



HighFields

2, 3 and 4 bedroom homes
in a wonderful setting

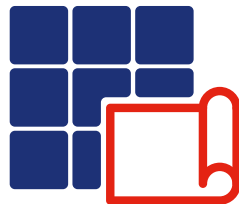
HighFields, Clowne, Derbyshire S43 4DQ

A quick guide to our standard features and fittings.

Ben Bailey Homes include a whole range of fabulous fixtures and fittings which are all included in the price of your HighFields home.



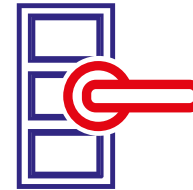
CONTEMPORARY
QUALITY FITTED KITCHEN



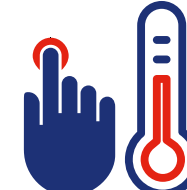
TILED AND CARPETED
FLOORING THROUGHOUT



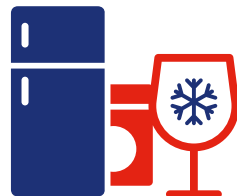
FITTED WARDROBE
IN THE MASTER BEDROOM



INTERNAL DOOR AND
HANDLE CHOICE



HEATMISER TOUCH SCREEN
APP-CONTROLLED THERMOSTAT



INTEGRATED APPLIANCES
INCLUDING WINE FRIDGE*



TURFED AND
FENCED GARDENS



PRIVATE OFF ROAD
PARKING



PRIVATE
GARAGE



HighFields

A development of beautifully designed homes in the pretty setting of Clowne.

With a choice of 2, 3 and 4 bedroom homes, in a well planned variety of styles and layouts, there's sure to be one that's perfect for you.

Ben Bailey have been building new homes in Yorkshire and the North Midlands since 1937 and HighFields is a perfect example of the craftsmanship and quality for which this long standing, family owned business is renowned. What's more, each new home features, as standard, a fantastic range of fixtures and fittings, the likes of which are seldom included in comparable new developments.



A load off your mind...

Ben Bailey Homes wants to make the whole process of moving into one of our homes as stress free and affordable as possible, and thanks to our fantastic new range of standard features, fixtures and fittings, it's now easier than ever.

In addition, Ben Bailey Homes is registered to offer the Help to Buy Scheme and our Guaranteed Valuation Scheme could make the process of selling your existing home so much easier.



Help to Buy.

Help to Buy is equity loan assistance to home buyers from the Homes and Communities Agency (HCA)

Help to Buy makes new build homes available to all home buyers (not just first time buyers) who wish to buy a new home. Up to a maximum of 20% of the purchase price is available to the buyer through an equity loan funded by the Government through the HCA.

Disclaimer:

Your home may be repossessed if you do not keep up repayments on a mortgage or any other debt secured on it. Check that these mortgages will meet your needs if you want to move or sell your home, or you want your family to inherit it. If you are in any doubt, seek independent advice.



LABC Warranty

LABC Warranty provides structural warranties to protect you, the homeowner. Having arranged warranties since 2007, LABC has become the warranty provider of choice for some of the country's leading developers.



Guaranteed
Valuation
Scheme

We can help to sell your existing home...

Ben Bailey Homes offer a scheme called the Guaranteed Valuation Scheme. It's very straight forward and is designed to help find a buyer for your existing home and enable a quick, hassle-free move to a new, superb Ben Bailey home.

Here's how it works:



We will arrange for a valuation on your existing home via an independent local estate agent. The valuation figure is based on achieving an acceptable offer for your home within the 8 week reservation period.



Our Sales Executive will discuss the agreed figure with you and if you are happy to market your existing home at the agreed price, you can reserve the Ben Bailey home of your choice and we will place your existing property on the open market. Ben Bailey will pay your estate agents fees and the cost of advertising your existing home to a maximum of £1000.



You can now relax knowing that if you receive an acceptable offer on your property (agreed with Ben Bailey) which is lower than the guaranteed valuation, Ben Bailey will make up the difference.

example

We agree that the **guaranteed valuation** of your property is, let's say, **£140,000** and you receive an offer on your existing home of **£135,000**. You can accept the offer of £135,000 in the knowledge that **Ben Bailey will make up the difference by £5,000**. If, of course, you receive an offer higher than the **guaranteed valuation** figure you will receive the full amount.

To find out more about this scheme please contact one of the HighFields Sales Executives about the home you are interested in and they'll take you through it, with absolutely no obligation.



- 2 MILES TO JUNC 30 M1
- 8 MILES TO WORKSOP
- 9 MILES TO CHESTERFIELD
- 14 MILES TO SHEFFIELD
- 30 MILES TO NOTTINGHAM
- 3.5 MILES TO CRESWELL STATION
(EAST MIDLANDS TRAINS)

Schools in the area

For its size, Clowne is served by good selection of schools - from nursery and infants, all the way up to high school - with a well regarded sixth form college just a few miles away.

It's called having it all.

HighFields is such a great location. Close enough to the motorways, towns and cities for easy commuting, schools and shops, whilst at the same time tucked away on the doorstep to some of Derbyshire and Nottinghamshire's best countryside.

Entertaining

With Worksop, Chesterfield and Sheffield within such easy reach, the possibilities for keeping yourselves and your family entertained are filled with potential. Everything from cosy local pubs, to restaurants, clubs, world class live music venues and one of the North's largest shopping centre destinations, are all within your reach at HighFields. And if sport is (also) your thing, then you'll be in prime position to take full advantage of some great facilities in the surrounding areas.

Nature

The village of Clowne is located on the edge of countryside, so within minutes you can be surrounded by nature, stunning parks and forests, lakes, nature reserves and more walk, cycle and horse riding trails than almost anywhere else for miles around. The National Trust's Clumber Park is a mere 11 miles away and National Nature reserve of Sherwood Forest a further 4 miles drive.

