

ROLLESTON LEAS

Craythorne Road, Rolleston-on-Dove DE13 0BA

PEVERIL
HOMES TO BUILD A LIFE IN

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ROLLESTON LEAS

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Welcome TO ROLLESTON LEAS



Interior images are representative of a typical Peveril home.

An exclusive collection of 22 modern two-bedroom bungalows, Rolleston Leas is a peaceful and welcoming community exclusively for those over the age of 55, in the charming village of Rolleston-on-Dove in Staffordshire.

Rolleston Leas has been carefully designed to complement its picturesque surroundings to create a tranquil, yet friendly community to help you unwind and ease into later life. Situated in Rolleston-on-Dove and close to Stretton, it is conveniently located near local amenities including shops, restaurants, and healthcare services, and provides a safe and comfortable environment for those who wish to enjoy an independent lifestyle.

Peveril Homes



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ABOUT PEVERIL HOMES

We're committed to our customers and care unreservedly about the homes we build and communities we create. That's why our experienced team design and build homes that fit the ever-changing needs of our valued customers. Using the latest techniques, highest quality materials, and advances in energy efficiency, we build beautiful homes that continue to stand the test of time.

Whether it's a one-bedroom apartment or a five-bedroom house, our promise to our customers, the quality of the build, and the journey we take are the same. We believe that every home should be as individual as each one of our customers, making you feel like you have truly joined the Peveril family.

We are proud to be part of the family-owned Bowmer + Kirkland Group, one of the largest and most successful construction and development groups in the UK. Founded in 1923, the Group now consists of 29 subsidiary companies, offering a wide range of specialisms from construction-related services to homeland security products.



The Local Area

ROLLESTON-ON-DOVE

With a rich and fascinating history dating back to the 11th century, Rolleston-on-Dove is a village and civil parish in Staffordshire. Today, Rolleston-on-Dove has retained much of its historic charm and has become a thriving village with a strong sense of community. There is an impressive range of local amenities to explore, including shops, pubs, restaurants, and several community groups and clubs.

The River Dove runs through the village, which is surrounded by stunning countryside, making it perfect for those looking for a quieter and more peaceful experience. Rolleston-on-Dove village is home to several historic buildings and landmarks, including St Mary's Church, which dates to the 12th century, and Rolleston Hall, a Grade II listed building that was built in the 17th century.



Rolleston-on-Dove village

Offering excellent transport connections, the village itself is less than three miles from Burton-on-Trent train station, offering regular services to major towns and cities including Derby, Leicester, Birmingham, and Nottingham. With the train station being in such close proximity to the development, you have ample places to explore and visit, including a vast range of retail and leisure opportunities and ideal locations for family get-togethers.

St Mary's Church, Rolleston-on-Dove



Dove Valley

HISTORY AND COUNTRYSIDE

Playing homage to its beginnings as a small settlement on a hill, Rolleston-on-Dove receives its name from the Old English words for 'small hill' and 'farm or settlement'. 'On Dove' was later added to distinguish it from other locations with the same name and refers to its position on the banks of the River Dove, a prominent feature of the village. Over the years, Rolleston-on-Dove has advanced considerably, facilitated by the production of wool, dairy products and grain from its farmers, and beer from local breweries.

Today the rich history of Rolleston-on-Dove can be experienced by visiting its historic landmarks. This includes St Mary's Church, which now hosts a range of coffee mornings, crafts, bell ringing, and choir practice sessions, and the part-standing Rolleston Hall and surrounding gardens.

There is a network of beautiful footpaths, many of which are wheelchair friendly, that take you around the village and into the stunning surrounding countryside, with breath-taking views of the Dove Valley. This includes the Jinnie Trail, a former railway line in a man-made valley that stretches approximately two kilometres.

ARTS AND ENTERTAINMENT

Rolleston-on-Dove is lined with many recognised high-street names alongside a wide variety of independent shops, cafes, bars, and restaurants, including the highly rated 'The Spread Eagle' pub, which is less than five minutes* away from Rolleston Leas.

