

## For Sale



### **Property Location:**

7 Gables Drive, Hockerton, Southwell, Notts NG25 0QU.

**Tenure:** 999-year lease with annual peppercorn rent in perpetuity.

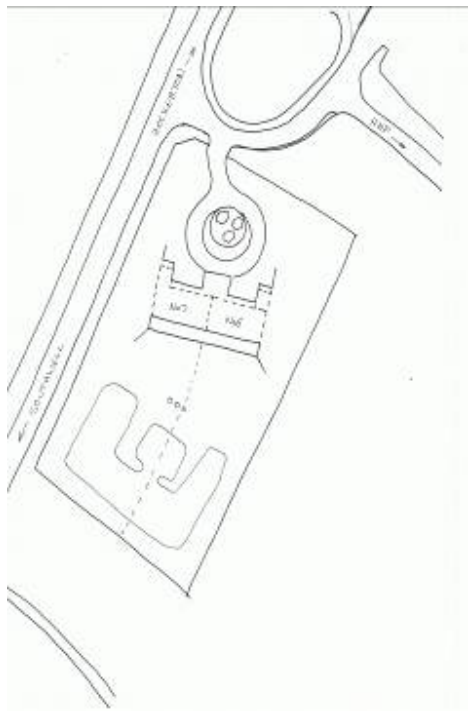
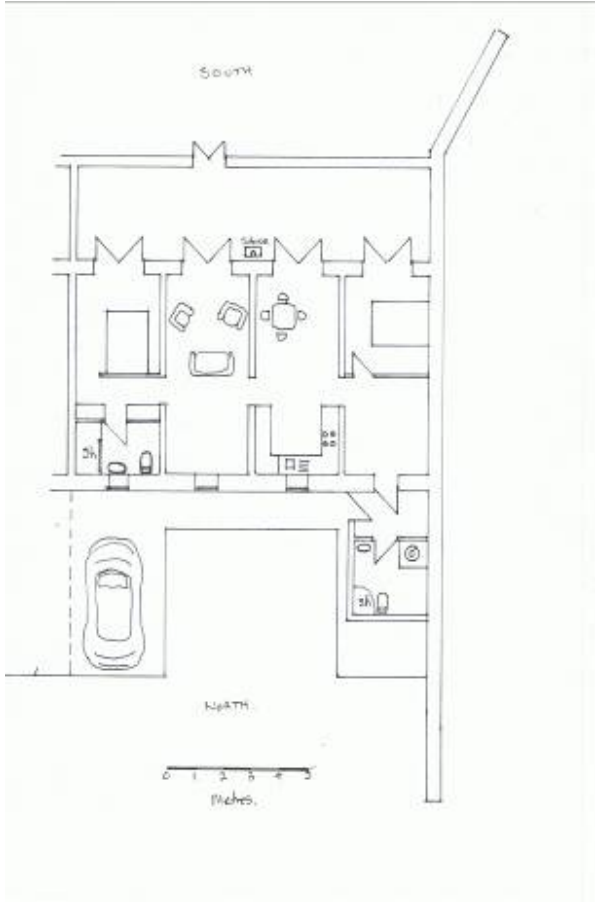
**Guide Price:** Offers sought over £392 000

### **Short summary:**

Unique opportunity to purchase one of the most energy efficient homes in the UK, nestled in the rural village of Hockerton, near the bustling country town of Southwell and next door to the Hockerton Housing Project a world-renowned sustainable development.

This home offers a fantastic opportunity to live in a house fit for the future. Warm and comfortable living with built in resilience. The space is flexible and full of light with a very spacious conservatory to the south. The garden is landscaped, spacious and teeming with wildlife. The house sits close to other “eco” houses with a good social feel. The local pub is just a short walk away. Southwell just over the hill and offers good shops, restaurants, schools and many other amenities within a thriving community.

# Images of the House and grounds









## Details about the House

The houses were designed by 'Green' builder and designer Nick Martin, whose previous projects include: The ground-breaking home in Southwell the 'New Autonomous House' which has an entry in the Guinness book of records for 2 years for its low energy use. The Hockerton Housing Project a short distance to the east and many subsequent cutting-edge houses.

Orientation such that rear of the house faces south to enable maximum use of the sun's energy.

This house gained planning permission on 19<sup>th</sup> January 2001 and was completed in September 2004.

