



THORNFIELD MEWS

Tradition with innovation



Thornfield Mews offers a range of beautifully designed homes which buyers can tailor to their own individual taste.

Each property type offers exceptional design and unique layouts, enabling you to find your perfect match in a home that provides a truly modern standard of living.

Situated in an area that is ideal for young professionals and families alike. Within a mile of the town centre and its eclectic array of shops, bars and restaurants, Thornfield Mews is also within a mile of Chesterfield Canal and Tapton Golf Course.



**Thornfield
Mews will blend
tradition with
innovation in
order to provide
a product that
exceeds customer
desires.**

Site plan



The location and area

Thornfield Mews is located in the heart of Chesterfield, a beautiful little north Derbyshire market town with a lot to offer.

Situated in an enviable location and surrounded by local amenities and places to visit, Thornfield Mews is also a stone's throw from a host of transport links, including the M1 motorway and Chesterfield rail station, with regular services to the likes of Sheffield, Derby, Leicester and London.

And, whether you like a nice meal out, a stroll in the countryside or even a round of golf, there's plenty to do.

Here's our handy guide to the area.

Where to eat...

Bottle & Thyme
15-17 Knivesmithgate, Chesterfield S40 1RL

The perfect spot to meet up with friends to enjoy delicious rustic food and an array of botanical cocktails.

Gloria's Italian Restaurant
St Helens Inn, Sheffield Road, Chesterfield S41 7LS

A fully family-run Italian restaurant serving fantastic home-made food, great wine and an even better atmosphere.

Where to socialise...

Apartment
8 Church Way, Chesterfield S40 1XJ

With a creative menu featuring an amazing selection of cocktails and gins from all around the globe and even cocktail masterclasses, you'll want to start your weekend right here!

H&F Vintage Tea Rooms
4 New Beetwell Street, Chesterfield S40 1QR

A stunning vintage tearoom with a whole range of loose teas and premium coffee – you'll pop in for a drink and stay for the gorgeous surroundings.

Where to shop...

Vicar Lane Shopping Centre
Vicar Lane, Chesterfield S40 1PY

Located in the heart of Chesterfield town centre, Vicar Lane Shopping Centre features a wide range of high-street shops – a great place to get that retail therapy fix.

Chesterfield Market
Market Place, Chesterfield S40 1AR

Featuring a wide range of stalls full of great quality items, it is a must visit for all – you'll be sure to leave with far more than you went for.

Tesco Extra Lockford Lane, Chesterfield S41 7JB
Quick, convenient and just down the road.

Where to go...

Tapton Park Golf Club
Crow Lane, Chesterfield, S41 0EQ

A fantastic 18-hole golf course, offering superb views over open countryside and of Chesterfield's picturesque skyline.

Queen's Park Sports Centre
Boythorpe Road, Chesterfield S40 2ND

Queen's Park Sports Centre is a great community venue offering a host of activities and facilities in a perfect location, adjacent to a fabulous park. It's within walking distance of Chesterfield town centre.





The Carsington (Type A)

Individually designed two-bedroom home, ideal for professionals who want to live close to the town centre. The houses offer a stunning internal specification, thoughtfully created with today's modern lifestyle in mind.

Its luxury fitted kitchens can be upgraded to include Siemens appliances while its open plan dining area leads onto the landscaped garden with patio doors.

Upstairs boasts two double bedrooms and a bathroom with designer chrome ironmongery, contemporary tiling and rain showers over the bath. The property comes with two allocated parking spaces and southerly facing gardens.

The property benefits from an Advantage 10-year Structural Guarantee and the Help to Buy Scheme is available.

