

Poppleton Croft

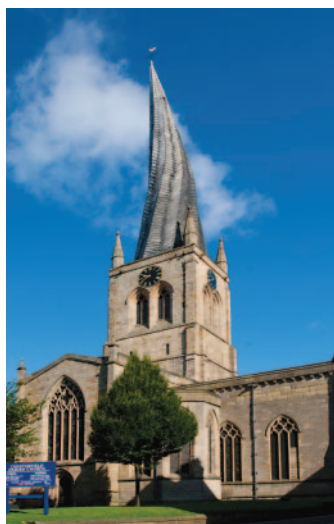


Manor Road, Brimington, Chesterfield S43 1RF

Arncliffe



Area information



THE 'CROOKED SPIRE'

Poppleton Croft is a superbly appointed development of just 26, two, three, four and five bedroomed homes located on Manor Road, Brimington, a highly regarded location situated less than two miles to the East of Chesterfield.

Each of these spacious and stylish properties has been designed for contemporary living and offers high levels of energy efficiency.

Local amenities include a wide selection of convenience stores, leisure facilities and schools which cater for all ages from nursery through to secondary. There are two Doctor's surgeries in Brimington and the Chesterfield Royal Hospital is just over a mile away.

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



CHATSWORTH HOUSE

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.

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.



BOLSOVER CASTLE



HARDWICK HALL




CHESTERFIELD MARKET





Site Plan




 The Sunningdale
Plots 12A, 22 & 25

 The Woburn
Plots 3, 15, 20, 21 & 23

 The Wentworth
Plots 12, 19 & 24

 The Birkdale
Plots 1 & 26

 The Richmond
Plots 2, 14, 16, 17 & 18

 The Mulberry
Plots 4, 5, 8, 9, 10 & 11

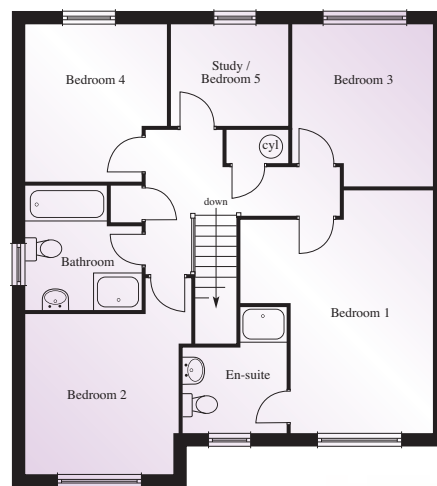
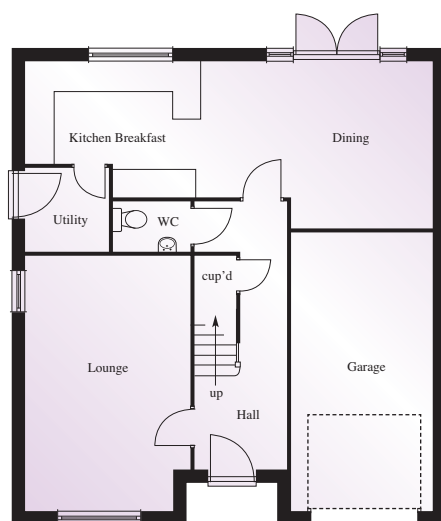
 The Birch
Plots 6 & 7





PLOT : 12A, 22 & 25

The Sunningdale



Ground Floor

LOUNGE	3.55(max) x 5.50m	11'8" (max) x 18'0"
KITCHEN	3.75 x 2.91m	12'4" x 9'6"
DINING	5.00(max) x 3.59m	16'5" (max) x 11'9"
UTILITY	1.80 x 1.80m	5'11" x 5'11"

