



# FLAGSHAW PASTURES

K I R K L A N G L E Y

An exclusive collection of stunning 3, 4 and 5 bedroom houses and 3 bedroom courtyard bungalows

Introducing you to

# FLAGSHAW PASTURES

K I R K L A N G L E Y

**Flagshaw Pastures is nestled within the picturesque, rural setting of Kirk Langley, bringing beautiful new-build properties to a much sought after village, situated within a short drive of Derby city centre.**

The development is home to a range of 3, 4 and 5-bedroom houses as well as a number of 3-bedroom bungalows located around a central courtyard, showcasing traditional build techniques alongside contemporary and quality finishes to create the perfect location to call home.

Kirk Langley enjoys a quaint location - home to farming communities with its own church, a village hall, primary school and country pub.

Flagshaw Pastures has been chosen with a range of purchasers in mind. From upsizers and downsizers, to growing families looking for a taste of the countryside, the location offers easy access to major transport links as well as a number of local towns, cities and suburbs - perfect for commuting and enjoying life.

Derby city centre is just under five miles east of the development and only 10 minutes by car or 15 minutes by public transport with its range of restaurants, bars and high street shop. The popular suburb of Mickleover, is just three miles away while the picturesque market town of Ashbourne is only a 17 minute drive away via the A52.

Flagshaw Pastures benefits from the meticulous attention to detail and high-end craftsmanship expected from any Peveril Homes development. Quality, contemporary finishes and room to breathe give this development exceptional characteristics within a sought after Derbyshire location.





Inspired, quality living,  
in rural Derbyshire

# The Development

Flagshaw Pastures comprises an exclusive range of 3, 4 and 5-bedroom homes and 3-bedroom courtyard bungalows, situated in a picture perfect Derbyshire village setting.

Ideal for countryside living yet in close proximity to major towns and cities, the development showcases our continuous commitment to exceptional build quality and attention to detail.

Each property benefits from high-end fixtures and fittings throughout in order to truly set them apart, whilst retaining exteriors that are sympathetic to the local area.



- ✓ Vicaima or Oak internal doors
- ✓ Pisa heated towel rail
- ✓ Bristan Sail taps
- ✓ Roca Gap sanitary ware
- ✓ Mira shower enclosures
- ✓ Bristan Vertigo thermostatic shower fittings
- ✓ Composite granite sinks
- ✓ Wide choice of Porcelanosa tile options
- ✓ Soft close sliding wardrobes to master bedrooms
- ✓ The opportunity to bespoke your property with hand-picked optional extras
- ✓ Karndean flooring to all wet areas



# Kirk Langley

**Kirk Langley is a quaint village situated just a short drive away from Derby city centre, major transport links and a number of tourist hot spots.**

The Meynell family has been associated with Kirk Langley since the reign of Henry I, with the village made up of Kirk Langley and Meynell Langley. The Church of St Michael sits proudly at its heart, with the current building dating back to the 14th century.

Due to its peaceful location, the village retains a quintessentially English feel with farming communities close by and charming countryside appeal - perfect for long walks in the brisk Derbyshire air.

The village hall plays a central role to life in Kirk Langley, hosting a number of small gatherings throughout the year. Worth Brothers Wines calls Kirk Langley home while The Bluebell, a typically English pub, provides a great place to relax with a peaceful drink and afternoon snack.

The A52 is situated on its doorstep offering easy access to a range of amenities in the city of Derby - located just over 3.9 miles away. Derby is thriving with high street retailers, supermarkets, cafes, restaurants and popular nightlife and is also home to the historic Derby County Football Club. Trent Barton's 'Swift' bus line serves Kirk Langley from Moor Lane every hour and provides quick links to Derby within 15 minutes, as well as the Staffordshire town of Uttoxeter within an hour. The peaceful market town of Ashbourne is only a 9 mile drive along the A52 with its bustling high street and independent eateries while the gateway to the stunning Peak District National Park is only an 18 minute drive away, with access to picture postcard villages, stunning scenery and miles of idyllic walking routes.

