



SHERWOOD GRANGE

BILSTHORPE

DISCOVER WHAT
MODERN LIVING
IS ALL ABOUT

keepmoat.com



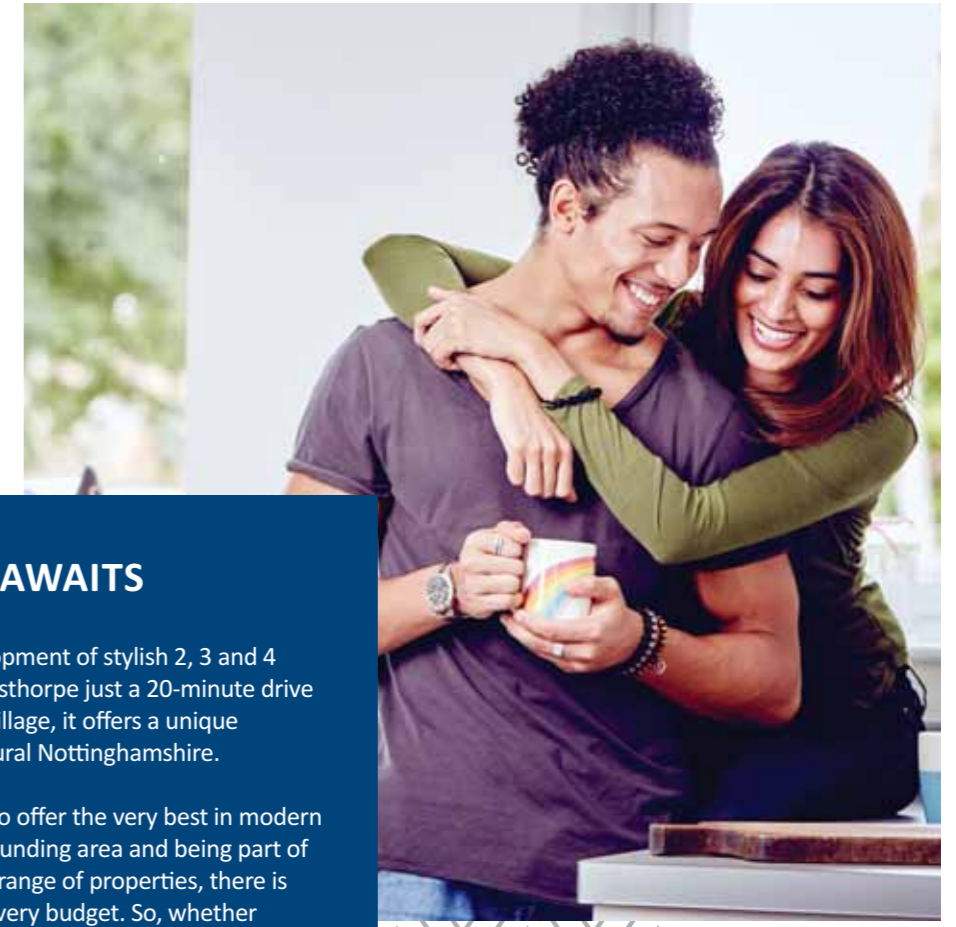
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EAKRING ROAD, BILSTHORPE, NG22 8PZ

SHERWOOD
GRANGE

► WELCOME TO
SHERWOOD GRANGE



AN EXCITING NEW LIFE AWAITS

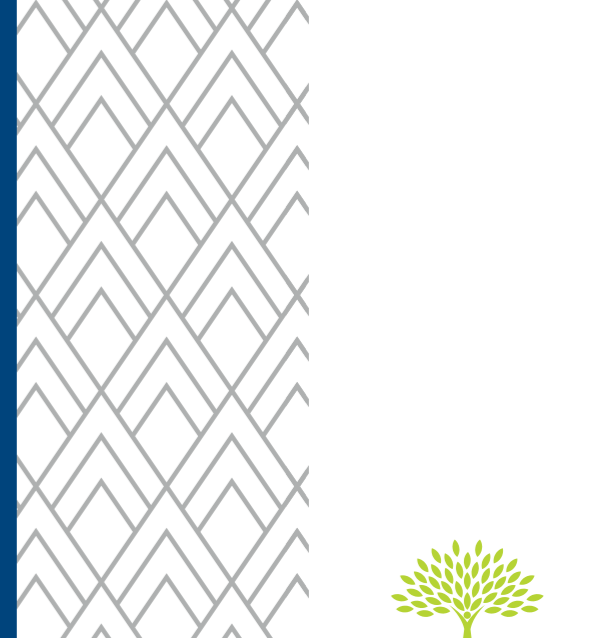
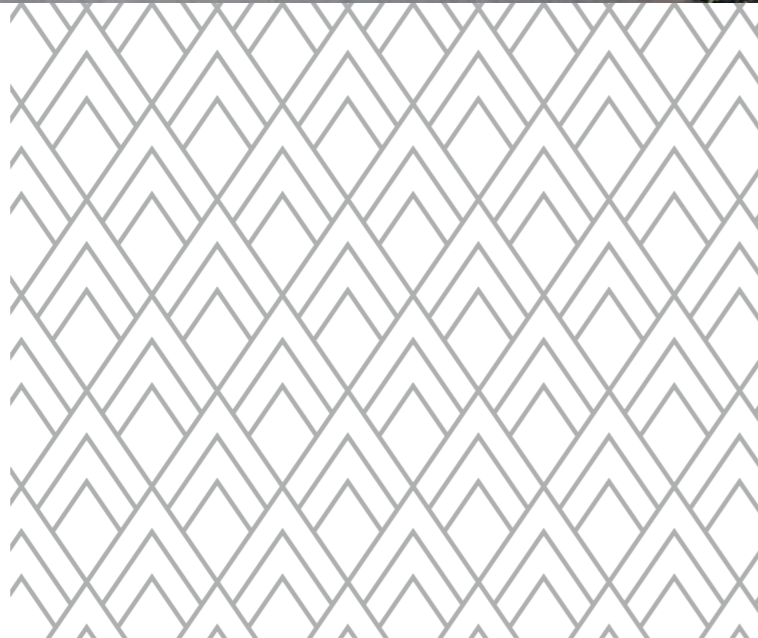
Sherwood Grange is an idyllic new development of stylish 2, 3 and 4 bedroom homes in the quiet village of Bilsthorpe just a 20-minute drive from Mansfield. Set on the edge of the village, it offers a unique opportunity to enjoy life in the heart of rural Nottinghamshire.

