



# HOLYWELL MILL

A S H B Y - D E - L A - Z O U C H

A stunning selection of contemporary 3 & 4-bedroom homes within a gated community



# HOLYWELL MILL

A S H B Y - D E - L A - Z O U C H

A development of contemporary new-build homes, architecturally superior to anything in the Ashby area.

Ideally situated in the thriving town of Ashby-de-la-Zouch and within the picturesque surroundings of Leicestershire's National Forest, Holywell Mill is a contemporary gated community offering the perfect blend of town centre and countryside living.

This contemporary collection of 3 and 4-bedroom homes - accessed via electronic gates - has been carefully chosen to meet the needs of today's purchasers.

Holywell Mill is located within a stone's throw of Ashby town centre - boasting an array of pubs, bars, restaurants, deli-cafes, shops, leisure facilities and a regular Farmers' Market offering quality local produce. The town also benefits from a wealth of local facilities and amenities.

Unique and carefully considered modern designs are coupled with the outstanding craftsmanship and meticulous attention to detail expected of every Peveril home.

The desirable town of Ashby benefits from great commuter and transport links with the A42, M1, M42, A511 and A444 close by. Ashby is conveniently located within 40 minutes of Burton-on-Trent, Tamworth, Loughborough, Derby, Nottingham and Leicester as well as both

East Midlands and Birmingham International Airports. The location makes this an ideal commuter town nestled deep within the boundaries of The National Forest - which spans over 200 miles across the Midlands and provides scenic nature walks and an abundance of cycle paths.

As you would expect, the quality of the homes matches the excellence of the location. Every property at Holywell Mill has been built to the highest specification using only the finest materials.

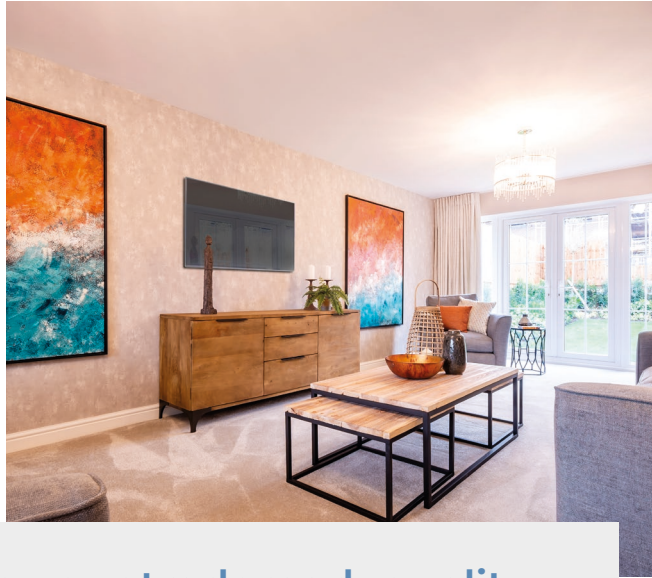
The diversity of the homes at Holywell Mill makes this a modern development with contemporary charm and appeal. The attention to detail and exquisite finishing touches throughout each property is unrivalled in the local area and our use of Flemish and English bond brickwork, as well as high-end roof tiles, really sets these homes apart with a distinctive look-and-feel.

Discover what  
**Ashby** has to offer  
right on your doorstep

Home to the renowned  
**Ashby Castle**



# The Development



Enjoy our trademark quality throughout your new home, from eye-catching exteriors to high-end fixtures and fittings.

**Holywell Mill puts high-quality, modern homes into the heart of the National Forest whilst providing idyllic town-centre living with a range of contemporary new-build homes to suit a range of buyers.**

Each home at Holywell Mill showcases our trademark of exceptional build quality and meticulous attention to detail. Exteriors use traditional architectural features including echoes of Flemish detailing and old English bond brickwork, as well as distinctive roof tiles which can be seen weaved throughout this exclusive development. The workmanship that has gone into these properties is second-to-none, with time taken to ensure a premium finish.



- ✓ Electronic gates
- ✓ Vicaima doors with walnut inlay
- ✓ Bristan taps
- ✓ Roca sanitary ware
- ✓ Mira shower enclosures
- ✓ Bristan Vertigo thermostatic shower fittings
- ✓ Karndean flooring in wet areas
- ✓ Wide choice of Porcelanosa tile options
- ✓ Soft close sliding wardrobes to master bedrooms
- ✓ Composite granite sinks
- ✓ The opportunity to personalise your property with hand-picked optional extras

Computer Generated Images are illustrative only. Material, finishes and landscaping may vary throughout the development. The interior images are simply representative of a typical Peveril Home.