The village of Kirk Langley is ideal for commuters, with a number of sizable employers situated in the city of Derby including Rolls-Royce, Bombardier, East Midlands Railway and Derby Royal Hospital. There's also easy access to Nottingham and Ashbourne via the A52 while the A38 connects residents to Burton-upon-Trent, Lichfield and Birmingham to the south, and Mansfield to the north. The A50 is approximately 11 minutes by car and connects commuters to Stoke-on-Trent and the M6 for the north west.



St Michael's, Kirk Langley



Meet the locals



Ofsted rated 'Good' or 'Outstanding' schools in the local area



Kirk Langley Cricket Club

For families, local schools are easy to access and all are rated 'Good' or 'Outstanding' in their most recent Ofsted reports.\*

#### Primary:

- **Kirk Langley CE Primary School**  
Less than a mile away from Flagshaw Pastures
- **Muggington CE Primary School, Muggington**  
3.5 miles from Flagshaw Pastures
- **Brailsford Primary School, Brailsford**  
Less than 3.5 miles from Flagshaw Pasture

#### Secondary:

- **The Ecclesbourne School, Belper**  
Just over 5 miles from Flagshaw Pastures
- **Queen Elizabeth's Grammar School, Ashbourne**  
9.5 miles from Flagshaw Pastures
- **St Clares School, Mickleover**  
Just over 4.5 miles from Flagshaw Pastures

#### Universities:

- **The University of Derby**  
Less than 4 miles from Flagshaw Pastures

\*Information correct at time of print. Please see schools' individual websites for latest Ofsted reports. The above list is for information purposes only and not a full representation of available schools in the local area. Please carry out independent research before making enquiries.

# Explore the Area

Its close proximity to the A52 puts Flagshaw Pastures within easy reach of a number of major local towns, cities, attractions and places of interest.

When exploring the local area, a visit to Meynell Langley Gardens is essential. Dating back to 1941, this family run nursery stocks a wide range of flowers, pot plants and necessities perfect for enhancing any garden. There's also an on-site tea room with a selection of refreshments, snacks and local produce.



Ashbourne Town Centre



Kedleston Hall

To stretch the legs and keep the family occupied, a visit to Markeaton Park is a must with a number of events throughout the year as well as 207 acres of parklands, an orangery and craft centre, luscious gardens, play centre, mini golf and much more. For a spot of history and culture, Kedleston Hall is always popular with tourists and families alike. Owned by the National Trust, this 18th century mansion sits within beautiful gardens and parklands and has its own on-site cafes, shops and an abundance of wildlife.

Further afield, the stunning Peak District National Park offers up unlimited natural beauty with ample choice for places to visit. Dovedale is less than 30 minutes from Flagshaw Pastures with its famous stepping stones and babbling streams, while Carsington Water is only 20 minutes away and provides the perfect place to admire this beautiful corner of the world along with numerous water sports.



While exploring Derbyshire, it's worth stopping off at a number of quaint eateries to recharge the batteries. These include The Joiners Arms in Quarndon serving up homemade wood fired pizzas in its converted pub and garden room, The Cow in Dalbury with its own on-site pub, accommodation and restaurant, and The Horseshoes in Long Lane serving lunchtime snacks, main courses and classic Sunday roasts.

Derby city centre is home to its own shopping centre with popular high street retailers, restaurants, Showcase Cinema de Lux and attractions for all ages as well as the picturesque Derby Cathedral. The city also serves up a bustling nightlife with quaint pubs and bars as well as highly rated restaurants and diners. For live sport, enjoy Championship football at Derby County's Pride Park Stadium or live league or T20 action at Derbyshire County Cricket Club during the

summer months.

Closer to home, the market town of Ashbourne boasts its own shops and eateries, while in the opposite direction on the A52, the city of Nottingham is home to a wealth of attractions, shops and places of interest.