Each home has been designed and built to offer the very best in modern living while fitting perfectly into the surrounding area and being part of the local community. Thanks to the wide range of properties, there is something to suit every taste as well as every budget. So, whether you're a family seeking more space, a couple looking for their first home or downsizers wanting to make that last move a special one, Sherwood Grange is for you.

Every bit as enticing as the range of homes to choose from is the setting itself. Located on the edge of Bilsthorpe, you can look forward to the best that village life has to offer. And all while still being commuting distance from Mansfield, Newark-On-Trent and Nottingham.

Plus, with great schemes like Help to Buy, moving could be more affordable than you think. Home to sell? Ask us about Easymove.

- WELCOME
- LOCATION
- TRAVEL LINKS
- SITE PLAN
- MAKE IT YOUR OWN SPECIFICATION
- YOUR BUYING GUIDE
- 30,000 HOMES & COUNTING



Backed by HM Government



LIFE IN BILSTHORPE

RURAL LIVING AT ITS FINEST

The village of Bilsthorpe has a great choice of local shops, eateries and traditional pubs as well as an ever-handy Tesco Express. In addition to this it offers essential amenities like a post office, medical centre and pharmacy.

For bigger shopping trips, just head into nearby Mansfield with its range of supermarkets. As Nottinghamshire's largest market town, it also gives you everything from high street names to independent shops, not forgetting so many different great places to eat and drink, you need never visit the same café, restaurant, pub or bar twice. Although once you find your favourites, you're sure to be going back for more.

The village primary school, called Bilsthorpe Flying High Academy, is rated Good by Ofsted. Which is sure to be welcoming news to those with young families moving to the area. For older children, nearby Mansfield offers a great choice of secondary schools.

Another great reason to move to this village setting is the wealth of activities on your doorstep. Bilsthorpe itself has a park with a playground and skate park as well as a separate sports ground. Then there are the many local countryside walks to choose from. Or for a more adventurous day out, head for Sherwood Pines just a 10-minute drive down the road. Here you can explore one of the Midland's most well-known forests with activities including cycling trails, play areas and Go Ape. Or for even more thrills, there's Robin Hoods Wheelgate Family Theme Park with 30 acres of fun for young and old alike. If you'd prefer something relaxing, there's historic Rufford Abbey Country Park set around the 12th century abbey ruins.



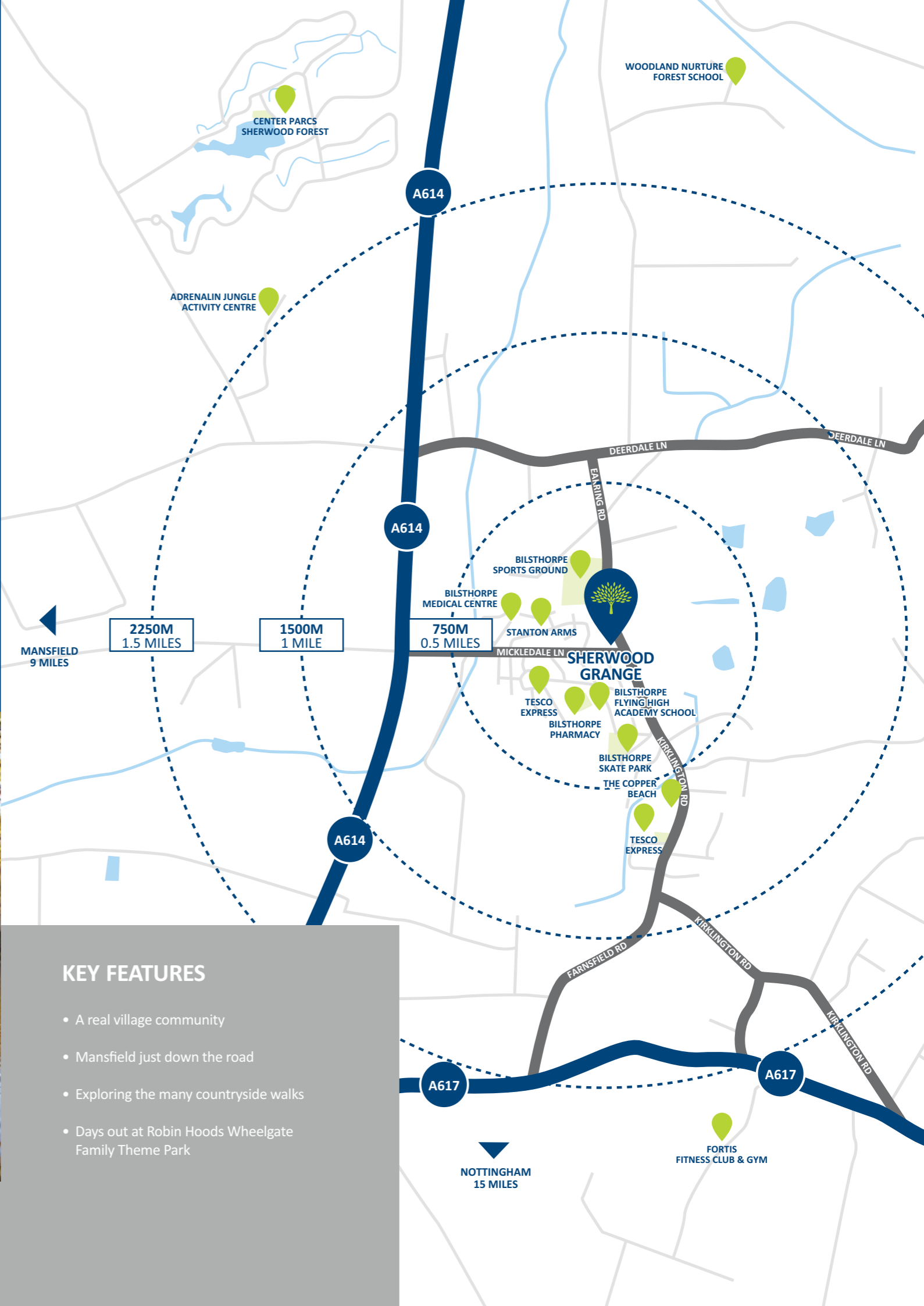
Newark Castle ▲



Rufford Abbey Country Park ▲



Clumber Park, Nottinghamshire ▲



KEY FEATURES

- A real village community
- Mansfield just down the road
- Exploring the many countryside walks
- Days out at Robin Hoods Wheelgate Family Theme Park

