



# THE PINES

MANSFIELD ROAD, CLIPSTONE

# WELCOME TO THE PINES

**A COLLECTION OF 2 & 3 BEDROOM HOMES AVAILABLE  
THROUGH SHARED OWNERSHIP LOCATED IN CLIPSTONE, MANSFIELD  
AND BROUGHT TO YOU BY PLATFORM HOME OWNERSHIP**

The Pines represents a new standard of living for Newark & Sherwood - a project that will effectively create a new neighbourhood, home to all of the amenities and access that residents could ask for. Each and every home within the The Pines scheme is built to the highest standards, utilising state-of-the-art fixtures and fittings to ensure a truly modern lifestyle.

# THE WORLD AROUND YOU

Nestled on the edge of the historic Sherwood Forest, The Pines on Mansfield Road offers a perfect blend of rural charm and modern sustainability. Clipstone is a village undergoing an exciting transformation, evolving from its proud industrial roots into one of Nottinghamshire's most desirable locations for families and professionals alike.



# THE PINES IS PERFECTLY CONNECTED IN EVERY DIRECTION MAKING IT A HOME BUYERS DREAM

**3.5 MILES**

MANSFIELD

**13.5 MILES**

WORKSOP

**15.3 MILES**

CHESTERFIELD





**19.9 MILES**

NEWARK-ON-TRENT





# A CONNECTED COMMUNITY

Set on Mansfield Road, The Pines is a connected community. Thoughtfully positioned within easy reach of local amenities, green spaces and transport links, residents can enjoy the perfect balance of convenience and calm. Whether it's meeting neighbours, exploring the surrounding area or commuting with ease, The Pines is designed to bring people and places closer together.





## LOCAL AMENITIES

CO-OP FOOD	 4 MINUTES	1.9 MILES
ASDA MANSFIELD SUPERSTORE	 11 MINUTES	4.3 MILES
DOG & DUCK, PUB	 6 MINUTES	0.3 MILES
WATER MEADOWS LEISURE COMPLEX	 15 MINUTES	5.7 MILES



## PLACE OF INTEREST

SHERWOOD PINES	 5 MINUTES	2 MILES
KING JOHNS PALACE	 25 MINUTES	1.5 MILES
VICAR WATER COUNTRY PARK	 15 MINUTES	1 MILES
SHERWOOD FOREST RAILWAY	 4 MINUTES	1.6 MILES

## EDUCATION

SAMUAL BARLOW PRIMARY SCHOOL	 4 MINUTES	0.2 MILES
THE GARIBALDI SCHOOL	 15 MINUTES	0.8 MILES
NEWLANDS JUNIOR SCHOOL	 2 MINUTES	0.7 MILES
WEST NOTTINGHAMSHIRE COLLEGE	 10 MINUTES	4.2 MILES

## CONNECTIVITY

M1	 20 MINUTES	9 MILES
A1	 15 MINUTES	9 MILES

A man and a woman are standing in a brightly lit hallway, looking at a document together. The man, on the right, is wearing a green polo shirt with blue and white stripes and is smiling broadly while holding a pen and a white document. The woman, on the left, is wearing a black top and a purple scarf, and is also smiling. The background shows a hallway with white walls and doors.

## **BUILDING A BETTER FUTURE THROUGH NEW HOMES**

At Platform Home Ownership, we're passionate about building quality homes for our customers and creating communities that homeowners can be proud of. It's our mission to build a better future for the UK - investing in affordable homes to ensure accessible routes to homeownership for everyone.

# BUYING THROUGH SHARED OWNERSHIP

## BUYING YOUR THE PINES HOME WITH PLATFORM HOME OWNERSHIP

Your dream home is more affordable than you may think with Shared Ownership. Shared Ownership means you can purchase part of your home and then pay rent on the remaining share.

Typically, you can purchase 10-75% of your home, but lower shares are available. What's more, Shared Ownership is flexible, and allows you to increase your level of

ownership over time if you choose to. Whatever your looking for, we have a wide selection of homes perfect for whatever your needs.

