



ALVAREDUS

Fairham



COUNTRYSIDE
Homes



ALVAREDUS
Fairham

alvaredusfairham.co.uk





ALVAREDUS

Taking inspiration from Alvaredus de Clifton, a Norman knight who was appointed Warden of Nottingham Castle in the time of William the Conqueror, Countryside are proud to showcase our stunning collection of 333 new homes at Alvaredus, Fairham. Designed from the grassroots upwards on a gentle slope this development will provide unspoiled views over fields and countryside. Each aspect has been carefully crafted throughout to provide superb modern living with plenty of choice for everyone.

Alvaredus will include commercial spaces for shopping, work and leisure as well as dedicated natural outdoor space for playing, walking and cycling. Alvaredus, located just South of Nottingham, has easy access to the city centre, as well as still benefiting from its unique countryside location. You'll find a selection of convenience stores and a post office, as well as a very popular bi-weekly market. There is also a choice of large supermarkets under five miles away.

The River Trent is a 30 minute walk away from the development with mile after mile of footpaths and bridleway which are perfect for either a short stroll or a full day walking or cycling and taking in the peaceful river views. Right on the doorstep is the acclaimed Attenborough Nature Reserve, here there are a series of raised walkways above wetlands and lakes making for a superb family day out.

For the little ones there are two local schools, both rated as 'Good' by OFSTED and for older children the Farnborough Academy is a brand new secondary school.

With direct links to the M1 and East Midlands Airport, Fairham is in a unique location. It sits alongside the new £150 million A453 Remembrance Way with Nottingham city centre a 20-minute drive or tram ride away. Tram services operate from Clifton South Tram Park & Ride every 15 minutes and the station is just a 2-minute walk away from the development.

East Midlands Airport's international connections are a 10-minute drive away, while direct services to London are within easy reach via the nearby East Midlands Parkway rail station.



THE PERFECT POSITION

CLOSE TO THE CITY

Nottingham is easily reached by tram in just under half an hour from Alvaredus. Clifton South Tram Park & Ride is a 2-minute walk from the site, offering services into Central Nottingham every 15 minutes and more regularly at peak times. The city has evolved into a major shopping destination, there is an ever growing number of small and quirky independent boutiques which are nestled in between the usual high street favourites.

For an evening out with friends the Lace Market district in central Nottingham is home to a great selection of restaurants and bars, catering for every taste and budget. Nottingham Street Food Club in The Victoria Centre, right in the heart of the city, opens it's doors every weekend with a great street food experience with dishes from all over the world prepared by pop up restaurants.

You'll even be able to try some locally brewed craft beers here too which are very popular with the diners. Nottingham Castle is a firm favourite locally for a family day out, in parts the castle dates back to the year 143, and has just benefitted from a major £30m revamp. You can explore hidden caves and hear all manner of stories regarding famous local outlaw Robin Hood.

Highbank Primary
0.5 miles | 12 mins walk



The Farnborough Academy
2 miles | 9 mins drive



Clifton South Park and Ride
0.3 miles | 2 mins walk



Attenborough Nature Reserve
8.1 miles | 22 mins drive



ALVAREDUS

Lace Market
5.5 miles | 17 mins drive



Nottingham Train Station
4.8 miles | 13 mins drive



London
1 hour 37 mins train



The Victoria Centre
6 miles | 19 mins drive



Distances and timings are approximate and for reference only. Calculated using maps.google.co.uk

CREATING A PLACE TO LIVE, WORK AND FLOURISH

Due to bring thousands of new homes, jobs and opportunities to Nottingham, Fairham will be the East Midlands' most significant mixed-use development.

The 606-acre site on the southern edge of the city boasts world-class connectivity and will become the region's prime commercial and residential destination.

Fairham will create a thriving new community and neighbourhood that is well-planned and friendly; a place that has a vibrant mix of residential and commercial sites designed and built to the highest standards.

The scheme will help provide new employment opportunities across the region as well as assisting Rushcliffe Borough Council in meeting its new homes target of 13,500 dwellings by 2030.

