



THE PINES

MANSFIELD ROAD, CLIPSTONE, NG21 9EH

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. The man, on the right, is wearing a green polo shirt with blue and white vertical stripes and is smiling while holding a white document. The woman, on the left, is wearing a black top and a purple patterned scarf, and is also smiling and looking at the document. 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

2

PAY RENT ON THE REMAINING SHARE

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

3

BUY MORE SHARES IN YOUR HOME LATER

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

GET TO KNOW

THE PINES

MANSFIELD ROAD, CLIPSTONE, NG21 9EH

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 CHESTER

2 Bedroom Home

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



THE COSFORD

2 Bedroom Home

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



THE SOMERTON

3 Bedroom Home

PLOTS: 4, 5, 8



THE ARDLEY

3 Bedroom Home

PLOTS: 1, 9, 60, 65



THE SINGER

3 Bedroom Home

PLOTS: 38, 39



THE HONNINGTON

3 Bedroom Home

PLOTS: 2, 3



PLATFORM RENTED HOMES





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.

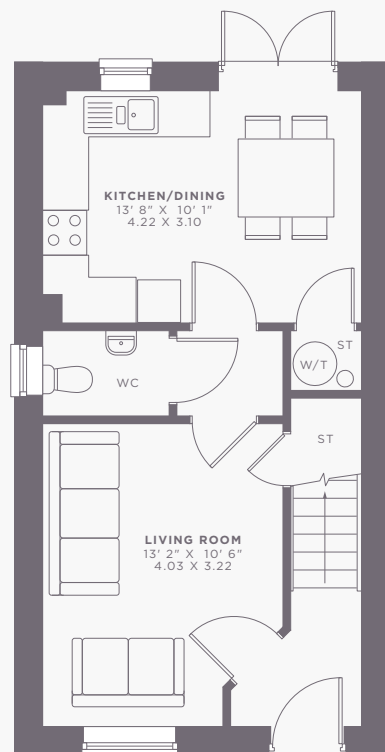


This image is taken from an illustrative viewpoint within an open space area. It is intended to convey the general character of the development and should not be relied upon as an exact representation of any individual property. The illustration reflects a typical Platform Home Ownership home of this type; however, specifications may vary between plots. External materials, finishes, landscaping, window positions and the location of garages (where applicable) may differ across the development. Certain properties may also be constructed as handed (mirror image). Further details are available on request. Room dimensions have been measured to the widest and longest points and are provided for guidance only. Floorplans are not drawn to scale. While every reasonable effort has been made to ensure accuracy, variations may occur during construction and, in some cases, published measurements or floorplans may contain errors or omissions. Prospective purchasers should not rely solely on these figures and are advised to request full technical drawings and verified measurements from their sales representative before making any decisions.

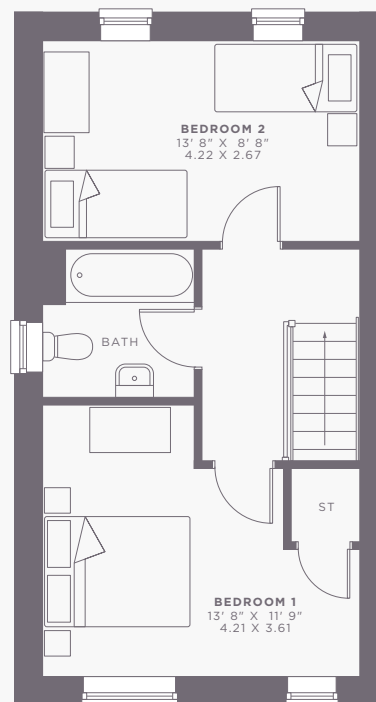
SEMI-DETACHED

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"