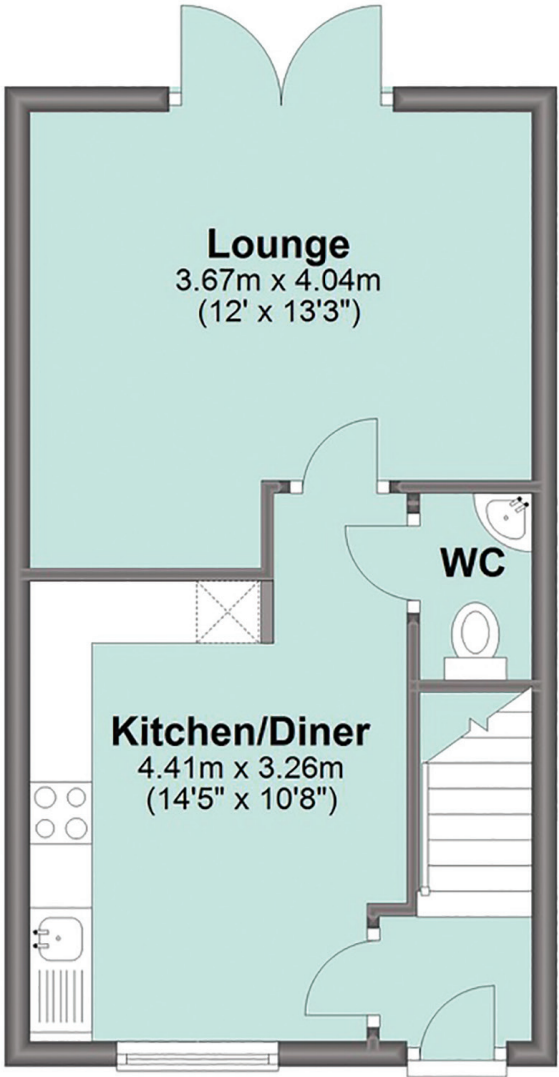


Front elevation

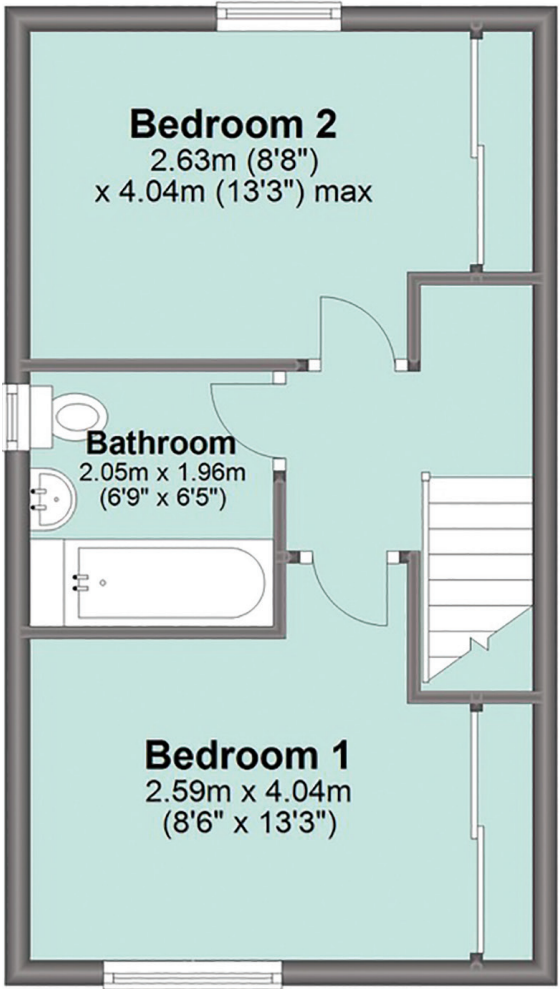


Rear elevation

Total area
Approx. 60.4 sq. metres
(650 sq. feet)



Ground floor
Approx. 30.2 sq. metres
(324.8 sq. feet)



First floor
Approx. 30.2 sq. metres
(324.8 sq. feet)



The Derwent (Type B)

A contemporary three-bedroom, semi-detached house built for the modern age. The exquisite exterior is matched with a high-spec, sleek interior which can be upgraded to include the latest technology including app-controlled heating and CCTV doorbells.