First Floor

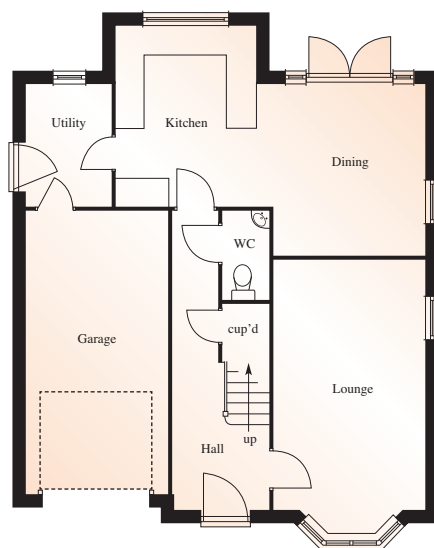
BEDROOM 1	4.16(max) x 5.22m(max)	13'8" (max) x 17'1" (max)
EN-SUITE	2.26 x 1.90m	7'5" x 6'3"
BEDROOM 2	3.30 x 3.45m	10'10" x 11'4"
BATHROOM	2.45 x 2.70m(max)	8'0" x 8'10" (max)
BEDROOM 3	3.04 x 3.49m(max)	9'11" x 11'5" (max)
BEDROOM 4	3.05(max) x 3.39m(max)	10'0" (max) x 11'1" (max)
STUDY / BEDROOM 5	2.55 x 2.19m	8'4" x 7'2"





PLOTS : 3, 15, 20, 21 & 23

The Woburn

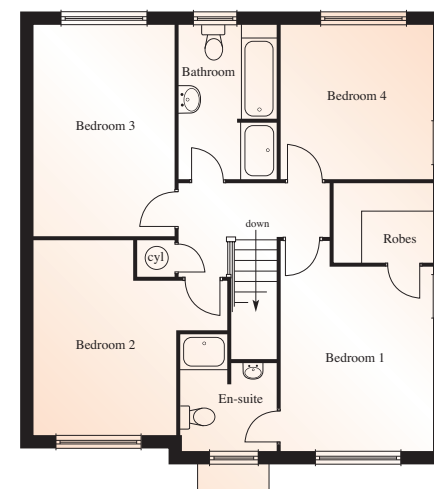


Ground Floor

LOUNGE	3.20 x 5.78m(max)	10'6" x 18'11" (max)
DINING	3.20 x 3.62m	10'6" x 11'10"
KITCHEN/B'FAST	3.30 x 3.80m	10'10" x 12'6"
UTILITY	1.83 x 2.57m	6'0" x 8'5"

First Floor

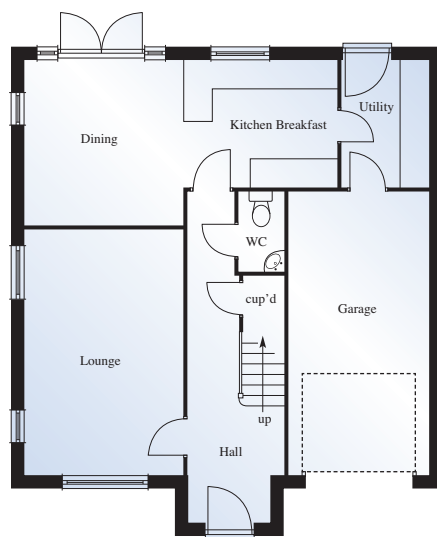
BEDROOM 1	3.22 x 3.89m	10'7" x 12'9"
ROBES	2.10(max) x 1.70m(max)	6'10" (max) x 5'7" (max)
EN-SUITE	2.06 x 1.82m	6'9" x 5'11"
BEDROOM 2	4.05(max) x 4.12m(max)	13'3" (max) x 13'6" (max)
BEDROOM 3	2.97 x 4.47m	9'9" x 14'8"
BEDROOM 4	3.22 x 3.27m	10'7" x 10'9"
BATHROOM	2.10(max) x 3.25m	6'10" (max) x 10'8"





