



Contents

A PRIVATE RESIDENCE	4
SUSTAINABLE LIVING	9
SURROUNDINGS	10
DEVELOPMENT LAYOUT	18
THE HOMES	20
SPECIFICATION	58
NHBC PROTECTION	61
PEACE OF MIND	62
CRAFTED BY CAMERON	65

Welcome to Sylvan

As you drive through the entrance of Sylvan, what immediately stands out is the remarkable landscape that creates an immediate feeling of space and tranquillity. Set within two and a half hectares of mature, tree-lined grounds, you'll find this collection of 36 stunning three, four, and five-bedroom homes.

Each home is meticulously crafted to offer a perfect balance of spacious living, innovative architecture, and functional design. The park-like setting offers a calming sense of sanctuary, yet you're just a short stroll away from the energetic and culture-rich community in the centre of the village of Ruddington.

AT A GLANCE

- * 36 striking homes in a green and peaceful setting
- * 3, 4, and 5-bedroom homes
- * Contemporary architecture with large windows and spacious interiors
- * Beautiful gardens and driveways offer space and privacy
- * 10-minute walk to Ruddington High Street
- * 6 miles to Nottingham City Centre

A home where
every day feels
like a retreat





Homes as practical as they are beautiful

Each home at Sylvan is designed with contemporary architectural flair, featuring clean lines, expansive glass windows, and bold, striking facades. This design-led approach embodies the pioneering heritage of Ruddington, offering a connection to the area's innovative past, while creating a home that will become a stylish backdrop for years to come.

Each home boasts ample space throughout, from the interiors to exteriors. While it's the striking design of these homes that first attracts your attention, as you look closer, you'll also find practical touches throughout and a nod to the semi-rural lifestyle Sylvan allows you to lead. There are boot rooms for muddy wellies, large utility areas to add everyday convenience and the private gardens offer plenty of room for both relaxation and entertaining.

Embrace the joy
of a luxurious
semi-rural lifestyle





Sustainable living

At the heart of every home lies the promise of comfort, Sylvan is thoughtfully designed to meet the demands of modern living for today, and for years to come.

Each home includes high-performance solar PV panels, providing clean, renewable energy. For added convenience, every home also features a dedicated EV charging point, making eco-friendly living effortless.

Vibrant village living

At Sylvan, you're set on the edge of the sought-after village of Ruddington and just a 10-minute stroll away from your nearest coffee shop, pub and local Co-Op.

The village of Ruddington hosts a vibrant monthly market, has a lively cafe culture, an array of independent shops and food options that span champagne brunches to traditional pub meals and your choice of takeaways.



A community enriched with creativity and culture

Ruddington is home to a rich cultural scene, with three museums offering a glimpse into the area's past and an exciting calendar of community events. This includes the annual Ruddfest beer festival and a three-day Christmas market.



The Frame Breakers, Ruddington



West Bridgford High Street



Philos, Ruddington

NEARBY ATTRACTIONS

Enjoy an afternoon stroll or walk with the dog around Rushcliffe Country Park

Indulge in a hearty pub lunch with family and friends at The Ruddington Arms or The Heart at Ruddington

From cakes to coffee, Ruddington High Street has plenty to offer

Enjoy a wide array of dining options on West Bridgford High Street

LOCAL SCHOOLS

Cherubs Day Nursery (0.3 miles)

James Peacock Infant and Nursery School (0.8 miles)

St Peter's CofE Junior School (0.6 miles)

Nottingham High School (7 miles)



Times and distances are taken from Google Maps and are correct at time of publication.

Perfectly positioned for
convenience and lifestyle

Impeccably connected

The semi-rural location of Sylvan strikes a perfect balance of accessibility, with easy access to the A60, the neighbouring villages, such as West Bridgford, Nottingham and beyond.

Whether you're commuting to work or visiting Nottingham's theatres, music venues, restaurants and art galleries, Ruddington is an ideal location for those who want to enjoy the tranquillity of a semi-rural village lifestyle, while having easy access to the urban conveniences of the city.

A short 15-minute drive to
Nottingham City Centre via the A60

Regular bus connections from
Ruddington to Nottingham

Proximity to the M1 makes travel
to other parts of the country
quick and straightforward



The great outdoors,
on your doorstep

Surrounded by natural beauty

Surrounded by rolling Nottinghamshire countryside and with a community orchard next door, living at Sylvan represents endless opportunities to enjoy the great outdoors and connect with nature. The 210-acre Rushcliffe Country Park is on your doorstep, spoiling you for choice when it comes to local running routes, bike-friendly paths and walking trails.



*Rushcliffe Country Park,
Ruddington*



Where real life happens

Our homes are designed around people, not plans. Sylvan has a variety of homes to suit your lifestyle. With mindful design and flexible spaces, your Cameron home will grow and adapt with your needs. Whether you're a family needing more space, a busy professional seeking a stylish retreat after a long day or downsizing to a home that combines elegance with ease of maintenance.

Welcome to your new neighbourhood

The development plan opposite shows each home and its location, so not only can you choose your perfect home but the perfect position too.

The Wrenford

3 bedroom home

30 & 31

The Foxmere

3 bedroom home

24, 25, 28 & 29

The Yarnley

4 bedroom home

4, 27, 32 & 33

The Rushfield

4 bedroom home

2, 3, 6 & 26

The Sherwood

4 bedroom home

12 & 36

The Meadowcroft SP

4 bedroom home

5, 34 & 35

The Meadowcroft

4 bedroom home

1 & 7

The Loxley

5 bedroom home

8, 9 & 11

The Loxley SP

5 bedroom home

10

First Homes

1, 2 & 3 bedroom homes

13 - 23

**Homes 5 - 12 are in a private gated cul-de-sac*



The Wrenford

3 BEDROOM HOME

Homes 30 & 31

-  3 bedrooms
-  2 bathrooms
-  1,065 sqft
-  Energy-efficient home
-  Detached single garage

CORE CHARACTERISTICS

Spacious open-plan kitchen and dining area with French doors onto rear garden

Separate spacious living room

Utility room offering further storage

Well-proportioned principal bedroom with en suite

Spacious second and third bedroom

Detached single garage with private driveway



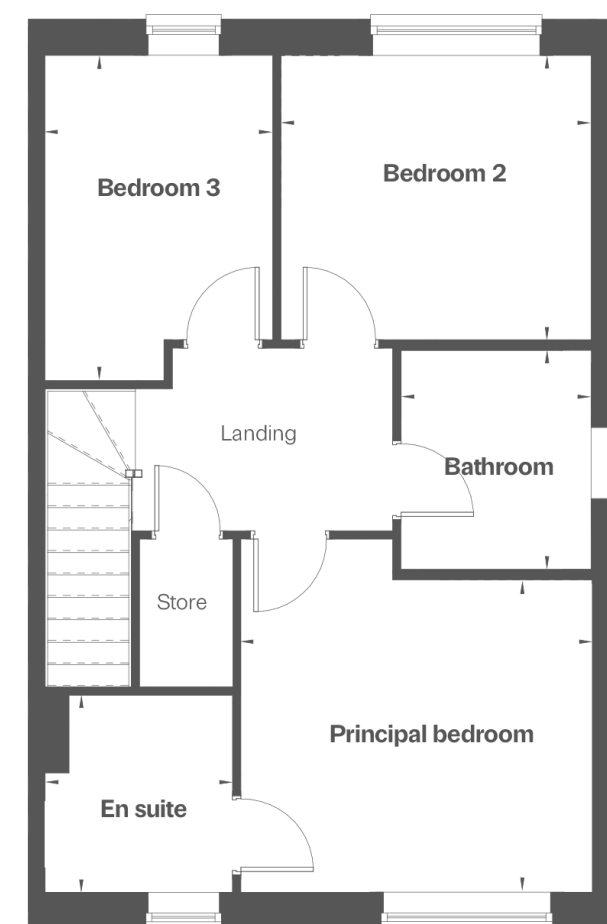
Computer Generated Image



Ground Floor

Living	3.51m x 5.29m	11' 6" x 17' 5"
Kitchen/Dining	3.51m x 5.29m	11' 6" x 17' 5"
Utility	2.08m x 0.79m	6' 10" x 2' 7"
WC	1.09m x 1.94m	3' 7" x 6' 5"

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide and may vary. Please ask our Sales Advisor for further details on specific homes. Dimensions are taken from the widest points and may vary from actual. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture, or appliances. Any furniture illustrated is for guidance only and is not included with the property. The floor plans depict typical layouts and are not to scale. Cupboards in some homes may vary. Images are artists impressions and may vary.



