



Brierley View

BRIERLEY VIEW IS A DEVELOPMENT OF
2, 3 AND 4-BEDROOM HOMES,
LOCATED IN SUTTON-IN-ASHFIELD,
NOTTINGHAMSHIRE.

Ashberry
Homes

Your future home

Designed for now and for generations to come

This stunning selection of 2, 3 and 4-bedroom homes is located in attractive surroundings on the outskirts of Sutton-in-Ashfield. Bordered by beautiful countryside to the north and a short distance from the bustling town centre and train station, this desirable development blends seamlessly into the existing local community.

Each high-specification home has been designed and built using the most modern methods to achieve high levels of energy efficiency, with electric vehicle charging points adding to future sustainability. The result is an ideal base for families, first-time buyers and commuters looking for quality, comfort and convenience now and into the future.



“ 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

Countryside connection

Enjoy nature on your doorstep and the city within reach

From its desirable semi-rural location on the north-eastern edge of Sutton-in-Ashfield, Brierley View finds a delightful balance between market town charm and countryside peace.

Immediately north of the development is Brierley Forest Park, 78 hectares of woodland, meadows, rivers and lakes that provide a habitat for countless species of local wildlife. With a network of footpaths, cycling trails and bridleways to explore, this valuable reserve is the perfect opportunity to reconnect with nature.

Additionally, keen golfers can make the most of the 18-hole Brierley Forest Golf Club, which is a fantastic amenity to have just around the corner.

Continuing north, you are greeted by miles of uninterrupted Nottinghamshire countryside criss-crossed with countless footpaths. This continues all the way up to and beyond the spectacular Hardwick Hall estate, which sits on the Derbyshire border and makes a wonderful day out for all the family.

In contrast to the rural landscape to the north, a short trip south-east will take you to the bustling town of Sutton-in-Ashfield. Here, you can find

high-street retailers at Idlewells Shopping Centre and countless treasures at the weekly local market.

Additionally, nearby Lammas Leisure Centre puts a swimming pool, gym and ice-skating rink just four minutes away by bike. Brierley View also benefits from a broad selection of schools nearby. St Mary Magdalene Primary School is a six-minute walk away and there are a number of other primary and secondary options all within a five-minute drive.

Moving further afield, strong road links allow easy access to the neighbouring town of Mansfield in 15 minutes, where you can find a wider range of shopping and entertainment. Additionally, a short drive east along the A38 will take you to the McArthur Glen Designer Outlet. The same road links up with the M1 for an easy route to Nottingham, Sheffield and beyond as well as opens a gateway to Birmingham Airport via the M42. Alternatively, regular trains to Mansfield, Worksop and Nottingham run from nearby Sutton Parkway Station.





Development Plan



2 Bedroom Homes

The Poppy
Plots 179, 180, 189, 190, 191, 192, 204, 205, 207, 208, 222, 223, 233 & 234

3 Bedroom Homes

The Evelyn
Plots 169, 170, 171, 172, 173, 174, 185, 186, 187, 188, 194, 195, 196, 197, 198, 199, 215, 216, 225, 226, 227, 228, 229, 230, 280, 281, 282 & 283

The Begonia
Plots 175, 176, 183, 184, 221, 240 & 275

The Betony
Plots 177, 178, 181, 182, 236, 237, 278, 279, 284, 285, 294 & 295

The Daisy
Plots 193, 200, 202, 203 & 224

The Orchid
Plots 201, 206, 217, 232, 286, 287, 293 & 296

The Foxglove
Plot 213

Key to plan

- s/s Sub station
- v Visitor parking
- bcp Bin collection point
- Sales Centre and showhomes

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.

4 Bedroom Homes

The Lisianthus
Plots 209, 214, 219, 235, 238, 277, 290 & 300

The Ophelia
Plots 210, 211, 212, 218, 220, 231, 239, 276, 288, 289, 291, 292, 297, 298 & 299



The Poppy

2 BEDROOM HOME

Ashberry
Homes

The Poppy

2 BEDROOM HOME



Ground Floor

Kitchen	1.67m x 3.43m	5'6" x 11'3"
Living/Dining Room	3.82m x 4.14m (max)	12'7" x 13'7" (max)
Cloakroom	0.93m x 1.69m	3'1" x 5'7"



First Floor

Bedroom 1	3.82m x 2.86m	12'7" x 9'5"
Bedroom 2	3.82m x 2.73m (max)	12'7" x 9'0" (max)
Bathroom	1.70m x 1.88m	5'7" x 6'2"

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. BL/CB/500/S00/S/01/N.