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▶ TRAVEL LINKS

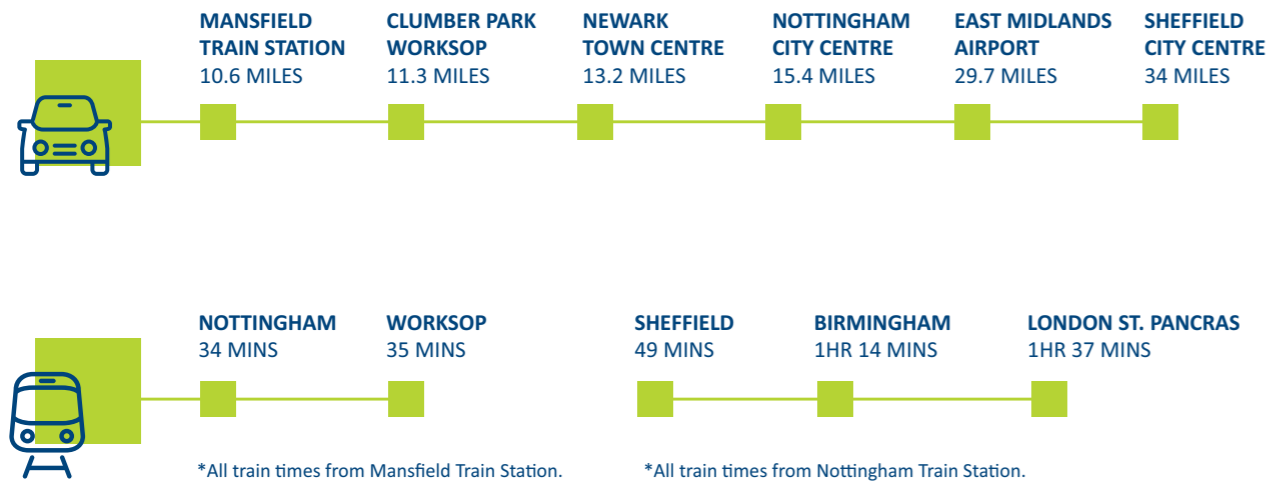
TRAVEL MADE EASY

Whether it's for work or leisure, getting about couldn't be easier. Mansfield is just 20 minutes away, while you can be in Newark in 25 minutes. You can also drive along the A614 which takes you straight into Nottingham in just over 30 minutes.

If you'd rather travel by train, Mansfield train station is only 10 miles away. From here there are regular services to Worksop and Nottingham from which you can then head across the country.

There are also a number of bus services with stops across the village. From these you can get to all neighbouring areas with ease.

Last and by no means least. East Midlands Airport is less than 50-minutes away by car. And from here the world's your oyster with flights from Naples to New York and Skiathos to Salzburg.



*All times are taken from Google Maps and National Rail. All times are approximate and subject to change.



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► SITE PLAN

- THE DANBURY
3 bedroom home
- THE CADDINGTON
3 bedroom home
- THE WENTWORTH
3 bedroom home
- THE WARWICK
3 bedroom home
- THE WINDSOR
3 bedroom home
- THE STRATTON
3 bedroom home
- THE STAVELEY
3 bedroom home
- THE ROTHWAY
4 bedroom home
- THE EATON
4 bedroom home
- THE BURTON
4 bedroom home
- AFFORDABLE HOMES

- VIEWHOME
Plot 4
- SHOWHOME
Plot 5
- SALES INFORMATION CENTRE
Plots 4 & 5 Garages



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Please Note: This site plan is only a guide to the above development. It does not bind or imply that the layout will be as indicated. Please see our Home Sales Executive for full specification and plot details at this development.



▶ MAKE IT YOUR OWN



WE NEVER FORGET IT'S YOUR HOME

Inside every Keepmoat home you'll find high standards of finish throughout, smart modern designs and living spaces that are designed with families in mind. Benefitting from a range of optional extras you can move into a new home that truly feels like your own.

When you buy a Keepmoat Home, you can rest assured that it's covered with not one, but two warranties. Our two year Keepmoat Homes Customer Care Warranty, as well as the NHBC 10 Year Building Warranty.

Practical and stylish homes that are perfectly suited to the demands of modern living.

Availability of upgrades and standard choices are subject to build stage at point of reservation.

WELCOME
LOCATION
TRAVEL LINKS
SITE PLAN
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SPECIFICATION
YOUR BUYING GUIDE
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► SPECIFICATION



FINISHING TOUCHES

Our standard specification includes high quality, modern fixtures and fittings with a great choice of kitchen worktops and units.

Once you've reserved your home, we'll invite you back for your options meeting. This is the exciting bit. It's here you can discuss all the ways you can personalise your home.

Be inspired and make your home yours.



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KITCHEN / UTILITY

- ✓ Choice of stylish kitchen units
- ✓ Choice of durable worktops with upstand
- ✓ Boiler housing
- ✓ Stainless steel fan assisted single oven
- ✓ Integrated extractor hood
- ✓ Gas hob with stainless steel splash back
- ✓ Stainless steel one bowl sink with mixer tap

BATHROOM / EN-SUITE

- ✓ Fitted contemporary white sanitaryware
- ✓ Choice of wall tiles
- ✓ Bath filler tap to the bath
- ✓ Mixer bar shower over bath (homes without en suite)*
- ✓ Mixer bar shower within glass enclosure (en suite)*
- ✓ Extractor fan
- ✓ Moisture resistant light fitting

ELECTRICAL

- ✓ White plastic sockets and switches
- ✓ White pendent or bulkhead fittings to rooms
- ✓ TV aerial point to lounge
- ✓ Data point to lounge
- ✓ 2 zone programmable central heating system

Make it your own with our range of optional extras

Please Note: Availability of standard choices and optional extras and are subject to build stage at point of reservation and are plot specific and *housetype specific. These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only. Please see your Sales Executive for full specification and plot details at this development.

