

Jon Brambles

ESTATE AGENTS



Bridge Court, Balderton NG24 3UQ



The anticipated completion date for this 3 bedroom detached home is May/June 2024. In addition to the 3 bedrooms, this high specification property will have a lounge with bay window, a superb kitchen/diner, en-suite and family bathroom. There is an enclosed garden and 2 parking spaces. The property will have air source heating. An agreed early purchase would permit choice of kitchen, bathroom and landscaping etc. FURTHER DETAILS TO FOLLOW.

£285,000

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9 Stephenson Court | Newark | Nottinghamshire | NG24 2TQ

Situation and Amenities

Balderton is located approximately three miles to the south of the market town of Newark on Trent. Local amenities include a post office, pharmacy, supermarkets including Lidl, Tesco and Sainsburys, a Health Centre, well respected schools and regular bus services to Newark town centre. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. Newark has excellent shopping facilities including major retail chains, Marks & Spencer and Waitrose. The town is ideally placed for commuter links with the A46 to Nottingham and Lincoln, and the A1 for travel North and South. In addition, Newark Northgate Railway Station is on the East Coast mainline and regular trains to London take approximately 80 minutes.

PROPOSED FRONT EAST ELEVATION
 18,262 total glazed areas to East Elevation
 1300 x 1600 mm (1:1.23) #
 900 x 1000 mm (1:0.90) secure glass
 900 x 1000 mm (1:0.90)
 1300 x 1800 mm (1:1.44) #
 1300 x 1800 mm (1:1.44) #
 1300 x 2400 net door and frame (1:2.60) #
 100mm air block profile up to 100mm air block above window heads within 2m profile and guard to terrace

PROPOSED SIDE NORTH ELEVATION
 1,302 total glazed areas to North Elevation
 800 x 1000 mm (1:0.90) secure glass
 1300 x 1800 mm (1:1.44) #
 1300 x 1800 mm (1:1.44) #
 "Stanning" like effect bay roof 3030mm x 154mm
 "Stanning" like effect door canopy
 800 x 1000 mm (1:0.90) secure glass

PROPOSED REAR WEST ELEVATION
 5,262 total glazed areas to West Elevation
 500 x 2000 # (1:2.00)
 2400 x 2000 mm hi-led doors (1:2.00) #

PROPOSED SIDE SOUTH ELEVATION
 7,262 total glazed areas to South Elevation
 800 x 1000 mm (1:0.90) secure glass
 1300 x 1800 mm (1:1.44) #
 1300 x 1800 mm (1:1.44) #
 "Stanning" like effect bay roof 3030mm x 154mm

PROPOSED FRONT EAST ELEVATION TO BRIDGE COURT
 25,152 total glazed areas
 Total floor area = 105,662 - 238 = 105,424

NOTES:
 Windows / Doors:
 All new windows to be PVCU having double glazed units
 Glazing with 600mm above lintels, floor in parking and up to 1000mm in doors and side panels to be in safety glass as defined in BS5834 section 4 and B.S. 6808 clause 3.5 / approved document T4 2021 edition.
 Frames should comply to BS standards of windows, doors and multiple, and should not be made.
 All doors should be fire rated unless otherwise stated, and all doors should be fire rated unless otherwise stated.
 Note:
 Windows and glazed doors will greater than 600mm glazed areas to have a min. "U" value of 1.0W/m2K - frame factor = 0.7
 Doors: min. "U" value = 1.0W/m2K
 Glazed doors less than 600mm glazed areas = 1.0W/m2K
 Semi glazed doors (20-600mm glazed areas) = 1.0W/m2K
 25,152 total glazed areas
 Total floor area = 105,662 - 238 = 105,424

EXTERNAL MATERIALS:
 (Colour liability to properties on Bridge Court.)
 Facing bricks - Reddish Brickwork
 (Tumble of Newark for sample)
 Feature brick - Dark Red
 Brick bond and side, feature brick course and below (e.g.)
 Roof tiles - Random Pattern concrete double parallel - Cottage Red
 Front entrance canopy and bay window - Panel "The Agency Range" Traditional Rank tiles - Cottage Red
 Windows - PVCU white
 Internal doors - Solid PVCU in a white and wood grain design or white PVCU finish and solid

Escape Windows
 Multiple means on the floor to have opening elements to give at least 0.25m² unobstructed opening area and at least 600mm high and 400mm wide (the width through the window may be at an angle rather than straight through) the bottom of the opening area should not be more than 1000mm above floor.

