

WHERE UNRIVALLED LIVING BEGINS

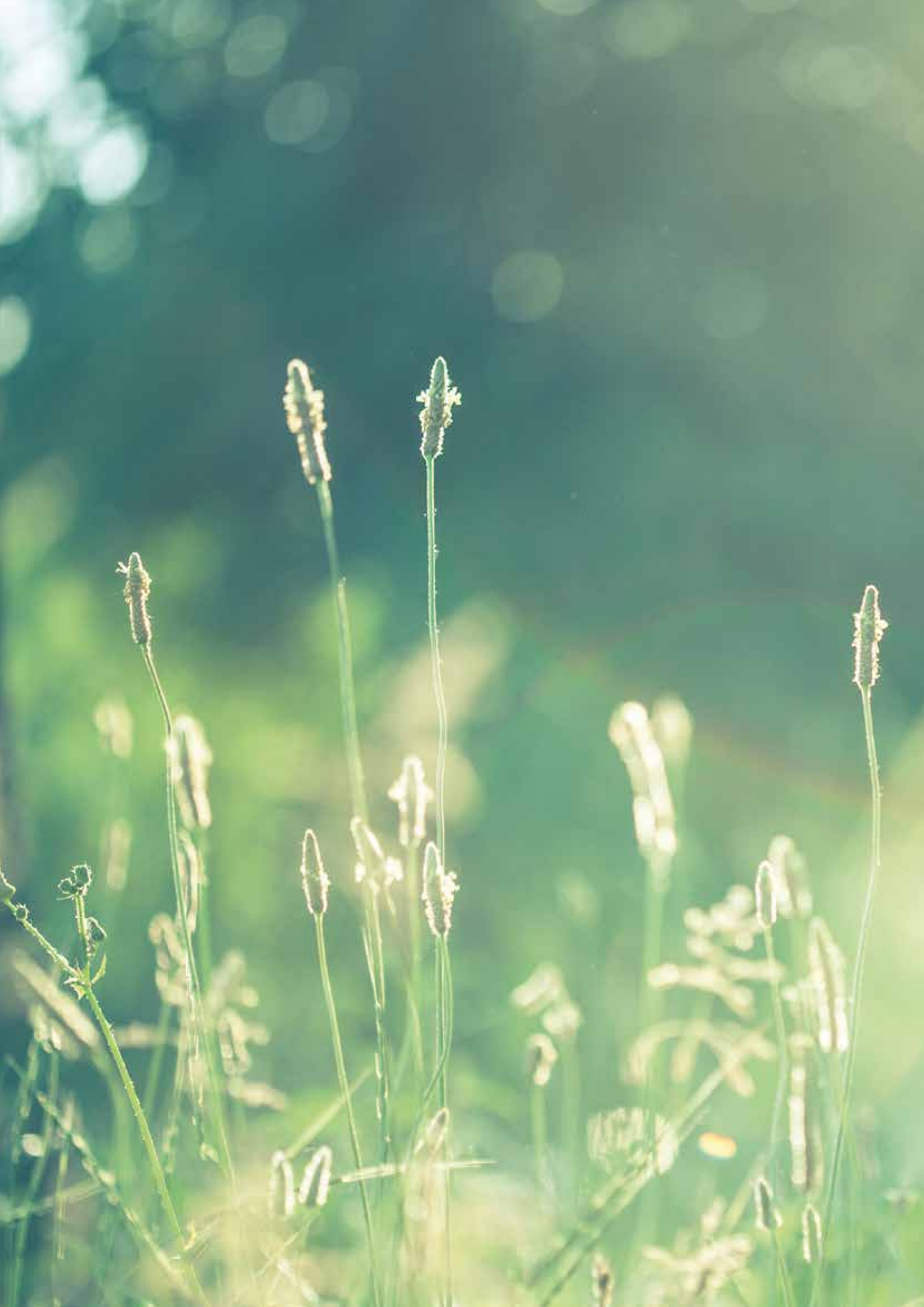
Please note that as of 1st July 2020 the specification, floorplans and shown dimensions of some of our homes have changed. For further information please speak to our development sales executive.