DECOR

- ✓ Brilliant Almond white matt emulsion painted walls and ceilings
- ✓ White gloss paint to interior woodwork
- ✓ 4 panel internal doors with satin chrome plated ironmongery

EXTERIORS

- ✓ Turfed and/or landscaped front garden
- ✓ Rotavated rear garden
- ✓ Outside tap
- ✓ Rear fencing
- ✓ UPVC double glazed windows
- ✓ UPVC double glazed French doors*
- ✓ Numeral - Slate effect - 140mm x 90mm, fixed to wall left of door

SAFETY & SECURITY

- ✓ Mains fed smoke detectors to hall and landing
- ✓ External light on front of home



► YOUR BUYING GUIDE



STEP 01
Reservation

Once you've chosen the home for you, your sales executive will guide you through the reservation agreement. You'll need to pay a reservation fee - this could be as little as £250* and makes up part of your deposit. It also means, subject to contracts and meeting the timescales in the agreement, the home is yours at the price agreed.

Now's a good time, if you haven't already, to ask us about how the Government-backed Help to Buy scheme ** can make buying your dream home more affordable. And if you've got a home to sell, our Easymove scheme could make moving easy as we'll arrange an estate agent and even pay their fees.



STEP 02
The Mortgage and Legal Advisor

If you need a mortgage and haven't already arranged one, you'll need to do so quickly. We can give you the details of some reputable independent financial advisers and solicitors if you need a little help. All mortgage lenders will want to value your new home for themselves before they lend you the money – even on our homes which offer fantastic value for money.

When moving house you need a solicitor to carry out the legal work of buying your home – this is called conveyancing. Your solicitor will handle all contracts, provide legal advice and carry out local council searches, work with the Land Registry and transfer the funds to pay for your property.



STEP 03
Exchange of Contracts

Four weeks after reservation (depending on the build stage of your new home) and if all the mortgage and legal documents are in place, we'll exchange contracts†.

At this point you'll need to pay the balance of the deposit and the whole transaction becomes legally binding. Please remember that if your deposit is in an account that you need to give notice of withdrawal, make sure you let the bank know well in advance to avoid having to pay any penalties.

*If you have a Help to Buy ISA please let us know as soon as possible so we can discuss this with you.

**Help to buy is available on selected plots and subject to terms and conditions. † If the exchange does not take place on the agreed date we are within our rights to place the property back on the open market.



STEP 04
Build Completion

Usually around four weeks before your home is finished we'll get in touch to let you know of your legal completion date. This is normally within 7 – 14 days of construction ending. Your home will also undergo thorough quality inspections, both internally and externally, to ensure that it meets our quality standards. It will also be subject to several inspections by the National House-Building Council (NHBC).

Around this time we'll invite you to a home demonstration to familiarise yourself with your new home. During the demonstration we'll show you everything from how to work your heating system and appliances to the location of your fuse box.



STEP 05
Legal Completion

You're nearly there. Legal completion is when your lender releases the funds to pay for your home. This is all done through your solicitor.

Through your advisor, you will be notified of the specific completion date, which will take place within a 2 week period after the physical completion of the property. We'll then provide your solicitor with the title deeds of your home and register you as the home owner with the relevant utility companies.



STEP 06
Move in

Your dream Keepmoat home and a great new life awaits... once you've unpacked all the boxes.

Don't forget, we're always on hand to help you every step of the way even after you've moved in. Our regional customer care teams featuring highly trained staff can address any questions or issues that you may have with your new home.



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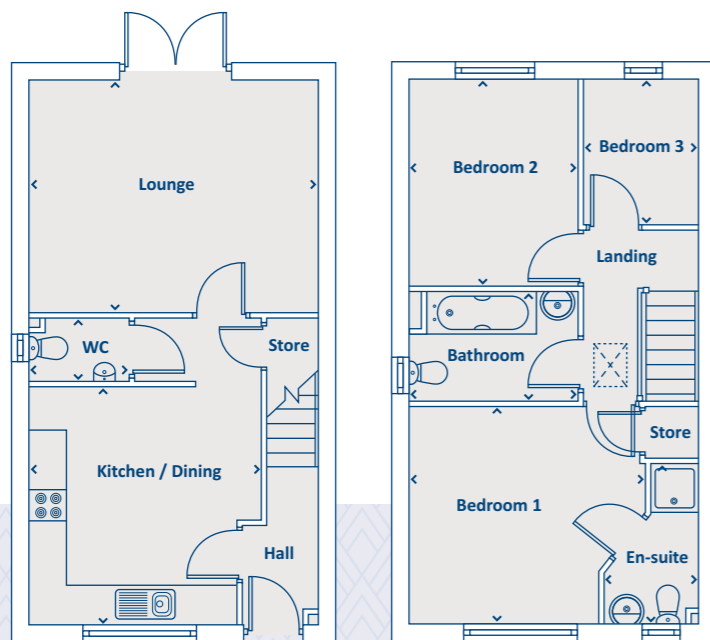
Artists impression, features may vary