Alternatively, for those looking to enjoy the occasional holiday abroad, the A52 provides quick links to East Midlands Airport - only 25 minutes away by car - as well as Birmingham International Airport, only 50 minutes away, with both flying to destinations across Europe.



Derby City Centre



Markeaton Park



Peak District

# About Peveril Homes

- ✓ A house builder who truly cares
- ✓ Over 30 years of industry expertise
- ✓ East Midlands-based
- ✓ Family-owned
- ✓ Award-winning
- ✓ More than a house builder



## For us, it's not about being the biggest, it's about being the best.

At Peveril Homes we genuinely care about the homes we build, the communities we create, the partners and suppliers we work with and our customers. Whether building a one bedroom apartment or 5 bedroom house, our commitment to the quality of build and the journey our customers take with us is the same.

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.

We understand exactly what a huge step buying a new home is, whether a purchaser is just starting to climb the property ladder or deciding to downsize, their home is their greatest



financial investment. It should be perfect for them - a haven from life's ups and downs and a place that adapts with their needs.

At our head office in the Derbyshire town of Belper, our experienced team of professionals including architects and designers, create homes that fit the needs of our customers. Using the latest building methods, materials and advances in energy efficiency, we build beautiful quality homes that will stand the test of time.

We believe that every home is as individual as each one of our customers, making them feel like they have truly joined our family.

Our aim is to have customers who recommend us and purchase from us, time and time again. We want to be their first thought when they are thinking about moving home.

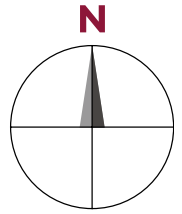
Peveril Homes, Beech Lawn, Green Lane, Belper, Derby, DE56 1BY

Deeply  
**passionate** about  
creating **high quality,**  
**traditionally-built**  
homes to suit the  
lifestyles of today.



# Flagshaw Pastures

## Kirk Langley



- Bradbourne 2,393 sq ft  
5-Bedroom house
- Dalbury 2,104 sq ft  
5-Bedroom house
- Shardlow 1,780 sq ft  
5-Bedroom house
- Appleby 1,402 sq ft  
4-bedroom house
- Ingleby 1,570 sq ft  
4-Bedroom house
- Rearsby 1,725 sq ft  
4-Bedroom house
- Rempstone 1,363 sq ft  
4-bedroom house
- Wymeswold 1,256 sq ft  
4-bedroom house
- Carsington 983 sq ft  
3-bedroom house
- Field Maple 1,230 sq ft  
3-Bedroom bungalow
- Grey Willow Barn 1,320 sq ft  
3-Bedroom bungalow
- Milton 1,036 sq ft  
3-bedroom house
- Repton 1,070 sq ft  
3-Bedroom house
- Tissington 982 sq ft  
3-bedroom house
- Registered Housing  
Provider
- ✻ Show Home &  
Marketing Suite
- ✻ Show  
Home





