



CrowditBuildit.com

CrowditBuildit(Owersby) Limited

Pre-completion Property Brochure

This document has been prepared for buyers of property. It is a 'pre-completion' document, meaning that it offers the chance for buyers to make an offer, prior to the property being completed, and before the property appears on-line, e.g. Rightmove/Zoopla. Please note that since the property has not yet been completed, the pictures are taken at various points in the building work. There are some pictures in this brochure which are 'pre-designs' rather than 'actuals'. So please treat the information in this document as 'indicative' only. You are welcome to come to view the property at any stage!

Draft | Do not Copy | Confidential

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Property Data Sheet



Style:	North Suffolk/Lincolnsire traditional
Living:	Escape to the country, eco living
Occupier:	Executive/Senior Professional
Size:	263m ²
# Beds:	5 Bedrooms
# Baths:	Family bathroom/ 3 ensembles / Downstairs shower & wc
# Recs:	3 Receptions
Garage:	Double garage
Additional:	Heatpump technology; Underfloor heating; Large gardens with patio area; Versatile living space.
Development status:	Construction_in_progress
Sales Status:	Available_for_sale

You can see our website here:

[Crowditbuildit.com/property_spot](https://crowditbuildit.com/property_spot)

Property Details!

Estimated Market Value £825,000



Property Description

The Stable is an iconic rustic living space. It has been developed to integrate modern contemporary living, with a rural aesthetic. Its design is based on a traditional Lincolnshire stable exterior and layout and provides eco-friendly executive living. It combines the rustic feel with a very high technical specification designed for the demands of contemporary living. This specification allows for flexibility, and comfort.

From the outside the rustic styling combines natural wooden cladding, rendering and brickwork. From the inside, the natural finishes and unique layout provides an ambiance in keeping with the rustic theme.

The Stable is very much a statement of executive living, specifically designed for those who want the very best in luxury and quality, but at the same time integrating a rural, eco-friendly and systemic way of life.

The design of The Stable

The simple rustic porch entrance leads to an excellent boot room and walk-in store cupboard. This leads to a delightful living and family space. This looks over the extensive garden, and fields to the rear.

The triple double glazed doors provide a constant reminder of the rustic context, appearing to bring the outside into the living space. This theme is repeated from the kitchen, to the link room and to an enormous living room with open ceilings.

The three sets of glass doors open out to the large gardens to the rear and provide field views beyond the garden. These views also incorporate the church of St Martin's, which is itself a classic piece of 18th Century architecture.

Further, The Stable provides a ground-floor office or bedroom. It has a 'jack and jill' ensuite. It is wired with integrated super-fast internet cable, and as such it has been specifically designed with home-working in mind.

The Stable is big, offering over 263m² (circa 28302 feet) of living space on two floors. It has 4/5 bedrooms, three with *ensuite* facilities. Downstairs, in addition to the two large living spaces, there is a utility room, pantry and shower room.

If the downstairs room is used as a bedroom, there is additional office space upstairs. This is a design feature, i.e. to offer both flexible and disabled-friendly modern-living.

Upstairs, there are four spacious bedrooms, three of which have ensuite facilities, and a generous family bathroom. The master bedroom has skylight windows, huge storage areas, a dressing area and ensuite facilities. The Stable has underfloor heating in key areas, which allows it to provide a cosy feel, alongside its large-windowed spaces, and glorious natural finishes.

The designers have worked to incorporate green, eco-friendly technologies to ensure uncompromised comfort alongside climate-responsible living. Throughout, there is high-specification double-glazing, incorporating impressive insulation ('u-values') and high-thermal efficiency.

There is a modern state of the art heating system using the latest (Daikin) heat pump technologies. The Stable has no fossil fuel (oil or gas), making it eco-friendly and efficient.

The double garage has ready-to-go electric car charging facilities, electric points, and in-built benches. There are external taps and external electrical points to the front and rear. Accessed from the garage is a control room, which is a dedicated space for the central heating system.

In its rural country setting, The Stable is designed for comfortable and eco-friendly executive living, at the heart of rural Lincolnshire.