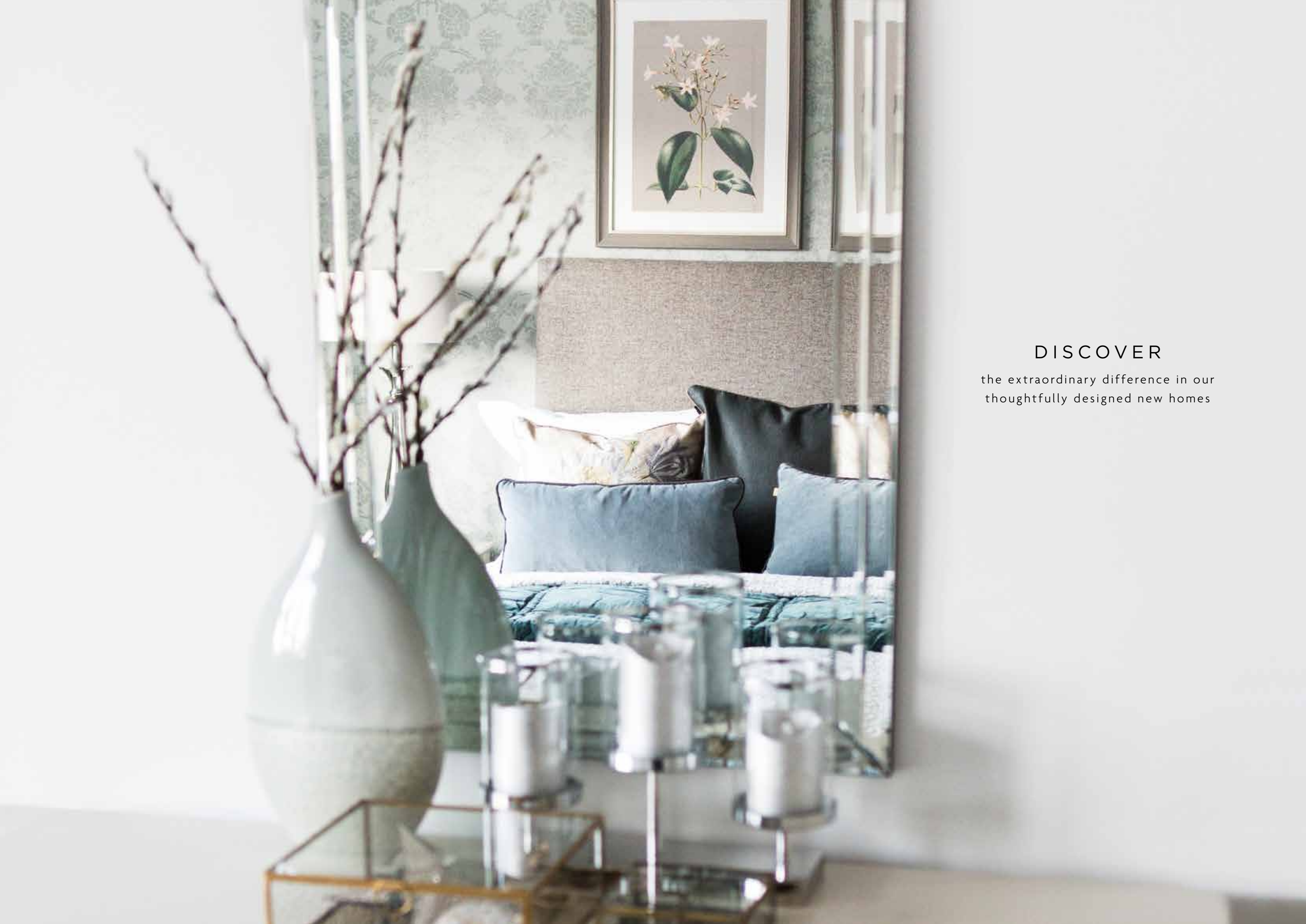
SPRINGFIELDS
IBSTOCK



TILIA
HOMES



AN EXCEPTIONAL COLLECTION OF
2, 3, 4 and 5 BEDROOM HOMES



DISCOVER

the extraordinary difference in our
thoughtfully designed new homes

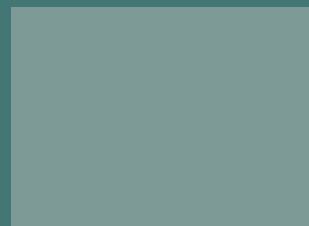
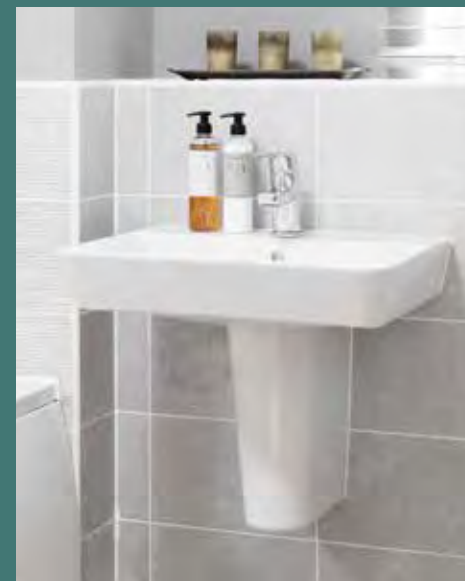
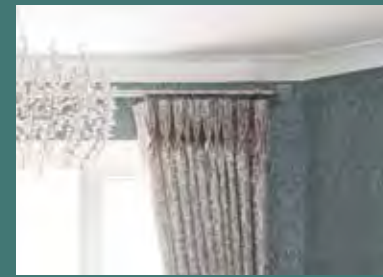
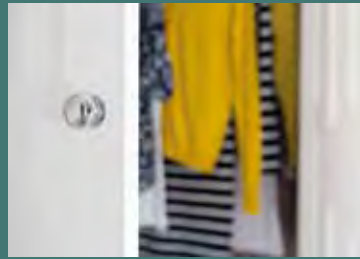


The Chelmsford kitchen/dining room



JOIN US

and see the lifestyle you can have
with the Kier way of living



WHERE UNRIVALLED LIVING BEGINS

Tilia Homes specialises in creating thoughtfully designed, modern new homes. We apply our vast experience to carefully selecting locations, completing sensitive planning and development design and utilise our high quality construction skills, to deliver award winning new homes.

Each new development we build blends in sympathetically with its surroundings whilst having a genuine sense of place. They feature uniquely designed exteriors and street scenes to create attractive living environments.

Our homes not only combine high quality materials and modern construction methods, but also include an unrivalled specification, that truly distinguishes a new home.

We very much hope you purchase your new home here at Springfields and enjoy the new community and living experience we have created for you.

Tilia Homes - Central Region

A STYLISH STATEMENT

Springfields is an eye catching new development where homes have been cherry picked to showcase distinctive exteriors and thoughtfully designed interiors.

Interiors are redefined by harmonising the use of space with our inclusive specification. With well-appointed living and resting areas to generous kitchen cupboards and appliances, en-suites and fitted wardrobes to the master bedroom, these homes offer an unrivalled living experience.



The Stamford lounge



The Ellesworth dining room



DISCOVER THE DIFFERENCE

Ibstock is famous for it's brick making heritage established by Ibstock Plc, which started originally in 1825 as a coal mining business. It transported coal from the colliery on what was only the third railway line to be built in Britain, the Leicester to Swannington Line and only 5 years later, started brick making by way of using clay extracted during the mining process. Today the company is one of the largest brick producers in the UK.



Once known as the Manor of Ibstock, this ancient village dates back to the Domesday Book of 1086, where it was quaintly described as ‘a small hamlet with six ploughlands’.

History seeps through the village with the striking 14th century Saint Denys church and it's beautiful Gothic architecture. Named after the Patron Saint of France, St Denys sits at the edge of the village, looking out to the surrounding scenic countryside.



The nearby Sence Valley Forest Park is a serene wildlife haven. Once an opencast colliery, this beautiful 150 acres of forest park was transformed in 1996 when approximately 98,000 trees were planted. Now as part of The National Forest, the park offers picnic areas, walking and cycling trails around the grassland meadows and lakes linking to the River Sence.



Donnington le Heath once formed part of Ibstock and its manor house was owned by the Digby family. Their allegiances played a major part in historical events. Sir John Digby fought for Henry Tudor in the Battle of Bosworth and Everard Digby, was a co-conspirator to the gun-powder plot with the infamous Guy Fawkes. Today Donnington le Heath Manor is a museum, hosting many re-enactments and craft activities.