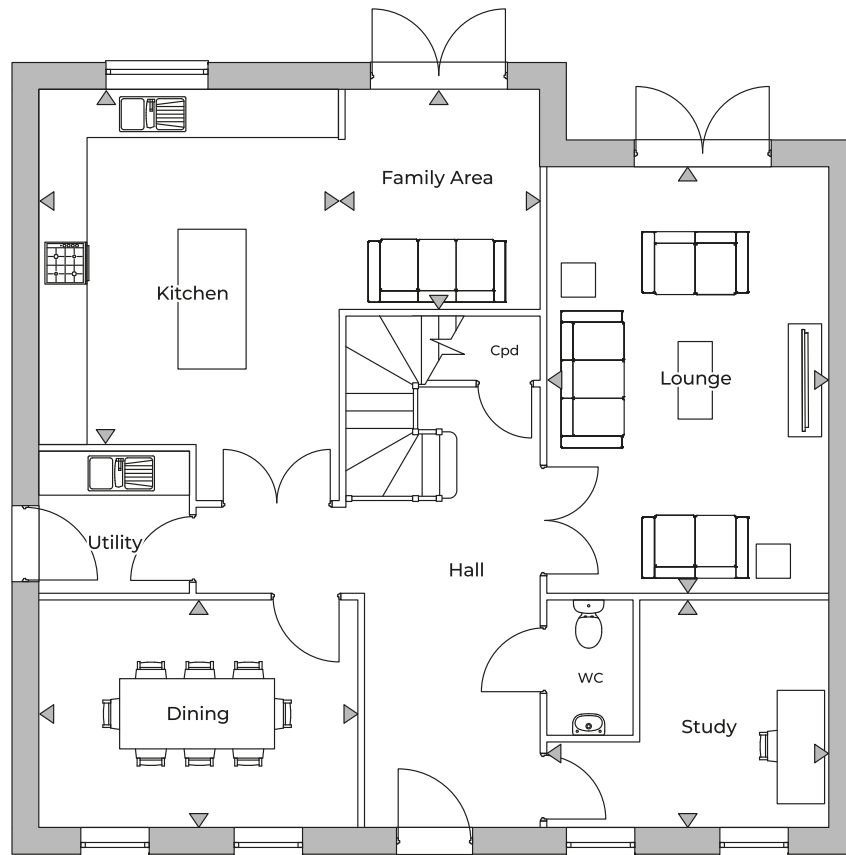
# Dalbury

## 5-bedroom house

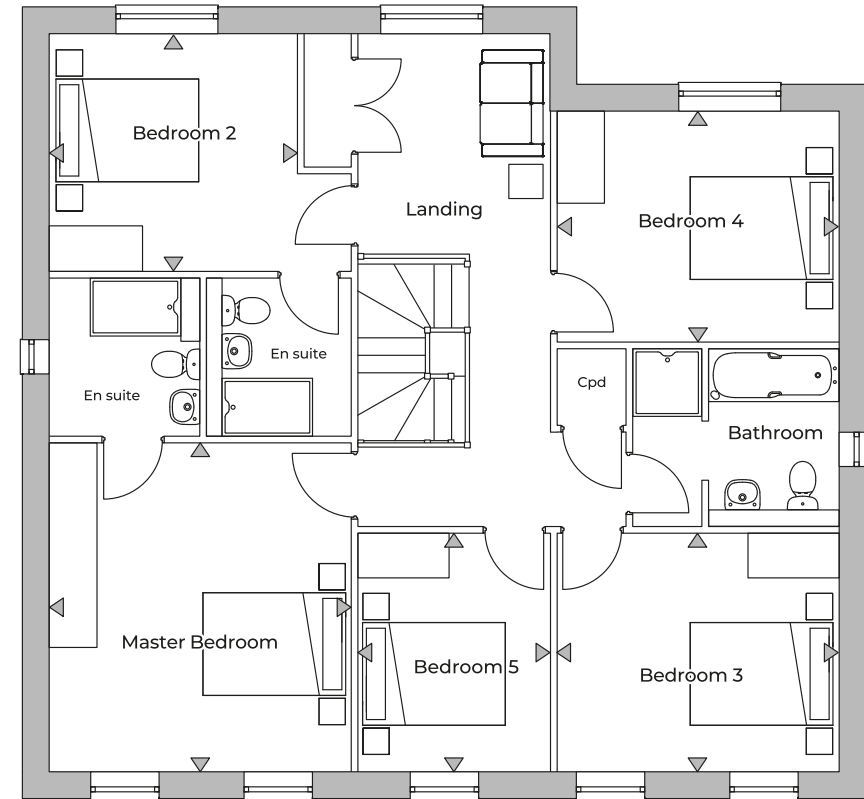
This imposing family home impresses from the outside and as soon as you walk through the front door. The expansive entrance hall with its striking staircase, cloakroom/WC and further storage cupboard provides access to all rooms on the ground floor. Double doors reveal the open plan, fully equipped, contemporary kitchen with island and family area with a handy utility room located next door. A lounge with double doors leads out to the garden patio area while a spacious dining room and separate study complete the ground floor. Upstairs the landing with seating area boasts an exceptional master bedroom with ensuite, family bathroom with bath and separate shower cubicle and 4 further double bedrooms, with ensuite to bedroom two.



