

THE RISE

SOUTHWELL, HALLOUGHTON ROAD



Stagfield

IN PARTNERSHIP WITH





Welcome to

THE RISE

The Rise is the perfect place to call home. Surrounded by the glorious English countryside yet just moments from the thriving and friendly community of Southwell, this is no ordinary place to live.

Beautifully designed and built to the highest standards, this stunning development of 1, 2 & 3+ bedroom homes offers something to suit every lifestyle from one and two bedroom apartments to two and three bed roomed homes ideal for families.

Traditional masonry details combined with modern architecture adorn every home, such as the patterned brickwork and large feature windows. The interiors are well planned, spacious and filled with light, offering stylish kitchens and bathrooms with luxury finishes throughout.

Outside, ample parking, a play area for children and beautiful landscaping offer residents of The Rise a safe and secluded place to enjoy life.

Known as the jewel in Nottinghamshire's crown, Southwell is a bustling and picturesque town with an enchanting high street filled with boutique shops and cafés.

Georgian architecture, outstanding schools and of course the Minster Church famed for its medieval stone carvings. In fact, with everything you could want on your doorstep, you may never want to leave.

The Rise offers so much more than just a new home; it is a charming community where you can enjoy the very best in modern living and build a life for many years to come.

*Surrounded by the glorious
English countryside*

*Known as the jewel in
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Southwell is a bustling
and picturesque town.*



A SENSE *of* PLACE

When it comes to everyday living The Rise gives you the best of everything – the peace and tranquillity of the countryside combined with first-class entertainment, culture, shopping and excellent schools all within easy reach.

Southwell itself has a lot to offer with a fantastic choice of bars, restaurants including the award winning La Parisienne Bistro and cafes. You can certainly 'shop local' with local produce available at the grocers, butchers, bakery and deli whilst the weekly markets fill the bustling market square offering everything from fruit and vegetables, organic bread, cheese, fresh meat and fish, cut flowers, books, clothes, crafts and pet supplies.

Southwell is highly sought after for its excellent choice of state and independent schools and colleges, including Holy Trinity and the renowned Minster School rated Outstanding by Ofsted only a few minutes walk away.

There is year round entertainment in Southwell from the annual Music Festival held every August bank holiday to a host of sporting activities including tennis only minutes away at Southwell Tennis Club and golf at Southwell and Norwood Park Golf Clubs less than a 10 minute drive away. There is also Southwell racecourse nearby, one of the country's busiest racecourses.

For lovers of culture and heritage, Southwell has plenty to offer from the medieval Minster and Archbishop's Palace and Gardens steeped in the rich history of the Civil War.

Beyond Southwell is Sherwood Forest (only 30 minute drive), the home of Robin Hood, the historical market town of Newark and a wonderful selection of National Trust and historic homes to be explored.

*Surrounded by the glorious
English countryside*





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TARUCA apartments

PLOTS 13, 14, 15, 16, 17 & 18

1 & 2 bedroom homes



The Taruca apartments at The Rise have been carefully designed to provide everything you need for contemporary living.

Stylish and modern interiors feature well laid out kitchens and bathrooms and the open-plan living areas provide the freedom and flexibility to adapt to modern lifestyles, including working from home.

Complete with on-site parking this is definitely a home to call home.

the ROE

PLOTS 2, 3, 6, 7, 10 & 11

2 bedroom mews home



The Roe is a great two bedroom home ideal for first time buyers or busy professionals.

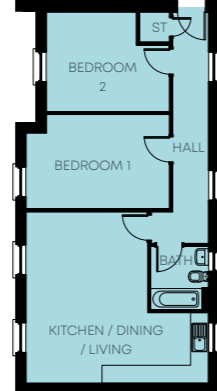
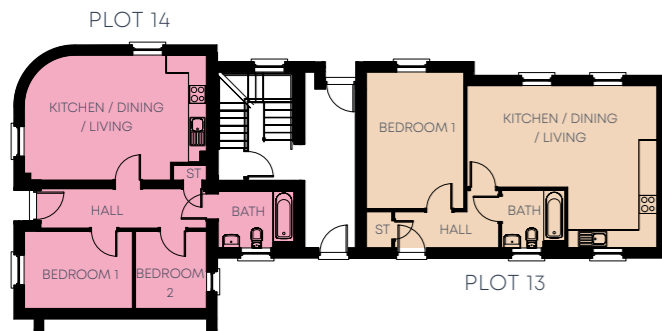
The spacious living room opens up into the kitchen/dining room creating a wonderful space for entertaining with family and friends.