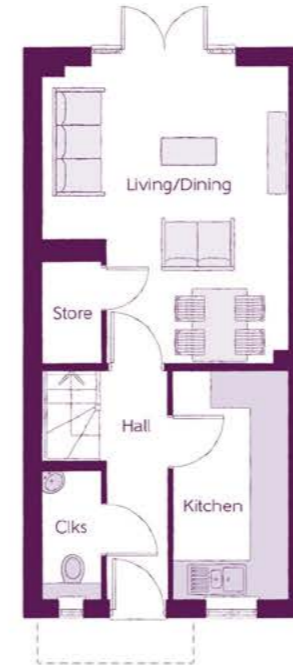
The Evelyn

3 BEDROOM HOME



The Evelyn

3 BEDROOM HOME



Ground Floor

Kitchen	1.89m x 3.72m	6'2" x 12'2"
Living/Dining	3.97m x 4.92m (max) (max)	13'0" x 16'2" (max) (max)
Cloakroom	0.95m x 2.10m	3'1" x 6'11"



First Floor

Bedroom 2	3.99m x 3.16m	13'1" x 10'4"
Bedroom 3	3.99m x 2.16m	13'1" x 7'1"
Bathroom	1.90m x 2.14m	6'3" x 7'0"



Second Floor

Bedroom 1	2.90m x 4.10m (max) (max)	9'6" x 13'5" (max) (max)
Dressing	1.85m x 3.08m	6'1" x 10'1"
Bedroom 1 En Suite	2.05m x 2.07m	6'9" x 6'10"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) RW - Roof Window ---- - Reduced Head Height

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The Begonia

3 BEDROOM HOME

Ashberry
Homes

The Begonia

3 BEDROOM HOME



Ground Floor

Kitchen/Dining/Family	6.42m x 3.50m (max)	21'1" x 11'6" (max)
Living Room	3.16m x 4.45m	10'4" x 14'7"
Cloakroom	2.05m x 1.15m	6'9" x 3'9"
Garage	3.11m x 6.09m (max)	10'2" x 20'0" (max)



First Floor

Bedroom 1	4.08m x 4.22m (max)	13'5" x 13'10" (max)
Bedroom 1 En Suite	2.25m x 2.09m (max)	7'4" x 6'10" (max)
Bedroom 2	3.03m x 3.54m	9'11" x 11'7"
Bedroom 3	3.30m x 2.91m	10'10" x 9'7"
Bathroom	2.20m x 2.04m	7'3" x 6'8"

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The Betony

3 BEDROOM HOME



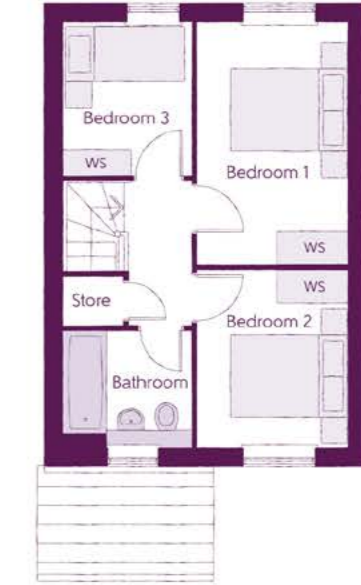
The Betony

3 BEDROOM HOME



Ground Floor

Kitchen/Dining	4.67m x 2.51m	15'4" x 8'3"
Living Room	3.61m x 4.38m (max)	11'10" x 14'5" (max)
Cloakroom	0.98m x 1.84m	3'3" x 6'0"



First Floor

Bedroom 1	2.48m x 3.99m	8'1" x 13'1"
Bedroom 2	2.48m x 2.91m	8'1" x 9'6"
Bedroom 3	2.10m x 2.51m	6'11" x 8'3"
Bathroom	2.10m x 1.90m	6'11" x 6'3"

