



# Project Lime Tree

September 2024







## Background - Padacre Developments

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Founded by a local resident Jamie Knowlson, who turned his dream of constructing his own home into a growing property development venture. Padacre Developments has roots deeply embedded in the Smallwood area, the business aims to bring a unique balance of premium modern living amenities and spacious countryside living to every project.





# Build Contractor

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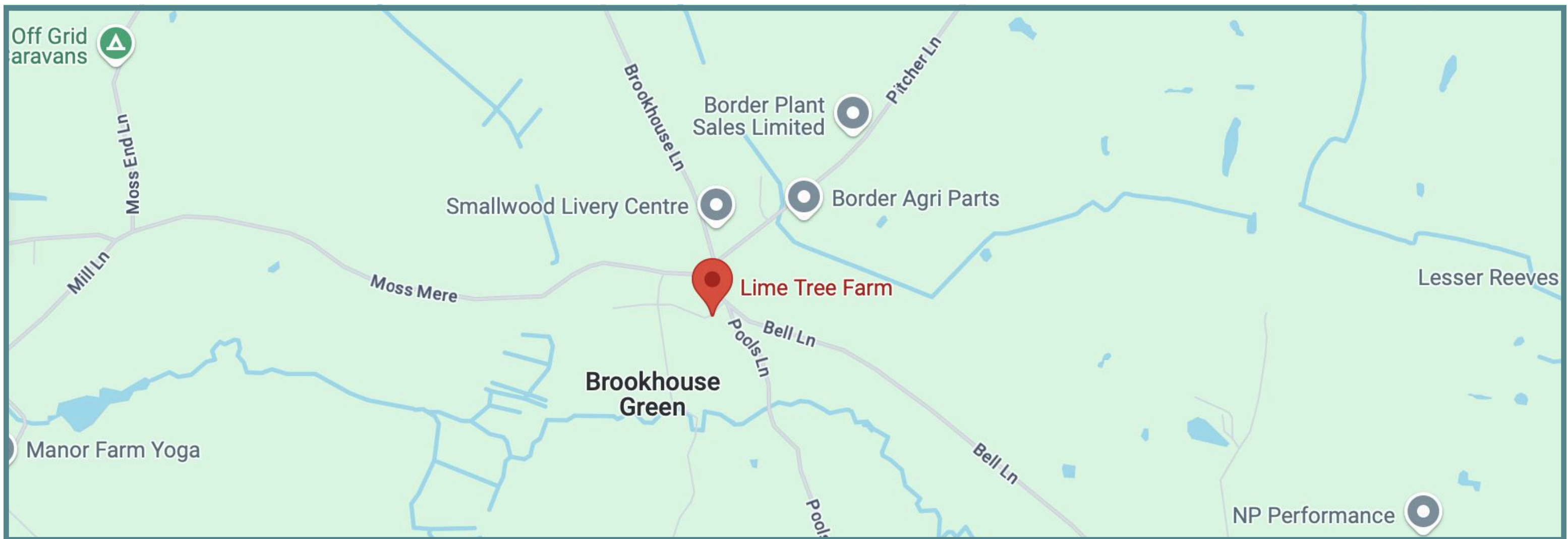
Established in 2018, BEL Construction Services Limited boasts a rich background rooted in the expertise and passion of its Managing Director. Hailing from a family deeply entrenched in the construction industry, Ian concurrently delved into developing houses alongside his brother. Post-graduation, he further refined his skills within his uncle's construction company, specialising in crafting distinctive residences in Cheshire.

**BEL**  
Construction Services



Ian's true ardor for constructing farmhouses, barns, and unique homes took shape during this period. Seeking to broaden his horizons, in 2013, Ian joined forces with a prominent Cheshire architect, offering a blend of design and construction for contemporary, eco-friendly houses. Armed with a fusion of traditional craftsmanship and cutting-edge building practices, Ian founded BEL Construction Services. The company is dedicated to delivering tailor-made solutions for both traditional and modern designs across Cheshire, incorporating leading architectural concepts and sustainability principles.





## Background Of The Site

Smallwood is a picturesque village located in Cheshire, England, known for its rich history and rural charm. The area has a documented history dating back centuries, with its name deriving from Old English, meaning "small wood" or "woodland clearing." It has local amenities such as a nursery, primary school, four pubs and an equestrian centre.

