

## Darcy Park

Information about the development,  
the plans, the area and the specification...

...of 1, 2, 3 and 4 bedroom homes  
off Lindley's Lane, Kirkby in  
Ashfield, Nottinghamshire.



# Morris Homes – at your service



Morris has been building award-winning new homes with care and quality for many years. As one of the country's leading independent housebuilders, we put our customers first. This commitment runs through everything we do – from the quality of our build specification to our after sales service.

We know that our reputation depends on consistently building quality homes that stand the test of time. That's why we only use the best quality materials and sub-contractors. For extra peace of mind all our homes are covered by the National House Building Council's 10-year guarantee.

We also know that our customers' requirements vary. That's why we build a wide range of properties in a large choice of locations. There's everything from character conversions to modern apartments and rural houses to suburban family homes. So, whether you are buying your first home, finding a place for your growing family or choosing to downsize, you're bound to find something to suit you.

Although quality comes as standard in every Morris home, we also enable you to upgrade your choices and personalise your home even further. Our Signature range includes designer upgrades on everything from curtains and carpets to security systems, kitchens fireplaces and wardrobes - all for less than the same on the high street.

Wherever you choose to buy from us, we will always build with an awareness of the environment, landscaping our sites to make the most of their natural features, such as established trees, lakes and streams, ensuring that each home fits perfectly within its surrounding area. This awareness also extends to ensuring the energy efficiency of our homes, contributing to a healthier living environment whilst reducing your running costs.

The care we take with our properties is matched by the service we provide to our customers. Whether it's local knowledge, the selection of a property, the buying process or details about our Signature range, you'll find the expertise of our Sales Advisors second to none. That's why Morris consistently scores highly in independent surveys of customer satisfaction and this, plus our high standards of build, explains why we are a frequent winner of site quality awards.

## Our Standards



# The Place

# Darcy Park – Lindley's Lane, Kirkby in Ashfield, Nottingham. Tel: 01623 751 766



ST MARY'S CHURCH, HUCKNALL TOWN CENTRE

COTTAGES AT NEARBY PAPPLEWICK



Darcy Park is the perfect development for those seeking easy access to major road networks and nearby cities throughout the region.

Set on the edge of historic Kirkby in Ashfield, the development is surrounded by peaceful rural farmland, yet is a short drive from the M1, A38 and A60, which put Mansfield and Nottingham within comfortable commuting distance.

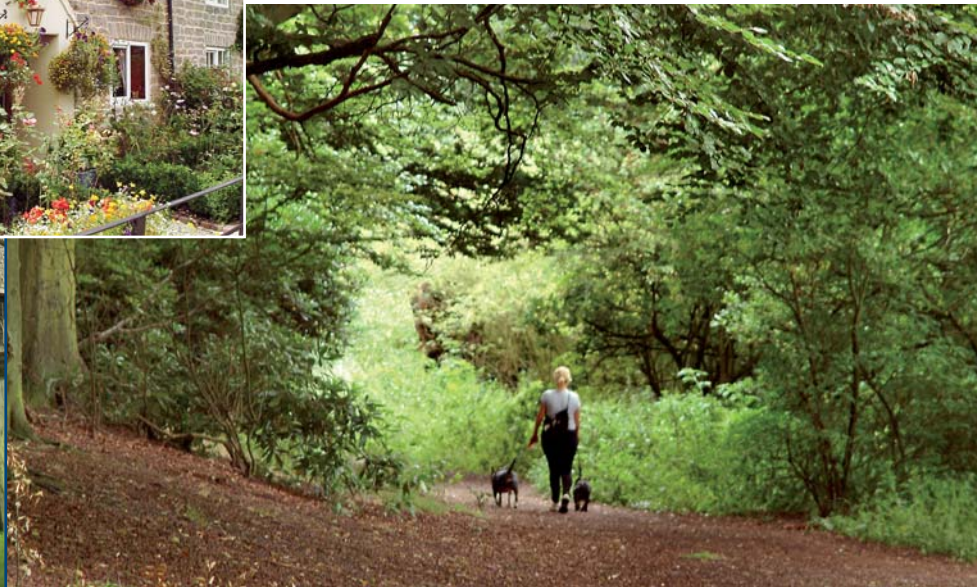
Everywhere you look there's evidence of the town's rich history, with numerous conservation areas and listed buildings scattered across the area. The town is also home to 2 historic churches: St Wilfred's, which dates back to the Norman era and St Thomas's, which was built in 1910.

These days the town is perhaps best known for Ashfield Comprehensive. Widely regarded as one of the top schools in the country, it boasts some of the

best technology, sport and dramatic arts facilities in the East Midlands.

Nearby Portland Park is a designated Site of Special Scientific Interest thanks to its thriving population of rare plants and wildlife. The 25-acre reserve has an impressive visitor centre and is perfect for an idyllic country stroll. Darcy park is also within easy driving distance to the stunning Derbyshire Dales.

SHERWOOD FOREST



HERITAGE SECTION OF BESTWOOD COUNTRY PARK





THE HUTT PUB IN RAVENSHEAD



THE CORNER HOUSE, NOTTINGHAM

COXMOOR GOLF CLUB

STATUE OF LOCAL HERO - LORD BYRON AT HUCKNALL

Newstead Abbey also makes a great day out as the former home of the poet Lord Byron, this magnificent building has retained much of its medieval character and is surrounded by 300 acres of picturesque parkland.

A little further afield is Sherwood Forest, home of the legendary Robin Hood. This 450 acre country park was designated a National Nature Reserve in 2002 and is full of winding woodland paths and scenic nature trails.

Kirkby in Ashfield is part of Greater Nottinghamshire and is within easy reach of the first class facilities and vibrant cultural diversity of bustling Nottingham. Recognised as the commercial capital of the East Midlands, this thriving city is consistently ranked as one of the top five shopping centres in the UK. More than 1300 different shops make up its thriving city centre, including most of the well-known high street stores, along with theatres, comedy clubs, bistros, bars, cafes and traditional pubs.