YOUR LIVING
EXPERIENCE
BEGINS HERE



SPRINGFIELDS | DEVELOPMENT LAYOUT

IBSTOCK

2 Bedroom Homes

- The Hatton**
(64.64 sq mtr - 696 sq ft)
Plots 15, 24, 25, 41, 42, 63, 64, 69, 70, 74, 75, 76, 77, 98, 99, 102, 103, 111, 112
- The Pemberton**
(67.9 sq mtr - 731 sq ft)
Plots 16, 17, 26, 27, 37, 38, 39, 40, 65, 66, 67, 68, 79, 80, 96, 97, 100, 101, 113, 114, 115, 116
- The Fullerton**
(90.72 sq mtr - 977 sq ft)
Plot 1

3 Bedroom Homes

- The Hazlewood**
(84.08 sq mtr - 905 sq ft)
Plots 2, 3, 52, 53
- The Holmewood**
(85.48 sq mtr - 920 sq ft)
Plots 14, 43, 44, 50, 51, 55, 56, 135, 136
- The Linwood**
(86.88 sq mtr - 935 sq ft)
Plot 83
- The Lockwood**
(87.80 sq mtr - 945 sq ft)
Plots 5, 6, 13, 18, 23, 28, 36, 45, 47, 78, 93, 95, 104, 107, 117, 134, 137
- The Maplewood**
(88.16 sq mtr - 949 sq ft)
Plots 54, 57, 90, 94, 110

4 Bedroom Homes

- The Oakford**
(139.20 sq mtr - 1498 sq ft)
Plots 4, 7, 8, 9, 11, 46, 59, 71, 86, 87, 108, 109, 118, 122
- The Stamford**
(155.62 sq mtr - 1675 sq ft)
Plots 10, 58, 61, 126

5 Bedroom Homes

- The Ellesworth**
(165.28 sq mtr - 1779 sq ft)
Plots 12, 62, 73, 84, 89, 119, 121, 123
- The Hemsworth**
(167.36 sq mtr - 1801 sq ft)
Plots 85, 88, 105, 106, 124
- The Ludworth**
(186.88 sq mtr - 2012 sq ft)
Plots 60, 72, 120, 125, 127

Existing housing



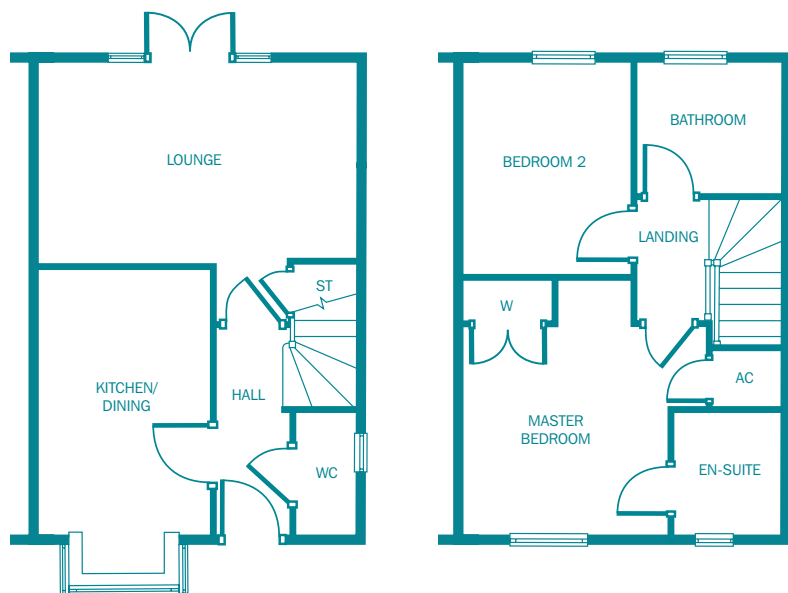
Existing housing

Springfields
Sales Office and
Showhomes



The Hatton - 2 bedroom home (64.64 sq mtr - 696 sq ft)

Plots 15, 24, 25, 41, 42, 63, 64, 69, 70, 74, 75, 76, 77, 98, 99, 102, 103, 111, 112



Ground floor

Lounge	4.57m x 2.90m 14' 12" x 9' 6"
Kitchen/Dining	2.45m x 4.61m (max) 8' 0" x 15' 1" (max)
WC	0.86m x 1.74m 2' 9" x 5' 8"

First floor

Master Bedroom	3.56m (max) x 3.67m (max) 11' 8" (max) x 12' 0" (max)
En-suite	1.52m x 1.68m 4' 11" x 5' 6"
Bedroom 2	2.42m x 3.05m 7' 11" x 10' 0"
Bathroom	2.06m x 1.85m 6' 9" x 6' 0"



The Pemberton - 2 bedroom home (67.9 sq mtr - 731 sq ft)

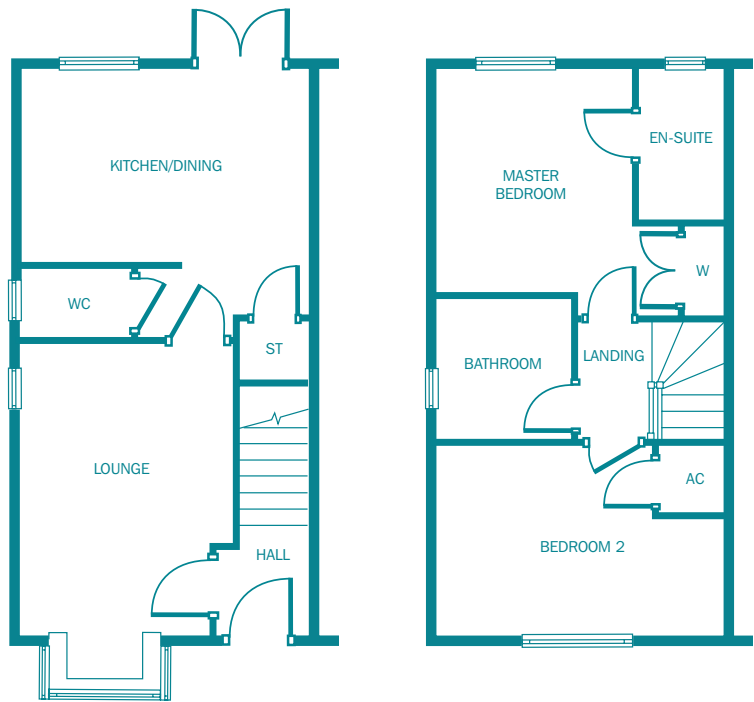
Plots 16, 17, 26, 27, 37, 38, 39, 40, 65, 66, 67, 68, 79, 80, 96, 97, 100, 101, 113, 114, 115, 116

Ground floor

Lounge	3.05m (max) x 4.88m (max) 10' 0" (max) x 16' 0" (max)
Kitchen/Dining	4.06m x 2.76m 13' 4" x 9' 0"
WC	1.61m x 1.02m 5' 3" x 3' 4"

First floor

Master Bedroom	2.72m x 3.51m (max) 8' 11" x 11' 6" (max)
En-suite	1.20m x 2.14m 3' 11" x 7' 0"
Bedroom 2	4.06m x 2.68m 13' 4" x 8' 9"
Bathroom	1.84m x 2.00m 6' 0" x 6' 6"



The Hatton housetype. Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. For exact plot specification, details of external and internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.