First Floor

Principal bedroom	3.68m x 3.28m	12' 1" x 10' 10"
En suite	1.97m x 2.07m	6' 6" x 6' 10"
Bedroom 2	3.26m x 2.99m	10' 9" x 9' 10"
Bedroom 3	2.39m x 3.42m	7' 11" x 11' 3"
Bathroom	2.00m x 2.30m	6' 7" x 7' 7"

The Foxmere

3 BEDROOM HOME

Homes 24, 25, 28 & 29

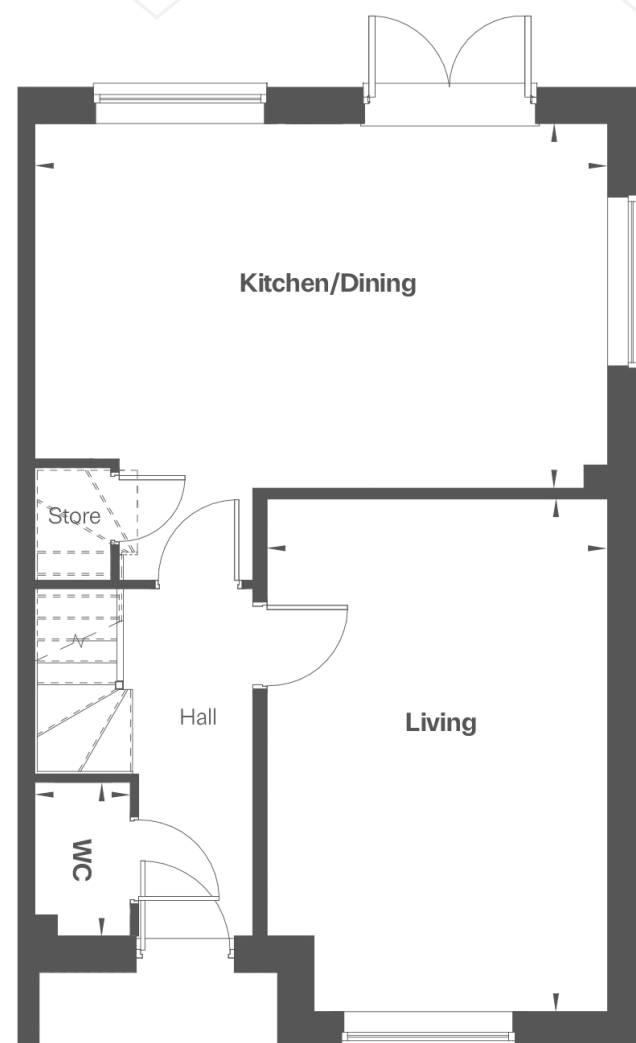
-  3 bedrooms
-  2 bathrooms
-  1,159 sqft
-  Energy-efficient home
-  Detached single garage

CORE CHARACTERISTICS

- Open-plan kitchen and dining area with French doors opening onto rear garden
- Separate living room
- Substantial principal bedroom with en suite
- Generously sized second and third bedroom
- Spacious family bathroom



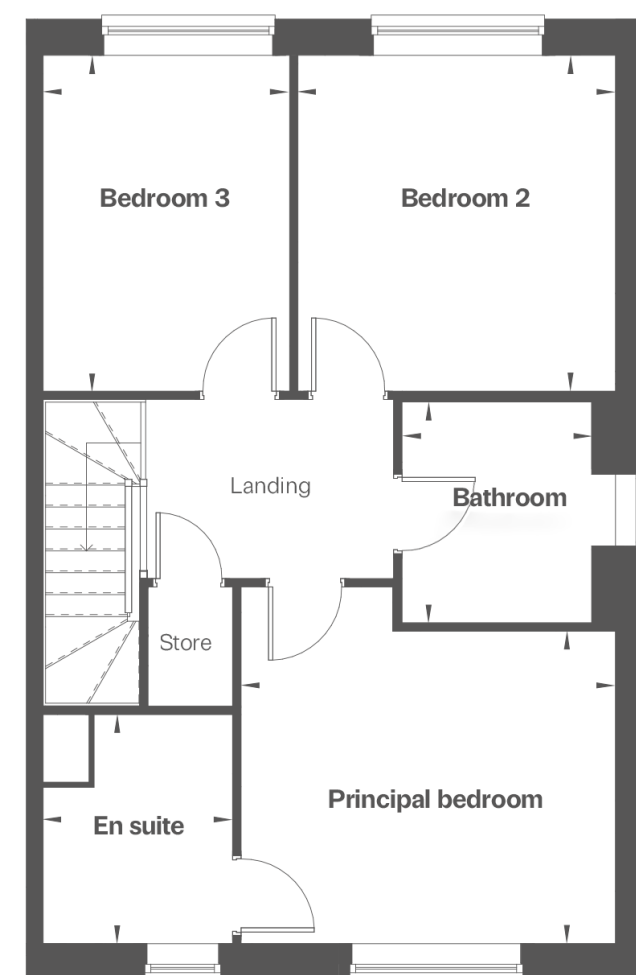
Computer Generated Image



Ground Floor

Living	3.55m x 5.34m	11' 8" x 17' 6"
Kitchen/Dining	5.97m x 3.80m	19' 7" x 12' 6"
WC	0.99m x 1.60m	3' 3" x 5' 3"

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide and may vary. Please ask our Sales Advisor for further details on specific homes. Dimensions are taken from the widest points and may vary from actual. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture, or appliances. Any furniture illustrated is for guidance only and is not included with the property. The floor plans depict typical layouts and are not to scale. Cupboards in some homes may vary. Images are artists impressions and may vary.



First Floor

Principal bedroom	3.91m x 3.24m	12' 10" x 10' 8"
En suite	1.98m x 2.38m	6' 6" x 7' 10"
Bedroom 2	3.31m x 3.50m	10' 10" x 11' 6"
Bedroom 3	2.57m x 3.50m	8' 5" x 11' 6"
Bathroom	1.98m x 2.30m	6' 6" x 7' 7"

The Yarnley

4 BEDROOM HOME

Homes 4, 27, 32 & 33



4 bedrooms



2 bathrooms



1,385 sqft



Energy-efficient home



Detached single garage

CORE CHARACTERISTICS

Open-plan kitchen and dining area with bifold doors onto rear garden

Separate spacious living room

Utility room offering further storage and convenient side door access

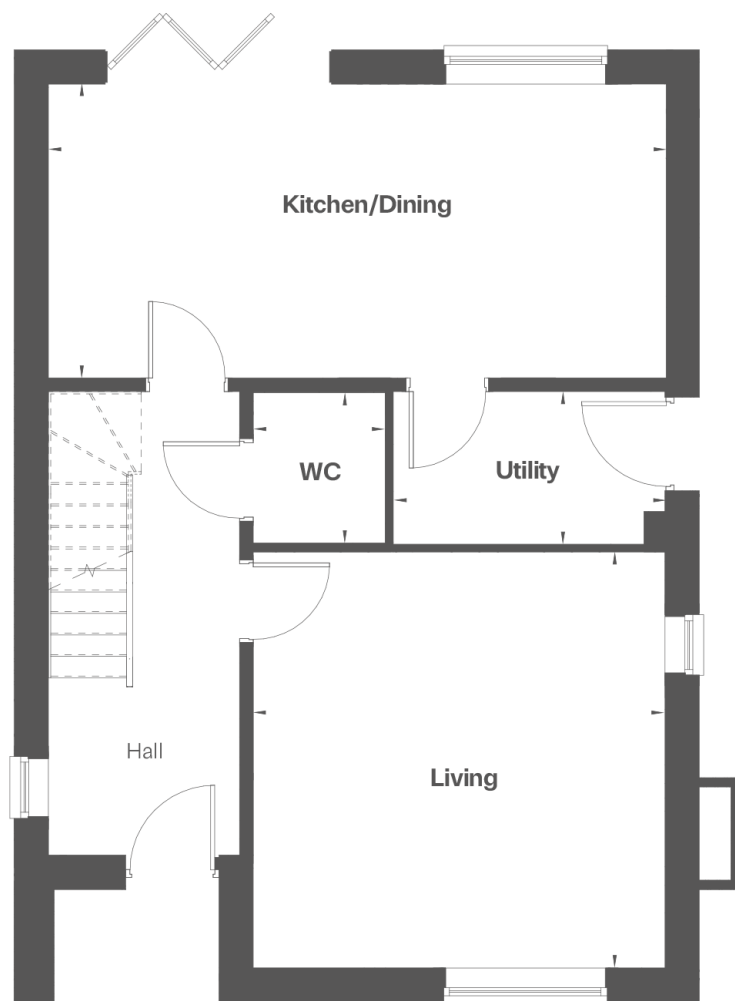
Well-proportioned principal bedroom with en suite