The spacious kitchen opens out to a south facing garden.

Upstairs there are two well-proportioned bedrooms and a family bathroom, bedroom one having its own en-suite.

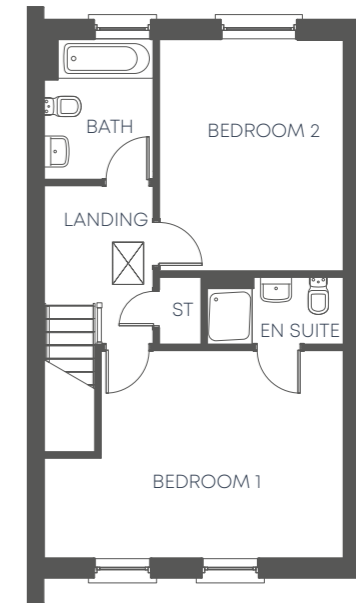
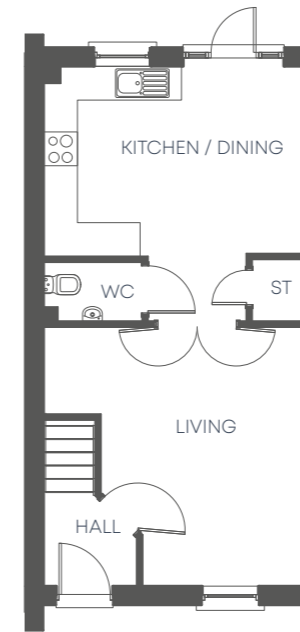
GROUND FLOOR

FIRST FLOOR



PLOT 15

PLOT 18



GROUND FLOOR

	Feet/inches	Metres
Kitchen / Dining Room	15'0" x 10'8"	4.6m x 3.3m
Living Room	11'8" x 15'0"	3.6m x 4.6m

FIRST FLOOR

	Feet/inches	Metres
Bedroom 1	14'1" x 12'8"	4.3m x 3.9m
Bedroom 2	10'5" x 17'0"	3.2m x 5.2m

*Plots 3, 7 & 11 are handed.

TOTAL AREA 982 ft² (91.2 m²)

Please note: Please be aware that some elevations may have additional windows/tax windows or windows may be omitted. This may be due to plot aspect or planning. Therefore we would refer you to view our working drawings to clarify plot specifics. Computer generated images are illustrative only. Materials, finishes and landscaping may vary throughout the development. The interior images may be representative of a typical Stagfield home. Individual plots may vary, please speak to the Sales Executive.

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the SILKA PLOTS 31, 32, 33, 36, 37 & 38

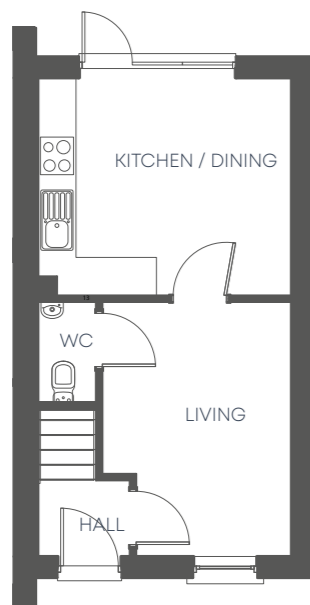
2 bedroom mews home



The Silka is a lovely two bedroomed mews home offering the perfect space to relax, cook and entertain.

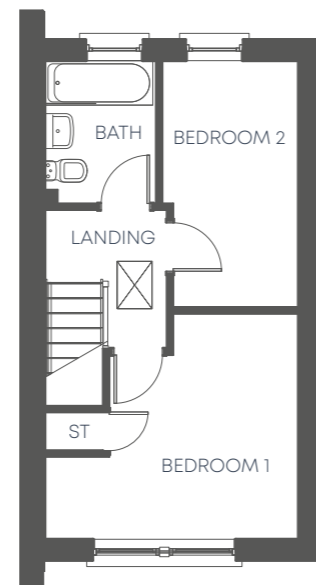
The light filled open plan kitchen /dining room has large windows that overlook the garden, whilst the cosy living room situated at the front is just perfect for chilling out in the evenings.

With two good sized bedrooms and a family bathroom it's easy to see why The Silka is perfect for anyone looking for a little extra space.



