

2 Mystery Hill, Hockerton, NG25 0QU

Introduction

A 3-4 bedroom family home forming part of a unique co-housing development that blends award-winning private housing together with shared land and facilities to deliver a sustainable lifestyle.

As part of the small cohousing development of 5 homes, residents benefit from shared renewable energy and water systems, 6 acres of communal land and lakes, and a share in the agricultural tenancy of 8.5 acres. They also benefit from income from the cooperative business run onsite, with its shared office space. The business, upkeep of the land and shared facilities is the responsibility of all the residents.

Running costs

Cost per year	
Ground rent	£30
Agricultural tenancy (to 2033)	£400 (index-linked)
Council tax	£2210
Water	£20
Energy	£105 - average £480 consumption - average £375 income from renewable generation

Lease

999 years from 18 February 1997, includes

- Private house (166m²), garden, car port, workshop (11.3m²) and EV charging point
- Share of 2 wind turbines, 2 solar PV arrays, water collection and treatment systems, lakes and land

A section 106 agreement secured in the planning permission prevents further residential development on the site and neighbouring field.

Agricultural tenancy

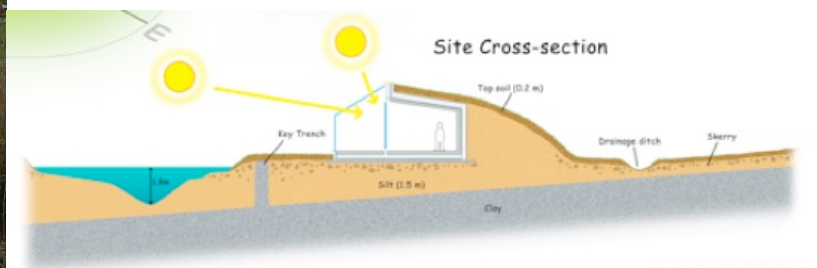
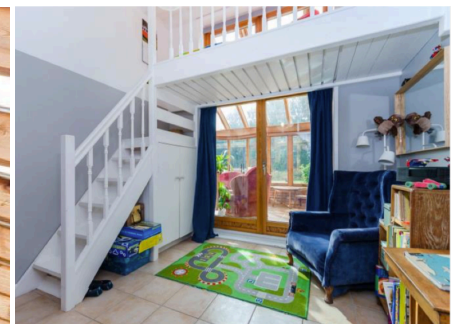
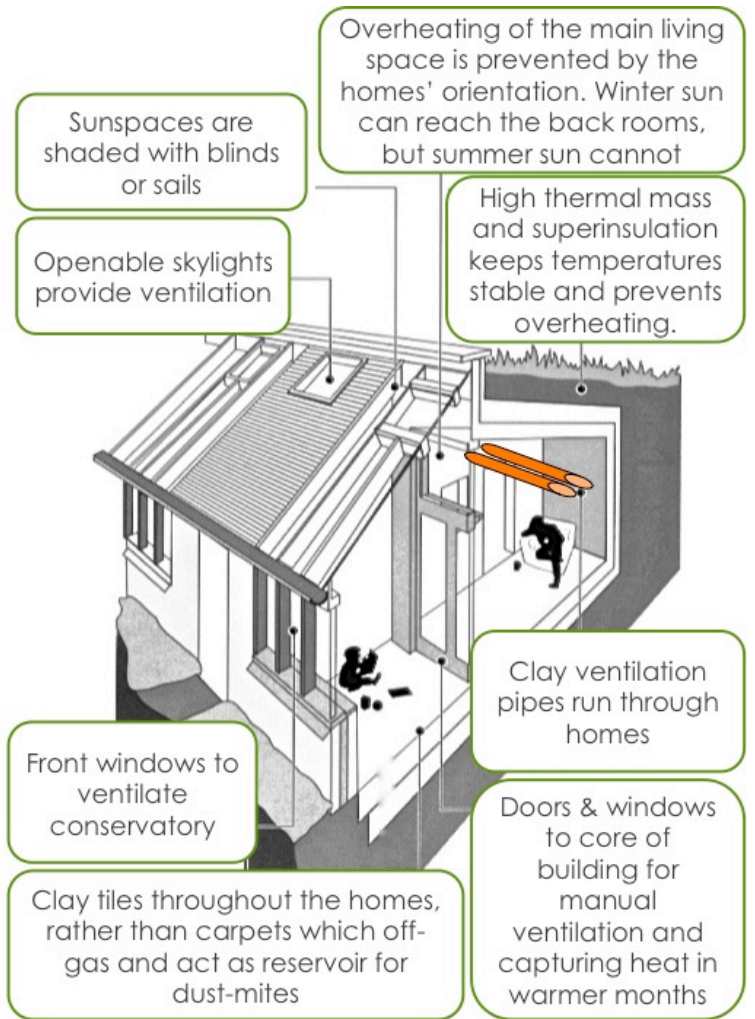
Tenants have access to a further 8.5 acres of land plus a 2km woodland walk, and the right to use the land for agricultural and educational purposes.

