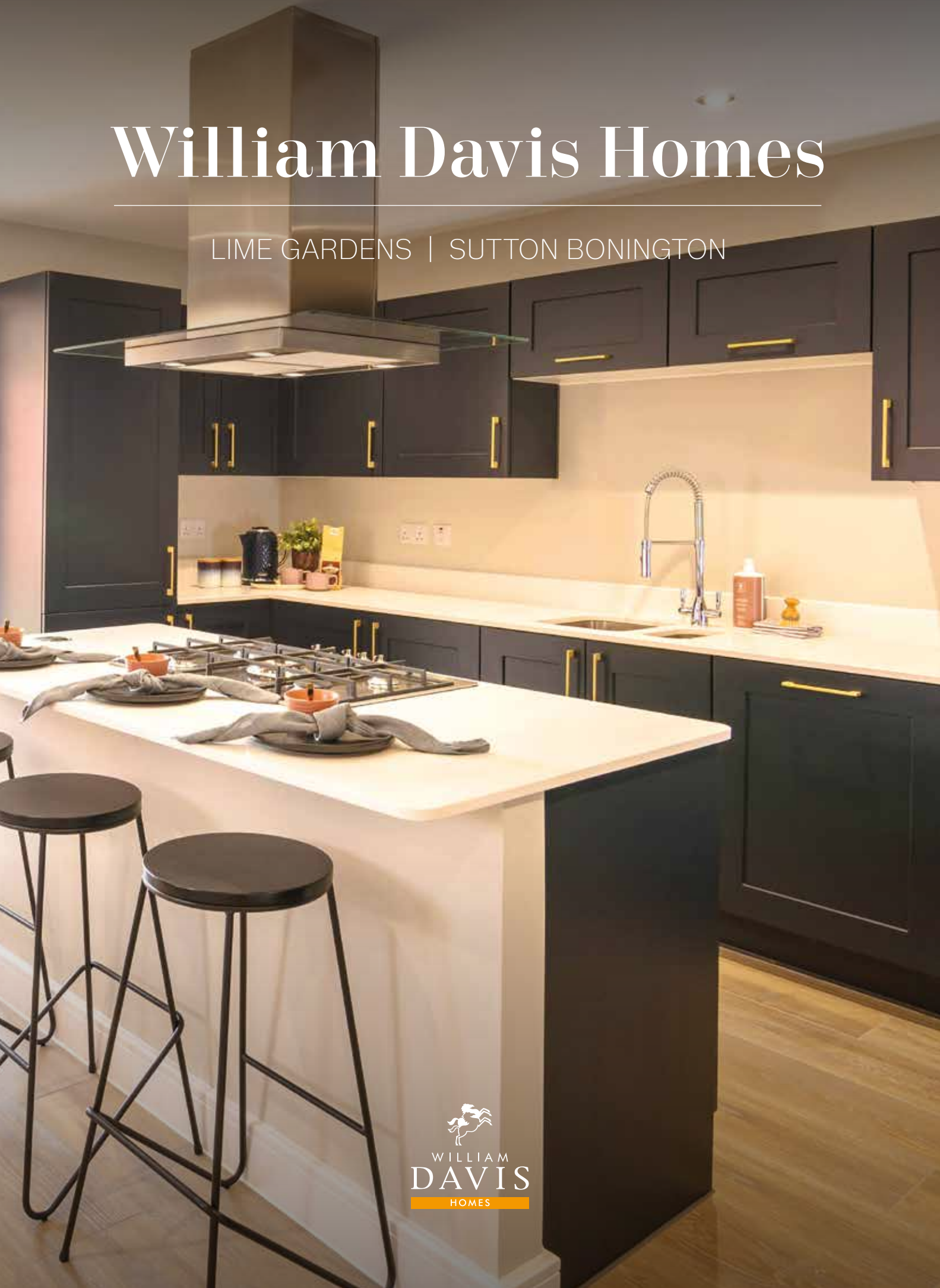


# William Davis Homes

---

LIME GARDENS | SUTTON BONINGTON





# William Davis

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 seven 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.





# Craftsmanship

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.

*“I would genuinely encourage anyone to consider William Davis Homes – they have gone over and above what we expected in almost every way.”*



A modern dining room with a wooden table, grey chairs, and a kitchen in the background. The room features a large window with grey curtains on the left, a tall potted plant in the center, and a white door on the right. The kitchen has white cabinets and a black countertop. The floor is made of large, light-colored tiles.