PLOTS : 12, 19 & 24

The Wentworth



Ground Floor

LOUNGE	3.35 x 5.20m	11'0" x 17'1"
DINING	3.35 x 3.49m	11'0" x 11'5"
KITCHEN/B'FAST	3.27 x 2.69m	10'9" x 8'10"
UTILITY	1.85 x 2.69m	6'1" x 8'10"

First Floor

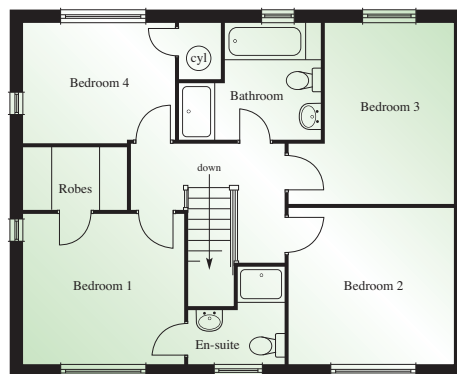
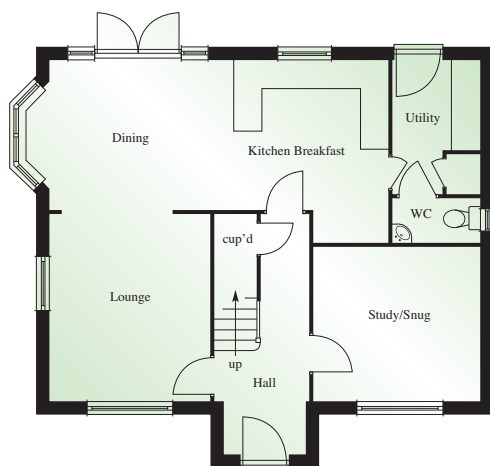
BEDROOM 1	3.34(max) x 4.60m(max)	10'11"(max) x 15'1"(max)
EN-SUITE	2.08 x 1.80m	6'10" x 5'11"
BEDROOM 2	2.99 x 3.35m	9'10" x 11'0"
BEDROOM 3	2.85 x 4.11m	9'4" x 13'6"
BATHROOM	2.65(max) x 3.06m(max)	8'8"(max) x 10'0"(max)
BEDROOM 4	2.91 x 2.59m	9'6" x 8'6"
STUDY / BEDROOM 5	1.84 x 2.70m	6'0" x 8'10"





PLOTS : 1 & 26

The Birkdale



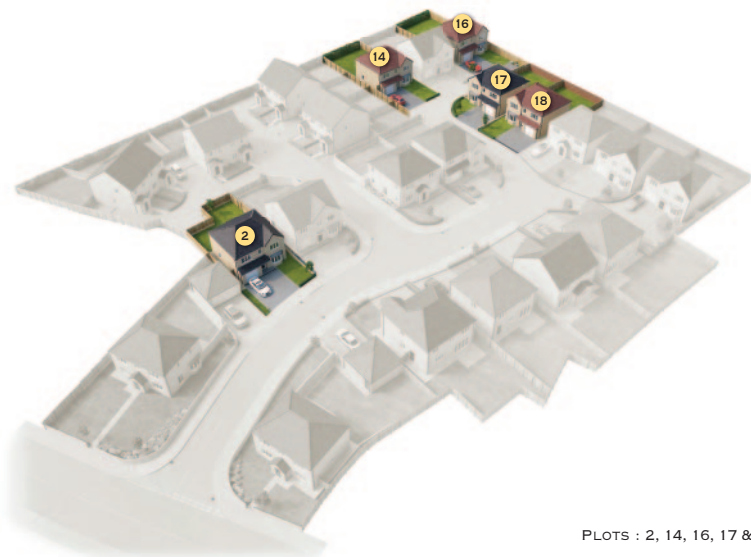
Ground Floor

LOUNGE	3.40 x 3.95m	11'2" x 12'11"
KITCHEN/B'FAST	3.30 x 3.25m	10'10" x 10'7"
DINING	4.40 (max) x 3.16m	14'5" (max) x 10'4"
UTILITY	1.85 x 2.85m (max)	6'1" x 9'4" (max)
STUDY/SNUG	3.52 x 3.25m	11'6" x 10'7"