# Ashby-de-la-Zouch

The town of Ashby-de-la-Zouch, or Ashby as it's known locally, is a historic market town situated within the confines of Leicestershire's National Forest - with the county's signs welcoming visitors to 'The Heart of Rural England'.

The town's name derives from the Anglo-Danish for Ash Tree Farm or Ash Tree Settlement. The French extension of the name came shortly after the Norman conquest where the town was under the possession of the La Zouche family.

Throughout the town, there are plenty of shops, facilities, amenities and things to do, all on the doorstep of Holywell Mill. The most renowned is the famed 12th Century tourist attraction Ashby-de-la-Zouch Castle and Battlegrounds - an ancient monument managed by English Heritage, attracting thousands of visitors every year.

Ashby is a popular hub within the local area and surrounding villages. The town also provides a good selection of bars and restaurants - perfect for an evening out. Just over 2 miles away, Hicks Lodge park and playgrounds is the perfect setting for a Saturday afternoon cycle ride on trails catered to all abilities while the surrounding area is great for picnics and a spot of nature watching.

Hood Park Leisure Centre lies within a 10 minute walk and boasts an impressive outdoor pool open from May - September - offering the chance to swim and relax by the poolside on a warm summer's day. For those keen to keep fit, the town is also home to a number of gyms.

Willesley Park Golf Club, just over a mile away, provides a pleasant round of 18 within a charming countryside setting - with its blend of green shades as far as the eye can see. Willesley is regarded as one of the premier clubs within the Midlands with its well-stocked clubhouse and a number of events throughout the season.

Within a five minute drive there is an M&S Food Hall, Tesco Extra Superstore and Aldi. For a cosy drink, The Monkey Tree: Gin Bar and Restaurant is situated less than a quarter of a mile away and offers the largest selection of gins in North-West Leicestershire. The Courtyard Cafe, tucked away off market street, is a family-owned cafe serving homemade food in contemporary surroundings and an essential location for weekend brunch and a popular location for cocktails or a glass of fizz!



Town centre



Town hall and market



Ofsted rated 'Good' schools in the local area



The Courtyard Café

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

- **Ashby CE Primary School**  
Next door to Holywell Mill
- **Ashby Hill Top School, Ashby**  
Less than a mile away from Holywell Mill
- **Woodcote Primary School, Ashby**  
Less than a mile away from Holywell Mill
- **Ashby School**  
Just a 10 minute walk from Holywell Mill

\*Information correct at the time of print. Please see schools' individual websites for latest Ofsted reports.



# Explore the Area

**A host of local attractions and things to do lie on the doorstep of Holywell Mill - guaranteed to keep the weekends busy.**

Holywell Mill has great transport links and is conveniently located within a short drive of several major towns and cities. The A42 is within a five minute drive and connects Ashby to the M1 north towards Derby (via A50) and Nottingham (via A453), as well as the M1 south towards London. The A511 links Ashby to Burton-on-Trent to the north and Leicester to the south.

For a day of pampering and relaxation, Champneys Springs Spa is only a 10 minute drive from Holywell Mill and is one of the country's premier leisure locations. Calke Abbey, a secluded National Trust property, is hidden within a hollow in ancient parklands and less than 5 miles away. This historic gem is frozen in time and offers a fascinating insight into its eccentric former owners.



For a day out with the family, the world-famous Twycross Zoo is only 15 minutes away by car and renowned for its conservation work and, of course, its chimps! Just under 2 miles away is the Charnwood Forest Alpaca Farm, promising close encounters with these comical animals. Visitors can spend a morning walking an Alpaca before enjoying a spot of lunch in the on-site cafe. Alternatively, enter a world of discovery at Conkers with its unique mix of indoor and outdoor experiences to keep the family engaged for hours.

The picturesque Ashby Canal, famous for having no locks because of how level it is, is also close by and provides the perfect setting for a scenic, peaceful walk. Further afield, Burton-on-Trent has all of the conveniences of any large town centre and is home to the National Brewery Centre - providing a fascinating insight into the history of the town's brewing processes.

A short drive away is The National Forest - covering a large area and calling itself home to scenic views and a range of activities including walking and cycling. If cycling is a keen interest, then a visit to Hicks Lodge is a must, with its abundance of cycle paths for the family to enjoy.