Just one minute* from our stunning development is the renowned Craythorne Farm and Courtyard. Set up in 2007, the farm is now a thriving country shopping destination which attracts people from across the country. It is home to a farm shop and café, two hairdressers, an eco-shop, a travel agent, a florist, and a cattery. The farm also offers lessons for those who want to knit or crochet and hosts a range of fetes and fun competitions, offering residents the perfect place to enjoy a relaxed and fulfilling lifestyle.

*Please note all times are approximate.



Craythorne Farm and Courtyard



Derby City Centre

If you head the short distance away to Burton-on-Trent, you'll find a broad choice of shopping venues, with several high-street stores, casual eateries and cafés situated within The Octagon, Burton Place, and Coopers Square malls. When travelling by car, Derby can be reached in just under 30 minutes* and Birmingham in less than an hour*, meaning residents at Rolleston Leas have easy access to larger cities, perfect for family days out.

Fans of golf can play at the Burton-on-Trent Golf Club, which is located just outside Rolleston-on-Dove, and offers an 18-hole course which is open to visitors.

*Please note all times are approximate.



The Ferry Bridge, Burton-on-Trent

Specifications*

FEATURES & FINISHES

Our valued relationships with our range of nationally and internationally renowned partners ensure that each home is finished with high-end fixtures and fittings, and our well thought-out interiors perfectly capture the needs of modern day living.

- Kitchens consist of Symphony cabinets, laminate and premium worktops, a Caple Canis bowl and Opus chrome taps, and an AEG oven and hobs with stainless steel splashback.
- Family bathrooms have a Trojan Cascade bathtub, Methven WAI brassware, and a Methven WAI shower with Merlyn bathscreen or shower enclosures. You can also expect chrome heated towel rails and Kardean flooring in bathrooms and ensuites.
- Walls and ceilings are coated with Dulux Brilliant White or similar.
- Recessed ceiling lights are fitted into kitchen areas, bathrooms, and ensuites.
- We also offer hand-picked optional extras such as full wireless security alarms, chrome light switches and sockets, dishwashers, and wine coolers.

*All specification options and details are subject to availability and change. Please speak to your Sales Executive for the latest information.



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Site Plan

Rolleston Leas is an exclusive collection of 22 modern two-bedroom accessible bungalows that lend themselves to easy living and offer less maintenance and upkeep. This stunning development has been carefully curated to complement its gorgeous surroundings and creates a peaceful location to help you unwind and ease into later life.



THE FERN

A beautiful two-bedroom detached 815 sqft property, The Fern is an accessible and adaptable dwelling with two double bedrooms, a large family bathroom and ensuite, and a spacious lounge with a light and airy bay window, finished with an open-plan kitchen/diner.



THE BRAMBLE

A wheelchair accessible 1128 sqft detached dormer bungalow with a master bedroom, spacious lounge, open-plan kitchen/diner, and ample storage on the ground floor. Upstairs, a second bedroom, bathroom, and a large study await.



THE BIRCH

A 1056 sqft detached bungalow featuring two double bedrooms with the master having an ensuite, a family bathroom, a lounge, open-plan kitchen/diner, utility space, and ample storage. This home offers wider doorways and wheelchair accessibility for enhanced mobility within the home.



THE HAWTHORNE

The Hawthorne is a beautiful dwelling which has been specifically adapted for wheelchair users and is a 1056 sqft detached bungalow with two bedrooms, a wet room, a large bathroom, an open-plan kitchen/diner, a lounge, and additional storage.

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ROLLESTON LEAS



- **The Fern** 815 sqft 2-bedroom detached bungalow
 - **The Birch** 1056 sqft 2-bedroom detached bungalow
 - **The Bramble** 1128 sqft 2-bedroom detached dormer bungalow
 - **The Hawthorne** 1056 sqft 2-bedroom detached bungalow (wheelchair user dwelling)
 - SH **Showhome** Birch 1056 sqft 2-bedroom detached bungalow
 - SUDS **SUDS:** Sustainable Urban Drainage System
- All plots are wheelchair accessible dwellings.**

Please note: This development does not include a plot 6.

