



SANDLANDS PARK

HUCKNALL, NOTTINGHAM

NG15 6XA

2 & 3 BED SHARED
OWNERSHIP
PROPERTIES





Making Homeownership Achievable

As Auxesia are not a developer; we work closely with established 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.

Auxesia Homes is a registered provider of affordable housing. 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.

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.

Beautifully
Designed.
Ideally Located.
Thoughtfully
Delivered.

Welcome to Sandlands Park, a vibrant new neighbourhood in Bilborough, Nottingham, offering an attractive mix of two and three-bedroom homes available through Shared Ownership.

These energy-efficient homes combine smart modern design with the convenience of excellent local amenities, schools, and commuter links into Nottingham city centre. Whether you're a first-time buyer, a growing family, or a key worker looking for a secure base, Sandlands Park delivers comfort, style, and long-term value.

Living at Sandlands Park means you're surrounded by green open spaces, family parks, and a strong community feel. Bilborough Park and Wollaton Hall & Deer Park are just minutes away, offering perfect spots for walks, picnics, and weekend escapes.

Nottingham city centre is less than 5 miles away, placing shopping, dining, and leisure within easy reach, yet the development retains the calm of a suburban neighbourhood with everyday essentials on your doorstep.

Surrounded by green spaces, parks, and play areas
ideal for families, a perfect blend of quiet suburban
living and urban connectivity



Modern Living with Everyday Convenience

Embrace the outdoors

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Education & Community

Bilborough is well known for its community spirit and excellent schools. Nearby options include Glenbrook Primary School, Nottingham University Samworth Academy, and several early years providers. For older students, Nottingham College and the University of Nottingham are a short commute away.

The area also benefits from community hubs, leisure centres, and regular local events, making it an ideal place to put down roots.



Local Amenities and Connectivity

Sandlands Park is perfectly placed for both convenience and connectivity. Everyday essentials can be found at local supermarkets and independent shops, while the larger retail hubs of Nottingham city centre and Giltbrook Retail Park are within easy reach.

For commuters, the development is close to the A610 and M1 (Junction 26), with frequent bus services into Nottingham. Whether you're travelling for work or leisure, Sandlands Park makes it simple.



A Town with Heart and Heritage

Bilborough is one of Nottingham's oldest communities, with roots that stretch back to the Domesday Book of 1086. Once a small agricultural village on the edge of the city, it grew rapidly in the mid-20th century as Nottingham expanded, welcoming families who shaped the area into the thriving neighbourhood it is today.

Its historic parish church, St Martin of Tours, dates from the 13th century and still stands as a focal point for the community, with medieval stonework and stained glass by renowned artist Charles Eamer Kempe.





Extra support
for key workers
to make owning
a home more
achievable.

If you are classed as a key worker, speak to one of our team today to see how we can help with our special keyworker incentives.

WELCOME TO SANDLANDS PARK

A COMMUNITY BUILT FOR LIVING

Sandlands Park is a thoughtfully designed new neighbourhood in the heart of Bilborough, Nottingham, where centuries of local heritage meet the comfort and convenience of modern living. Once a rural village and later a thriving working-class suburb, Bilborough has always been a place shaped by families and community spirit. Today, that tradition continues, with Sandlands Park offering a collection of contemporary homes that carry forward this legacy.

Available through Shared Ownership with Auxesia Homes, Sandlands Park brings you a choice of two and three-bedroom homes designed with modern living in mind. Whether you're stepping onto the ladder for the first time or seeking space for a growing family, these homes combine open-plan layouts, private gardens, and energy-efficient features that make everyday life both comfortable and cost-effective.

The development sits within an established community, where schools and education are close at hand. Well-regarded local primaries high schools and colleges, are within easy reach, giving families confidence in the area's educational offer at every stage.

Just five miles from Nottingham city centre, Sandlands Park offers the best of both worlds: suburban calm with access to everything the city has to offer. Excellent commuter links via the M1 and A610, alongside frequent bus and tram services, make getting around effortless. Everyday essentials, supermarkets, and leisure centres are minutes away, while nearby parks and open spaces provide fresh air and room to unwind.

Sandlands Park is more than a place to live, it's part of a story stretching back nearly a thousand years. With modern homes built for comfort, efficiency, and style, this development marks the next chapter in Bilborough's journey, creating a community where heritage and renewal come together for the families of today and tomorrow.



THE ADVANTAGES OF CONVENIENT URBAN LIVING

Sandlands Park is more than just a new development, it's a place designed around everyday living. Set within the established community of Bilborough, it offers the best of both worlds: peaceful green surroundings and quick access to everything Nottingham has to offer.