The city is also home to over 200 restaurants, several multi-screen cinemas, Nottingham Forest and Notts County football clubs, The National Water Sports Centre, The National Ice Centre and the famous Trent Bridge cricket ground. So whatever you enjoy doing, Nottingham has something for you.

The Place

Darcy Park – Lindley's Lane, Kirkby in Ashfield, Nottingham. Tel: 01623 751 766



# The Position

Darcy Park – Lindley's Lane, Kirkby in Ashfield, Nottingham. Tel: 01623 751 766



Each property has been carefully positioned to take full advantage of this exclusive location.

- THE APPLETON
- THE BELTON
- THE BELTON SPECIAL
- THE BERESFORD
- THE BOLLINGTON
- THE BORROWDALE
- THE BUDWORTH
- THE CAPESTHORPE
- THE CHATSWORTH
- THE DALTON
- THE DIDSBURY
- THE DUNHAM
- THE DUNHAM SPECIAL
- THE HOUGHTON
- THE MALHAM
- THE MELFORD
- THE ROSEBERRY
- THE STAUNTON
- THE SUTTON
- THE THORPE
- THE WINSTER
- APARTMENTS

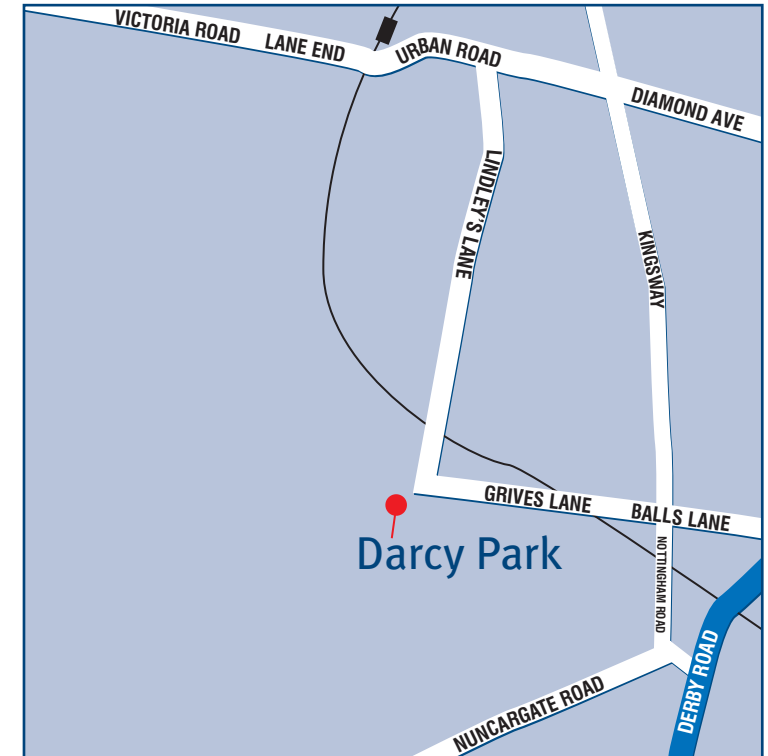
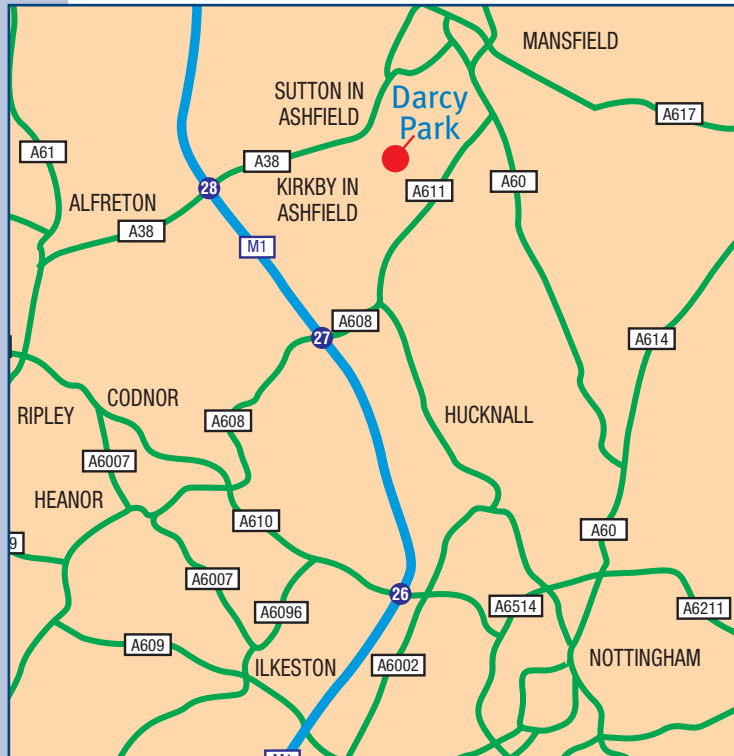


### From M1 North/South

Follow the A38 towards Mansfield. At the 4th set of traffic lights turn right into Sutton Road, and follow the signs to Kirkby in Ashfield. Stay on Sutton Road for about half a mile, until you come to a mini roundabout. Turn left into Chapel Street and follow this towards the town centre, go over the railway bridge, with the station on the left hand side. Follow the road towards the traffic lights and just before you reach them turn right just after the furniture shop on your right hand side. Follow Lindleys Lane to the very end where the site is situated.

### From Mansfield

Take the A38 towards Derby with Kingsmill reservoir on the left and Kingsmill hospital on the right. At the crossroads/traffic lights, turn left still on the A38 towards Derby/M1 south. Go straight over the next four sets of traffic lights and turn left at the fifth into Sutton Road. Stay on Sutton Road for approximately 1 mile then turn left into Chapel Street and follow this towards the town centre, go over the railway bridge, with the station on the left hand side. Before you get to the traffic lights turn right just past the furniture shop into Lindleys Lane. Follow Lindleys Lane to the end where the site is situated.