Features

Styling

The following is a 'design-image', not an actual.



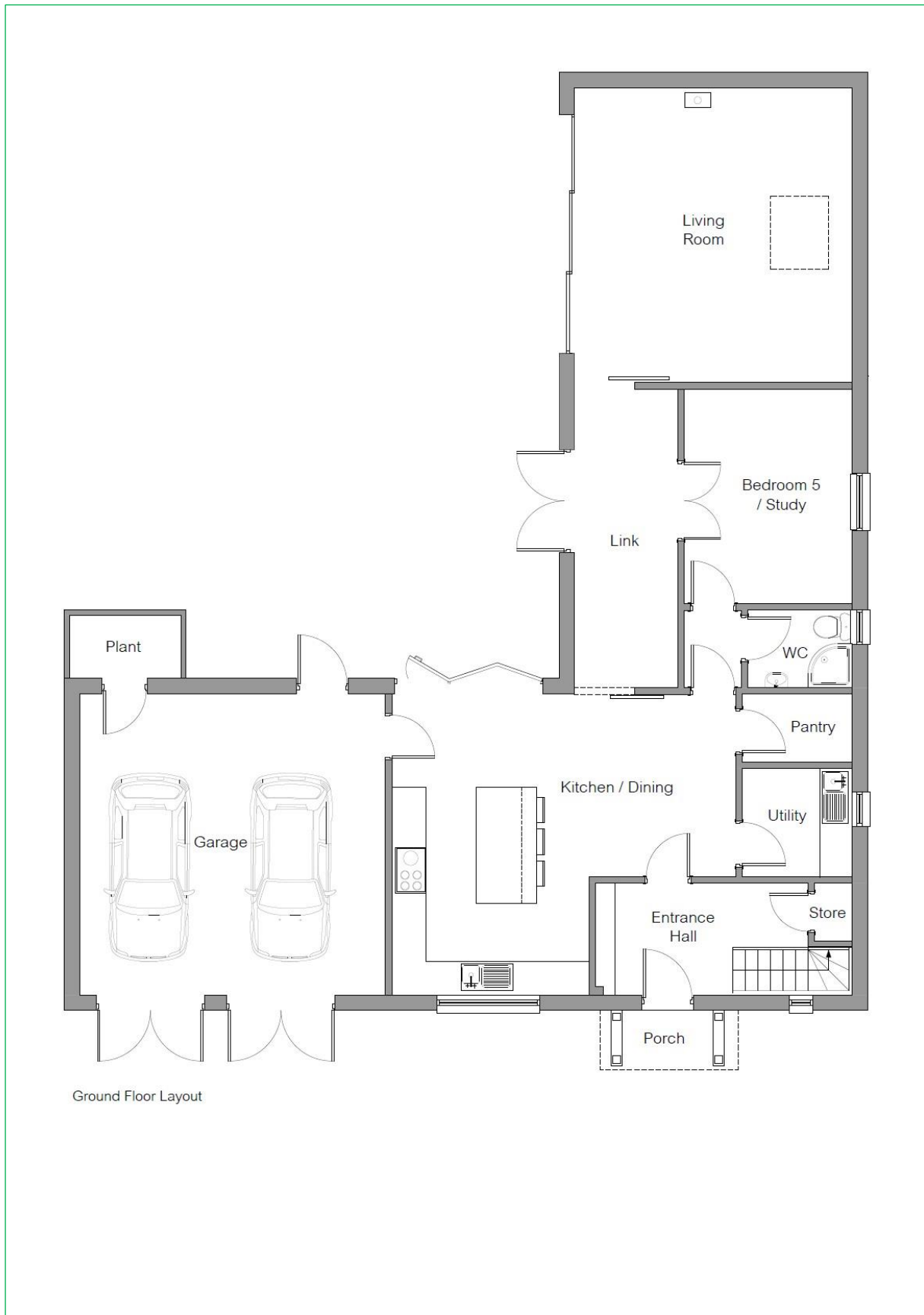
Here is an early design of what we had in mind the 'Stable', as conceived by Sian, our Design Architect, and Yan, our Operations Director.