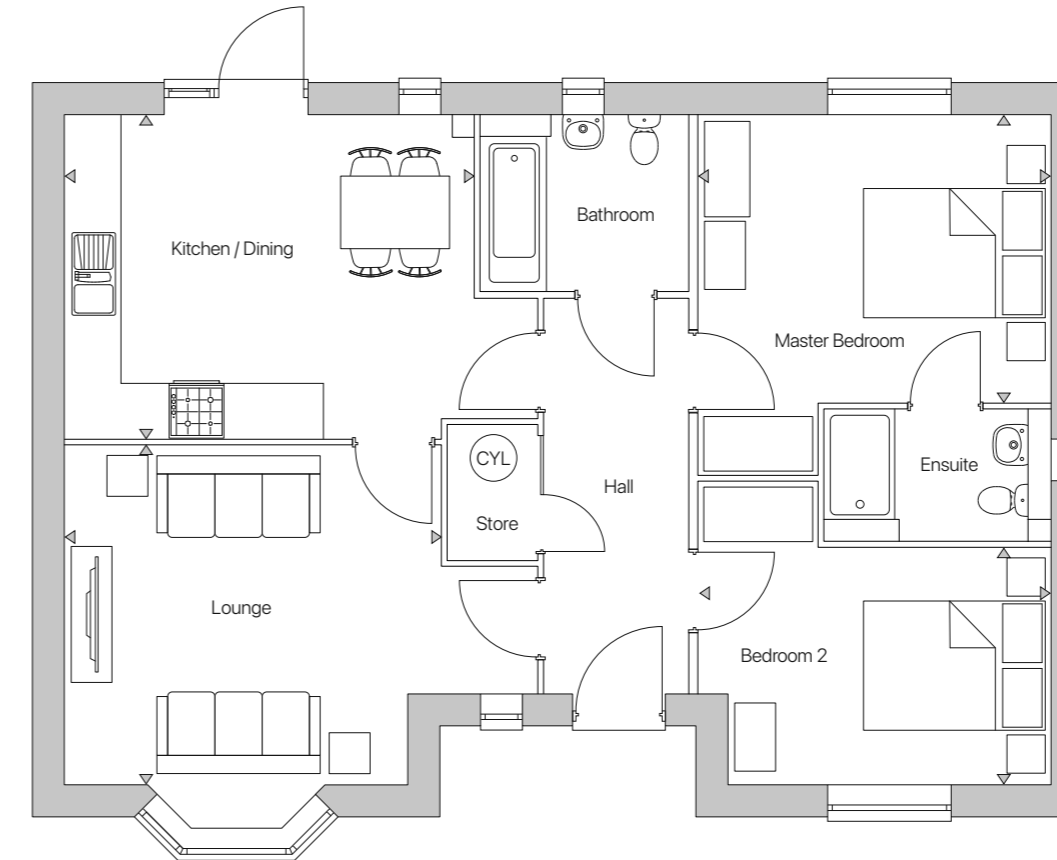
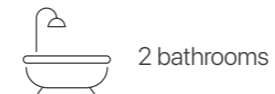
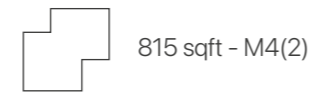


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The Fern

A spacious and striking two-bedroom detached bungalow, The Fern offers a superbly-equipped open-plan kitchen and dining room, a master bedroom with ensuite, a large family bathroom, a spacious lounge with a bay window, and additional storage as well as a single garage.

The Fern is an adaptable dwelling with wider doorways to allow for increased accessibility throughout the home.