**A number of attractions located only minutes away**







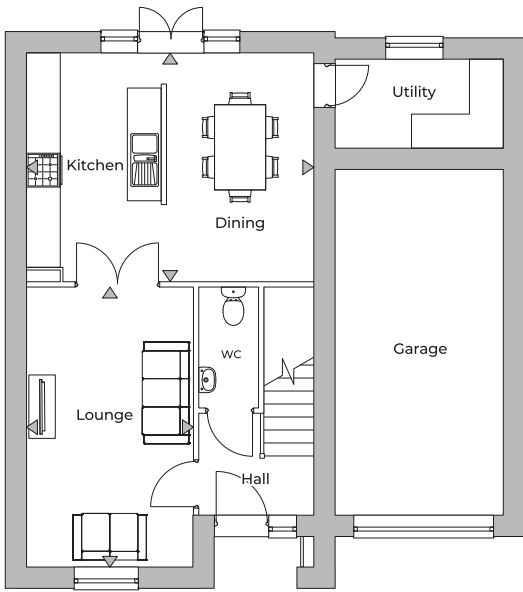
# Toton

1,276 sq ft | 4-bedroom home

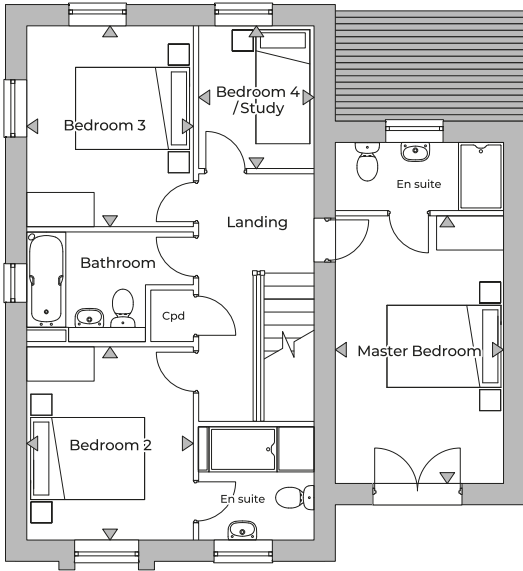
A spacious 1,276 sq ft 4-bedroom home with a sizeable lounge on the ground floor, leading to an open-plan kitchen-diner to the rear of the property with patio doors to the rear garden. A downstairs toilet off the hallway, utility room and single garage complete the lower level. On the first floor, a grand master bedroom comes with its own private en-suite and Juliette balcony that overlooks the front. There's also three further bedrooms with an en-suite to bedroom two, a family bathroom and the option to make bedroom four into a cosy study.



## Ground Floor



## First Floor



Room	Measurements (metres)	Measurements (feet)	Plots
Kitchen / Dining	5.10m x 4.05m	16'8" x 13'3"	13, 14, 15
Lounge	2.95m x 4.92m	9'8" x 16'1"	
Master Bedroom	2.97m x 4.74m	9'8" x 15'6"	
Bedroom 2	2.95m x 3.42m	9'8" x 11'2"	
Bedroom 3	2.95m x 3.56m	9'8" x 11'8"	
Bedroom 4 / Study	2.03m x 2.53m	6'7" x 8'3"	

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.