The tenancy runs for 10 years from 1/1/2013, with the right to extend under the same terms for a further 10 years.

Cooperatives

Leaseholders become members of two co-operatives:

- Hockerton Housing Project Ltd which acts as the managing agent for the leasehold.
- Hockerton Housing Project Trading Ltd provides flexible, paid employment for residents, from £5,500 p.a.



Full description

A rare opportunity to acquire an energy efficient house within the award winning Hockerton Housing Project, a sustainable development of 5 homes set in 6 acres with a further 8.5 acres on an agricultural lease with sheep, chickens, vegetable production and water collection. The project has renewable solar and wind energy.

HHP is tucked away in countryside on the edge of Hockerton 1.5 miles from Southwell and 7 miles from Newark with its train link to London. The village has a pub. Schools include the Lowes Wong Infant and Junior School and the excellent Minster School. Southwell is a bustling historic market town with a useful range of shops and regular markets. Boasting a strong community feel the town hosts a number of festivals and uniquely has an Apple Day to celebrate the local Bramley Apple.

Entrance Hall/Boot Room

3m x 2.26m

Split stable door, cupboard housing the heat recovery system, further storage cupboards, tiled floor and door into :-

Cloakroom

Modern white suite of low flush WC and wash hand basin, tiled splashbacks and floor, shelves

Hobby Room / Bedroom 4

4.13m x 2.87m

Tiled floor, fitted shelving, inset ceiling lights, super insulated hot water tank. Could be used as an occasional bedroom.

Utility Room

1.7m x 2.1m

Base and wall cupboards, broom cupboard, inset circular sink, tiled splash backs, space for washing machine, spotlights.

Kitchen Dining Room

5.93m x 2.94m

Useful range of fitted base and wall cupboards, solid beech worktops, tiled splashbacks, twin inset stainless steel sink with drainer, ceramic hob, electric double oven, space for dishwasher and fridge, plenty of space for dining table, double doors to conservatory and archway to :-

Sitting Room

5.93m x 2.95m

Tiled floor, phone and satellite TV connection, double doors to conservatory.

Inner Hall

6.4m x 0.86m

Tiled floor, provision for wall lights.

Master Bedroom

6.14m x 2.96m

Built in wardrobes, wash hand basin, plumbing available for ensuite. Double doors to conservatory.

Bedroom 2

3.34m x 2.96m

Study space with stairs to mezzanine sleeping area and built-in storage. Double doors to conservatory.

Bedroom 3

3.34m x 2.96m

Built in storage with stairs to mezzanine sleeping area and built-in desk and storage. Double doors to conservatory.

Study

2.96m x 1.67m

Tiled floor and glazed door to hall. Could be used as an occasional bedroom.

Conservatory

15.74m x 3.08m

Running virtually the full frontage width of the house this space can provide flexibility to suit the owners' particular requirements. Wood burning stove, painted kitchen cupboards with butler's sink and oak worktops, pinoleum blinds fitted to cover the glazed roof in summer, and velux windows. Spanish terracotta tiled floor. Outlook over the garden and lake beyond. Twin double doors.

Garden

Situated to the front of the house and overlooking the lake there is an established garden partly laid to lawn with decking beyond, gravel and slab paths, herbaceous borders, fruit trees and raised beds. The garden is an attractive area ideal for leisure and entertaining.

Carport

4.65m x 2.37m

Overhead storage and door to :-

Workshop/Office

4.81m x 2.41m

Tiled floor, built in storage, twin doors out to rear, overlooking wildlife pond

Legal Information

Each dwelling has an associated 999 year lease (from 1997). Similar to standard leases but with provision for the nature of the project. There are specific conditions such as restrictions on fossil fuelled cars and an obligation to contribute a number of hours to the cooperative

elements of the scheme. Hours worked for the business are paid, with benefits-in-kind for hours spent on other elements.

Running Costs

Ground Rent £30 pa. Agricultural Tenancy to 2033 £400 (index linked). Council Tax £2210. Water £20. Energy £105 based on £480 consumption average with £375 average income from renewables.

Shared facilities

Water collection and waste water systems, Energy production from wind turbines and photovoltaic systems, Directorship in Hockerton Housing Project Trading, Amenity space including lake and wildlife pond, Land improvements e.g. livestock, fencing, polytunnels and food growing areas, Land management equipment currently tractor, trailer, mower, rotivator and gardening tools.

Shared Rights

The HHP Community share rights and obligations to the use of the following specified areas:- Agricultural and wildlife ponds, the reed bed sewage filtration system, the reservoir with slow sand filtration, driveway, community building/Sustainable Resource Centre with large visitor room, office, kitchen and toilets, wind turbines and photovoltaic systems and all other plant necessary to provide the services, The area covers about 6 acres including the homes.

Further Information

Further information is available on the Hockerton Housing Project website. <https://www.hockertonhousingproject.org.uk/> and [instagram.com/hockertonhp](https://www.instagram.com/hockertonhp)