The house has been designed and built as one of the first ultra low energy residential homes in the UK. It reduces life cycle energy to a minimum and sits amongst the most energy efficient, purpose-built dwellings in Europe. It has extremely low bills for heating and has a very low carbon impact. The concept uses passive energy gains like sunshine to keep the house warm through out the year. It achieves this using super insulation and thermal mass storage.

Maximum use of benign materials has been made in the construction and it is designed to be, to a large extent, self-sufficient.

The house is super insulated and with earth covering. It uses passive solar heating removing the need for a whole house space heating system.

There is no mains sewage system in the village and there is no mains water connection to the house.

The water and sewage systems are self-contained and shared with the attached house 6 Gables Drive reducing utility bills still further.

Maintenance of the septic tank sewage system and rainwater catchment system is shared with the adjoining dwelling.

There is a phone and super-fast Broadband connection.

The house is earth-sheltered to the sides and over the top, such that the ground surface slopes and blend smoothly into the surrounding landscape creating a vibrant biodiverse habitat.

The use of fossil fuel vehicles is restricted to one to encourage other less polluting forms of transport.

## Layout

Two (can be 3) bedroom semidetached home set in half an acre of grounds. Total internal floor area approximately 127m<sup>2</sup>.

The driveway to the house is off a private road leading to a gravel entrance yard and garden.

The front of the house (to the north) has a car port with 13amp socket for electric car charging, full width loggia including timber storage, and car parking area.

The house is accessed through a half-glazed door to an entrance porch with storage area leading to:

Utility /shower room including hot water cylinder, sink, washing machine and storage together with basin, WC, shower and towel radiator. Mechanical ventilation and heat recovery unit (MVHR).

through fully glazed door to the inner hall [3.1m x 3m] currently used as office and library. This leads to:

Bedroom 1 [3.2m x 3m] with mezzanine floor over. Tall glazed French doors with windows over [3.25m x 1.8m] leading into the conservatory.

Kitchen/ dining area total 6.2m x 3m. The kitchen [3m x 2.2m] has ceramic double sink, hand-built storage units with ceramic tile work surface and small island unit. Window above sink. MVHR unit. Dining area [3m x 4m] with tall glazed French doors with windows over leading into the conservatory.

Sitting room 6.2m x 3m. Window on north wall and tall glazed French doors with windows over leading into conservatory. NB the rear section of this room [2.2m x 3m] can form a third bedroom.

From the sitting room through double wood doors to bedroom 2 [3m x 4.6m] and shower room [1.6 x 3m] comprising large, tiled walk-in shower, WC, bidet, basin with window over and towel radiator. MVHR unit. Bedroom 2 with tall glazed French doors with windows over leading into conservatory. MVHR unit.

The fully double-glazed timber conservatory [12.6m x 3m] has 4 Velux roof lights and a wood burning stove.

Double French doors lead into the south facing garden approx. 24m x 45m with a shared large pond. There is a hedge to the west boundary and overlooks woodland leading down to the stream to the south boundary.

The houses is earth sheltered with open aspects on the north and south facades.

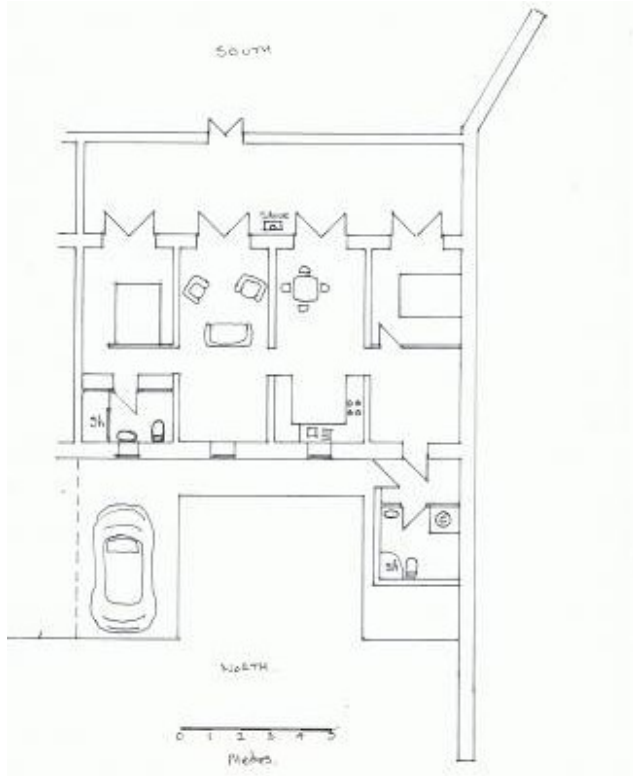
The house is a high mass construction and extremely well insulated and as a consequence does not have a central heating system.