THE MASTERPLAN

Bringing together the different aspects of the site, the masterplan will facilitate the phasing and timing of the development. From commercial to residential to landscape and infrastructure, the role of the masterplan is to deliver the vision of creating a place to live, work and flourish.



£100M OF NEW
INFRASTRUCTURE



200 ACRES OF PARKLAND
AND OPEN SPACE



3,000 BEAUTIFUL
NEW HOMES



MORE THAN
2,000 NEW JOBS



1M SQ FT OF COMMERCIAL
EMPLOYMENT SPACE



OVER 4 MILES OF SHARED
FOOT AND CYCLE PATHS



WHY BUY NEW

Building a better future and caring for the environment, Countryside creates quality, eco-friendly and sustainable homes in the best locations.

Our outstanding range of new homes are designed for modern living, offering lower environmental impact, running costs and maintenance. These provide compelling reasons to choose a new home from Countryside. In recognition of this, we have received more than 100 awards for sustainability since 2000.

A new home from Countryside is on average 6.5 times more energy efficient than one built just 30 years ago.

Our developments contribute to a higher quality of life by protecting the environment, promoting social cohesion and strengthening the local economy.

We achieve this through building attractive residential areas with their own architectural character and identity and convenient transport links to essential local amenities such as schools and shops.

In addition, our new homes are well designed, comfortable, safe, adaptable and wherever possible they are constructed from materials that have a reduced impact on the environment.



PURCHASE SCHEMES

Wherever you are in the home-buying market - a first-time buyer, looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

DEPOSIT ASSIST

When your friends or family contributes a minimum of 5% to your deposit for a new Countryside home, we'll give them a £2,000 thank you AND we'll give you an extra boost, with £5,000 towards your moving costs.

HOME EXCHANGE

Are you an existing home owner? Our Home Exchange scheme is the simple way to make sure you don't lose out on your brand new Countryside Home - and saves you time and money along the way. We'll buy your property at market value, therefore there are no last minute 'drop-outs'.

ARMED FORCES

Helping members of the Armed Forces to own a home with assistance from Countryside Homes, the government and the Ministry of Defence.

TRINITY

DEPOSIT UNLOCK



An exclusive scheme for brand new homes, First-time buyers could benefit from the Government-backed equity loan where you only need a 5% deposit to buy a brand new home with a 75% mortgage. The remaining 20% is a government loan, which is interest free for five years.

SMOOTH MOVE

Are you an existing home owner? Our Smooth Move service is designed to help you sell your old property quickly so that you can make the move into a brand new Countryside Home. We'll deal with the estate agents on your behalf, and even pay the estate agents' fees when your house is sold!

A HOME DESIGNED WITH YOU IN MIND

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions. An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to creating attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living. With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on master bedrooms and en suites has given the homes added desirability.



FIRM FOUNDATIONS MEANS PEACE OF MIND FOR YOU

When buying a new home, you want to be sure you can trust your builder. Choosing a Countryside Home gives you the peace of mind that comes from choosing a company that has been building some of the best homes in the UK for more than a hundred years.

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Countryside Home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.