Locally, you'll find family-run cafés, gyms, and everyday shops within walking distance, while Bilborough's library and community centre host regular activities that bring neighbours together. For something more active, Harvey Hadden Sports Village is less than ten minutes away, complete with an Olympic-sized swimming pool, athletics track, and fitness facilities.

Food lovers can enjoy a mix of cosy pubs, independent eateries, and Nottingham's vibrant restaurant scene just a short drive away. From a relaxed weekend coffee to a city-centre night out, Sandlands Park puts it all within reach.

The development itself has been carefully planned with landscaped streets and green spaces, giving you a neighbourhood feel that's welcoming and family-friendly. It's a place where you can enjoy comfort at home and convenience on your doorstep.

SPECIFICATION

Stylish Interiors

- Modern, neutral décor with painted walls and crisp white ceilings

Modern Kitchens

- Contemporary fitted kitchen units with worktops and splashbacks
- Integrated oven, hob, and extractor fan
- Stainless steel sink with chrome mixer tap
- Space for fridge/freezer and washing machine

Bathrooms & En-suites

- Modern white suite with chrome fittings
- Tiling around baths and basins, with selected plots fully tiled
- Heated towel rail (to selected plots)

Warm & Energy Efficient

- Warmed by Air-Source Heat Pump
- Insulated and double-glazed for year-round comfort
- Energy-saving lighting and water-efficient fittings

Lighting & Electrics

- Ceiling lighting throughout
- Downlighters to kitchens and bathrooms
- Multiple sockets in all main rooms
- TV and data points to living room and main bedroom

Outdoor Space

- Private rear gardens, turfed and fenced
- Paved patio area and pathways
- Allocated parking or private driveways
- Outside lighting to front and rear



THE BARLEY

The Barley is a well-balanced three-bedroom home that combines practical design with modern living. With its open-plan kitchen and dining area, spacious lounge, and three bedrooms, this home is perfect for young families or first-time buyers looking for flexibility and comfort.

On the ground floor, the generous lounge provides a bright and welcoming space to relax, while the kitchen/dining room at the rear is ideal for family meals and entertaining, with direct access to the garden. A handy downstairs WC and integrated storage add convenience to everyday living.

Upstairs, you'll find three bedrooms and a modern family bathroom. The primary bedroom offers plenty of space for wardrobes and a double bed, while bedrooms two and three provide options for children, guests, or a home office. Clever storage has been included on both floors to maximise living space.

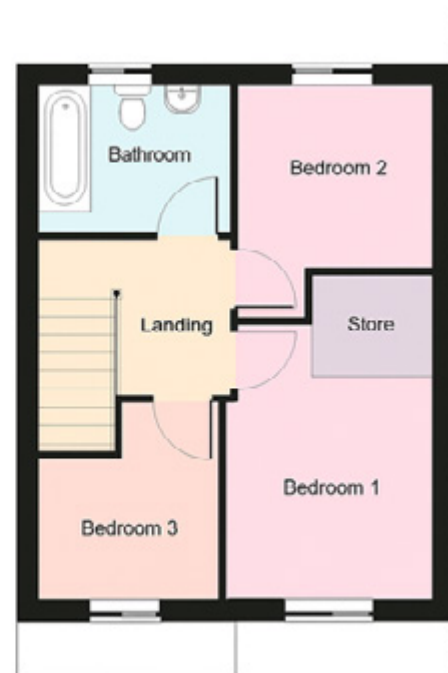
With a private garden and parking, The Barley is a versatile home designed to grow with you, offering comfort, practicality, and long-term value.



Ground Floor Plan



3 Bedroom Home



First Floor Plan

Room	Size (mm)	Size (ft/in)
Lounge	4200 x 3500	13' 9" x 11' 6"
Kitchen/Dining	3500 x 2800	11' 6" x 9' 2"
WC	1500 x 1000	4' 11" x 3' 3"
Bedroom 1	3800 x 3200	12' 6" x 10' 6"
Bedroom 2	3000 x 2800	9' 10" x 9' 2"
Bedroom 3	2800 x 2500	9' 2" x 8' 2"
Bathroom	2000 x 1800	6' 7" x 5' 11"