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The Daisy

3 BEDROOM HOME

Ashberry
Homes

The Daisy

3 BEDROOM HOME



Ground Floor

Kitchen/Dining	2.77m x 5.64m	9'1" x 18'6"
Living Room	3.01m x 5.64m	9'10" x 18'6"
Utility	1.98m x 1.32m	6'6" x 4'4"
Cloakroom	0.95m x 1.50m	3'1" x 4'11"



First Floor

Bedroom 1	2.77m x 4.07m	9'1" x 13'4"
Bedroom 1 En Suite	2.77m x 1.47m	9'1" x 4'10"
Bedroom 2	2.78m x 3.07m	9'2" x 10'1"
Bedroom 3	3.03m x 2.48m	9'11" x 8'1"
Bathroom	2.26m x 1.92m	7'5" x 6'3"

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The Orchid

3 BEDROOM HOME



The Orchid

3 BEDROOM HOME



Ground Floor

Kitchen/Dining	5.46m x 3.39m	17'11" x 11'1"
Living Room	3.22m x 5.34m (inc. bay)	10'7" x 17'6" (inc. bay)
Cloakroom	0.94m x 1.90m	3'1" x 6'3"



First Floor

Bedroom 1	3.40m x 3.01m	11'2" x 9'10"
Bedroom 1 En Suite	2.44m x 1.20m	8'0" x 3'11"
Bedroom 2	3.40m x 3.49m (max)	11'2" x 11'6" (max)
Bedroom 3	3.04m x 2.47m	10'0" x 8'1"
Bathroom	1.96m x 1.95m	6'5" x 6'5"

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The Ophelia

4 BEDROOM HOME

Ashberry
Homes

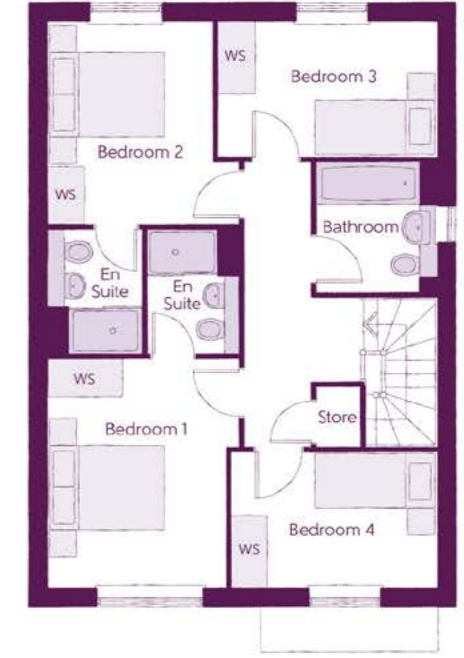
The Ophelia

4 BEDROOM HOME



Ground Floor

Kitchen/Dining	6.42m x 4.42m (max) (max)	21'1" x 14'6" (max) (max)
Living Room	3.40m x 4.77m	11'2" x 15'8"
Utility	1.78m x 1.66m	5'10" x 5'5"
Cloakroom	1.46m x 2.22m	4'9" x 7'3"



First Floor

Bedroom 1	3.18m x 3.77m (max)	10'5" x 12'5" (max)
Bedroom 1 En Suite	1.55m x 2.05m	5'1" x 6'9"
Bedroom 2	2.73m x 3.34m	9'0" x 11'0"
Bedroom 2 En Suite	1.54m x 2.05m	5'1" x 6'9"
Bedroom 3	3.60m x 2.25m	11'10" x 7'4"
Bedroom 4	3.37m x 2.22m	11'1" x 7'3"
Bathroom	1.98m x 2.15m	6'6" x 7'1"