Buying through Shared Ownership at this development means you can purchase between 10-75% of your property and pay a subsidised rent on the remaining share you don't own.

# 1

## BUY THE FIRST SHARE IN YOUR NEW HOME

Purchase an initial share typically between 10% and 75% with a 5-10% deposit on that share

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# 2

## PAY RENT ON THE REMAINING SHARE

Pay subsidised rent on the portion you don't own, often below market rates

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# 3

## BUY MORE SHARES IN YOUR HOME LATER

Increase ownership through 'staircasing' buying additional shares as finances allow

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GET TO KNOW

# THE PINES

MANSFIELD ROAD, CLIPSTONE

The Pines features a collection of 2 & 3 bedroom homes offering the perfect opportunity for first time buyers, downsizers and growing families.

## SHARED OWNERSHIP



**THE STOCKTON**  
3 Bedroom Home

**PLOTS:** 15, 16, 21, 22, 25, 26, 80, 81



**THE SOMERTON**  
3 Bedroom Home

**PLOTS:** 4, 5, 8



**THE HONNINGTON**  
3 Bedroom Home

**PLOTS:** 2, 3



**THE CHESTER**  
2 Bedroom Home

**PLOTS:** 34, 35, 36, 37, 40, 41, 48, 49, 52, 53, 54



**THE ARDLEY**  
3 Bedroom Home

**PLOTS:** 1, 9, 60, 65



**PLATFORM RENTED HOMES**



**THE COSFORD**  
2 Bedroom Home

**PLOTS:** 13, 14, 23, 24, 61, 64, 78, 79



**THE SINGER**  
3 Bedroom Home

**PLOTS:** 38, 39





# HOMES DESIGNED FOR FUTURE PROOFED LIVING

At a time when people are looking to reduce their cost of living, features such as EV Charging Points can have a huge impact on resident finances.

Our homes are thoughtfully designed to create a lasting legacy for future generations, fostering sustainable communities that enhance wellbeing. Every detail is considered to balance environmental responsibility with modern living.



## RENEWABLE ENERGY

Low-carbon heating with air source heat pumps.



## ELECTRIC VEHICLE CHARGING POINTS

Smart green technology helps lower your carbon footprint.



## WATER EFFICIENCY

100% dual flush toilets, water-saving baths, and restrictor taps.

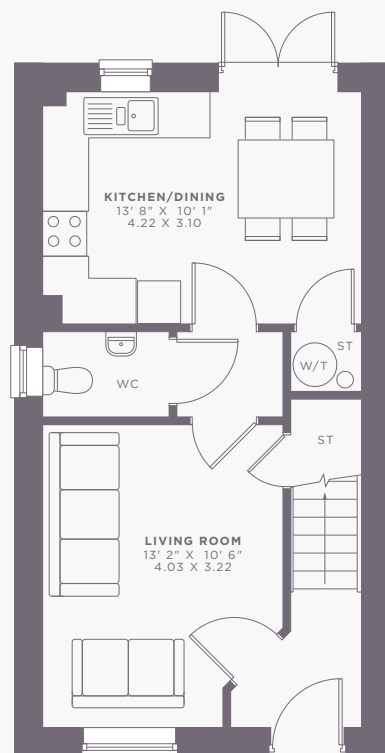


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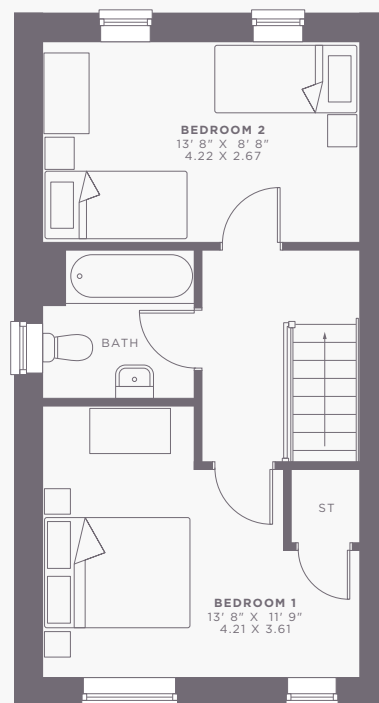
SEMI-DETACHED