Modern dining kitchens offer a choice of unit colours and quartz worktops. The home offers a sizeable lounge with a choice of flooring and patio doors leading out onto the landscaped garden.

The first floor has three bedrooms and two bathrooms. Each bathroom comes with chrome ironmongery, rain showers in the en-suite and customisation options including a choice of stylish tiles, illuminated heated mirrors and Bluetooth speakers.

Total area
Approx. 77 sq. metres
(829 sq. feet)



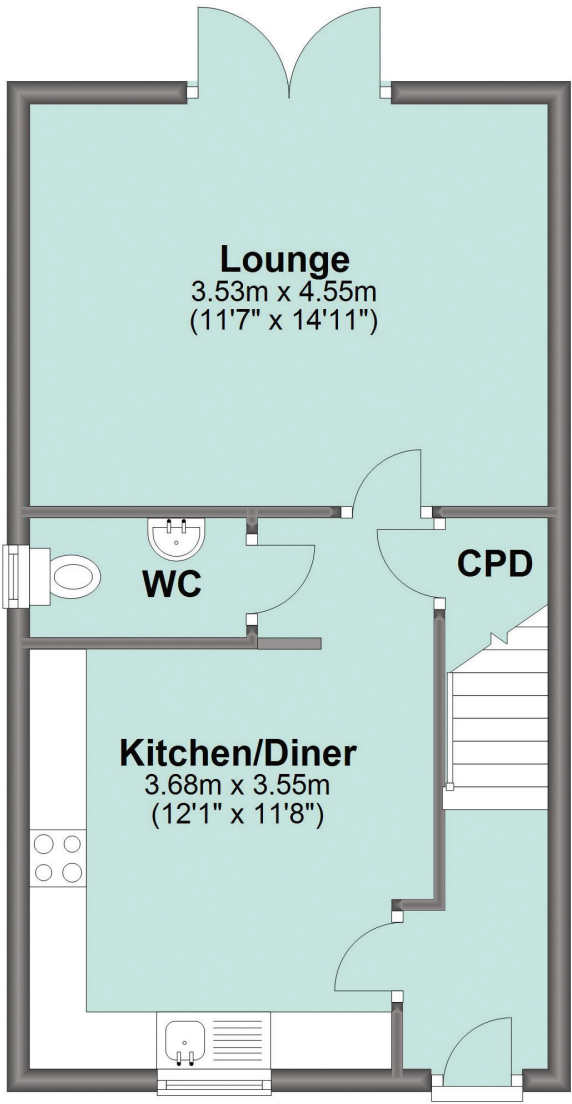
**Front elevation -
Plots 1,2,3,4,5,6,7,8**



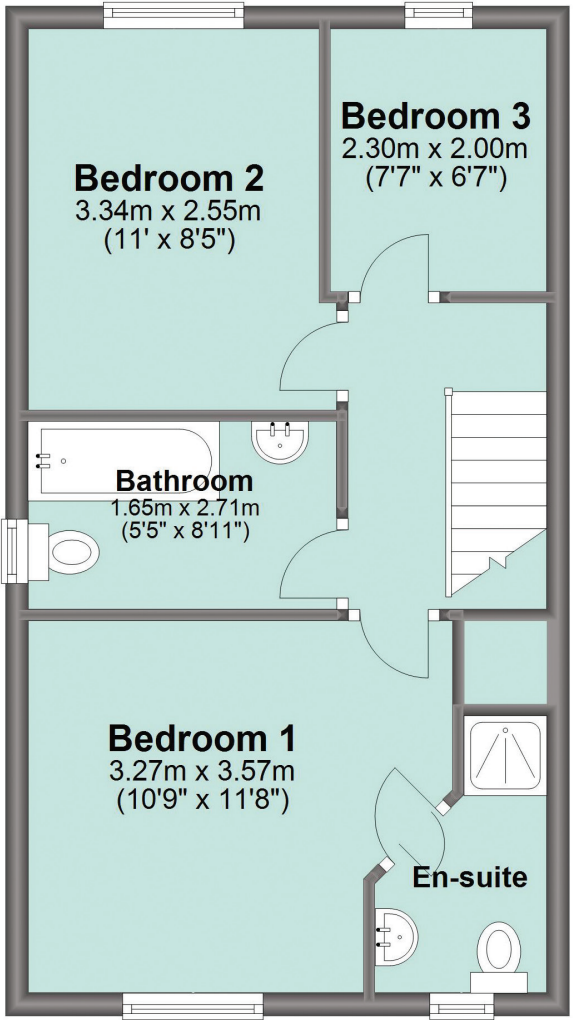
**Front elevation -
Plots 31,32,33 & 34**



