

you have arrived!



Welcome to Brookfield...

an exclusive gated development of just 8 spacious detached properties designed for modern living



As you pass through the electrically operated gates you are entering a very special environment



A birds-eye view of Brookfield



-  *The Chatsworth*
Plots : 1, 2 & 3
-  *The Buxton*
Plots : 4, 6 & 7
-  *The Bakewell*
Plot : 5





PLOTS : 1, 2 & 3



The Chatsworth

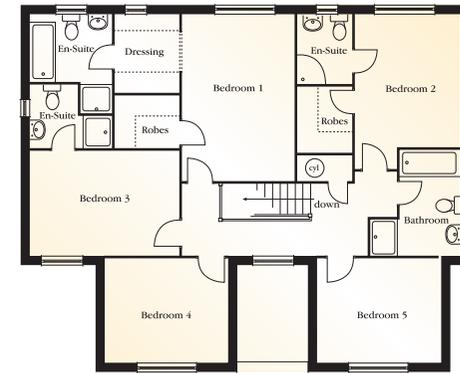


Ground Floor

LOUNGE	4.40 x 6.99m	14'5" x 22'11"
KITCHEN/B'FAST/FAMILY	5.10(max) x 5.75m(max)	16'9"(max) x 18'10"(max)
DINING	3.05 x 4.46m	10'0" x 14'8"
UTILITY	2.85(max) x 2.43m	9'4"(max) x 7'11"
STUDY	2.31 x 3.07m	7'7" x 10'1"
TV ROOM	3.61 x 3.05m	11'10" x 10'0"

First Floor

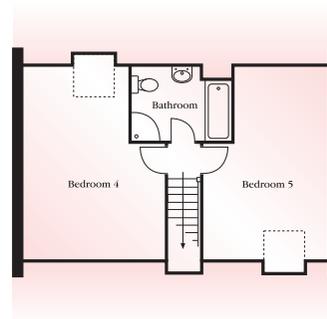
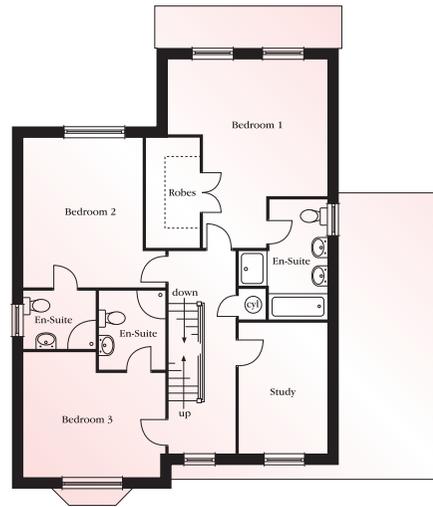
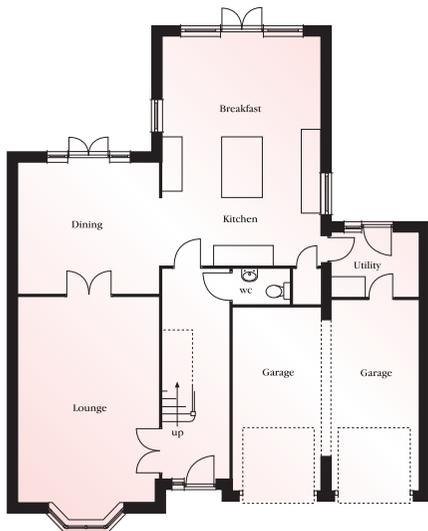
BEDROOM 1	3.35 x 4.83m	11'0" x 15'10"
ROBES	1.90 x 1.52m	6'3" x 5'0"
DRESSING AREA	1.90 x 2.26m	6'3" x 7'5"
EN-SUITE	2.425 x 1.95m	7'11" x 6'5"
BEDROOM 2	3.10 x 3.85m	10'2" x 12'8"
ROBES	1.62 x 1.93	5'4" x 6'4"
EN-SUITE	1.62 x 2.00m	5'4" x 6'6"
BEDROOM 3	4.40 x 3.05m	14'5" x 10'0"
EN-SUITE	1.41 x 1.84m	4'7" x 6'1"
BEDROOM 4	3.61 x 3.05m	11'10" x 10'0"
BEDROOM 5	3.61 x 3.07m	11'10" x 10'1"