Room	Measurements	
Kitchen / Dining	4.47m x 3.53m (max)	14'8" x 11'7" (max)
Lounge	4.11m x 3.70m	13'6" x 12'2"
Master Bedroom	3.84m x 3.14m	12'7" x 10'4"
Bedroom 2	3.84m (max) x 2.58m	12'7" (max) x 8'6"
Plots 8, 9(H), 10(H), 15(H), 20		

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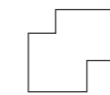
Room dimensions are accurate to +/- 50mm and should not be used to specify flooring sizes, items of furniture, or appliances. Furniture shown is for illustrative purposes only. All our property particulars and related information are to be treated as guidance only and are not intended to form part of any contract or warranty. Our Sales Executives can refer you to our working drawings which clarify plot specific details.



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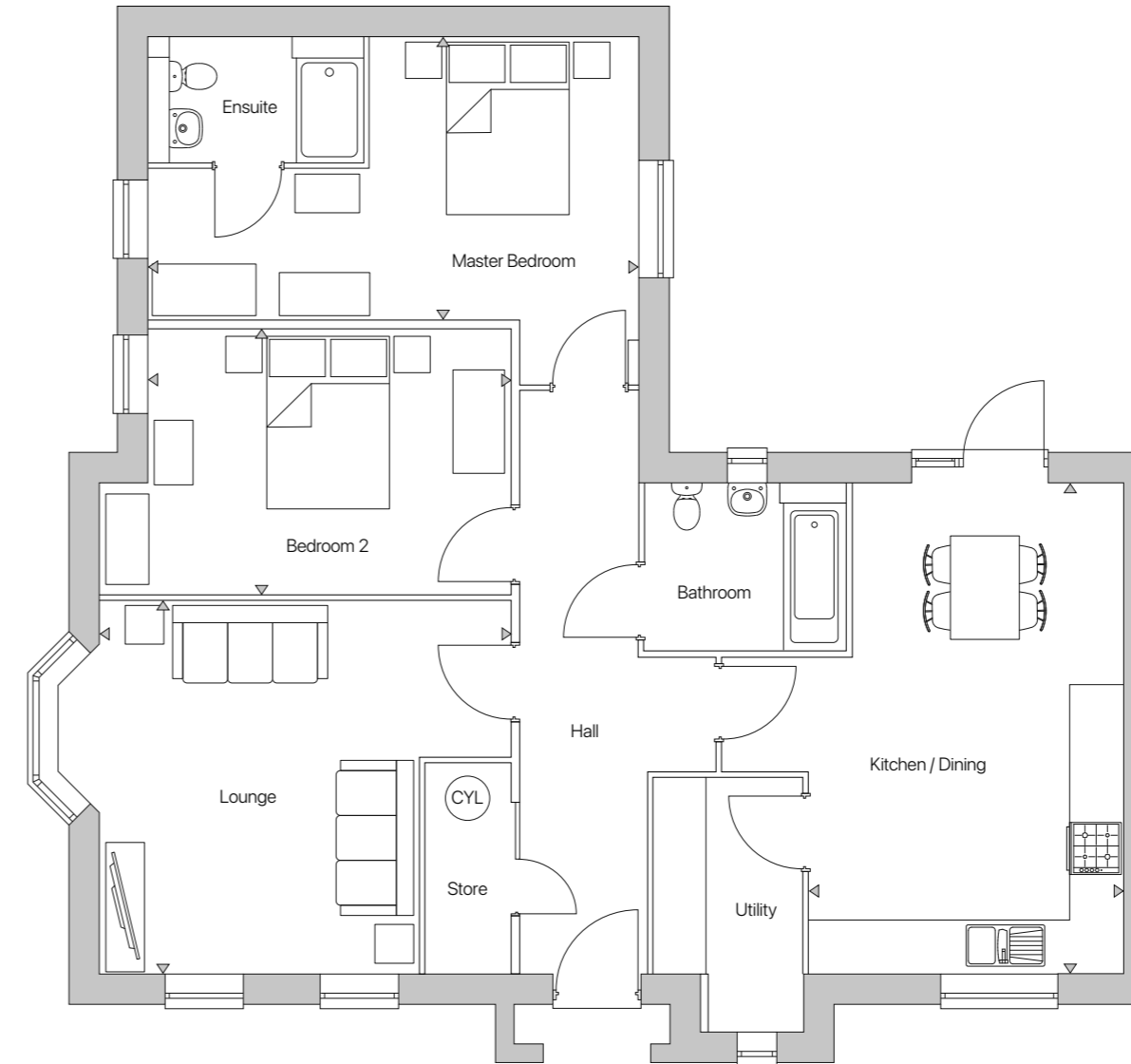
The Birch

