

**PROPWEALTH**

BUY TO LET INVESTMENTS

# **THE HIVE**

**FACT SHEET**

**NOTTINGHAM  
UNITED KINGDOM**



THE DEVELOPMENT

# The Hive

## Mansfield

22 luxury one and two bedroom apartments with parking\* set in its own grounds, located in Mansfield, north of Nottingham.

### Project details



**Residential**  
DEVELOPMENT



**22**  
APARTMENTS



**£107,995**  
ONE BED



**£119,995**  
TWO BED



**Q4 2022**  
BUILD COMPLETION

**Address:** Southwell Road West, Mansfield,  
Nottinghamshire, NG18 4HH

**Apartment Sizes:** 42m<sup>2</sup> - 66m<sup>2</sup>

**Lifts:** None

**Parking:** Yes

**Planning Consent:** Consented under Permitted  
Development Rights

**Developer/Contractor:** ALB Group

**Service Charge:** 1 bed £900 (estimated)

**Ground Rent:** £150 per annum (estimated)

**Lease Terms:** 125 years

**Freeholder:** Prosperity Developments

**Warranties:** Property will have the benefit of  
warranty cover to be provided at completion  
acceptable under the CML provisions to Barclays  
Bank plc or equivalent. Building warranty provided  
by either NHBC, Zurich Municipal, Premier Guarantee,  
LABC or Build Zone

**Vendor Legals:** Feldon Dunsmore  
Orchard Court, 4 Binley Business Park, Harry Weston  
Road, Coventry, CV3 2TQ

**Client Legals:** Harrison Clark Rickerbys Limited  
5 Deansway, Worcester, Worcestershire, WR1 2JG  
Telephone: 03301 070 537  
E-Mail: NewBuild@hcrlaw.com



DESIGN MATTERS

# Urban Living

## Design specification

### Flooring

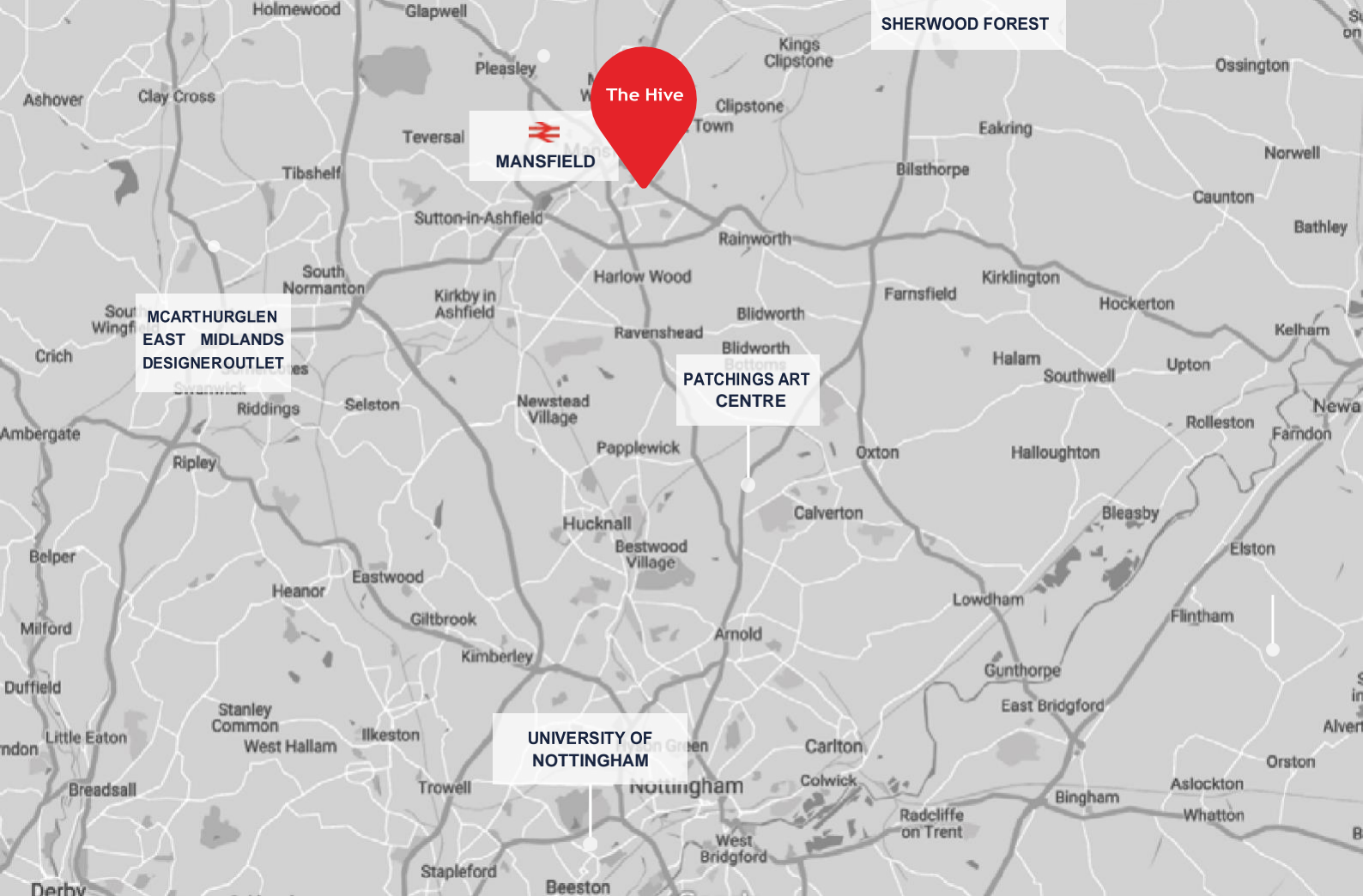
- Anti-slip vinyl flooring
- Contemporary carpeting

