



# Chellaston Fold

AREA GUIDE

Ashberry  
Homes

Broadacre Way, Chellaston, Derby, Derbyshire DE73 6TQ Telephone: 02477 181 169 [ashberryhomes.co.uk](http://ashberryhomes.co.uk)

## A fantastic location

A wealth of amenities,  
a stunning development.

Nestled within an idyllic semi-rural location, Chellaston Fold is a collection of wonderful 3, 4 and 5-bedroom homes situated on the outskirts of Chellaston village, Derbyshire. These stylish homes benefit from convenient access to major roads and local amenities, as well as ample leisure opportunities.

Chellaston Fold is set against a rural Derbyshire backdrop, joining the popular village of Chellaston. Situated around a 15-minute drive away from Derby, the homes are ideally placed for convenient travel into the city centre, which has plentiful shopping options and eateries. Residents have a fantastic selection of nearby road links, including the M1 just 11 miles away.

Ideally situated for road travel, Chellaston Fold has easy access to the A46, A50 and the A6. The M1 can be reached in just 15 minutes with trips to Nottingham and Birmingham taking just 30 minutes and 1 hour respectively. In addition, Leicester is a convenient 25 minute drive away.

Willington train station is just a 12 minute drive away. From here, commuters can travel directly to Birmingham in just 40 minutes, and to Derby in just 10 minutes. Derby train station offers links to Sheffield, Manchester and Liverpool amongst others. For further public transport options, buses regularly pass through the nearest bus stop, Chase Close, to reach Derby. For those requiring air travel, East Midlands airport is 10 miles away.

Everyday necessities can be acquired at two local supermarket superstores around a five minute drive from the development. The area is also dotted with several smaller grocery store for additional convenience.

Residents of Chellaston Fold will find themselves well situated for retail, with central Derby boasting a well-stocked high street and several shopping centres, including Derbion and Kingsway Retail Park.



“ We had a really good experience with Ashberry and we would definitely recommend them to a friend.

**Charlotte and Michael**  
Ashberry Homes at Pirton Fields

Closer to home, Chellaston High Street has a pharmacy, chiropractor and bakery as well as a coffee lounge and gift shop. There are a host of popular eateries in the vicinity, including traditional British pubs, Indian and Chinese. Shardlow boasts a fantastic culinary scene, with the village home to highly rated restaurants for every occasion.

Chellaston is ideally placed to leisure pursuits, with a combination of countryside and urban attractions nearby. Chellaston Park is just a 10-minute walk away, and as well as open green space, has fantastic sports facilities including a play area and sports pavilion.

For family days out, Elvaston Castle Country Park takes nine minutes when driving. Spanning 321 acres, visitors can relish time spent in parkland and a woodland, with several historic elements to be explored.

A little further out, Staunton Harold Reservoir is six and a half miles away and offers 163 acres of outdoor space adorned with wildflower meadows, woodland and stunning open water views.

Just three and a half miles away is Moorways Sports Village and Water Park. The site has recently undergone a £42 million refurbishment, with brilliant facilities for swimming and soft play, a gym, a sauna and a steam room.

Derby city centre is five miles away, with attractions including a theatre, a museum and art gallery.

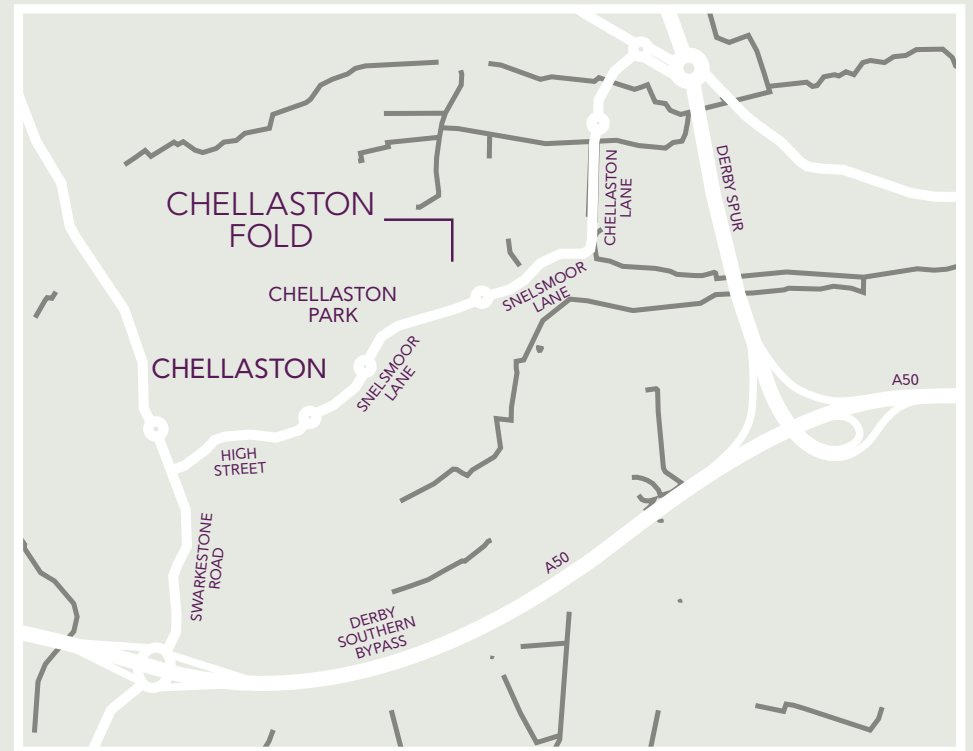
Those with children are well-served by a selection of esteemed educational facilities. Younger children in the area attend Chellaston Fields Spencer Academy and Homefields Primary School, both of which are just a five minute drive away. Secondary school options include Chellaston Academy, located just under one and a half miles away, and Noel-Baker Academy a nine-minute drive away.

Those interested in further education can attend Derby College and Landau Forte Collect Sixth Form, both of which are a 12 minute drive away. Local higher education options include the University of Nottingham, Nottingham Trent University and The University of Derby.



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Map not to scale.