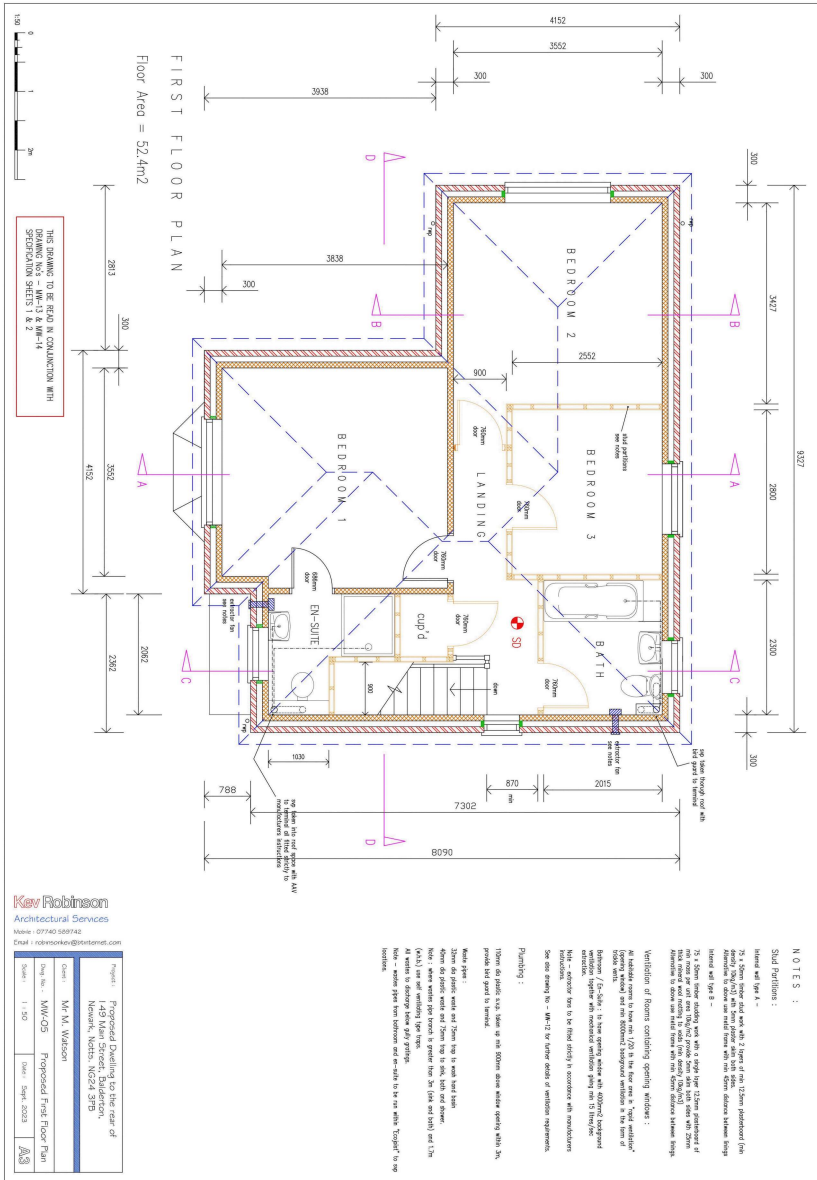
Security - Deadlocks
 Doors and Windows should meet security standards as outlined in AG 9 of the building regulations or to meet physical attack to a burglar. It includes standards on being lock, tamper, resistant and fitted with appropriate hardware.
 Doors - to meet BS publication PAS 54 2012 or designed and manufactured in accordance with Appendix B of AG 9
 Windows - to meet BS publication PAS 24 2012 or equivalent approved standards as outlined in AG 9 Section 2.2
 Above supports requirement D1 of schedule 1 to the Building Regulations 2010.