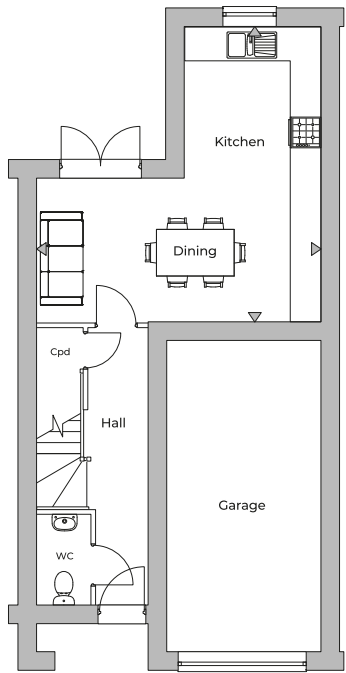
# Kingston

1,410 sq ft | 3-bedroom home

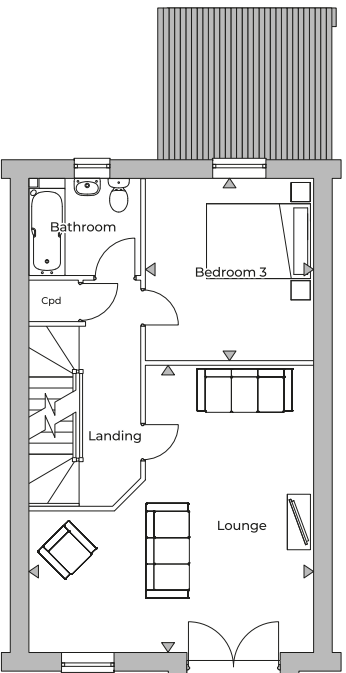
A spacious three-storey family property boasting a welcoming entrance hall with storage leading to an open-plan kitchen, dining and family room with patio doors to the rear garden. A downstairs toilet and single garage complete the ground floor. On the first floor, a spacious lounge provides ample space to breathe to the front of the property, whilst a secluded third bedroom and family bathroom are located to the rear. Finally, the second floor has its own impressive master bedroom with en-suite and a second bedroom with its own en-suite.



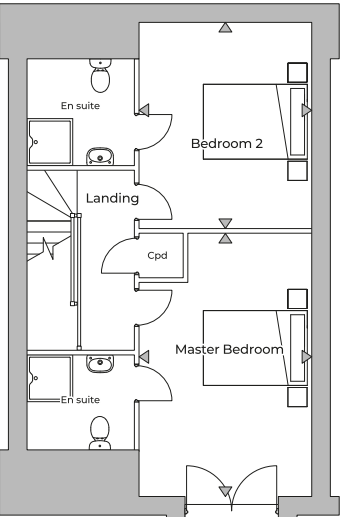
## Ground Floor



## First Floor



## Second Floor



Room	Measurements (metres)	Measurements (feet)	Plots
Kitchen / Dining	5.52m x 5.71m	18'1" x 18'8"	2, 3, 7, 8, 11, 12, 17, 18
Lounge	5.50m x 5.47m	18'1" x 17'11"	
Master Bedroom	3.33m x 5.00m	10'11" x 16'4"	
Bedroom 2	3.33m x 4.00m	10'11" x 13'1"	
Bedroom 3	3.24m x 3.56m	10'7" x 11'8"	

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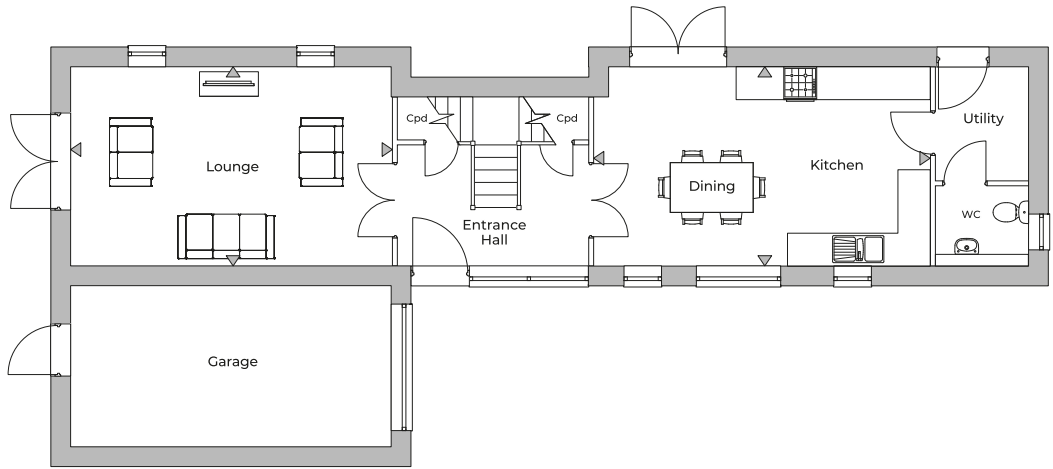
# Chilwell