# 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.

# Lime Gardens

## Sutton Bonington

Before we give you a glimpse into your new life in a beautiful edge of village home, here's a quick overview of Lime Gardens and the surrounding areas, including just a few of the things you can reach by hopping in the car for 40 minutes or less.



Travelling by car

## There's something for everyone at Lime Gardens.

At Lime Gardens, there's so much to see and do right on your doorstep. Nestled on the edge of Sutton Bonington, our latest eco-friendly development offers stunning edge of village views with the hustle and bustle of vibrant cities nearby.

From schools, nurseries, churches and libraries to cafes, restaurants, salons and barbers, most of life's essentials are all within a 5-minute drive of Lime Gardens.

So, whether you're a couple, growing family or looking to downsize to a more peaceful location, there is something for everyone at Sutton Bonington.



St Michael's Church



Zouch Marina



Post Office and shop



The Plough Inn, Normanton on Soar

Our stunning new development consists of 70 plots that offer an excellent choice of 3–5-bedroom homes, apartments and bungalows which will have a strong focus on energy saving and the environment.

# 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 Lime Gardens, 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. The majority 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, as 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 fridge/freezer and dishwasher, we have something for you at Lime Gardens.

## 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.



# The nature of our homes

In advance to changes in building regulations, we have entered on a journey to construct homes that move us along the path to net zero.

That's why Lime Gardens will be one of our most eco-friendly developments yet, with carbon dioxide emissions 75% lower and energy usage cut by 42% kilowatt hours - giving our homes the highest A efficiency rating.

Alongside solar panels and electric car charging points, Lime Gardens will have a much higher proportion of public open space, with a community fruit orchard and a new village pond with a pedestrian footpath. The development will feature a stunning tree-lined entrance avenue and all homes will have access to ultrafast broadband connectivity.

We've also worked with local councils to create a new traffic calming gateway into Sutton Bonington at the entrance to the development.



# Nurseries, Schools and Universities

## Amenities

With many of life’s essentials all within easy reach, village life in Sutton Bonington has everything you need to stay happy and healthy.

With many of life’s essentials all within easy reach, village life in Sutton Bonington has everything you need to stay happy and healthy.

Cafés, pubs, Morrisons, Aldi, as well as a GP centre, dentist surgery and a vet can all be reached within a 10-minute drive from Lime Gardens. Or for some fresh air with a bit more scenery, there’s Whatton House, Zouch Marina and plenty of Woodland nearby. For a midweek cinema trip, Loughborough City Centre is just under a 20-minute drive away or for a weekend of retail therapy, Nottingham and Leicester City Centres are both under a 30-minute journey by car.

Sutton Bonington is a fantastic location for your family with great road links to the M1 and A6, a great selection of public schools nearby and plenty of picturesque space to explore and enjoy.

Find out more about Lime Gardens and the local area over the following pages.



**Sutton Bonington Pre-School Playgroup** (0.7 miles)

Rated “Good” by Ofsted, this pre-school sits at the heart of the village and also offers a baby and toddler group.

**East Leake Day Nursery and Pre-School** (3.1miles)

The pre-school welcomes children between the ages of 2-5 years old and offers a mix of morning, afternoon and full-day sessions.

**Sutton Bonington Primary School** (0.1 miles)  
Rated ‘Good’ by Ofsted, Sutton Bonington Primary school welcomes children aged 4-11.

**Hathern Church of England Primary School** (1.5 miles)  
Located in the neighbouring village of Hathern, this primary school welcomes children aged 5-11 and is rated ‘Good’ by Ofsted.

**Kegworth Primary School** (1.87 miles)  
Another ‘Good’ rating from Ofsted, this primary school is for children aged 4 to 11 in Kegworth, Derby.

**East Leake Academy** (3.35 miles)  
This secondary school and college has been rated “Good” by Ofsted. It’s nestled in the neighbouring village of East Leake.

**De Lisle College Loughborough Leicestershire** (3.3 miles)  
Welcoming students ages 11 to 18, this is a Catholic Voluntary Academy, which is part of the St Thomas Aquinas Catholic Multi Academy Trust. It has been rated “Good” by Ofsted.

**Ashmount School** (4 miles)  
This community special school in Loughborough welcomes all primary, secondary and college students and has been rated “Outstanding” by Ofsted.

