



HARDWICK
GRANGE



Arncliffe

MANSFIELD ROAD
GLAPWELL



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GLAPWELL
S44 5QG

ARNCLIFFE HOMES ARE DELIGHTED TO
ANNOUNCE THE ARRIVAL OF THEIR SUPERB,
BRAND NEW DEVELOPMENT 'HARDWICK
GRANGE' ON MANSFIELD ROAD, GLAPWELL.



BOLSOVER CASTLE



CHATSWORTH HOUSE

INTRODUCTION

ARNCLIFFE'S PHILOSOPHY OF BUILDING HIGHLY SPECIFIED AND WELL-PROPORTIONED HOMES, WHICH FEEL SPACIOUS AND MAKE BEST USE OF NATURAL LIGHT, CONTINUES AT HARDWICK GRANGE.

THE DEVELOPMENT OFFERS A SELECTION OF JUST 17 FOUR-BEDROOM DETACHED FAMILY HOMES, MOST WITH FAR REACHING VIEWS OVER OPEN FIELDS. EACH OF THE PROPERTIES HAS BEEN DESIGNED WITH FUEL EFFICIENCY IN MIND AND CONSEQUENTLY BENEFITS FROM INCREASED INSULATION TO ROOFS & FLOORS, HIGH VALUE THERMAL BLOCKWORK TO TRADITIONAL MASONRY WALLS, BLOWN CAVITY FILL, DOUBLE GLAZING WITH ADVANCED THERMAL INSULATION, HIGH EFFICIENCY GAS FIRED CONDENSING BOILER, LOW ENERGY LIGHTING AND EXTERNAL DOORS & WINDOW FRAMES WITH HIGH THERMAL



HARDWICK HALL

EFFICIENCY. GIVEN THE EVER INCREASING COST OF ENERGY, THESE MEASURES CAN MAKE A SUBSTANTIAL DIFFERENCE TO HOME FUEL BILLS.

GLAPWELL IS IDEALLY PLACED FOR EASY ACCESS TO A WEALTH OF FACILITIES AND RECREATIONAL ACTIVITIES. JUST 7 MILES TO THE WEST IS THE MARKET TOWN OF CHESTERFIELD, FAMED FOR THE CHURCH WITH ITS 'CROOKED SPIRE' AND WHICH STILL BOASTS ONE OF EUROPE'S LARGEST OUTDOOR WEEKLY MARKETS AMONGST OTHER EXCELLENT LOCAL FACILITIES. FOR THOSE WHO PREFER THE HUSTLE AND BUSTLE OF

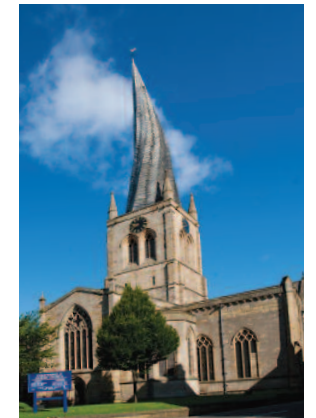
THE CITY CENTRE, SHEFFIELD LIES JUST 20 MILES TO THE NORTH AND HAS A PLETHORA OF BARS AND RESTAURANTS AS WELL AS THE HIGHLY REGARDED MEADOWHALL SHOPPING CENTRE ON ITS OUTSKIRTS.

THERE ARE SOME WONDERFUL PLACES TO VISIT CLOSE-BY, INCLUDING HARDWICK HALL, AN ELIZABETHAN MANSION MAINTAINED BY THE NATIONAL TRUST AND BOLSOVER CASTLE, A SEVENTEENTH CENTURY ARISTOCRATIC RETREAT, BOTH OF WHICH ARE JUST A SHORT DISTANCE AWAY. A LITTLE FURTHER AFIELD IS CHATSWORTH HOUSE, THE SEAT OF THE DUKE OF DEVONSHIRE. CHATSWORTH LIES WITHIN THE PEAK DISTRICT, BRITAIN'S FIRST NATIONAL PARK - AN ABSOLUTE PARADISE WITH SOME BREATH-TAKING SCENERY FOR RAMBLERS AND CYCLISTS ALIKE!