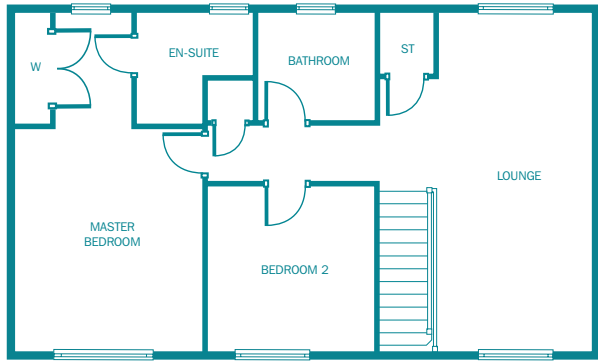
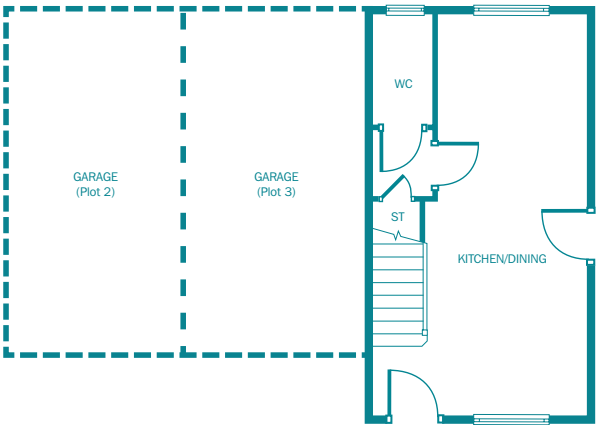
The Pemberton housetype. Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. For exact plot specification, details of external and internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.



The Fullerton - 2 bedroom home (90.72 sq mtr - 977 sq ft)
Plot 1



The Hazlewood - 3 bedroom home (84.08 sq mtr - 905 sq ft)
Plots 2, 3, 52, 53



Ground floor

Kitchen/Dining	3.78m (max) x 7.15m 12' 5" (max) x 23' 5"
WC	1.03m x 1.96m 3' 4" x 6' 5"

First floor

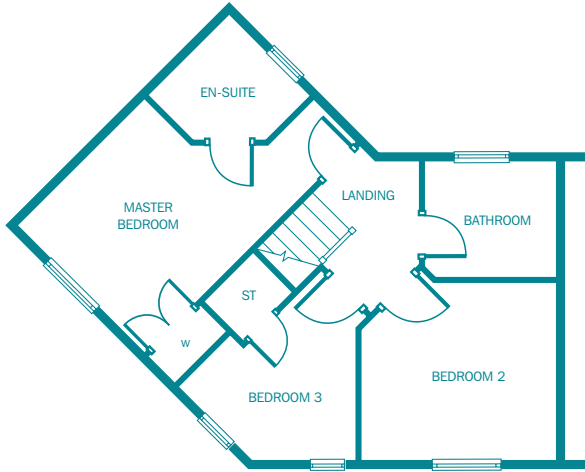
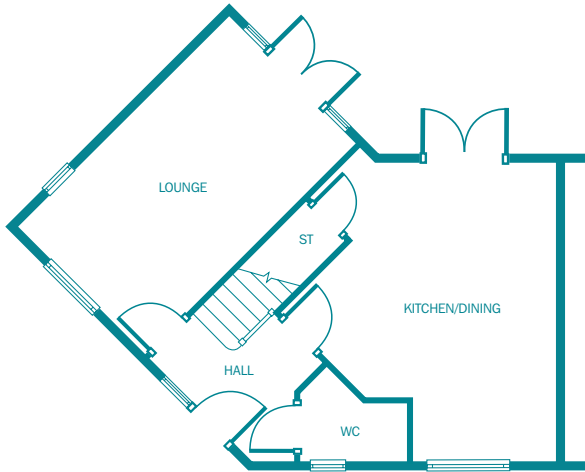
Lounge	3.78m x 6.03m 12' 5" x 19' 9"
Master Bedroom	3.30m x 3.98m 10' 10" x 13' 0"
En-suite	2.10m x 1.91m 6' 10" x 6' 3"
Bedroom 2	2.98m x 2.94m 9' 9" x 9' 7"
Bathroom	2.09m x 1.85m 6' 10" x 6' 0"

Ground floor

Lounge	2.95m x 4.90m 9' 8" x 16' 1"
Kitchen/Dining	4.53m (max) x 4.90m (max) 14' 10" (max) x 16' 1" (max)
WC	1.69m x 1.56m (max) 5' 6" x 5' 1" (max)

First floor

Master Bedroom	2.95m (max) x 4.90m (max) 9' 8" (max) x 16' 1" (max)
En-suite	1.83m (max) x 1.85m (max) 6' 0" (max) x 6' 1" (max)
Bedroom 2	3.19m x 2.91m 10' 5" x 9' 6"
Bedroom 3	2.89m (max) x 3.00m (max) 9' 5" (max) x 9' 10" (max)
Bathroom	2.15m x 1.84m 7' 0" x 6' 0"