**Front elevation -
Plots 25,26,27,28,29 & 30**



Ground floor
Approx. 38.5 sq. metres
(414.2 sq. feet)



First floor
Approx. 38.5 sq. metres
(414.2 sq. feet)

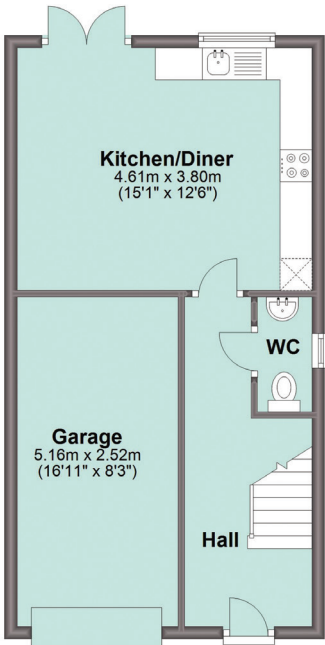
The Ladybower (Type C)



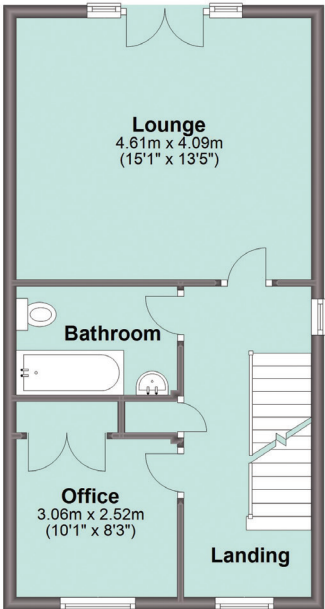
Total area
Approx. 125.3 sq. metres
(1348.5 sq. feet)

Front elevation

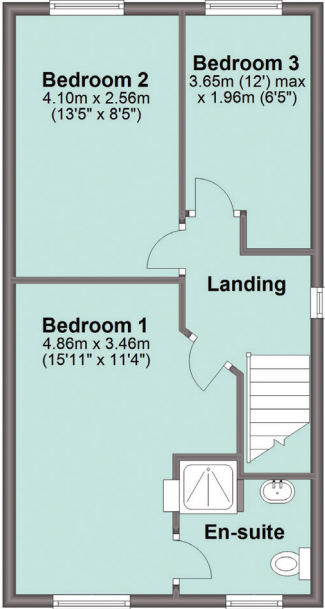
Rear elevation



Ground floor
Approx. 41.8 sq. metres (449.5 sq. feet)



First floor
Approx. 41.8 sq. metres (449.5 sq. feet)



Second floor
Approx. 41.8 sq. metres (449.5 sq. feet)

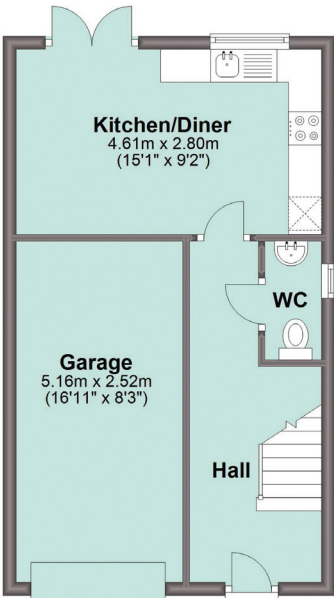
The Rhodeswood (Type D)



