Footpath Link

Potential Future Connection

Shared Man-Co Lane. Rights of access to plots 269 & 270. Bin collection Points for 269 & 270. Plots 271 & 298 to have pedestrian rights over to maintain their property.

POTENTIAL FUTURE DEVELOPMENT

Potential Future Connection

HAWTHORN HEDGE

POS

Shared Driveway and bin collection point to plots 273-279, 282 & 283inc.

POS

Shared footpath to plots 282 & 283.

RABBIT BURROW

MOUNTAIN HARE MEWS

POS

GRASSHOPPER GREEN

Shared footpath to plots 276 & 277.

Shared footpath to plots 278 & 279.

Development Key

- Site Boundary
- Extent of Ownership (Including separate freehold parking)
- Service Easement & Right of Way by Vehicle over Shared Driveway (Parking prohibited on shared area)
- Right of Way by Foot (Shared Footpath & Bin Collection Point)
- Right of Way for Vehicle Parking (Shared Visitor Parking Spaces for annotated plots of associated driveway)
- Shared Driveway maintained by Management Company - Service Easement, Right of Way by Vehicle & Pedestrian
- Management Company Areas
- Land to be retained and maintained by the land vendor in accordance with the Transfer dated 30th September 2022 between Stags Ltd. and BDW Trading Ltd
- 0.5m strip area excluded from the Property, retained and maintained by the land vendor in accordance with the Transfer dated 30th September 2022 between Stags Ltd. and BDW Trading Ltd
- Adoptable Road
- Service Easements (All)
- Development By Others
- Diverted Public Right of Way
- T — Denotes Boundary Responsibility
- AR — Denotes Affordable Rented Units
- SO — Denotes Shared Ownership Units
- Adoptable Lighting Column
- BCP — Denotes Bin Collection Point
- VP — Denotes Shared Visitor Parking Space
- S/S — Denotes Electricity Substation
- Indicates position of low level lighting bollard and proposed ducting to individual plots with 1m wide easement provided in favor of relevant plot. The plot will have ownership of the bollard, provide power and necessary maintenance.
- Denotes Existing Trees/Hedges to be retained

Where a boundary fence / wall / railing is erected on a retaining structure - The occupant of the higher level land will retain ownership of the boundary fence / wall / railing only. The retaining structure is to be allocated to both plots equally under joint ownership.

Please note that all rear gardens, where hedgerows and trees are retained, are fenced as reasonably practicable to allow for their retention.

LAND REGISTRY ESTATE BOUNDARY APPROVAL REFERENCE: NT575853

N

WARNING TO PURCHASERS. Property Misdescriptions Act 1991

Images and site layout are intended for illustrative purposes only and should be treated as general guidance only.

Site layout including parking arrangements, [social/ affordable housing, community buildings, play areas and public open spaces] may change to reflect changes in the planning permission for the development. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available.

Site layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

Rev	Description	Initial	Date

PLOT 282

BECK LANE, SUTTON IN ASHFIELD

DAVID WILSON HOMES
WHERE QUALITY LIVES

Drwg No. H8462/031/282 Rev -

Scale	1:500 @ A3	Date	20.02.2023
Drawn by	RML	Checked by	RML

EAST MIDLANDS
Design & Technical Department
Cartwright Way - Forest Business Park
Bardon Hill, LEICS LE67 1GL