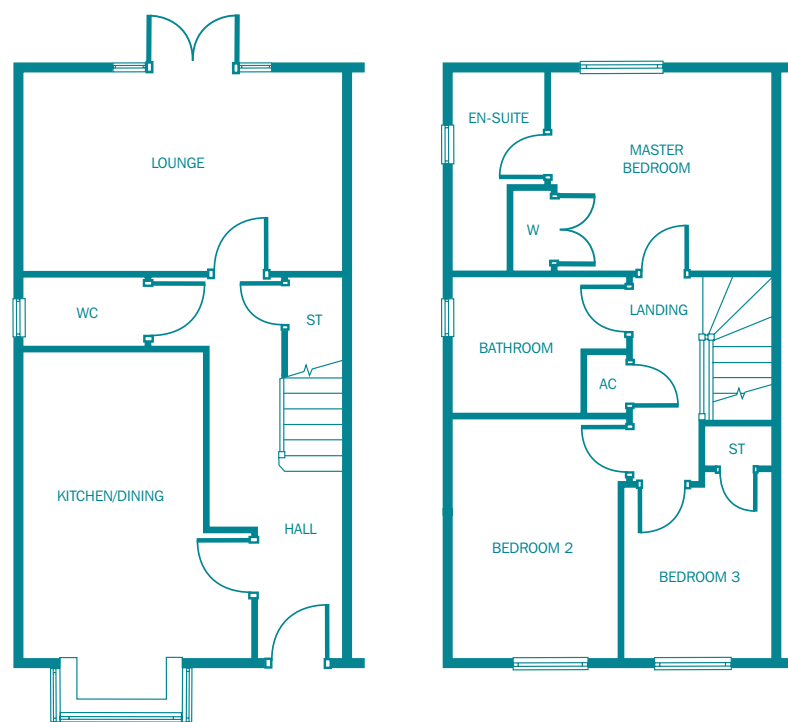
The Fullerton housetype. Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. For exact plot specification, details of external and internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.

The Hazlewood housetype. Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. For exact plot specification, details of external and internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.



The Holmewood - 3 bedroom home (85.48 sq mtr - 920 sq ft)

Plots 14, 43, 44, 50, 51, 55, 56, 135, 136



Ground floor

Lounge	4.74m x 2.95m 15' 6" x 9' 8"
Kitchen/Dining	2.65m x 5.35m (max) 8' 8" x 17' 6" (max)
WC	1.80m x 1.03m 5' 11" x 3' 4"

First floor

Master Bedroom	3.28m (max) x 2.96m 10' 9" (max) x 9' 8"
En-suite	1.36m x 2.90m 4' 5" x 9' 6"
Bedroom 2	2.45m x 3.54m 8' 0" x 11' 7"
Bedroom 3	2.18m x 2.75m (max) 7' 2" x 9' 0" (max)
Bathroom	2.53m (max) x 2.03m 8' 3" (max) x 6' 8"



The Linwood - 3 bedroom home (86.88 sq mtr - 935 sq ft)

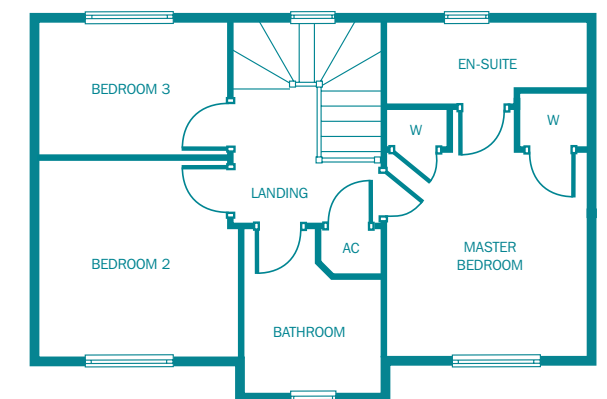
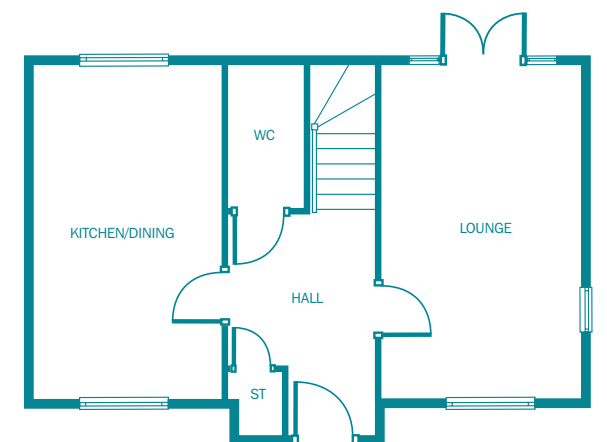
Plot 83

Ground floor

Lounge	3.05m x 5.02m 10' 0" x 16' 5"
Kitchen/Dining	2.83m x 5.02m 9' 3" x 16' 5"
WC	1.08m x 1.96m 3' 6" x 6' 5"

First floor

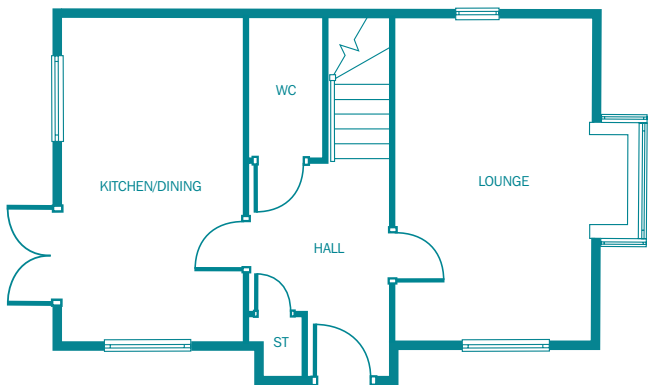
Master Bedroom	3.05m x 3.72m (max) 10' 0" x 12' 2" (max)
En-suite	3.05m x 1.14m (max) 10' 0" x 3' 9" (max)
Bedroom 2	3.05m x 2.94m 10' 0" x 9' 8"
Bedroom 3	2.83m x 1.98m 9' 3" x 6' 6"
Bathroom	1.98m x 2.46m (max) 6' 6" x 8' 0" (max)





The Lockwood - 3 bedroom home (87.80 sq mtr - 945 sq ft)