Generously sized second, third and fourth bedroom

Detached single garage with private driveway



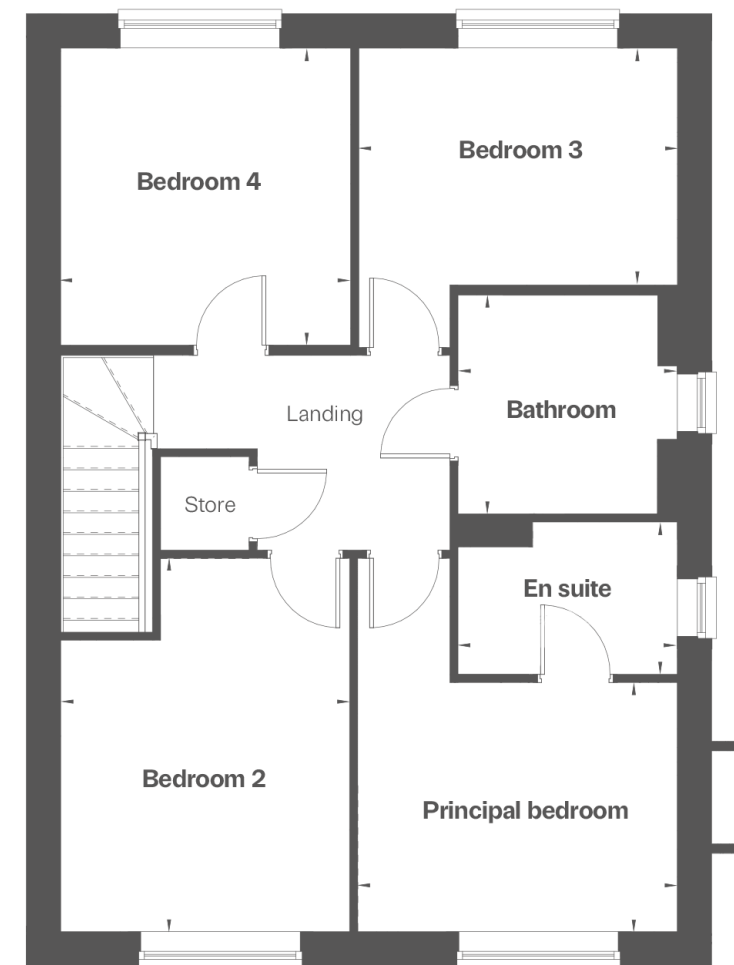
Computer Generated Image



Ground Floor

Living	4.52m x 4.56m	14' 10" x 15' 0"
Kitchen/Dining	6.77m x 3.22m	22' 3" x 10' 7"
Utility	2.99m x 1.67m	9' 10" x 5' 6"
WC	1.45m x 1.65m	4' 9" x 5' 5"

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide and may vary. Please ask our Sales Advisor for further details on specific homes. Dimensions are taken from the widest points and may vary from actual. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture, or appliances. Any furniture illustrated is for guidance only and is not included with the property. The floor plans depict typical layouts and are not to scale. Cupboards in some homes may vary. Images are artists impressions and may vary.



First Floor

Principal bedroom	3.51m x 2.74m	11' 7" x 9' 0"
En suite	2.41m x 1.68m	7' 11" x 5' 6"
Bedroom 2	3.17m x 14.10m	10' 5" x 13' 6"
Bedroom 3	3.50m x 2.60m	11' 6" x 8' 7"
Bedroom 4	3.19m x 3.26m	10' 6" x 10' 9"
Bathroom	2.41m x 2.40m	7' 11" x 7' 11"

The Rushfield

4 BEDROOM HOME

Home 2, 3, 6 & 26

-  4 bedrooms
-  3 bathrooms
-  1,671 sqft
-  Energy-efficient home
-  Detached double garage

CORE CHARACTERISTICS

Expansive open-plan kitchen and dining area with bifold doors onto rear garden

Separate living room

Private downstairs study space

Practical boot room located off the hallway

Utility room offering further storage and additional access onto rear garden

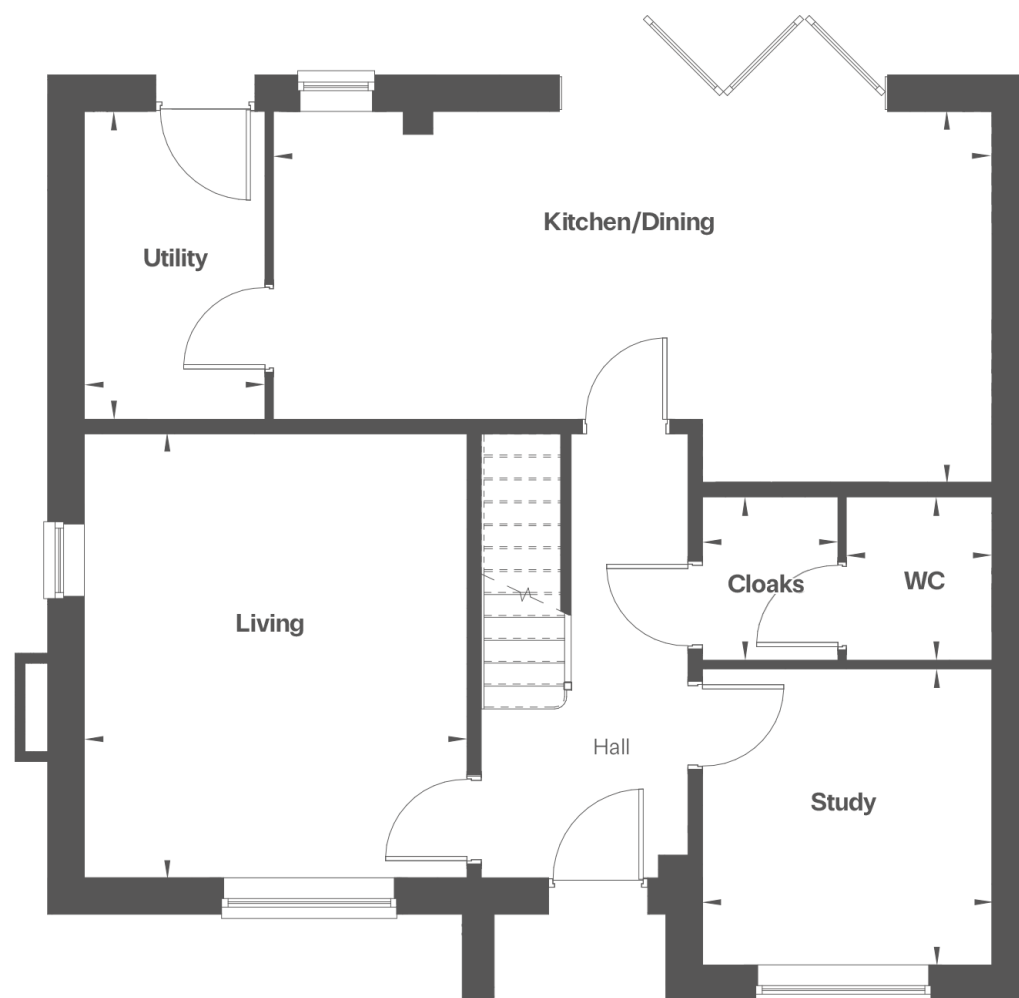
Well-proportioned principal bedroom with en suite

