

FERNWOOD MEADOWS

Newark, NG24

3 & 4 BEDROOM
NEW HOMES

Welcome to
Fernwood Meadows,
situated in the East
Nottinghamshire
countryside.



A COLLECTION OF 3 & 4 BEDROOM HOMES

Fernwood Meadows is within easy reach of the historic Newark town.

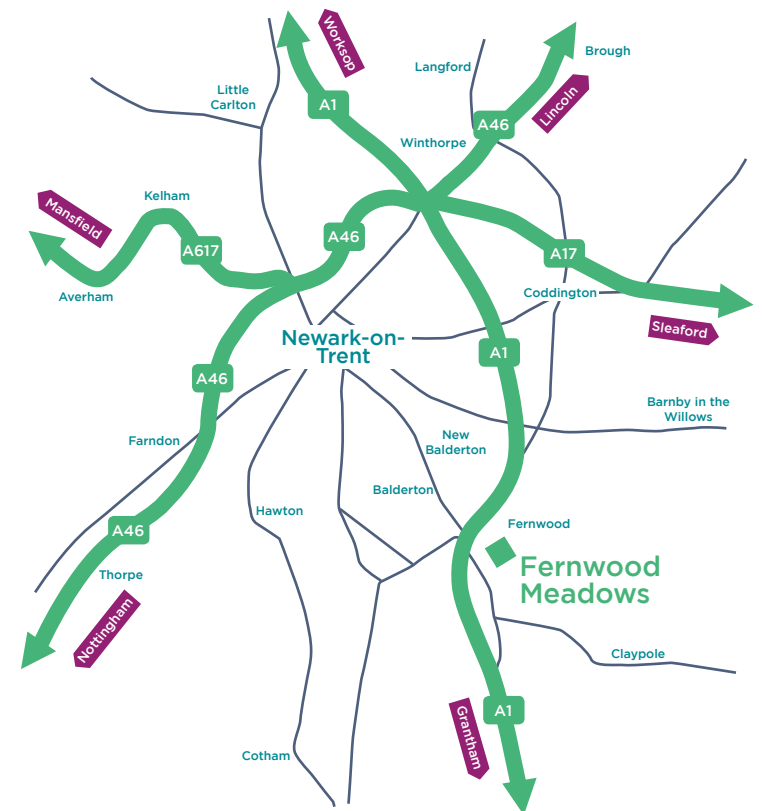
Fernwood is a growing popular location that offers a village feel but with all the benefits of excellent commuter links to the surrounding area.

Fernwood Meadows is situated within close proximity to the A1.

Fernwood village provides excellent education facilities, Suthers Senior School is set within a brand-new state-of-the-art building. There are local parks and woodland areas for walks, also active sports, tennis and football pitches.

Other facilities include a family friendly pub The Tawney Owl, serving your favourite meals, also a local convenience store and coffee shop.

Explore the historic market town of Newark which is a short car journey away. Here you will find all the high street shops, theatres, Newark Castle and regular popular farmer's market.



Newark



Lincoln



Nottingham

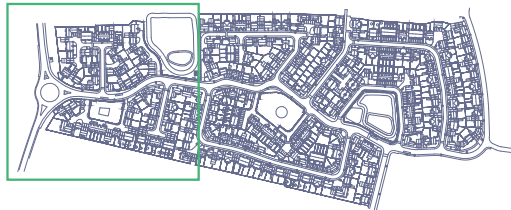


Mansfield

Fernwood Meadows

Site Layout

-  **The Holly**
3 Bed Detached
6
-  **The Crab Apple**
3 Bed Terrace
12, 13 & 14
-  **The Cyprus**
4 Bed Terrace
15, 16, 17, 341, 342, 343, 344 & 345
-  **The Cyprus**
4 Bed Semi-Detached
348 & 349
-  **The Poplar**
4 Bed Semi-Detached
339 & 340





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The Holly

3 Bed Detached home

The Holly is a modern stylish three bedroom detached home comprising of a front aspect Kitchen/dining area with French doors to the turfed rear garden.

Upstairs you will find three bedrooms with the master bedroom benefiting from a fitted wardrobe and En-Suite.

