



# FERNWOOD MEADOWS

Newark, NG24  
2 & 3 Bedroom New Homes



Typical street scene



# 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

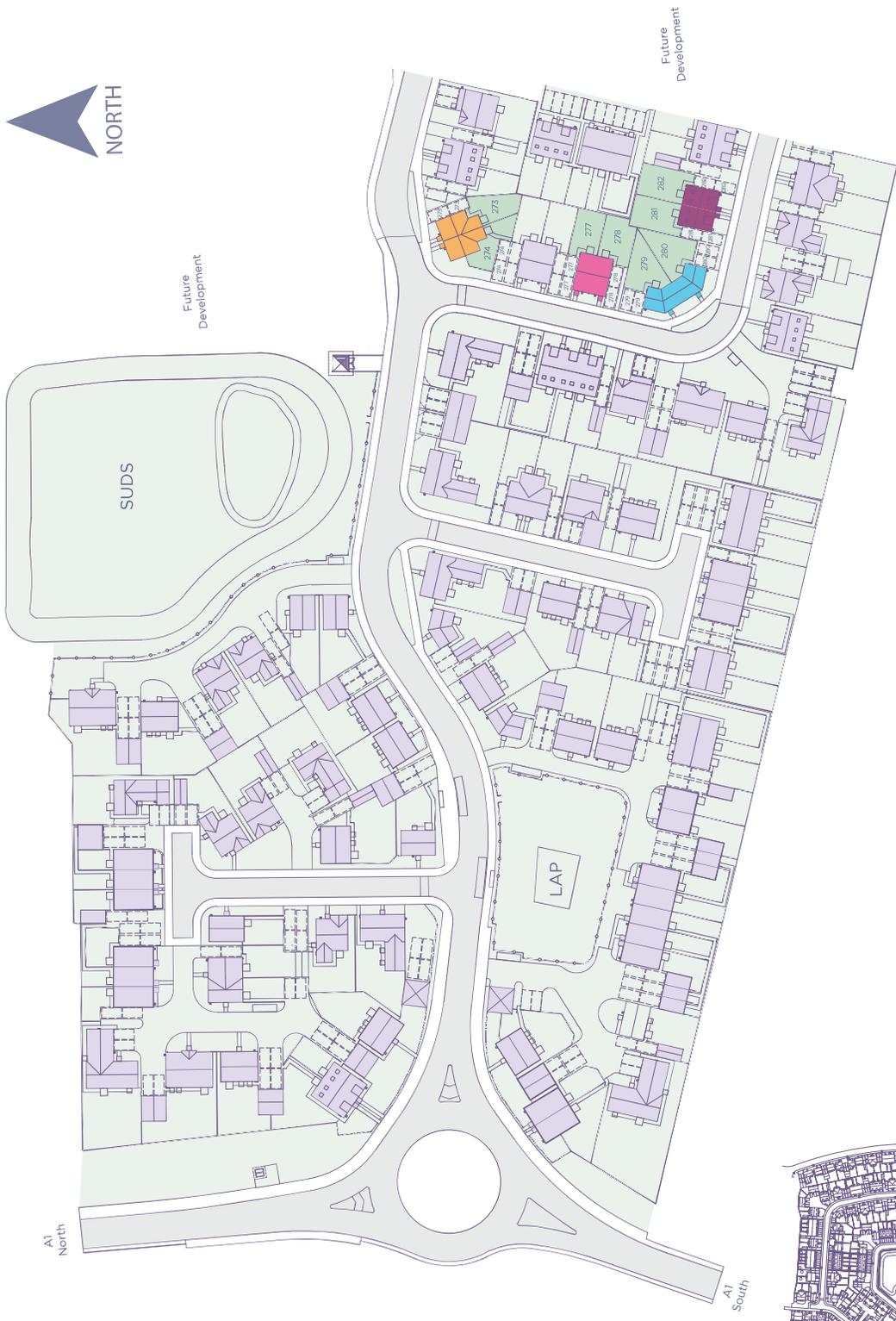


Mansfield



Please note: Car journey times shown are an average based on normal driving conditions.

# FERNWOOD MEADOWS SITE PLAN



-  **The Fern**  
2 Bed Semi-Detached  
277 & 278
-  **The Ashton**  
3 Bed Semi-Detached  
273 & 274
-  **The Willow**  
3 Bed Semi-Detached  
279 & 280
-  **The Birch**  
3 Bed Semi-Detached  
281 & 282

 Properties not for sale through Platform Home Ownership



**Please note:** The site plan can change as the build progresses.



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## THE FERN

2 Bedroom  
Semi-Detached home

The Fern is a stylish two bed semi-detached new home comprising of a well appointed kitchen/dining area with French doors to the turfed rear garden, and front aspect living space. Upstairs you will find two bedrooms and a white fitted family bathroom with shower over the bath.

### SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Modern fitted kitchen with oven, hob, extractor
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Vinyl floor to wet areas
- ◆ Gas central heating
- ◆ Turfed & fenced rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen/Dining 3.76m x 3.09m 12'4" x 10'2"  
Living 4.50m x 3.76m 14'9" x 12'4"

**TOTAL FLOOR AREA**  
67.86m<sup>2</sup> - 730.43 sq.ft

△ External access 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](http://www.platformhomeownership.com) for further details.