As you can see, they had a vision of a particularly charming, uniquely styled property. Their idea was to create a modern, ergonomic and ecological living space, styled as a traditional rural building.

We took their ideas as the basis for The Stable. If you come to site, you might notice the influence of the early designs. It has English larch cladding, meticulously applied to a timber frame structure. It has hand-made bricks with some integrated and contrasting rendering. It has locally source clay pantiles on the roof, and wooden (largely oak) features. The building itself is made with highly sustainable building materials.

If you visit the site, you will not only see the precision in both the design and the build, and may notice some of the sustainability goals. You will see the high quality wooden features, both inside and out, which characterise this beautiful living space. The original designs were developed into what we see today, by Peter, our Technical Architect. Great team!

Layout – Ground floor



The layout of The Stable has been designed with modern living in mind.

On the ground floor, you will see that the kitchen/diner space is at the centre of the living space. There are three adjoining rooms. One is a utility room, with all the space needed for whitegoods (washer, dryer etc), sink etc. The second is a walk-in larder, so as to allow all stores (shopping etc) to be hidden away but also accessible. The third is a 'Jack and Jill' washroom and wc.

There are three further living spaces of note.

Firstly, there is a huge living room with quadruple glass doors opening out into the garden. This is designed to embrace the outdoor living, reaching out into the garden area. The doors are precision-fit and are double glazed with security locking. This living space has light coming from the roof window, fitted with electrically operated blinds.

Secondly, there is an office/downstairs bedroom, with a 'jack and jill' washroom and wc. The idea here is that the property is designed to cater for different scenarios. For instance, if used as an office, this room provides a perfect backdrop and space for a well appointed multi-user office area. It also can be used to accommodate disabled or elderly living. Or just simply a second family room, playroom, gym or cinema room. There are double glass doors which look through the 'link area' to the gardens. The 'Jack and Jill' facility provides dual functionality, ensuite facilities and also a convenient downstairs downstairs facility.