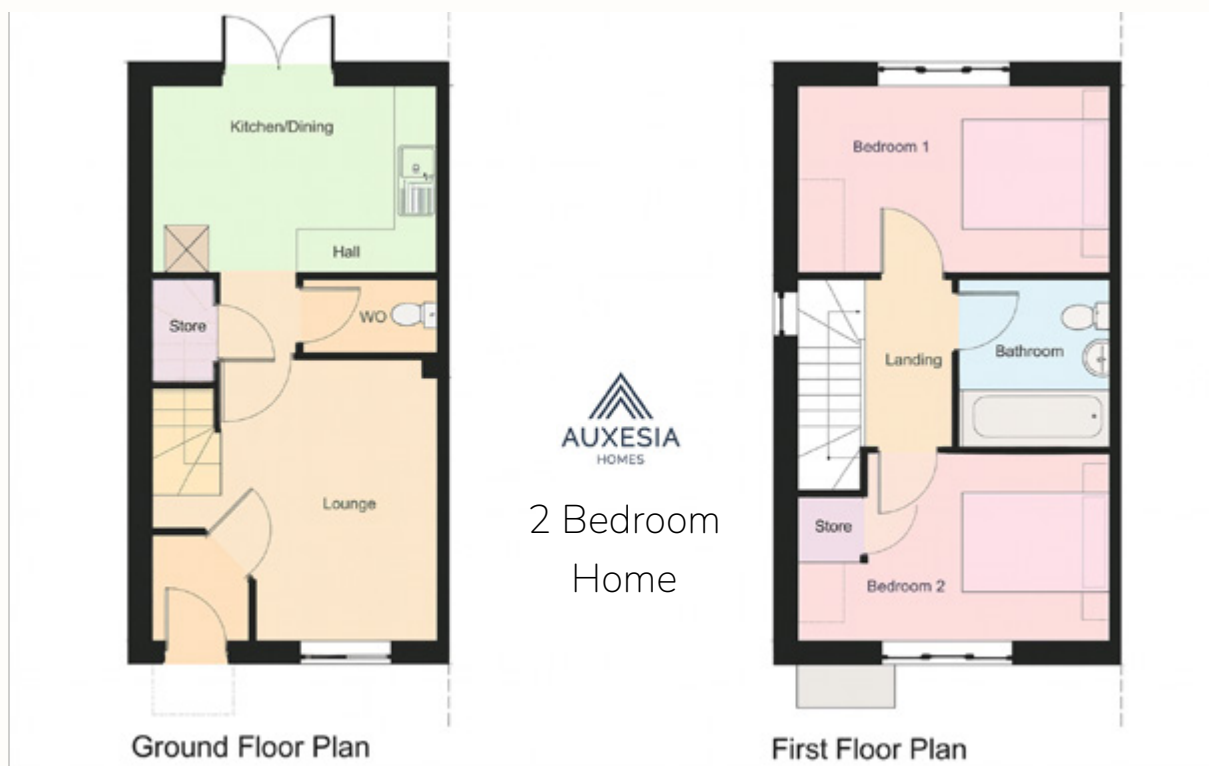


THE PADSTOW

The Padstow is a smartly designed two-bedroom home that blends style with everyday practicality. The ground floor features a modern open-plan kitchen and dining area with French doors opening onto the garden, alongside a generous lounge and handy WC. Upstairs, two double bedrooms and a contemporary family bathroom provide well-proportioned living space, with flexibility for a guest room, child's bedroom or home office.

Thoughtfully finished throughout, The Padstow combines light, modern interiors with a manageable footprint, creating a home that feels both comfortable and easy to maintain.

With a private garden and parking, The Padstow offers a fresh, modern home ideal for first-time buyers, couples, or those looking to downsize.



Room	Size (mm)	Size (ft/in)
Lounge	4800 x 3500	13'9" x 11'6"
Kitchen/Dining	4800 x 3500	15'9" x 9'2"
WC	3300 x 2800	9'2" x 8'2"
Bedroom 1	4200 x 3000	13'9" x 9'10"
Bedroom 2	2600 x 2500	9'2" x 8'2"
Bathroom	2000 x 1700	6'7" x 5'7"



Well Connected, Ideally Located

Well placed and full of potential, Sandlands Park offers the perfect mix of convenience and connection. Just minutes from the A60, residents benefit from straightforward links into Mansfield town centre, Nottingham, and the wider Nottinghamshire area. For commuters, Mansfield train station provides direct services to Nottingham and beyond, while local bus routes make everyday travel simple. East Midlands Airport is just over 20 miles away, putting international connections within easy reach. Closer to home, the development is surrounded by schools, shops, parks, and essential amenities, ensuring that everything needed for daily life is nearby.