The site situated in Brookhouse Green, Smallwood. It has two existing residential homes and an ex-haulage yard running out the back of the property. Once upon a time this was a thriving business running potatoes around the country by the Jepson Family. It has a 3 acre field to the back of the property which had a mix of agricultural use throughout the years.





## Site Plan

The site will consist of 6 large modern homes all arranged within a generous setting. Taking advantage of the field to the south and bringing back large amounts of greenery to what is currently a hard landscape.

The palette of materials will consist of red Cheshire Brick, Cream Render, Staffordshire Blue tiles and various types of timber on show like Oak and pine.

The trees re-introduced on site will be native and a pond will be added to the front to encourage the local wildlife to inhabit the site.

This will be a beautiful in-keeping setting for many families to live.



# Plot 1 - Ivy House

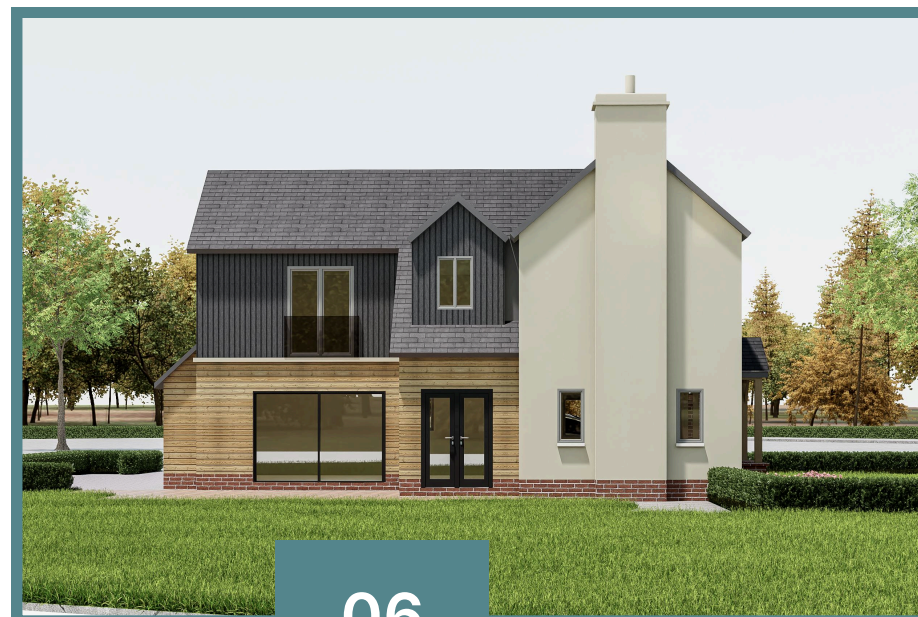


Ivy House, named after the original farm house that stood here for over 100 years. Our rebuild will combine traditional materials such as Cheshire brick, Oak, Cream Render & Staffordshire Blue Tiles, Ivy House will restore the original character back on Bell Lane.

Set back from the roadside with views of the fields from the garden behind and Mow Cop in the distance, it will be a great family setting to relax in the garden on a warm summers day.

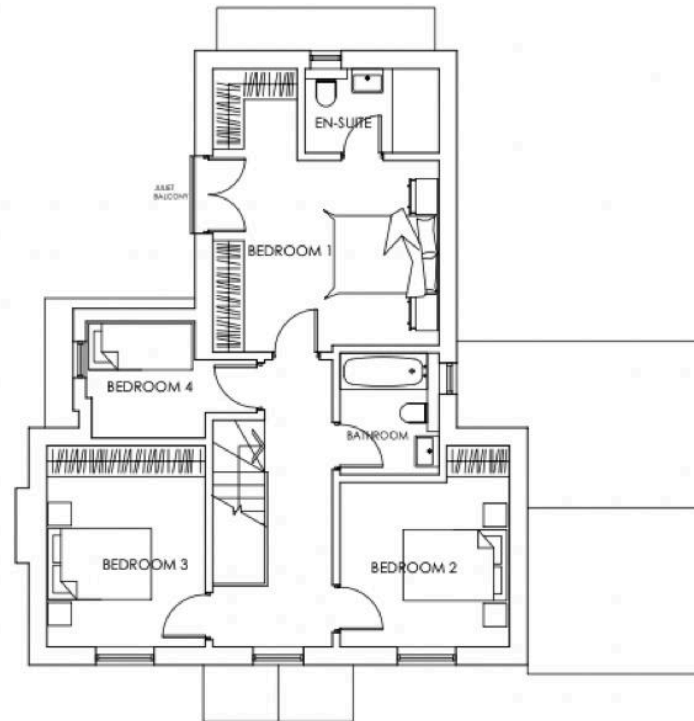
Plans subject to planning permission approved. Sale price TBC.