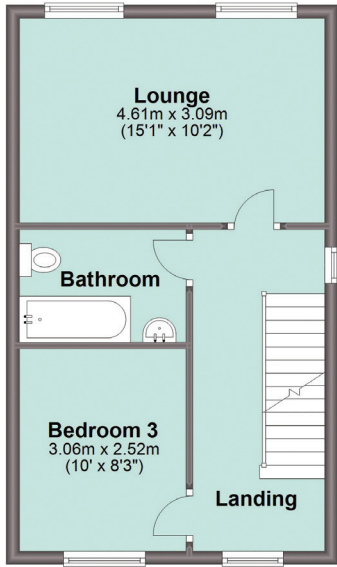
Total area
Approx. 111.4 sq. metres
(1199.3 sq. feet)

Front elevation

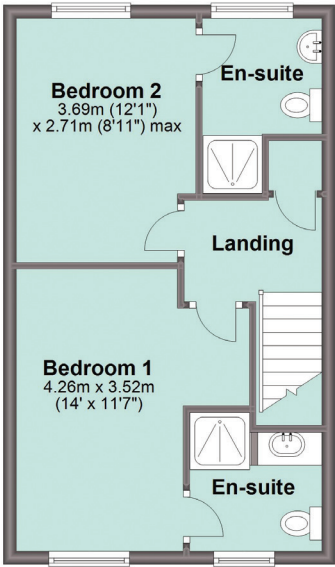
Rear elevation



Ground floor
Approx. 37.1 sq. metres (399.8 sq. feet)



First floor
Approx. 37.1 sq. metres (399.8 sq. feet)



Second floor
Approx. 37.1 sq. metres (399.8 sq. feet)

Types E-F Layouts provisional



Front elevation

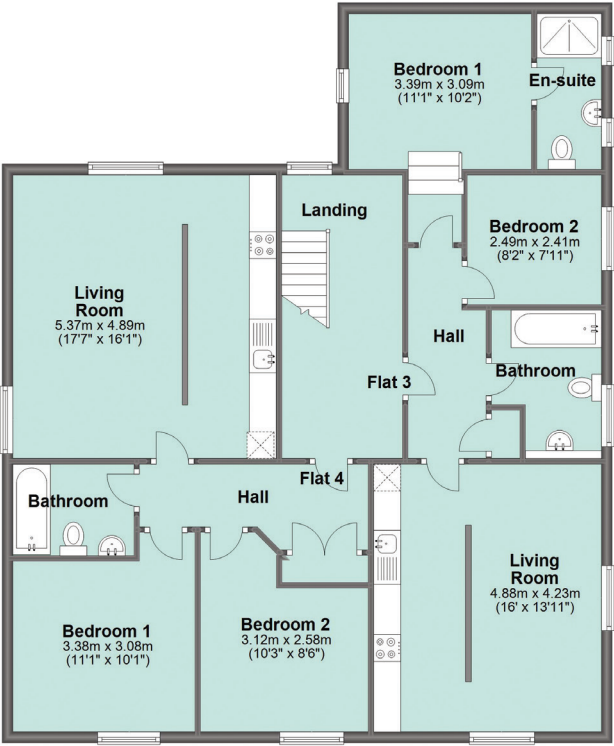
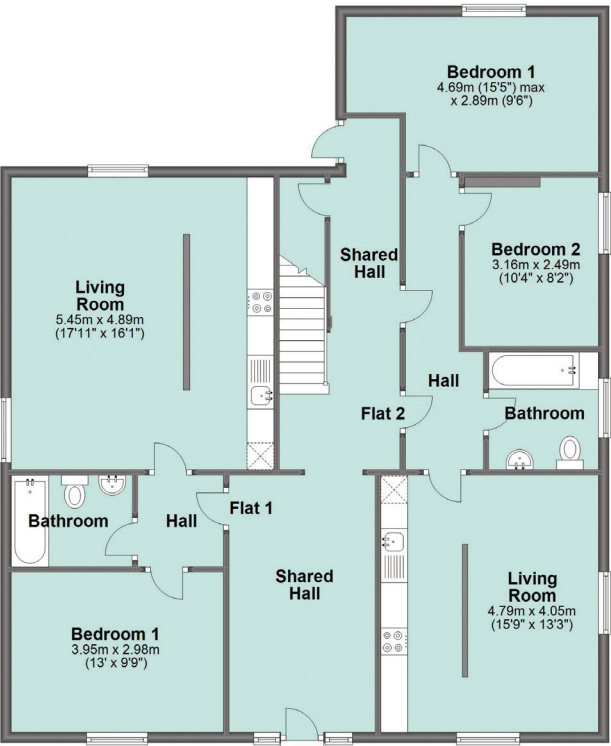
Rear elevation