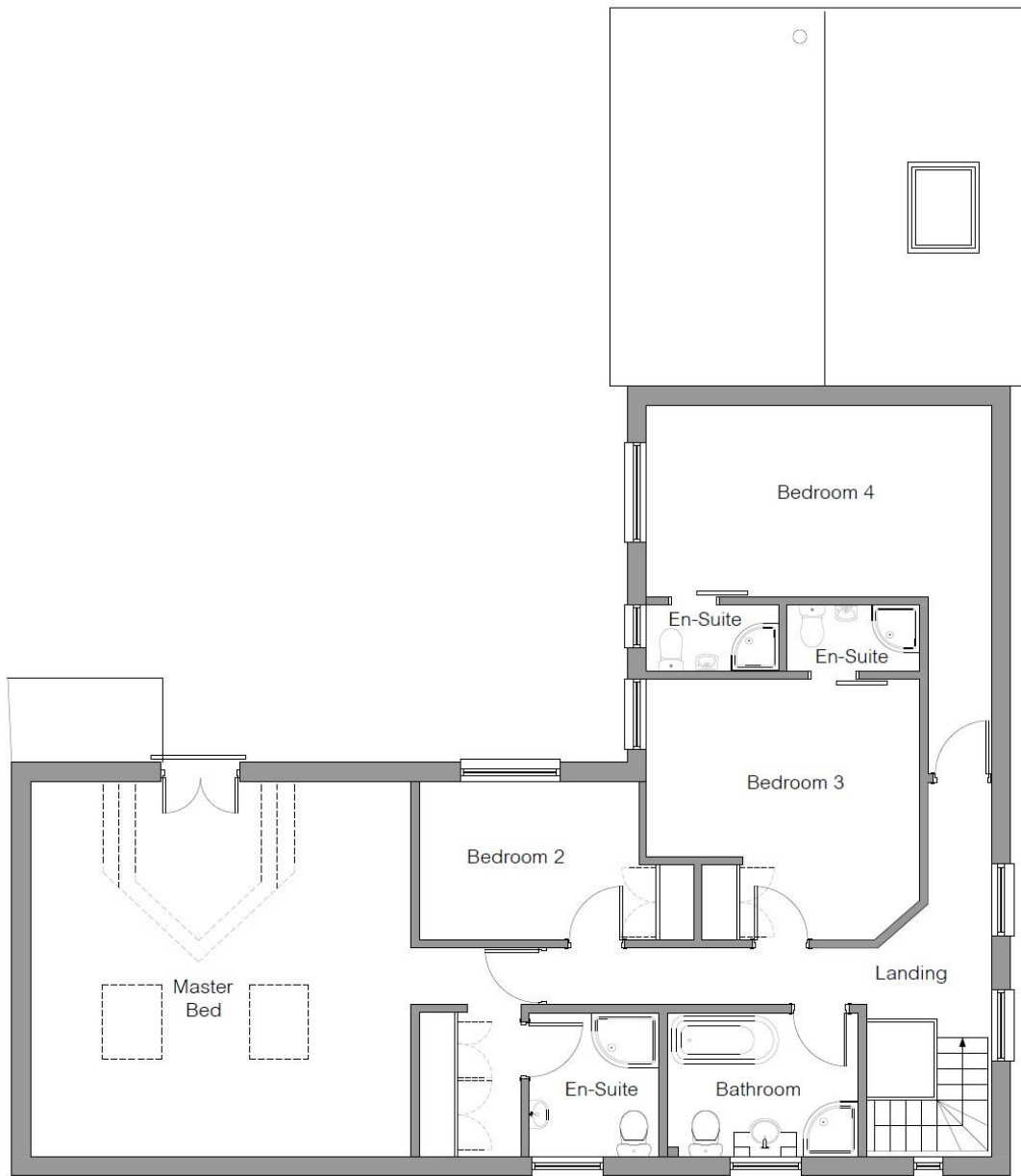
Thirdly, the 'link area' has been designed as an additional living space. It has been designed to be a sitting area, just off the kitchen. It has been designed to fit a sofa or other dining facilities. It was designed to have a dual function of a relaxed 'coffee and scones' area, and also to link the kitchen to both the large living room and to the office/downstairs bedroom. You may notice again the large precision fitted double glazed doors which look out onto the garden area. One of the features of The Stable is the double storey mezzanine which has the feature oak staircase to the first floor.

You might also note that the ground floor also includes an integral double garage, equipped with power and workbenches. It has wooden walls, which means that hanging stuff up is a doddle (e.g. bikes etc). You will also see that in the garage there is a 'service room', which allows the heating system to be located in a single space, away from the living space.

The kitchen has modern 'finger print proof' units, with bi-fold doors to the garden. The kitchen has been imported from Germany. It is coloured black and dark oak to contrast the porcelain 'rustic look' floor tiling. Included and integrated are larder fridge, double height freezer, double electric oven with electric hob, microwave and wine cooler. There is also a breakfast bar for relaxed everyday dining!

There is underfloor heating in the main living spaces, complimented by radiators in other areas. The source of energy is from modern heat pump technology (Daikin). This technology allows for greener energy. There is no fossil fuel (gas, oil) in the property.

Layout – First floor



First Floor Layout

On entering the property, there is a mezzanine area English oak staircase which leads to the second floor. There are a couple of noteworthy points...

- The mezzanine is a double storey void, with feature lighting.
- The oak staircase is styled to embrace the English countryside, and has black features integrated into it, befitting of a traditional rural building.

Immediately at the top of the stairs, you will notice two way landings, which has the effect of separating the different bedrooms and spaces.

There are 4 main bedrooms on the first floor. Three of these have ensuite facilities. There is also a generous shared family bathroom. All four bedrooms have been carefully designed to overlook the back (garden and fields beyond). This allows a stunning backdrop.

The master bedroom has double Juliet doors and balcony. Great for those lazy Sunday mornings! The master bedroom benefits from built-in wardrobes, and a large ensuite and dressing area.

Bedrooms 3 and 4 both have ensuite facilities, and bedroom 2 is designed to potentially be used as a study or office.

The layout is a bespoke design, purposefully slightly quirky to maintain the traditional feel. You will notice the high quality natural finishes.