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The Foxglove

3 BEDROOM HOME



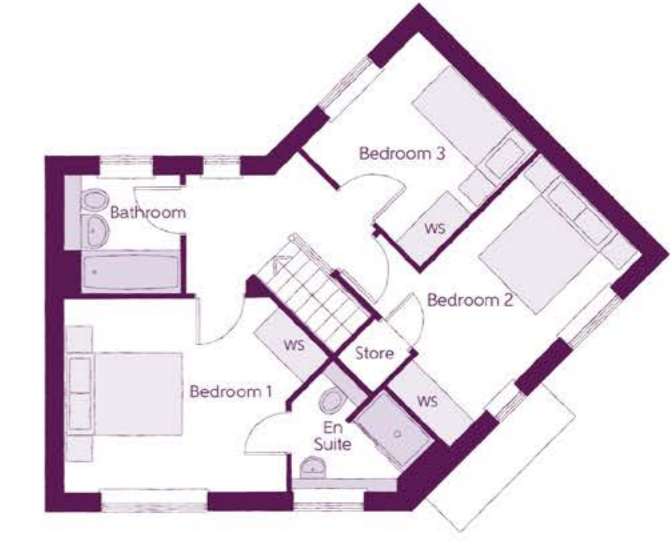
The Foxglove

3 BEDROOM HOME



Ground Floor

Kitchen/Dining	3.76m x 5.18m (max)	12'4" x 17'0" (max)
Living Room	3.00m x 5.19m	9'10" x 17'0"
Cloakroom	1.52m x 1.46m (max) (max)	5'0" x 4'10" (max) (max)



First Floor

Bedroom 1	4.36m x 3.18m (max)	14'4" x 10'5" (max)
Bedroom 1 En Suite	2.4m x 2.09m (max) (max)	7'10" x 6'10" (max) (max)
Bedroom 2	4.50m x 3.29m (max) (max)	14'9" x 10'9" (max) (max)
Bedroom 3	2.72m x 2.76m	8'11" x 9'1"
Bathroom	1.92m x 1.91m	6'3" x 6'3"

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The Lisianthus

4 BEDROOM HOME

Ashberry
Homes

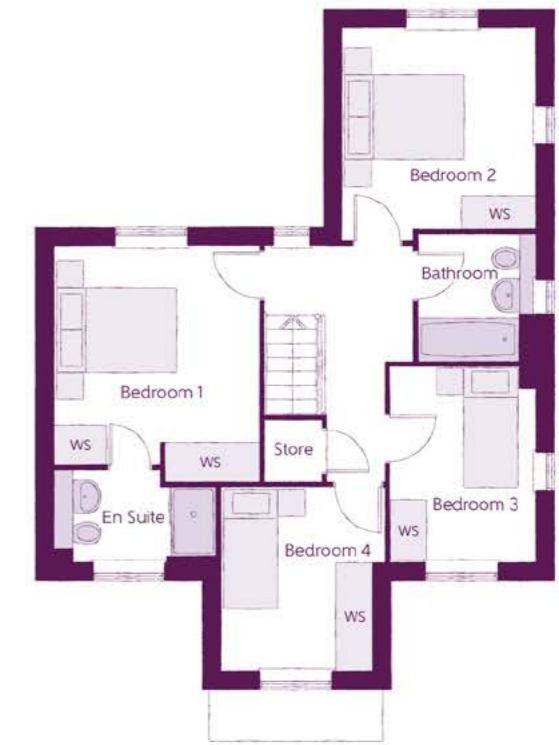
The Lisianthus

4 BEDROOM HOME



Ground Floor

Kitchen/Family	4.44m x 5.87m (max)	14'7" x 19'3" (max)
Living Room	3.30m x 5.19m (max)	10'10" x 17'0" (max)
Dining Room	2.26m x 2.82m (max)	7'5" x 9'3" (max)
Cloakroom	1.07m x 1.85m	3'6" x 6'1"



First Floor

Bedroom 1	3.35m x 3.89m (max)	11'0" x 12'9" (max)
Bedroom 1 En Suite	1.94m x 1.28m	6'4" x 4'2"
Bedroom 2	3.16m x 3.51m	10'4" x 11'6"
Bedroom 3	2.39m x 3.20m (max)	7'10" x 10'6" (max)
Bedroom 4	2.70m x 3.00m	8'10" x 9'10"
Bathroom	1.93m x 2.10m	6'4" x 6'11"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) ---- - Reduced Head Height