Plot 21 – Approx. 46 sq. metres (495 sq. feet)

Plot 22 – Approx. 53 sq. metres (577 sq. feet)

Plot 23 – Approx. 57 sq. metres (610 sq. feet)

Plot 24 – Approx. 60 sq. metres (645 sq. feet)



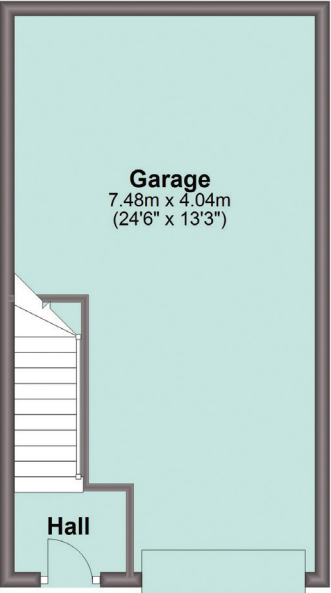
The Arnfield (Type G) Layout provisional



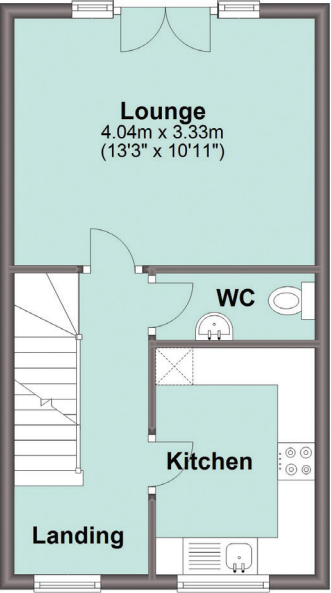
Front elevation

Rear elevation

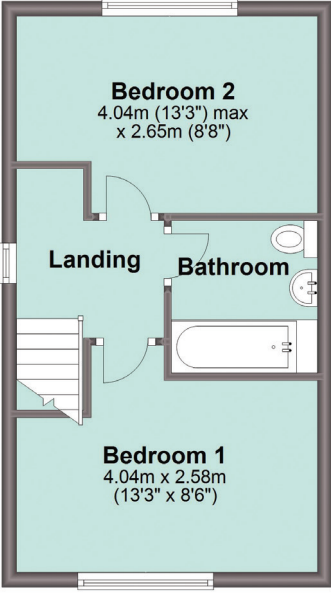
Total area
Approx. 90.6 sq. metres
(975.2 sq. feet)



Ground floor
Approx. 30.2 sq. metres (325.2 sq. feet)



First floor
Approx. 30.2 sq. metres (325.2 sq. feet)



Second floor
Approx. 30.2 sq. metres (325.2 sq. feet)