# THE STOCKTON

TOTAL: 746 SQ FT



GROUND



FIRST

## SPECIFICATION

- 10 year build warranty
- Modern fitted kitchen with oven, hob and extractor fan
- Downstairs W/C
- Family bathroom with shower over bath
- Vinyl floor to wet areas
- Air source heat pumps
- Electric vehicle charging point
- Turfed & fenced rear garden
- Allocated parking

### GROUND FLOOR

1	Living Room	4.03m x 3.22m	13'2" x 10'6"
2	Kitchen / Dining	4.22m x 3.10m	13'8" x 10'1"

### FIRST FLOOR

3	Bedroom 1	4.21m x 3.61m	13'8" x 11'9"
4	Bedroom 2	4.22m x 2.67m	13'8" x 8'8"

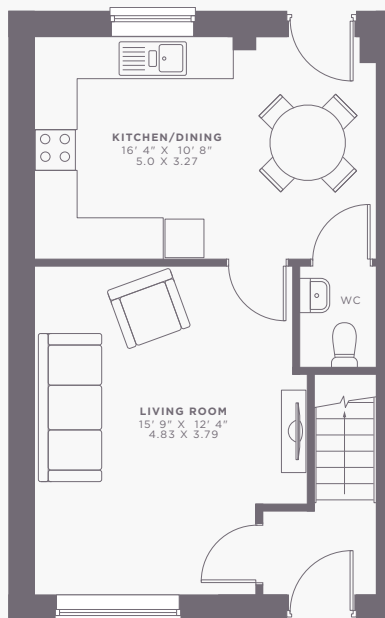


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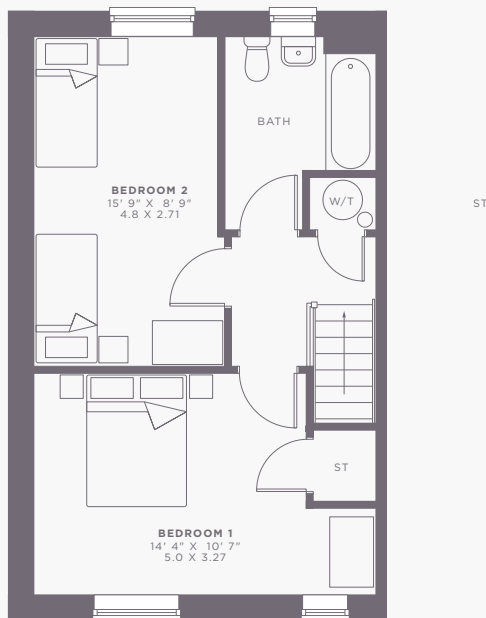
MID-TERRACE / END-TERRACE / SEMI-DETACHED

# THE CHESTER

TOTAL: 868 SQ FT



GROUND



FIRST

## SPECIFICATION

- 10 year build warranty
- Modern fitted kitchen with oven, hob and extractor fan
- Downstairs W/C
- Family bathroom with shower over bath
- Vinyl floor to wet areas
- Air source heat pumps
- Electric vehicle charging point
- Turfed & fenced rear garden
- Allocated parking

### GROUND FLOOR

①	Living Room	4.83m x 3.79m	15'9" x 12'4"
②	Kitchen / Dining	5.00m x 3.27m	16'4" x 10'8"

### FIRST FLOOR

③	Bedroom 1	5.00m x 3.27m	14'4" x 10'7"
④	Bedroom 2	4.80m x 2.71m	15'9" x 8'9"

