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THE BEST ADDRESS FOR...

## Living in Radcliffe-On-Trent

# William Davis Homes

PRINCE'S PLACE | RADCLIFFE-ON-TRENT



# William Davis

Est. 1935

## We've been building beautiful homes for more than 90 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 tailored 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 eleven 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.





*“ William Davis thinks about the details. You can really tell the difference.”*

# 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.

# Prince's Place

## Radcliffe-on-Trent

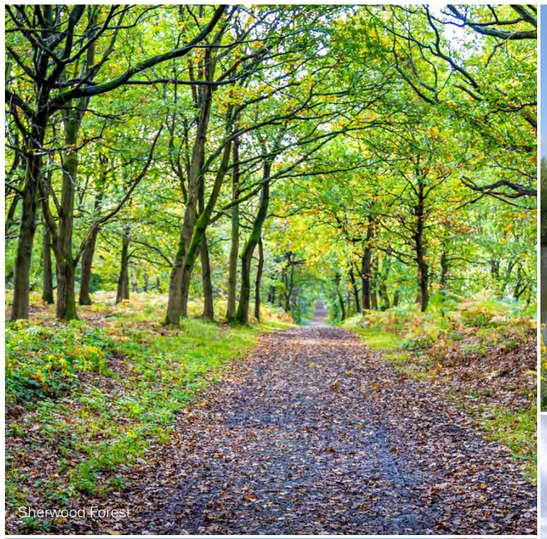
Before we give you a glimpse into your new home and life at Prince's Place, here's a quick overview of the local area and just a few of the things you can reach by hopping in the car for 30 minutes or less.




Travelling by car

## The best of everything at Prince's Place.

Living in the beautiful new development on the edge of Radcliffe-on-Trent, you'll find yourself in the perfect spot to enjoy everything this charming village has to offer. Plenty of shopping, a library, medical centre, good schools and some popular village pubs are all within walking distance. Good access to Nottingham city centre as well as picturesque trails meandering along the River Trent mean vibrant city life and relaxing weekend walks are part of life at your new home in Prince's Place.


Sherwood Forest


River Trent


Nottingham


Wollaton Hall

Whether you're buying your first home or looking for something with a little more space, you're sure to find your dream home at Radcliffe-on-Trent. Choose from an excellent choice of 2, 3, 4 and 5 bedroom homes, all beautifully designed inside and out.

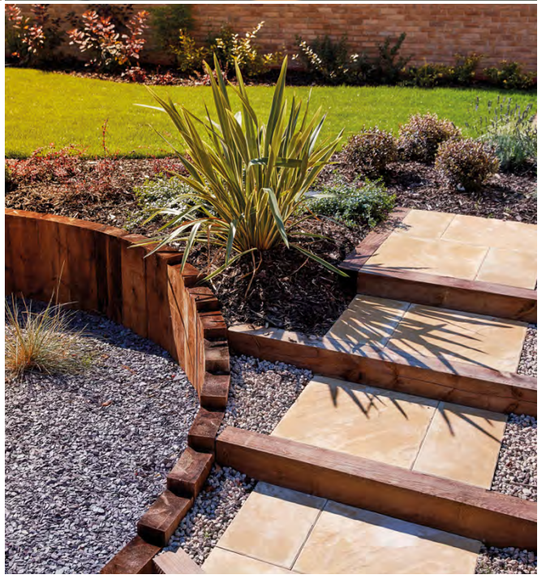
# Property Details

## 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 Prince's Place 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. 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 landscaped 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 Prince's Place.

### 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 cupboards 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 team.





# Amenities

For those all important day to day needs like food shopping and a quiet evening tipple in the pub, you'll find the beautiful village of Radcliffe-on-Trent caters for everything.

Pop into the local supermarkets for mid-week supplies, catch up with friends in the choice of lovely cafés or take the dog for a walk in the fresh air on one of the numerous trails along the River Trent. The main street is particularly bustling and surrounded by a good shopping centre, library, medical centre, bus and train services and sports facilities, including an excellent golf course. Alternatively, for work or some more serious retail therapy you can jump in the car and reach Nottingham and Newark-on-Trent in 20 minutes, Grantham in 30 minutes and Leicester in 40 minutes.

