



**Plot 10, The Ramone, The Old School Yard**  
**20 Shaftesbury Way,**  
**Collingham, NG23 7ND**



Book a Viewing!

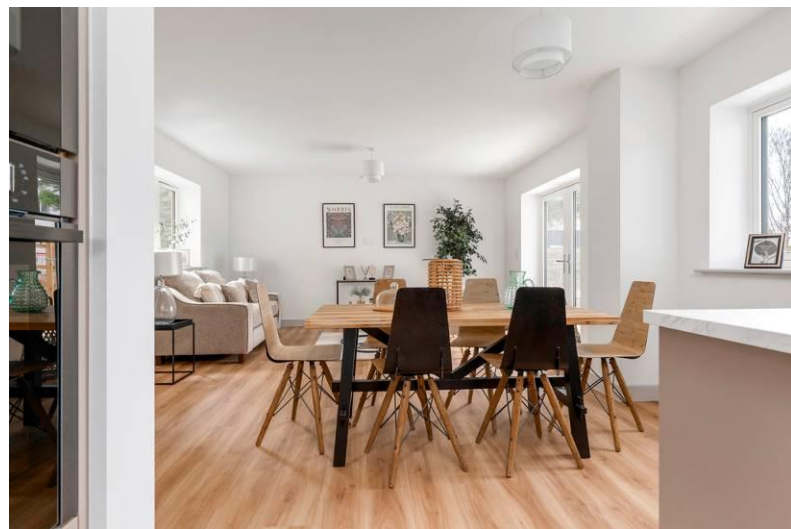
**£525,000**

The Old School Yard is a thoughtfully designed Exclusive Development located on the edge of Collingham, situated in a quiet cul-de-sac, offering easy access to the wealth of facilities and amenities in the village.

Alasdair Morrison Mundys are extremely proud to offer these two storey, Three and Four Bedroom Homes built to high performance standards, giving homeowners increased comfort and energy efficiency.

The development includes spacious Semi-Detached and Detached Homes, each with generous plots - ample driveway with the semi-detached plots, a garage and driveway with the detached plots.

Each home at The Old School Yard includes a premium kitchen with integrated appliances. The bathrooms will offer luxury suites with splashback tiling and quality fittings. These Low Energy Homes incorporate a range of energy efficient technologies including air source heat pumps, solar panels and triple glazing.





#### **SERVICES**

All mains services except Gas - The homes incorporate a range of energy-efficient technologies including air source heat pumps, solar panels and triple glazing.

**EPC RATING** – NEW HOME.

**COUNCIL TAX BAND** – TBC (Newark and Sherwood DC).

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

#### **LOCATION**

Collingham has an excellent range of amenities including a Co-op food store, medical centre, dentist, traditional butcher, pharmacy, shops, primary school, library and Collingham train station with access to both Lincoln and Nottingham. The property has accessibility to Newark Town Centre, Newark Northgate Station (with main line to London Kings Cross approx. 80 mins) and Newark Castle Station with trains to Nottingham and Lincoln. The major road networks of the A1, A46 and A17 are all within close proximity.



## GUSTO HOMES

The Old School Yard, delivered by Gusto Homes, a highly regarded, family-owned developer known for their energy-efficient and community-led developments.

Gusto Homes do more than build houses, they create places people are proud to call home. For over 25 years, they have led the way in sustainable housebuilding, designing beautiful, energy-efficient communities that prioritise quality, comfort and the future of our planet.

Their innovative, award-winning, low-energy developments are thoughtfully designed with both people and the environment in mind, with every project reflecting their core values of sustainability, quality and community. With a reputation for exceptional after-sales service and customer care, the same high standards can be expected at The Old School Yard.



## ACCOMMODATION

ENTRANCE HALL

CLOAKROOM/WC

LIVING ROOM

15' 8" x 12' 9" (4.77m x 3.90m)

HOME OFFICE

8' 5" x 6' 7" (2.58m x 2.01m)

DINING AREA

11' 5" x 11' 7" (3.48m x 3.53m)

KITCHEN

12' 8" x 11' 7" (3.87m x 3.53m)

UTILITY ROOM

7' 1" x 6' 7" (2.15m x 2m)

FIRST FLOOR LANDING

MASTER BEDROOM

12' 9" x 12' 10" (3.88m x 3.92m)

EN-SUITE

5' 7" x 6' 11" (1.71m x 2.12m)

BEDROOM 2

11' 1" x 11' 7" (3.38m x 3.54m)

BEDROOM 3

11' 1" x 12' 9" (3.38m x 3.90m)

BEDROOM 4

13' x 8' 1" (3.96m x 2.46m)

BATHROOM

5' 7" x 7' 2" (1.71m x 2.18m)





## RESERVATION FEES

The reservation fee of £1,000 will hold your chosen plot until 3 months prior to the anticipated build completion date, by this time you must be in a position to proceed (i.e. sold or accepted an offer on your own property / have funds in place). If you are not in a position to proceed at this stage, Gusto Developments Ltd will return the plot to the open market, if this is the case you will be offered the opportunity to transfer your reservation deposit to a later plot or have a partial refund. The deposit shall be treated as part payment of the Price Agreed.