Plots 5, 6, 13, 18, 23, 28, 36, 45, 47, 78, 93, 95, 104, 107, 117, 134, 137

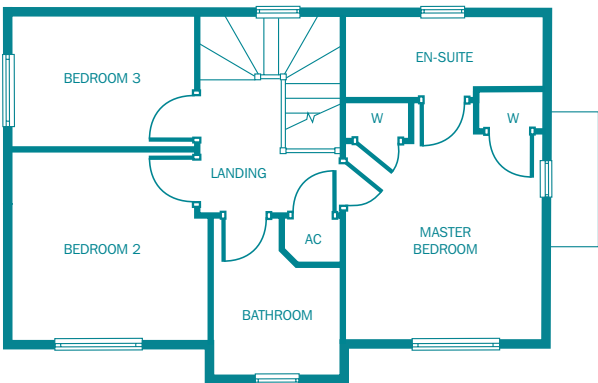


Ground floor

Lounge	3.72m (max) x 5.02m 12' 2" (max) x 16' 5"
Kitchen/Dining	2.83m x 5.02m 9' 3" x 16' 5"
WC	1.08m x 1.96m 3' 6" x 6' 5"

First floor

Master Bedroom	3.05m x 3.72m (max) 10' 0" x 12' 2" (max)
En-suite	3.05m x 1.14m (max) 10' 0" x 3' 9" (max)
Bedroom 2	3.05m x 2.94m 10' 0" x 9' 8"
Bedroom 3	2.83m x 1.98m 9' 3" x 6' 6"
Bathroom	1.98m x 2.46m (max) 6' 6" x 8' 0" (max)



The Maplewood - 3 bedroom home (88.16 sq mtr - 949 sq ft)

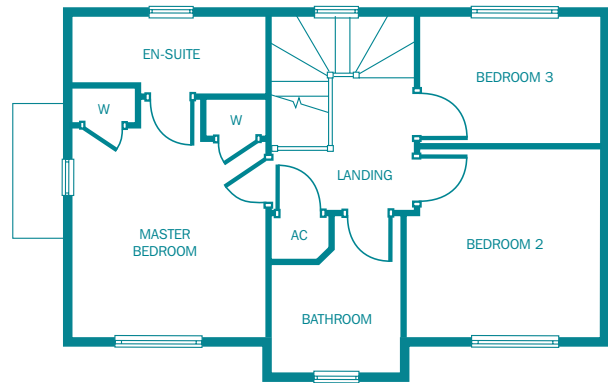
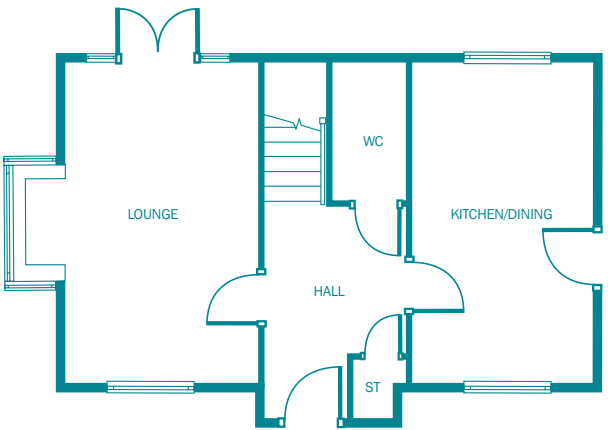
Plots 54, 57, 90, 94, 110

Ground floor

Lounge	3.85m (max) x 5.02m 12' 7" (max) x 16' 5"
Kitchen/Dining	2.83m x 5.02m 9' 3" x 16' 5"
WC	1.08m x 1.96m 3' 6" x 6' 5"

First floor

Master Bedroom	3.05m x 3.72m (max) 10' 0" x 12' 2" (max)
En-suite	3.05m x 1.14m (max) 10' 0" x 3' 9" (max)
Bedroom 2	3.05m x 2.94m 10' 0" x 9' 8"
Bedroom 3	2.83m x 1.98m 9' 3" x 6' 6"
Bathroom	1.98m x 2.46m (max) 6' 6" x 8' 0" (max)



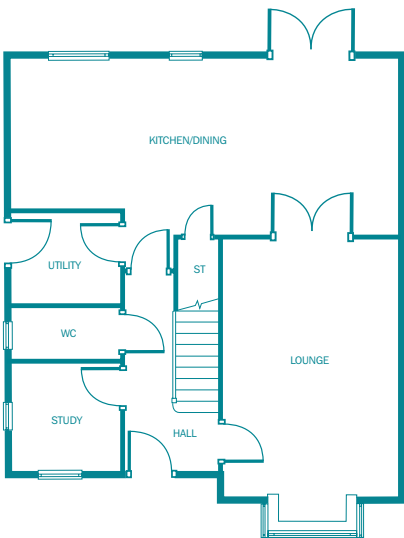
The Lockwood housetype. Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. For exact plot specification, details of external and internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.

The Maplewood housetype. Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. For exact plot specification, details of external and internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.



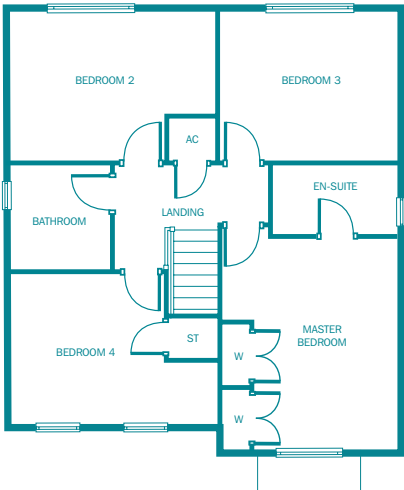
● The Oakford - 4 bedroom home (139.20 sq mtr - 1498 sq ft)

Plots 4, 7, 8, 9, 11, 46, 59, 71, 86, 87, 108, 109, 118, 122



Ground floor

Lounge	3.55m x 5.93m (max) 11' 7" x 19' 5" (max)
Kitchen/Dining	7.94m x 3.54m 26' 0" x 10' 7"
Utility	2.21m x 1.81m 7' 3" x 5' 11"
Study	2.21m x 2.16m 7' 3" x 7' 1"
WC	2.21m x 1.07m 7' 3" x 3' 6"



First floor

Master Bedroom	3.61m (max) x 4.31m 11' 10" (max) x 14' 1"
En-suite	2.52m (max) x 1.40m 8' 3" (max) x 4' 7"
Bedroom 2	4.23m x 3.03m 13' 10" x 9' 11"
Bedroom 3	3.61m x 3.03m 11' 10" x 9' 11"
Bedroom 4	4.23m (max) x 3.03m 13' 10" (max) x 9' 11"
Bathroom	2.00m x 2.13m 6' 6" x 6' 12"

The Oakford housetype. Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. For exact plot specification, details of external and internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.