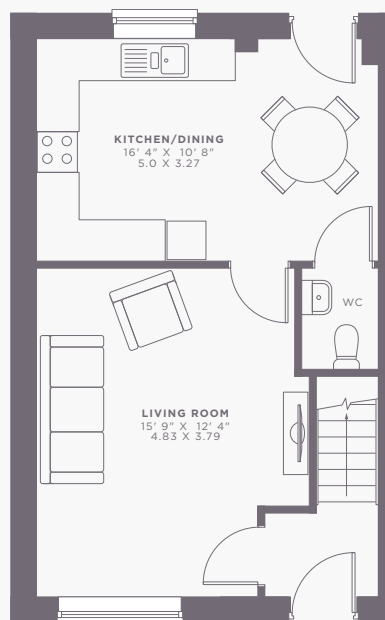


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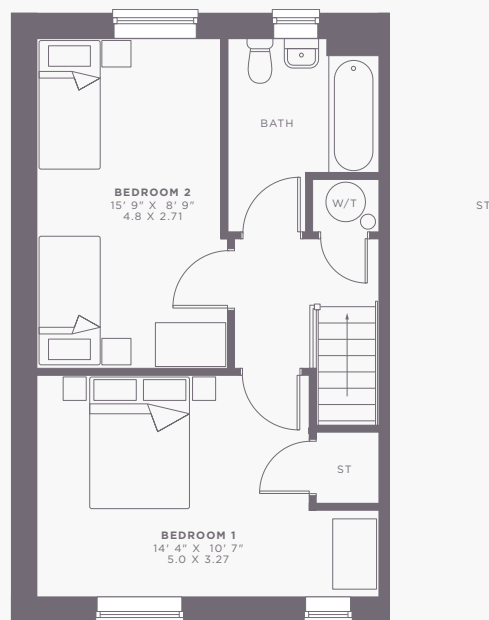
MID-TERRACE / END-TERRACE / SEMI-DETACHED

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"

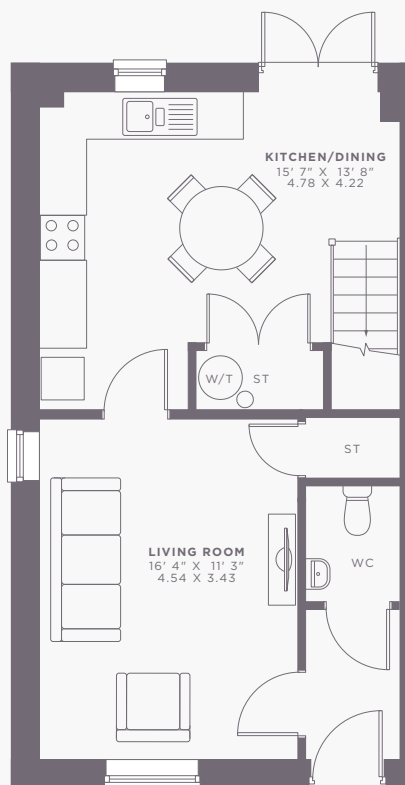


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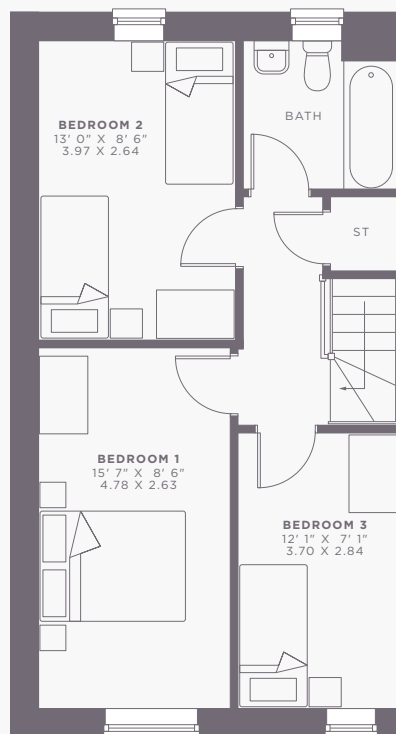
SEMI-DETACHED

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

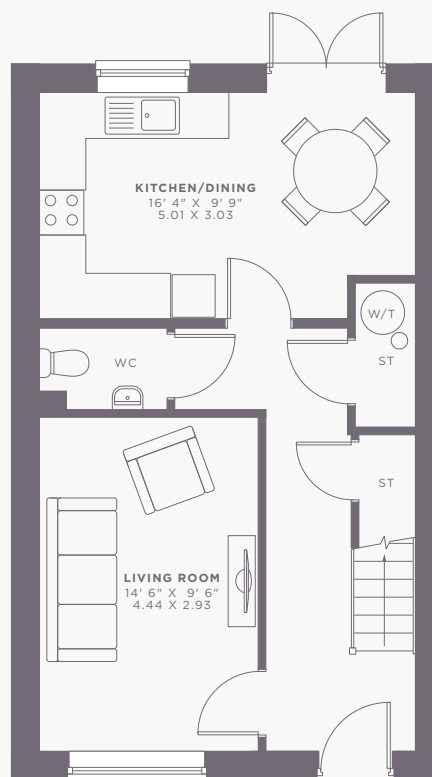
③	Bedroom 1	4.78m x 2.63m	15'7" x 8'6"
④	Bedroom 2	3.97m x 2.64m	13'0" x 8'6"
⑤	Bedroom 3	3.70m x 2.84m	12'1" x 7'1"