Find out more about Radcliffe-on-Trent and the local area over the following pages.

## Schools and nurseries



**Radcliffe-on-Trent Day Nursery** (0.9 miles)
Offering exceptional Early Years care for children aged 3 months to 4 years. Known for their Forest School Sessions held at Ruddington Day Nursery, children benefit from enriching nature-based learning that supports cognitive and emotional development.

**Radcliffe-on-Trent Preschool Playgroup** (1.3 miles)
A fully inclusive pre-school playgroup for age 2-5 year olds. Aiming to offer affordable, high quality care to all children.

**Radcliffe-on-Trent Infant and Nursery School** (1.2 miles)
Offering a welcoming, nurturing environment for children aged 3 to 7, with a strong focus on early learning and reading. The school also offers convenient wraparound care to support local families.

**Radcliffe-on-Trent Junior School** (1.2 miles)
A community-focused environment where children can learn, grow and thrive. Its award-winning Platinum play provision supports a happy, active and well-rounded experience.

**South Nottinghamshire Academy** (1.2 miles)
A highly regarded secondary school and sixth form renowned for its exceptional academic excellence and state-of-the-art modern facilities.

# Medical



### GPs and health services

You'll find everything you need to look after your family's health on your doorstep. Radcliffe-on-Trent Health Centre is centrally located in the village, along with a local opticians providing NHS and private eye care and two dental surgeries. For anything else like chiropractors, physiotherapists, chiropodists and NHS walk-in centres, you have Nottingham city centre. That's where you'll also find the Queen's Medical Centre, Nottingham's primary hospital, which is just 20 minutes by car.

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

# Other



### Fitness & Wellbeing

There are clubs here to suit you, Radcliffe Cricket Club is just down the road and there are 3G pitches at South Nottinghamshire Academy. Keen golfers are spoilt for choice, and if yoga's more your thing then there's a class for that too in the village. Jump in the car and you'll find Cotgrave Leisure Centre with its swimming pool, state-of-the-art gym, sports hall, spin studio and full-size football pitches all just over 10 minutes away.

### Outdoors

Outside your front door you'll find some good countryside walks from Holme Pierrepont, past Radcliffe to Stoke Bardolph. Just down the road children will love a morning or afternoon wander to Radcliffe-on-Trent skatepark and play area. If you're feeling adventurous, Holme Pierrepont Country Park has plenty to offer with mini golf, lakes, lagoons and nature trails. Or further afield you can lose yourself in the woodland, wetland and lakes of Cotgrave Country Park or the 450 acres of Sherwood Forest Country Park.

### Shopping

Head to the main street to browse the array of shops in Radcliffe-on-Trent including everyday essentials like Co-op, Birds bakery, a pharmacy, florist and Tesco Express, along with a choice of cafes, and clothing shops. When it's time for the big weekly shop, you can hop in the car to Waitrose, Aldi, Lidl and Morrisons which are all nearby. Or for some serious shopping, you have Nottingham city centre, Sheffield and even Birmingham.

### Transport

Radcliffe-on-Trent is a gateway to the surrounding areas, whether you're commuting to work, heading to the shops or fancy a trip to the cinema. A 3-minute car journey or 15-minute walk gets you to Radcliffe Railway Station where you have direct links to Nottingham, Grantham and even Skegness. The Trent Barton bus service provides good links to Nottingham, Bingham and West Bridgford. Or if you prefer the comforts of your car, then the A52 to Nottingham and Grantham, and the A46 to Leicester and Newark-on-Trent are right on your doorstep.

### Food and drink

You really are spoilt for choice when it comes to eating out in Radcliffe-on-Trent. Among others, you'll find Indian, Italian and Chinese restaurants, fish and chips takeaways and little gems like the Sweet Cottage Tea Rooms, not to mention the variety of local village pubs. Nearby Bingham, Gamston and Gunthorpe all have pubs and restaurants worth exploring. Or for special occasions or something different, head into Nottingham city centre where every taste is catered for.



Images are for illustrative purposes only and will vary between properties.

# 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

HBF Home Builders Federation
★★★★★
Customer Satisfaction 2026

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 eleven 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 Care

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.

*“ From the moment we walked through the door, our new house felt like home.”*

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.

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