A spacious detached bungalow, The Birch is an open and roomy home that has been specially adapted for increased accessibility. The property has two double bedrooms, a bathroom and an ensuite, a lounge which features a bay window, an open-plan kitchen/diner with a utility space, additional storage which can be accessed through the hall, and a single garage.

 1056 sqft - M4(2)

 2 bedrooms

 Utility space



Room	Measurements	
Kitchen / Dining	3.61m (max) x 5.64m	11'10" (max) x 18'6"
Lounge	4.72m (max) x 4.29m	15'6" (max) x 14'1"
Master Bedroom	5.64m (max) x 3.24m	18'6" (max) x 10'8"
Bedroom 2	4.16m x 3.04m	13'8" x 10'

Plots 1, 5, 13, 18(H), 21(H), 22, 23(H)

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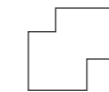


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The Bramble

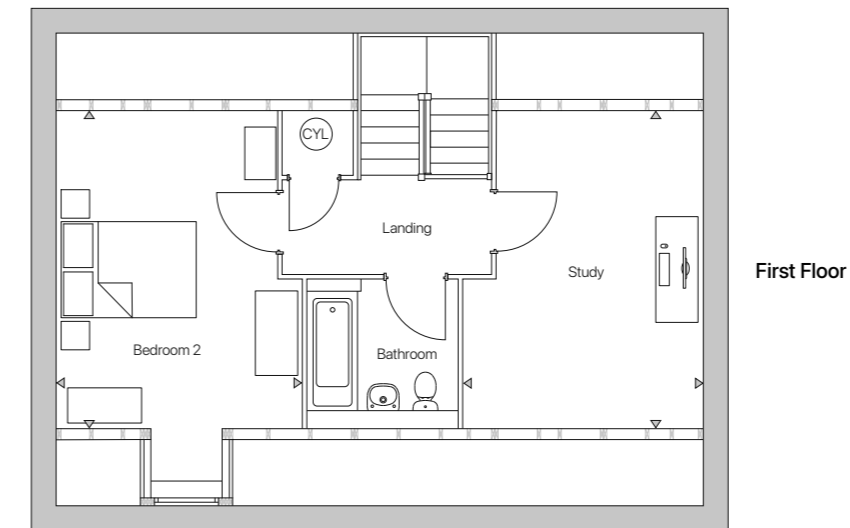
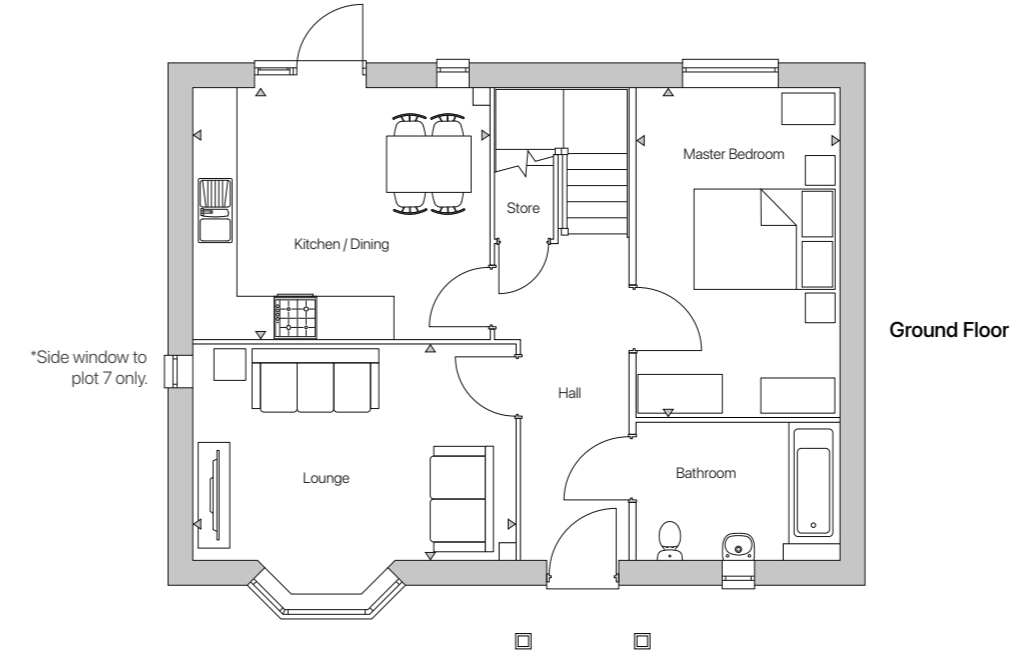
The Bramble is a detached dormer bungalow that is an accessible and adaptable dwelling. The front door opens into the hallway, where the open and expansive lounge complete with a bay window, full-size bathroom, open-plan kitchen/diner and master bedroom can be accessed.