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Stainless steel oven, hob & extractor
- ◆ Turfed rear garden
- ◆ Allocated parking



GROUND FLOOR

Kitchen/Dining
5.59m x 3.63m 18'8" x 11'11"

Living
5.69m x 3.20m 18'8" x 10'6"

FIRST FLOOR

Bedroom 1
2.96m x 2.94m 9'8" x 9'8"

En-Suite
2.38m x 1.48m 7'10" x 4'10"

Bedroom 2
3.14m x 2.60m 10'4" x 8'6"

Bedroom 3
2.55m x 2.48m 8'4" x 8'2"

Bathroom
2.21m x 2.00m 7'3" x 6'8"

TOTAL FLOOR AREA
91.48m² - 984.71 sq.ft

△ External access W Wardrobe
C Cupboard/Storage

Imagery indicative of Platform show homes. Fixtures and fittings shown are intended as a preliminary guide for prospective purchasers and should not be relied upon. Internal layouts show a general arrangement which may vary from plot to plot.

Platform Home Ownership have taken every effort to ensure that these documents are accurate and represent the properties available. Platform Home Ownership and the developer may in their efforts to improve design reserve the right to alter site plans, floorplans, elevations and specifications without prior notice. Visit our website at www.platformhomeownership.com for further details.



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The Crab Apple

3 Bed Terrace home

The Crab Apple is a modern three bedroom terrace home comprising of a spacious living/dining area with French doors to the turfed rear garden, and front aspect kitchen.

Upstairs you will find three bedrooms with the master bedroom benefiting from a fitted wardrobe and En-Suite shower room.

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



GROUND FLOOR

| | | |
|---------------|---------------|---------------|
| Kitchen | 4.63m x 3.81m | 15'2" x 12'6" |
| Living/Dining | 4.63m x 4.14m | 15'2" x 13'7" |



FIRST FLOOR

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 3.37m x 2.82m | 11'1" x 9'3" |
| En-Suite | 2.47m x 1.75m | 8'1" x 5'9" |
| Bedroom 2 | 3.20m x 2.48m | 10'6" x 8'2" |
| Bedroom 3 | 3.20m x 2.08m | 10'6" x 6'10" |
| Bathroom | 2.73m x 1.73m | 8'11" x 5'8" |

TOTAL FLOOR AREA
87.29m² - 939.62 sq.ft

△ External access C Cupboard/Storage W Wardrobe

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Computer generated image shown.

The Cyprus

4 Bed Terrace home

The Cyprus offers flexible living over three storeys. The ground floor features a living/dining area leading into the garden via French doors. The first floor features bedroom one with dressing room and En-Suite. The second floor features two double bedrooms.

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with walk in shower
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Garage



GROUND FLOOR

Kitchen
3.34m x 3.09m 10'11" x 10'2"

Living/Dining
4.64m x 4.12m 15'3" x 13'6"

SECOND FLOOR

Bedroom 2
4.64m x 3.23m 15'3" x 10'7"

Bedroom 3
4.64m x 3.10m 15'3" x 10'2"

FIRST FLOOR

Bedroom 1
4.13m x 2.84m 13'6" x 9'4"

En-Suite
2.31m x 1.73m 7'7" x 5'8"

Bedroom 4
3.19m x 2.68m 10'6" x 8'9"

Bathroom
3.19m x 1.90m 10'6" x 6'3"

TOTAL FLOOR AREA
130.75m² - 1407.38 sq.ft

△ External access C Cupboard/Storage W Wardrobe

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Computer generated image shown.

The Cyprus

4 Bed
Semi-Detached home

The Cyprus offers flexible living over three storeys. The ground floor features a living/dining area leading into the garden via French doors. The first floor features bedroom one with dressing room and En-Suite. The second floor features two double bedrooms.

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with walk in shower
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Garage



GROUND FLOOR

Kitchen
3.34m x 3.09m 10'11" x 10'2"
Living/Dining
4.64m x 4.12m 15'3" x 13'6"

SECOND FLOOR

Bedroom 2
4.64m x 3.23m 15'3" x 10'7"
Bedroom 3
4.64m x 3.10m 15'3" x 10'2"

FIRST FLOOR

Bedroom 1
4.13m x 2.84m 13'6" x 9'4"
En-Suite
2.31m x 1.73m 7'7" x 5'8"
Bedroom 4
3.19m x 2.68m 10'6" x 8'9"
Bathroom
3.19m x 1.90m 10'6" x 6'3"

TOTAL FLOOR AREA
130.75m² - 1407.38 sq.ft

△ External access C Cupboard/Storage W Wardrobe

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The Poplar

4 Bed
Semi-Detached home

The Poplar offers flexible living set over three floors. The ground floor features an open plan kitchen/utility that leads into dining/family room,.

The first floor consists of the living room, shower room and a double bedroom, Three further bedrooms, two of which are doubles.