IF YOU WOULD LIKE TO LIVE IN A BRAND NEW ENERGY EFFICIENT HOME THAT HAS A WEALTH OF LOCAL FACILITIES NEARBY, ENJOYS EXCEPTIONAL TRANSPORT LINKS YET BOASTS A SEMI-RURAL LOCATION, THEN HARDWICK GRANGE COULD JUST BE THE PLACE FOR YOU.



CHESTERFIELD MARKET

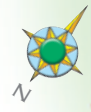


THE 'CROOKED SPIRE' - CHESTERFIELD



SITE PLAN

-  **The Epworth**
Plots 2, 7, 16 & 17
-  **The Regent**
Plots 4, 6, 10, 11, 12 & 15
-  **The Richmond**
Plots 1, 3, 5, 8, 9, 13 & 14

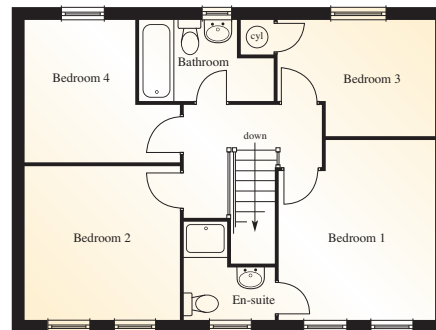
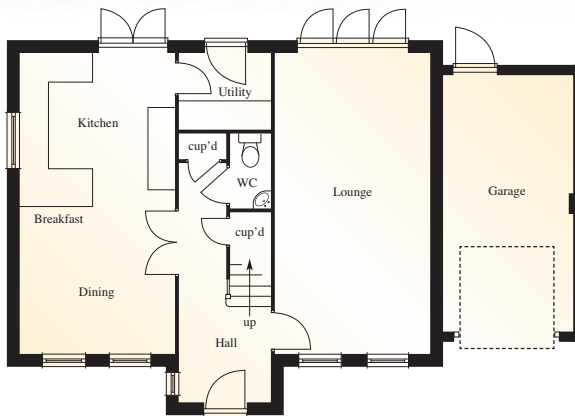




THE EPWORTH

PLOTS
2, 7, 16 & 17

FLOOR PLANS, WINDOW CONFIGURATIONS AND
ROOF DESIGNS VARY FROM PLOT TO PLOT.
PLEASE SEE ON-SITE PLANS FOR FULL DETAILS.



Ground Floor

LOUNGE	3.40 x 6.50m	11'2" x 21'4"
KITCHEN/DINING	3.40 x 6.50m	11'2" x 21'4"
UTILITY	2.00 x 1.62m	6'6" x 5'4"

First Floor

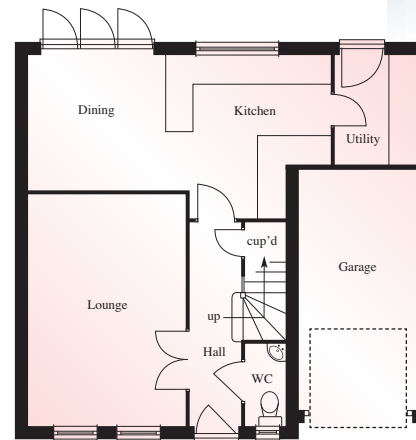
BEDROOM 1	3.42(max) x 3.92m(max)	11'2"(max) x 12'10"(max)
EN-SUITE	2.01(max) x 2.15m(max)	6'7"(max) x 7'0"(max)
BEDROOM 2	3.40 x 3.35m	11'2" x 11'0"
BEDROOM 3	3.45(max) x 2.50m(max)	11'4"(max) x 8'2"(max)
BEDROOM 4	3.40(max) x 3.07m(max)	11'2"(max) x 10'1"(max)
BATHROOM	2.15 x 1.75m	7'0" x 5'9"



THE REGENT

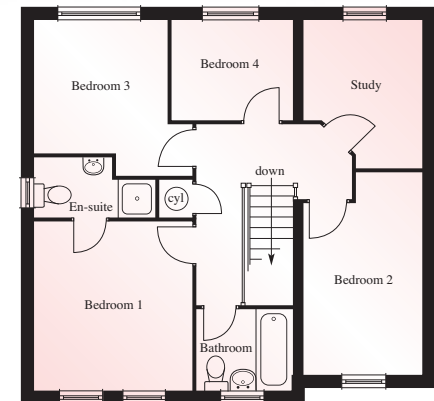
PLOTS
4, 6, 10, 11, 12 & 15

FLOOR PLANS, WINDOW CONFIGURATIONS AND
ROOF DESIGNS VARY FROM PLOT TO PLOT.
PLEASE SEE ON-SITE PLANS FOR FULL DETAILS.



