



HAZEL

**OFF CHESTERFIELD
ROAD, MATLOCK,
DERBYSHIRE
DE4 5LZ**

**2 BED SHARED OWNERSHIP
PROPERTIES**





Making Homeownership Achievable

As Auxesia are not a developer; we work closely with established national housebuilders to offer homes that meet high standards of design, quality, and energy performance. All our properties are professionally managed by Touchstone, one of the UK's leading property management companies, providing ongoing support for residents.

We're committed to making homeownership accessible without compromise. Transparency, fairness, and excellent customer care are at the heart of everything we do, ensuring you feel informed and supported throughout your buying journey.

A Responsible Housing Provider, Putting People First

Auxesia Homes is a for-profit housing association specialising in high-quality affordable homes delivered through Shared Ownership. With over 20 years of experience, we've helped thousands of people including key workers, veterans, and first-time buyers find homes that are both attainable and built to last.

Stylish, Affordable Living in the Heart of Matlock

An exclusive development of 1, 2, 3, 4 and 5 bedroom homes, including 2 bedroom homes semi-detached for sale on shared ownership basis, thoughtfully designed homes is ideal for first-time buyers, growing families, and downsizers looking for a fresh start in a desirable location.

Each home at Hazel is crafted by Honey Homes, a developer renowned for blending thoughtful design with exceptional build quality. Known for their commitment to contemporary living and attention to detail, Honey Homes combines timeless craftsmanship with modern specifications to deliver homes that are as practical as they are beautiful.

From energy-efficient heating and stylish kitchens to high-quality bathrooms and smart storage solutions, every element has been carefully considered to offer comfort, character, and long-term value.

These homes are thoughtfully laid out to offer:

- Modern open-plan layouts perfect for family life and entertaining
- High-spec kitchens with integrated appliances and quality finishes
- Light-filled bedrooms with practical storage
- Landscaped gardens and private parking to selected plots

Set within a peaceful and well-landscaped development, these properties set in a quiet residential setting with easy access to local amenities, transport links, and green spaces.



Modern Living with Everyday Convenience

Embrace the outdoors

Living at Hazel means nature is never far away. Set on the edge of the Peak District, the development is surrounded by rolling hills, scenic trails, and open countryside, perfect for walking, cycling, and exploring. Hall Leys Park in the heart of Matlock offers riverside gardens, a boating lake, and play areas for families to enjoy, while nearby Matlock Bath and the Heights of Abraham provide outdoor attractions with spectacular views. Whether it's weekend hikes, peaceful strolls, or picnics in the park, Hazel offers a lifestyle that makes the most of the great outdoors all year round.

Education & Community

Hazel is part of a friendly, welcoming town with a strong sense of community and a focus on family life. Matlock is home to a number of well-regarded primary and secondary schools, with nurseries and early years care also nearby. For older students, colleges and sixth form options are within easy reach, and the University of Derby campus is just a short drive away. Beyond education, the town hosts regular events, markets, and festivals that bring people together and celebrate local culture. It's a place where neighbours know each other, and where community spirit thrives.

Local Amenities and Connectivity

Hazel's location puts you within easy reach of everything you need for day-to-day living and beyond. Matlock town centre is just minutes away, offering a mix of supermarkets, local shops, cafés, and essential services. There are excellent local schools, a leisure centre, and a range of healthcare facilities nearby. For commuters, Matlock railway station provides direct links to Derby and onward national connections, while the nearby A6 and M1 offer quick road access to Sheffield, Nottingham, and the wider region. Whether you're heading into the Peaks for a weekend walk or commuting into the city, Hazel is perfectly placed for both convenience and adventure.

A Town with Heart and Heritage

Matlock is a thriving Derbyshire town known for its character, charm, and close-knit community. Once a celebrated spa destination, its heritage is still felt in the grand architecture and leafy parks that define the town. Independent shops, cafés, and a regular farmers' market add a welcoming vibrancy to the centre, while local schools and amenities make day-to-day life easy and enjoyable. Surrounded by natural beauty and steeped in history, Matlock offers a lifestyle that's rooted in tradition but alive with modern appeal, making it a place where families grow and communities flourish.





Tranquil Living, Historic Charm, & a Place to call home

Lumsdale Falls are set along the Lumsdale Valley, a short walk from Matlock in Derbyshire, on the edge of the Peak District National Park.

Your New Home at Hazel

Owning your own home is more achievable than ever through Shared Ownership with Auxesia Homes. Designed to support working people and key workers, our Shared Ownership scheme gives you the opportunity to buy a new-build home with a smaller deposit and reduced monthly costs, making your dream of homeownership a reality.

