

# William Davis Homes

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LACE FIELDS | RUDDINGTON





# William Davis

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Est. 1935

We've been building beautiful homes for more than 85 years.

And throughout that time the work of our family-owned company has always been underpinned by strong values, understanding, and a commitment to being a developer with a difference.

You'll see this in everything from our unique sales packages and upgrades, to the fine details we add to make each house a home.

But most of all, you'll see it in our service. Having spent all these years really getting to know our customers, we know it's important that we do everything we can to make finding your new home easier. Whether you'd like to know more about the local area of our latest development, or are being held back by the buyer of your

current home, with our expert consultants and tailored buying options we'll support you every step of the way.

All of this makes up our William Davis Difference. From start to finish, when you buy from William Davis you can always expect to find the highest standards, stay well informed, and be treated with consideration. That's why, in the annual Home Builders Federation survey, we've been rated a five-star developer six years in a row.

In this brochure you'll find out more about the way we work and what we do, and discover that a William Davis home offers comfort, craftsmanship, and security – from our family, to yours.





*“It’s the attention  
to detail that’s  
really impressed us  
both – they’ve made  
our new home feel  
truly special.”*

# Craftsmen

To build the very best homes we work with the most talented tradespeople. Every aspect of your home is designed, built and finished with care and consideration by our craftsmen, who are closely managed by our production team. So, when you move into your new home you can expect truly unrivalled quality in everything from the carefully laid tiles to the expertly fitted kitchens.





# Detail

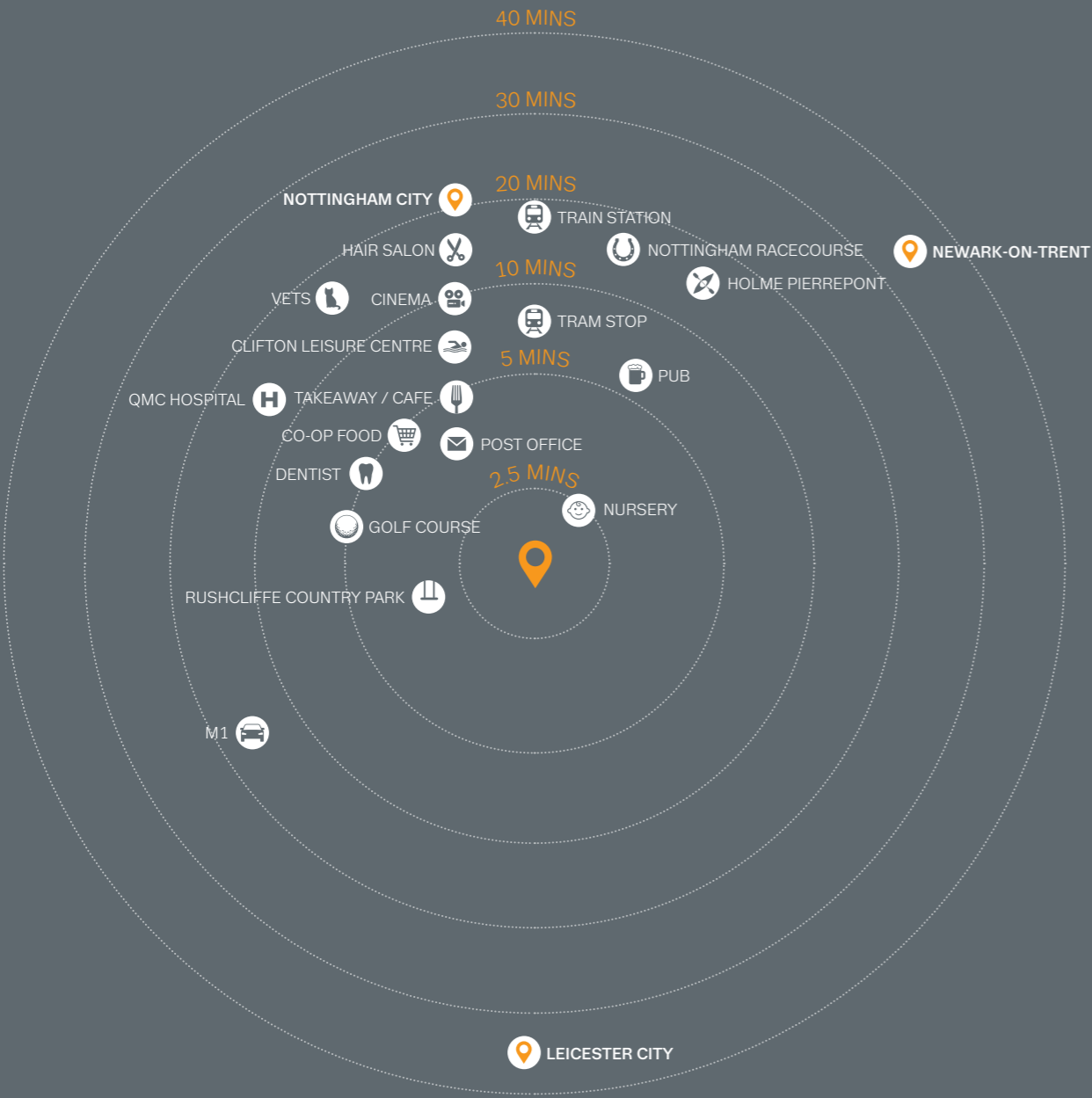
It's the little things that make a home truly special. That's why we pay such close attention to detail.