Ground Floor

LOUNGE	3.35 x 4.90m	11'0" x 16'0"
KITCHEN/DINING	6.47(max) x 3.45m(max)	21'2"(max) x 11'3"(max)
UTILITY	1.75 x 2.31m	5'8" x 7'6"



First Floor

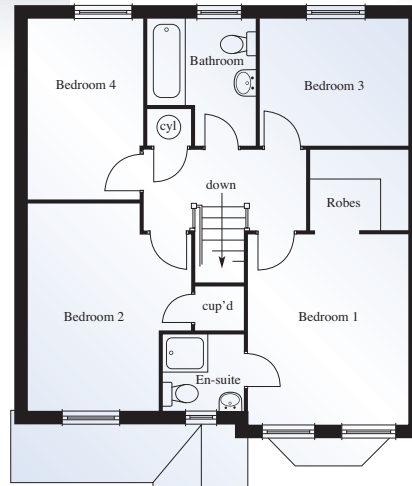
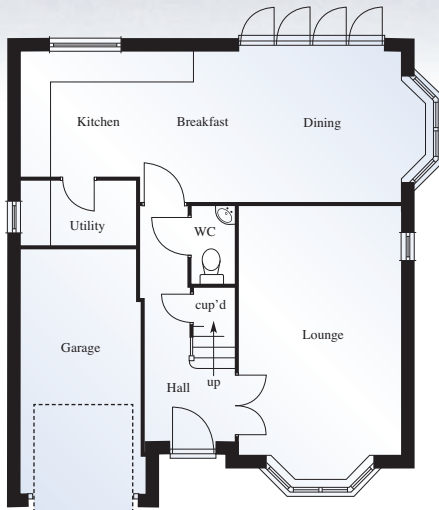
BEDROOM 1	3.37 x 3.62	11'1" x 11'10"
EN-SUITE	1.75 x 1.27m	5'8" x 4'2"
BEDROOM 2	2.47 x 4.32m(max)	8'1" x 14'2"(max)
BEDROOM 3	3.35(max) x 3.25m(max)	11'0"(max) x 10'8"(max)
BEDROOM 4	2.57 x 2.10m	8'5" x 6'10"
STUDY	2.47 x 3.11m(max)	8'1" x 10'2"(max)
BATHROOM	2.05 x 1.75m	6'8" x 5'8"



THE RICHMOND

PLOTS
1, 3, 5, 8, 9, 13 & 14

FLOOR PLANS, WINDOW CONFIGURATIONS AND
ROOF DESIGNS VARY FROM PLOT TO PLOT.
PLEASE SEE ON-SITE PLANS FOR FULL DETAILS.



Ground Floor

LOUNGE	3.35 x 5.60m(max)	11'0" x 18'4"(max)
DINING/B'FAST/KITCHEN	7.90 x 3.05m(max)	25'10" x 10'0"(max)
UTILITY	2.40 x 1.25m	7'10" x 4'1"

Plots 1 and 8 only

DINING/B'FAST/KITCHEN	8.35(max) x 3.05m	27'4"(max) x 10'0"
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First Floor