Main image above: National Trust Clumber Park



HighFields

Site Plan



Plots
2 & 3

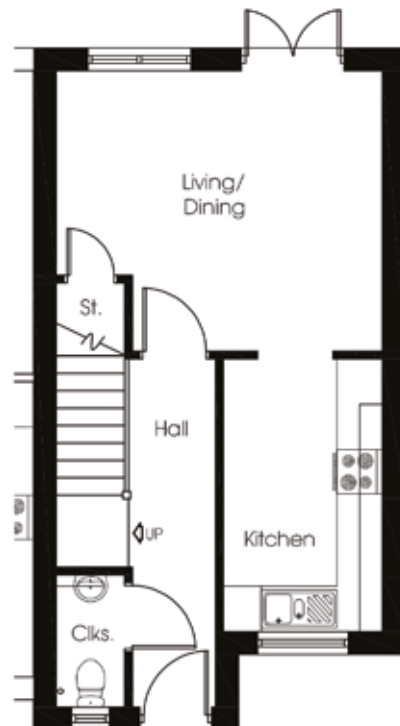
Hertford

2 Bedroom home with private, off road parking.

Included as standard



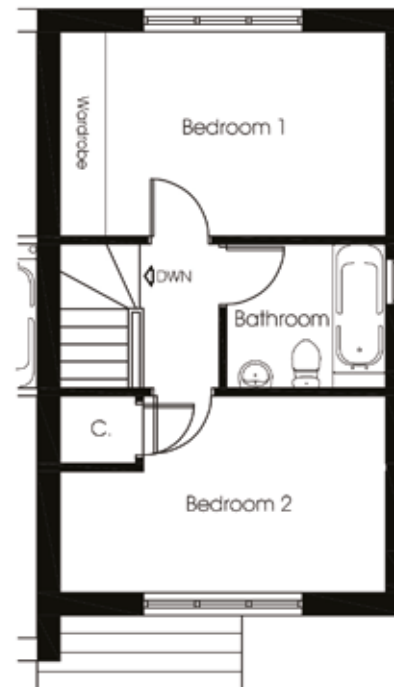
See pages 30 & 31
for full specification
and optional extras



Ground Floor:

Measurements in metres

Kitchen	3.6 x 2.5
Living/dining	4.4 x 3.6
Hall	1.3 x 3.6 (max)



First Floor:

Measurements in metres

Bathroom	1.9 x 4.4
Bedroom 1	4.4 x 2.6
Bedroom 2	4.4 x 2.6 (max)

Hertford



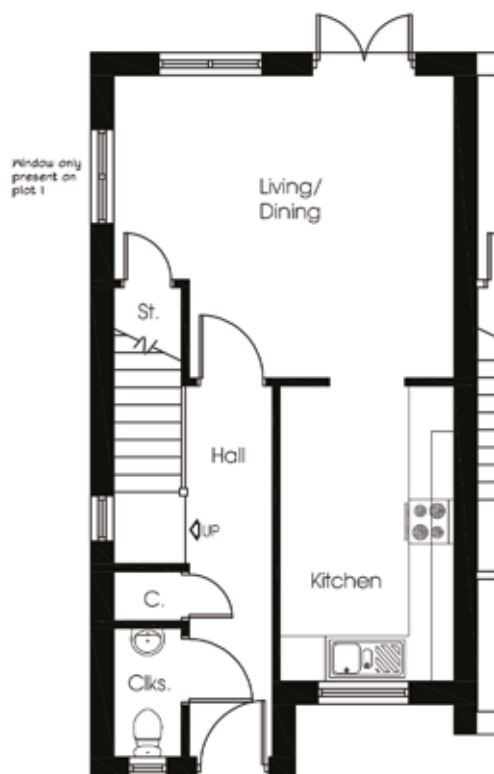
Plots
1 & 4

Harrington 3 Bedroom home with private, off road parking.

Included as standard



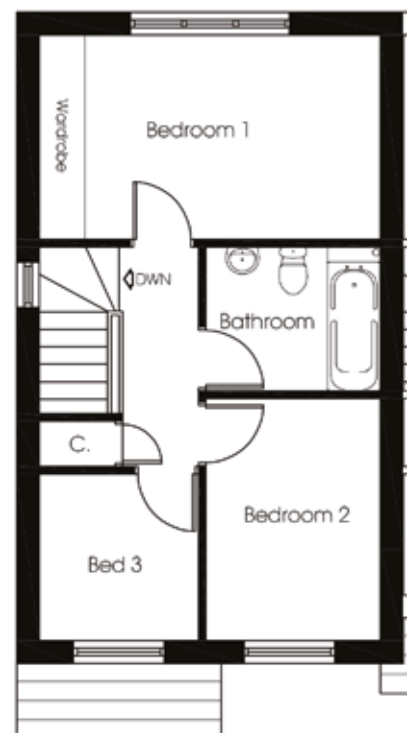
See pages 30 & 31
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and optional extras



Ground Floor:

Measurements in metres

Kitchen	3.9 x 2.2
Living/dining	4.0 x 4.4
Hall	1.3 x 3.6



First Floor:

Measurements in metres

Bathroom	1.9 x 2.3
Bedroom 1	4.4 x 2.6
Bedroom 2	3.3 x 2.3
Bedroom 3	2.3 x 2.1

Harrington



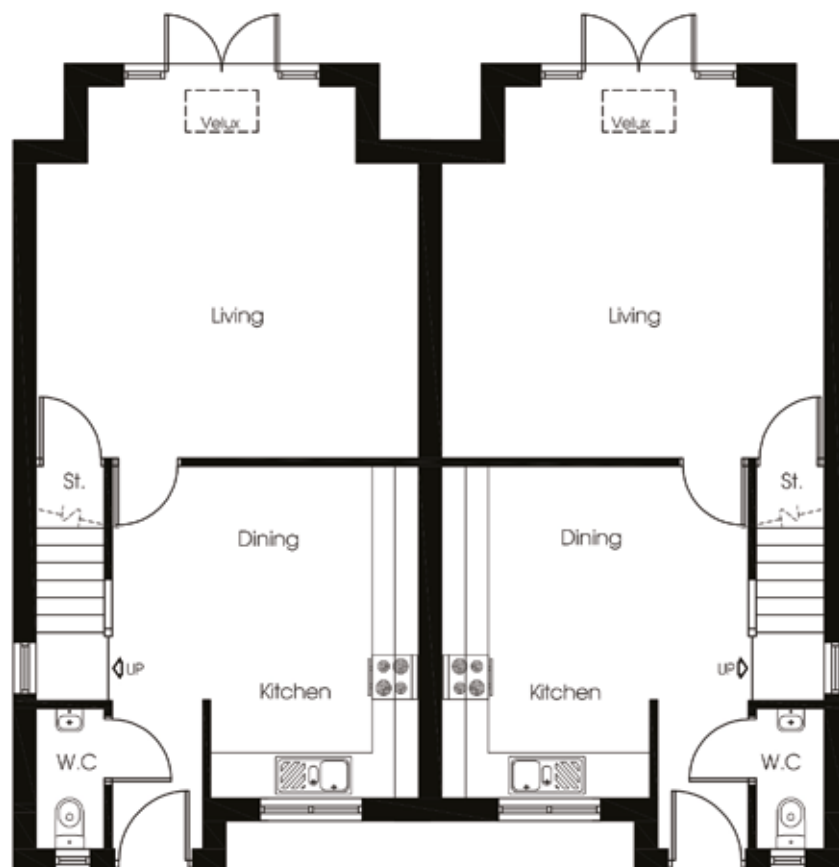
Plots
17, 18, 23,
24, 30, 31,
33 & 34

Denby 3 Bedroom home with private, off road parking.