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Shower room
- ◆ Family bathroom
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Garage



GROUND FLOOR

Kitchen/Utility
4.91m x 2.80m 16'1" x 9'2"
Dining/Family Room
5.07m x 2.75m 16'8" x 9'0"

SECOND FLOOR

Bedroom 2
4.82m x 2.71m 15'10" x 8'11"
Bedroom 3
3.51m x 2.71m 11'6" x 8'11"
Bathroom
2.13m x 1.96m 6'12" x 6'5"

FIRST FLOOR

Living
4.91m x 3.80m 16'1" x 12'6"
Bedroom 1
4.07m x 2.78m 13'4" x 9'2"
Shower Room
2.06m x 1.96m 6'9" x 6'5"

TOTAL FLOOR AREA
77.83m² - 837.78 sq.ft

△ External access C Cupboard/Storage W Wardrobe

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Fernwood Meadows, Newark

Nottinghamshire, NG24 3GJ.



House prices for all plots available

| Plot | House Type | Postal Address | Handover | 100% Price | 35% Share Value | Monthly Rent | Service Charge |
|------|---------------------------|--|-------------|------------|-----------------|--------------|----------------|
| 6 | 3 Bed Detached House | 3 Brumpton Gardens, Fernwood, Newark, Notts, NG24 5AL. | July 2023 | £285,000 | £99,750 | £424.53 | TBC |
| 12 | 3 Bed End-Terrace House | 9 Brumpton Gardens, Fernwood, Newark, Notts, NG24 5AL. | July 2023 | £245,000 | £85,750 | £364.95 | TBC |
| 13 | 3 Bed Mid-Terrace House | 10 Brumpton Gardens, Fernwood, Newark, Notts, NG24 5AL. | July 2023 | £240,000 | £84,000 | £357.50 | TBC |
| 14 | 3 Bed End-Terrace House | 11 Brumpton Gardens, Fernwood, Newark, Notts, NG24 5AL. | July 2023 | £245,000 | £85,750 | £364.95 | TBC |
| 15 | 4 Bed End-Terrace House | 12 Brumpton Gardens, Fernwood, Newark, Notts, NG24 5AL. | July 2023 | £300,000 | £105,000 | £446.87 | TBC |
| 16 | 4 Bed Mid-Terrace House | 14 Brumpton Gardens, Fernwood, Newark, Notts, NG24 5AL. | July 2023 | £295,000 | £103,250 | £439.43 | TBC |
| 17 | 4 Bed End-Terrace House | 15 Brumpton Gardens, Fernwood, Newark, Notts, NG24 5AL.. | July 2023 | £300,000 | £105,000 | £446.87 | TBC |
| 339 | 4 Bed Semi-Detached House | 7 Anderby Close, Fernwood, Newark, Nots NG24 5AY. | August 2023 | £300,000 | £105,000 | £487.83 | TBC |
| 340 | 4 Bed Semi-Detached House | 8 Anderby Close, Fernwood, Newark, Nots NG24 5AY. | August 2023 | £300,000 | £105,000 | £446.87 | TBC |
| 341 | 4 Bed End-Terrace House | 9 Anderby Close, Fernwood, Newark, Nots NG24 5AY. | July 2023 | £300,000 | £105,000 | £446.87 | TBC |
| 342 | 4 Bed Mid-Terrace House | 10 Anderby Close, Fernwood, Newark, Nots NG24 5AY. | July 2023 | £295,000 | £103,250 | £439.43 | TBC |
| 343 | 4 Bed Mid-Terrace House | 1 Blyton Close, Fernwood, Newark, Notts NG24 5AZ. | July 2023 | £295,000 | £103,250 | £439.43 | TBC |

For more information contact:

Sales@Platformhg.com
Platformhomeownership.com
0333 200 7304

Please note:
Prices and dates quoted above where correct at the time of going to print, Platform Home Ownership reserve the right to amend the details and prices above without prior consultation.
Purchasers are advised to consult with your sales co ordinator.



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Nottinghamshire, NG24 3GJ.