Generously sized second bedroom with en suite

Detached double garage with private driveway



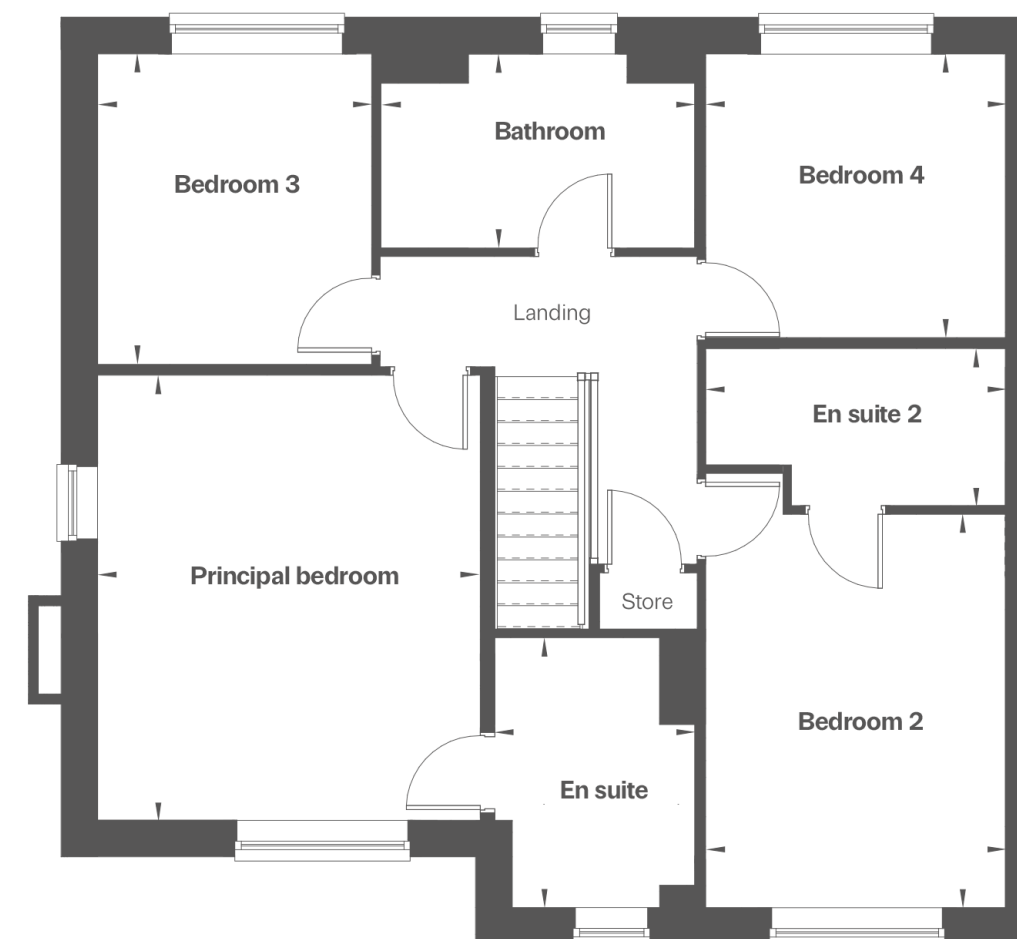
Computer Generated Image



Ground Floor

Living	3.95m x 4.58m	12' 11" x 15' 0"
Kitchen/Dining	7.41m x 3.82m	24' 4" x 12' 7"
Utility	1.86m x 3.17m	6' 2" x 10' 5"
Study	2.99m x 3.05m	9' 10" x 10' 0"
Cloaks	1.39m x 1.69m	4' 7" x 5' 6"
WC	1.50m x 1.69m	4' 11" x 5' 7"

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide and may vary. Please ask our Sales Advisor for further details on specific homes. Dimensions are taken from the widest points and may vary from actual. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture, or appliances. Any furniture illustrated is for guidance only and is not included with the property. The floor plans depict typical layouts and are not to scale. Cupboards in some homes may vary. Images are artists impressions and may vary.



First Floor

Principal bedroom	3.95m x 4.95m	13' 0" x 15' 1"
En suite	2.07m x 2.78m	6' 10" x 9' 2"
Bedroom 2	3.09m x 4.05m	10' 2" x 13' 4"
En suite 2	3.09m x 1.62m	10' 2" x 5' 4"
Bedroom 3	2.83m x 3.20m	9' 3" x 10' 6"
Bedroom 4	3.09m x 2.92m	10' 2" x 9' 7"
Bathroom	3.25m x 2.00m	10' 8" x 6' 7"

The Sherwood

4 BEDROOM HOME

Homes 12 & 36



4 bedrooms



3 bathrooms



1,813 sqft



Energy-efficient home



Detached double garage

CORE CHARACTERISTICS

Open-plan kitchen and dining area with bifold doors onto rear garden

Utility room offering further storage and convenient side door access

Separate living room

Private downstairs study space

Expansive principal bedroom with en suite

Generously sized second bedroom with en suite

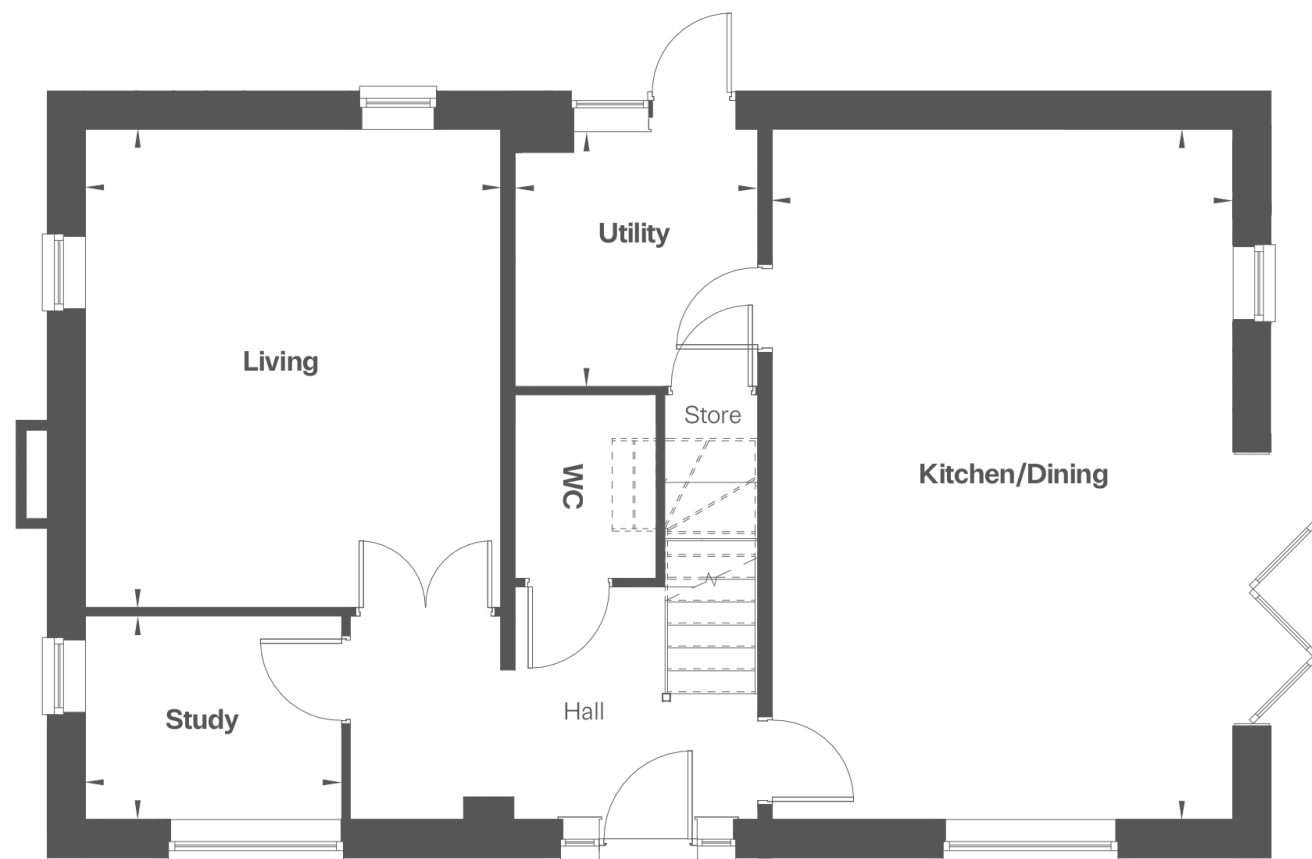
Well-proportioned third and fourth bedroom