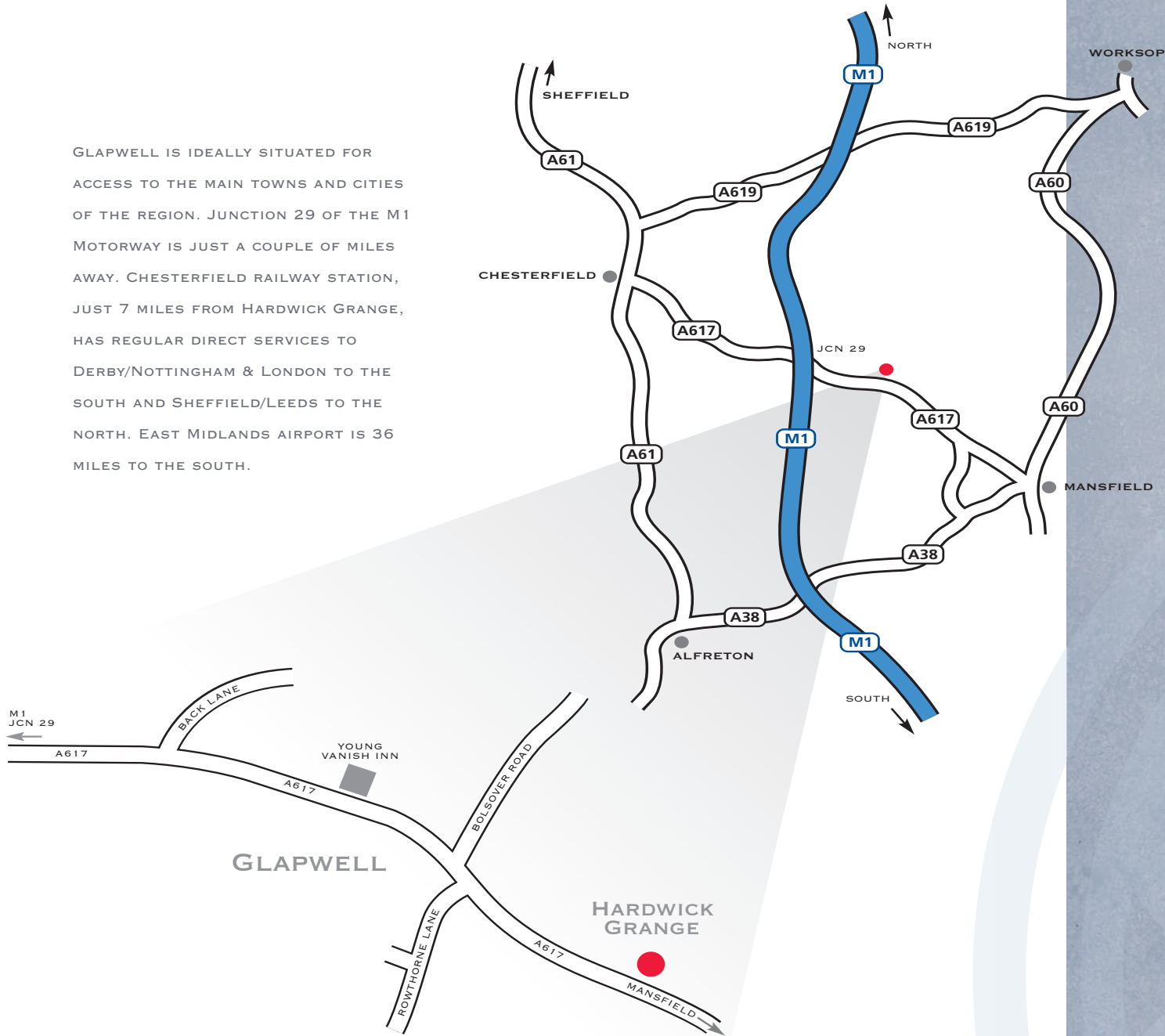
BEDROOM 1	3.35 x 3.92	11'0" x 12'10"
ROBES	2.05 x 1.65m	6'8" x 5'5"
EN-SUITE	1.67 x 1.57m	5'6" x 5'2"
BEDROOM 2	3.35(max) x 4.25m(max)	11'0"(max) x 13'11"(max)
BEDROOM 3	3.10 x 2.57m	10'2" x 8'5"
BEDROOM 4	2.40 x 3.67m	7'10" x 12'1"
BATHROOM	2.25 x 2.57m(max)	7'4" x 8'5"(max)



LOCATION & TRANSPORT LINKS



GLAPWELL IS IDEALLY SITUATED FOR ACCESS TO THE MAIN TOWNS AND CITIES OF THE REGION. JUNCTION 29 OF THE M1 MOTORWAY IS JUST A COUPLE OF MILES AWAY. CHESTERFIELD RAILWAY STATION, JUST 7 MILES FROM HARDWICK GRANGE, HAS REGULAR DIRECT SERVICES TO DERBY/NOTTINGHAM & LONDON TO THE SOUTH AND SHEFFIELD/LEEDS TO THE NORTH. EAST MIDLANDS AIRPORT IS 36 MILES TO THE SOUTH.





SPECIFICATION

EXTERNAL SPECIFICATION

EXTERNAL WALLS OF TRADITIONAL CONSTRUCTION WITH A MIXTURE OF BRICK AND RENDER, DEPENDANT ON HOUSE TYPE, AND BRICK FEATURE HEADS AND CILLS.