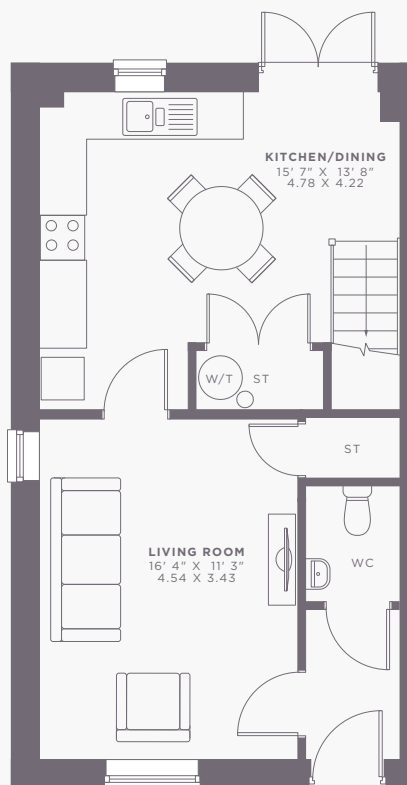


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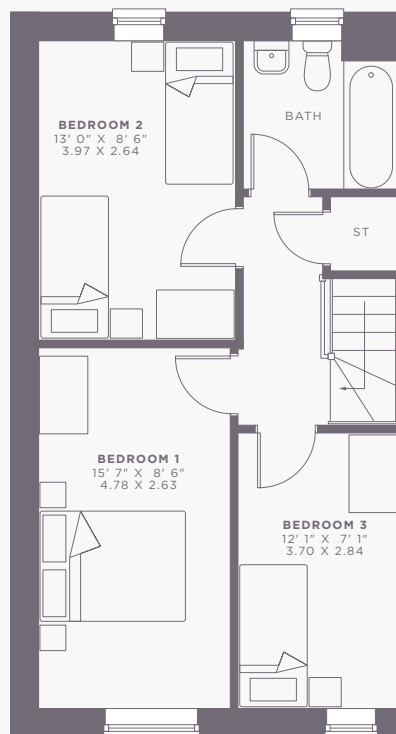
SEMI-DETACHED

# THE COSFORD

TOTAL: 894 SQ FT



GROUND



FIRST

## SPECIFICATION

- 10 year build warranty
- Modern fitted kitchen with oven, hob and extractor fan
- Downstairs W/C
- Family bathroom with shower over bath
- Vinyl floor to wet areas
- Air source heat pumps
- Electric vehicle charging point
- Turfed & fenced rear garden
- Allocated parking

### GROUND FLOOR

①	Living Room	4.54m x 3.43m	16'4" x 11'3"
②	Kitchen / Dining	4.78m x 4.22m	15'7" x 13'8"

### FIRST FLOOR

③	Bedroom 1	4.78m x 2.63m	15'7" x 8'6"
④	Bedroom 2	3.97m x 2.64m	13'0" x 8'6"
⑤	Bedroom 3	3.70m x 2.84m	12'1" x 7'1"