PLOTS : 4, 6 & 7

The Buxton



Ground Floor

LOUNGE	4.17 x 6.50m (max)	13'8" x 21'4" (max)
DINING	4.17 x 3.84m	13'8" x 12'7"
KITCHEN / B'FAST	4.74 x 6.65m (max)	15'7" x 21'10" (max)
UTILITY	2.60 x 1.89m	8'6" x 6'2"

First Floor

BEDROOM 1	4.74 (max) x 5.53m (max)	15'7" (max) x 18'2" (max)
ROBES	1.62 x 3.28m	5'4" x 10'9"
EN-SUITE	1.74 x 3.56m	5'9" x 11'8"
BEDROOM 2	3.50 x 4.41m	11'6" x 14'6"
EN-SUITE	2.10 x 1.70m	6'10" x 5'7"
BEDROOM 3	4.20 x 3.65m (max)	13'9" x 12'0" (max)
EN-SUITE	2.02 x 2.35m	6'8" x 7'8"
STUDY	2.64 x 3.80m	8'8" x 12'6"

Second Floor

BEDROOM 4	4.20 (max) x 5.65m (approx)	13'9" (max) x 18'6" (approx)
BATHROOM	3.00 x 2.15m (max)	9'10" x 7'1" (max)
BEDROOM 5	3.69 (max) x 5.65m (approx)	12'1" (max) x 18'6" (approx)





PLOT : 5



The Bakewell

Ground Floor

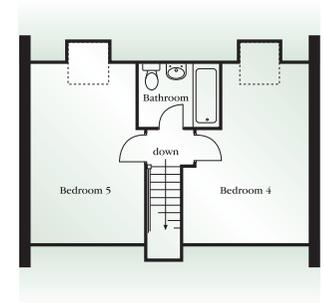
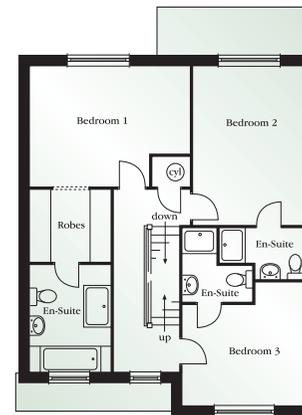
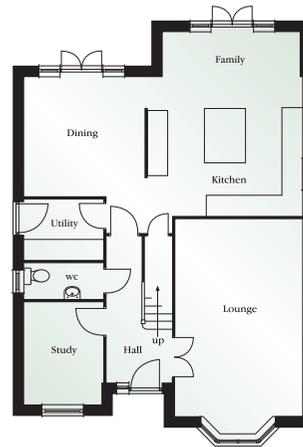
LOUNGE	3.72 x 6.30m (max)	12'2" x 20'8" (max)
KITCHEN/B'FAST/FAMILY	4.60(max) x 5.30m (max)	15'1" (max) x 17'5" (max)
DINING	3.54 x 3.45m	11'7" x 11'4"
UTILITY	2.32 x 1.75m	7'7" x 5'9"
STUDY	2.32 x 3.0m	7'7" x 9'10"

First Floor

BEDROOM 1	4.70 (max) x 3.45m (max)	15'5" (max) x 11'4" (max)
ROBES	2.35 x 2.11m	7'8" x 6'11"
EN-SUITE	2.35 x 3.15m	7'8" x 10'4"
BEDROOM 2	3.45 x 4.57m	11'4" x 15'0"
EN-SUITE	1.85 x 1.52m	6'1" x 5'0"
BEDROOM 3	3.72 x 3.66m	12'2" x 12'0"
EN-SUITE	2.10 x 1.35m	6'10" x 4'5"

Second Floor

BEDROOM 4	3.75 (max) x 5.25m	12'4" (max) x 17'3"
BEDROOM 5	3.35 (max) x 5.25m	11'0" (max) x 17'3"
BATHROOM	2.40 x 1.85m	7'10" x 6'1"