First Floor

BEDROOM 1	3.42 x 3.17m	11'3" x 10'5"
EN-SUITE	2.06 x 1.27m	6'9" x 4'2"
ROBES	2.20 (max) x 1.34m	7'2" (max) x 4'4"
BEDROOM 2	3.49 x 3.30m	11'5" x 10'9"
BEDROOM 3	3.49 (max) x 3.84m	11'5" (max) x 12'7"
BATHROOM	2.25 x 2.48m	7'4" x 8'2"
BEDROOM 4	3.22 x 2.55m	10'7" x 8'4"





PLOTS : 2, 14, 16, 17 & 18

The Richmond

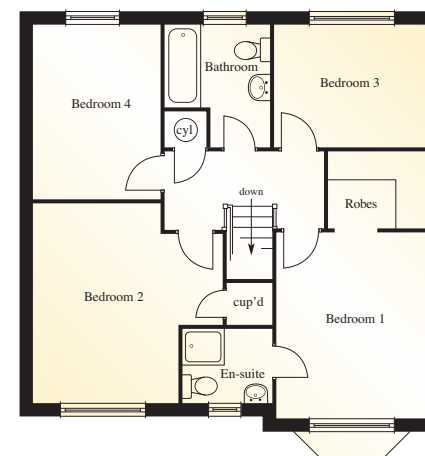
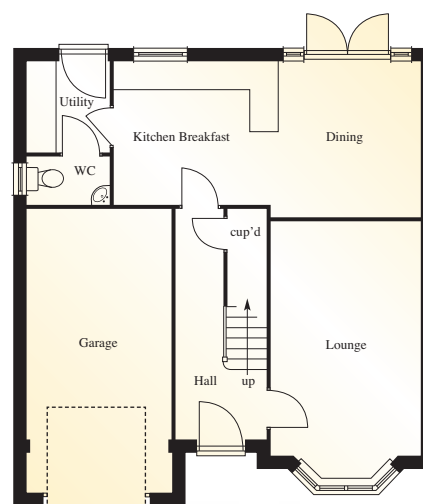


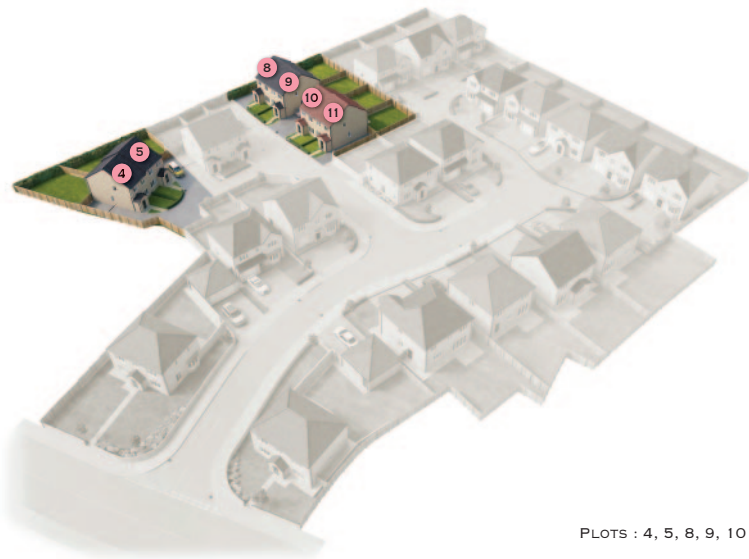
Ground Floor

LOUNGE	3.16 x 5.45m (max)	10'4" x 17'10" (max)
KITCHEN/B'FAST	3.50 x 3.02m	11'6" x 9'11"
DINING	3.15 x 3.29m	10'4" x 10'9"
UTILITY	1.75 x 1.92m	5'9" x 6'3"