Up the stairs, you will find the second double bedroom and additional bathroom. The study and additional storage can also be accessed from the landing. The Bramble also has a single garage on all plots except plot 7.

 1128 sqft - M4(2)

 2 bedrooms

 Spacious study



Room	Measurements	
Kitchen / Dining	4.17m x 3.53m	13'8" x 11'7"
Lounge	4.54m x 3.03m	14'11" x 9'11"
Master Bedroom	2.84m x 4.64m	9'4" x 15'3"
Bedroom 2	3.45m (max) x 4.46m	11'4" (max) x 14'8"
Study	3.37m (max) x 4.46m (max)	11'1" (max) x 14'8" (max)
Plots 2, 3, 4, 7*, 11(H), 12, 16(H), 19		

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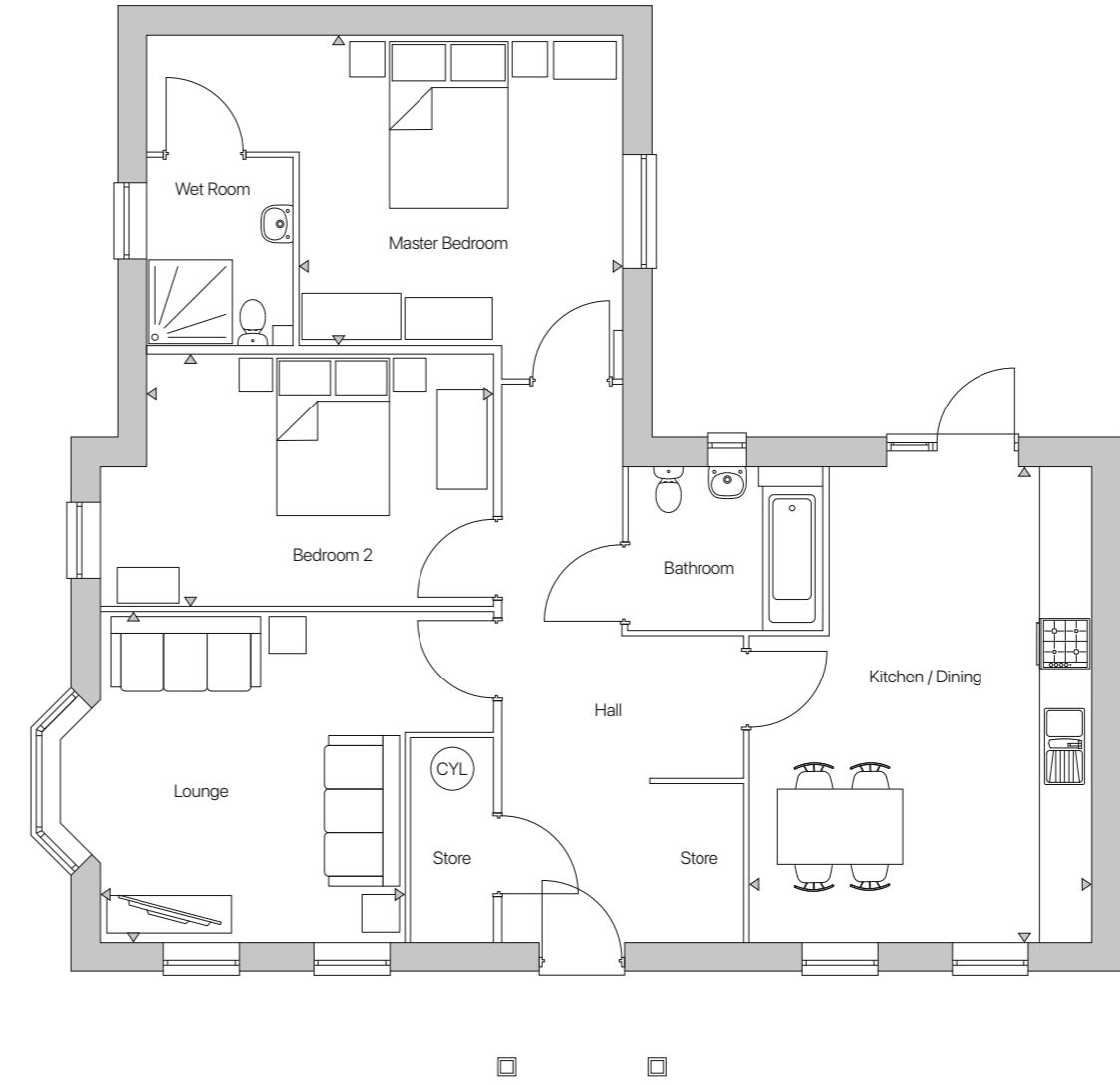
The Hawthorne

The Hawthorne is a beautiful dwelling which has been specifically adapted for wheelchair users. The property features a master bedroom with an ensuite wet room, a second double bedroom, a full-size family bathroom, a large and spacious lounge with bay window, a roomy and open-plan kitchen/diner, and a single garage.

 1056 sqft - M4(3)

 2 bedrooms

 Ensuite wet room



Room	Measurements	
Kitchen / Dining	4.06m x 5.64m	13'4" x 18'6"
Lounge	3.61m x 3.92m	11'10" x 12'10"
Master Bedroom	3.83m x 3.67m	12'7" x 12'
Bedroom 2	4.1m x 2.98m	13'5" x 9'9"
Plots 14, 17(H)		

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How to find Rolleston Leas



Rolleston Leas can be found at the following address:
Rolleston Leas, Craythorne Road, Rolleston-on-Dove DE13 0BA.

DRIVING

With excellent road links, this development can be accessed easily via the A38, A5121, A50, M6, M1, and M42.

TRAIN

Both Tutbury & Hatton (3.3 miles) and Burton-on-Trent (3 miles) train stations are less than ten minutes* away by car.

BUS

The nearest bus stop to this development is Britannia Drive, where bus services 1, 17, and 801 visit frequently. Rolleston Leas is also a short walk from Longhedge Lane bus stop, where services 401 and 402 can be accessed.

AIR

East Midlands Airport is within a 25-minute* drive (19 miles). Birmingham Airport is within a 45-minute* drive (35 miles).

WHAT THREE WORDS

///wizard.outreach.stems

*Please note all times are approximate.