## The Position

**Darcy Park** – Lindley's Lane, Kirkby in Ashfield, Nottingham. Tel: 01623 751 766



# The perfect finish to your new home

At Morris, we've built an enviable reputation for our attention to detail and commitment to excellence.

From initial design to handing over the keys, we pride ourselves on combining the most exacting standards of build quality with all those details that separate us from the rest. We achieve this alongside our expert space planners and interior designers.

Creating properties that exemplify our beliefs in quality, functionality and individuality.

Naturally, we also appreciate how important safety is to you, which is why we fit burglar and smoke alarms as standard and security locks on windows.

You can see how we achieve our aims at any of our show homes, where you'll also discover how we can provide and tailor a range of finishes to suit the most particular of tastes.

SPECIFICATION 07/08



## Kitchens

A great kitchen can be the heart of a home. That's why we take time to think about every single facet of design and specification.

Our experts marry the best use of space with contemporary lines, look and finish – down to the very last millimetre.

We install kitchens that not only look the part, but are also hard wearing and practical.

And, apart from selecting your own cupboard finishes, work surfaces and door handles, you can add the finishing touches from a selection of the finest tiles and contemporary up stands from leading manufacturers\*. At no extra cost.

It all combines to create a space that you will relish working and entertaining in.

## Bathrooms

Today, more and more emphasis is being placed on the bathroom as a space where you can truly unwind. With the emphasis on stylish lines and harmonious lighting.

That's why we only use suppliers of the finest sanitary ware and stylish taps. It's why we can incorporate the latest design features, such as oversized showers and double basins, in several of our designs\*.



## Energy Efficiency

Energy efficiency is of paramount importance to everyone here at Morris. Not only because we actively want to protect the environment, but also because we want to help keep your running costs to a minimum.

That's why all the materials used in the construction of your home have been chosen to provide the best possible results. Hardly surprising then that we were voted the country's first Green Housebuilder of the Year.



\*Availability and choice is always dependent on the property and construction stage



# Signature style tailor made for you



## Signature Collection

The Morris Signature Collection is a handpicked range of stylish, practical options that allows you to put your own personal touches into your new home.

From quality flooring finishes and luxurious kitchen upgrades through to that elegant fireplace that you've had your eye on, this range aims to provide all those extras you may need.

For instance, additional tiling, ceramic flooring and the highly sought after, speciality Karndean flooring are all available should you require them.

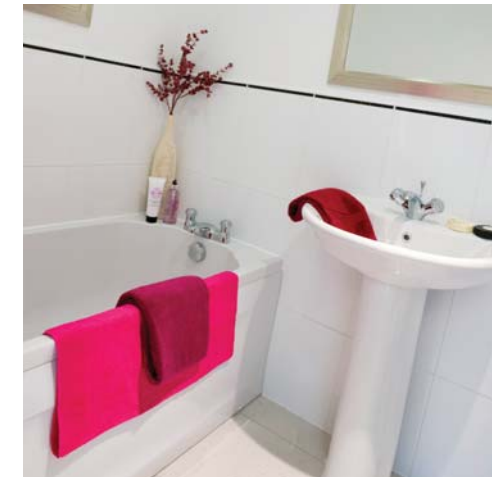
We have a wide array of Signature items to choose from, all sourced from well respected manufacturers. Depending on the stage, many items can be upgraded throughout the build process.

For example, should you want a more contemporary stainless steel look to your kitchen instead of a more traditional one, we'll be happy to oblige. Or, say, chrome electrical sockets instead of standard fittings, again no problem.

We make sure everything is fitted for you before you move in, making the move process as hassle free as possible for you.

You can also save on VAT on some items, meaning that you will have more money to spend on luxury extras to give your dream home the finishing touches it deserves.

Just ask one of our Sales Advisors about how these stylish touches can help personalise your home. And make the most of our Signature Range.



*Signature*

  
**MORRIS**





Feeling like I'm the number one priority

...that's a Morris home

## A five-star service for you

We're confident you'll love your new Morris home, so it's only right that you love the whole moving experience too. After all, buying a new home should be a fun and exciting time in your life. And that's why we place as much emphasis on the service we provide as the homes we build.

Most important to us is the feedback we receive from you, the homeowner. We want our customers to return to Morris time and time again, so your satisfaction is our motivation.

It is therefore with immense pride that Morris has achieved a five-star standard in the government backed Home Builders Federation (HBF) National New Home Customer Satisfaction Survey. This is the industry's leading benchmark in

customer satisfaction, based on honest opinions from those who matter – the people who have bought with us and live in our homes.

Our impressive five-star rating can give you complete confidence in the quality of your property, and the reassurance that you will receive only the best customer service before, during and after buying a new Morris home.



Morris. UK's No.1 for customer satisfaction



# Your green peace of mind

An eco-friendly home isn't just kind on the environment, it's gentle on your pocket as well. And that's two very important reasons why our commitment to greener homes is at the centre of the whole building process.

From the sustainable materials we use to construct your new Morris home, to the energy efficient 'A' rating appliances we place inside it, the smallest details can make the biggest difference when it comes to protecting the environment.

All our homes are built to strict environmental standards relating

to energy efficiency and CO2 emissions and we also take our commitment to local eco-systems seriously, regularly investing to protect natural habitats and preserve natural surroundings.

The green features included in your home are vital in saving energy, retaining heat, and reducing the cost of your household bills.



## Setting the standards for modern living

As a new home buyer, it's reassuring to know that it's not just Morris who believes in the quality of our homes. The industry experts agree too. That's why we're proud owners of numerous awards for the build, design, landscaping, site management and

environmental commitments of our homes. And everything we build is to National House-Building Council (NHBC) standards, giving your home an NHBC 10 year warranty, for long lasting peace of mind.