### FIRST FLOOR

Bedroom 1 3.76m x 3.40m 12'4" x 11'2"  
Bedroom 2 3.76m x 3.50m 12'4" x 11'6"  
Bathroom 2.00m x 1.73m 6'7" x 5'8"



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## THE ASHTON

3 Bedroom  
Semi-Detached home

The Ashton is a stylish three bed semi-detached new home comprising of a well appointed kitchen/dining area with French doors to the turfed rear garden, and front aspect living space. Upstairs you will find three bedrooms and a family bathroom, the master bedroom benefiting from a En-Suite shower room.

### SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Modern fitted kitchen with oven, hob, extractor
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Vinyl floor to wet areas
- ◆ Gas central heating
- ◆ Turfed & fenced rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen/Dining  
5.52m x 4.76m    18'1" x 15'7"

Living  
4.38m x 3.74m    14'5" x 12'3"



### FIRST FLOOR

Bedroom 1  
3.20m x 2.80m    10'6" x 9'2"

En-Suite  
2.05m x 1.70m    6'9" x 5'7"

Bedroom 2  
3.15m x 2.72m    10'4" x 8'11"

Bedroom 3  
2.80m x 2.14m    9'2" x 7'0"

Bathroom  
2.80m x 1.80m    9'2" x 5'11"

△ External access    C Cupboard/Storage

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## THE WILLOW

3 Bedroom  
Semi-Detached home

The Willow is a modern three bed semi-detached new home comprising of a well appointed kitchen/dining area with French doors to the turfed rear garden, and front aspect living space. Upstairs you will find three bedrooms and a family bathroom, the master bedroom benefiting from a En-Suite shower room.

### SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Modern fitted kitchen with oven, hob, extractor
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Vinyl floor to wet areas
- ◆ Gas central heating
- ◆ Turfed & fenced rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen/Dining 16'5" x 8'8"  
Living 16'5" x 9'10"  
5.01m x 2.65m  
5.01m x 2.99m

### FIRST FLOOR

Bedroom 1 10'7" x 9'2"  
3.24m x 2.78m  
En-suite 8'11" x 5'7"  
2.73m x 1.71m  
Bedroom 2 8'11" x 8'10"  
2.71m x 2.70m  
Bedroom 3 10'0" x 7'4"  
3.05m x 2.24m  
Bathroom 6'9" x 6'5"  
2.06m x 1.96m

△ External access C Cupboard/Storage

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## THE BIRCH

3 Bedroom  
Semi-Detached home

The Birch 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
- ◆ Modern fitted kitchen with oven, hob, extractor
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Vinyl floor to wet areas
- ◆ Gas central heating
- ◆ Turfed & fenced rear garden
- ◆ Allocated parking



### GROUND FLOOR

- Kitchen 3.20m x 2.48m 10'6" x 8'1"
  - Living/Dining 4.63m x 3.62m 15'2" x 11'11"
  - WC
  - Staircase
- ### FIRST FLOOR
- Bedroom 2 4.63m x 2.96m 15'2" x 9'8"
  - Bedroom 3 3.01m x 2.48m 9'11" x 8'1"
  - Bathroom 2.48m x 1.95m 8'1" x 6'5"



### SECOND FLOOR

- Bedroom 1 5.62m x 4.63m 18'5" x 15'2"
- Shower Room 2.57m x 2.27m 8'5" x 7'5"

**TOTAL FLOOR AREA**  
105.49m<sup>2</sup> - 1135.45 sq.ft

External access C Cupboard/Storage

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# FERNWOOD MEADOWS, NEWARK

Nottinghamshire, NG24.

House prices for all plots available



Plot	House Type	Postal Address	Handover	100% Price	35% Share Value	Monthly Rent	Service Charge	Sold/Reserved
273	<b>The Ashton</b> 3 Bed Semi-Detached House	20 Dakota Drive, Fernwood Newark Notts, NG24 5AJ.	Summer 25	£270,000	£94,500	£402.19	TBC	<b>SOLD</b>
274	<b>The Ashton</b> 3 Bed Semi-Detached House	18 Dakota Drive, Fernwood, Newark Notts NG24 5AJ.	Summer 25	£270,000	£94,000	£402.19	TBC	<b>SOLD</b>
277	<b>The Fern</b> 2 Bed Semi-Detached House	5 Woodhall Lane, Fernwood, Newark, Notts NG24 5AT.	Summer 25	£220,000	£77,000	£327.71	TBC	<b>SOLD</b>
278	<b>The Fern</b> 2 Bed Semi-Detached House	7 Woodhall Lane, Fernwood, Newark, Notts NG24 5AT.	Summer 25	£220,000	£77,000	£327.71	TBC	<b>SOLD</b>
279	<b>The Willow</b> 3 Bed Semi-Detached House	9 Woodhall Lane, Fernwood, Newark, Notts NG24 5AT.	Summer 25	£265,000	£92,750	£394.74	TBC	<b>SOLD</b>
280	<b>The Willow</b> 3 Bed Semi-Detached House	11 Woodhall Lane, Fernwood, Newark, Notts NG24 5AT.	Summer 25	£265,000	£92,750	£394.74	TBC	<b>SOLD</b>
281	<b>The Birch</b> 3 Bed Semi-Detached House	15 Woodhall Lane, Fernwood, Newark, Notts NG24 5AT.	Summer 25	£290,000	£101,500	£431.98	TBC	<b>SOLD</b>
282	<b>The Birch</b> 3 Bed Semi-Detached House	17 Woodhall Lane, Fernwood, Newark, Notts NG24 5AT.	Summer 25	£290,000	£101,500	£431.98	TBC	

For more information contact:  
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 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.



**BUILDING HOMES FOR  
A BETTER FUTURE**

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