Thoughtfully designed first floor with all rooms arranged around a central staircase

Detached garage for additional parking and storage



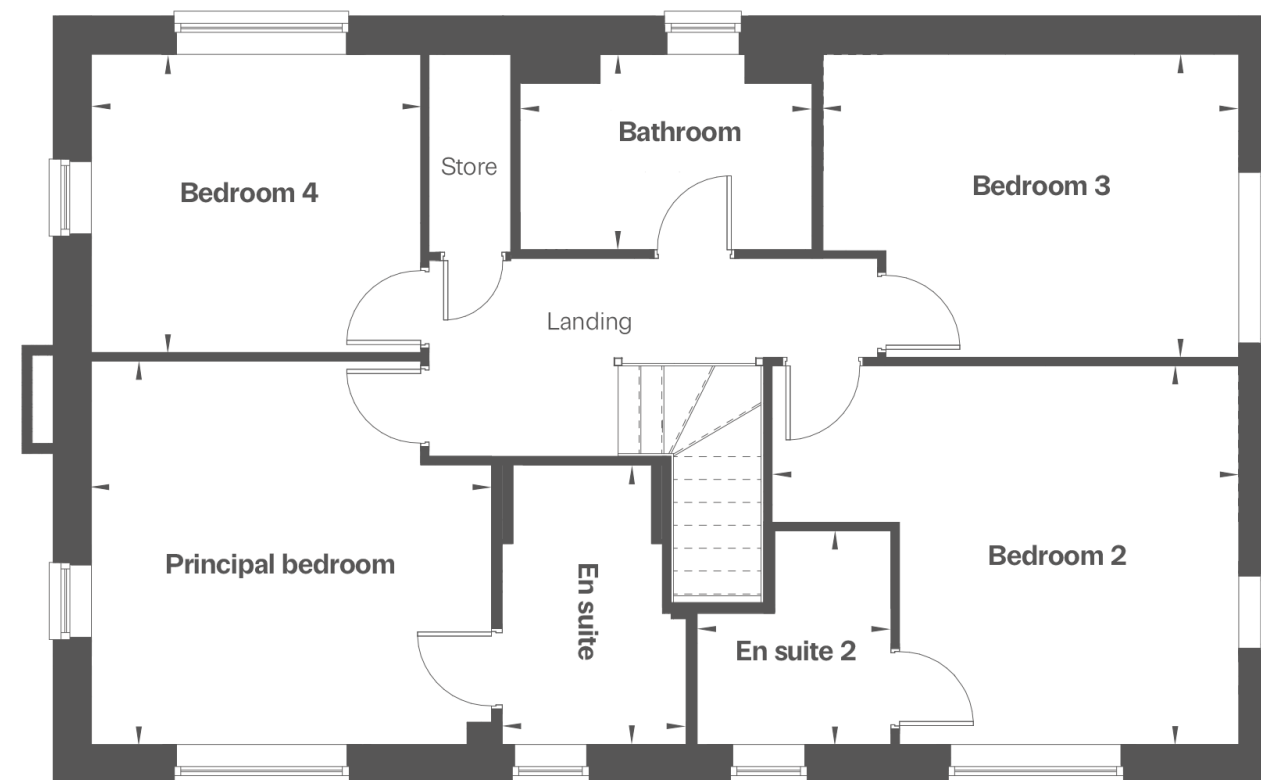
Computer Generated Image



Ground Floor

Living	4.28m x 4.93m	14' 1" x 16' 2"
Kitchen/Dining	4.75m x 7.12m	15' 7" x 23' 4"
Utility	2.50m x 2.65m	8' 3" x 8' 9"
Study	2.64m x 2.10m	8' 8" x 6' 11"
WC	1.46m x 1.89m	4' 10" x 6' 3"

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide and may vary. Please ask our Sales Advisor for further details on specific homes. Dimensions are taken from the widest points and may vary from actual. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture, or appliances. Any furniture illustrated is for guidance only and is not included with the property. The floor plans depict typical layouts and are not to scale. Cupboards in some homes may vary. Images are artists impressions and may vary.



First Floor

Principal bedroom	4.13m x 3.95m	13' 7" x 13' 0"
En suite	1.91m x 2.88m	6' 4" x 9' 6"
Bedroom 2	4.81m x 3.90m	15' 10" x 12' 10"
En suite 2	2.01m x 2.20m	6' 7" x 7' 3"
Bedroom 3	4.31m x 3.12m	14' 2" x 10' 3"
Bedroom 4	3.40m x 3.08m	11' 2" x 10' 1"
Bathroom	3.00m x 2.02m	9' 10" x 6' 8"

The Meadowcroft SP

4 BEDROOM HOME

Homes 5, 34 & 35

-  4 bedrooms
-  3 bathrooms
-  1,929 sqft
-  Energy-efficient home
-  Detached double garage

CORE CHARACTERISTICS

Open-plan kitchen, family and dining area with bifold doors onto rear garden

Separate living room

Private downstairs study room

Utility room offering further storage and convenient side door access

Well-proportioned principal bedroom with a dressing area and en suite

Generously sized second bedroom with en suite

Detached double garage with private driveway

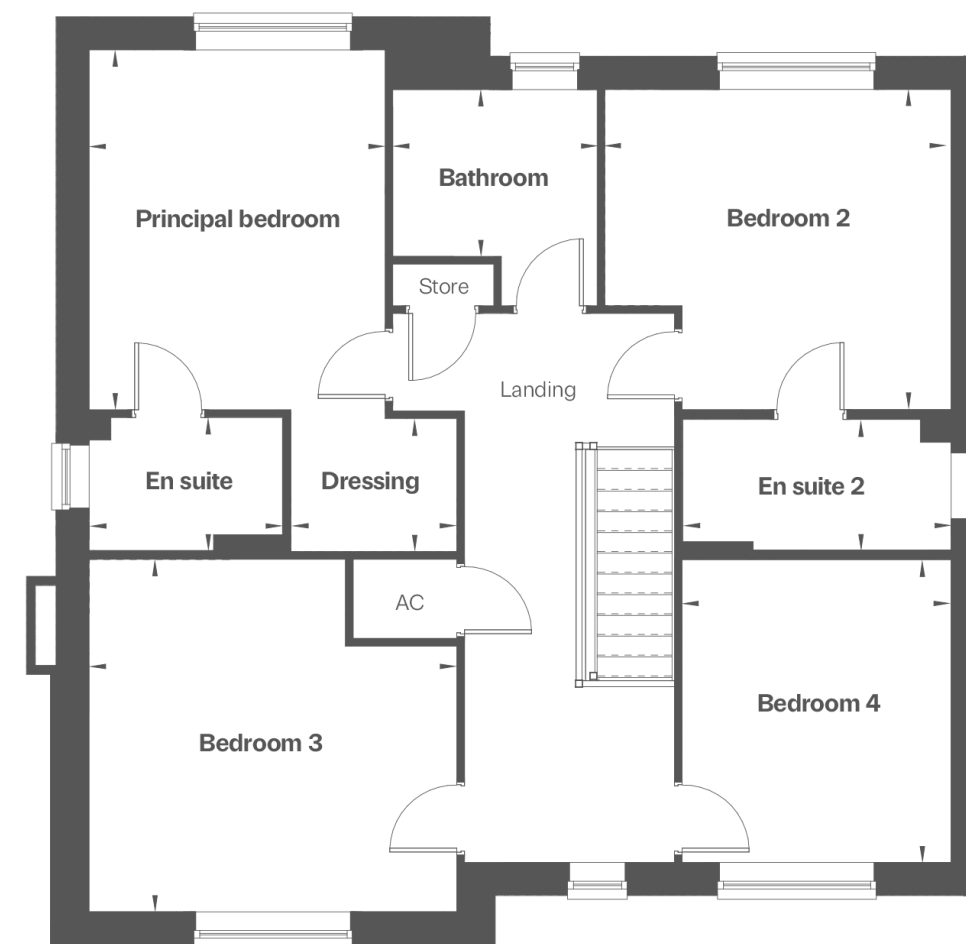


Computer Generated Image



Ground Floor

Living	4.19m x 5.26m	13' 9" x 17' 3"
Kitchen/ Family/Dining	9.81m x 4.40m	32' 2" x 14' 5"
Utility	3.06m x 1.71m	10' 0" x 5' 7"
Study	3.10m x 2.90m	10' 1" x 9' 6"
WC	1.05m x 1.82m	3' 5" x 6' 0"