ALVAREDUS

Fairham



ALVAREDUS
SALES & MARKETING SUITE



- KEY**
- **THE IRWELL**
THE IRWELL, 2 bedroom home
(85sqft) Pans 31
 - **THE IVY**
THE IVY, 2 bedroom home
(70sqft) Pans 73, 76
THE IVY B, 2 bedroom home
(70sqft) Pans 72, 79
THE IVY VI, 2 bedroom home
(70sqft) Pans 47, 48, 70, 71, 80, 81, 83, 84
 - **THE ASHTON**
THE ASHTON, 2 bedroom home
(70sqft) Pans 113, 114, 126, 127
 - **THE FOG**
THE FOG VI, 2 bedroom home
(85sqft) Pans 12, 51, 112
THE FOG V, 2 bedroom home
(85sqft) Pans 302, 303
THE FOG VII, 2 bedroom home
(107sqft) Pans 48, 49
 - **THE CEDAR**
THE CEDAR, 3 bedroom home
(85sqft) Pans 74, 76, 77
THE CEDAR G, 3 bedroom home
(85sqft) Pans 75
 - **THE LONGFORD**
THE LONGFORD, 3 bedroom home
(87sqft) Pans 29, 30, 34, 35, 106, 107, 110, 111, 124, 127, 129, 146, 296, 299, 310, 312, 308, 301, 322
THE LONGFORD B, 3 bedroom home
(87sqft) Pans 24, 33, 36, 109
THE LONGFORD C, 3 bedroom home
(87sqft) Pans 297
 - **THE FOSS**
THE FOSS B, 3 bedroom home
(95sqft) Pans 12, 13, 22, 37, 46, 90, 99, 311, 317, 323
THE FOSS A, 3 bedroom home
(91sqft) Pans 115
 - **THE BELTON**
THE BELTON, 2 bedroom home
(99sqft) Pans 282
 - **THE BLYTH BESPOKE**
THE BLYTH BESPOKE B, 3 bedroom home
(99sqft) Pans 17, 18
THE BLYTH BESPOKE, 3 bedroom home
(101sqft) Pans 14, 15, 20, 25, 26, 34, 57, 58, 59, 128, 129, 300, 301
 - **THE NEW STAMFORD**
THE NEW STAMFORD, 3 bedroom home
(100sqft) Pans 253, 254, 255
 - **THE DEE**
THE DEE, 4 bedroom home
(105sqft) Pans 4, 5, 8
THE DEE THREE, 3 bedroom home
(105sqft) Pans 6, 7, 62, 63, 68, 69
 - **THE ASHOP**
THE ASHOP, 3 bedroom home
(105sqft) Pans 27, 124, 125, 318, 319
THE ASHOP B, 3 bedroom home
(104sqft) Pans 28
 - **THE DUNHAM**
THE DUNHAM E1, 3 bedroom home
(118sqft) Pans 53, 54, 64, 65, 314, 315
THE DUNHAM E5, 4 bedroom home
(118sqft) Pans 102, 138, 257, 258
THE DUNHAM B, 3 bedroom home
(118sqft) Pans 52, 313
THE DUNHAM G, 3 bedroom home
(118sqft) Pans 55, 316
 - **THE BOWMONT**
THE BOWMONT VI, 4 bedroom home
(122sqft) Pans 2
THE BOWMONT VI, 4 bedroom home
(124sqft) Pans 21, 23, 61, 65, 66, 67, 141, 142, 143, 144
 - **THE STRATFORD**
THE STRATFORD VI, 4 bedroom home
(131sqft) Pans 19, 60
THE STRATFORD VII, 4 bedroom home
(132sqft) Pans 1, 3, 9, 10
THE STRATFORD VI, 4 bedroom home
(132sqft) Pans 16, 145
 - **AFFORDABLE**
 - **PRIVATE RENTAL SECTOR**
 - **SHARED OWNERSHIP**
 - SS** **SUBSTATION**
 - V** **VISITOR PARKING**



THE FOSS

3 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen/Dining	5.12 x 2.94	16'9" x 9'8"
Living Room	5.12 x 2.95	16'9" x 9'8"

FIRST FLOOR	metres	feet/inches
Bedroom 1	4.05 x 2.95	13'3" x 9'8"
Bedroom 2	2.57 x 3.01	8'5" x 9'10"
Bedroom 3/Office	2.37 x 2.02	7'9" x 6'7"

The Foss
Variant: Foss B E3
 The Foss depicted, refer to sales plan for variations. This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