Included as standard

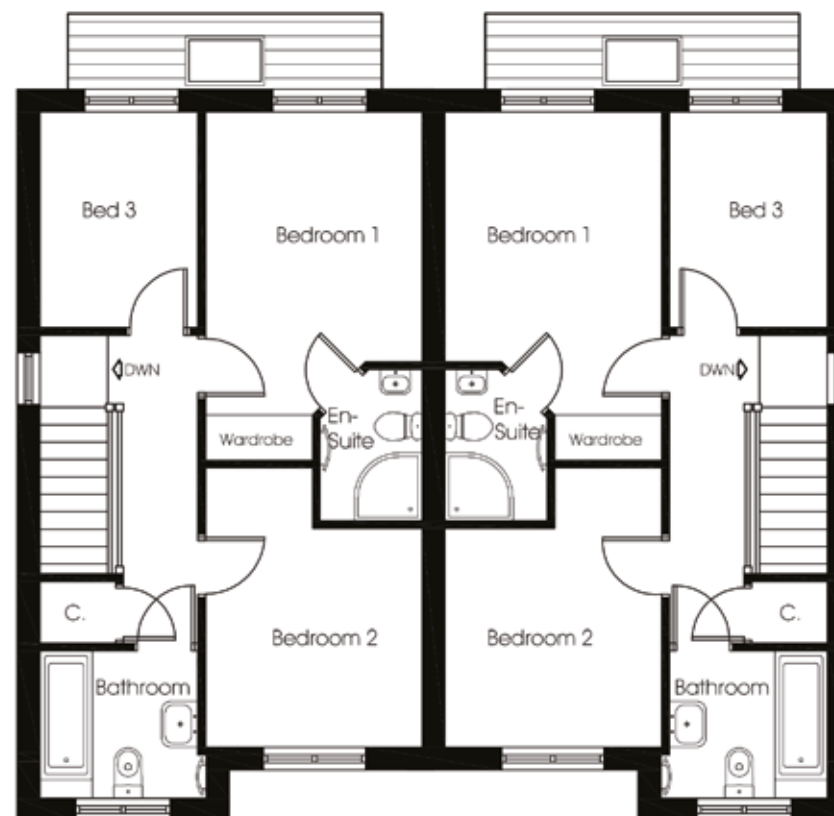


See pages 30 & 31
for full specification
and optional extras



Ground Floor:
Measurements in metres

Kitchen/dining	4.3 x 4.0
Living/dining	5.0 x 4.9
W.C.	1.8 x 0.9



First Floor:
Measurements in metres

Bathroom	1.9 x 2.0
Bedroom 1	3.3 x 2.8
En-suite	2.2 x 1.3
Bedroom 2	2.8 x 3.6 (max)
Bedroom 3	2.8 x 2.1

Please note: Plots 33 & 34 have alternative living room layout.
Please see sales executive for details.

Denby



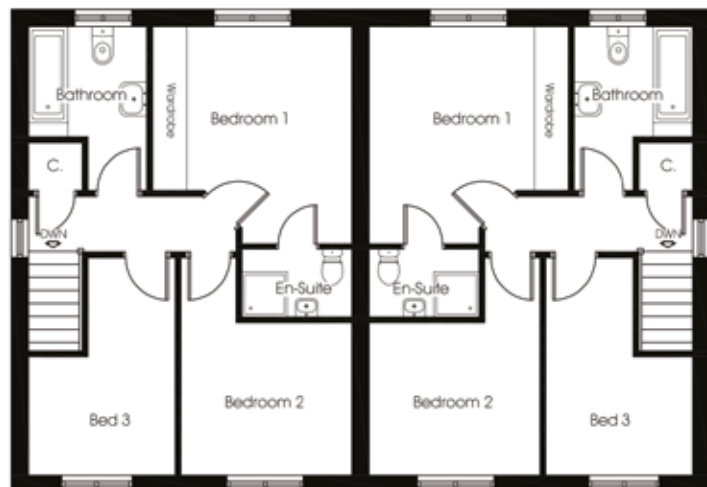
Plots
8, 9, 15, 16,
19, 20, 21,
22, 28, 29,
35 & 36

Edendale 3 Bedroom home with private, off road parking.