Hazel is a high-quality development built with sustainability in mind, each home includes an electric vehicle charging point, solar panels, and solar thermal systems. Smart water-management features such as swales and retention ponds help ensure environmentally responsible drainage. The developer has also committed to improving local infrastructure, supporting schools, healthcare, libraries, and allotments. Each home includes high specification finishes, designed to provide comfort, energy efficiency and contemporary style as standard:

SPECIFICATION

Kitchen

- Modern kitchen cabinetry with soft-close drawers
- Induction hob, extractor, and oven,
- Open-plan layouts connecting kitchen to dining/living areas
- Space for fridge freezer
- Space for washer/dryer

Bathroom

- Contemporary suites with stylish fittings
- Low-profile baths and thermostatic showers
- Tiled floors and walls with heated towel rails
- Integrated extractor fans and downlighting

Bedrooms

- Well-proportioned rooms across all property types
- All bedrooms fully wired for lighting, power, and data

Interior Finishes

- Spacious open-plan designs ideal for family life and entertaining
- Large windows and patio doors to maximise natural light
- Access to garden or private outdoor space in most homes.

Sustainability & Technology

- Energy-efficient design with solar photovoltaic panels and solar-thermal systems
- EV charging point fitted as standard
- High-performance insulation and double/triple-glazed windows
- Low-maintenance external finishes
- Integrated water-saving fixtures such as low-flow taps and dual-flush toilets.





THE BLUEBERRY



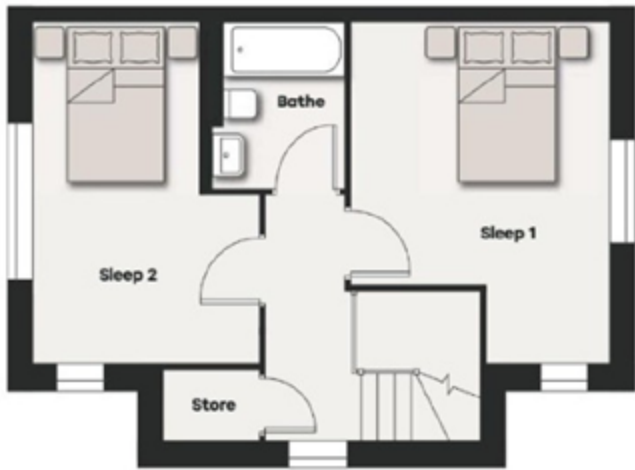
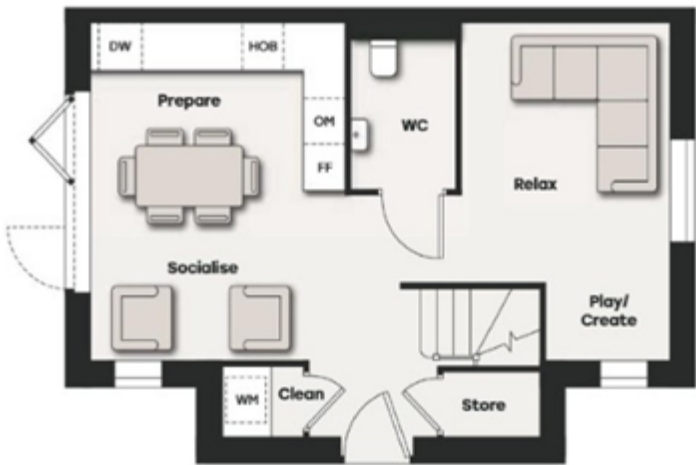
Thoughtfully crafted for modern living, the Blueberry is a stylish two-bedroom home designed with comfort, practicality, and contemporary aesthetics in mind. Perfect for first-time buyers, young couples, or those seeking to downsize, this home blends smart design with everyday ease.

Positioned in a quiet cul-de-sac and overlooking a tranquil wetland, the setting brings a rare sense of calm and natural beauty right to your doorstep. At the front, the lounge offers a cosy space to relax and take in the view, while the rear opens into a bright, open-plan kitchen and dining area, deal for everything from midweek meals to weekend entertaining. French doors lead to the rear garden, enhancing the indoor-outdoor connection and drawing in natural light. A convenient downstairs WC adds to the practicality.

Upstairs, two spacious double bedrooms provide peaceful retreats, with plenty of room for storage and personal touches. The sleek family bathroom is finished with high-quality fittings and a timeless look. With considered design and an enviable position, the Blueberry offers a low-maintenance, contemporary home in one of Hazel's most charming corners.