The Stamford - 4 bedroom home (155.62 sq mtr - 1675 sq ft)

Plots 10, 58, 61, 126

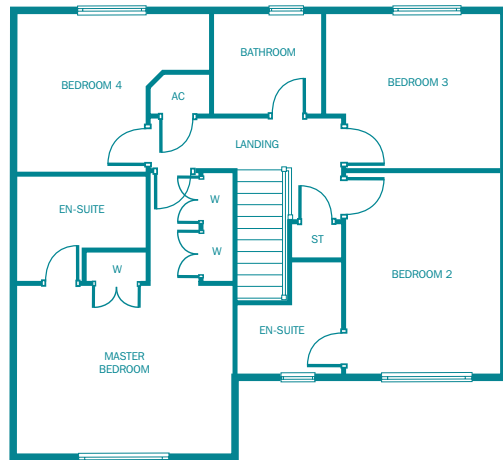
Ground floor

Lounge	4.23m x 5.48m 13' 10" x 17' 11"
Dining	4.23m x 3.14m 13' 10" x 10' 3"
Kitchen	5.24m x 3.15m 17' 2" x 10' 4"
Utility	1.71m x 1.77m 5' 7" x 5' 9"
Study	3.12m x 2.15m 10' 3" x 7' 0"
WC	1.32m x 1.77m 4' 4" x 5' 9"



First floor

Master Bedroom	4.23m x 3.30m 13' 10" x 10' 10"
En-suite	2.50m x 2.08m 8' 2" x 6' 10"
Bedroom 2	3.05m x 4.09m 10' 0" x 13' 5"
En-suite	1.87m x 2.31m (max) 6' 0" x 7' 7" (max)
Bedroom 3	3.45m (max) x 3.08m 11' 4" (max) x 10' 1"
Bedroom 4	3.83m (max) x 3.14m 12' 6" (max) x 10' 3"
Bathroom	2.16m x 1.93m 7' 1" x 6' 4"



The Stamford housetype. Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. For exact plot specification, details of external and internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.



The Ellesworth - 5 bedroom home (165.28 sq mtr - 1779 sq ft)

Plots 12, 62, 73, 84, 89, 119 (no bay window), 121, 123



Ground floor

Lounge	3.64m x 6.46m (max) 11' 11" x 21' 2" (max)
Dining	3.04m x 3.91m 9' 11" x 12' 9"
Kitchen	4.21m x 3.95m 13' 9" x 12' 11"
Utility	3.11m (max) x 1.73m 10' 2" (max) x 5' 8"
Study	3.33m x 2.28m 10' 11" x 7' 5"
WC	1.31m x 1.91m (max) 4' 3" x 6' 3" (max)

First floor

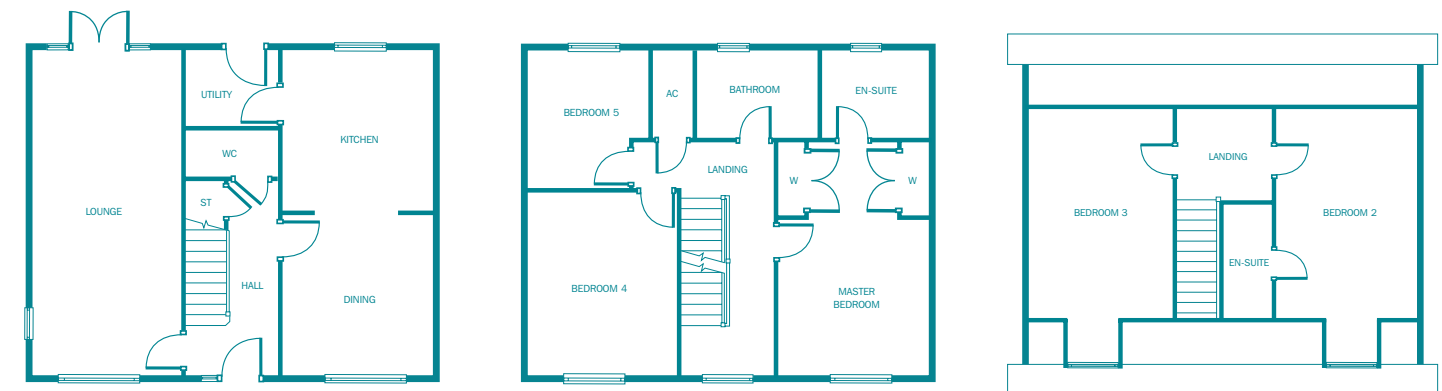
Master Bedroom	3.35m x 3.65m 10' 9" x 11' 11"	Bedroom 5	2.86m x 2.63m 9' 4" x 8' 7"
En-suite	1.40m x 2.00m 4' 7" x 6' 6"	Bathroom	2.18m x 2.00m 7' 2" x 6' 6"
Bedroom 2	3.97m (max) x 3.08m 13' 0" (max) x 10' 1"		
En-suite	1.40m x 2.00m 4' 7" x 6' 6"		
Bedroom 3	3.77m (max) x 2.63m 12' 4" (max) x 8' 7"		
Bedroom 4	3.33m x 2.28m 10' 11" x 7' 5"		

The Ellesworth housetype. Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. For exact plot specification, details of external and internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.



The Hemsworth - 5 bedroom home (167.36 sq mtr - 1801 sq ft)

Plots 85, 88, 105, 106, 124



Ground floor

Lounge	3.25m x 7.04m 10' 8" x 23' 1"
Kitchen	3.24m x 3.52m 10' 7" x 11' 6"
Dining	3.24m x 3.42m 10' 7" x 11' 2"
Utility	1.98m x 1.62m 6' 6" x 5' 3"
WC	1.98m x 1.01m 6' 6" x 3' 3"

First floor

Master Bedroom	3.25m x 5.05m (max) 10' 8" x 16' 6" (max)
En-suite	2.30m x 1.85m 7' 6" x 6' 0"
Bedroom 4	3.25m x 3.95m 10' 8" x 12' 11"
Bedroom 5	2.63m x 2.99m 8' 7" x 9' 9"
Bathroom	2.64m x 1.85m 8' 8" x 6' 0"