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THE DANBURY 3 bedroom home

THE CADDINGTON 3 bedroom home



GROUND FLOOR

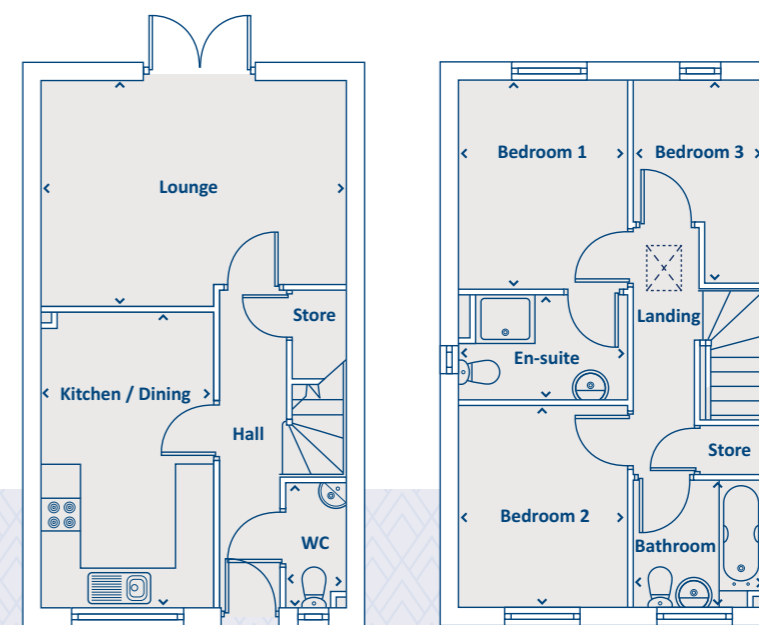
Kitchen / Dining	3700 x 3551	12'2" x 11'8"
Lounge	3602 x 4499	11'10" x 14'9"
WC	960 x 1510	3'2" x 4'11"

FIRST FLOOR

Bathroom	1661 x 2587	5'5" x 8'6"
Bedroom 1	3390 x 3646	11'1" x 12'0"
En-suite	2472 x 1492	8'1" x 4'11"
Bedroom 2	3211 x 2587	10'6" x 8'6"
Bedroom 3	2240 x 1819	7'4" x 6'0"

> Longest measurement taken

PLEASE NOTE:
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GROUND FLOOR

Kitchen / Dining	4608 x 2685	15'1" x 8'10"
Lounge	3522 x 4724	11'7" x 15'6"
WC	1940 x 903	6'4" x 3'0"

FIRST FLOOR

Bathroom	1940 x 2027	6'4" x 6'8"
Bedroom 1	3295 x 2604	10'10" x 8'7"
En-suite	1643 x 2604	5'5" x 8'7"
Bedroom 2	3099 x 2604	10'2" x 8'7"
Bedroom 3	3177 x 2027	10'5" x 6'8"

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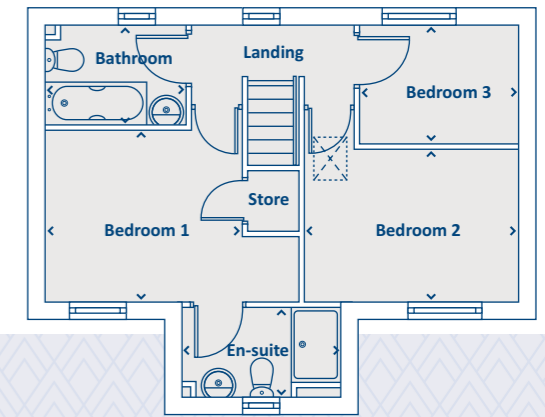
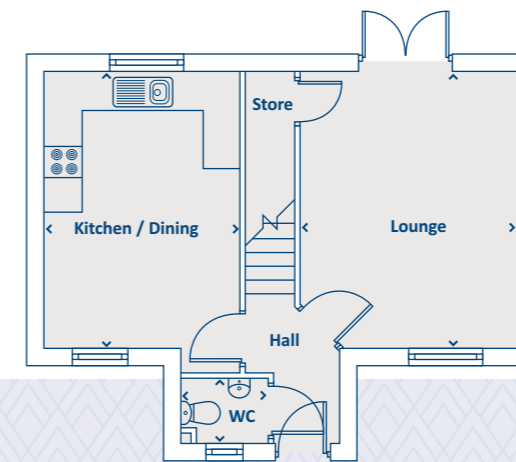
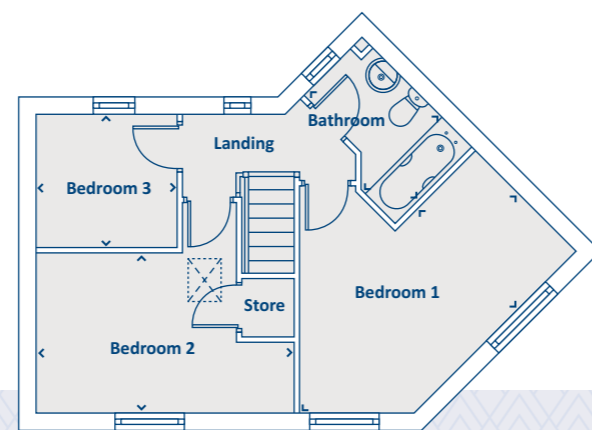
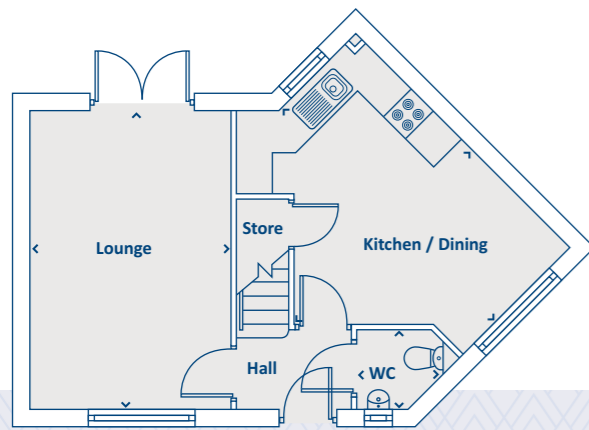
Artists impression, features may vary



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THE WENTWORTH 3 bedroom home

THE WARWICK 3 bedroom home



GROUND FLOOR

Kitchen / Dining	4071 x 4960	13'4" x 16'3"
Lounge	3210 x 4848	10'6" x 15'11"
WC	1396 x 1270	4'7" x 4'2"