Property specification and bespokeing options

	Carsington (Type A)	Derwent (Type B)
Total cost for silver upgrade	£7,200	£8,500
Total cost for gold upgrade (includes all silver upgrade items)	£13,000	£15,000

External	Standard Specification	Silver Specification (in addition to standard)	Gold Specification (in addition to silver)
Roof	The roof is finished in a Donard roof tile in either Heather or Matt Black, with the benefit of maintenance free soffits and fascias in a stylish Anthracite Grey. Guttering and downpipes are provided in a complimentary black uPVC.		
Walls	Light textured Multi-Red wire cut brick, Light textured Buff wire cut brick, Pitched face weathered stone, or white render finish to suit planned architecture - see site plan		
Windows	Double glazed 'E' glass windows with white uPVC frames and white furniture		
Rear Doors	Fully glazed french double doors		
Front Doors	Composite doors are provided in the 'York' style with a choice of five standard external colours (White/Black/Red/Green/Blue) all with white finish internally, a contemporary chrome letter box and house number	Choice of additional styles Cottage One, Georgian One, or Cottage Four and Premium Colour choices Light Oak/ Rosewood/Chartwell Green/Slate/Magenta/ Duck Egg Blue	
Internal	Standard Specification	Silver Specification (in addition to standard)	Gold Specification (in addition to silver)
Stairs/Walls	Softwood handrail/balustrade painted white, plastered walls painted with white emulsion		Optional Stained Oak Handrail to wall/ balustrade
Ceilings	Plaster skim throughout with white emulsion paint finish		
Lighting	Energy efficient white LED recessed downlighters in kitchens and bathrooms/en-suites only. White pendant or batten fittings to all other rooms.		Recessed Chrome LED downlighters to all rooms, with the addition of a pendant for feature light fitting to living room and staircase
Doors	American Black Walnut Dekordor pre-finished doors with contemporary chrome ironmongery		
Heating	ATAG Combination boiler (10 year warranty), radiators to all rooms (Anthracite ladder rails to bathrooms and en-suites) with thermostatically controlled valves.		ATAG 'One' App controlled heating
Electrics	Quality white branded switches and sockets to all rooms	Upgraded USB double sockets to the kitchen and master bedroom	Brushed or polished stainless steel effect switches and sockets to the kitchen and living room
General	TV point is provided in the living room and master bedroom, together with infrastructure for BT openreach Super Fast Fibre and Virgin Media Fibre enabling super fast broadband	Additional TV points to the kitchen and all bedrooms	