## Ground Floor



## First Floor



Room	Measurements (metres)	Measurements (feet)	Room	Measurements (metres)	Measurements (feet)	Plots
Lounge	3.68 x 5.58	12'1" x 18'4"	Master Bedroom	3.96 x 4.31	13'0" x 14'2"	11, 12(H), 22(H)
Kitchen	3.88 x 4.64	12'9" x 15'3"	Bedroom 2	3.25 x 3.09	10'8" x 10'2"	
Family	2.64 x 2.84	8'8" x 9'4"	Bedroom 3	3.68 x 3.12	12'1" x 10'3"	
Dining	4.14 x 2.95	13'7" x 9'8"	Bedroom 4	3.68 x 3.02	12'1" x 9'11"	
Study	2.46 x 2.95	8'1" x 9'8"	Bedroom 5	2.48 x 3.14	8'2" x 10'4"	

Please be aware that some elevations may have additional windows/tax windows or windows may be omitted. This may be due to plot aspect or planning. Therefore we would refer you to view our working drawings to clarify plot specifics. Computer generated images are illustrative only. Materials, finishes and landscaping may vary throughout the development. The interior images are simply representative of a typical Peveril home. Individual plots may vary, please speak to the Sales Executive. Size of property and floor plans are indicative only of the proposed development and floor layout. Where given room dimensions are maximum, +/- 50mm and include any fitted wardrobes or similar features. Dimensions should not be used for carpet sizes, appliance spaces or items of furniture. Please ask our Sales Executives for the treatments specified for individual plots. Furniture shown is for illustration only. We would refer you to view our working drawings to clarify plot specifics. When a plot is shown to be handed (H) this indicates that the layout of the property is mirrored.