FIRST FLOOR

Bathroom	1700 x 2530	5'7" x 8'4"
Bedroom 1	5035 x 2337	16'6" x 7'8"
Bedroom 2	4215 x 2618	13'10" x 8'7"
Bedroom 3	2276 x 2137	7'6" x 7'0"

> Longest measurement taken

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GROUND FLOOR

Kitchen / Dining	3202 x 4510	10'6" x 14'10"
Lounge	3530 x 4510	11'7" x 14'10"
WC	1454 x 1054	4'9" x 3'5"

FIRST FLOOR

Bathroom	2292 x 1586	7'6" x 5'2"
Bedroom 1	3202 x 2831	10'6" x 9'3"
En-suite	2598 x 1482	8'6" x 4'10"
Bedroom 2	3530 x 2500	11'7" x 8'2"
Bedroom 3	2568 x 1917	8'5" x 6'3"

> Longest measurement taken

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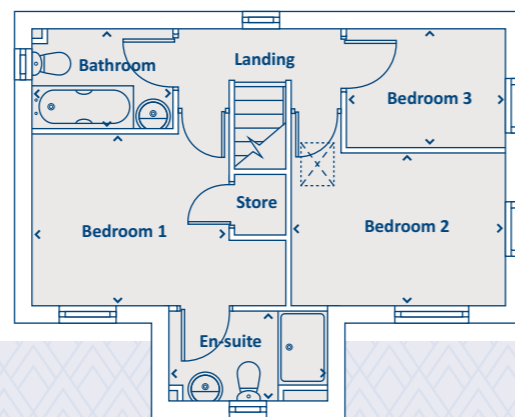
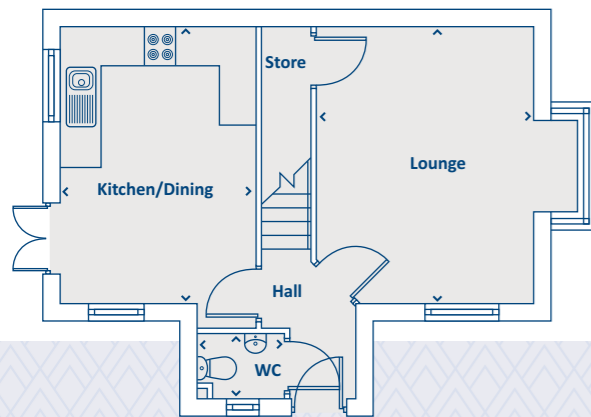
Artists impression, features may vary

THE WINDSOR 3 bedroom home



Artists impression, features may vary

THE STRATTON 3 bedroom home



GROUND FLOOR

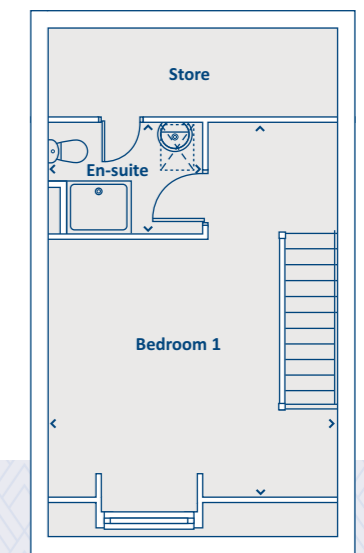
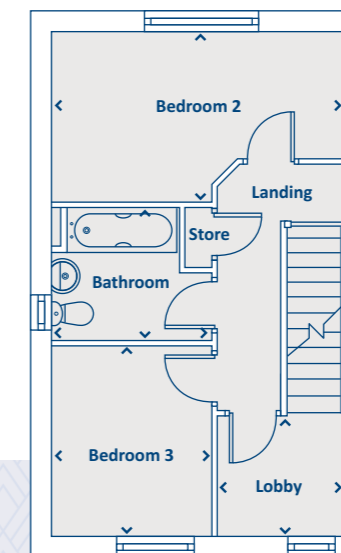
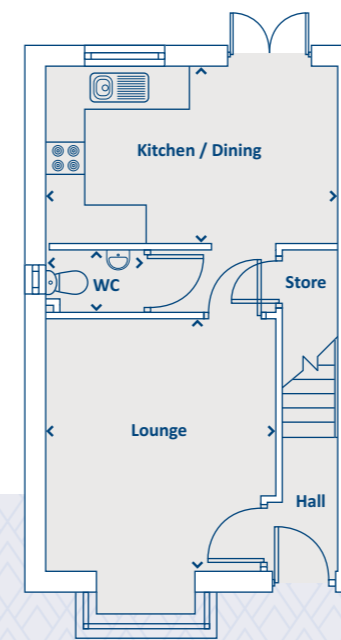
Kitchen / Dining	3202 x 4510	10'6" x 14'10"
Lounge	3530 x 4510	11'7" x 14'10"
WC	1454 x 1054	4'9" x 3'5"

FIRST FLOOR

Bathroom	2292 x 1586	7'6" x 5'2"
Bedroom 1	3202 x 2831	10'6" x 9'3"
En-suite	2598 x 1482	8'6" x 4'10"
Bedroom 2	3530 x 2500	11'7" x 8'2"
Bedroom 3	2568 x 1917	8'5" x 6'3"

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GROUND FLOOR

Kitchen / Dining	4499 x 2735	14'9" x 9'0"
Lounge	3551 x 3892	11'8" x 12'9"
WC	1510 x 960	4'11" x 3'2"

FIRST FLOOR

Bathroom	2465 x 2034	8'1" x 6'8"
Bedroom 2	4499 x 2670	14'9" x 8'9"
Bedroom 3	2465 x 2883	8'1" x 9'6"
Lobby	1941 x 1777	6'4" x 5'10"

SECOND FLOOR

Bedroom 1	4499 x 5735	14'9" x 18'10"
En-suite	2369 x 1660	7'9" x 5'5"