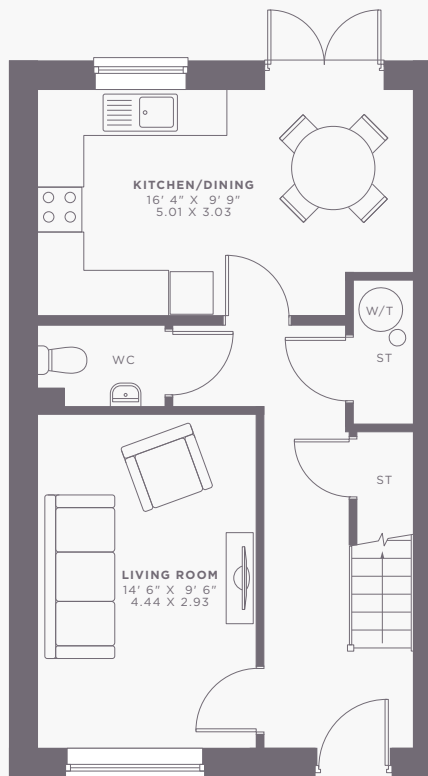


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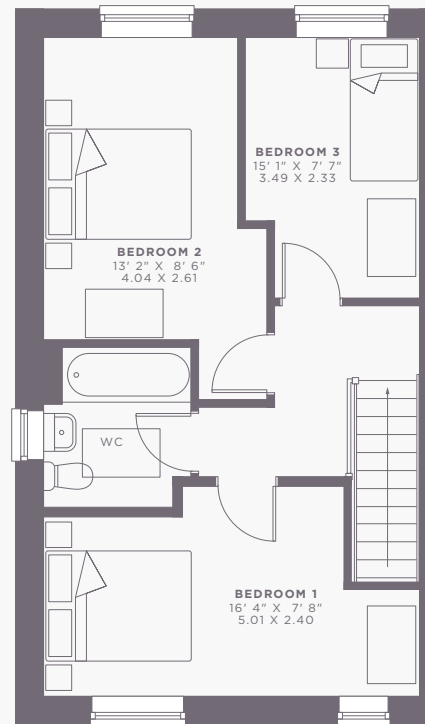
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# THE SOMERTON

TOTAL: 926 SQ FT



GROUND



FIRST

## SPECIFICATION

- 10 year build warranty
- Modern fitted kitchen with oven, hob and extractor fan
- Downstairs W/C
- Family bathroom with shower over bath
- Vinyl floor to wet areas
- Air source heat pumps
- Electric vehicle charging point
- Turfed & fenced rear garden
- Allocated parking

### GROUND FLOOR

①	Living Room	4.44m x 2.93m	14'6" x 9'6"
②	Kitchen / Dining	5.01m x 3.03m	16'4" x 9'9"

### FIRST FLOOR

③	Bedroom 1	5.01m x 2.40m	16'4" x 7'8"
④	Bedroom 2	4.04m x 2.61m	13'2" x 8'6"
⑤	Bedroom 3	3.49m x 2.33m	15'1" x 7'7"

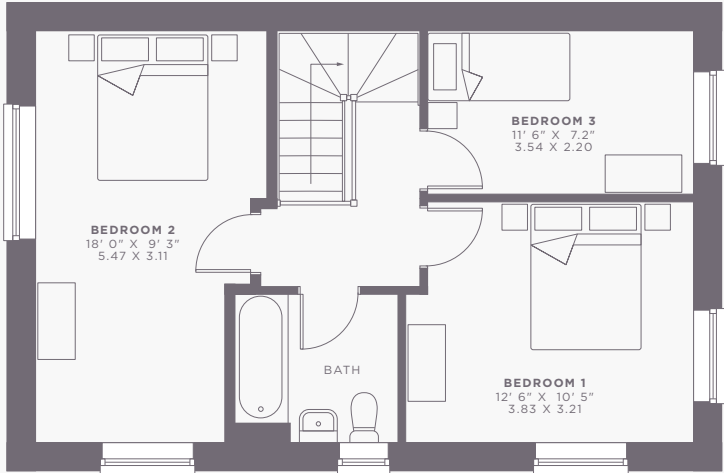
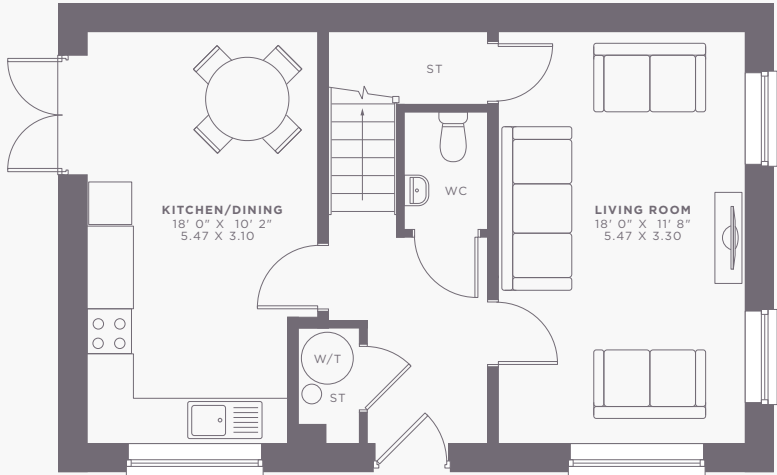