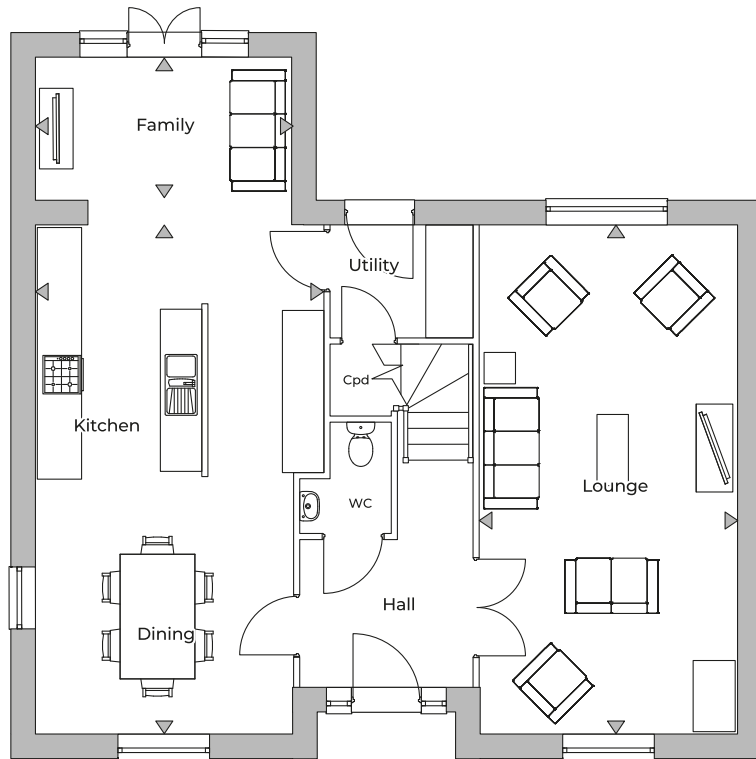
# Rearsby

## 4-bedroom house

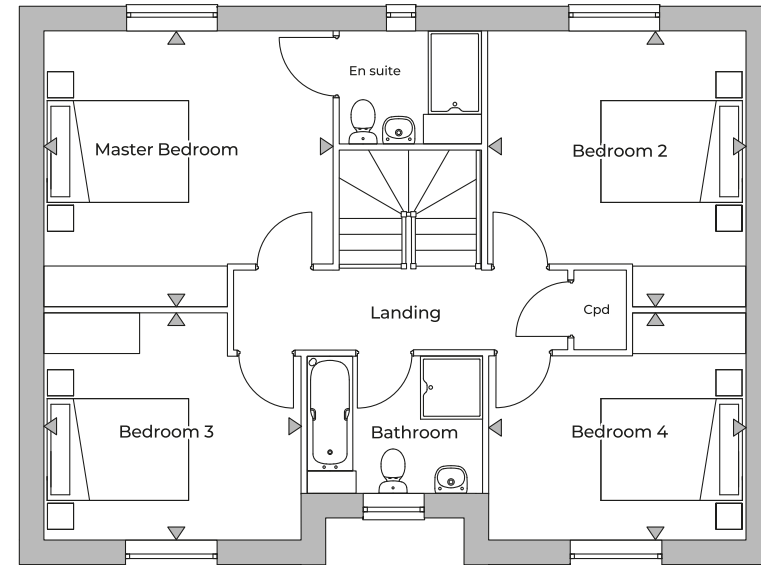
A spacious four bedroom detached family home with full-length lounge, stunning open plan kitchen with central island, dining area and a private family space. Upstairs leads to four spacious bedrooms including a large master bedroom with its own private ensuite. A generous family bathroom completes this idyllic home.



## Ground Floor



## First Floor



Room	Measurements (metres)	Measurements (feet)	Plots
Lounge	3.73 x 7.44	12'3" x 24'5"	13(H), 14(H), 15, 21(H), 46(H), 53(H)
Kitchen/Dining	4.19 (max) x 7.44	13'9" (max) x 24'5"	
Family	3.73 x 2.08	12'3" x 6'10"	
Master Bedroom	4.24 x 4.03	13'11" x 13'3"	
Bedroom 2	3.75 x 4.01	12'4" x 13'2"	
Bedroom 3	3.73 x 3.32	12'3" x 10'11"	
Bedroom 4	3.73 x 3.30	12'3" x 10'10"	

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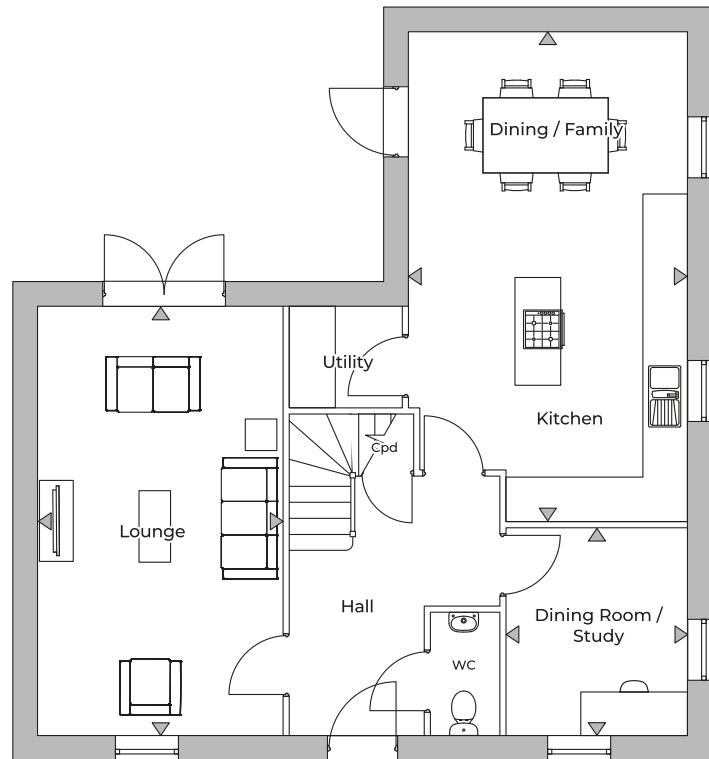
# Ingleby