Ground Floor	
Kitchen Area	4.39m x 3.45m~
Relax	3.29m x 3.27m
WC	1.93m x 1.11m
Clean	1.01m^ x 1.53m^

First Floor	
Sleep 1	4.39m~ x 3.60m~
Sleep 2	4.39m x 2.28m
Bathe	2.15m x 1.70m#



2 Bed Semi-Detached



THE AVOCADO

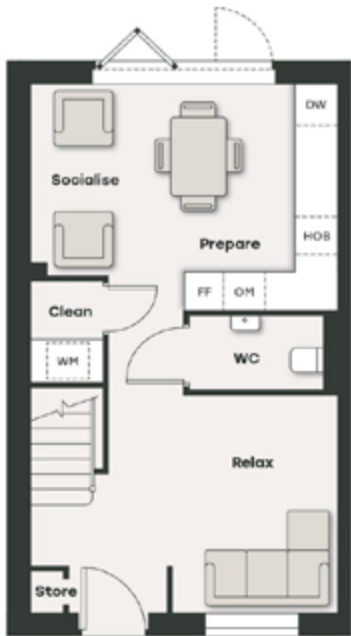


The Avocado is a beautifully designed two-bedroom home that blends contemporary living with thoughtful functionality. Perfect for first-time buyers, young families, or those looking to downsize, this charming property offers a spacious open-plan kitchen and living area ideal for entertaining, along with two generously sized bedrooms and a stylish family bathroom. Finished to Honey Homes' exacting standards, The Avocado features energy-efficient systems, quality finishes throughout, and plenty of natural light to create a warm and welcoming atmosphere.

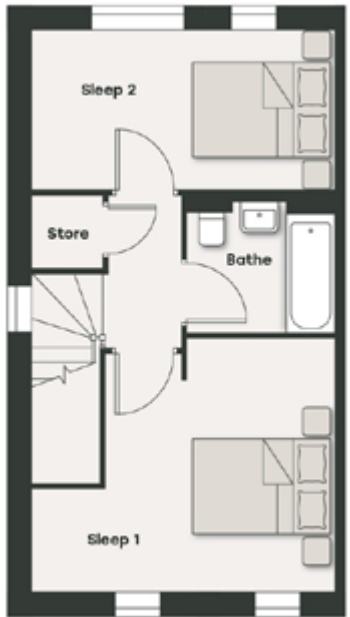
Set within a peaceful corner of the Hazel development, these homes enjoy serene views across a nearby lake, adding a rare sense of calm and connection to nature. The surrounding green space and considered landscaping enhance the appeal, making each home feel like a quiet retreat, yet with all the benefits of a modern, connected lifestyle. With private parking and a landscaped garden, The Avocado delivers comfort, convenience, and character in equal measure, offering a setting that's as uplifting as the home

Ground Floor	
Kitchen Area	4.39m x 3.45m~
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First Floor	
Sleep 1	4.39m~ x 3.60m~
Sleep 2	4.39m x 2.28m
Bathe	2.15m x 1.70m#



2 Bed Semi-Detached House



House Type	Sqft
The Blueberry	854 sqft
The Avocado	757 sqft

The Blueberry

Plot Numbers : 11

The Avocado

Plot Numbers : 12,17 & 18



Well Connected, Ideally Located

Well-connected and perfectly placed, the Hazel Development in Matlock offers the best of both accessibility and tranquillity. Just over a mile from Matlock train station, with direct services to Derby and Nottingham, commuting or weekend travel is simple and convenient. The A6 is moments away, linking to the M1 motorway in under 25 minutes, making regional and national journeys stress-free. For frequent flyers, East Midlands Airport is approximately 35 miles away, ideal for both business and leisure trips. With excellent transport links on your doorstep, the Blueberry combines countryside calm with exceptional connectivity—offering a lifestyle that’s as flexible as it is well located.

DESTINATION	DISTANCE
MATLOCK STATION	0.3 MILES
M1 (JUNCTION 28 SOUTHBOUND)	2.5 MILES
MASSON MILLS SHOPPING VILLAGE	9 MILES
HEIGHTS OF ABRAHAM (CABLE CARS)	1.5 MILES
CROMFORD MILLS & CANAL	4 MILES
LUMBSDALE FALLS & VALLEY	1.5 MILES



Benefits of Shared Ownership

- You’ll usually need a smaller deposit
- Monthly costs can work out cheaper than renting or buying outright
- You can buy more shares in your home in the future
- You can sell your share at any time
- It’s a great alternative to renting
- You’re buying your home – it’s yours to decorate and enjoy from day one
- You may be able to move sooner than you think It’s a secure, long-term housing option
- You’ll have the same rights as other homeowners
- It’s backed by the Government
- It’s ideal for first-time buyers and key workers
- All our homes are built to a high standard with modern specification
- You’ll have a 10-year new home warranty
- You’ll get more space for your money

**SHARED OWNERSHIP
& DO I QUALIFY?**

Shared Ownership offers an affordable way to buy your own home. You purchase a share of the property (typically between 25% and 75%) and pay rent on the remaining share. This allows you to buy with a smaller deposit and mortgage than purchasing outright. Over time, you can increase your share in the property through a process known as ‘staircasing’ until you own 100% of your home.

This scheme is ideal for first-time buyers, key workers, or those looking to get back on the property ladder. It offers flexibility and security while making homeownership more achievable.

All of our homes are built to a high standard and come with modern specifications, off-road parking, and private gardens,giving you the space, comfort and quality you deserve.





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