GROUND FLOOR

	Feet/inches	Metres
Kitchen / Dining Room	13'1" x 11'1"	4.0m x 3.4m
Living	9'5" x 13'1"	2.9m x 4.0m



FIRST FLOOR

	Feet/inches	Metres
Bedroom 1	14'1" x 12'8"	4.3m x 3.9m
Bedroom 2	10'5" x 17'0"	3.2m x 5.2m

TOTAL AREA 663 ft² (61.5 m²)

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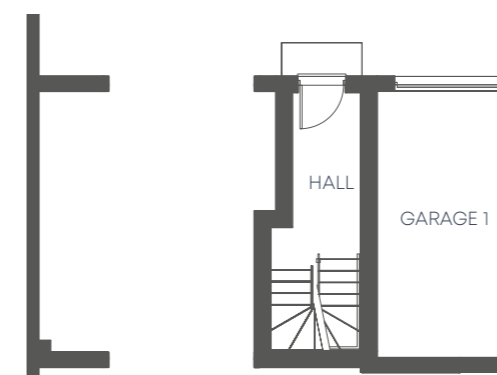
the RED PLOT 34

2 bedroom coach house

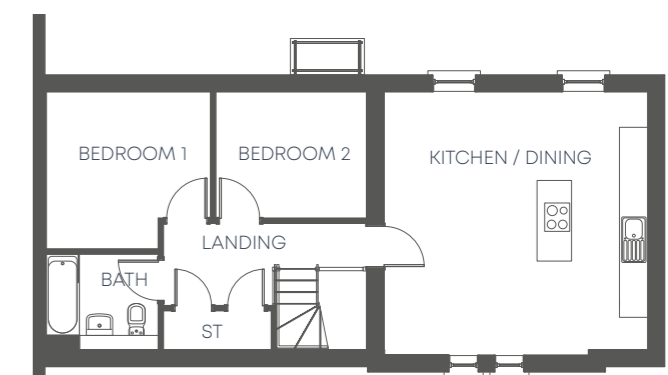


The Red is an impressive modern home in a coach house style with traditional features, its own separate entrance and parking to the rear. It has 2 well-proportioned bedrooms ideal for busy families or professional couples.

The light and airy interiors and open plan kitchen/dining offers a flexible and stylish space for entertaining and working from home.



GROUND FLOOR



FIRST FLOOR

	Feet/inches	Metres
Bedroom 1	11'1" X 10'8"	3.4m X 3.3m
Bedroom 2	10'1" X 8'5"	3.1m X 2.6m

TOTAL AREA 749 ft² (69.5 m²)

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the RUSA PLOTS 30 & 35

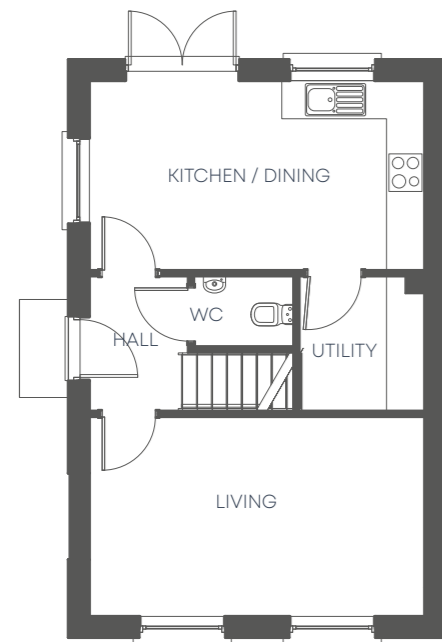
3 bedroom semi-detached home



The Rusa is a charming three bedroom home with a smart layout and three good sized bedrooms ideal for growing families, busy professionals and downsizers alike.

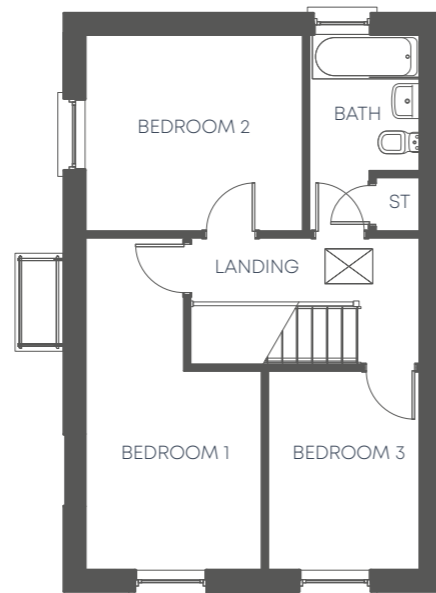
The large living room overlooks the front of the property whilst the open plan kitchen/dining room has a handy utility room for extra storage and double doors that open out onto the garden.