**Completion Date: Late 2025**





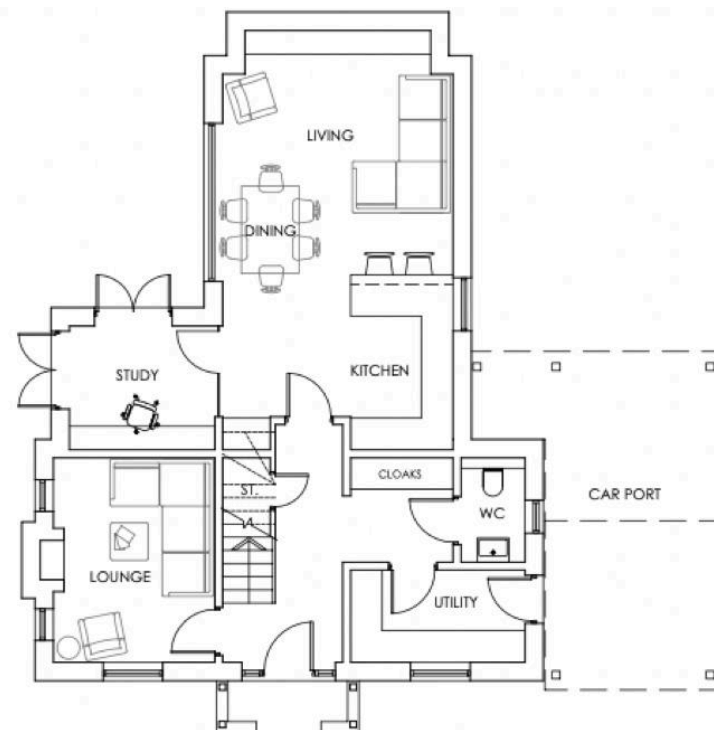
# Plot 1 - Ivy House



PROPOSED FIRST FLOOR PLAN

Ground Floor has the traditional hallway with lounge to the left and utility/cloakroom and toilet area to the right. Walking through the house you'll come into a big open plan kitchen with sliding doors to the garden and a small study off to the left.

First Floor has three bedrooms sharing a family bathroom with a master bedroom at the back of the property overlooking the fields behind partnered with an en-suite. Oak Frame Porch at the front and a classy Car Port to the side which will combine with modern electric charger point and solar panels. Air Source heating unit will be installed to align with Padacre's values of bringing the latest innovation to each project



PROPOSED GROUND FLOOR PLAN

**Gross internal Floor Area 149.30(M2)**



# Plot 2 - Cherry Tree Barn



Cherry Tree Barn, named after the beautiful Tree in the grounds which overlooks the pond, this property will really have the wow factor. Materials of original brick, Staffordshire blue tiles and a combination of timbers such as Oak and pine. A full glass link to bridge the gap from the original barn and the new one.

This plot has a huge garden all around the property and ample size driveway for the owners and guests.