## 4-bedroom house

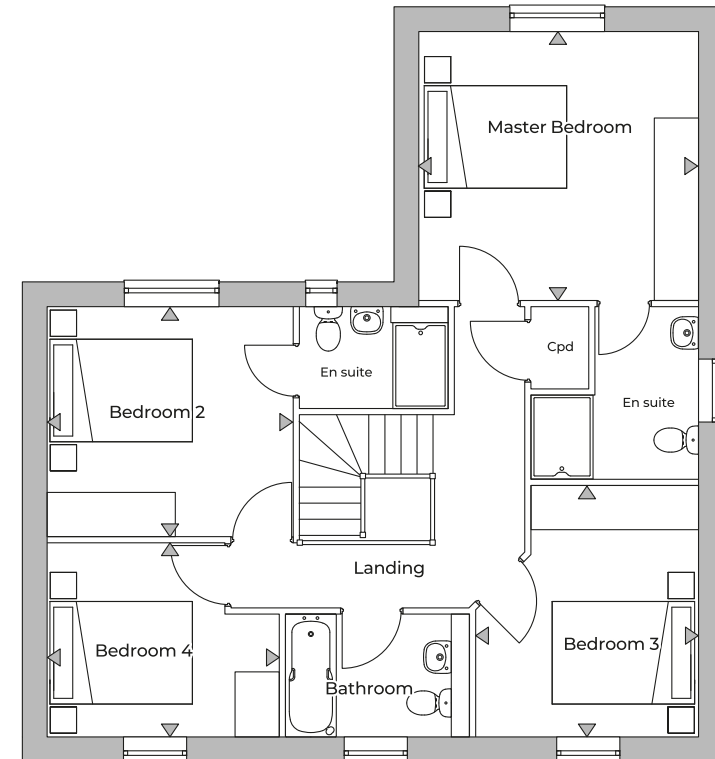
A four bedroom family home with country-style living at its heart. Nothing shows this more than the impressive open plan, fully equipped kitchen with island, family/dining area and handy utility room. The Ingleby's remaining ground floor offers a striking full-length lounge, separate dining room that can double up as a study/home office, under-stair storage cupboard and guest cloakroom. The first floor enjoys an airy balustraded landing leading to the spacious master bedroom with ensuite, a further 3 double bedrooms, one additional ensuite and family bathroom.