With high ceilings and feature windows, the three good sized bedrooms offer flexible space for a home office as well as a place to relax after a busy day.



GROUND FLOOR

	Feet/inches	Metres
Kitchen / Dining Room	17'0" x 9'5"	5.2m x 2.9m
Living	17'0" x 10'1"	5.2m x 3.1m
Utility	6'2" x 6'8"	1.9m x 2.1m



FIRST FLOOR

	Feet/inches	Metres
Bedroom 1	11'1" x 10'1"	3.4m x 3.1m
Bedroom 2	9'2" x 10'1"	2.8m x 3.1m
Bedroom 3	17'0" x 7'5"	2.3m x 3.1m

TOTAL AREA 963 ft² (89.4 m²)

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the SAMBAR PLOTS 24, 25, 26, 27, 28 & 29

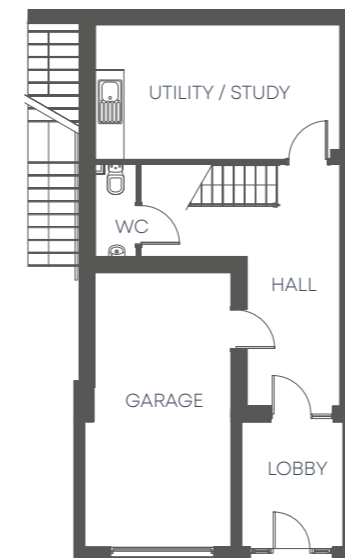
3 bedroom semi-detached home



The Sambar is a 3 bedroom three storey home with plenty of space to accommodate a growing family or working from home when you need peace and quiet.

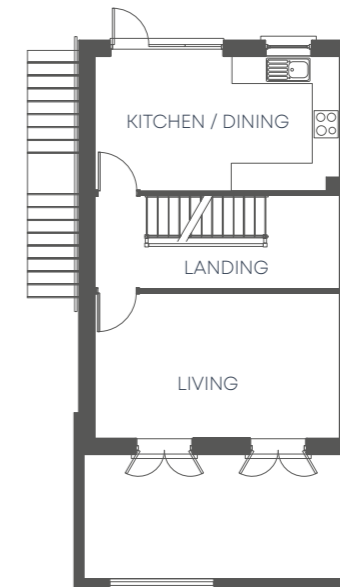
The first floor open plan kitchen/dining room is perfect for chatting round the table and has large bifold doors that open onto the garden. A spacious living room has two double doors that open onto a balcony, perfect for those sun drenched evenings and lovely views.

On the ground floor is a multi-use room that is ideal for flexible living: a bedroom, cinema room, gym or large utility space, with convenient WC next door. The main bedrooms are located on the top floor offering great views and the peace and quiet needed for a good night's rest.



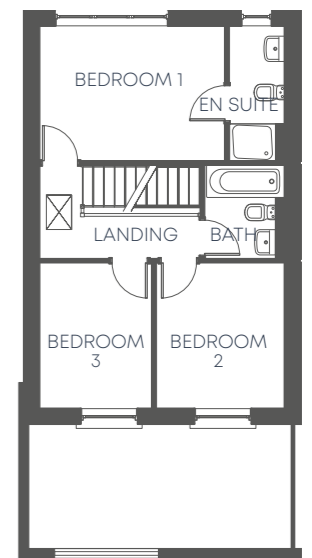
GROUND FLOOR

	Feet/inches	Metres
Utility/Study	17'5" x 9'2"	5.3m x 2.8m



FIRST FLOOR

	Feet/inches	Metres
Kitchen/Dining	17'5" x 9'2"	5.3m x 2.8m
Living	17'5" x 9'2"	5.3m x 2.8m



FIRST FLOOR

	Feet/inches	Metres
Bedroom 1	14'1" x 9'6"	4.3m x 2.9m
Bedroom 2	8'10" x 10'2"	2.7m x 3.1m
Bedroom 3	7'10" x 10'2"	2.4m x 3.1m

TOTAL AREA 1,397 ft² (129.7 m²)