First Floor

Principal bedroom	3.37m x 4.10m	11' 1" x 13' 6"
Dressing	1.89m x 1.51m	6' 3" x 5' 0"
En suite	2.21m x 1.51m	7' 3" x 4' 11"
Bedroom 2	3.94m x 3.64m	12' 11" x 11' 11"
En suite 2	3.06m x 1.49m	10' 0" x 4' 10"
Bedroom 3	4.19m x 4.01m	13' 9" x 13' 2"
Bedroom 4	3.06m x 3.45m	10' 0" x 11' 4"
Bathroom	2.32m x 1.90m	7' 7" x 6' 3"

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide and may vary. Please ask our Sales Advisor for further details on specific homes. Dimensions are taken from the widest points and may vary from actual. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture, or appliances. Any furniture illustrated is for guidance only and is not included with the property. The floor plans depict typical layouts and are not to scale. Cupboards in some homes may vary. Images are artists impressions and may vary.

The Meadowcroft

4 BEDROOM HOME

Homes 1 & 7

-  4 bedrooms
-  3 bathrooms
-  2,030 sqft
-  Energy-efficient home
-  Detached double garage

CORE CHARACTERISTICS

Expansive 'L' shaped open-plan kitchen, family and dining area with bifold doors onto rear garden

Separate living room

Private downstairs study room

Utility room offering further storage and convenient side door access

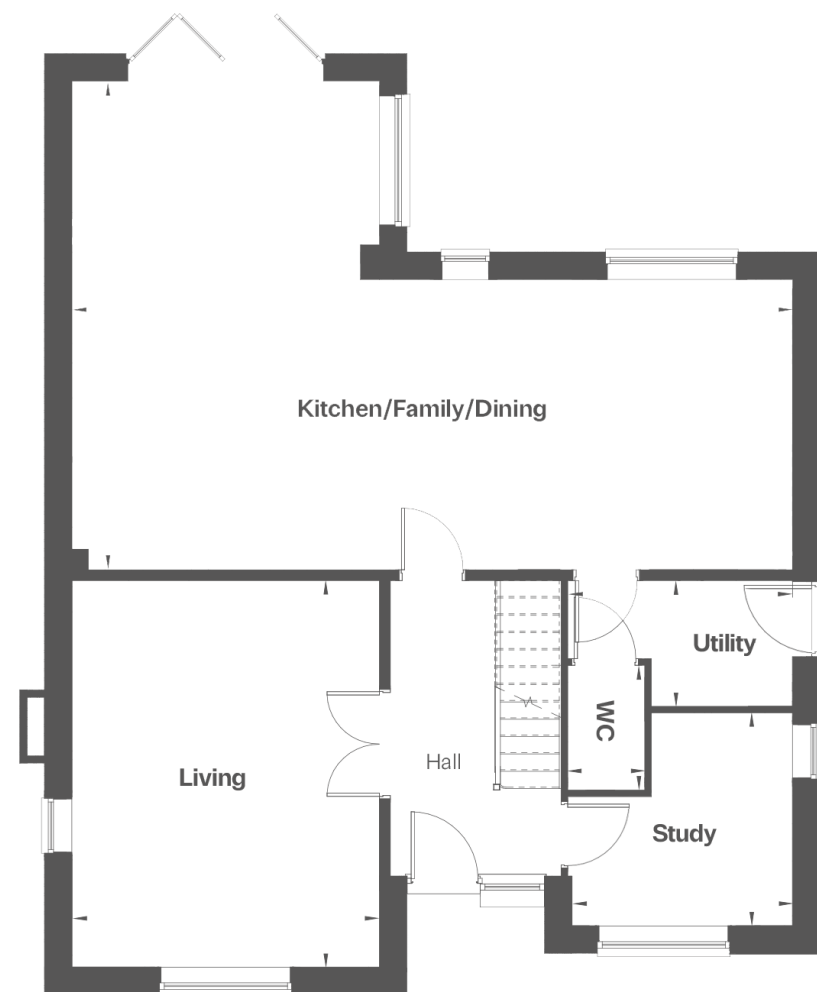
Well-proportioned principal bedroom with a dressing area and en suite

Generously sized second bedroom with en suite

Detached double garage with private driveway



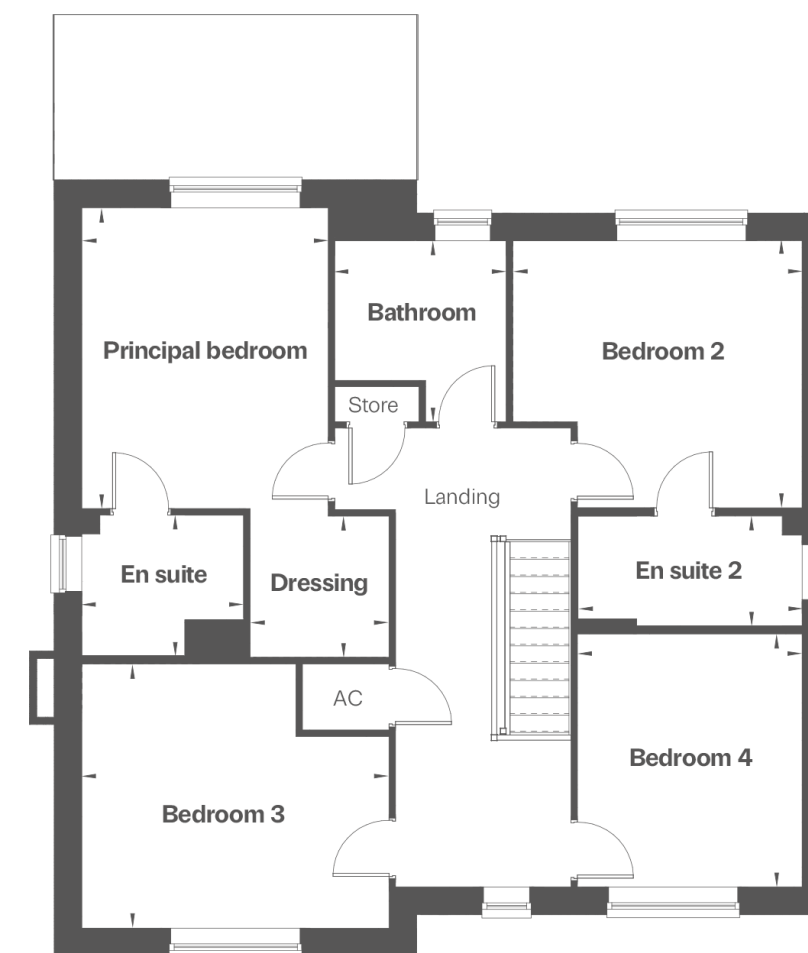
Computer Generated Image



Ground Floor

Living	4.19m x 5.26m	13' 9" x 17' 3"
Kitchen/ Family/Dining	9.81m x 6.65m	32' 2" x 21' 10"
Utility	3.10m x 1.71m	10' 2" x 5' 7"
Study	3.00m x 2.90m	9' 10" x 9' 6"
WC	1.05m x 1.70m	3' 5" x 5' 7"

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide and may vary. Please ask our Sales Advisor for further details on specific homes. Dimensions are taken from the widest points and may vary from actual. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture, or appliances. Any furniture illustrated is for guidance only and is not included with the property. The floor plans depict typical layouts and are not to scale. Cupboards in some homes may vary. Images are artists impressions and may vary.