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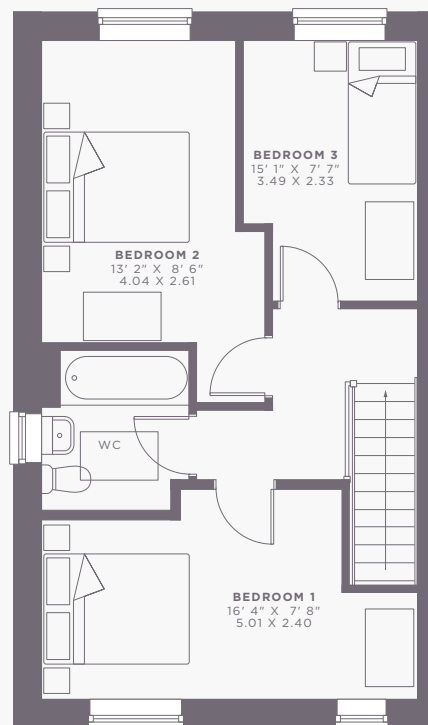
SEMI-DETACHED

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

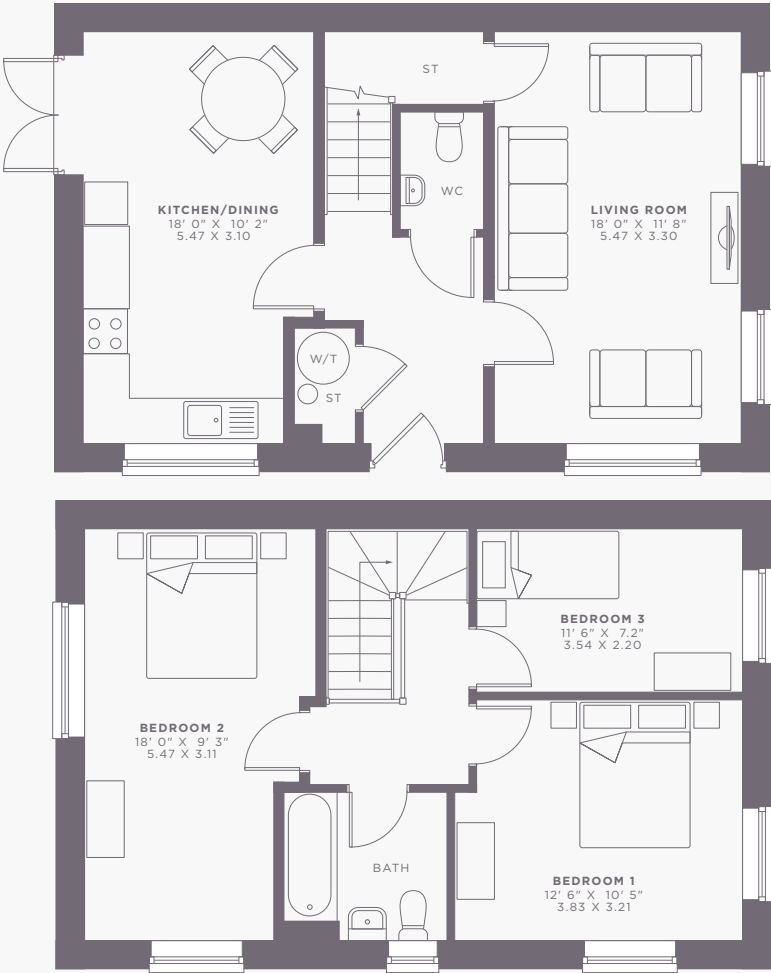
③	Bedroom 1	5.01m x 2.40m	16'4" x 7'8"
④	Bedroom 2	4.04m x 2.61m	13'2" x 8'6"
⑤	Bedroom 3	3.49m x 2.33m	15'1" x 7'7"

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SEMI-DETACHED / 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"