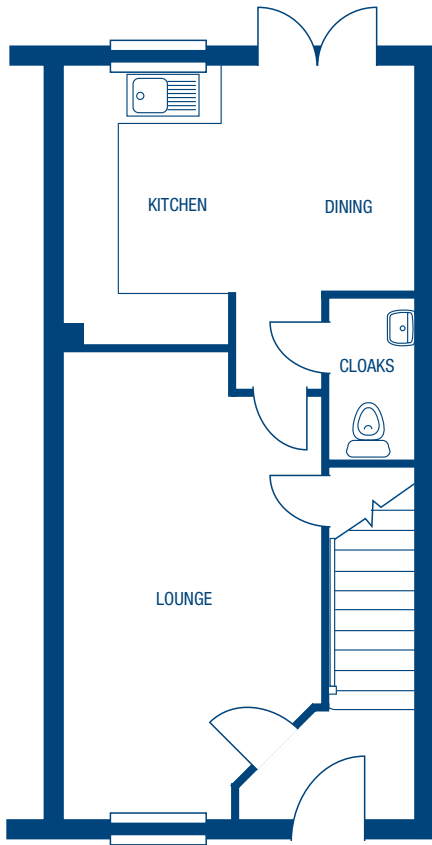


# The Belton

Three bedroom townhouse

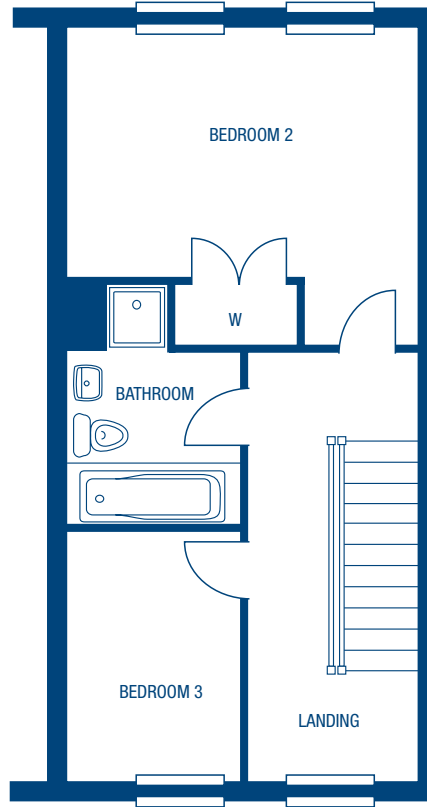


Discover the flexibility of three storey living with The Belton. Boasting an innovative layout and a high specification, not to mention a stand-out master bedroom spanning the whole of the top floor, this is ideal living for the modern family.



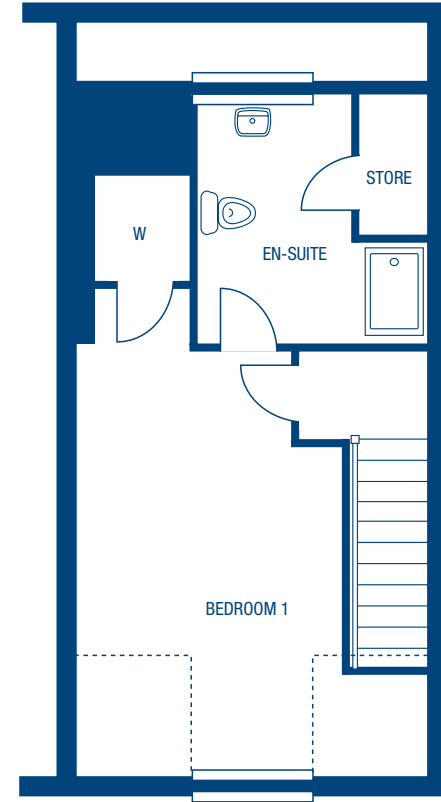
### Ground Floor

Lounge	2915* x 5360*mm	9'7" x 17'7"*
Kitchen/Dining	3950* x 3125*mm	13'0" x 10'3"*
WC	920 x 1850mm	3'0" x 6'11"



### First Floor

Bedroom 2	3950* x 3560*mm	13'0" x 11'8"*
Bedroom 3	1945 x 2820mm	6'5" x 9'3"
Bathroom	1935* x 1945*mm	6'4" x 6'5"*



### Second Floor

Bedroom 1	3950* x 4935*mm	12'11" x 16'2"*
En-suite	2600* x 2810*mm	8'6" x 9'3"*

\*Denotes maximum room dimensions excluding any wardrobes

This is a computer generated image of The Belton, elevation treatment may vary. Room sizes are approximate. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative.

These plans are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details.