Included as standard



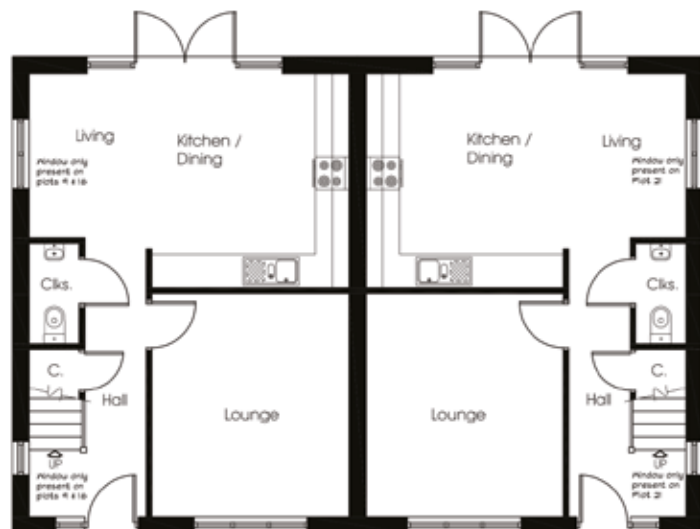
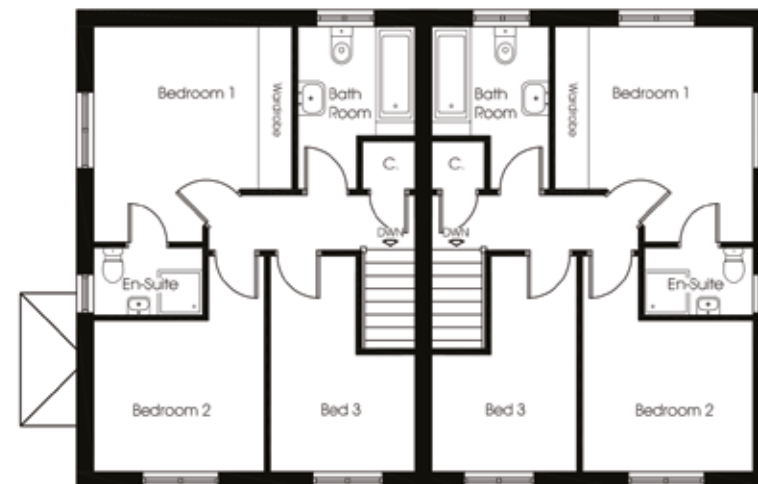
See pages 30 & 31
for full specification
and optional extras



First Floor:

Measurements in metres

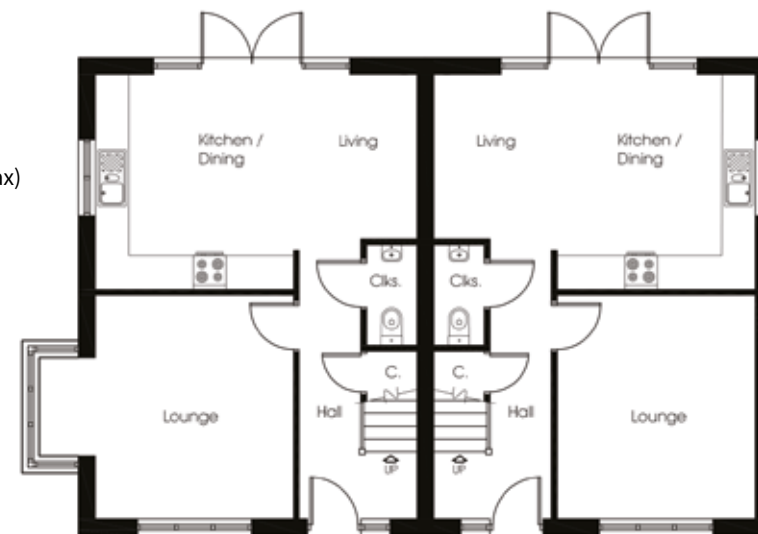
Bathroom	2.1 x 1.9
Bedroom 1	3.8 (max) x 2.9
En-suite	2.0 x 1.1
Bedroom 2	3.8 (max) x 3.0
Bedroom 3	3.8 (max) x 2.1



Ground Floor:

Measurements in metres

Kitchen/living/dining	5.7 x 3.8
Hall	2.9 x 2.1 (max)
Lounge	4.0 x 3.5
(Lounge Plots 28/29)	4.0 x 4.5
Cloaks	1.8 x 0.9



Plots
28 & 29

Edendale



Plots
25 & 32

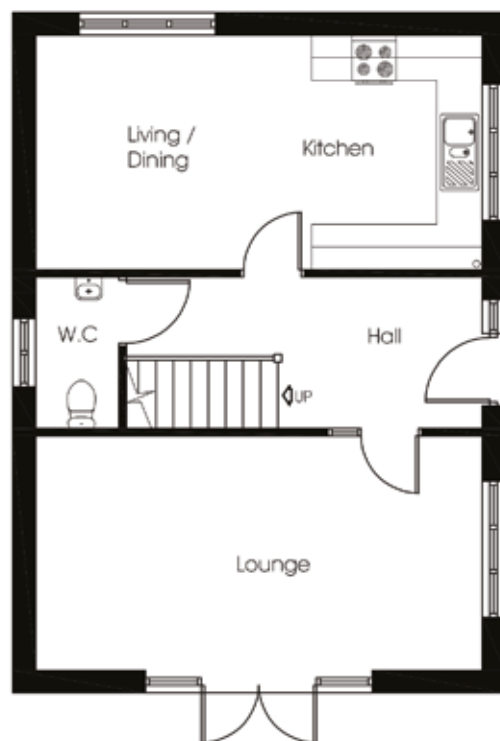
Farndale

3 Bedroom detached home with private, off road parking.

Included as standard

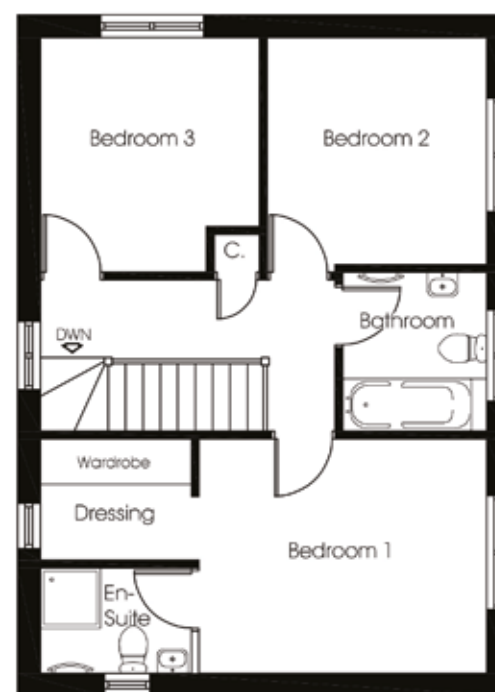


See pages 30 & 31
for full specification
and optional extras



Ground Floor:
Measurements in metres

Kitchen/living/dining	5.9 x 3.1 (max)
Hall	4.8 (max) x 2.00
Lounge	5.9 x 3.1



First Floor:
Measurements in metres

Bathroom	2.1 x 2.0
Bedroom 1	4.5 x 3.1
Walk-in-wardrobe	2.0 x 1.6
En-suite	2.0 x 1.4
Bedroom 2	3.0 x 2.9
Bedroom 3	3.1 x 1.1 (max)