## Ground Floor



## First Floor



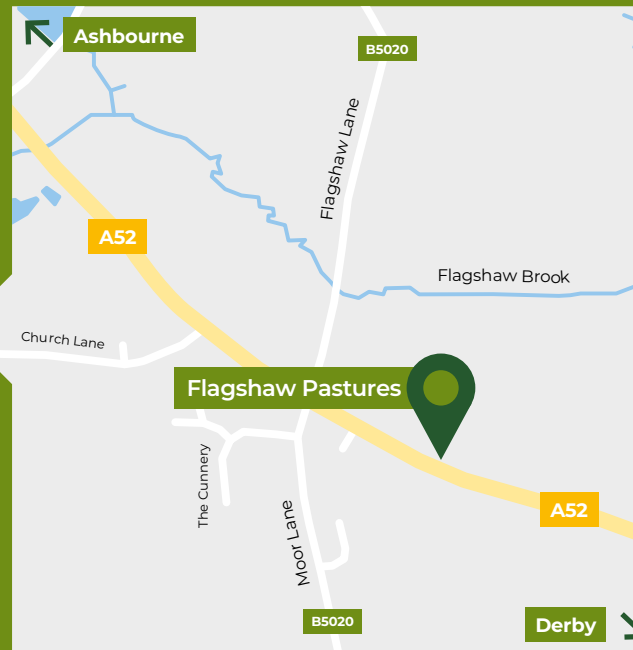
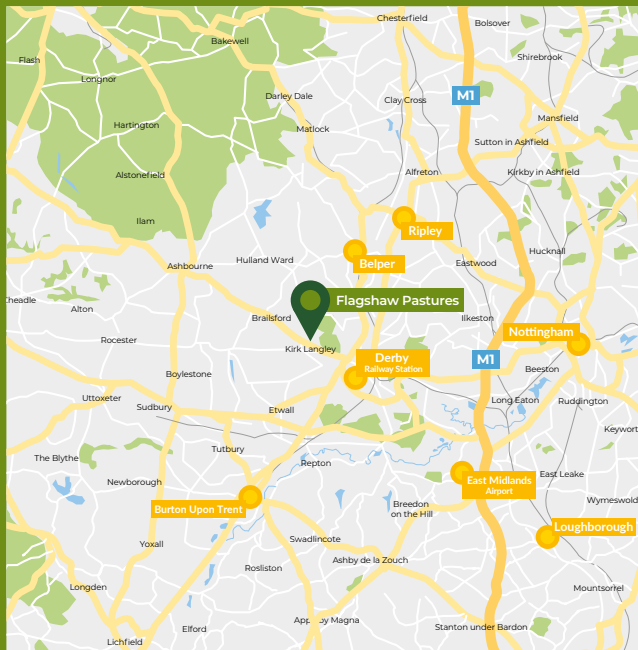
Room	Measurements (metres)	Measurements (feet)	Plots
Lounge	3.45 x 6.09	11'4" x 20'0"	17, 24, 30, 55(H)
Kitchen/Dining/Family	3.96 (max) x 6.96 (max)	13'0" (max) x 22'10" (max)	
Dining Room/Study	2.53 x 2.92	8'4" x 9'7"	
Master Bedroom	3.96 x 3.83	13'0" x 12'7"	
Bedroom 2	3.50 x 3.27	11'6" x 10'9"	
Bedroom 3	3.14 (max) x 3.53 (max)	10'4" (max) x 11'7" (max)	
Bedroom 4	3.30 (max) x 2.72 (max)	10'10" (max) x 8'11" (max)	

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# How to find Flagshaw Pastures



Flagshaw Pastures is located off Ashbourne Road (A52), Kirk Langley, Derbyshire, DE6 4NS



## By Air\*

East Midlands Airport is a 25 minute (17.8 mile) drive away.  
Birmingham International Airport is only a 50 minute (44 mile) drive away.

## By Bus\*

Moor Lane bus stop is located close to the entrance of Flagshaw Pastures with Trent Barton providing a bus service to Derby city centre, Ashbourne and Uttoxeter.

## By Road\*

- 6 minutes (3.4 miles) to A38
- 9 minutes (3.9 miles) to Derby
- 11 minutes (7.8 miles) to A50
- 14 minutes (8.8 miles) to Ashbourne
- 21 minutes (11.7 miles) to J25 of the M1
- 35 minutes (19 miles) to Nottingham

## By Train from Derby\*

- 19 minutes to Chesterfield
- 21 minutes to Leicester
- 23 minutes to Nottingham
- 34 minutes to Sheffield
- 35 minutes to Birmingham
- 1 hour 41 minutes to London St Pancras

\*distances and travel times are approximate.

To book an appointment with a member of our team simply call us on **01332 492135** or visit **peverilhomes.co.uk** for further information