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the BROCKET

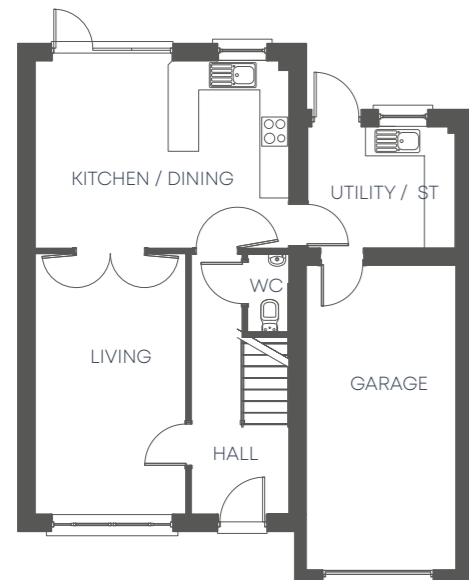
PLOTS 19, 20, 21, 22 & 23

3+ bedroom detached home



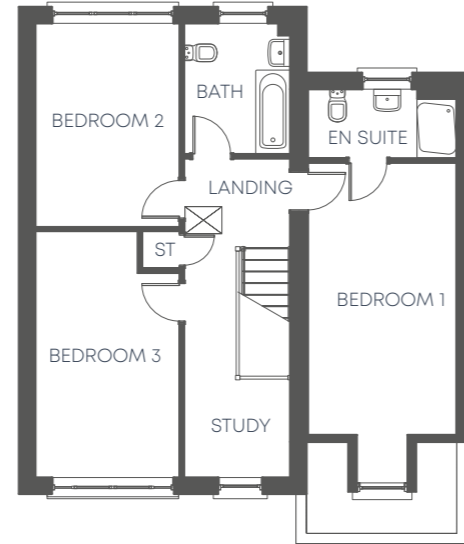
The Brocket is a beautifully proportioned 3 bedroomed home, with a light filled open plan kitchen / dining room that's perfect for family meals or entertaining with friends.

Two double bedrooms and a bathroom on the first floor have plenty of space for kids or guests, whilst bedroom one with its own en-suite provides a sanctuary away from it all. An open plan study above the stairs is bright and north facing.



GROUND FLOOR

	Feet/inches	Metres
Kitchen / Dining Room	16'7" x 12'4"	5.1m x 3.8m
Living	17'3" x 12'1"	5.3m x 3.7m
Utility/ Store	9'8" x 7'8"	3.0m x 2.4m



FIRST FLOOR

	Feet/inches	Metres
Bedroom 1	18'7" x 13'1"	5.7m x 4.0m
Bedroom 2	10'1" x 22'9"	3.1m x 3.6m
Bedroom 3	10'8" x 13'4"	3.3m x 4.1m

TOTAL AREA 1,475 ft² (137 m²)

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the ROEBUCK

PLOTS 1, 4, 5, 8, 9 & 12

3 bedroom semi-detached home

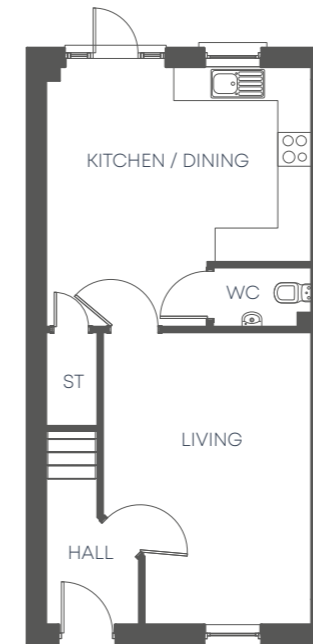


The Roebuck is a well designed home, perfect for couples and families.

Off the hall is a large lounge that opens into the open plan kitchen/ dining room giving you the ideal space for entertaining with friends or cosying up with your favourite book or film.

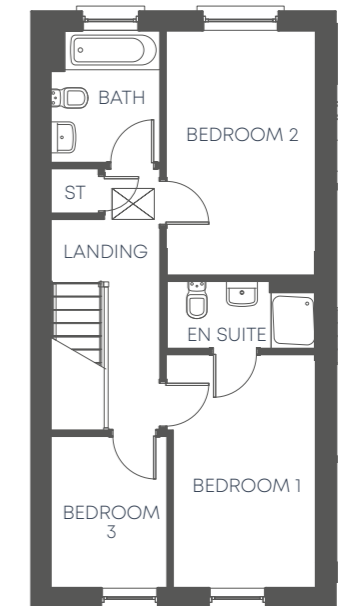
The spacious kitchen opens out to a south facing garden.

There's plenty of room upstairs too, with 2 bedrooms, a family bathroom and a further third bedroom with its own en suite.