All bathrooms have underfloor heating, and there are high spec radiators in other areas. The Stable benefits from making use of modern heat pump technology (Daikin). This technology allows for greener energy. There is no fossil fuel (gas, oil) in the property.



You will see that there is a lovely sized garden to the rear, overlooking a farmers field and St Martins church beyond.

Bathrooms

The picture below is an example only!



The Stable has 5 bathroom spaces, one downstairs, and three upstairs (two ensuites and one family bathroom).

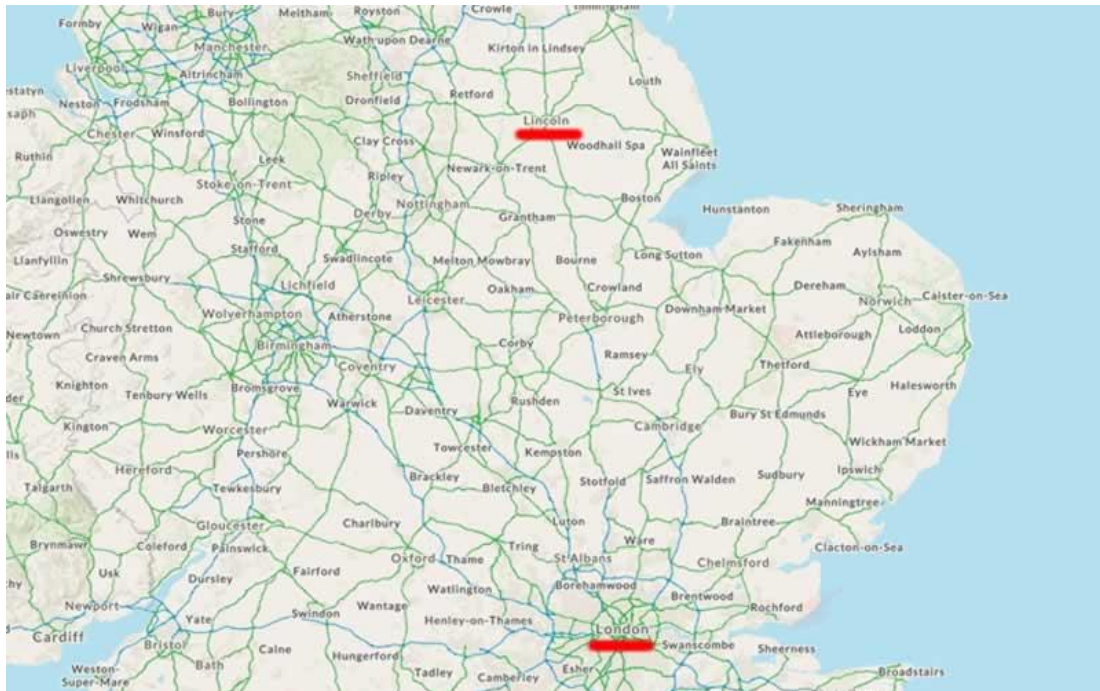
The bathrooms are designed for luxury and comfort. They have modern white ceramics. They all have underfloor heating.

Features include:

- Curved free standing bath with free-standing black quartz mixer taps;
- Ceriana wc system, soft close
- Oval countertop basins
- Luxury shower trap in black
- Tall basin mixer units
- Luxury wetroom glass
- Underfloor heating
- Carrera marble tiles
- Dark grey slate waterwalls.

Location

Lincoln is 135 miles north of London.



The Stable is located on the outskirts of Market Rasen. You may have heard about Market Rasen from the famous racecourse! Market Rasen is in fact a small market town right in the middle of the county, with easy access to Lincoln itself and a plethora of other market towns, seaside and coastline.