The deposit is subject to a 14 day cooling off period during which time the deposit will be refunded fully should the buyer change their mind. After that period, if the buyer wishes to withdraw from the purchase then 50% of the deposit will be refunded if this is prior to contract paperwork being issued, after this point the deposit shall become forfeit and belong to the seller.

## AGENTS NOTE

Please note, all images are for guidance only and give an indication of the proposed finishes but may not represent exactly the completed product. Internal images are taken from other Gusto Homes sites but may not show the same room size or configuration as the proposed plots at The Old School Yard. Exterior elevation images are computer generated and are for guidance only but are indicative of each design.



## WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

## SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

## REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

## BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

## GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

## NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

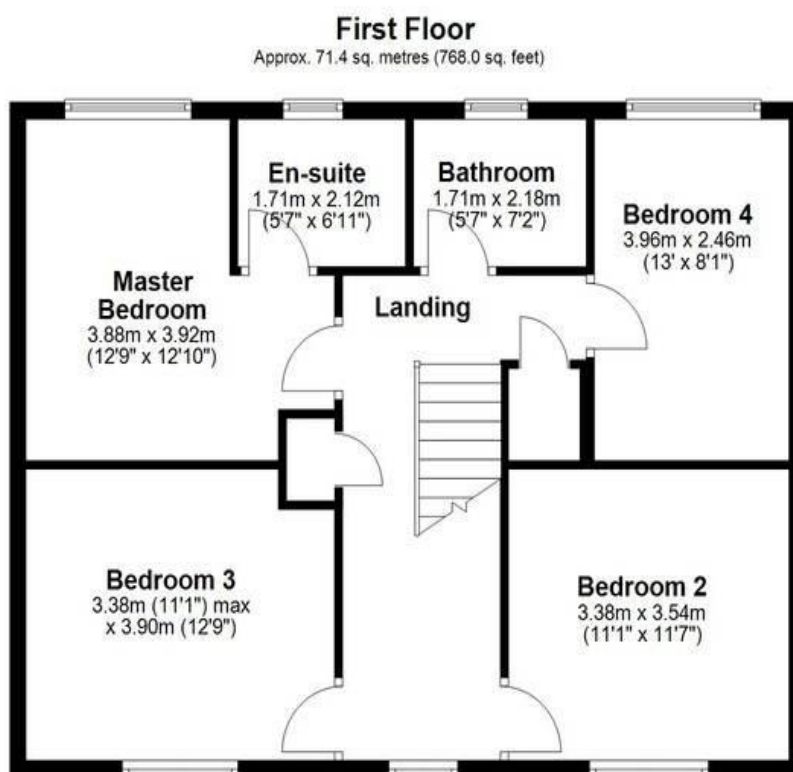
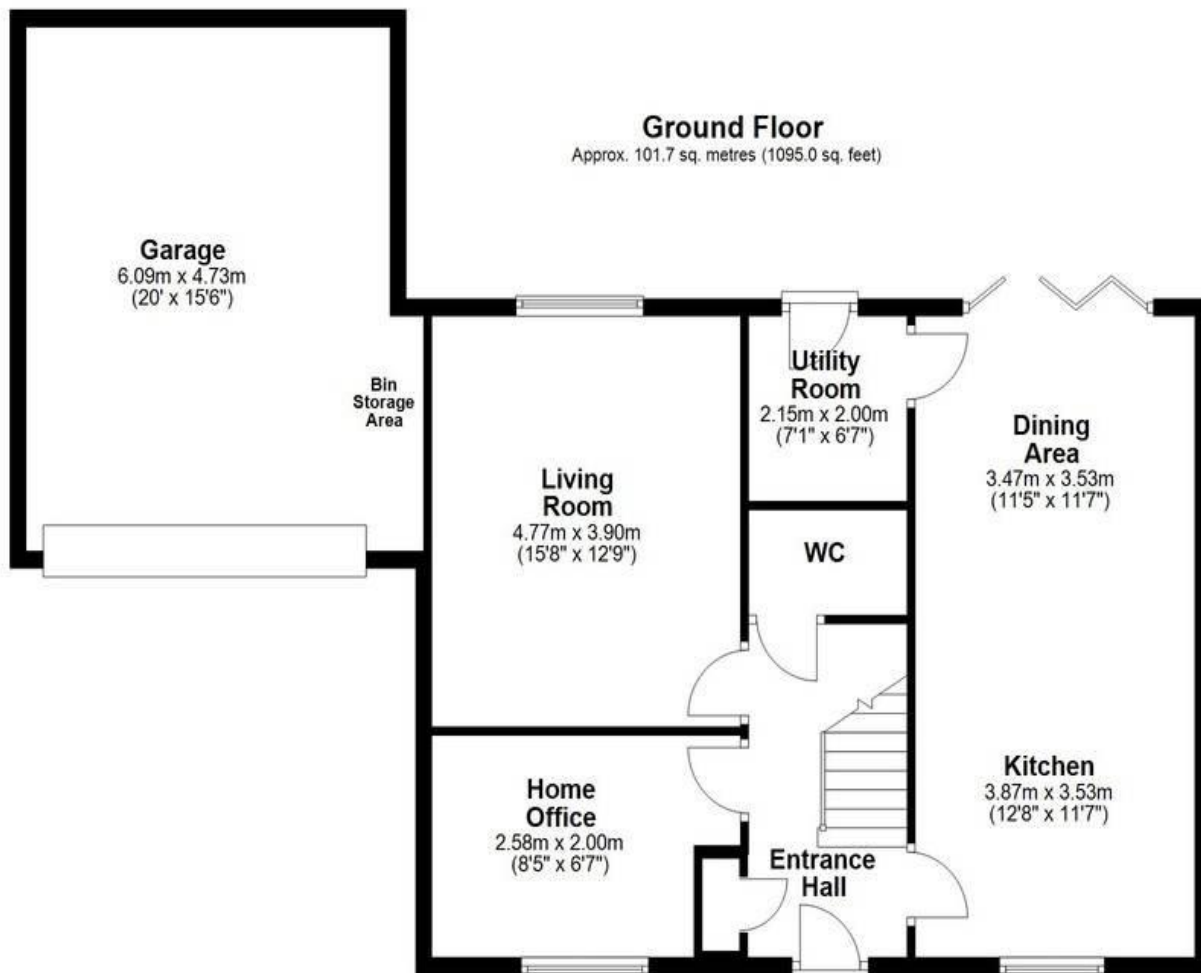
## GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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**The Ramone, The Old School Yard, Collingham**