1,481 sq ft | 3-bedroom home

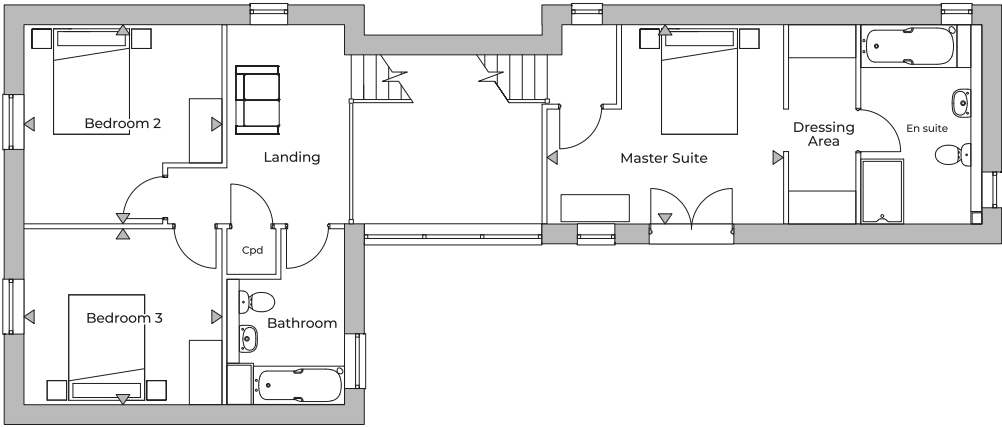
This 3-bedroom detached property is perfect for contemporary living. A grand lobby leads left to a spacious lounge with patio doors overlooking the rear of the property while to the right, an open-plan kitchen and dining area provides ample space for entertaining with patio doors leading to the rear garden. A separate utility, toilet and single garage complete the ground floor. On the first floor, the two-way staircase leads to an airy landing with ample room to relax. A master suite sits to the right of the staircase leading onto its own private dressing room and en-suite with a separate bath and shower while at the other end of the property, a generous landing and two further bedrooms are accompanied by a family bathroom.



## Ground Floor



## First Floor



Room	Measurements (metres)	Measurements (feet)	Plots
Kitchen / Dining	6.27m x 3.71m	20'6" x 12'2"	16, 5(h)
Lounge	5.98m x 3.70m	19'7" x 12'1"	
Master Suite	4.42m x 3.71m	14'6" x 12'2"	
Bedroom 2	3.69m x 3.71m	12'1" x 12'2"	
Bedroom 3	3.69m x 3.27m	12'1" x 10'8"	

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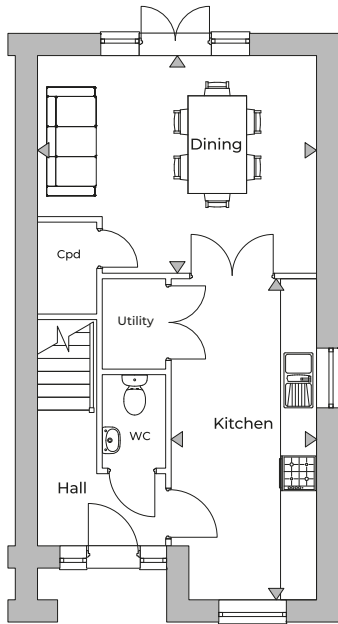
# Eaton

1,310 sq ft | 3-bedroom home

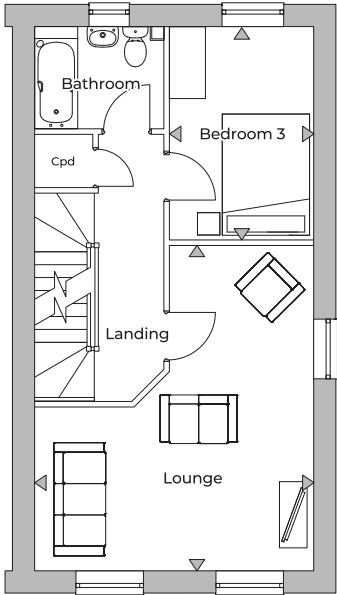
A charming 3 -storey, 3-bedroom property catering to the needs of growing families. The ground floor hallway offers a downstairs toilet leading onto a spacious kitchen. Continuing on from the kitchen, an open-plan family and dining area with patio doors opens out onto the rear garden. On the first floor, a spacious 'L-shaped' lounge overlooks the front of the property with a family bathroom and bedroom to the rear. The staircase continues to the second floor with generously sized master bedroom with en-suite and second bedroom with en-suite.