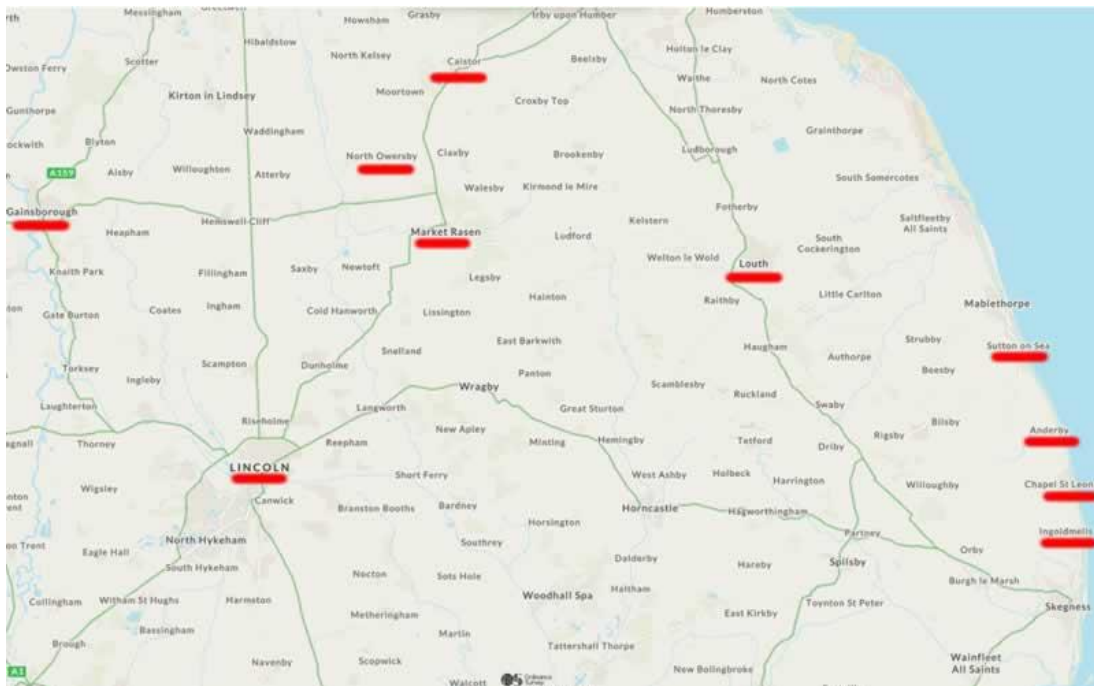
Lincolnshire has great history, with lots of old churches and antiquities that seem to pop out of glorious countryside.

The region contains two prominent upland areas, which cross the county from north to south.

Lincoln Edge is the more westerly, and is the narrower of the two. It is a limestone escarpment which rises abruptly on its western side. It is this that city of Lincoln is built. Separated from the Lincoln Edge by a clay lowland are the Lincolnshire Wolds. This is an area of rolling chalk hills. Between the Wolds and the coast lies an area known as the Lincoln Marsh. At its southern end it merges into the low-lying area of the Fens, which surrounds The Wash and has been the scene of drainage and reclamation efforts since Roman times.

Lincolnshire's most well-known nature reserves include Gibraltar Point National Nature Reserve, Whisby Nature Park Local Nature Reserve, Donna Nook National Nature Reserve, RSPB Frampton Marsh and the Humberhead Peatlands National Nature Reserve. Although the Lincolnshire countryside is intensively farmed, there are many biodiverse wetland areas, as well as rare limewood forests.

The Region



Perhaps the most noticeable characteristic of Lincolnshire, is the market towns. Beautiful locations, undiscovered charm, friendly people, fabulous food... all can be found in the picturesque historic market towns and village hamlets of Lincolnshire.

The name 'Lincolnshire' is of course from the city of Lincoln, whose name literally means 'lake/pool colony'. It combines the brythonic word 'lynn' with the Latin word 'colonia'. This translates to 'town by the pool'. The water which flowed into the fields enabled Lincolnshire to develop its farming, the produce of which was sold in the markets of the county. The high quality produce resulted in a reputation drawing traders from other parts of the country. The history of the county continues to this day, making it one of best counties for markets, and fresh produce.

Lincolnshire offers a fabulous retreat to economical and ergonomic living. But it is also 'on the map'!