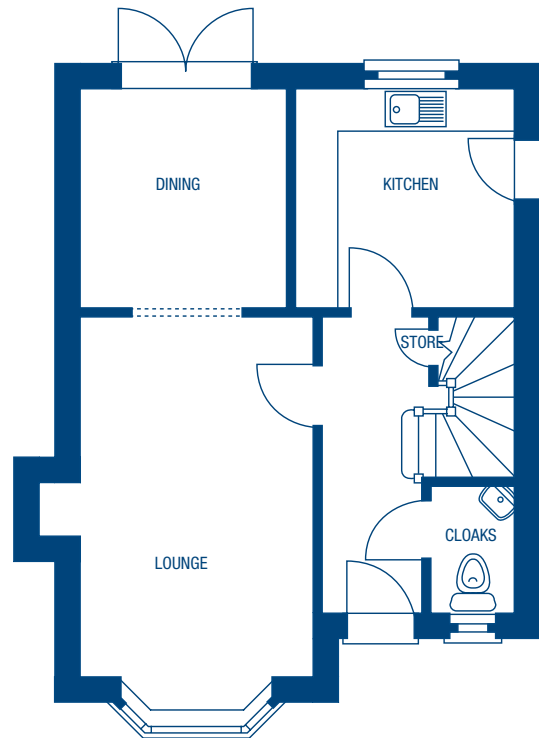


# The Dunham

Three bedroom detached home with garage

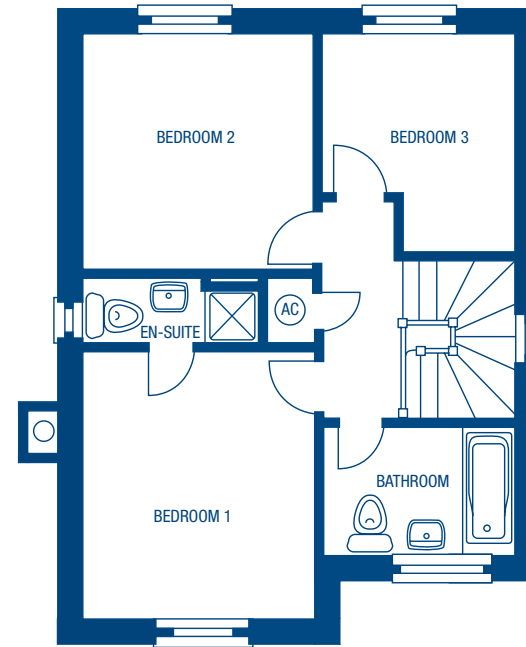
A traditional home for the growing family, complimented by a contemporary interior and high specification, The Dunham is a delightful property anyone would be proud to call their own.





### Ground Floor

Lounge	5310* x 3150*mm	17'5" x 10'3"*
Dining	2885 x 2725mm	9'5" x 8'9"
Kitchen	2950 x 2885mm	9'7" x 9'5"
Cloaks	1705 x 1145mm	5'7" x 3'8"



### First Floor

Bedroom 1	3580 x 3150mm	11'7" x 10'3"
En-suite	2395 x 870mm	7'9" x 2'9"
Bedroom 2	3150 x 3200mm	10'4" x 10'6"
Bedroom 3	2935* x 2570mm	9'6" x 8'4"
Bathroom	2570 x 1700mm	8'4" x 5'7"

\*Denotes maximum room dimensions excluding any wardrobes

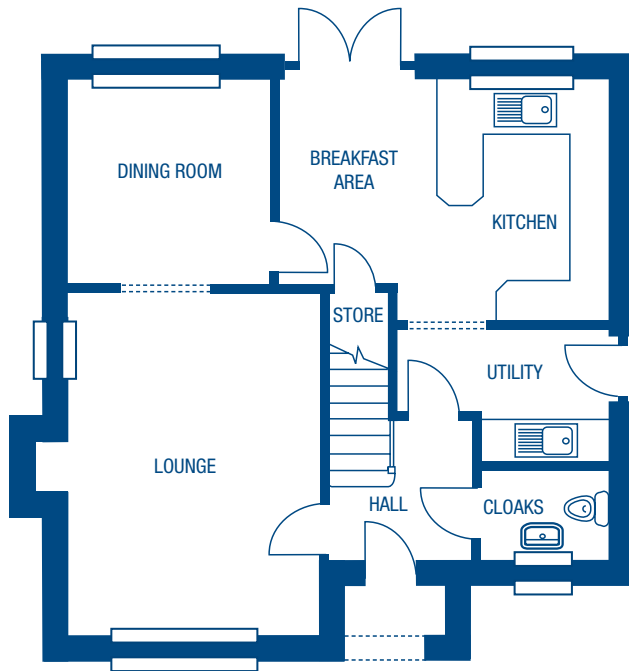
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# The Malham

Four bedroom detached home with garage

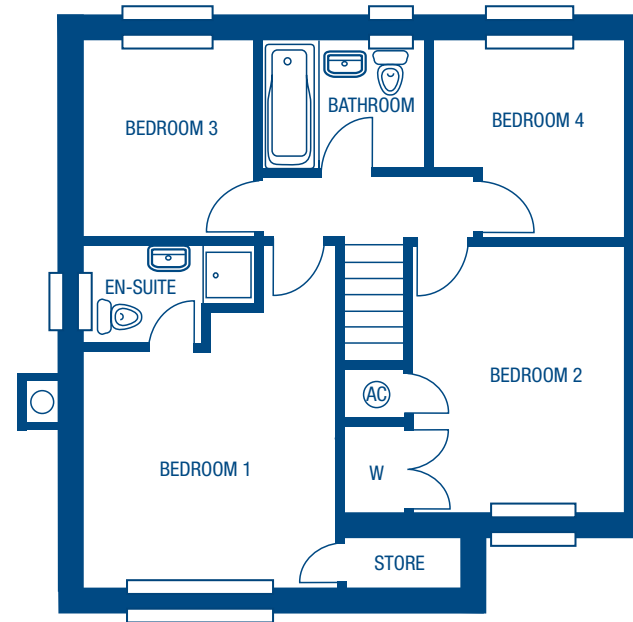


The standout appearance of The Malham is matched only by its superb interior, boasting all the space, style and thoughtful features required for harmonious, modern family living.



### Ground Floor

Lounge	4850 x 3450mm	(15'10" x 11'3")
Dining	2780 x 2775mm	(9'1" x 9'1")
Kitchen/Breakfast	4500* x 3300*mm	(14'9"* x 10'9"*)
Utility	2825* x 1750*mm	(9'3"* x 5'9"*)
Cloaks	1750 x 1425mm	(5'9" x 4'8")



### First Floor

Bedroom 1	4870* x 3495mm	(16'0"* x 11'5")
En Suite	2420* x 1320mm	(7'11"* x 4'4")
Bedroom 2	3870 x 2910mm	(12'8" x 9'7")
Bedroom 3	2860 x 2420mm	(9'4" x 7'11")
Bedroom 4	2830* x 2600*mm	(9'3"* x 8'6"*)
Bathroom	2220 x 1850mm	(7'3" x 6'1")

\*Denotes maximum room dimensions excluding any wardrobes

This is a computer generated image of The Malham, elevation treatment may vary. Room sizes are approximate. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details.