Farndale



Plots
5, 6, 12a,
14 & 37

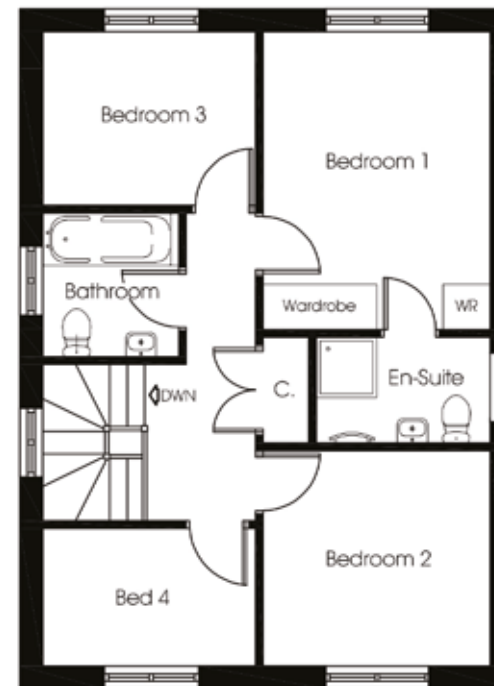
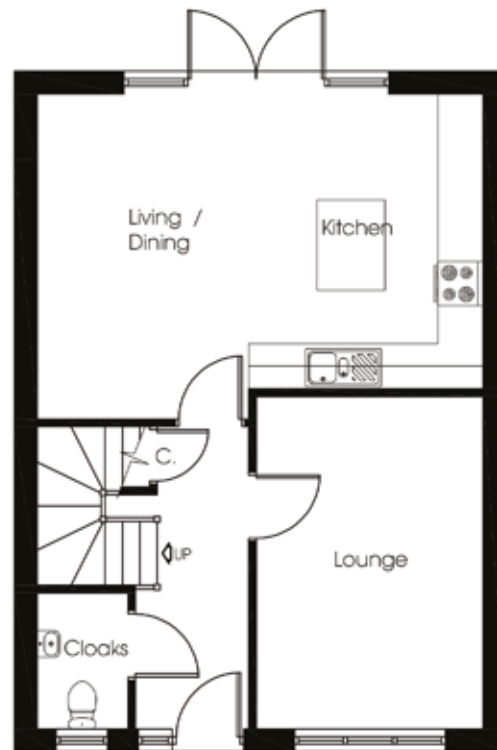
Farringdon

4 Bedroom detached home with garage

Included as standard



See pages 30 & 31
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and optional extras



Ground Floor:	Kitchen/living/dining	4.3 x 5.9 (max)
Measurements in metres	Hall	1.5 x 4.2
	Lounge	4.4 x 3.0
	Cloaks	1.8 x 1.2

First Floor:	Bathroom	1.9 x 1.8
Measurements in metres	Bedroom 1	3.9 x 3.0
	En-suite	2.3 x 1.4
	Bedroom 2	3.0 x 2.8
	Bedroom 3	2.8 x 2.3
	Bedroom 4	2.8 x 1.8

Farringdon



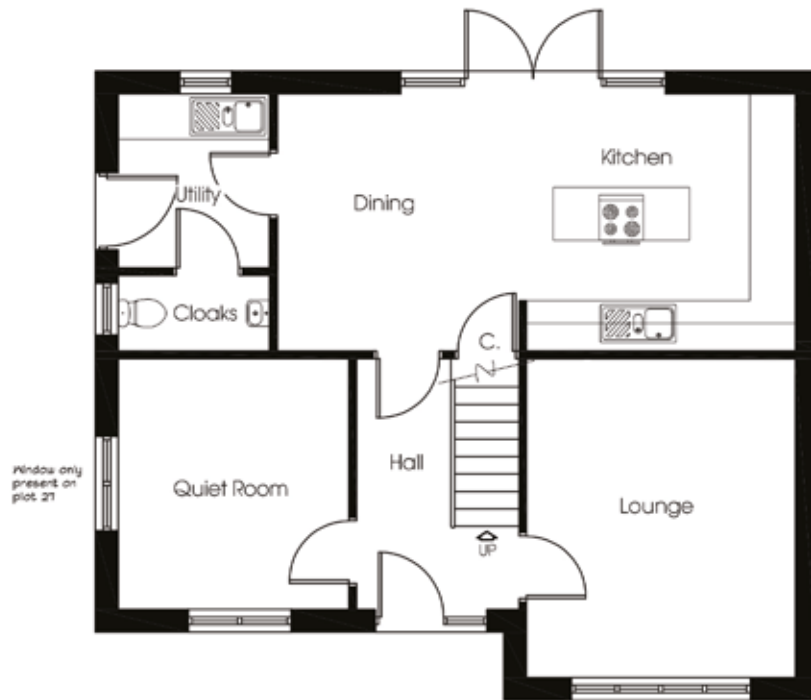
Plots
7, 11, 27 & 39

Brackendale 4 Bedroom detached home with garage.

Included as standard



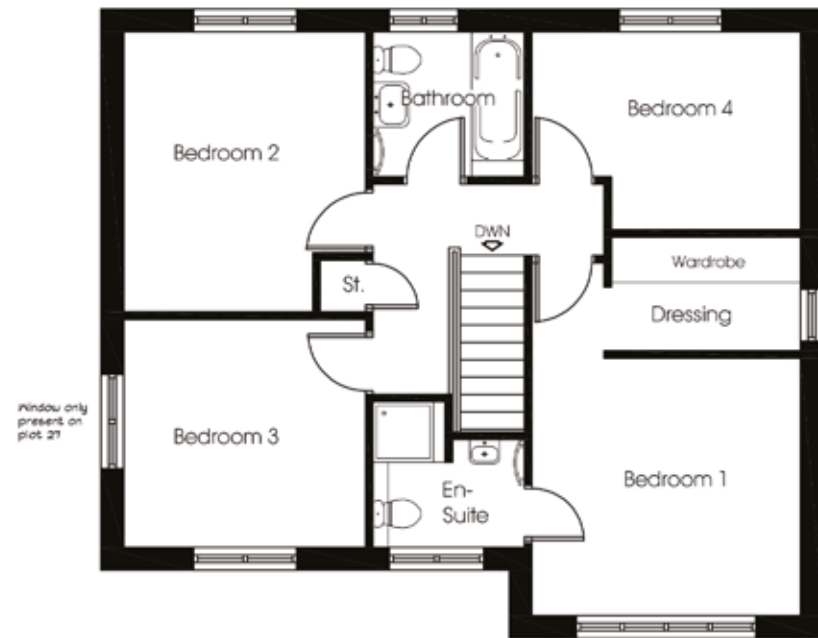
See pages 30 & 31
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Ground Floor:

Measurements in metres

Kitchen/living/dining	6.8 x 3.4 (max)
Hall	2.3 x 2.1 (max)
Lounge	4.2 x 3.5
Quiet room	3.3 x 3.0
Utility	2.3 x 2.0
Cloaks	2.0 x 1.0



First Floor:

Measurements in metres

Bathroom	1.9 x 2.0
Bedroom 1	3.5 x 3.4
Walk in wardrobe	2.5 x 1.5
En-suite	2.0 (max) x 2.0
Bedroom 2	3.7 x 3.2
Bedroom 3	3.2 x 3.0
Bedroom 4	3.5 x 2.6

Brackendale



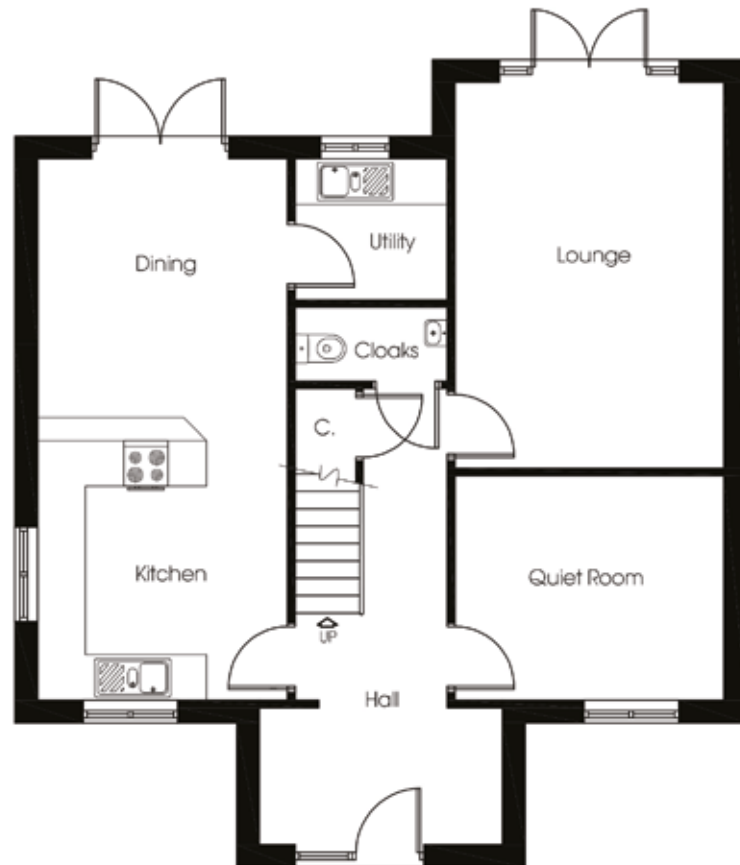
Plots
10, 12, 26,
38 & 40

Clarendon 4 Bedroom detached home with garage.

Included as standard

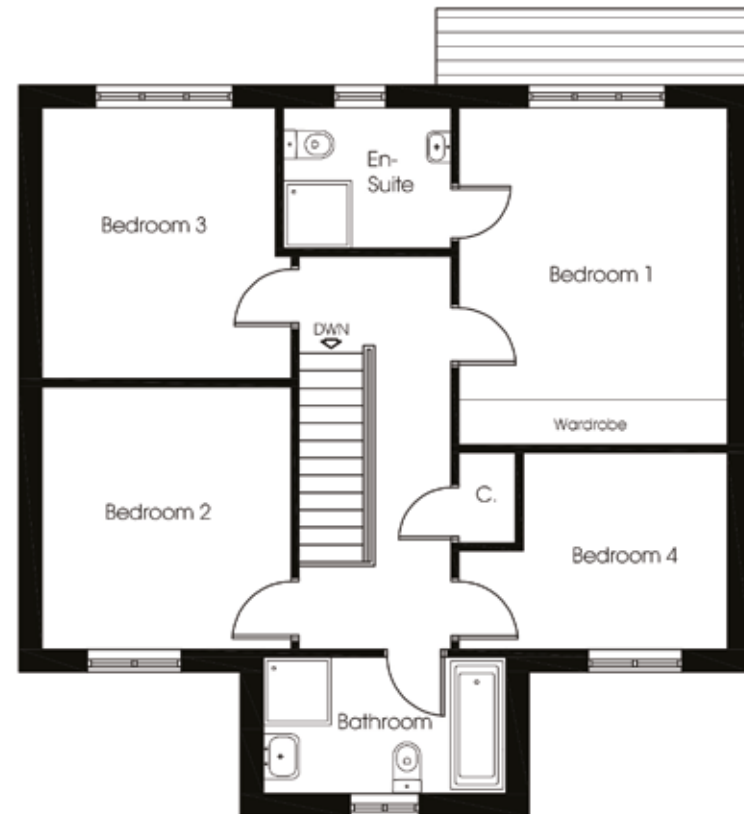


See pages 30 & 31
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and optional extras



Ground Floor:
Measurements in metres

Entrance Hall	3.2 x 1.8
Hall	2.9 x 2.0 (max)
Kitchen/dining	3.3 x 7.7
Lounge	5.1 x 3.5
Quiet room	3.5 x 2.9
Utility	1.8 x 2.0
Cloaks	2.0 x 0.9



First Floor:
Measurements in metres

Bathroom	3.2 x 1.8
Bedroom 1	4.4 x 3.5
En-suite	2.2 x 1.8
Bedroom 2	3.4 x 3.3
Bedroom 3	3.5 x 3.3
Bedroom 4	3.5 x 2.6 (max)