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Specification

		2 Bedroom	3 Bedroom	4 Bedroom
ENTRANCE				
Entrance Doors:	GRP Insulated Door			
Loft Hatch:	Loft Hatch - Hinged Drop Down			
Ceilings:	Crown White Matt Emulsion			
Walls:	Crown White Matt Emulsion			
Floors:	Concrete Ground Floor / Chipboard First Floor			
Window Cills:	White Gloss MDF			
Stairs:	Timber Stair - White Gloss MDF Strings			
Balusters:	White Gloss Stop Chamfered Balusters			
Newel Posts:	White Gloss Stop Chamfered Newels			
Newel Caps:	White Gloss Flat Top Newel Caps			
Handrail:	White Gloss Heavy Duty Handrail			
Skirting:	White Gloss 94x14 MDF Grooved & Chamfered			
Architrave:	White Gloss 69x18 MDF Grooved & Chamfered			
Internal Doors:	White Pre Finished Vertical Panel Internal Doors			
Ironmongery:	Chrome SR100 Door Furniture			
KITCHEN				
Kitchen Tap:	Leisure Chrome Aquapace Tap			
Hob/Splashback:	Stainless Steel Splashback			
Utility Tap:	Leisure Chrome Aquapace Tap			
Frontals:	Bellway Band B options			
Frontals:	Bellway Band C options			
Carcass:	Premium Grade 18mm thk. Colour Matched Carcass			
Units:	Frontal Matching Table Ends			
Units:	Unit Framing			
Worktops:	40mm Square Edge Worktops with upstand			
Kitchen Sink:	Leisure Eaton Single Bowl SS Sink			
Kitchen Sink:	Leisure Atlanta Bowl & Half SS Sink			
Kitchen Sink:	Leisure Eaton Bowl & Half SS Sink			
Kitchen Sink:	Leisure Atlanta Single Bowl SS Sink			
Utility Sink:	Leisure Eaton Single Bowl SS Sink			
Appliances Oven:	Electrolux Single Oven KOF6408X			
Appliances Oven:	Electrolux Single Oven KOF6407X			
Appliances Hob:	Electrolux 4 Burner Gas Hob KGS64045X			
Appliances Hob:	Electrolux 4 Burner Gas Hob KGS6424X			
Appliances Extractor:	Cooker Hood Extractor LFC316X (recirculating)			
Appliances Microwave:	Electrolux Combination Microwave KVLFE46TX			
Appliances Fridge Freezer:	Fridge Freezer Space Only			
Appliances Fridge Freezer:	Electrolux 70/30 Fridge Freezer LNS5LE18S			
Appliance Dishwasher:	Removeable Unit (inc Feed & Waste)			
Appliance Dishwasher:	Electrolux Dishwasher KEAF7200L			
Appliance Washing Machine:	Washing Machine Space Only (inc Feed & Waste)			
WET ROOMS				
Cloaks - WC:	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate			
Cloaks - Basin:	Roca Wash Hand Basin			
Cloaks - Brassware:	Bristan PISA Small Basin Chrome Mixer Tap			
Cloaks - Tiling:	Band 2 Tiling to WC Bowing, Splashback Tiling to WHB, Flat Edge White Trim			
Cloaks - Tiling:	Band 3 Tiling to WC Bowing, Splashback Tiling to WHB, Flat Edge Chrome Trim			
Bathroom - WC:	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate			
Bathroom - Basin:	Roca DEBBA 500 WHB with Full Pedestal			
Bathroom - Basin:	Roca DEBBA 550 WHB with Semi Pedestal			
Bathroom - Bath:	Roca OSLO Acrylic Bath & Rigid Bath Panel			
Bathroom - Brassware:	Bristan PISA Chrome Bath & Basin Mixer Taps			
Bathroom - Brassware:	Bristan SAIL Chrome Bath & Basin Mixer Taps			
Bathroom - Shower Tray:	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure			
Bathroom - Shower:	Mira MINIMAL Single Thermostatic Shower			
Bathroom - Tiling:	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim			
Bathroom - Tiling:	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim			
En-Suite - WC:	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate			
En-Suite - Basin:	Roca DEBBA 450 WHB with Full Pedestal			
En-Suite - Basin:	Roca DEBBA 550 WHB with Semi Pedestal			
En-Suite - Brassware:	Bristan PISA Chrome Bath & Basin Mixer Taps			
En-Suite - Brassware:	Bristan SAIL Chrome Bath & Basin Mixer Taps			
En-Suite - Shower Tray:	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure			
En-Suite - Shower:	Mira MINIMAL Single Thermostatic Shower			
En-Suite - Tiling:	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim			
En-Suite - Tiling:	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim			