First Floor

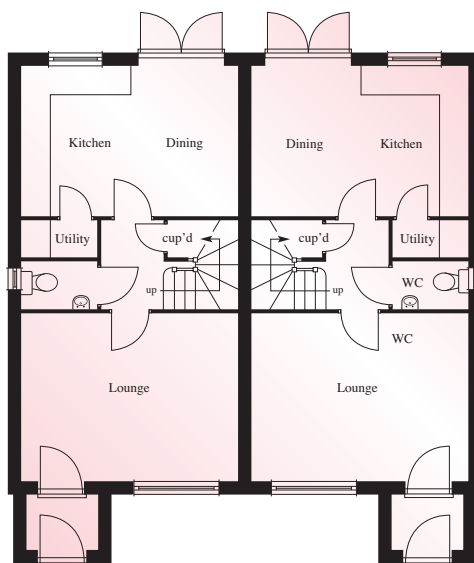
BEDROOM 1	3.19 x 3.94m	10'5" x 12'11"
EN-SUITE	1.92(max) x 1.55m(max)	6'4"(max) x 5'1"(max)
ROBES	2.09(max) x 1.65m(max)	6'10"(max) x 5'5"(max)
BEDROOM 2	4.00(max) x 4.22m	13'1"(max) x 13'10"
BEDROOM 3	3.24 x 2.60m	10'8" x 8'6"
BEDROOM 4	2.70 x 3.70m	8'10" x 12'2"
BATHROOM	2.25(max) x 2.60m	7'5"(max) x 8'6"





PLOTS : 4, 5, 8, 9, 10 & 11

The Mulberry

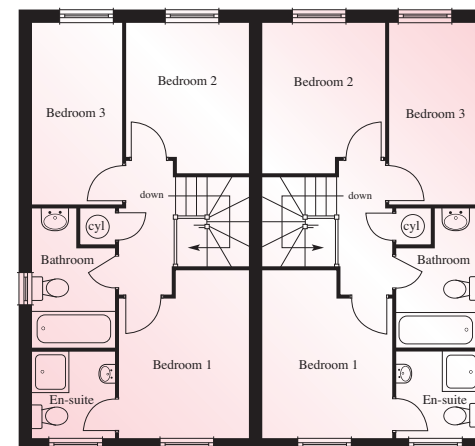


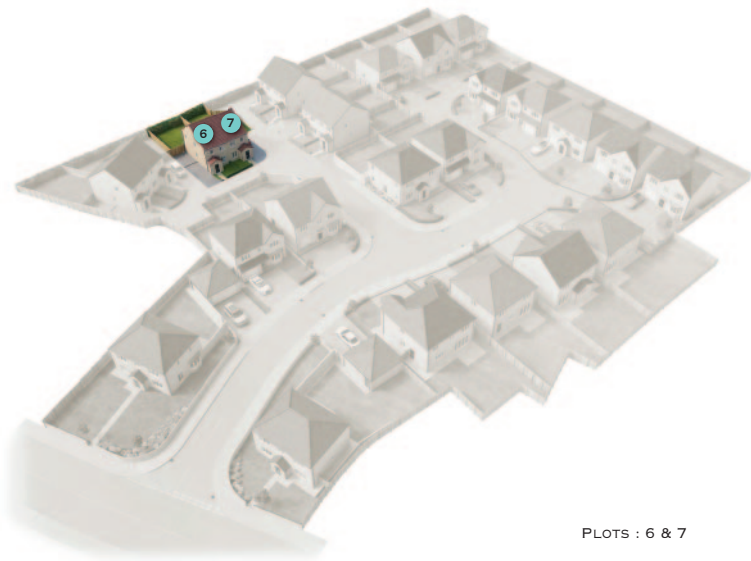
Ground Floor

LOUNGE	4.58 x 3.55m	15'0" x 11'8"
UTILITY	1.60 x 0.80m	5'3" x 2'7"
KITCHEN	4.58 x 3.19m	15'0" x 10'5"
PORCH	1.48 x 1.13m	4'10" x 3'8"