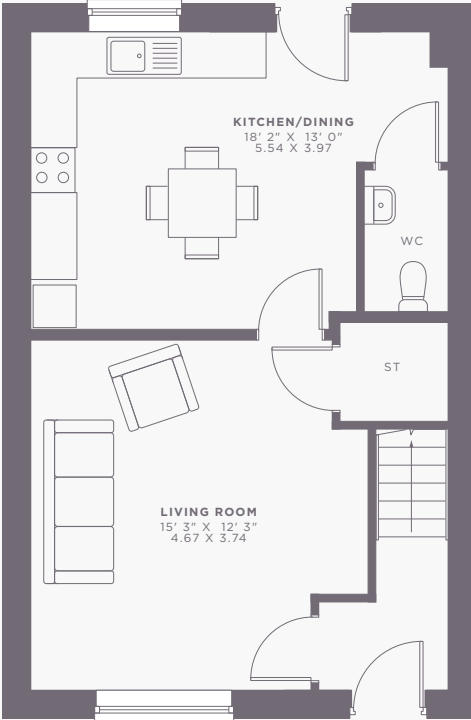


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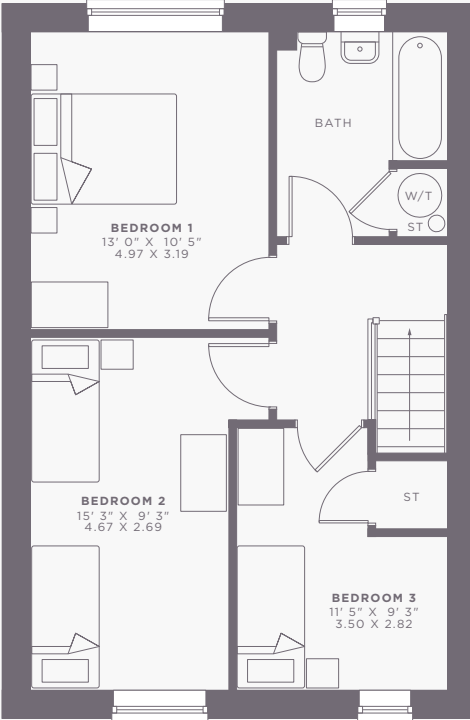
SEMI-DETACHED

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

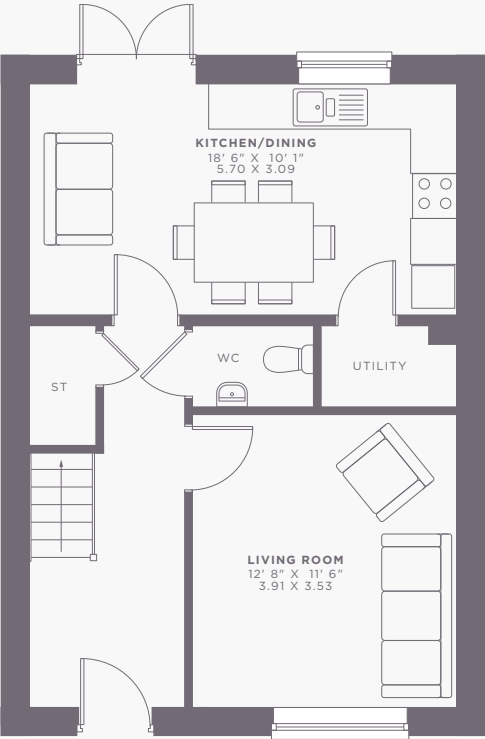
3	Bedroom 1	4.97m x 3.19m	13'0" x 10'5"
4	Bedroom 2	4.67m x 2.69m	15'3" x 9'3"
5	Bedroom 3	3.50m x 2.82m	11'5" x 9'3"

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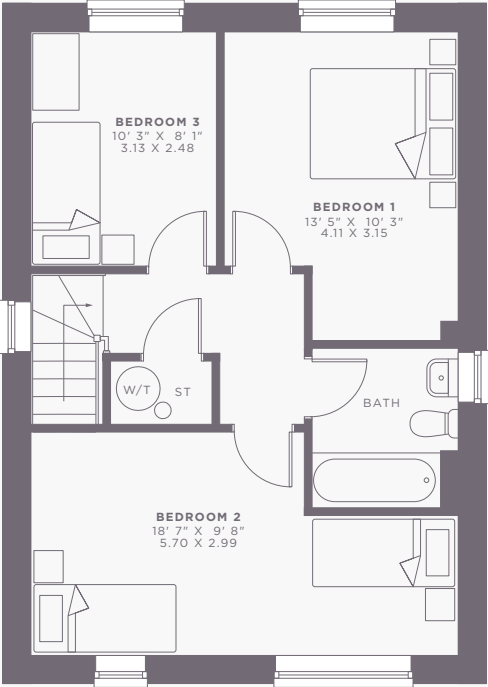
DETACHED

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:

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What3Words

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