Precision's the order of the day at William Davis. Every single feature we choose for your home offers the quality you and your family deserve; Roca ceramics and Porcelanosa wall tiles bring style to your bathroom, while the latest Smeg appliances will entice you into spending a little more time cooking dinner. We'd want the very best for our family, so that's exactly what we offer yours.

# Lace Fields

## Ruddington

Before we give you a glimpse of your new home and life at Lace Fields, here's a quick overview of the local area and just a few of the things you can reach by hopping in the car for 35 minutes or less.



Travelling by car

## Anything is possible at Lace Fields.

With so much to see and do right on your doorstep, you'll never want for anything at Lace Fields. Its perfect location, nestled in the thriving village of Ruddington, offers the best of town and country living, with all the amenities you could ever need. Stroll into the village for a few midweek groceries, a drink at the pub at the end of the week, and a cup of coffee at the weekend. Or take a leisurely walk around Rushcliffe Country Park. If you're feeling more adventurous, Nottingham city centre is only ever a short drive or bus ride away. And if you need to commute for work, the A46 to Newark-on-Trent and Leicester, and the M1 are all within easy reach.



Whether you're a couple, family or first-time buyer thinking about your dream home, there is something for everyone at Lace Fields. The stunning development of 185 plots offers an excellent choice of 2, 3 and 4-bedroom homes, all beautifully designed inside and out.

# Property Details

Inside and out, each William Davis property is perfectly designed to make you feel at home.

At William Davis we take pride in the little details that make our homes special, whether that's the appliances we install in your kitchen or the tiling we use in your bathroom. At Lace Fields our homes range in size and design, and the details will slightly differ depending on the type of home you choose.



## Key features

Every William Davis home shares a series of quality features. Each property is fitted with mains smoke detectors, UPVC windows, telephone points and aerial points in most of the rooms. All of our homes have at least one built-in wardrobe, while all kitchens feature floor coverings, a Smeg gas hob, either a single or double oven, an integral fridge, and a stainless steel cooker hood. And no matter which home you choose you'll have some green space to make your own; each William Davis home has a private turfed garden.

For more on the features that make a William Davis home, contact one of our sales consultants.



## Property-specific features

Some details will be a little different from home to home. If you'd like your new home to have an en-suite or utility room, or you've always dreamt of a fully fitted kitchen with an integral freezer, dishwasher, and microwave, we have something for you at Lace Fields.

## Upgrades and options

Make the most of our options and upgrades to really personalise your new home. Depending on the build stage, you might be able to upgrade your kitchen with different units and worktops in a choice of traditional and contemporary styles, or even introduce added luxury with a fully tiled bathroom.

If you'd like to know more about our optional upgrades, or see the specifications for particular properties, just get in touch with our sales consultants.