> Longest measurement taken

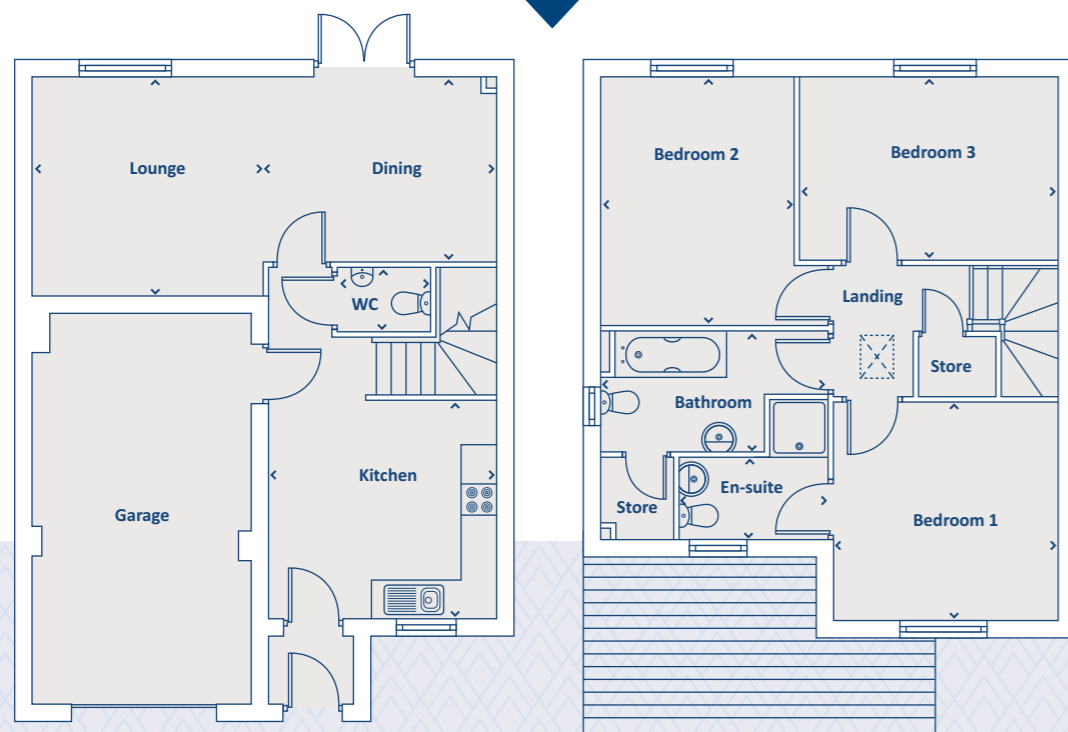
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THE STAVELEY 3 bedroom home



GROUND FLOOR

Dining	2775 x 3478	9'1" x 11'5"
Kitchen	3303 x 3385	10'10" x 11'1"
Lounge	3356 x 3507	11'0" x 11'6"
WC	1010 x 1430	3'4" x 4'8"

> Longest measurement taken

FIRST FLOOR

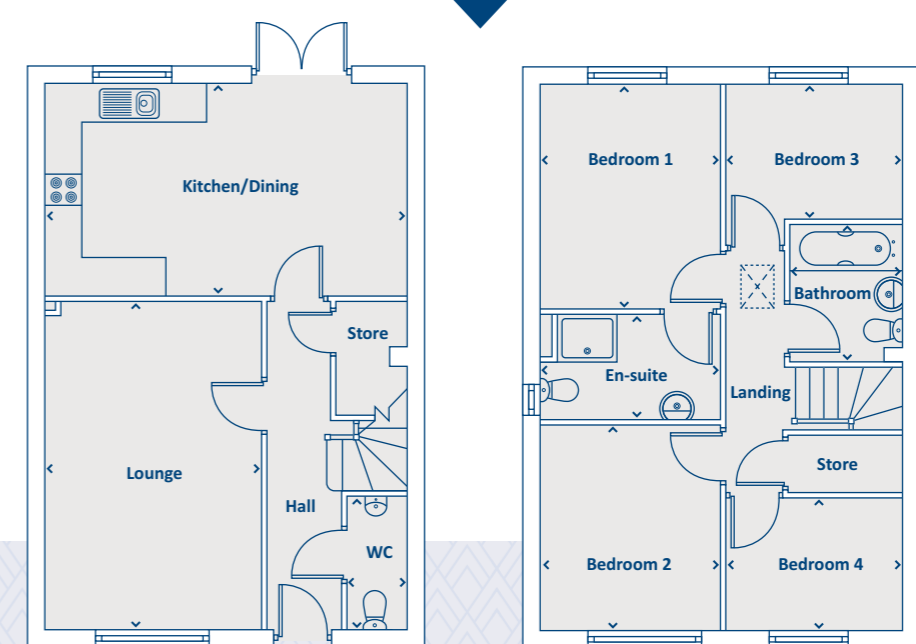
Bathroom	1824 x 3507	6'0" x 11'6"
Bedroom 1	3303 x 3385	10'10" x 11'1"
En-suite	2103 x 2319	6'11" x 7'7"
Bedroom 2	3775 x 2950	12'5" x 9'8"
Bedroom 3	2775 x 3942	9'1" x 12'11"

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THE ROTHWAY 4 bedroom home



GROUND FLOOR

Kitchen / Dining	3285 x 5568	10'9" x 18'3"
Lounge	5070 x 3325	16'8" x 10'11"
WC	2010 x 907	6'7" x 3'0"

> Longest measurement taken

FIRST FLOOR

Bathroom	2093 x 1700	6'10" x 5'7"
Bedroom 1	3469 x 2761	11'5" x 9'1"
En-suite	1644 x 2761	5'5" x 9'1"
Bedroom 2	3149 x 2761	10'4" x 9'1"
Bedroom 3	2112 x 2714	6'11" x 8'11"
Bedroom 4	2010 x 2714	6'7" x 8'11"