Specification

GENERAL

ENERGY EFFICIENT HOMES BUILT TO THE LATEST BUILDING REGULATIONS 2010

NHBC 10 YEAR BUILD MARK WARRANTY

EXCLUSIVE PRIVATE GATED ACCESS – BOTH HANDGATE AND VEHICULAR

PRIVATE TARMAC ACCESS ROAD WITH BLOCK MARGINS AND BOLLARD LIGHTING

EXTERNAL SPECIFICATION

EXTERNAL WALLS OF TRADITIONAL CONSTRUCTION WITH TWO ALTERNATIVE BRICK FACINGS FROM THE IBSTOCK RANGE

CONTRASTING BRICK PLINTH AND DETAILING COURSE

COLOUR-THROUGH RENDER TO FEATURE PANELS ON SOME HOUSE TYPES

ROOFING TILES FROM THE FORTICRETE RANGE

WINDOWS AND EXTERNAL GLAZED FRAMES TO BE LOW MAINTENANCE PVCU IN WHITE

DOUBLE GLAZING IN PILKINGTONS 'K' GLASS FOR BETTER THERMAL INSULATION AND TOUGHENED SAFETY GLASS WHERE APPROPRIATE

BLOCK PAVINGS TO INDIVIDUAL DRIVEWAYS

ELECTRICALLY OPERATED GARAGE DOORS FROM THE HORMAN M RIBBED RANGE

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

EXTERNAL TAP TO REAR

INTERNAL SPECIFICATION

WALLS FINISHED IN MAGNOLIA MATT VINYL EMULSION

CEILINGS FINISHED IN PURE WHITE MATT EMULSION

DOORS AND SKIRTINGS FINISHED IN WHITE SATIN PAINT

GYPROC CORNICE 135 COVE MOULD TO LOUNGE AND GROUND FLOOR ENTRANCE HALLS

PATT 10 GLAZED AND PAINTED INTERNAL DOORS TO GROUND FLOOR WHERE APPROPRIATE AND SMOOTH TWO PANEL DOORS TO FIRST AND SECOND FLOORS

175MM MDF OGEE SKIRTING TO GROUND FLOOR AND 125MM MDF OGEE SKIRTING TO ALL OTHER FLOORS

75MM MDF OGEE ARCHITRAVE THROUGHOUT

FEATURE GLAZED / OAK BALUSTRADE STAIRCASE

CERAMIC FLOOR TILES TO HALLWAY, KITCHEN / FAMILY AREAS, CLOAKS, UTILITY AND BATH / SHOWER ROOMS

FULL HEIGHT WALL TILING IN BATHROOMS TO SANITARY WARE WALLS AND SHOWER AREAS

ELECTRICAL SOCKETS AND SWITCHES IN POLISHED CHROME

LED DOWN LIGHTS TO KITCHEN / FAMILY AREAS, DINING ROOM, BATHROOM AND EN-SUITES

HD TV WIRING TO LOUNGE, FAMILY AREAS AND ALL BEDROOMS

INTRUDER SECURITY ALARM SYSTEM FITTED TO GROUND / FIRST FLOORS AND GARAGES

INTERCOM / REMOTE OPENING FROM EACH PROPERTY FOR MAIN ENTRANCE GATES

HIGH EFFICIENCY CONDENSING BOILER WITH RADIATORS TO EACH ROOM

CHROME HEATED TOWEL RAILS TO MAIN BATHROOM AND MASTER EN-SUITE

FITTED WARDROBES WHERE SPECIFIED ON PLANS (WALK-IN WARDROBES TO INCLUDE HANGING / SHELVING)

PUSH BUTTON DOORBELL AND SOUNDER TO FRONT DOOR

EXTERNAL LIGHTS TO FRONT AND REAR DOOR

A CHOICE OF KITCHEN FINISHES PROVIDED BY CHANTRY KITCHENS OF TOCKWITH FROM HIGH GLOSS HANDLELESS DOORS TO MORE TRADITIONAL STYLES AS REQUIRED. WORKTOPS FROM THE TECHNISTONE QUARTZ RANGE