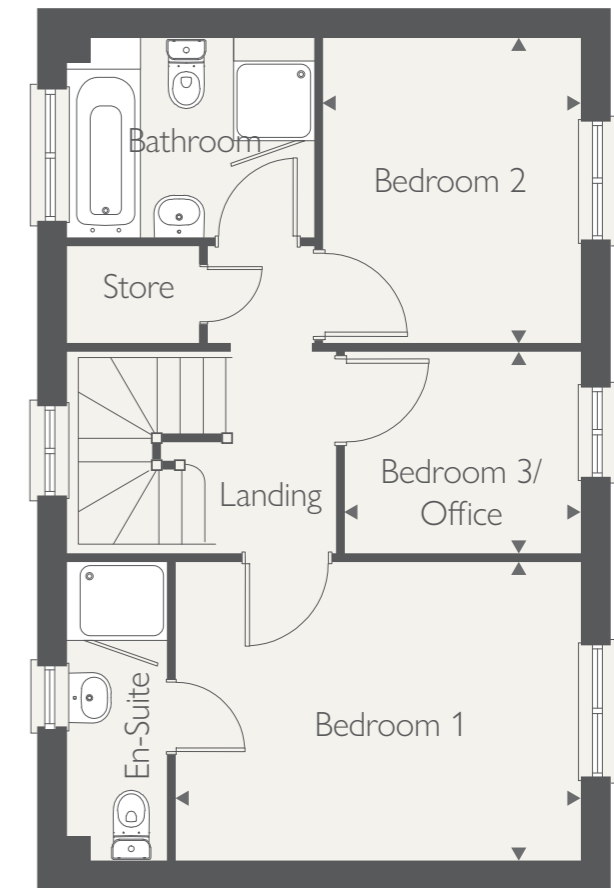
ovn	oven	tds	tumble dryer space
h	hob	c/c	cylinder cupboard
ds	dishwasher space	◀▶	measuring points
ws	washing machine space	⊠	skylight windows
ffzs	fridge freezer space	■	SVP

Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. Please refer to your plot specific kitchen layout for details.

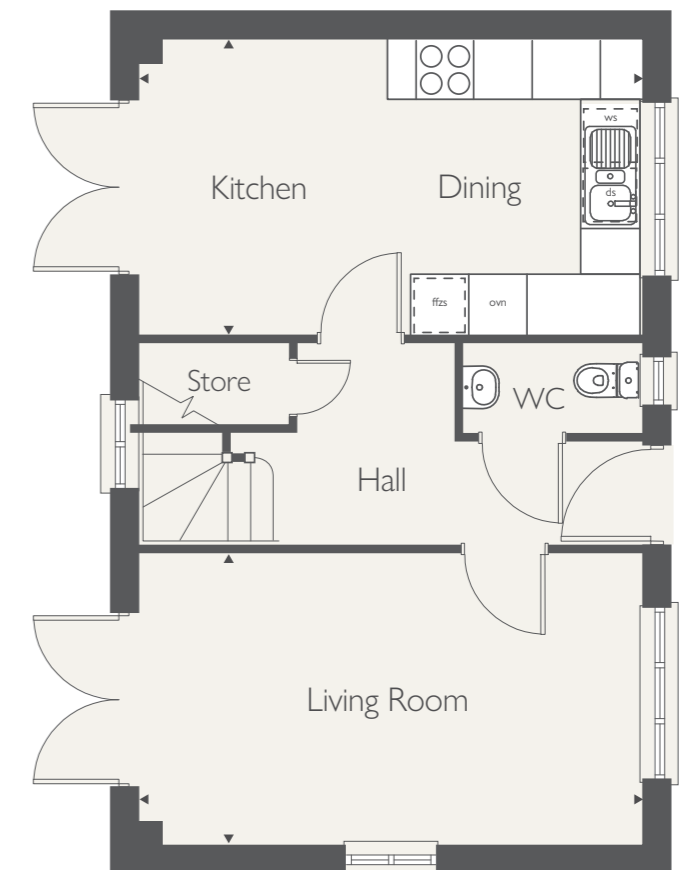
The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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FIRST FLOOR



GROUND FLOOR



- Open-plan kitchen / diner with integrated appliances
- Light enhancing French doors
- Convenient downstairs WC
- Spacious living room

THE FOSS

3 bedroom home

THE BLYTH
BESPOKE
3 bedroom home



GROUND FLOOR	metres	feet/inches
Living Room	3.16 x 4.13	10'4" x 13'7"
Kitchen/ Dining	4.45 x 3.8	14'7" x 12'6"