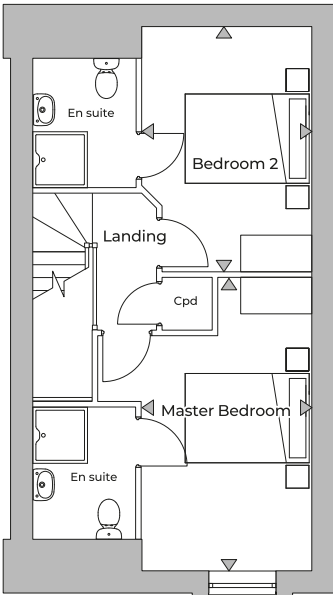
## Ground Floor



## First Floor



## Second Floor



Room	Measurements (metres)	Measurements (feet)	Plots
Kitchen	2.43m x 5.34m	7'11" x 17'6"	1, 4, 6, 9, 10, 19
Dining	4.67m x 3.64m	15'3" x 11'11"	
Lounge	4.67m x 5.47m	15'3" x 17'11"	
Master Bedroom	2.86m x 4.89m	9'4" x 16'0"	
Bedroom 2	2.86m x 4.06m	9'4" x 13'3"	
Bedroom 3	2.41m x 3.55m	7'10" x 11'7"	

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# About Peveril Homes

## Award-winning homes in the best locations.

At Peveril Homes we care about the homes we build and the communities that we create. We have been building new homes for over thirty years, and are proud that we are still a family owned and managed company. We understand exactly what a huge step buying a new home is, whether you are climbing the ladder or deciding to downsize, your home is your greatest financial investment and so it should be perfect for you and your family. A haven from life's ups and downs and a place that adapts with your needs.



INVESTORS  
IN PEOPLE

+ BOWMER  
KIRKLAND



At our head office in the pretty 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. By offering you a choice of carefully selected fittings and finishes to your property, we can help you create the home of your dreams. For us it's not about being the biggest, it's about being the best. We will take care building your home, so you can build a life in it, making you feel like you have truly joined our family.

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.



# Siteplan

- Toton  
1,276 sq ft 4-bedroom home
- Kingston  
1,410 sq ft 3-bedroom home
- Chilwell  
1,481 sq ft 3-bedroom home
- Eaton  
1,310 sq ft 3-bedroom home
- Marketing Suite

All information is accurate at the time of printing. Site plan, images and layout are for illustrative purposes and for guidance only. Plot sizes are approximate and are only given as a general indication of the size of each house type. Development layouts, including parking arrangements, registered housing, play areas and public open spaces may change to reflect planning permission for the development. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Holywell Mill is a marketing name only and may not be the designated postal address, which may be determined by the Post Office.

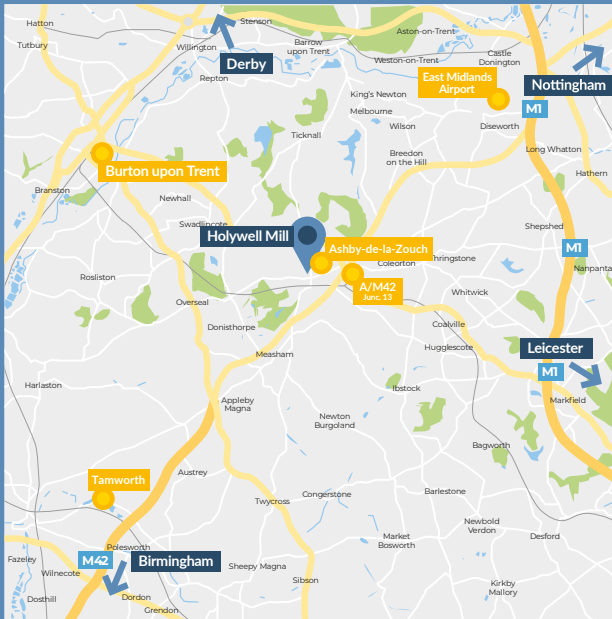




# How to find Holywell Mill

Holywell Mill is located off Burton Road, Ashby-de-la-Zouch, Leicestershire, LE65 2LJ

Email: [holywellmill@peverilhomes.co.uk](mailto:holywellmill@peverilhomes.co.uk)



## By Air\*

East Midlands Airport is an 18 minute (10 mile) drive away. Birmingham International Airport is only a 35 minute (27 mile) drive away.

## By Road\*

- 5 minutes (2 miles) to A42
- 16 minutes (10 miles) to J23A of the M1
- 22 minutes (10 miles) to J22 of the M1
- 20 minutes (9 miles) to Burton-on-Trent
- 30 minutes (13 miles) to Loughborough
- 24 minutes (14 miles) to Tamworth
- 35 minutes (15 miles) to Derby
- 40 minutes (18 miles) to Leicester
- 35 minutes (19 miles) to Nottingham

\*distances and travel times are approximate.

To book an appointment with a member of our team simply call us on **01530 542 011** or visit [peverilhomes.co.uk](http://peverilhomes.co.uk) for further information