

80 Dovecote Road development update

Planning application

Broxtowe planning department have agreed our planning application and it will be formally approved when the section 106 agreement has been signed. (The section 106 is a legal document where we pay £159,000 for extra school places, affordable housing contribution so it is off site, bus stop enhancements etc to the council in return for the planning permission)

The section 106 agreement is now with the council for signing, when this is done we are expecting planning to be granted, we expect this to be completed shortly.

Build schedule

The ground workers are scheduled to start in April with the houses finished between November 2020 and July 2022.

- Phase 1 - release date Monday 27th July 2020
 - Plot 3 - 27th November 2020
 - Plot 2 - 15th January 2021
 - Plot 1 - 19 February 2021
 - Plot 4 - 26 March 2021
 - Plot 6 - 30 April 2021
 - Plot 5 - 4 June 2021
- Phase 2 - planned release date - Monday 29nd March 2021
 - Plot 7 - 9 July 2021
 - Plot 8- 13 August 2021
 - Plot 14 - 10 September 2021
 - Plot 15 - 15 October 2021
 - Plot 16- 19 November 2021
 - Plot 17 - 24 December 2021
- Phase 3 - planned release date - Monday 27th September 2021
 - Plot 18 - 28 January 2022
 - Plot 13 - 4 March 2022
 - Plot 12 - 8 April 2022
 - Plot 11 - 13 May 2022
 - Plot 10 - 17 June 2022
 - Plot 9 - 15 July 2022

Sale process

All sales will be handled by David Hammond Estate Agents, we will open reservations in blocks of 3 for properties 6 months before they are completed. A non refundable reservation fee of £900 will be required to be paid (offsetable against the purchase price) Where an offer has been accepted buyers solicitors will be sent a contract pack and we will not market the property for the reservation period. We will update buyers on the build process and closer to completion update buyers on when their properties will be ready.

We want to be clear and transparent about the sale prices. Guide prices will be given for properties. If we receive more than one offer on a property we will come to a decision based on the offers and circumstances of those buyers. Reservations will be open for offers for 3 days before offers are reviewed.

Property Specification

- Utilities
 - Gas Heating system - Underfloor heating downstairs, radiators upstairs (Bungalows - radiators)
 - Fully cabled ready for connection to BT & Virgin
 - Heating type - mains gas
 - 3 Bedroom properties –System boiler & unvented cylinder
 - 2 & 3 bedroom properties - Combination boilers
- Internal
 - Quality Kitchen – Buildbase Tiselo or equivalent band to customers' choice.
 - Integrated oven, hob & dishwasher
 - Sanitaryware & bathrooms – Ideal Standard/Roman
 - Tiles - kitchen, utility, downstairs hallway & bathrooms
 - 2 & 3 Bedroom properties - Amtico/ LVT
 - 4 Bedroom properties - Kuni Tiles
 - 35mm solid core Oak Veneered Internal Doors
 - Bluetooth speaker system to kitchen/diner on all properties
 - Minimum of 1 * USB equipped plug socket to all rooms
 - System 3 Ventilation Systems
 - Customers can specify 2 different paint colours to be used on the walls and specify ceiling colour.
 - Note Carpets are not included
- Windows & doors
 - Solidor Composite Front and Utility Doors
 - Aluminium Bi fold patio doors
 - UPVC Windows

- External
 - The external bricks will be the same as properties at the adjacent Stanhope Close development, some plot's may have area's of render.
 - 3m * 4m Patio in back garden
 - Turfed front & rear garden
 - Minimum 2 off road car parking spaces per dwelling laid with Tarmac (plus garages in all properties excluding bungalows)
 - Gardens will be fenced off by 6 foot concrete post and rail fencing
 - Adopted Road (excluding outside plot 12)
 - Dedicated high capacity spur from consumer unit to allow for easy installation of electric car charging point

Property layouts

These can be found at

<https://swallowhillhomes.com/current-developments/80-dovecote-road-eastwood/>

Level of customisation

Buyers will be able to specify from tile range, door range, handle range, kitchen & utility layouts are largely fixed due to drain locations) The above will need to come from our list of approved suppliers.

Warranties

A 10 year council of mortgage lenders approved new build structural warranty will be provided before completion with the properties.

Social housing

We are paying the council £54,000 in lieu of providing it on site. All properties will be for private sale.

Construction process

The properties will be constructed in traditional method of cavity brick wall with a tiled roof. They won't have solar panels on the roof but are expected to achieve a "B" for energy efficiency.

The road will be put in first and we will do all of the "dirty" groundworks before anyone moves into the properties. From a build process we will start at the front site and work our way in so any risks are minimised from a health and safety perspective. We have our bricks cut off site but there will inevitably be noise created in the construction process so buyers moving into the first plots need to be aware of this.

Our hours of work are 7.30-4.30 Monday - Thursday and 7.30-4pm on a Friday, we only work weekends in exceptional circumstances.

Updates

Please register with David Hammond in Eastwood if you want to register your interest for further updates.

Regards

Swallow Hill Homes