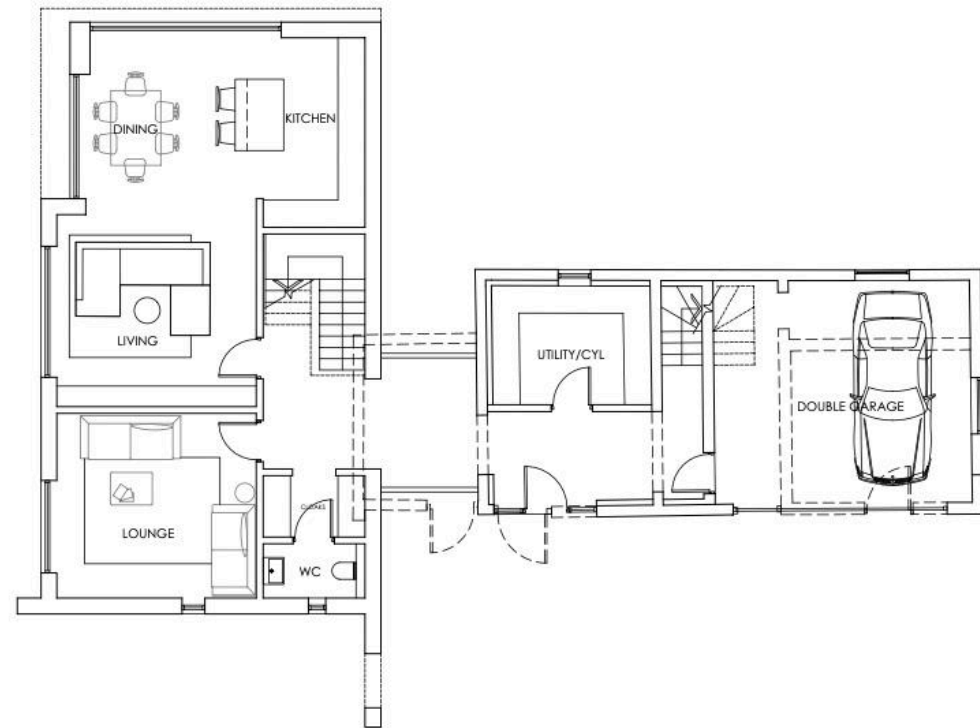
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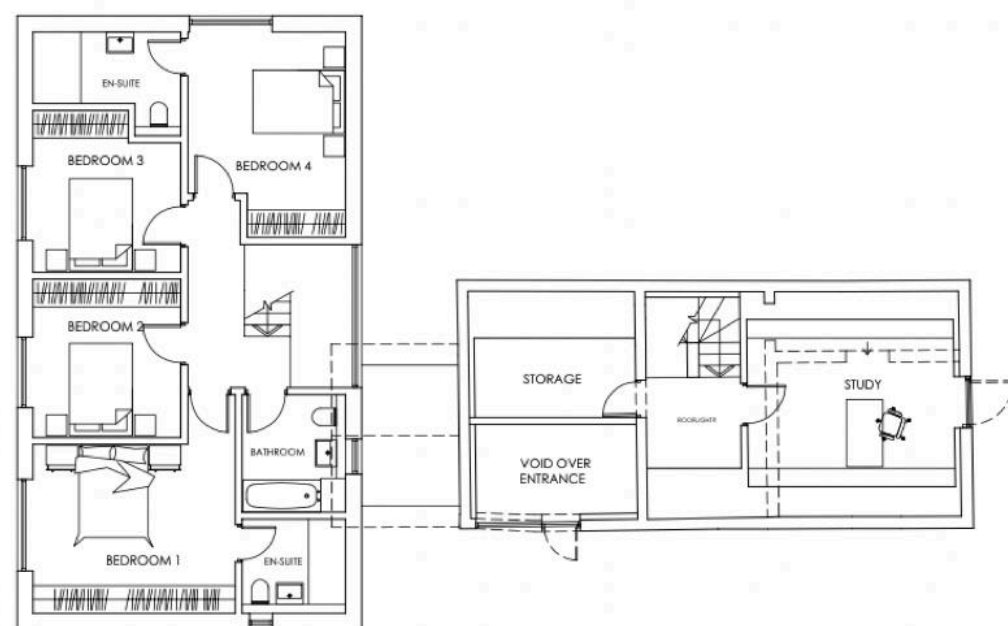


# Plot 2 - Cherry Tree Barn



PROPOSED GROUND FLOOR PLAN

Ground Floor has the original barn on the right. Converted to a double garage and a utility area with separate stairs to a study. Walking through the property into the new barn, you have a toilet and lounge to the left and then a huge living room kitchen area on the right with views into the garden



PROPOSED FIRST FLOOR PLAN

First Floor has a study and storage area in the original barn and then in the new barn boasts of 4 bedrooms and three bathrooms. All have great views on the back garden and surrounding areas

**Gross Internal Floor Area: 253.03(M2)**



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Brookhouse Green, Smallwood, CW11 2XF

Phase 1 Completion Date: Late 2025



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