**Nottingham Trent University** (13 miles)  
This university is the most popular university in the UK according to UCAS acceptance data and has been named Modern University of the Year in The Times and Sunday Times Good University Guide 2023.

**University of Nottingham** (12 miles)  
No. 2 in the UK for top employers according to Highfliers Graduate Report 2022, this University has a campus right at the heart of Sutton Bonington for its biosciences and veterinary medicine courses.

**University of Leicester** (22 miles)  
Ranked 4th in the UK by Times Higher Education (THE) Impact Ranking, this university is just a 45-minute drive away.

# Medical



## Medical

Your family’s health is of incredible importance to us, which is why Lime Gardens has multiple GPs, dentists and pharmacies within a 15-minute drive. For anything more urgent, Loughborough Hospital is just over a 10-minute drive away, with Spire Nottingham Hospital and Nuffield Health Derby Hospital also within a 30-minute drive. And we know that pets are part of the family too, so your nearest veterinary practice is a under 5-minute drive away.

# Other



## Fitness & Wellbeing

Keeping fit and looking after your wellbeing is easy at Lime Gardens. Whether you enjoy vigorous sports or a more relaxed approach, there is a variety of health and leisure centres, fitness and gymnasium centres and swimming pools all within easy reach.

Sutton Bonington Sports centre is less than 5 minutes away and has a variety of facilities, including a sports hall, fitness suite and outdoor rugby and football pitches. You can also get the kids swimming or enjoy an aerobics class at the nearby East Leake Leisure centre.

With golf, cricket, rugby and football clubs all nearby, you can get your fix of fitness and social in one go. Or for a bit of pampering closer to home, you’ll find beauty salons, hair salons and barbers nearby.

## Outdoors

Living in Lime Gardens means you won’t be short of outside activities. Including the development’s very own stunning pond, public footpath and community orchard.

Great family days out such as Whatton House, Stonehurst Farm and Manor Farm Park and Woodlands can all be reached in under 20 minutes by car.

## Shopping

All your shopping needs are catered for at Lime Gardens. Just 5 miles away you’ll find Carillion Court Shopping Centre, which plays host to 36 big brands and independent stores, all with on-site parking. For the big weekly shop, you can hop in the car for no more than 10 minutes to Morrisons, M&S, Co-op or Aldi. Or for some serious retail therapy you’ll find Nottingham City Centre just 30-minutes away.

## Transport

Whether you’re commuting for work in the week or exploring further afield at the weekend, Lime Gardens is well connected to the local area with great links to the A42, M1 and A6. East Midlands Parkway is just a 10-minute journey from your home and provides great links to the rest of the Midlands and the UK. The Skylink bus route serves the village with regular buses running between Nottingham, Loughborough and Kegworth.

## Food and drink

When it comes to dining out or enjoying a few drinks, between Sutton Bonington and the surrounding villages, every taste and budget is covered. Nearby, you’ll find a great selection of local pubs and restaurants including The Plough Inn, The Rose and Crown and The Otter, as well as good quality food and drink from The Basin, The Wheatsheaf and Café Leos.

Head a little further out and you’ll find highly rated restaurants such as Marco’s New York Italian or Miller and Carter Rothley. Or for those special occasions, you can hop in the car or taxi to Michelin star restaurants dotted around Nottingham and Leicester such as Sat Bains, La Rock or Saporì.



*“I know some people worry that once they have bought a property you never see the developers again, but the aftercare we have received from William Davis Homes has been extremely impressive.”*

# Virtual Reality

Take a stroll around Lime Gardens through an immersive experience allowing you to view every plot on the site. Head to our website and search for Lime Gardens to view a virtual tour of the development.

## 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.

### New Homes Quality Board

We have signed up to be part of the NHQB, an independent not-for-profit body that oversees reforms in the build quality of new homes and customer service. The body will soon be introducing a framework of additional requirements for developers including transparency of sales and after care processes to ensure that every aspect of a new home purchase is covered. Until this is fully introduced we are covered by our Consumer Code membership.

### 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 seven 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.

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.



William Davis Limited  
Forest Field  
Forest Road  
Loughborough  
LE11 3NS

Sales Office: 07976 169 775 | 07710 998 471  
Head Office: 01509 231 181

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



**Living in Sutton Bonington**