Clarendon



Plot 41

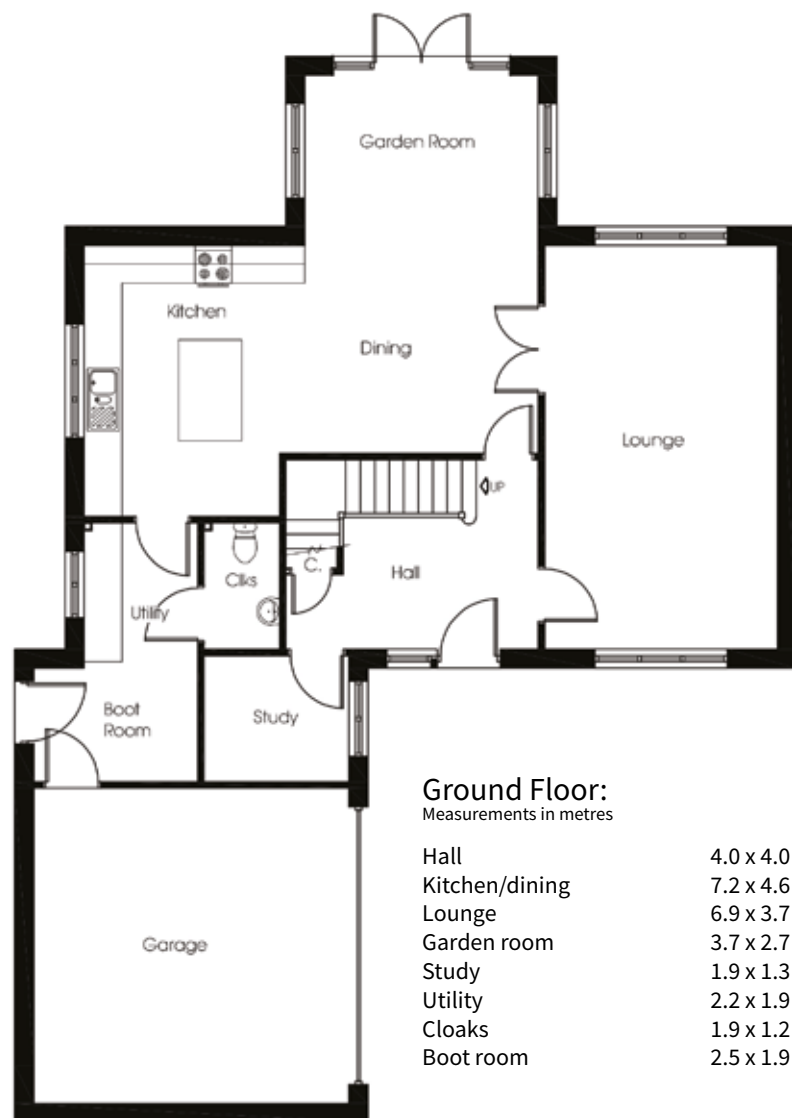
Grasmere

4 Bedroom detached home with integral garage.

Included as standard

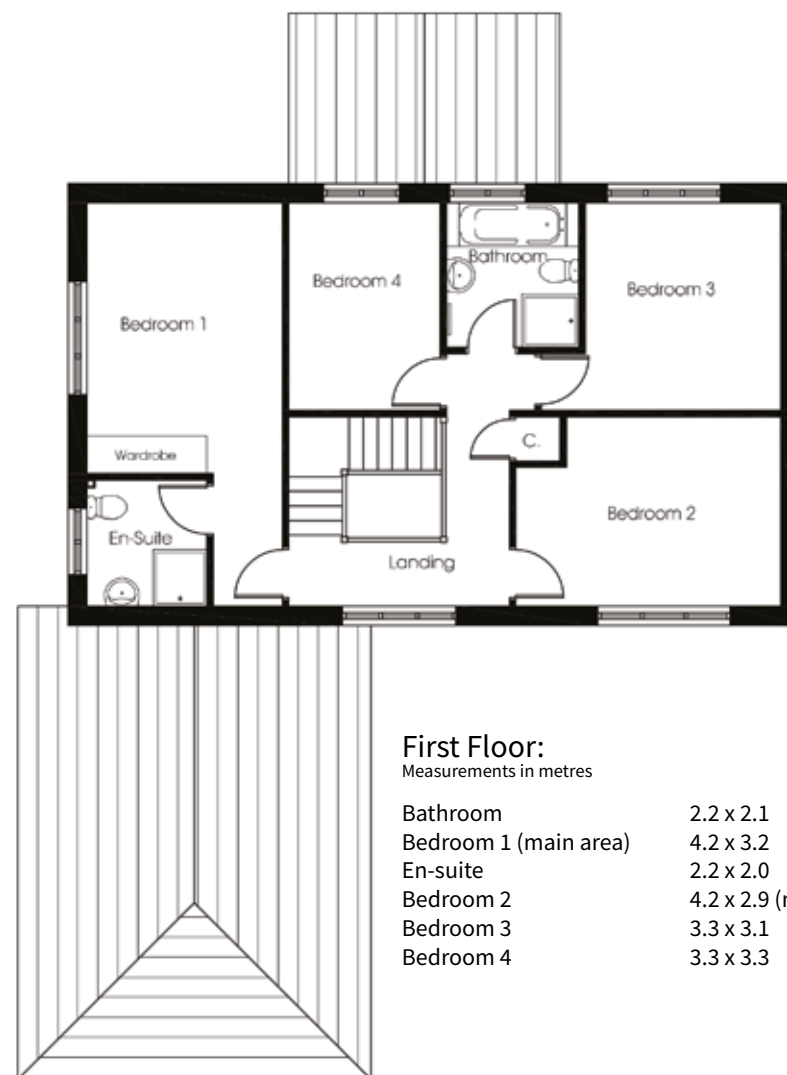


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Ground Floor:
Measurements in metres

Hall	4.0 x 4.0 (max)
Kitchen/dining	7.2 x 4.6 (max)
Lounge	6.9 x 3.7
Garden room	3.7 x 2.7
Study	1.9 x 1.3
Utility	2.2 x 1.9
Cloaks	1.9 x 1.2
Boot room	2.5 x 1.9



First Floor:
Measurements in metres

Bathroom	2.2 x 2.1
Bedroom 1 (main area)	4.2 x 3.2
En-suite	2.2 x 2.0
Bedroom 2	4.2 x 2.9 (max)
Bedroom 3	3.3 x 3.1
Bedroom 4	3.3 x 3.3

Grasmere





ZANUSSI
keller



That feeling, though...

You've just moved in to your dream home, the bags are unpacked, the kids are asleep and the wine is nearly as chilled as you.