First Floor

Principal bedroom	3.36m x 4.10m	11' 0" x 13' 6"
Dressing	1.89m x 1.93m	6' 3" x 6' 4"
En suite	2.21m x 1.91m	7' 3" x 6' 3"
Bedroom 2	3.94m x 3.64m	12' 11" x 11' 11"
En suite 2	3.4m x 1.6m	11' 0" x 5' 4"
Bedroom 3	4.19m x 3.60m	13' 9" x 11' 10"
Bedroom 4	3.06m x 3.45m	10' 1" x 11' 4"
Bathroom	2.34m x 2.46m	7' 8" x 8' 1"

The Loxley

5 BEDROOM HOME

Homes 8, 9 & 11

-  5 bedrooms
-  3 bathrooms
-  2,280 sqft
-  Energy-efficient home
-  Detached double garage

CORE CHARACTERISTICS

Expansive open-plan kitchen and dining area with bifold doors and French doors onto rear garden

Separate living room

Practical boot room located off the hallway

Utility room offering further storage and convenient side door access

Additional family room perfect for a snug room or study space

Five well-proportioned bedrooms around a central staircase

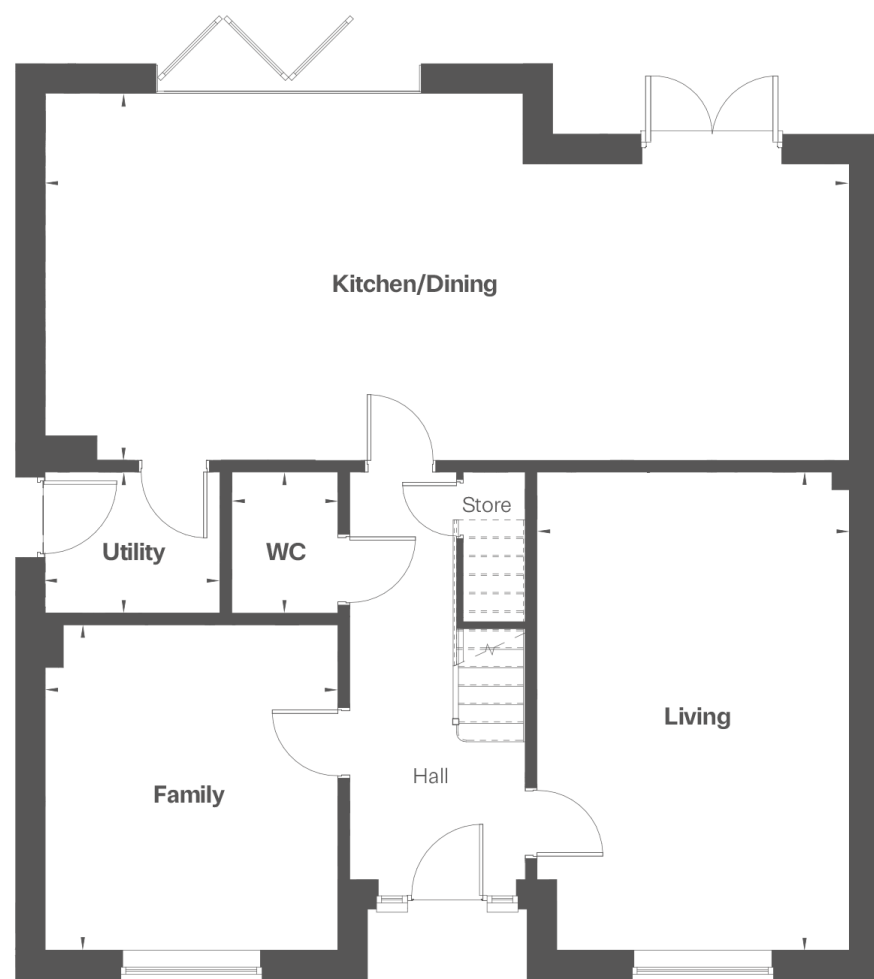
Large principal bedroom with dressing area and en suite

Generously sized second bedroom with en suite

Detached double garage with private driveway



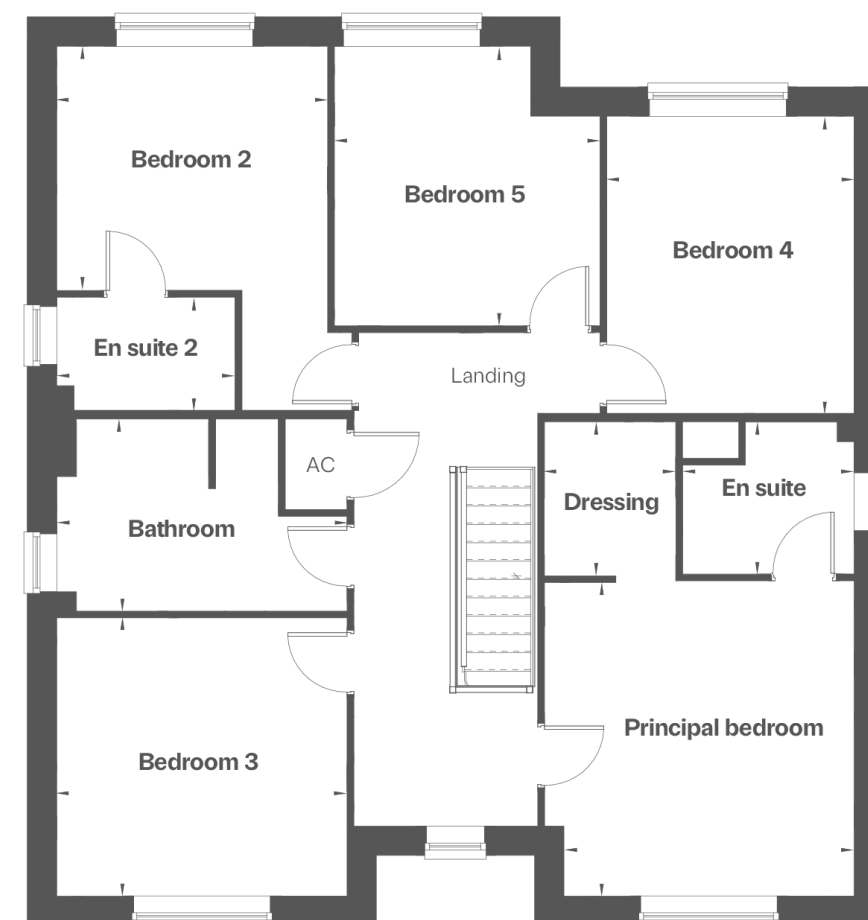
Computer Generated Image



Ground Floor

Living	3.89m x 6.10m	13' 1" x 20' 0"
Kitchen/Dining	10.26m x 4.69m	33' 8" x 15' 4"
Family	3.74m x 4.15m	12' 3" x 13' 7"
Utility	2.23m x 1.80m	7' 4" x 5' 11"
WC	1.36m x 1.80m	4' 5" x 5' 11"

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide and may vary. Please ask our Sales Advisor for further details on specific homes. Dimensions are taken from the widest points and may vary from actual. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture, or appliances. Any furniture illustrated is for guidance only and is not included with the property. The floor plans depict typical layouts and are not to scale. Cupboards in some homes may vary. Images are artists impressions and may vary.



