

# MILL FIELDS

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WINGERWORTH



Images are for illustrative purposes only.



# It's the start of something new.

Welcome to Ashberry Homes, a developer of homes built to exceptional standards in carefully chosen locations; a developer that places individuality and excellence at the heart of house-building.

At Ashberry Homes, we believe that in order to create homes that are loved, they must be built with expertise, confidence and the utmost care. Our teams of skilled craftsmen work to the highest of standards, ensuring the needs of the homebuyer are always the inspiration behind our designs. What's more, our Personal Touch selection of optional finishes and upgrades allows you to make your new home as unique as you are.

This pride in our workmanship extends to the environment, with sustainable features built in to every Ashberry home to help preserve precious natural resources, while at the same time ensuring lower energy running costs for you.

From the moment you visit our sales office to the moment you step into your new Ashberry home we will be there to offer advice and guidance. Our friendly and professional team will help ensure your homebuying journey is a happy one, supporting you throughout the decisions and choices you make. And once you move in we will still be there if you need us, with a comprehensive programme of aftercare you can rely on.

Ashberry Homes' abides by The Consumer Code, which is an independent industry code developed to make the home buying process fairer and more transparent for purchasers.

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)





# An exquisite blend of town and country a wealth of opportunity.



Introducing Mill Fields, a new collection of 3 and 4 bedroom homes situated in the charming village of Wingerworth. With a variety of homes on offer, Mill Fields is sure to attract a range of potential buyers. All of which will benefit from the range of amenities, road links and attractions within easy reach.

There's an array of amenities close to home catering to everyday needs. There is a surgery, pharmacy, butcher's and convenience store all just under three miles from home.

Chesterfield is an ideal spot for those in need of retail therapy, with its Riverside Retail Park, and Vicar Lane and The Pavements shopping centres all offering a range of high-street names across fashion, technology and health and beauty.

Dining opportunities are impressive, with a range of pubs close to home including The Hunloke Arms, which serves a delicious selection of gastro-fare and pizza. Additional pubs, bars and restaurants can be found in Chesterfield, offering a range of cuisines.

Those who enjoy the great outdoors will be ideally positioned just a 15-minute drive from the majestic Peak District National Park, with its 555 square miles of moorland, peaks and woodland providing endless opportunities for walking, cycling and fishing. Nuffield Health is conveniently located just a 10-minute drive away offering a gym, swimming pool and a range of group fitness classes.

There is a wealth of well-regarded schools close to home, with primary age children benefiting from Tupton, Grassmoor, Hunloke and Deer Park primary schools all within 10 minutes' drive.

Residents will benefit from an impressive road network that provides connections to Mansfield in 30 mins, Derby in 42 minutes, Sheffield in 45 minutes and Nottingham in 48 minutes. Chesterfield Station is just a 15-minute drive away providing a vast range of services to Manchester Piccadilly, Liverpool Lime Street, York, Newcastle, Leicester and London St Pancras International.

**Love your home,**  
not somebody else's.





## PERSONAL TOUCH

### It's the little things that make your house your home

Our Personal Touch selection of optional finishes and fittings allows you to decide whether you want to upgrade the quality fittings we offer as standard, or even choose to include additional items so that you can make your new home as individual as you are.

And, most importantly of all, because we recognise that you want to move in to your ideal home from day one, we will ensure that all your chosen features are expertly fitted and finished by the time you move in.

#### KITCHENS:

- Upgraded kitchen doors and/or units
- Composite kitchen worktop
- Enhanced selection of sinks and taps
- Wine cooler
- Integrated fridge/freezer
- Induction hob
- Integrated microwave
- Integrated washer/dryer
- Under cupboard lighting

#### FLOORING:

- Carpeting
- Laminate flooring
- Luxury vinyl flooring
- Underfloor heating

#### CERAMIC TILING:

- Additional choice of tiling
- Tiling to additional areas
- Floor tiling
- Chrome tile trims

#### WARDROBES:

- A choice of fitted wardrobes

#### FIRE:

- Fire surround
- Electric fire

#### BATHROOM:

- Wall mounted vanity unit
- Shower over bath with shower screen and extra standard specification tiling
- Selection of shower fittings
- Chrome heated towel rail
- Bathroom accessories

#### ELECTRICAL:

- Additional TV or BT point
- Additional double electrical sockets in white or chrome
- Chrome sockets and switches to full home or downstairs
- External socket
- TV aerial
- White or chrome downlighters
- Decorative light fittings
- Burglar alarm

#### GARDENS:

- Turfed rear garden
- Landscaping
- Extended patio area
- Decorative external lighting
- Outside tap



## MILL FIELDS

Nestled against the idyllic backdrop of the Peak District and just moments from Chesterfield, Mill Fields is sure to appeal to families, downsizers, commuters and first-time buyers alike.







Space for everyone in  
a house that deserves  
**to be called home.**



# Here for you at every step.

At Ashberry Homes we know that when you are buying and selling a home it can be a time when you need support and guidance; that's why we are here to help you.

We strive to give all our customers an enjoyable house buying experience and help make their dream home a reality by being here for you at every step of the way.

Our expert team will be by your side to advise and guide you from the moment you first visit us right through to the completion of your purchase. We'll also be by your side on moving-in day to welcome you into your new home, helping to ensure your move goes smoothly. And we don't just stop when you have the keys. Should you need us, our customer care team is on hand to help with any query you might have, no matter how small.

We work hard to provide a level of service and customer care second to none to ensure you will have many years of enjoyment in your new home.



Help to Buy cannot be used in conjunction with other schemes. The equity loan must be repaid after 25 years, or earlier if you sell your property and is interest free for the first 5 years. From year 6 a fee of 1.75% is payable on the equity loan, which rises annually by RPI plus 1%. Help to Buy is subject to eligibility and may not be available on this development. Assisted Move is available on selected developments and plots only, subject to status and availability. Cannot be used in conjunction with other offers. Reservations can only be taken on homes released for sale once you achieve a sale on your own home, plots cannot be held whilst you are on the Assisted Move scheme.



## Help to Buy

### Buy with just 5% deposit

Help to Buy is backed by the Government and aimed at helping you purchase your first home.

The scheme is open to first time buyers and there are regional price caps on the value of the property you are able to purchase with Help to Buy, please talk to one of our Sales Advisors for the regional details in your area.

To use the scheme, you will need at least a 5% deposit. You may then be eligible to receive an interest free equity loan from the Government of 20% of the value of your new home, which means that you only need to secure a 75% mortgage.



Backed by  
HM Government

## Ashberry Assisted Move

### We can help get you moving

With Assisted Move our Intermediate Management Agent will work with a local estate agent to market your home at a price you're happy with, and we will pay the estate agent fees.

You'll receive regular updates, and could soon be moving into your new dream home.



Ashberry  
Homes

We look forward to meeting you...



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