First Floor

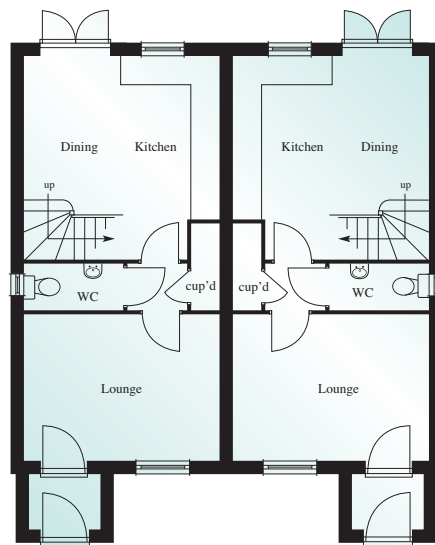
BEDROOM 1	2.75 x 3.55m(max)	9'0" x 11'8" (max)
EN-SUITE	1.75 x 1.82m	5'8" x 5'11"
BATHROOM	1.75 x 2.96m(max)	5'8" x 9'8" (max)
BEDROOM 2	2.60 x 3.19m(max)	8'6" x 10'5" (max)
BEDROOM 3	1.90 x 3.85m	6'2" x 12'7"





PLOTS : 6 & 7

The Birch

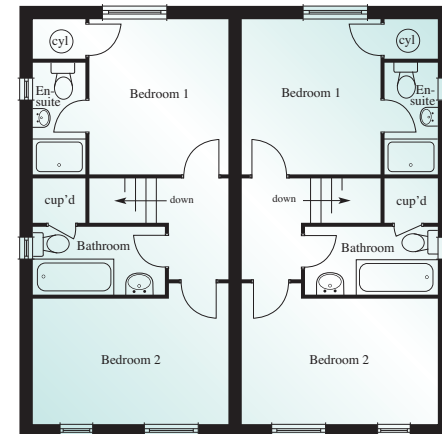


Ground Floor

LOUNGE	4.13 x 3.10m	13'6" x 10'2"
KITCHEN/DINING	4.13 x 3.46m	13'6" x 11'4"
PORCH	1.48 x 1.13m	4'10" x 3'8"

First Floor

BEDROOM 1	2.94 x 3.29m	9'7" x 10'9"
EN-SUITE	1.11 x 2.39m	3'7" x 7'10"
BATHROOM	2.80 x 1.45m	9'2" x 4'9"
BEDROOM 2	4.13 x 2.65m	13'7" x 8'8"



Floor plans, window configurations and roof designs vary from plot to plot.
Please see on-site plans for full details.



Specification

EXTERNAL SPECIFICATION

EXTERNAL WALLS OF TRADITIONAL CONSTRUCTION IN MARSHALLS CROMWELL STONE.

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

HIGH EFFICIENCY DOUBLE GLAZED WINDOW UNITS.

COMPOSITE 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.



INTERNAL SPECIFICATION

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

DOORS, ARCHITRAVES AND SKIRTINGS FINISHED IN WHITE GLOSS PAINT.

5 PANEL VERTICAL INTERNAL DOORS.

POLISHED CHROME IRONMONGERY THROUGHOUT.

CHOICE OF FULL HEIGHT WALL TILING WITHIN SHOWER ENCLOSURES AND PART TILING TO ALL OTHER BATHROOM WALLS FROM THE RANGE PROVIDED.

CHOICE OF FLOOR TILING TO BATHROOMS AND DOWN STAIRS WC FROM THE RANGE PROVIDED.