WINDOWS AND EXTERNAL GLAZED FRAMES IN LOW MAINTENANCE WHITE PVCU WITH POLISHED CHROME IRONMONGERY.

DOUBLE GLAZING IN 'PLANITHERM ONE' GLASS FOR ADVANCED THERMAL INSULATION PERFORMANCE.

EXTERNAL DOORS FITTED WITH 'ANTI-SNAP' CYLINDER LOCKS.

TURF TO FRONT AND REAR GARDENS AND LANDSCAPING IN ACCORDANCE WITH THE APPROVED PLAN.

EXTERNAL LIGHTS TO FRONT AND REAR AND PUSH BUTTON DOORBELL TO FRONT DOOR.

EXTERNAL TAP TO REAR.



INTERNAL SPECIFICATION

WALLS FINISHED IN LIGHT GREY MATT VINYL EMULSION AND CEILINGS IN PURE WHITE MATT EMULSION.

DOORS, ARCHITRAVES AND SKIRTINGS FINISHED IN WHITE SATIN PAINT.

PREMDOR MASONITE LADDER MOULDED INTERNAL DOORS (GLAZED IN CERTAIN LOCATIONS – PLEASE REFER TO PLANS).

POLISHED CHROME IRONMONGERY THROUGHOUT.

FULL HEIGHT WALL TILING WITHIN SHOWER ENCLOSURES AND PART TILING TO WALLS WHERE SANITARY-WARE FITTED.

ELECTRICAL SOCKETS AND SWITCHES IN POLISHED CHROME.

LED DOWN LIGHTS TO KITCHEN/FAMILY AREAS AND BATH/SHOWER ROOMS.

TV WIRING AND DATA DISTRIBUTION SYSTEM TO LOUNGE, FAMILY AREA AND BEDROOMS 1 AND 2.

INTRUDER ALARM WITH SENSORS TO GROUND/FIRST FLOORS AND GARAGES.

HIGH EFFICIENCY GAS-FIRED CONDENSING BOILER WITH HEATED TOWEL RAIL TO BATHROOM AND RADIATORS TO OTHER ROOMS.

A CHOICE OF KITCHEN FINISHES FROM THE RANGE PROVIDED WITH A CHOICE OF QUARTZ WORKTOPS.
(LAMINATE WORKTOP TO UTILITY ROOM)

KITCHEN APPLIANCES COMPRISING ZANUSSI DOUBLE OVEN, CHOICE OF GAS OR CERAMIC HOB, CHIMNEY HOOD, INTEGRATED FRIDGE/FREEZER AND DISHWASHER.

UNDERMOUNT 1½ BOWL STAINLESS STEEL SINK TO KITCHEN AND SURFACE MOUNTED STAINLESS STEEL SINGLE BOWL WITH DRAINER TO UTILITY.

FREE-STANDING WASHER/DRYER (OR SEPARATE WASHER AND DRYER) FROM ZANUSSI (OR SIMILAR) TO UTILITY ROOM.

SANITARY-WARE BY IDEAL STANDARD 'TEMPO' RANGE WITH ALTO ECOTHERM SHOWERS.

ARNCLIFFE HOMES LIMITED SUPPORT AND ABIDE BY THE CONSUMER CODE FOR HOME BUILDERS.



THE PURPOSE OF THE CODE IS TO ENSURE THAT HOME BUYERS:

- ARE TREATED FAIRLY;
- KNOW WHAT SERVICE LEVELS TO EXPECT;
- ARE GIVEN RELIABLE INFORMATION UPON WHICH TO MAKE THEIR DECISION;
- KNOW HOW TO ACCESS SPEEDY, LOW COST DISPUTE RESOLUTION ARRANGEMENTS IF THEY ARE DISSATISFIED.

A COPY OF THE CODE IS AVAILABLE ON REQUEST OR CAN BE DOWNLOADED FROM:
WWW.CONSUMERCODEFORHOMEBUILDERS.COM

THE DETAILS PROVIDED ARE BELIEVED TO BE CORRECT BUT DO NOT CONSTITUTE AN OFFER, WARRANTY OR CONTRACT. ALL ROOM DIMENSIONS ARE APPROXIMATE; THE COMPANY RESERVES THE RIGHT TO ALTER PLANS, SPECIFICATION AND ELEVATIONS AND TO SUBSTITUTE MATERIALS DURING THE COURSE OF CONSTRUCTION.
WHERE PURCHASERS ARE OFFERED A CHOICE OF FINISH/STYLE, THIS IS SUBJECT TO THE ITEMS CONCERNED NOT HAVING BEEN FITTED OR ORDERED AT THE TIME OF RESERVATION.