		2 Bedroom	3 Bedroom	4 Bedroom
MECHANICAL				
Waste Water Heat Recovery:	Waste Water Heat Recovery System			
Boiler:	Ideal LOGIC Combination Boiler (Cb)			
Boiler:	Ideal LOGIC Boiler & ThermoQ Evocyl HW Cylinder (HOB)			
Controls:	Honeywell TR6 Dual Zone Smart Thermostat			
Radiators:	Stelrad Compact Steel Panel Radiators with Grilles			
Towel Warmers:	Flat Chrome to Bathroom			
Ventilators:	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV			
ELECTRICS				
Safety - Heat:	Heat Detector DET			
PV Generation Optimiser:	Marlec Solar iBoost			
Safety - Fire:	Optical Smoke Detectors LDZ D2 DET			
Safety - Carbon:	Fireblitz FHCO-BH Carbon Monoxide Detector			
Consumer Unit:	Wylex Consumer Unit			
Sockets & Switches:	Electricum CASA White Fittings			
Lighting:	Pendant Fitting to Habitable Rooms			
Lighting - Kitchen:	White Recessed Spot Lights			
Lighting - Bathroom & En-Suites:	White Recessed Spot Lights			
Lighting - External:	External Light Clifton Brushed Steel Up/Down (Front & Rear)			
Communications - TV:	TV Point to Living Room & Bedroom 1			
Communications - Data:	Cat 6 Network Point to Living Room & Study			
Broadband:	Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic)			
EXTERNALS & MISC				
Garages Electric:	Light & Power Point to incurtilage Garages			
Ecological:	Hedgehog Highway fencing adaption			
Build Method:	Masonry			
Maintenance:	External Tap			
Number Plaque:	Artisan Number Plaque			
Footpath & Patio:	Grey PCC Flags 450x450x32's			
Garages:	Steel Panel Up & Over Canopy Garage Door			
Drives:	Bitmac Black			
Landscaping - Front:	Medallion Turf & Landscape Planting			
Landscaping - Rear:	Rotovated Topsoil			
Renewables:	Photovoltaic Array			
EV Charging Terminal:	Universal Socket 7kW			

▼ where layout allows
 † fire rated as necessary
 ⚡ soft close mechanism to doors & drawers
 ▲ at build stage
 † inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY
 ▼ house type dependent - false with sales executive
 ^ semi recessed basin if AD M401 applicable
 † flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler
 * over bath ONLY incorporating MIRA bath screen 1.1853.004 where no shower elsewhere in dwelling
 * where provision of shower tray allows
 † full height to shower enclosure
 X full height around bath where shower provided as standard
 * house type dependent on particular 4 bed house types - false with Sales Advisor
 X consult with sales executive for specific development details
 * plot specific, refer site layout
 † plot dependent
 ◆ refer site landscape layout
 ■ refer site layout
 ⚡ electrical infrastructure upgrade maybe required
 ▶ kitchen only



Information correct at time of going to print. In the event of product discontinuation or issues with stock availability Bellway will always fit a suitable alternative.

10 year **NHBC** warranty

It's the start of something new

Welcome to Ashberry Homes, a developer of homes built to exceptional standards in carefully chosen locations, where we place 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 team of skilled craftsmen work to the highest of standards, making sure that your needs 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 into every Ashberry home - helping to preserve precious natural resources and ensuring lower energy running costs for you.



“ The staff at Ashberry Homes have been so helpful throughout my journey. Moving home can be a stressful time, and they really helped to keep me informed. They are exceptional.

Jonathan
Cherry Fields



“ I would recommend buying with Ashberry Homes, as they went above and beyond to ensure the quality of build and service beat our expectations.

Matt and Katya
The Limes

From the moment you visit our sales centre to the second you step into your new Ashberry home, we will be there to offer our guidance and expertise.