ELECTRICAL SOCKETS AND SWITCHES IN WHITE.



LED DOWN LIGHTS TO KITCHEN/BREAKFAST AREAS, UTILITY, BATHROOMS/ENSUITES AND WC.

SATELLITE DISH AND TV WIRING / DATA DISTRIBUTION SYSTEM TO LOUNGE, KITCHEN/DINING AREA AND MASTER BEDROOM.

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

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

A CHOICE OF KITCHEN FINISHES FROM THE RANGE PROVIDED.

KITCHEN APPLIANCES COMPRISING DOUBLE OVEN (SINGLE IN BIRCH AND MULBERRY HOUSE TYPES), CHOICE OF GAS OR CERAMIC HOB, CHIMNEY HOOD, INTEGRATED FRIDGE/FREEZER, DISHWASHER. WINE COOLER IN DETACHED PROPERTIES.

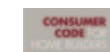
WASHER/DRYER (OR SEPARATE WASHER AND DRYER) IN KITCHEN OR UTILITY ACCORDING TO HOUSE TYPE.

SANITARY-WARE BY IDEAL STANDARD.

WHERE PURASERS 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

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.

IMAGES SHOWN ARE FOR REPRESENTATION PURPOSES ONLY – ACTUAL PRODUCT SPECIFICATIONS MAY DIFFER



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 Homes England Department.

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 and have made no repayments, you will repay 20% of the value of the property at the time of sale to Homes England.

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 appropriate Home Buy Agency following an assessment, you will qualify for the scheme.

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

Yes! Provided you have reserved your new home prior to 31/12/2020 Help to Buy is currently available to both first time buyers and those who have previously owned a home but it will be restricted to first time buyers from 2021. Unfortunately it is not available to purchasers using our part exchange facility.

IS HELP TO BUY AVAILABLE ON A BUY TO LET?

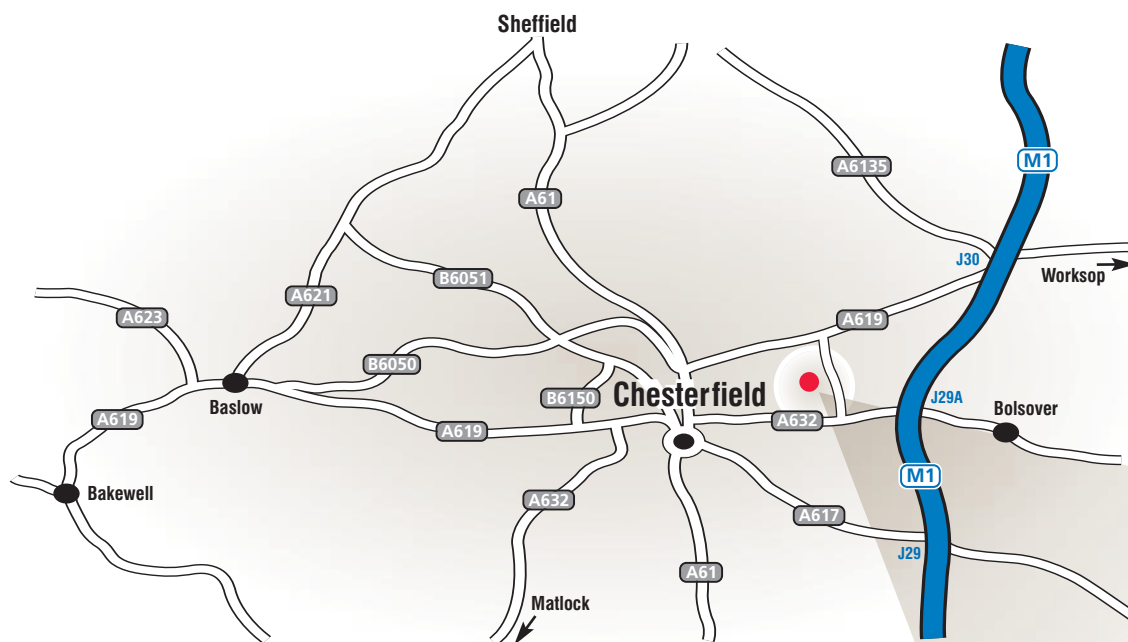
No. The scheme is designed to assist you to move onto or up the housing ladder. It is available only to owner occupiers.