First Floor

Principal bedroom	3.74m x 4.06m	12' 3" x 13' 4"
Dressing	1.69m x 1.98m	5' 6" x 6' 6"
En suite	2.21m x 1.96m	7' 3" x 6' 5"
Bedroom 2	3.49m x 3.14m	11' 5" x 10' 4"
En suite 2	2.30m x 1.46m	7' 6" x 4' 9"
Bedroom 3	3.74m x 3.58m	12' 3" x 11' 9"
Bedroom 4	3.18m x 3.82m	10' 5" x 12' 7"
Bedroom 5	3.42m x 3.60m	11' 2" x 11' 10"
Bathroom	3.72m x 2.47m	12' 3" x 11' 9"

The Loxley SP

5 BEDROOM HOME

Home 10



5 bedrooms



3 bathrooms



2,334 sqft



Energy-efficient home



Integral double garage

CORE CHARACTERISTICS

Expansive open-plan kitchen and dining area with bifold doors and French doors onto rear garden

Separate living room

Practical boot room located off the hallway

Utility room offering further storage and convenient side door access

Five well-proportioned bedrooms around a central staircase

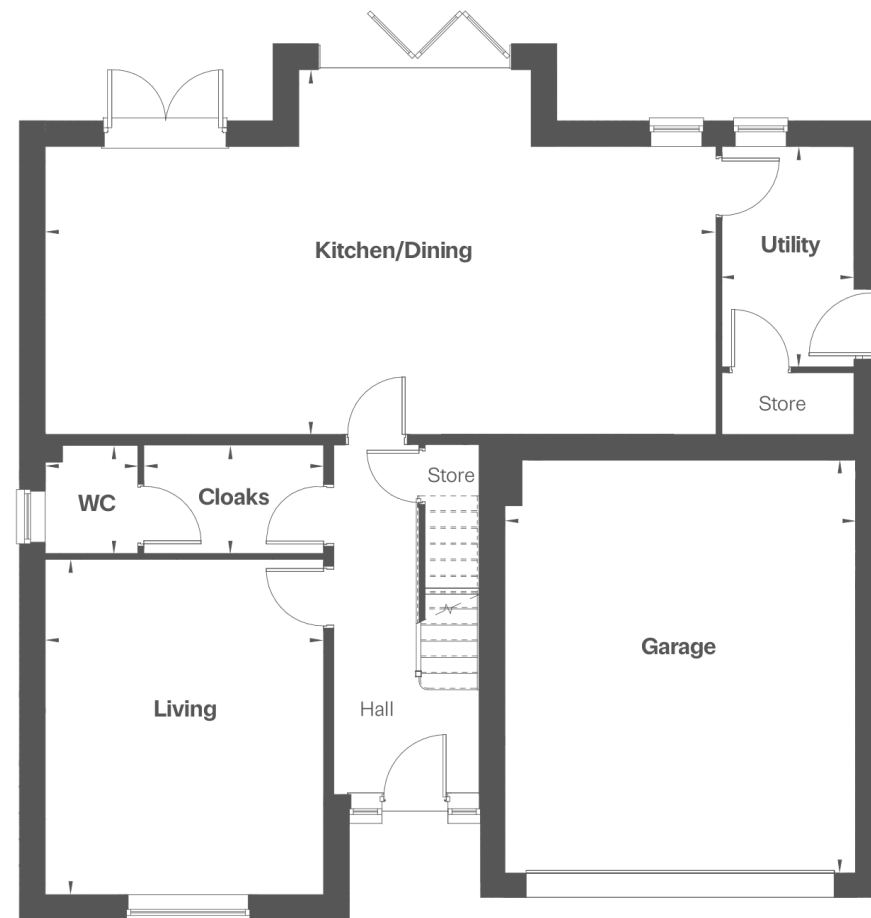
Large principal bedroom with dressing area and en suite

Generously sized second bedroom with en suite

Double integral garage with private driveway



Computer Generated Image



Ground Floor

Living	4.07m x 4.90m	13' 4" x 16' 1"
Kitchen/Dining	9.82m x 5.33m	32' 3" x 17' 6"
Utility	1.93m x 3.22m	6' 4" x 10' 7"
Cloaks	2.62m x 1.59m	8' 7" x 5' 3"
WC	1.36m x 1.59m	4' 5" x 5' 3"

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide and may vary. Please ask our Sales Advisor for further details on specific homes. Dimensions are taken from the widest points and may vary from actual. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture, or appliances. Any furniture illustrated is for guidance only and is not included with the property. The floor plans depict typical layouts and are not to scale. Cupboards in some homes may vary. Images are artists impressions and may vary.



First Floor

Principal bedroom	4.07m x 4.38m	13' 4" x 14' 4"
Dressing	1.99m x 1.94m	6' 6" x 6' 4"
En suite	2.00m x 2.37m	6' 7" x 7' 9"
Bedroom 2	5.09m x 3.79m	16' 8" x 12' 5"
En suite 2	3.20m x 1.71m	10' 6" x 5' 7"
Bedroom 3	4.07m x 4.44m	13' 4" x 14' 6"
Bedroom 4	4.07m x 3.14m	13' 4" x 10' 4"
Bedroom 5	3.52m x 3.14m	11' 6" x 10' 4"
Bathroom	2.11m x 3.46m	6' 11" x 11' 4"



Specification Highlights

INTERIORS

Oak doors with polished chrome handles with optional upgrade to matt black handles

Built-in wardrobes to principal bedroom/dressing area and second bedroom

KITCHEN

JT Ellis designed kitchens

Laminated or Quartz worktops to kitchen and utility

Electrolux or Bosch kitchen appliances

Fully integrated fridge freezer

Fully integrated dishwasher

BATHROOM

Ideal Standard sanitaryware with Aqualisa taps

Porcelanosa wall tiles to all wet areas

Porcelanosa floor tiles to family bathroom

Optional black accessories package upgrades

ELECTRICAL

Electric up and over garage door

Optional wired PIR alarm system

ENERGY-SAVING FEATURES

Electric vehicle charger

Solar PV panels

PVCu double glazed windows with polished chrome handles

Hive heating

EXTERNAL

Slabbed pathways front and rear

Turf to front and rear gardens



Specifications are a guideline only and we reserve the right to change the specification at any time without prior notice. Please speak with our Sales Advisor for further information.



Live the life you always imagined

You'll soon discover the many advantages of purchasing a new-build home. From lower maintenance and the protection of the 10-year NHBC Buildmark policy, to saving on energy bills and reducing your carbon emissions.

At Sylvan, every element has been carefully designed to help you make the most of your time. Low-maintenance landscaping, easy access to local amenities, and spacious living areas mean you can spend less time on upkeep and more time enjoying your home, your family, and the stunning countryside.





The NHQB code covers every stage of the home-buying process – from pre-contract, exchange of contract and during occupation



Peace of mind

The New Homes Quality Code, overseen by the New Homes Quality Board (NHQB), provides a clear framework for customer service and consumer protection throughout the home-buying journey. It ensures that buyers of new homes are treated fairly, receive transparent information at every stage, and have access to independent redress if needed.

We are proud to support the voluntary scheme and are fully committed to the principles of the Code. As a registered builder with NHBC, one of the UK's leading home warranty providers, we comply with both NHBC standards and the requirements of the New Homes Quality Code. This ensures you know what to expect from the moment you reserve your home to long after you've moved in, giving you added confidence and peace of mind throughout the process.





Crafted by Cameron

As a family-owned business, we understand that choosing a new home is more than a transaction, it's a significant life moment. We are committed to delivering a level of care and attention that reflects the high quality of the homes we build and that's why we're recognised as a HBF (Home Builders Federation) 5-Star Housebuilder, where 9 out of 10 customers would recommend us to their family and friends.

Each of our homes goes through the Cameron Assurance Process, which includes a free, independent inspection from Premier Snag. Any issues are identified and dealt with before you move in, saving you time, reducing stress, and giving you complete peace of mind from day one.

We believe moving should be an exciting, seamless experience. To make that happen, you'll be supported by a dedicated sales advisor and legal administrator, who will guide you through every stage of the process with clarity and efficiency. Their expert support ensures your homebuying journey feels effortless, leaving you free to focus on the finer details that make your new home truly yours.



Start something new with Cameron, at Sylvan.

Loughborough Road, Ruddington, NG11 6NY

sylvan@cameronhomes.co.uk

0115 672 5492

cameronhomes.co.uk

This brochure is designed to provide an overview of the development and does not form a contract.

Floor plan dimensions are provided for guidance only and are subject to a +/-50mm tolerance.

The specification detailed can be subject to change, at any time, without prior notice.

The dimensions and information provided in this brochure cannot be used to purchase furniture, carpets or any other fixtures or fittings for the property.

Journey times and distances are taken from Google Maps and are correct at the time of publication.

Please consult your Sales Advisor for detailed plans for the property you are interested in.