# Amenities

With many of life’s essentials all within easy reach of your front door, bustling village life in Ruddington has everything you need to stay happy and healthy.

Shops, cafes, pubs and a good-sized Co-op, as well as a medical centre, dentist surgery and a vet can all be reached with a short walk into the centre of the village. Or for some fresh air with a bit more scenery, there’s Rushcliffe Country Park. For a midweek cinema trip or weekend retail therapy, Nottingham is just a 15-minute car or 20-minute bus ride away. And with the development's excellent transport links, it couldn't be easier to get around the Midlands.

Find out more about Lace Fields and the local area over the following pages.

## Schools and nurseries



### **Cherubs Day Nursery** (0.3 miles)

A small rural nursery for babies, toddlers and pre-schoolers that’s just a short walk from Lace Fields and rated “Good” by Ofsted.

### **Ruddington Day Nursery** (1.3 miles)

A well-equipped nursery with two acres of outdoor play space for babies, toddlers and pre-schoolers, rated “Outstanding” by Ofsted.

### **James Peacock Infant and Nursery School** (0.8 miles)

A mixed school with an “Outstanding” Ofsted rating for children aged from 3 to 7 years old.

### **St Peter's CofE Junior School** (0.3 miles)

A mixed school with a “Good” Ofsted rating for children aged from 7 to 11 years old.

### **Rosecliffe Spencer Academy** (2.2 miles)

A new primary school that opened in September 2020 and caters for boys and girls aged from 3 to 11 years old.

### **Nethergate Academy** (1.25 miles)

A school that caters for children and young people aged from 5 to 19 years old who have special educational needs. Rated “Outstanding” by Ofsted.

### **Farnborough Academy** (1.4 miles)

A relatively new school that’s now part of The Spencer Academies Trust and caters for boys and girls aged from 11 to 16 years old.

### **The West Bridgford School** (2.4 miles)

A high performing secondary school for boys and girls aged from 11 to 18 years old and rated “Outstanding” by Ofsted.

### **Rushcliffe School** (1.6 miles)

An excellent school for boys and girls aged from 11 to 18 years old that’s rated “Outstanding” by Ofsted and is now also part of The Spencer Academies Trust.

### **Blessed Robert Widmerpool Catholic Primary School** (2.1 miles)

An excellent primary school in Clifton for boys and girls aged from 3 to 11 years old. It’s part of the Corpus Christi parish and The Spencer Academies Trust, and as such, is underpinned by strong Christian values and teachings. Rated ‘Outstanding’ by Ofsted.

# Medical



### Medical

It’s important to know that there are services nearby that can take care of you and your family’s health and Lace Fields gives you that peace of mind. In Ruddington you have easy access to The Ruddington Medical Centre and Ruddington Dental Practice, which is currently taking on private patients. Or you can hop in the car for a 5-minute drive to the Southchurch Family Dental Centre, which is a highly rated dental practice for NHS patients. For anything more urgent, Nottingham’s biggest hospital The Queen’s Medical Centre, is just 10 minutes away. And even the furry members of the family will be well looked after at Ruddington Vets or the local dog groomers.

Take a look at local GPs and more on the NHS website: [www.nhs.uk/service-search](https://www.nhs.uk/service-search)

# Other



### Fitness & Wellbeing

Keeping fit and looking after your wellbeing is easy at Lace Fields. Roko Health Club, with its large gym, fitness classes, indoor and outdoor swimming pool, steam room, sauna and jacuzzi is less than 10 minutes by car and caters for everything, whether you want to unwind or work up a sweat. A similar distance in the other direction is Clifton Leisure Centre, which also provides a swimming pool, gym and fitness classes. Or for a bit of pampering closer to home, in Ruddington village you’ll also find beauty salons, hair salons and a barber.

### Outdoors

Your new home at Lace Fields is perfectly positioned to get out and about when you feel the need for some fresh air and scenery. Elms Park is just around the corner and has a small playground for the little ones. Or you can take a short walk to Rushcliffe Country Park, which provides 210 acres of picturesque parkland and includes a lake, playground, skate park and a BMX track. They also run events throughout the year to keep the whole family entertained. If you like a round of golf, Ruddington Grange Golf Club is just a 5-minute car ride away. Or if horse riding is more your thing, then The Lodge Equestrian Farm has a good riding school.