# The Properties

## Darcy Park - Cavendish House Apartments 18-28



The apartments at Darcy Park have been built to a high specification and have been carefully designed to offer you a choice of flexible living space which is adaptable to your lifestyle.

The kitchen designs offer a choice of stylish door finishes with matching handles and worktops. Each fully fitted kitchen comes complete with a range of high quality appliances.

In the bathroom, quality and style is clearly evident with the well designed fittings and the wide selection of contemporary tiles from leading European manufacturers.



## GROUND FLOOR

### ROSEBERRY

LIVING ROOM	4045* x 3585mm (13'3"* x 11'9")
KITCHEN/DINING ROOM	4650 x 2700mm (15'3" x 8'10")
WC	950 x 1745mm (3'1" x 5'9")

### KENSINGTON

LOUNGE	4275 x 4430mm (14'0" x 14'6")
KITCHEN/DINING ROOM	2550 x 4430mm (8'4" x 14'6")
BEDROOM 1	3560* x 4120mm (11'8"* x 13'6")
BEDROOM 2	3875 x 1880mm (12'9" x 6'12")
BATHROOM	2115 x 2700mm (6'11" x 8'10")

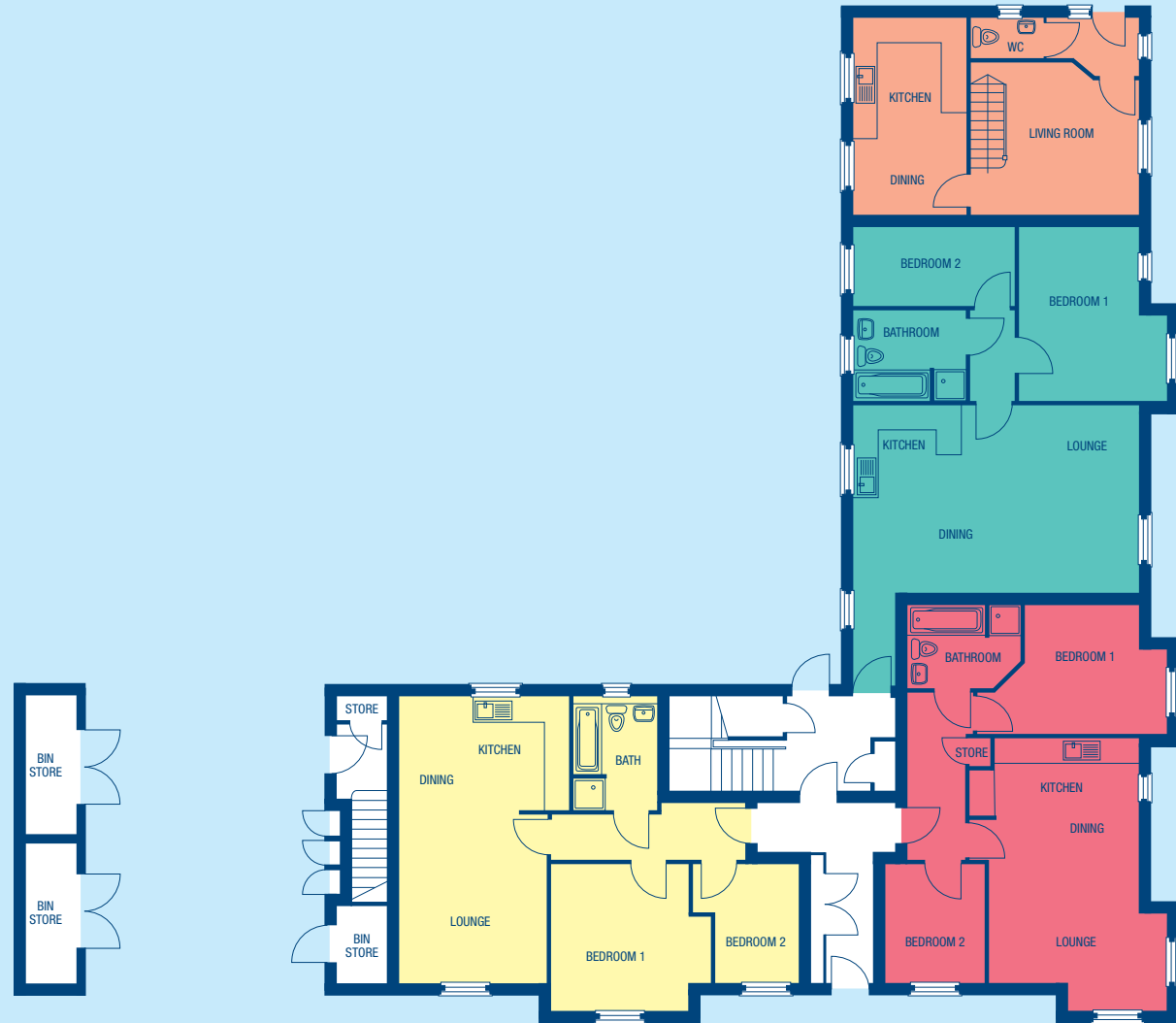
### AMERSHAM

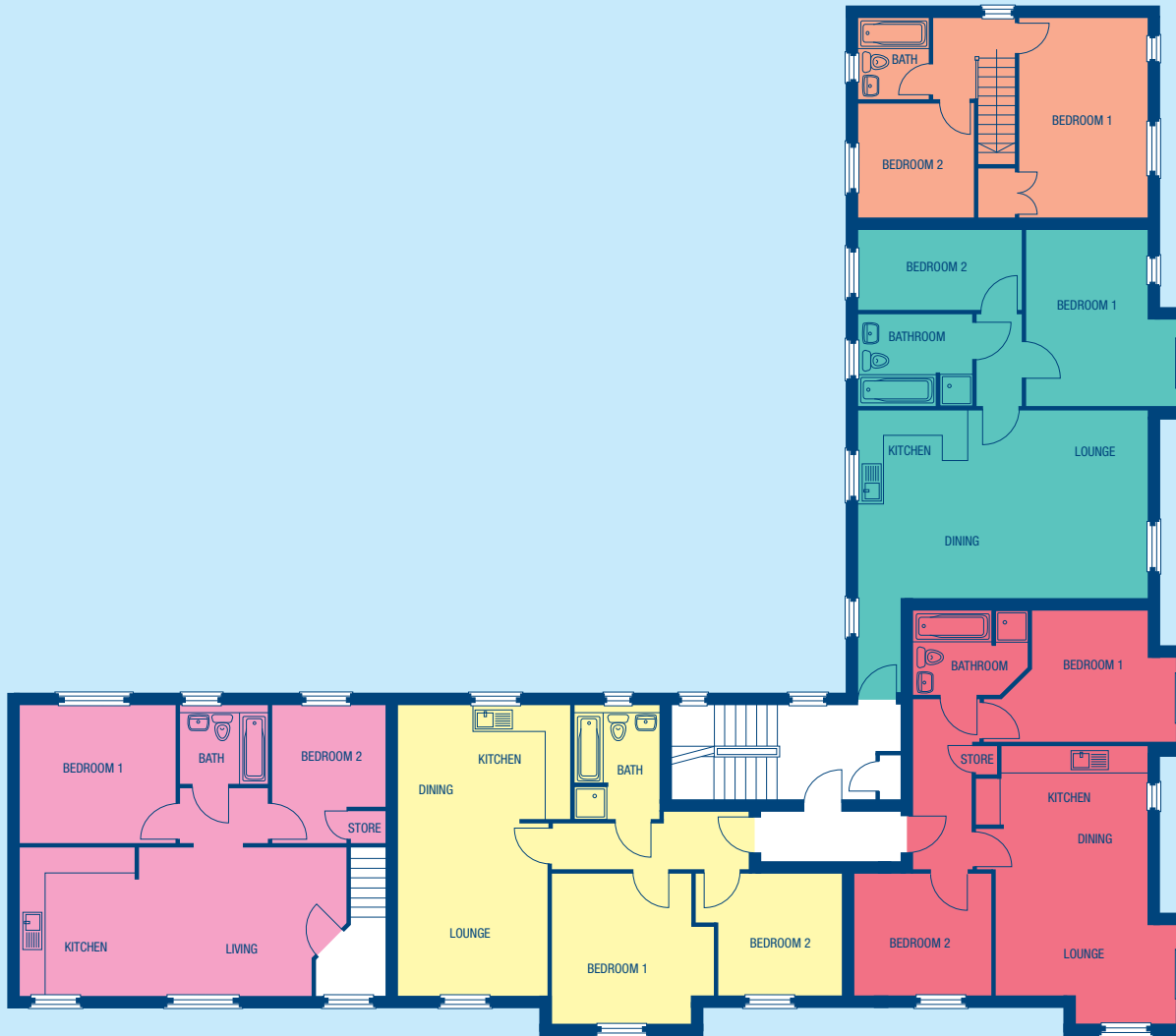
LOUNGE	3620* x 4285*mm (11'11"* x 14'1"*)
KITCHEN/DINING ROOM	2845 x 3610mm (9'4" x 11'10")
BEDROOM 1	4725* x 3090mm (15'6"* x 10'2")
BEDROOM 2	2870* x 2350mm (9'5"* x 7'9")
BATHROOM	2700* x 2700*mm (8'10"* x 8'10"*)

### BELSIZE

LOUNGE	4165* x 3580mm (13'8"* x 11'9")
KITCHEN/DINING ROOM	2700 x 4090mm (8'10" x 13'5")