FIRST FLOOR	metres	feet/inches
Bedroom 1	2.96 x 3.2	9'8" x 10'6"
Bedroom 2	3.06 x 2.56	10'1" x 8'5"
Bedroom 3/Office	2.47 x 2.12	8'1" x 6'11"

The Blyth Bespoke
Variant: E3
Blyth Bespoke depicted, refer to sales plan for variations. This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

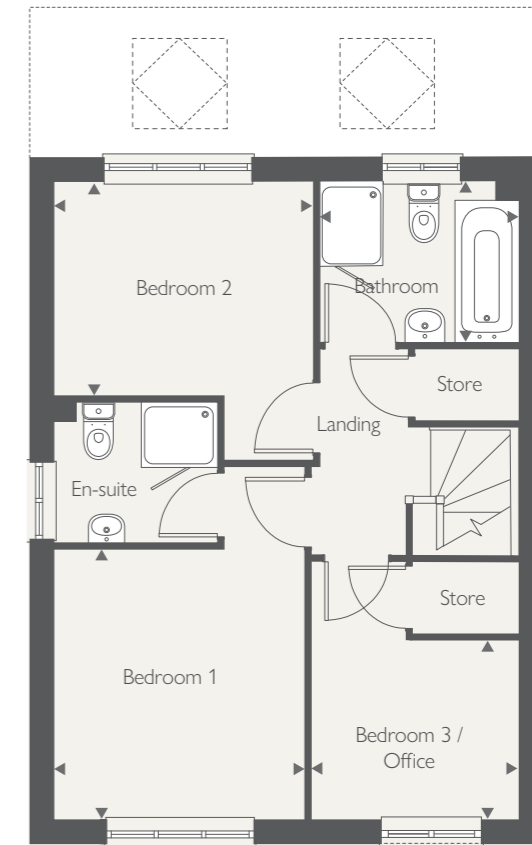
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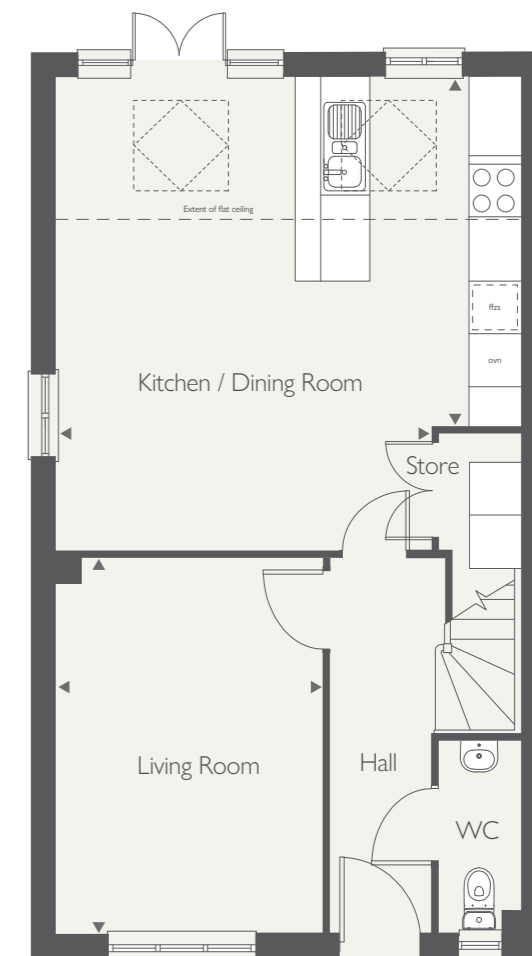
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FIRST FLOOR



GROUND FLOOR



- Open-plan kitchen / diner with integrated appliances
- Light enhancing Skylight windows & French doors
- Convenient downstairs WC
- Spacious living room

THE BLYTH
BESPOKE
3 bedroom home

THE BOWMONT

4 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen/Dining/Family	8.45 x 2.9	27'9" x 9'6"
Living Room	3.92 x 3.55	12'11" x 11'8"
Study	2.36 x 2.19	7'9" x 7'2"