## YOUR GUSTO HOMES SPECIFICATION

	Interior	Technology	Safety and Security	Kitchen and Utility	Electrical	Plumbing and Heating	General
<b>The Old School Yard</b>	Private appointment with Gusto Homes	Built in wardrobe to master bedroom	Paint colours - Brilliant white to ceilings, strong/dove white to walls, purbeck stone to skirting	Painted vertical 5 panel internal doors, painted as per skirting in purbeck stone	Openreach - Hard wired fibre optic broadband direct to the property	TV points to lounge and bedroom	Aerial within loft space with TV booster
The Eton	Plot 1	Composite front door in concrete grey with letterplate, spy hole and door chain. Multipoint lock system with Euro Lock and internal thumb turn	External LED lighting to front and rear doors	Locks to all windows	Smoke alarms	Chris Sharp handleless flat cupboard kitchen, with your choice of cupboard colour	Neff integrated appliances - Oven and microwave oven, induction hob and extractor, fridge freezer and dishwasher
The Jagger	Plot 2	20mm Quartz worktop with 100mm square edge upstand	Laminate worktop to the utility	Composite 1.5 bowl kitchen sink	LED downlights to kitchen area and bathroom	Mirror with LED illumination and shaver/charger socket	PV array with battery storage preparation
The Jagger	Plot 3	Rolec 5011 EV charger	ASHP – Grant Aerona 3 with compatible hot water tank, with incorporated iBoost+	Ground floor under floor heating	Wall hung radiators to first floor	Straight heated towel rail matt grey to bathrooms and ensuites	Ideal Standard sanitary ware including sink with built in storage
The Jagger	Plot 4	Carpet flooring to all rooms (except bathrooms/kitchen/utility)	Luxury vinyl tile flooring to kitchen/dining/utility	Vinyl flooring to bathrooms	Turfed or seeded garden with slabbed seating area and outside tap	Triple-glazed uPVC windows	Staircase includes varnished oak handrail and painted spindles
The Eton	Plot 5	8' x 6' garden shed installed within the rear garden	Garage includes electric up and over door (in black) with power socket and lighting				
The Eton	Plot 6						
The Jagger	Plot 7						
The Jagger	Plot 8						
The Ramone	Plot 10						
The Ramone	Plot 11						
The Ramone	Plot 12						

Please note: Details, images, and specifications in this brochure are provided as a guide only and may be subject to change. Gusto Homes continually works to improve designs and quality, so final finishes and layouts may differ slightly from those shown.



- THE ELTON - 4 BEDROOMS
- THE JAGGER - 3 BEDROOMS
- THE RAMONE - 4 BEDROOMS

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01636 813971

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info@mundys.net  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
info@mundys.net  
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.