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DETACHED

# THE ARDLEY

TOTAL: 1,030 SQ FT



GROUND

FIRST

## SPECIFICATION

- 10 year build warranty
- Modern fitted kitchen with oven, hob and extractor fan
- Downstairs W/C
- Family bathroom with shower over bath
- Vinyl floor to wet areas
- Air source heat pumps
- Electric vehicle charging point
- Turfed & fenced rear garden
- Allocated parking

### GROUND FLOOR

1	Living Room	5.47m x 3.30m	18'0" x 11'8"
2	Kitchen / Dining	5.47m x 3.10m	18'0" x 10'2"

### FIRST FLOOR

3	Bedroom 1	3.83m x 3.21m	12'6" x 10'5"
4	Bedroom 2	5.47m x 3.11m	18'0" x 9'3"
5	Bedroom 3	3.54m x 2.20m	11'6" x 7'2"

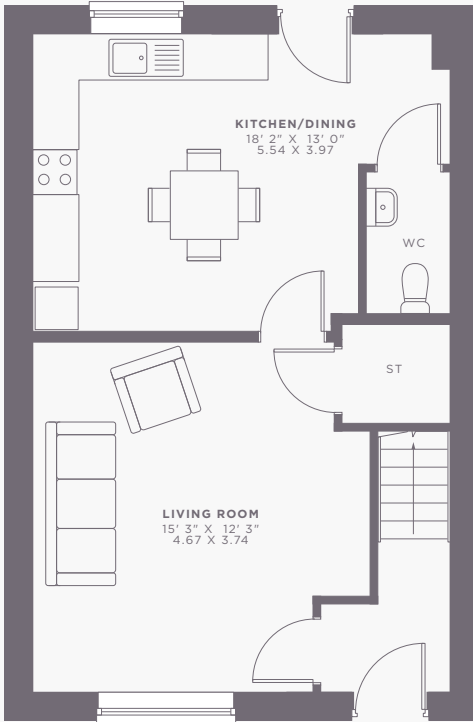


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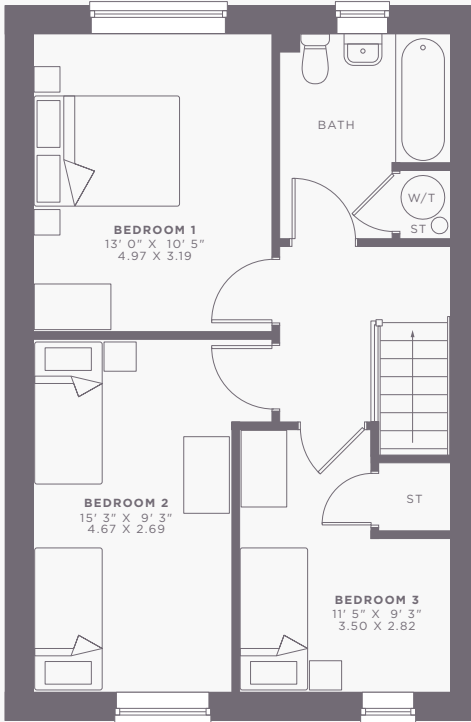
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# THE SINGER

TOTAL: 1,044 SQ FT



GROUND



FIRST

## SPECIFICATION

- 10 year build warranty
- Modern fitted kitchen with oven, hob and extractor fan
- Downstairs W/C
- Family bathroom with shower over bath
- Vinyl floor to wet areas
- Air source heat pumps
- Electric vehicle charging point
- Turfed & fenced rear garden
- Allocated parking