BEDROOM 1	3530 x 3820mm (11'7" x 12'6")
BEDROOM 2	2540 x 2540*mm (8'4" x 8'4"*)
BATHROOM	2700* x 2000mm (8'10"* x 6'7")

\*Denotes maximum room dimension





## FIRST FLOOR

<span style="color: orange;">■</span>	<b>ROSEBERRY</b>
BEDROOM 1	4650 x 3065mm (15'3" x 10'1")
BEDROOM 2	2735 x 2685mm (9'0" x 8'10")
BATHROOM	1850 x 1720mm (6'1" x 5'8")
<span style="color: teal;">■</span>	<b>KENSINGTON</b>
LOUNGE	4275 x 4430mm (14'0" x 14'6")
KITCHEN/DINING ROOM	2550 x 4430mm (8'4" x 14'6")
BEDROOM 1	3560* x 4120mm (11'8"* x 13'6")
BEDROOM 2	3875 x 1880mm (12'9"* x 6'12")
BATHROOM	2115 x 2700mm (6'11" x 8'10")
<span style="color: red;">■</span>	<b>AMERSHAM</b>
LOUNGE	3620* x 4285*mm (11'11"* x 14'1"*)
KITCHEN/DINING ROOM	2845 x 3610mm (9'4" x 11'10")
BEDROOM 1	4725* x 3090mm (15'6"* x 10'2")
BEDROOM 2	2870 x 3245mm (9'5" x 10'8")
BATHROOM	2700* x 2700*mm (8'10"* x 8'10"*)
<span style="color: yellow;">■</span>	<b>BELSIZE</b>
LOUNGE	4165* x 3580mm (13'8"* x 11'9")
KITCHEN/DINING ROOM	2700 x 4090mm (8'10" x 13'5")
BEDROOM 1	3530 x 3820mm (11'7" x 12'6")
BEDROOM 2	2870 x 3435*mm (9'5" x 11'3"*)
BATHROOM	2700* x 2000mm (8'10"* x 6'7")
<span style="color: pink;">■</span>	<b>EDGEWARE</b>
LIVING ROOM	4915 x 3465mm (16'2" x 11'4")
KITCHEN	2725 x 3465mm (8'11" x 11'4")
BEDROOM 1	3305 x 3700mm (10'10" x 12'12")
BEDROOM 2	2680 x 2680*mm (8'10" x 8'10"*)
BATHROOM	1890 x 2075mm (6'2" x 6'10")