FIRST FLOOR	metres	feet/inches
Bedroom 1	3.41 x 3.09	11'3" x 10'2"
Bedroom 2	3.02 x 2.72	9'11" x 8'11"
Bedroom 3	3.86 x 2.04	12'8" x 6'8"
Bedroom 4	2.17 x 2.01	7'2" x 6'7"

The Bowmont
Variant: V1

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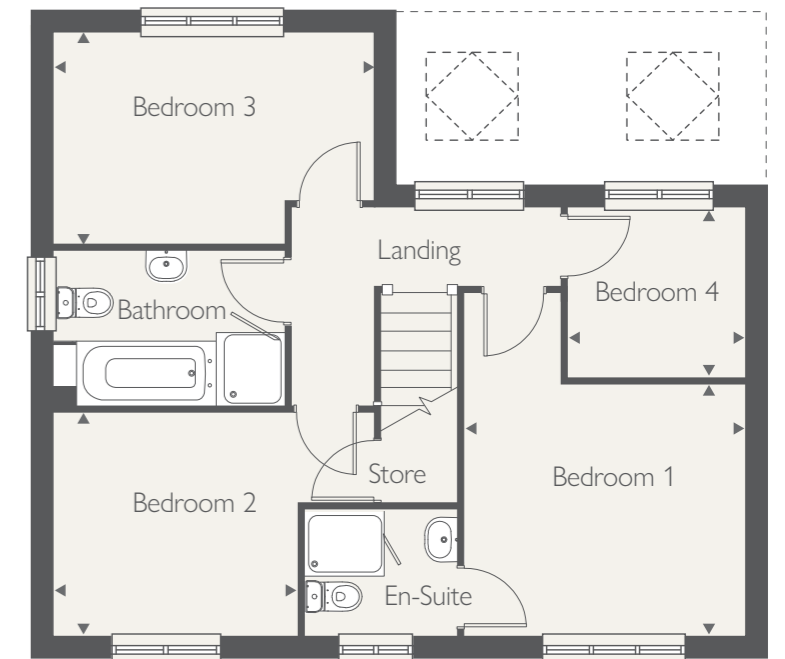
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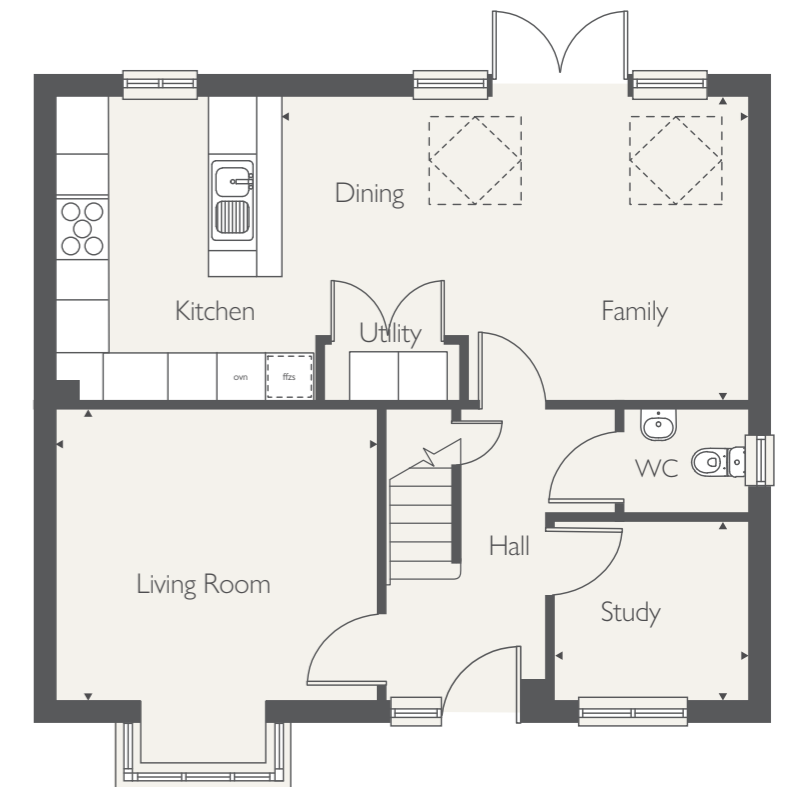


COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR



- Spacious living room with beautiful bay window
- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Practical study and downstairs WC
- Master bedroom with en-suite

THE BOWMONT

4 bedroom home



THE STRATFORD

4 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen/Dining	3.09 x 8.9	10'2" x 29'2"
Living Room	3.29 x 6.66	10'10" x 21'10"

FIRST FLOOR	metres	feet/inches
Bedroom 1	3.31 x 3.5	10'11" x 11'6"
Bedroom 2	3.07 x 3.38	10'1" x 11'
Bedroom 3	2.61 x 3.19	8'7" x 10'6"
Bedroom 4	2.25 x 3.06	7'4" x 10'

The Stratford
 Variant: E1-V4
 The Stratford depicted, refer to sales plan for variations. This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

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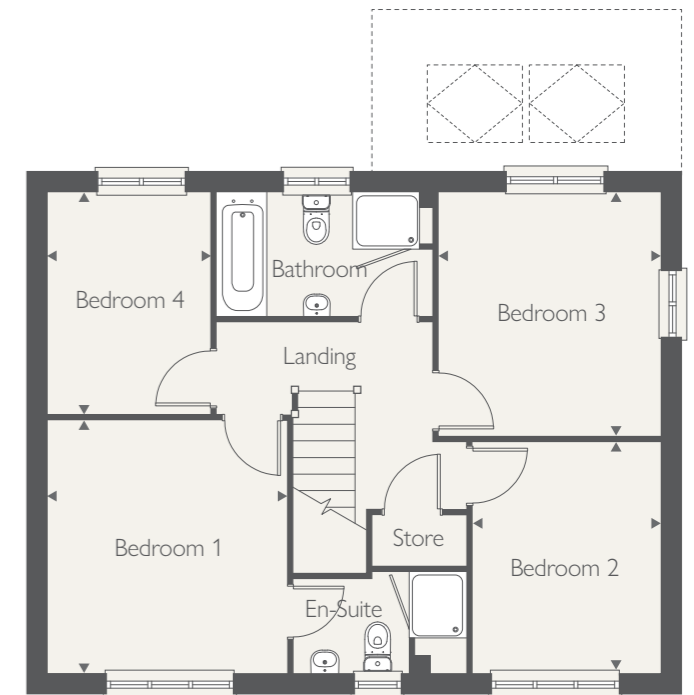
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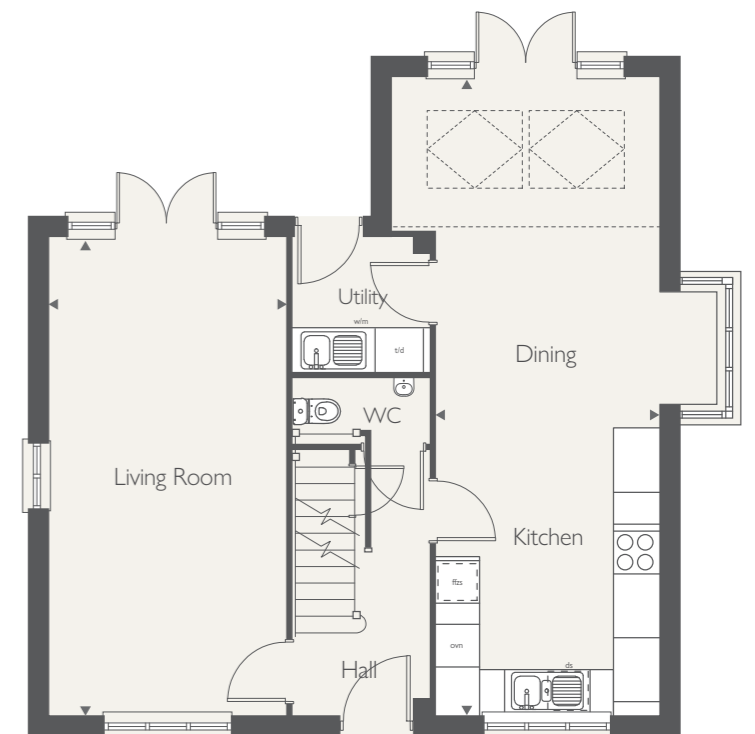


COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR



Windows and doors vary dependent on plot, speak to a sales advisor for more information

- Stylish open-plan kitchen and dining/family room with beautiful bay window
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with stylish bay window and French doors
- Master bedroom with en-suite and bay window
- Three further well-proportioned bedrooms

THE STRATFORD

4 bedroom home





COUNTRYSIDE
Homes

Personalise
YOUR COUNTRYSIDE HOME



WHAT'S INCLUDED IN YOUR NEW HOME?

KITCHENS

- Choose from a selection of custom designed kitchens and worktops (subject to build stage)
- Upstands to worktops
- Stainless steel single sink and utility in 2 beds
- Stainless steel 1 ½ bowl sink to 3 and 4 beds
- Single lever mixer tap and utility in 2 beds
- Pillar taps in 3 and 4 beds
- Single under worktop oven with 4 ring gas hob and stainless steel splashback in 2 and 3 beds

- In 4 beds integrated oven with 5 ring gas hob and stainless steel splashback
- Curved glass oven hood
- White sockets and USB point
- White pendant lamps throughout

BATHROOMS

- White bathroom suite with shower over bath (on selected plots, the shower over bath is handheld)
- Fitted glass shower bath screen
- White porcelain washbasin with chrome mixer tap and clicker waste
- Porcelanosa tiles, 450mm in height from top of bath. Full height tiling to length and sides of bath when high level shower is fitted above bath
- Splashback to basin only
- Full height tiling to all shower walls within shower cubicle
- Chrome bezel LED bulkhead lights

Whilst every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Homes reserve the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract or sale. Images are indicative and may include items of non-standard specification. Please ask a Sales Consultant for further details.

WHAT'S INCLUDED IN YOUR NEW HOME?

INSIDE YOUR HOME

- Gas-fired boiler heating system
- Round top radiators
- Mains powered smoke or heat detector and battery powered CO2 detector
- Ovolo style skirting board
- Internal woodwork painted brilliant white gloss
- White cottage style internal doors with aluminium door furniture
- Extraction fans to kitchen, utility, bathrooms, en-suites and cloakrooms

OUTSIDE YOUR HOME

- Skylight windows
- White UPVC windows and French doors with double-glazing
- Satin chrome front door furniture
- Chrome plated door numerals
- Outside tap
- Rotavated front and rear garden
- Fully turfed front garden with selected trees and shrubs

SECURITY

- Exterior light to front, wire only to rear
- 1.8 metre fencing to rear garden between houses
- Multi-point locking system to front and French doors

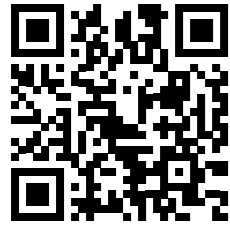
GENERAL

- White sockets and switch faceplates
- White pendant lamps throughout
- White matt emulsion to internal walls and ceiling

All the below come as part of our integrated multimedia points:

- Telephone point provided in living room and study of 4 beds
- Media plate in living room
- 2 x USB charging points to bedroom 1

SCAN ME FOR
DIRECTIONS



ALVAREDUS

Alvaredus, Nottingham Road,
Fairham, Nottingham NG11 8NR
W3W-email.cheek.view

FROM M1 NORTH

- Follow M1 to Remembrance Way / A453
- At junction 24, use the left 2 lanes to take the A50 /A453 exit to Stoke / Derby / Nottingham (S)
- At Kegworth Interchange, exit onto Remembrance Way / A453
- At Mill Hill Roundabout, take the 2nd exit onto Barton Ln/Remembrance Way / A453
- At the next roundabout, take the 3rd exit onto Clifton Lane
- Continue straight down Clifton Lane/Nottingham Road for around 0.7 miles and the development will be on your left

Cover photograph a view of Nottingham Castle. Not view from the development. The streetscene shown above has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

Countryside Homes, 1 Penman Way,
Grove Park Leicester, LE19 1SY
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