Our friendly and professional team will help ensure that your home-buying journey is as straightforward as possible, supporting you through each decision you make. Plus, once you move in, we will still be there if you need us, providing a comprehensive programme of aftercare that 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





Here for you at every step

At Ashberry Homes, we know that buying and selling a home is a time when you need support and guidance, which is why we're here to help.

We strive to give all our customers an enjoyable home-buying experience and help make your dream home a reality by being here for you 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 available on moving day to welcome you into your new home, helping to ensure your move goes smoothly. We don't just stop when you have the keys either. Should you need us, our customer care team will be on hand to help with any queries, no matter how small.



Love your home, not somebody else's

All of our homes are equipped with superior fixtures and fittings, which perfectly complements our focus on design and attention to detail.

Expertly crafted using state-of-the-art materials, your brand new home is finished to a high standard so you can start enjoying it the moment you get your keys.



“ We would recommend Ashberry Homes to others as they build a strong standard of homes. The aftercare was very good to make sure we had settled in.

Amber and Darren
Elizabeth Gardens

It's the little things that make a house your home

Our Personal Touch selection of optional finishes and fittings puts all the decisions in your hands.

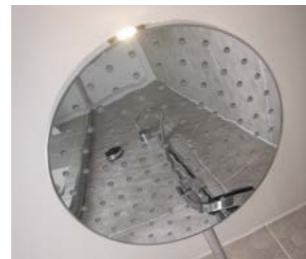
From upgrading our standard fittings to adding additional items, you can make your new home as individual as you are.

Most importantly, we will ensure that your chosen features are expertly fitted and finished, ready for your move-in day.

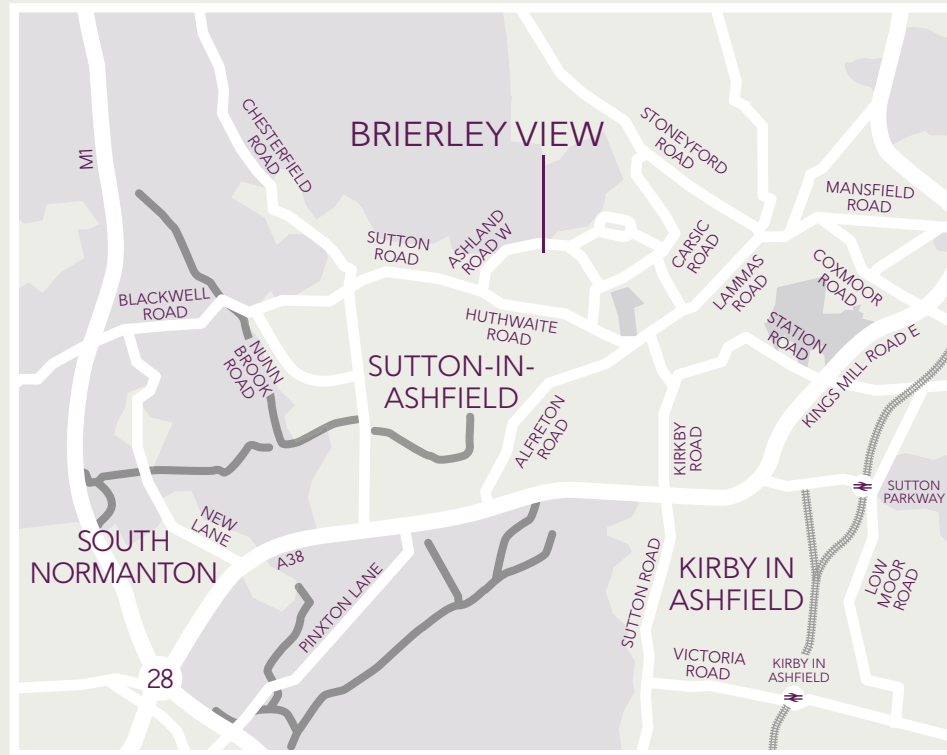


“ We fell in love with our home the moment we saw it. It was our dream home, right down to the white picket fence outside our front garden.

Wyon and Tasnova
Victoria Gardens



How to find us



Ashberry Homes abides by the New Homes Quality Code (NHQC), an independent industry code established to champion quality new homes and deliver better outcomes for customers.