All the windows and doors in the house have triple glazed /low E/gas filled units.

The house is all electric [E7] and consumes approx. 3300kWh per year (averaged over 11 years) giving high annual current cost savings compared to a typical house. There is no gas use in the house.

The EPC does not reflect the novel techniques used in the building so in our opinion does not reflect the performance of the house. The EPV does not take into account thermal mass and the insulation levels of the house.

The south-facing conservatory running the full width of the house is a wonderful space for entertaining and living in, it is so much more than a solar energy catchment area!

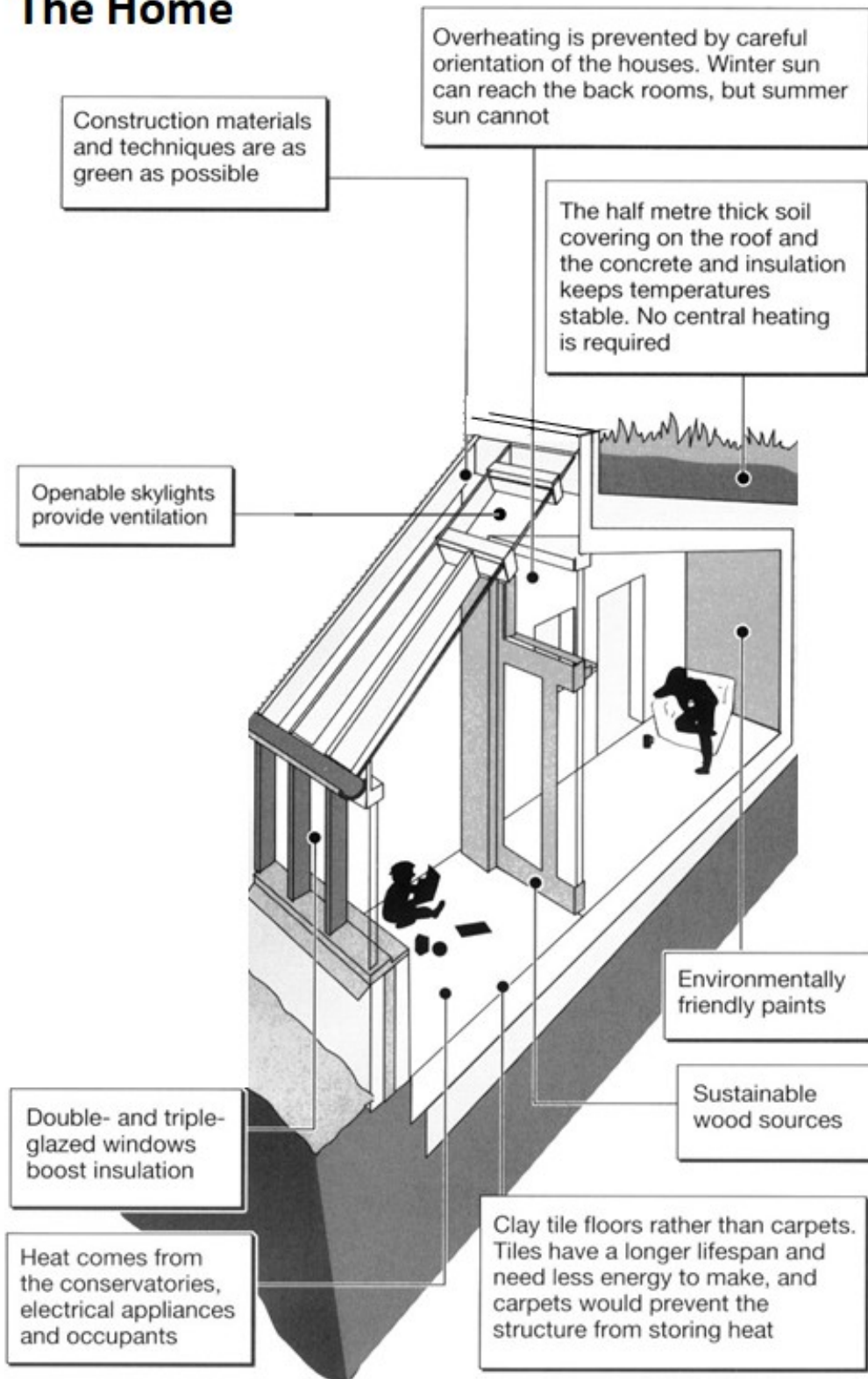


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		68
(39-54) <b>E</b>		
(21-38) <b>F</b>	35	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Certificate number  
8876-7425-0210-9328-099  
23 May 2026



# The Home



## **Details about the Renewable Energy Systems**

Passive solar gain through glazing to heat the house in conjunction with body heat and incidental gains.

Heat storage hot water system.

Option for roof mounted PV array.

## **Energy Savings**

The typical energy use for the house is about 9kWhrs/day (all electric). This is about 15% of a typical UK home and 25% of one built to current building regulations. Consumption does in part depend on occupancy lifestyle.

## **Details about Water Systems**

The home is self-sufficient in water, rain being collected stored and used in the house. A high-grade system provides drinking water quality, with filtration. Water needs are met from a carefully designed water catchment system around the site, stored in a tank. All dirty water is treated in a settling tank and reed bed incorporated into the onsite lake.