### Shopping

All your shopping needs are catered for at Lace Fields. A handful of independent shops, charity shops and gift shops, as well as a butchers, bakers and a Co-op can be found in and around the village.

For the big weekly shop, you can hop in the car for no more than 10 minutes to Lidl, Asda or Aldi. Or for some serious retail therapy there is Nottingham city centre with its huge array of high street brands, department stores and independents.

### Transport

Whether you’re commuting for work in the week or exploring further afield at the weekend, Lace Fields is well connected to the local area as well as the rest of the Midlands. Head north on the A46 for Newark-On-Trent and Lincoln or go south to Leicester. You’re also about 20 minutes from the M1, a gateway to the rest of the Midlands. Ruddington is catered for by a reliable bus service and Nottingham Train Station can easily connect you to Sheffield, Birmingham and London St Pancras.

### Food and drink

When it comes to dining out or enjoying a few drinks, between Ruddington and Nottingham every taste and budget is catered for. In the village, you’ll find a good selection of local pubs including the Ruddington Arms, The Frame Breakers and the White Horse Inn, as well as a selection of cafes and tea rooms for that all-important coffee and cake on the weekends. Ruddington Fish Bar, Three Spices and Happy Garden are the main local takeaways. And Nottingham has a vast array of pubs, bars and restaurants to choose from. Or for those special occasions, you can hop in the car or taxi to Sat Bains, a two Michelin Starred restaurant, or Alchemilla, a one Michelin Starred restaurant.

# Your Home

Buying a new house – whether it's your first or your third – is a big commitment, and you need to feel that you're making the right decision.

With our brilliant customer care, NHBC accreditation and work with the Home Builders Federation, you can rest assured that a William Davis home is a home for life.

## NHBC

NHBC is an independent, non-profit organisation designed to improve the quality of British homes by setting and monitoring house building standards, and William Davis is an approved NHBC Registered Builder. Being one of NHBC's Registered Builders doesn't just mean that we follow their house building standards; an NHBC expert inspects every one of our homes during key stages of the build, ensuring your home is finished to the very highest quality.

Then, when you move into a William Davis home it is immediately protected by NHBC Buildmark, a 10-year warranty and insurance policy that begins as soon as you exchange contracts. For the first two years your home is covered by our initial warranty, which means that if you have any problems with your home we'll sort things out. After the builder warranty has ended, your home will continue to be protected by our insurance cover until 10 years after completion.

## A five-star house builder



Every year, the NHBC runs a new home satisfaction survey on behalf of the Home Builders Federation, the UK's main representative body for the house building industry.

The national survey polls owners of new homes on everything from the buying and handover process to the design and layout of their property. They're also asked whether they'd recommend their builder to friends.

For six years running, more than 90% of our surveyed homeowners have said they would recommend us to a friend, leading to William Davis receiving the maximum five-star rating.

## Customer Services

Having spent all these years working closely with our customers, we know it's important that we do everything we can to make finding your new home easier.

Brilliant customer service is central to everything we do. Whether you need advice on your buying options or want to know more about the local area, we're only a phone call away. And the experience doesn't end when you step through your new front door. Our after sales care is second to none, and even includes a 24-hour callout and repair service for new homeowners; so, if you need urgent help, we'll always be there.



*“The team at William Davis  
are brilliant – they made the  
whole process a positive one.”*

All information in this brochure, including home, development, and location details, is correct to the best of our information and belief at the time of print. Where we've mentioned distances, travelling times, or routes, these are for general guidance and assume journeys by car. Times will vary according to traffic. Images are used for illustrative purposes, and the styling of your home may vary from those shown. The details of this brochure don't form part of any contract or warranty. If you'd like further details, speak to your sales consultant and then check these details with your conveyancer.

We adjust the look and feel of our homes to suit changing trends, so the colours, appliances and other fittings and finishes shown in our photography might vary from current William Davis home interiors. For more information, talk to our sales team.

[williamdavis.co.uk](http://williamdavis.co.uk)



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# Living in Ruddington