GROUND FLOOR

	Feet/inches	Metres
Kitchen / Dining Room	15'4" x 11'1"	4.7m x 3.4m
Living	12'1" x 16'7"	3.7m x 5.1m



FIRST FLOOR

	Feet/inches	Metres
Bedroom 1	8'2" x 14'4"	2.5m x 4.4m
Bedroom 2	8'5" x 13'1"	2.6m x 4.0m
Bedroom 3	6'5" x 8'8"	2.0m x 2.7m

TOTAL AREA 1,018 ft² (94.5 m²)

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Well CONNECTED

FUTURE PROOF *your living*



The Rise is in a well-connected location, enabling you to get out and about easily.

The nearest train station is Rolleston, on the Nottingham – Lincoln line, approximately 3.5 miles to the centre of Southwell. There are frequent bus services that pass the development from the town centre to Newark, Nottingham and the surrounding towns and villages. Southwell is just 19 miles from the M1 for access to London and the north.

Travelling further afield, East Midlands Airport with direct flights to Faro, Gran Canaria, Naples and Rhodes, is only a 30 minute drive away.

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By ROAD

Nottingham	15 miles
Lincoln	25 miles
Leicester	35 miles
London	2.5 hrs
East Midlands Airport	30 miles
M1 Motorway	30 mins

By TRAIN

Newark to King's Cross	1.2 hrs
Fiskerton to Nottingham	20 mins
Newark to Lincoln	28 mins

BROADBAND

- Standard:** Download: 15 Mbps / Upload: 1 Mbps or less
- Superfast:** Download: 43 Mbps / Upload: 8 Mbps
- Ultrafast:** Not Available

Each home at The Rise has been built with the homeowner and the environment in mind. The design of The Rise was carefully consulted with the Southwell Planners to create a traditional look and feel in keeping with Southwell but also incorporate modern day living and technology.

Sustainability is at the forefront of our building principles, and as such all our homes are fitted as standard with energy ready systems, appropriate technology, and reliable, energy efficient white goods.

The Rise boasts some of the most technologically advanced features that you would expect from a 21st century development designed to cater for needs of the modern family. These include:

Car charging ports

To support the increased use of electric vehicles and the achievement of government emission targets, we upgraded the incoming capacity of the development to provide double speed charging capability. We have made it practical and convenient for our house owners by enabling the capacity for 7kw electric vehicle charging points in every home.

The Rise boasts some of the most technologically advanced features that you would expect from a 21st century development

Solar panel ready

By appropriately designing the roofs, pre-installing internal cable networks and adding additional capacity, we've made it easy for anyone that would like to 'Go Solar'. Solar panels help protect homeowners from rising electricity prices and assist them to reduce their carbon footprint.

Smart heating technology

By installing the Google Nest smart technology in each home means heating temperatures can be controlled remotely. This ensures energy is not wasted heating an empty house and a smart app on your mobile phone offers you complete flexibility to decide when to turn the heat up so your house is warm and toasty for when you return home.

ABOUT *us*

Stagfield is a responsible developer of high-quality residential homes. We believe it is our duty to act responsibly both as a business and neighbour in the communities we build.

We endeavour to conduct ourselves and our business with integrity and honesty in all aspects of the delivery of our homes, whether you are a landowner, a prospective buyer or an interested member of the community.

As a business, we are committed to sustainability and reducing waste on all of our development sites and in the homes we build. We aim to future proof our homes with energy ready systems, appropriate technology and energy efficient and reliable white goods. We always take care to protect and enhance biodiversity with sensitive landscaping to ensure the right type of plants and habitats are developed.

We are committed to delivering high quality, well designed and sustainable homes creating exceptional places for people to live, work and relax in and build communities that will thrive for years to come.





the DEVELOPMENT

A selection of well designed homes are set around a safe and secure cul-de-sac complete with a landscaped area with children's play equipment and adjoining countryside where you can walk, run and cycle.



- | | |
|---|--|
|  THE ROEBUCK
PLOTS 1, 4, 5, 8, 9, 12 |  THE SAMBAR
PLOTS 24-29 |
|  THE ROE
PLOTS 2, 3, 6, 7, 10, 11 |  THE RUSA
PLOT 30, 35 |
|  TARUCA APARTMENTS
PLOTS 13-18 |  THE SILKA
PLOTS 31, 32, 33, 36, 37, 38 |
|  THE BROCKET
PLOTS 19-23 |  THE RED
PLOT 34 |

Please note this site plan is for marketing purposes and is to be used as a guide only.
All images used are for illustrative purposes only and are intended to convey the concept and vision for the homes.

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