## **Cost Savings**

The house is not connected to mains water, so does not get any regular water/sewage bills. However, there are costs for replacement filters and occasionally pumps. This has however averaged less than £100/annum, (£25 per filter set replaced 3 to 6 monthly). The septic tank is pumped once a year at under £100 per year per house. The savings therefore are potentially up to £500/annum and also future proofed against the likely above inflation rises with water bills.

## **Special notes: Wildlife**

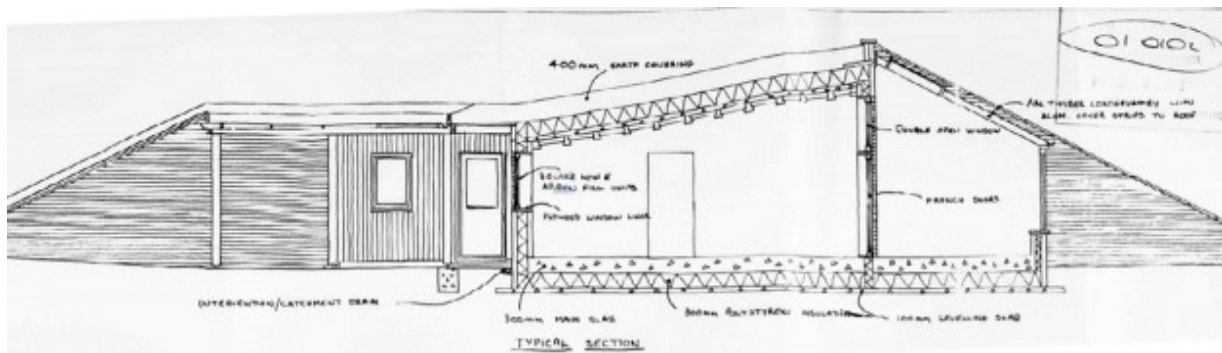
The site benefits from rich biodiversity, facilitated by the addition of a number of new habitats that have enhanced the landscape and created an oasis for wildlife, acting almost as a mini nature reserve. Habitats include the pond, trees, hedgerow and garden grass.

Both water vole and water shrew populations have been monitored by Nottingham Trent University nearby. Other mammals include the badger, fox (not so popular due to their taste for chickens!), stoat, and hare have been seen. The animal population has steadily increased over the years with frogs toads and newts in great abundance. Approximately 80 birds have been identified in the local area, including barn owl (regular sightings in recent years), tawny owl, heron, kingfisher, waterfowl (various), all British woodpeckers, kestrel, red kite, sparrowhawk and a hobby. Plant life is also rich with interesting aquatic varieties.

## Community

There is a local community organisation called Sustainable Hockerton which helps coordinate many eco activities in the village. They offer small grants each year to every household of Hockerton and arrange community events Covid permitting.