Second floor

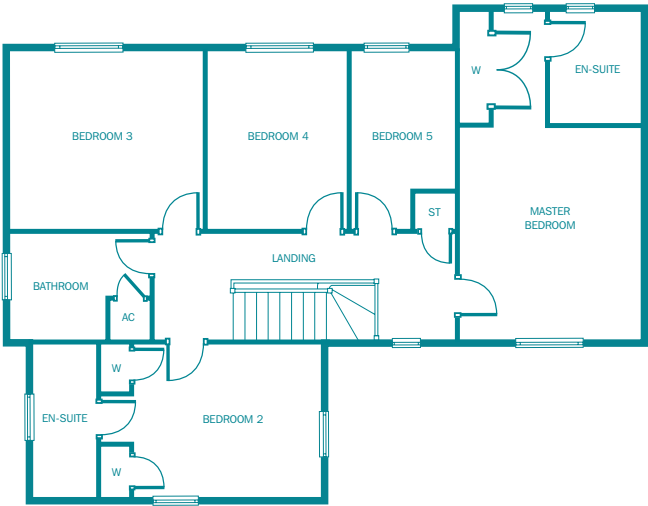
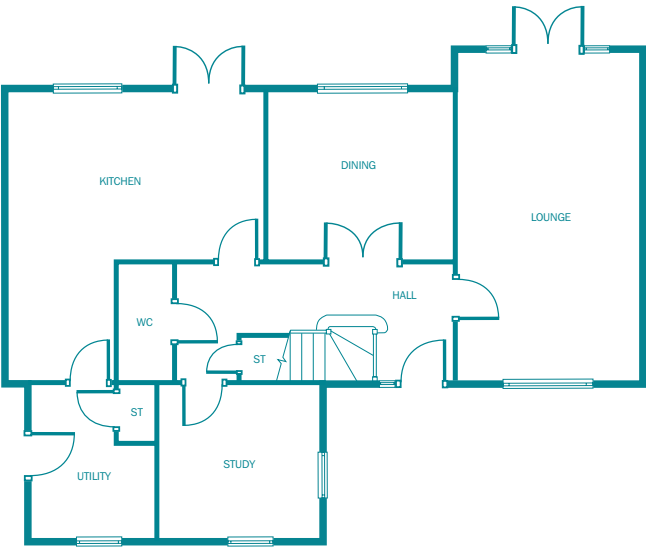
Bedroom 2	3.14m x 4.65m 10' 3" x 15' 3"
En-suite	1.03m x 2.54m 3' 4" x 8' 4"
Bedroom 3	3.25m x 4.65m 10' 8" x 15' 3"

The Hemsworth housetype. Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. For exact plot specification, details of external and internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.



The Ludworth - 5 bedroom home (186.88 sq mtr - 2012 sq ft)

Plots 60, 72, 120, 125, 127



Ground floor

Lounge	3.55m x 6.47m 11' 7" x 21' 2"
Dining	3.64m x 3.31m 11' 11" x 10' 10"
Kitchen	5.04m x 5.69m (max) 16' 6" x 18' 8" (max)
Utility	2.44m (max) x 2.99m (max) 8' 0" (max) x 9' 8" (max)
Study	3.15m x 2.99m 10' 4" x 9' 8"
WC	1.06m x 2.28m 3' 5" x 7' 5"

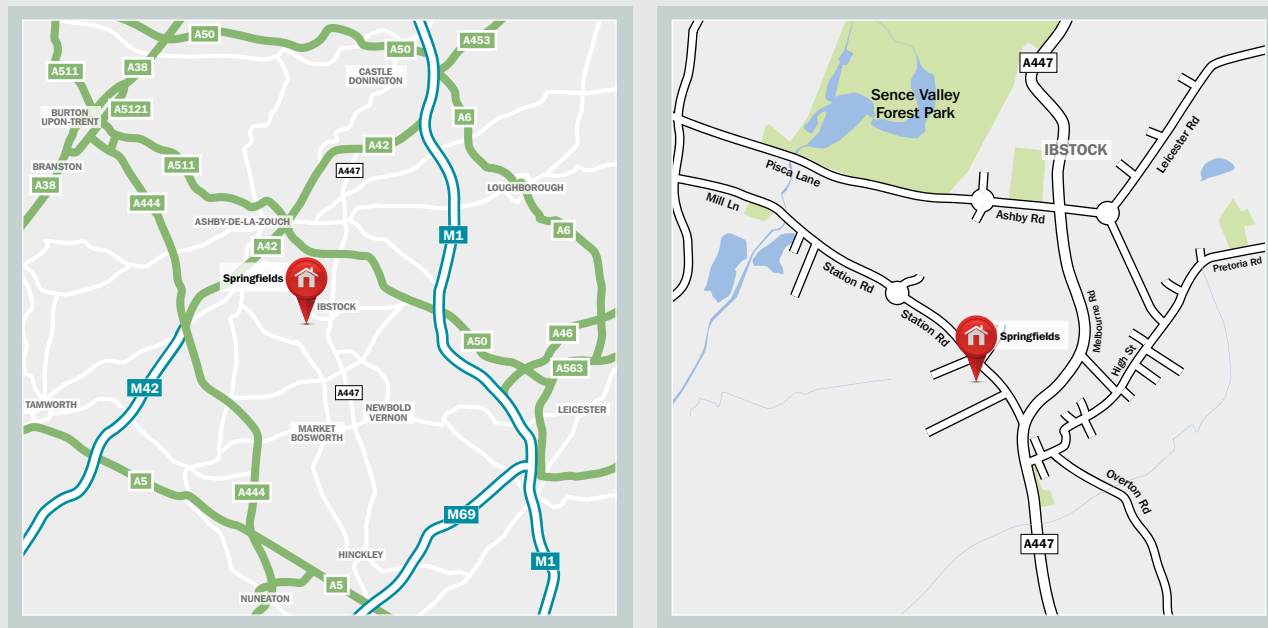
First floor

Master Bedroom	3.55m x 4.20m 11' 7" x 13' 9"	Bedroom 5	2.09m x 3.52m (max) 6' 10" x 11' 6" (max)
En-suite	1.70m x 2.18m 5' 7" x 7' 2"	Bathroom	2.71m (max) x 2.08m 8' 10" (max) x 6' 10"
Bedroom 2	4.35m (max) x 3.05m 14' 3" (max) x 10' 0"		
En-suite	1.20m x 3.05m 3' 11" x 10' 0"		
Bedroom 3	3.83m x 3.52m 12' 7" x 11' 6"		
Bedroom 4	2.77m x 3.52m 9' 1" x 11' 6"		

The Ludworth housetype. Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. For exact plot specification, details of external and internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.

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