THIS DRAWING TO BE READ IN CONJUNCTION WITH
 DRAWING No. - MW-13 & MW-14
 SPECIFICATION SHEETS 1 & 2

Project: Proposed Dwelling to the rear of 149 Main Street, Balderton, Newark, Nottingham, NG24 3FD
Client: Mr M. Watson
Design No.: MW-08 Proposed Elevations
Scale: 1:100 **Date:** Sept. 2023 **AS**

Scale: 1:100
 0 1 2 3 4 5m

DRAWING PROVIDED BY THE BUILDER
 NOT TO BE RELIED UPON FOR MEASUREMENT ETC.



THIS DRAWING TO BE READ IN CONJUNCTION WITH SPECIFICATION SHEETS 1 & 2

Kev Robinson
 Architectural Services

Mobile: 07740 559742
 Email: kevrob@kevrobinson.co.uk

Project:	Proposed Dwelling to the rear of 1-49 Main Street, Balderton, Newark, Notts, NG24 3TB
Client:	M.M. Wilson
Drawn by:	M.W.O.S. Proposed First Floor Plan
Sheet:	1 - 50 Date: Sept 2023

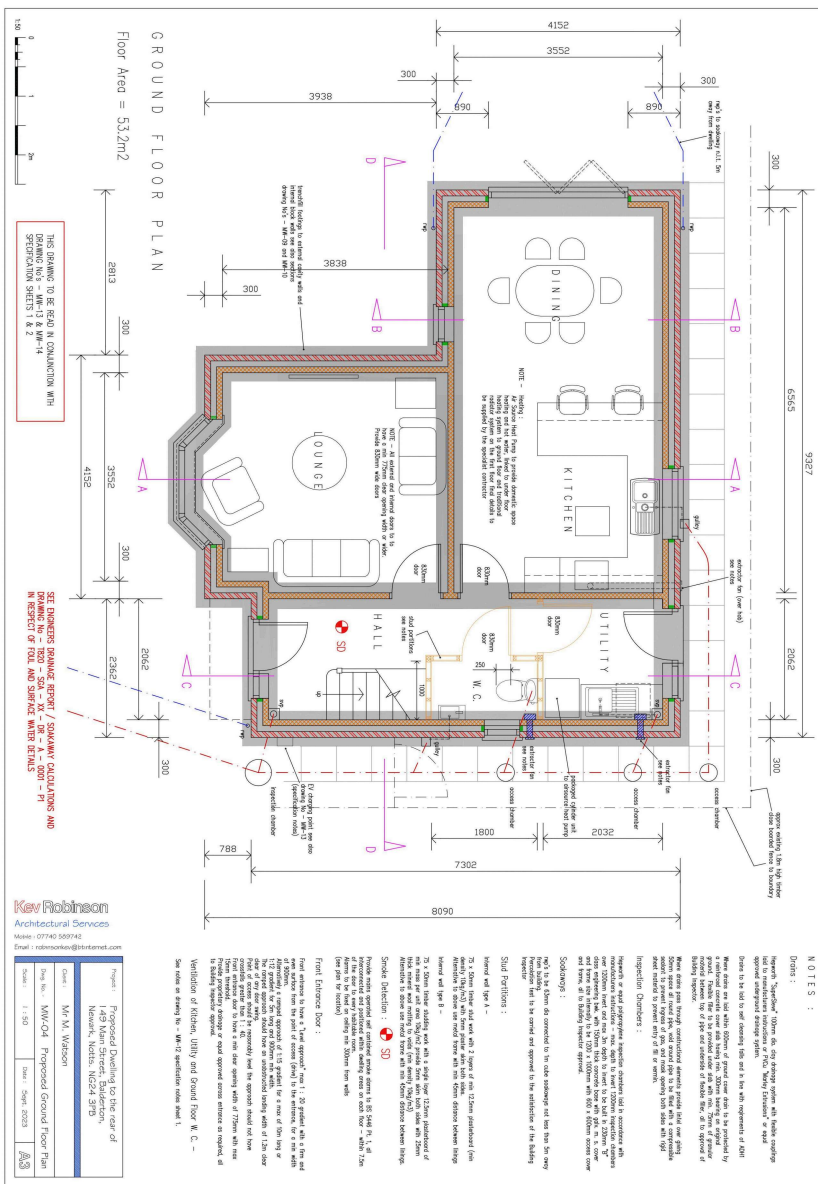
NOTES:

Stud Partitions:
 Internal wall Type A -
 75mm concrete block wall with 2 layers of 125mm plasterboard (min. 10mm overlap) on both sides. No insulation.
 Attention to show air raid from min. 60mm distance between studs.
 Internal wall Type B -
 75mm concrete block wall with 2 layers of 125mm plasterboard (min. 10mm overlap) on both sides. 50mm mineral wool insulation between studs.
 Attention to show air raid from min. 60mm distance between studs.

Ventilation of Rooms containing sleeping withdraw:
 All bedrooms to have min. 2.2% to the floor area in 'vent available' condition.
 To be achieved by providing a minimum of 1000mm² of vent available area.
 Attention to show air raid from min. 60mm distance between studs.
 Attention to show air raid from min. 60mm distance between studs.

Partitions:
 125mm solid block wall with 125mm plasterboard on both sides. No insulation.
 Attention to show air raid from min. 60mm distance between studs.
 Attention to show air raid from min. 60mm distance between studs.

DRAWING PROVIDED BY THE BUILDER
NOT TO BE RELIED UPON FOR MEASUREMENT ETC.



GROUND FLOOR PLAN
Floor Area = 53.2m²

SEE DIMENSIONS TO BE SET OUT IN CONSTRUCTION WITH
DRAWING NO. 1020 - SA1 - XI - DE - A - 1 - 0001 - P1
SEE DIMENSIONS TO BE SET OUT IN CONSTRUCTION WITH
DRAWING NO. 1020 - SA1 - XI - DE - A - 1 - 0001 - P1

Key Robinson	
Architectural Services	
Email: rob@keyrob.com	
Mobile: 07740 550742	
Email: rob@keyrob.com	
Project:	Proposed Dwelling for Richard of
Client:	1481 Victoria Road, Westons Newport, Neath, NP23 3PW
Drawn By:	MW/CH Proposed Ground Floor Plan
Scale:	1:50
Date:	05/01/2023
Sheet:	01/01

NOTES :

- Doors :**
- Heavy 'Signature' Doors are the design option. All doors comply with BS 8447 and are fire rated. The doors are to be set out as shown on this drawing. All doors are to be set out as shown on this drawing. All doors are to be set out as shown on this drawing.
- Windows :**
- Windows are to be set out as shown on this drawing. All windows are to be set out as shown on this drawing. All windows are to be set out as shown on this drawing.

Solid Partitions :

- Partitions are to be set out as shown on this drawing. All partitions are to be set out as shown on this drawing. All partitions are to be set out as shown on this drawing.

Front Entrance Door :

- Front entrance door to be set out as shown on this drawing. All front entrance doors are to be set out as shown on this drawing. All front entrance doors are to be set out as shown on this drawing.

Structural Notes :

- Structural notes regarding the foundation and floor construction. All structural elements are to be set out as shown on this drawing. All structural elements are to be set out as shown on this drawing.

Other Notes :

- Other notes regarding the construction and materials. All other elements are to be set out as shown on this drawing. All other elements are to be set out as shown on this drawing.

VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers:

Move With Us Limited – Conveyancing Services - from £360 including VAT referral paid only upon completion.

Monument Financial Services – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral.

PMA and Lincolnshire Surveyors - £50 referral fee paid for any survey conducted.

Agents Note. We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00006884 09 April 2024