\*Denotes maximum room dimension

## SECOND FLOOR

### KENSINGTON

KITCHEN/DINING/LOUNGE	5950* x 4610*mm (19'6"* x 15'1"*)
BEDROOM 1	2825 x 4925*mm (9'3" x 16'2"*)
BEDROOM 2	2600 x 3075mm (8'6" x 10'1")
BATHROOM	2545* x 2865*mm (8'4"* x 9'5"*)

### AMERSHAM

LOUNGE	3620* x 4285*mm (11'11"* x 14'1"*)
KITCHEN/DINING ROOM	2845 x 3610mm (9'4" x 11'10")
BEDROOM 1	4725* x 3090mm (15'6"* x 10'2")
BEDROOM 2	2870 x 3245mm (9'5" x 10'8")
BATHROOM	2700* x 2700*mm (8'10"* x 8'10"*)

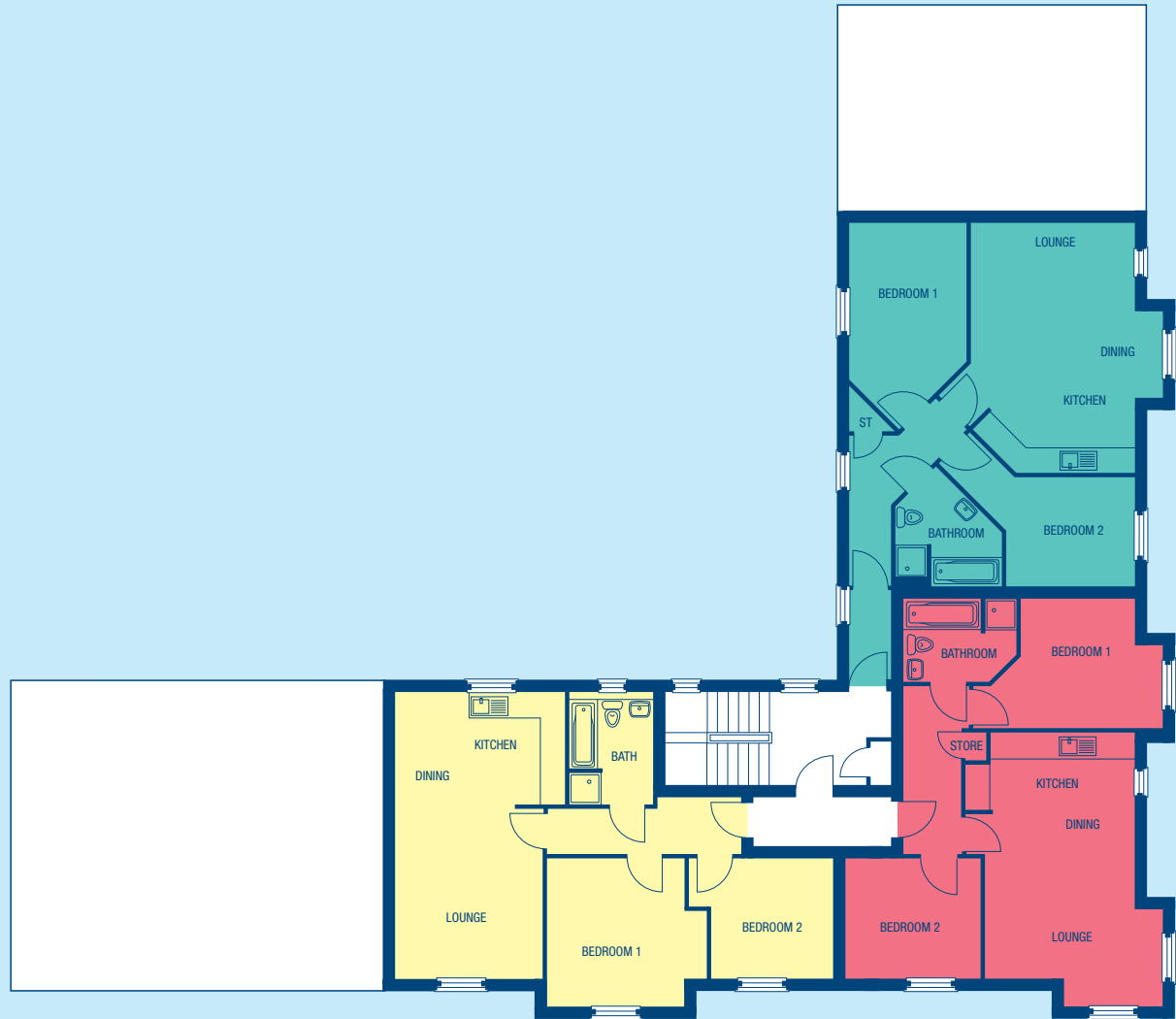
### BELSIZE

LOUNGE	4165* x 3580mm (13'8"* x 11'9")
KITCHEN/DINING ROOM	2700 x 4090mm (8'10" x 13'5")
BEDROOM 1	3530 x 3820mm (11'7" x 12'6")
BEDROOM 2	2870 x 3435*mm (9'5" x 11'3"*)
BATHROOM	2700* x 2000mm (8'10"* x 6'7")

\*Denotes maximum room dimension

### Please note

Room sizes are approximate and elevational treatments may vary. Plots may be handed. Kitchen and bathroom layouts are indicative only. Please check for specific plot details.



Telephone 0845 6015667

The Properties

Darcy Park - Cavendish House Apartments 18-28