### GROUND FLOOR

1	Living Room	4.67m x 3.74m	15'3" x 12'3"
2	Kitchen / Dining	5.54m x 3.97m	18'2" x 13'0"

### FIRST FLOOR

3	Bedroom 1	4.97m x 3.19m	13'0" x 10'5"
4	Bedroom 2	4.67m x 2.69m	15'3" x 9'3"
5	Bedroom 3	3.50m x 2.82m	11'5" x 9'3"

## THE HONINGTON

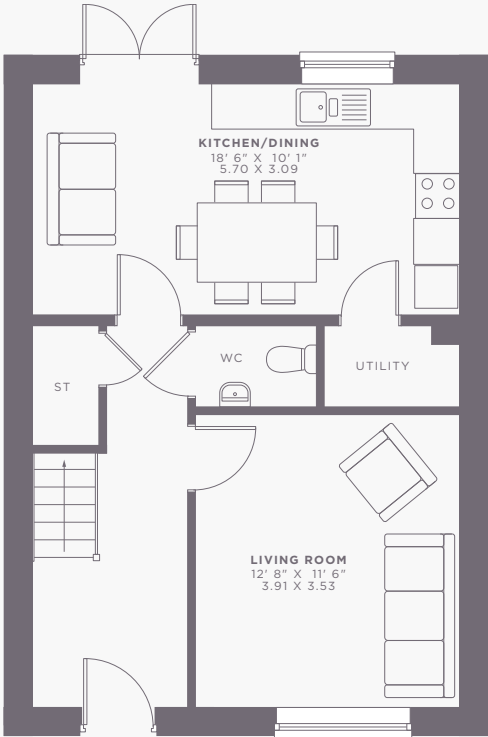


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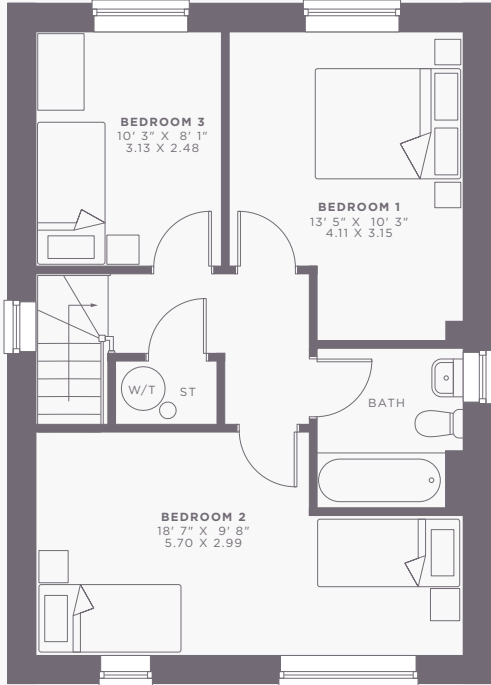
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# THE HONINGTON

TOTAL: 1,042 SQ FT



GROUND



FIRST

## SPECIFICATION

- 10 year build warranty
- Modern fitted kitchen with oven, hob and extractor fan
- Downstairs W/C
- Family bathroom with shower over bath
- Vinyl floor to wet areas
- Air source heat pumps
- Electric vehicle charging point
- Turfed & fenced rear garden
- Allocated parking

### GROUND FLOOR

1	Living Room	3.91m x 3.53m	12'8" x 11'6"
2	Kitchen / Dining	5.70m x 3.09m	18'6" x 10'1"

### FIRST FLOOR

3	Bedroom 1	4.11m x 3.15m	13'5" x 10'3"
4	Bedroom 2	5.70m x 2.99m	18'7" x 9'8"
5	Bedroom 3	3.13m x 2.48m	10'3" x 8'1"







Find us at:  
The Pines,

Middlebeck, Newark,  
**CHANGE TEXT** 3XP

# GET IN TOUCH

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platformhomeownership.com



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