### Kitchens

- Double base units, double and single wall units
- One and a half sink unit with chrome mixer tap
- Laminate worktop
- Tiled or glass splashback
- Brushed metal handles to kitchen units
- Fully integrated appliances to include oven, ceramic hob, extractor, washer dryer and fridge freezer as per kitchen supplier's proposals

### Bathrooms

- Contemporary bathroom suite
- Self-contained sliding door shower cubicle with tray and overhead adjustable shower head
- Full height tiling panel to the back and side of shower cubicle
- Contemporary WC to match
- Pedestal basin with high quality chrome mixer tap with tiles as a splashback
- Mirror over basin
- Downlights or single ceiling light of high quality positioned as per electrical layout-switch control
- Ceiling/wall mounted extraction fan
- Electric ladder towel rail



## Location

Mansfield is located 15 miles from the bustling city of Nottingham and offers a network of roads that radiate from the town offering direct routes to Nottingham, Worksop, Chesterfield and Newark. Within an hour, you could set off from the market town and get to Sheffield, Derby and Nottingham. It boasts a rich history - particularly its recent industrial past.

It is a short 15-minute drive to one of East Midlands leading shopping centres, The McArthurGlen East Midlands Designer Outlet which is home to brands such as Hugo Boss, Tommy Hilfiger, Fiorelli and Kurt Geiger. Mansfield is also home to Sherwood Forest - the former stomping ground of Nottinghamshire's most famous outlaw, Robin Hood. It is a great place for family walks surrounded by 900-year-old oak trees.

### Transport



Nottingham City Centre (15 min drive)  
 Mansfield Train Station (7 min drive)  
 Chesterfield (25 min drive)

### Education & Learning



Vision West Nottinghamshire College (7 min drive)  
 University of Sheffield (48 min drive)  
 University of Nottingham (37 min drive)

### Entertainment & Culture



McArthurGlen East Midlands Designer Outlet (15 min drive)  
 Four Seasons Shopping Centre (7 min drive)  
 into Victoria Centre (36 min drive)  
 Sherwood Forest (20 min drive)