NHBC 10-YEAR BUILDMARK WARRANTY

BUYER ASSISTANCE

ONCE YOU HAVE CHOSEN THE NEW ARNCLIFFE HOME YOU WOULD LIKE, THERE ARE A RANGE OF FACILITIES WE CAN OFFER TO MAKE YOUR PURCHASE THAT MUCH EASIER.

IF YOU DO NOT YET HAVE A BUYER FOR YOUR EXISTING HOUSE, WHY NOT CONSIDER OUR HIGHLY SUCCESSFUL **PART EXCHANGE** SCHEME?

HUNDREDS OF PURCHASERS HAVE TAKEN ADVANTAGE OF THIS FACILITY, WHICH HAS ENABLED THEM TO PLAN THEIR MOVE WITH CERTAINTY, WITHOUT THE WORRY OF FINDING A BUYER AT THE RIGHT PRICE OR THE HASSLE OF APPOINTING ESTATE AGENTS AND NEGOTIATING WITH POTENTIAL BUYERS.

SIMPLY COMPLETE OUR NO-OBLIGATION APPLICATION FORM AND WE WILL ARRANGE A MUTUALLY CONVENIENT TIME TO INSPECT YOUR PROPERTY, FOLLOWING WHICH WE WILL CONFIRM ITS ELIGIBILITY FOR PART EXCHANGE AND DISCUSS OUR VALUATION WITH YOU. ONCE WE HAVE AGREED FIGURES, YOUR PURCHASE CAN PROCEED WITHOUT DELAY AND YOU COULD BE MOVING INTO YOUR BRAND NEW HOME IN WEEKS.

OUR PART EXCHANGE FACILITY IS ENTIRELY WITHOUT OBLIGATION AND IN THE EVENT THAT YOU DECIDE NOT TO PROCEED WITH OUR OFFER, YOU WILL FACE NO CHARGES.

PART EXCHANGE MAY NOT BE APPROPRIATE IN ALL CASES, FOR EXAMPLE IF YOUR EXISTING HOUSE IS OF A SIMILAR OR GREATER VALUE THAN THE NEW HOUSE YOU WISH TO PURCHASE. WE THEREFORE OFFER A **SALES ASSISTANCE** SCHEME WHEREBY WE APPOINT A LOCAL ESTATE AGENT TO MARKET YOUR PROPERTY AT A MUTUALLY AGREEABLE FIGURE BUT WITH THE BENEFIT OF THE FACILITIES WE OFFER ON OUR NEW HOMES; FOR EXAMPLE PART EXCHANGE, MORTGAGE ASSISTANCE, ETC.

THE **MORTGAGE** MARKET IS CONSTANTLY CHANGING AND IT IS DIFFICULT TO STAY ABREAST OF THE LATEST PRODUCTS. WE THEREFORE OFFER THE SERVICES OF AN INDEPENDENT FIRM OF FINANCIAL ADVISERS WHO HAVE ACCESS TO ALL MAJOR LENDERS AND CAN GIVE IMPARTIAL ADVICE ON THE BEST DEALS AROUND AT ANY GIVEN TIME.

THESE ADVISERS WILL MEET YOU AT A MUTUALLY CONVENIENT TIME AND PLACE (AT HOME IF YOU WISH) AND TALK THROUGH THE OPTIONS WITH YOU, ON A NO OBLIGATION BASIS. IF YOU DECIDE TO PROCEED WITH ONE OF THEIR SUGGESTIONS, THEY WILL GUIDE YOU THROUGH THE PAPERWORK AND MONITOR PROGRESS OF YOUR APPLICATION THROUGH TO THE TIME A MORTGAGE OFFER IS ISSUED.

ONCE AGAIN, THIS FACILITY IS COMPLETELY FREE OF CHARGE AND ENTIRELY WITHOUT OBLIGATION.



HELP TO BUY IS AVAILABLE ON THIS DEVELOPMENT

WHAT IS HELP TO BUY?