BLANCO UNDERMOUNT STAINLESS STEEL SINKS WITH BLANCO MONOBLOC MIXER TAP TO KITCHEN

BLANCO STAINLESS STEEL SINK AND DRAINER WITH BLANCO MONOBLOC MIXER TO UTILITY

SYCAMORE LED LIGHTING WHERE APPROPRIATE IN KITCHEN

FULLY-INTEGRATED KITCHEN APPLIANCES BY BOSCH, INCLUDING MULTI FUNCTION SINGLE OVEN, MICROWAVE COMBINATION OVEN, 800MM INDUCTION HOB, FEATURE ISLAND COOKER EXTRACTOR HOOD, DISHWASHER AND FRIDGE FREEZER

UTILITY APPLIANCES BY BOSCH, INCLUDING FREESTANDING WASHING MACHINE AND TUMBLE DRYER

SANITARY-WARE BY SOTTINI, FROM THE SANTORINI BOW RANGE, WITH BASINS IN THE MAIN BATHROOM AND MASTER EN-SUITE ON A FLOOR-MOUNTED BASE STORAGE UNIT AND PEDESTALS ELSEWHERE

IDEALCAST LAGARO REINFORCED BATH

IDEAL TONIC GLAZED SHOWER ENCLOSURE WITH IDEAL SIMPLICITY LOW RISE FLAT TOP SHOWER TRAY

CERATHERM DUAL SHOWER SET WITH FIXED HEAD AND HAND SPRAY TO MAIN EN-SUITE AND HOUSE BATHROOM



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



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

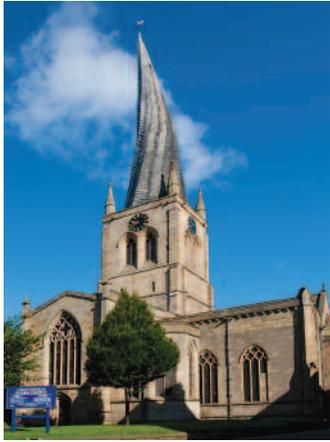
- + ARE TREATED FAIRLY;
- + KNOW WHAT SERVICE LEVELS TO EXPECT;
- + ARE GIVEN RELIABLE INFORMATION UPON WHICH TO MAKE THEIR DECISION;
- + KNOW HOW TO ACCESS SPEEDY, LOW COST DISPUTE RESOLUTION ARRANGEMENTS IF THEY ARE DISSATISFIED.

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

THE DETAILS IN THIS BROCHURE 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, SPECIFICATIONS 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 ITEM CONCERNED NOT HAVING BEEN FITTED OR ORDERED AT THE TIME OF RESERVATION.



Area information



THE 'CROOKED SPIRE'

The market town of Chesterfield, perhaps most famous for the crooked spire of the 13th century St Mary and All Saints Church, lies just 4 miles from the Peak District, Britain's first National Park.

The area boasts some of the best scenery in England and its rolling hills, limestone valleys and winding rivers make it a paradise for walkers, cyclists and horse-riders alike.

In addition to the wonderful countryside, the area has numerous places of interest including the Elizabethan Hardwick Hall, Bolsover Castle and the world-famous Chatsworth House.



PEAK DISTRICT

Chesterfield itself boasts some excellent facilities and on 3 days each week benefits from one of Europe's largest outdoor markets.

For those willing to travel a little further, the Meadowhall Shopping Centre and a host of other facilities lie just 12 miles to the North in the City of Sheffield.



CHATSWORTH HOUSE



HARDWICK HALL



BOLSOVER CASTLE



CHESTERFIELD MARKET



Can we assist your move?

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.