## Cross Section



## Details about the nearby Hockerton Housing Project



Hockerton Housing Project ([HHP](#)) has established itself as an exemplar of sustainable development locally and nationally, providing a unique 'real-life' experience of living sustainably. There is the potential for close collaboration with the project.

The services HHP offers include:

- Guided tours
- Workshops
- HHP Master Classes
- Consultancy services
- Education services including lecturing
- Talks
- Publication of sustainable guides
- Venue for meetings & workshops
- Activities including Tai Ji

*The HHP workers' not-for-profit co-operative provides employment for its members, whilst promoting sustainable development. The business was originally set up in response to concerns by the planning authority when considering the application for the project, who were worried about sustainability claims and in particular transport issues. They wanted the application to define clearer ways of ensuring that occupants would have employment opportunities on site or nearby, thereby reducing the need to travel. Therefore, a cooperative company, Hockerton Housing Project Trading Ltd, was established in 1996.*

To meet the growing need from visitors, a new learning resource centre, the Sustainable Resource Centre (SRC) was completed at the end of 2004.

The facilities include a:

- Project office
- A dedicated audio-visual room
- Seminar facilities
- Permanent exhibitions
- Visitor toilets
- Kitchen



## Local Area

7 Gables Drive is situated amongst the rolling countryside of rural Nottinghamshire, 2 miles from Southwell, and 7 miles from the market town of Newark.

**Schools:** The area is well served by several schools including Lowes Wong Infant & Junior Schools & [The Minster School](#) (Secondary). The Minster School in particular has an excellent reputation within Nottinghamshire and homes in it's catchment area are sought after simply to gain access to it. School buses pick up the children from the village.

**Nearest shop/post office:** [Southwell](#) (2 miles) is a bustling historic market town which includes a post office, co-op supermarket; and a range of quality food, clothing, electrical retail outlets, but not least the infamous 'Handicentre' for almost any DIY/household item you can think of. There is also a delightful Saturday market with a good range of traders, a monthly Farmer's Market and several larger continental markets each year. Further afield, Newark (7 miles) Nottingham (< 20m), and Lincoln (20 m) provide a wider range of shopping facilities.

**Pubs and Restaurants:** Hockerton has one [local pub](#) which serves good food and hosts the regular 'Hockerton Ladies Night'. It also has an excellent [Farm Shop](#) which has won awards and coffee shop. Southwell boasts many pubs including the famous Saracen's Head and provides a good range of restaurants including English Bistro (3+), Indian (2), Chinese (2), Italian, Fish & Chips and café/teashops (at least 3 ). Near by in Maythorn there is the gluten free [All Mine Cakes](#) which also serve savoury!

**Leisure facilities** – Southwell has a leisure centre with swimming pool, gym, racquet sports, and many fitness classes. It also has a library and children's playgrounds.

**Local attractions** –Southwell boasts a majestic Minster and the best-preserved workhouse in the UK (National Trust), musical events including a folk festival and classical music festival and the [Bramley apple festival](#).

**Sustainable Hockerton Ltd** – offers [residents of the village money](#) to spend on sustainable items each year; from bicycles to LEDs. This comes from the surplus generated from the village renewable energy systems run by Sustainable

Hockerton. Typically amounts are between **£200 to £500 per year** for each house in the village. Other larger projects are also funded.

**Train stations:** Newark (7 miles) and Nottingham (15 miles) - both offer direct line to London

**Buses:** An excellent bus service between Southwell and Nottingham runs every 30 minutes. Sadly, Hockerton does not have a bus service to speak of – twice a week.

## Valuation

Offers are sought in excess of £392K.

The value of the property includes:

- Leasehold 999-year (Initiated 1<sup>st</sup> January 2007) one peppercorn ground rent in perpetuity.
- Subject to section 106 covenants. (Restricting fossil fuel cars and specifying land management with link to HHP)
- House and Garden.
- Equal share with 6 Gables Drive
  - Water collection & wastewater systems
  - Drive

Special notes:

Potential mortgage available with the [Ecology Building Society](#).

With the energy & water cost savings delivered from the design of the house large benefits are achieved over the lifetime of a mortgage. (These savings are approx. £1000-1500/annum compared to standard houses, or over a 25-year mortgage period likely to be in excess of £35,000!)