- 20 minute drive to Lincoln
- 50 minute drive to Hull
- 120 minutes to Robin Hoods Bay
- 150 minutes to Newcastle
- 90 minutes to Malton

Market towns of Lincolnshire



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There are also well-known markets in the market towns of: Horncastle, Louth, Market Rasen, Casitor, Sleaford, Stamford, Spilsby...and many others

Coastline & Nature Reserves



The region has amazing coastlines, running from King's Lynn in the south, to Grimsby in the North. This section of north eastern English coast boasts some of the most un-touched coastline in England. According to Lincolnshire wildlife trust, one of top reserves in England stretches from Gibraltar Point, running south of Skegness to the mouth of The Wash. The countryside is stunning, and it brings with it amazing opportunity for outdoor sports, which are on the doorstep.

Lincolnshire's coastal nature reserves include: Gibraltar Point National Nature Reserve (NNR) south of Skegness, the Far Ings NNR on the Humber, Donna Nook NNR (a major pupping ground for Britain's grey seal population), Saltfleetby-Theddlethorpe Dunes NNR (all managed by the Lincolnshire Wildlife Trust), and Frampton Marsh and Freiston Shore RSPB reserves.

London Commute/ Getting around



The properties are well connected to the main rail network. Market Rasen train station is about a 10 minute drive from the properties. Here are a number of popular destinations, with approximate travel times.

- London, (trains operate every 2 hours, with circa 2 hours 40 mins journey time)
- Lincoln (very regular service, circa 18/19 mins journey time)
- Nottingham (hourly or 2-hourly, circa 1 hour 9 mins journey time)

Schools!



Some of the best schools in England can be found in Lincolnshire. Here are two of the top schools in England!

Caistor Grammar

Caistor Grammar School is a selective school with academy status in the English town of Caistor in the county of Lincolnshire, England. The school was founded in 1630. It has since grown to be one of the most respected and highest performing schools in England.

<https://www.caistorgrammar.com/>

Queen Elizabeth's High

Queen Elizabeth's High School is a mixed grammar school in Gainsborough and dates back to 1589. Its current incarnation is an amalgamation of the previous Gainsborough High School and Queen Elizabeth's Grammar School.

<https://www.qehs.lincs.sch.uk/>

Frontage



Here is a picture of the front porch of The Stable during its construction! The skills of the craftsman ('john the chippy') is in the detail. It is this detail that you can more fully appreciate in a site visit!

For more Information

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History of CrowditBuildit

CrowditBuildit started as a concept in a University. The focus was on research in crowdfunding, specifically into 'equity based' crowdfunding securitised using a form of 'mini-bond'. This was constructed specifically protect investors money. The idea was that in some contexts (e.g. property development), an asset can be made to grow quicker than that invested. Thus forming a securitisation system. This was a fundamental system design. The concept developed into a research project to test this hypothesis.

Not long prior to the commencement of the research project, 'equity based crowdfunding' was debated in the House of Commons in the UK, and was considered to be a very real alternative to traditional forms of bank finance...

"Right now I think there is a huge opportunity in the alternative finance market to make everything more transparent, faster and easier..."

Anil Stocker, reporting to the House of Commons 2015.

The idea of 'equity based' crowdfunding was considered appropriate because there is equity (i.e. 'value') in a property development ('the asset'), e.g. the land, the planning permission, the materials bought, properties at different stages of construction etc.

The research project undertook both systems and statistical modelling to demonstrate how the equity in a given property development might be used to securitise the pledges made by a 'crowd'.

The project ultimately designed a system of finance. It also had to design associated business systems, e.g. the process of construction, processes of supply and supply chain management.

The research for the first building project was undertaken as an 'action research'. This means that the full implementation of a whole set of designed systems had to be undertaken and applied, and lessons learned. These lessons helped to improve the systems designs.

Implications

There are some important implications for UK government policy. For instance, it is perfectly possible to see more homes being developed using the same Equity-based Crowdfunding System. If you are reading this from a local government authority, or from a central government department, maybe you could get in touch with us to discuss why we might argue that this is genuinely a possibility for helping with the housing crisis in the UK. We are a friendly bunch!

Also, there are implications for the way Universities undertake research in certain key areas (e.g. in their business schools). Perhaps there are lessons that Universities can learn as they strive to make positive social impact??