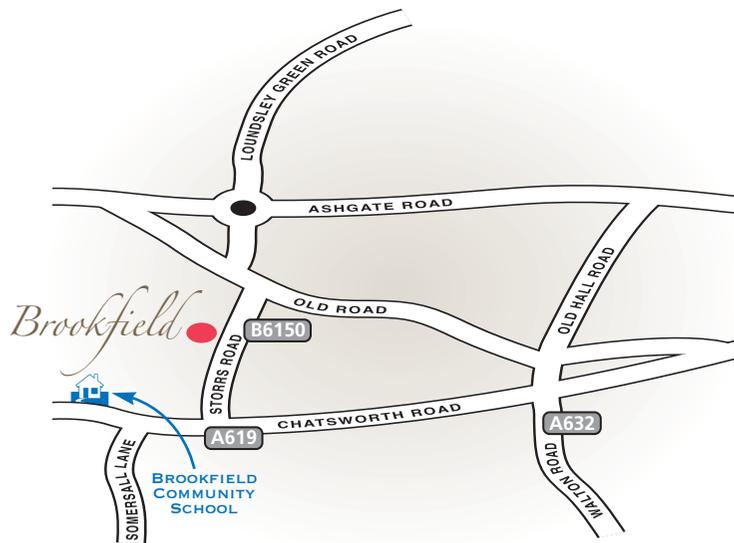
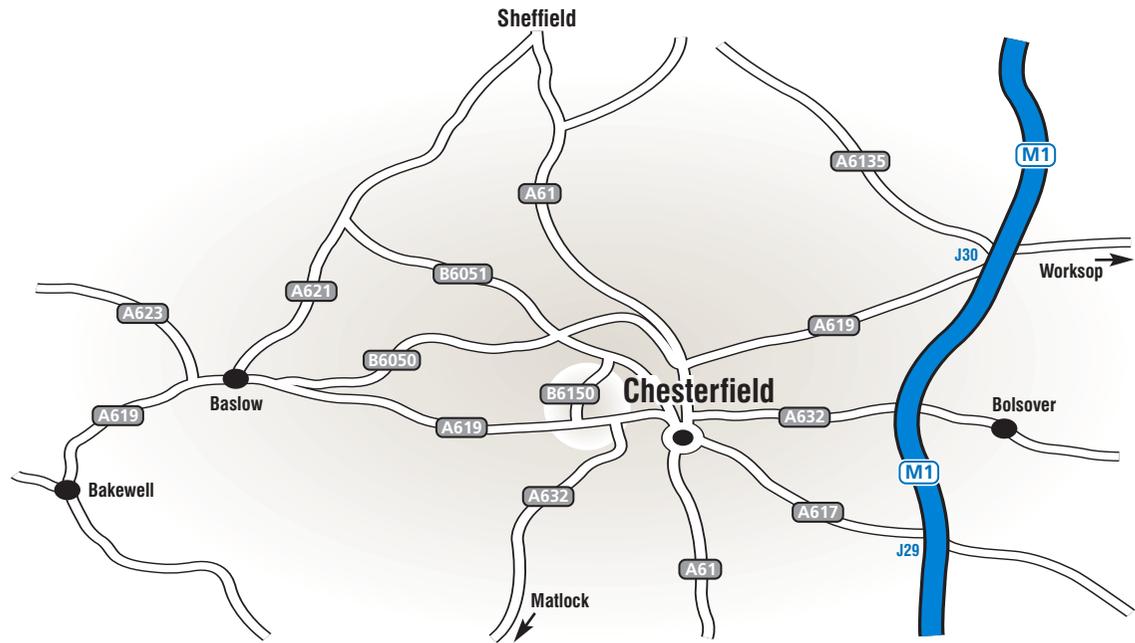
ONCE AGAIN, THIS FACILITY IS COMPLETELY FREE OF CHARGE AND ENTIRELY WITHOUT OBLIGATION.



Location & Transport

Brookfield is conveniently situated on the west side of Chesterfield and is accessed off Storrs Road, via the A619 Chatsworth Road.

The location, which is in close proximity to the highly-regarded Brookfield Community School, is ideal for access both to the town centre and the Peak District.



Chesterfield benefits from excellent road and rail links. Junction 29 of the M1 motorway is just 10 miles away via the A617 and Sheffield lies 12 miles to the north.

The train journey from Chesterfield to London takes 2-1/4 hours and there are also connections to Birmingham, Manchester, York, Newcastle and Bristol.

The nearest airport is East Midlands, which is approximately 40 minutes away. Birmingham and Manchester airports are a little further – approximately 1 hour and 1-1/2 hours respectively.



Arncliffe

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