HELP TO BUY IS EQUITY LOAN ASSISTANCE TO BUYERS OF NEW HOMES FROM THE GOVERNMENT'S HOME AND COMMUNITIES AGENCY (HCA).

HOW DOES IT WORK?

BUYERS WILL BE PROVIDED WITH AN **EQUITY LOAN OF UP TO 20%** OF THE PURCHASE PRICE OF THE PROPERTY WHICH WILL BE **INTEREST FREE FOR 5 YEARS**. YOU WILL NEED TO PUT DOWN A MINIMUM DEPOSIT OF 5% FROM YOUR OWN SAVINGS AND MEET THE REQUIREMENTS OF AN AUTHORISED LENDING INSTITUTION (BANK/BUILDING SOCIETY) FOR THE REMAINING 75%.

WHAT HAPPENS AFTER 5 YEARS?

A FEE OF 1.75% PER ANNUM WILL BE CHARGED ON THE EQUITY LOAN FROM THE FIFTH ANNIVERSARY OF THE LOAN. THIS FEE WILL INCREASE EACH YEAR THEREAFTER. (ASK FOR DETAILS)

WHEN DO I HAVE TO PAY BACK THE LOAN?

THE LOAN IS REPAYABLE AFTER 25 YEARS (UNLESS THE TERM OF THE FIRST MORTGAGE IS SHORTER THAN THIS) OR WHEN THE PROPERTY IS SOLD. PART REPAYMENTS ARE ALLOWED AT ANY TIME BUT MUST BE A MINIMUM OF 10% OF YOUR HOME'S MARKET VALUE AT THE TIME OF THE REPAYMENT.

WHAT HAPPENS IF I WANT TO SELL MY HOME?

WHEN YOU SELL YOUR HOME YOU WILL REPAY THE EQUITY LOAN. SO, IF YOU INITIALLY PURCHASED WITH A 20% EQUITY LOAN FROM THE HCA AND HAVE MADE NO REPAYMENTS, YOU WILL REPAY TO THE HCA 20% OF THE VALUE OF THE PROPERTY AT THE TIME OF SALE.

WHAT IF THE VALUE OF MY PROPERTY HAS FALLEN?

THE HELP TO BUY AGREEMENT COMMITS YOU TO REPAY A PERCENTAGE OF THE MARKET VALUE EQUAL TO THE PERCENTAGE CONTRIBUTION OF ASSISTANCE ORIGINALLY RECEIVED. THIS MEANS THAT IF THE VALUE OF YOUR PROPERTY FALLS BELOW THE LEVEL AT WHICH IT WAS FIRST PURCHASED, YOU WILL REPAY LESS THAN THE ORIGINAL AMOUNT THE AGENCY CONTRIBUTED TO THE ORIGINAL PURCHASE.

HOW DO I KNOW IF I QUALIFY FOR THE SCHEME?

IF YOU CAN RAISE 5% OF THE PURCHASE PRICE AND MEET THE REQUIREMENTS OF THE LOCAL HOME BUY AGENCY FOLLOWING AN ASSESSMENT, YOU WILL QUALIFY FOR THE SCHEME.

I AM NOT A FIRST TIME BUYER – DO I STILL QUALIFY?

YES! HELP TO BUY IS AVAILABLE TO BOTH FIRST TIME BUYERS AND THOSE WHO HAVE PREVIOUSLY OWNED A HOME. UNFORTUNATELY IT IS NOT AVAILABLE TO PURCHASERS USING OUR PART EXCHANGE FACILITY.

IS HELP TO BUY AVAILABLE ON A BUY TO LET?

NO. THE SCHEME IS DESIGNED TO ASSIST YOU TO MOVE ONTO OR UP THE HOUSING LADDER. IT IS AVAILABLE ONLY TO OWNER OCCUPIERS.

I THINK I MIGHT QUALIFY - WHAT DO I DO NOW?

IF YOU WOULD LIKE TO FURTHER YOUR INTEREST IN THE SCHEME PLEASE CONTACT OUR SALES DEPARTMENT ON 0113 237 5900 AND WE WILL BE PLEASED TO ANSWER ANY QUESTIONS YOU MAY HAVE AND GUIDE YOU THROUGH THE APPLICATION PROCESS.



HARDWICK GRANGE





Arncliffe

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