House prices for all plots available

| Plot | House Type | Postal Address | Handover | 100% Price | 35% Share Value | Monthly Rent | Service Charge |
|------|---------------------------|---|-----------|------------|-----------------|--------------|----------------|
| 344 | 4 Bed Mid-Terrace House | 2 Blyton Close, Fernwood, Newark, Notts NG24 5AZ. | July 2023 | £295,000 | £103,250 | £439.43 | TBC |
| 345 | 4 Bed End-Terrace House | 3 Blyton Close, Fernwood, Newark, Notts NG24 5AZ. | July 2023 | £300,000 | £105,000 | £446.87 | TBC |
| 348 | 4 Bed Semi-Detached House | 2 Dakota Drive, Fernwood, Newark, Notts NG24 5AJ. | July 2023 | £300,000 | £105,000 | £446.87 | TBC |
| 349 | 4 Bed Semi-Detached House | 4 Dakota Drive, Fernwood, Newark, Notts NG24 5AJ. | July 2023 | £300,000 | £105,000 | £446.87 | TBC |

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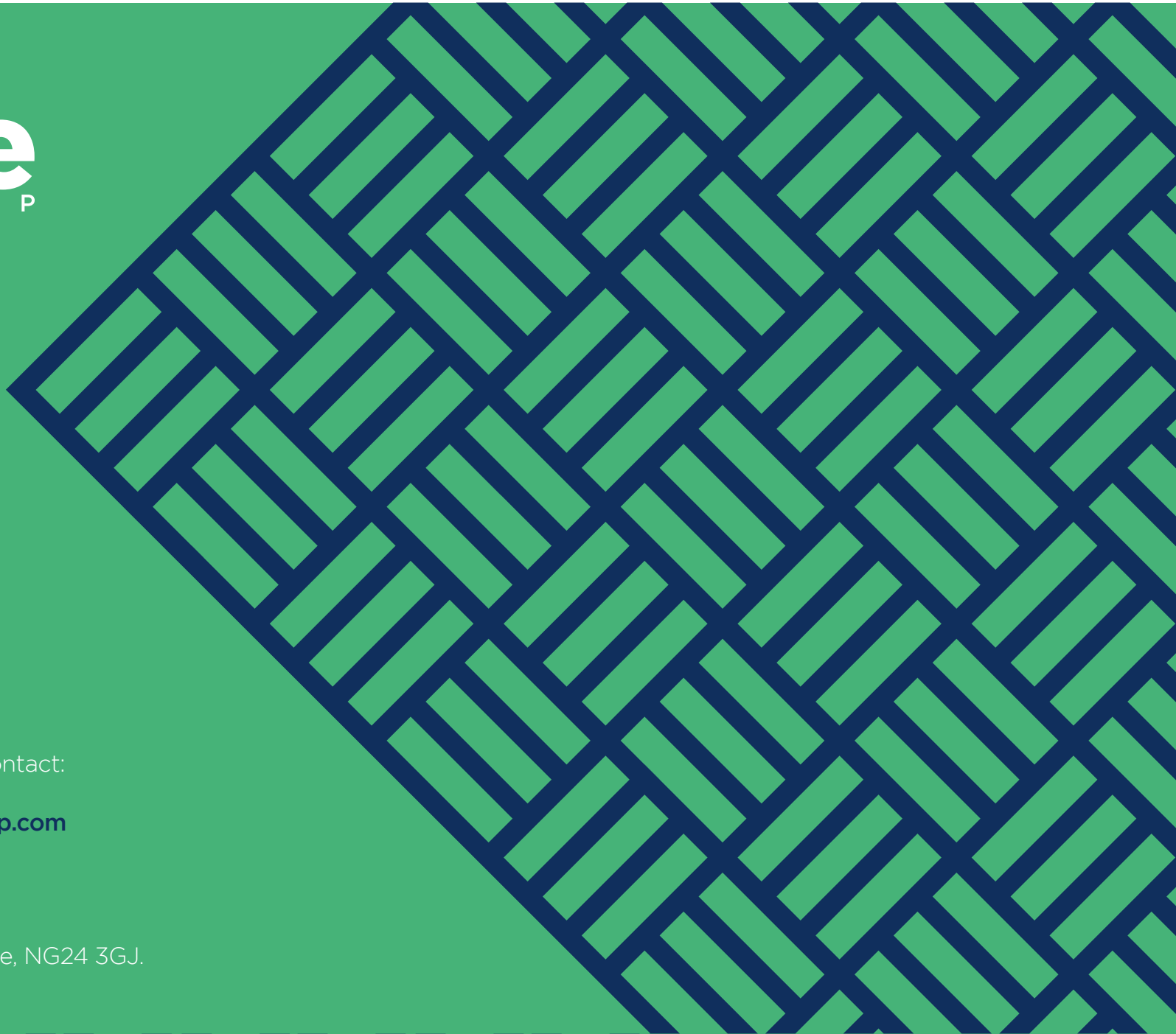
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OWNERSHIP



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