

AMBER RISE

RIPLEY

 **Ashberry**
Homes



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



Embrace the best of both worlds at **Amber Rise.**



Welcome to Amber Rise, a new collection of 2, 3 and 4 bedroom homes nestled in the attractive market town of Ripley. Situated in the Amber Valley, Ripley is an ideal choice for those desiring the sought-after balance of town life and the countryside. The development will appeal to a range of potential buyers, including first-time buyers and downsizers looking for elements of low maintenance and families seeking well-regarded local schools and countryside.

Situated on the edge of the town centre, the development is ideally placed to reach a range of everyday amenities that include a post office, hospital, veterinary centre and a range of banks and supermarkets. Ripley is also home to familiar high-street names, along with independent boutiques and retailers, in addition to two weekly open-air markets and a monthly farmers' market.

Ripley offers a variety of cuisines and dining experiences, with cafés and bakeries providing freshly baked goods, pubs serving traditional British fare and of course the choice of Bangladeshi restaurants.

Ripley's leisure centre is ideal for those leading active lifestyles, with facilities including a gym, swimming pool, sports hall. Butterley Reservoir is just a 10-minute drive away offering various activities to those who enjoy the great outdoors, including walking, angling and birdwatching.

There is a selection of schools just within a 20-minute walk, including Sunny Days Nursery School, Ripley Junior School for ages 7 to 11, Waingroves Primary School, and The Ripley Academy for ages 11 to 18.

Ideal for commuters alike, Amber Rise benefits from impressive travel links providing connections to villages, towns and cities far and wide. By car, Derby is approximately 20 minutes away, whilst both Nottingham and Mansfield can be reached in under 35 minutes.

Although Ripley doesn't have its own station, Belper Station is just a 15-minute drive away providing connections to Matlock and Newark Castle, whilst Langley Mill Station is just an 18-minute drive away providing links to Leeds and Sheffield.

All information is intended for general guidance only. Any mention of retail and leisure facilities or other amenities does not imply any mutual endorsement. References to schools and other educational establishments are included only to demonstrate their proximity to the development and should not be regarded as a guarantee of eligibility or admission. Travel times are approximate and by car unless otherwise stated. Sources the aa.com and Google. The particulars in this brochure are for illustration only. Designed by thinkBDW 01206 546965. 215190/05/21.

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

CERAMIC TILING:

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

WARDROBES

- A choice of fitted wardrobes

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



Although we make every effort to ensure that as many Ashberry Personal Touch choices as possible are available to you, not every development offers all the range shown above. Therefore we recommend that you consult our Sales Advisor.

AMBER RISE

Each home at Amber Rise benefits from a modern interior specification, with feature gardens and a garage or allocated parking provided.

This quality is matched by the location, with Ripley and its surrounding areas providing a wealth of things to see and experience.



Computer generated image.



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



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, with regional price caps on the value of the property you are able to purchase. Please talk to one of our sales advisors for full details.

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

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.



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

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.

We look forward to meeting you...



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Ashberry
Homes

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