Kitchen	Standard Specification	Silver Specification (in addition to standard)	Gold Specification (in addition to silver)
General	Fully fitted kitchen (choice of four solid colours) with contemporary stainless steel handles (choice of three styles), stainless steel bowl and 1/2 sink with mixer tap	Optional Integrated handle doors (choice of 4 additional 'woodgrain' colour choices)	
Appliances	Electric Single Oven (UBETFD605BK) with 60cm induction hob (UBIND60BV), 60cm black glass splashback (BSB60) and extractor fan (UBHH60BK). Dishwasher (UBMIDW60) and Integrated Fridge/Freezer (UBBIFF70FFA). Plumbing for buyers own washing machine.	Integrated washer/dryer (CDA C1926)	Upgraded Appliances. Seimens iQ500 Built in Stainless Steel oven, Seimens iQ100 Induction hob Integrated Dishwasher with cutlery drawer (UBMIDW60DL)
Worktops	40mm thick laminate post formed (Curved edge) worktops with matching upstands (23 colour choices)		20mm Quartz Worktops with matching upstands (six colour choices). Composite overlay sink
Bathroom	Standard Specification	Silver Specification (in addition to standard)	Gold Specification (in addition to silver)
Family bathroom	Contemporary white bathroom suite (including shower to Carsington properties) with chrome fittings with aluminium 500 x 700mm mirror. Tiled splashback to sinks, and bath (and shower walls to Carsington properties) (five tile choices available, Sparta, Align Blanco, Align Marfil, Align Gris, Casbah Blanco). Extractor fan to bathrooms, ensuites and WC's (where applicable)	Chrome shower with thermostatic valve over bath incl. fixed shower screen, tiling to shower walls as required (Incl. as standard in Carsington)	Illuminated heated mirror with shaver point and bluetooth speakers. Fully tiled walls and floor
Ensuites	Chrome feature large fixed head shower with thermostatic valve and additional adjustable hose outlet, WC and VHB incl. tiling as required (five tile choices available, Sparta, Align Blanco, Align Marfil, Align Gris, Casbah Blanco)		Illuminated heated mirror with shaver point and bluetooth speakers. Tiled floor.
Floor Finishes	Standard Specification	Silver Specification (in addition to standard)	Gold Specification (in addition to silver)
General	Carpet to bedrooms, first floor landing and lounge, hallway and stairs (four colour choices). Kitchen, WC, Bathroom and ensuites are provided with a choice of vinyl flooring (15 colour choices, tile/wood or stone effect)		Upgrade of Kitchen and hallway floor to Amtico Luxury Vinyl Tile in a choice of four colours
Security	Standard Specification	Silver Specification (in addition to standard)	Gold Specification (in addition to silver)
Locks	Multi point locking to front and rear doors, key locks to all windows (except escape windows)	Intruder alarm, security sensor lights (Front or side as applicable and rear)	App controlled CCTV 'Ring2' Doorbell
Fire	Smoke detectors are wired to the mains with battery back-up		
Outside	Standard Specification	Silver Specification (in addition to standard)	Gold Specification (in addition to silver)
Gardens	Gardens turfed and landscaped		3m x 3m (typically) patio in Indian Stone together with provision of an outside tap
Fencing	1.8m boarded fence panels to rear garden		
Paving	Block paved driveways, Indian stone paving to paths and path to the rear of the house		
Lighting	Switchable wall light adjacent to front door		

About the developer

Woods & Sons Developments Ltd are a local property developer, working within and around South Yorkshire and Derbyshire.

Founded in 2015 by Mark and Alison Woods following many years of developing properties personally, and operating a large masonry contracting business (MW Brickwork Ltd) over a period of 20 years, 'Woods & Sons' provides a more focused approach to their property development.

Mark Woods brings a wealth of experience to his role as Managing Director, and has built an experienced and committed team around him to match his own high standards.

Often a design led product, the developer will strive for the most efficient houses, usable layouts and incorporate the most up to date technology to meet the needs of the buyer in any area.

Since formation 'Woods & Sons' have successfully undertaken many developments, bringing high quality homes and apartments to the market, of a standard that has broken new ground in the locations where the sites have been developed.

'Woods & Sons' are committed to providing a standard of work that out reaches the competition, and makes a 'Woods & Sons' home, one to be very proud of.

About Redbrik

Redbrik is one of Sheffield and North Derbyshire's leading independent sales and lettings agents, aiming to do things a little differently.

Founded in January 2013 by directors and experienced agents, Mark Ross and Julie Bulheller, Redbrik is built on an ethos of honesty, unrivalled customer service and innovative marketing.

The company is focused on getting every client the best deal by offering an honest, jargon-free approach to buying or selling a home. By dispelling the jargon, Redbrik can provide the best possible advice, tailored to each individual.

Help to buy

Help to buy is available on all houses and apartments within the Thornfield Mews development. With a Help to Buy equity loan the Government will lend up to 20 per cent of the cost of your newly built house or apartment so you'll only need a 5 per cent cash deposit and a 75 per cent mortgage to make up the rest.

You won't be charged loan fees on the 20 per cent loan for the first five years of owning your home.

Advantage Guarantee

All houses and apartments are being sold with a 10-year warranty against building defects.



For viewings and more information contact



T: 01246 889 222

E: newhomes@redbrik.co.uk

redbrik.co.uk/thornfield-mews