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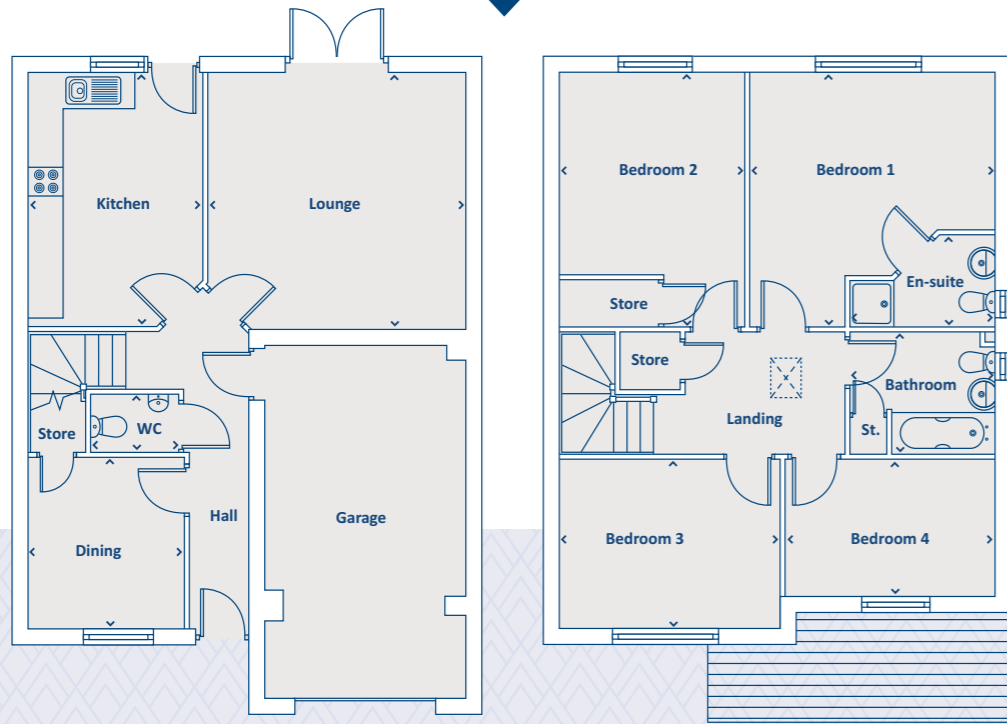
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THE EATON 4 bedroom home

THE BURTON 4 bedroom home



GROUND FLOOR

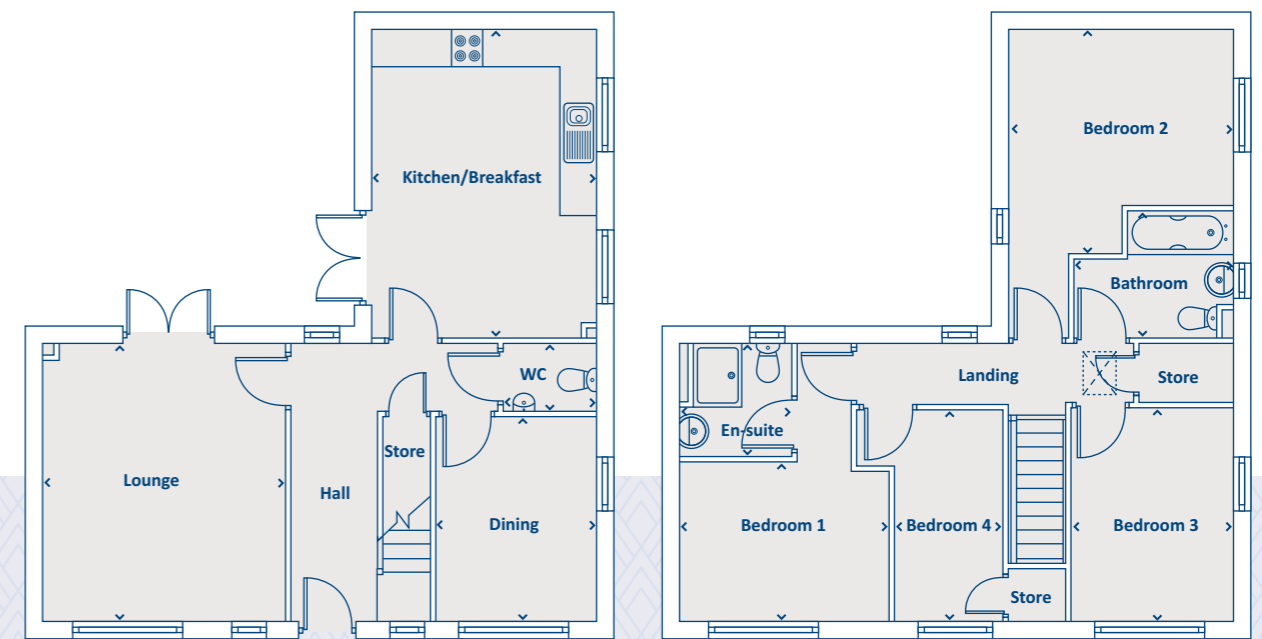
Dining	2836 x 2650	9'4" x 8'8"
Kitchen	4263 x 2935	14'0" x 9'8"
Lounge	4335 x 4295	14'3" x 14'1"
WC	1010 x 1450	3'4" x 4'9"

> Longest measurement taken

FIRST FLOOR

Bathroom	2038 x 2425	6'8" x 7'11"
Bedroom 1	4275 x 4083	14'0" x 13'5"
En-suite	2417 x 1507	7'11" x 4'11"
Bedroom 2	4263 x 3147	14'0" x 10'4"
Bedroom 3	3698 x 2836	12'2" x 9'4"
Bedroom 4	2274 x 3532	7'6" x 11'7"

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GROUND FLOOR

Dining	2629 x 3363	8'8" x 11'0"
Kitchen / Breakfast	3610 x 5025	11'10" x 16'6"
Lounge	3903 x 4510	12'10" x 14'10"
WC	1510 x 1054	4'11" x 3'5"

> Longest measurement taken

FIRST FLOOR

Bathroom	2578 x 2100	8'5" x 6'11"
Bedroom 1	3385 x 2617	11'1" x 8'7"
En-suite	1810 x 1800	5'11" x 5'11"
Bedroom 2	3610 x 3639	11'10" x 11'11"
Bedroom 3	2629 x 3478	8'8" x 11'5"
Bedroom 4	1743 x 3478	5'9" x 11'5"

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All enquiries:

01623 859 609

or email: sherwoodgrange@keepmoat.com



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