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.



Location & Transport

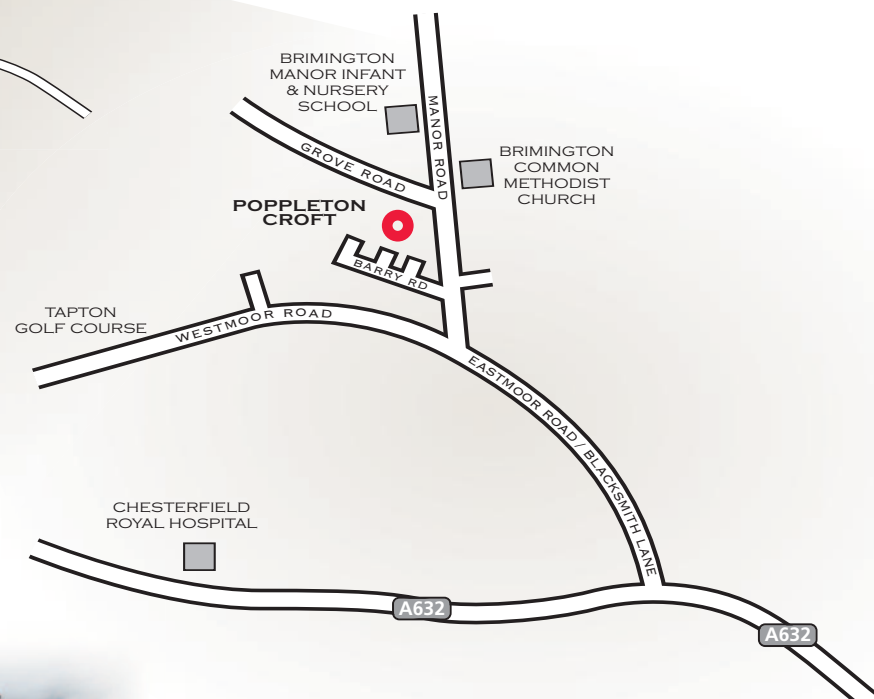


A regular rail service to London St Pancras is available from Chesterfield station with a typical journey time of 2 hours 20 minutes. There are also regular services to Manchester, Leeds, York and other major towns and cities.

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

Brimington is conveniently located just 2.5 miles to the East of Chesterfield. Poppleton Croft is accessed off Manor Road. It is superbly placed for access to the town centre and the Peak District via the A619 Chatsworth Road.

Road and Rail links could hardly be better. Brimington is reached via junction 29a of the M1 Motorway which is approximately 4 miles away. Sheffield lies 12 miles to the North.





Poppleton Croft

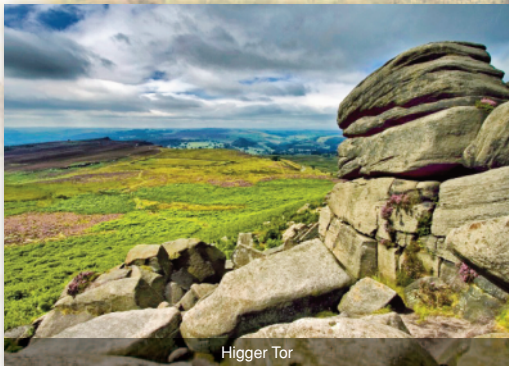
Manor Road
Brimington
Chesterfield
S43 1RF



The Peak District



Curber Edge



Higger Tor



Ladybower Reservoir



Three Shires Bridge



Arncliffe

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