DESTINATION	APPROX. DISTANCE
MANSFIELD TRAIN STATION	2.0 MILES
A60 MANSFIELD ROAD	0.5 MILES
MANSFIELD TOWN CENTRE	2.2 MILES
NOTTINGHAM CITY CENTRE	15 MILES
EAST MIDLANDS AIRPORT	26 MILES
KING'S MILL HOSPITAL	2.5 MILES
LOCAL PRIMARY SCHOOL	0.7 MILES
SECONDARY SCHOOL / ACADEMY	1.5 MILES





SHARED OWNERSHIP & DO I QUALIFY?

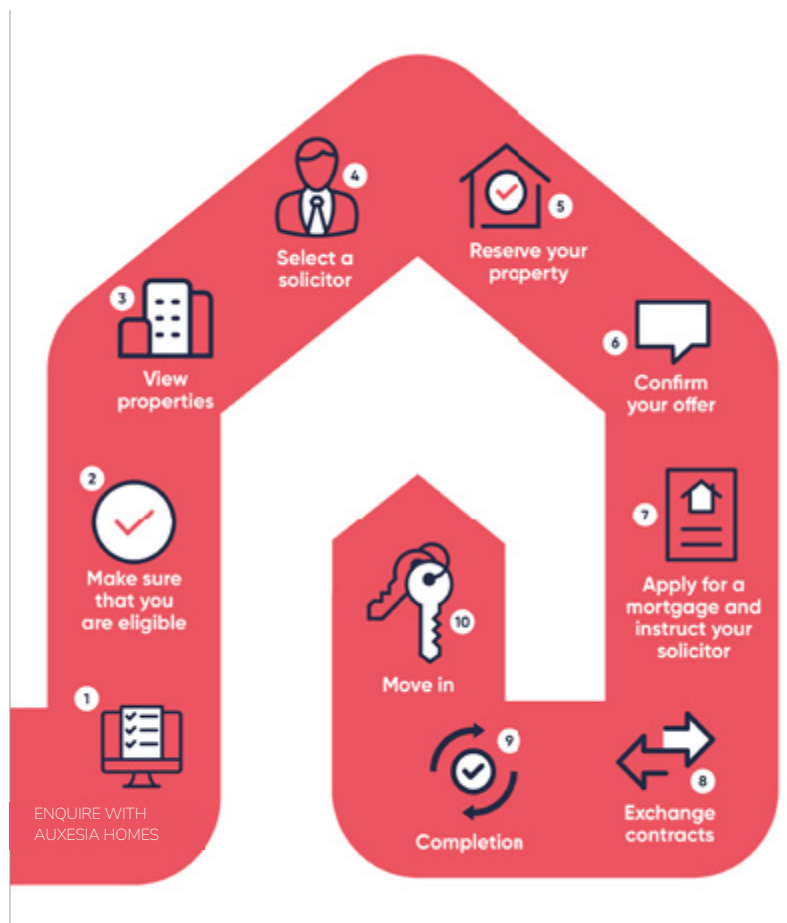
Shared Ownership offers an affordable way to buy your own home. You purchase a share of the property (typically Auxesia look to achieve between 25% and 75%) and pay rent on the remaining share. This allows you to buy with a smaller deposit and mortgage than purchasing outright. Over time, you can increase 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.

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



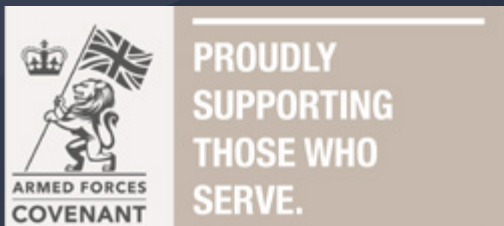


WWW.AUXESIAHOMES.CO.UK

SALES@AUXESIAHOMES.CO.UK

Telephone

01565 648284



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Auxesia Homes Limited Company No. 07451258

Registered office: 1eb Booths Hall Booths Park, Chelford Road, Knutsford, England, WA16 8QZ

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Important Information:

The items shown on this floorplan are for illustrative purposes only and may be subject to change. Layouts, dimensions, and positions of fixtures may vary from those indicated. Please speak to a Sales Advisor for specific details relating to your chosen plot.

Furniture layouts are indicative and not to scale. Items shown are not included in the sale.

This brochure contains computer generated images for illustrative purposes only. External finishes, landscaping, and plot configuration may vary. For further information and individual plot details, please consult a Sales Advisor.

All dimensions are approximate and should not be used to calculate carpet sizes, appliance space, or furniture fit. We operate a policy of continuous improvement. As a result, certain features – including kitchen and bathroom layouts, doors, windows, garages, and elevations – may vary over time. These particulars are intended as general guidance only and do not form part of any offer, contract or warranty. Changes can be made to the specification, or floor layout at any time and without notice.