Ben Bailey has some great schemes to help get you moving, so just ask one of our sales team and they'll be delighted to run you through the various options available.

Optional extras and features to personalise your home

Our team can help further enhance your home by advising you on the purchase of a range of selected items. The earlier in the build process you reserve your home, the more options are available to you to add your style and personality.

Please ask us for details on how we can further personalise your home:

- AEG appliance upgrade package
- Luxury fitted wardrobes
- Wall mounted vanity units
- Carpet colour choice
- Quartz kitchen work surfaces
- Additional TV sockets/additional recessed lighting
- Wall mounted TV trunking kit
- Wooden/tiled floor surfaces
- Fully tiled walls in ensuites and bathrooms
- Oak veneered internal door
- Coir matting in hall
- Roca Victoria mirror and light
- Electrically-operated garage door

Energy saving features

Your new HighFields home will feature all the latest energy saving features to reduce consumption, keep heat locked in and stay cosy during the worst of the British weather and yet stay cool in summer.

High quality wall cavity and roof insulation

Robust double glazing - windows and doors

Extensive draught proofing measures

SAP energy efficiency rating 88 (high). SAP rating gives a measure of the overall energy efficiency of a home based on costs for space and water heating (scale of 1-100)

Environmental Impact (CO2) rating 89 (good)

Low energy recessed lighting throughout



Design and standard specification features

Included in the price of your Ben Bailey HighFields Home

Properties will be built of Ibstock Oakleigh Red Blend bricks
& Ibstock Ravenhead Calderstone Russet Bricks.

Grey Marley Pantile roof.

Stylish cream UPVC woodgrain windows (white internally), with chrome handles.

British made, Brett Chaucer paving slabs to paths and patios.

Security alarm, security lighting and sensors throughout.

Turfed gardens.

Dutch made Keller kitchens with Duropal laminate worktops
and soft close door drawer system

Zanussi induction hob, ovens, extractor, fridge freezer and dishwasher.

Caple wine cooler (house type dependent).

Up to the moment, Roca sanitaryware range.

High quality Vado taps.

Chrome heated towel rails to all bathrooms and ensuites, shaver sockets throughout.

Hinged wardrobes to Bedroom 1

Bathrooms and ensuites half tiled in quality tiles.

Choice of white internal doors and chrome handles.

Energy-efficient gas fired central heating system.

Heatmiser touchscreen app-controlled thermostats

All downlighters in brushed chrome.
(standard in bathroom, WC, hallway and kitchen area and landing)

Carpets and tiling to all floor surfaces

Mains operated smoke detectors.

Extensive sockets and telephone points throughout.

Electrically operated Novoferm sectional garage door.

The above specification has been prepared to indicate the materials and fittings proposed to be used in the construction of the dwelling and associated works.

Due to our commitment for continuous improvement and subject to availability, Conroy Brook Group of Companies Ltd reserve the right to change design, method of construction, materials and fittings included in the works as specified.



CONROY BROOK

Launched in 1937 by Ben Bailey himself, Mexborough-based Ben Bailey Plc was Yorkshire's largest independent house builder, developing more than 700 homes a year when acquired by Gladedale in 2007.

However in 2017, Jon Bailey - grandson of Ben Bailey and now director and board member at Conroy Brook - and his fellow directors decided to approach the current owners and ask to buy back the name.

Jon Bailey said: "The whole Bailey family is delighted to see Ben Bailey Homes return under the ownership of a private family-owned company which has a customer focused culture and a track record of building top quality homes in Yorkshire."

The Group

Established in 1996, in 2017 the Conroy Brook Group celebrated 21 years of developing outstanding, craftsman-built developments with a focus on superior quality and consistently high standards.

As a result the private, family-owned business has built a reputation for a commitment to excellence, which has resulted in an array of industry awards for luxury stone-built detached family homes, retirement apartment complexes, specialist care homes and also commercial developments.

Ben Bailey Homes sits alongside the Group's other businesses - Conroy Brook (Developments) Ltd and Conroy Brook Construction - delivering family homes in Yorkshire and the North Midlands, to the same high standards that run through the entire company.



1939: A brand new detached Ben Bailey home in Mexborough with drawing room, living room, kitchenette, larder, 3 large bedrooms, bathroom, 2 W.C's and outside coals! A snip at £575.



The launch of Ben Bailey Homes in 2018 with Jon Bailey (2nd from right), Richard Conroy (far right), and Jason Brook (far left).

An award-winning group of companies



Braeburn Mews, Bawtry.



Swaine Meadow, Hoylandswaine.



SummerFord, Ingby.



Forge View, Sheffield.

- ★ 2018 Winner of LABC Building Excellence Award for Best Small New Housing Development (11 - 20 homes) for SummerFord development in Ingby.
- ★ Finalist Development of the Year (for SummerFord, Ingby) and Housebuilder of the Year 2017 - Insider Property Awards
- ★ 2017 Finalist in Housebuilder of the Year category Yorkshire Property Industry Awards.
- ★ Finalist in the Best New Care Home category of the 2017 Pinders Healthcare Design Awards
- ★ 2016 Yorkshire Residential Property Awards finalist for Housebuilder of the Year
- ★ 2016 Yorkshire Residential Property Awards finalist for 'Best Small Development'
- ★ UK Over 50s Housing Awards 2015
Winners of Outstanding Individual Contribution to Over 50s Housing in the UK
- ★ Pinders Healthcare Design Awards 2015
Winners of Best New Medium-Sized Care Home in the UK
- ★ Pinders Healthcare Design Awards 2013
Finalists in New Care Homes (Small) category
- ★ Housebuilder of the Year Award 2012
Shortlisted in the Best Design category
- ★ UK Over 50s Housing Award 2011
Winners of The Most Outstanding Retirement Apartment Development in the UK 2011
- ★ UK Property Award 2010
Highly Commended in Best Property, Yorkshire
- ★ UK Housebuilder of the Year Award 2010
Winners of Housebuilder of the Year (small-medium category) and Best Design Award

Notes:

HighFields



Information contained within this publication is for guidance only and does not constitute a contract, part of a contract or a warranty. It should be noted that the representation of HighFields, whilst similar to the development, may not be accurate in every respect. Computer generated images are for illustrative purposes only and individual features often vary from one plot to another. The specification of the houses is correct at the date of print but may be subject to change as necessary and without notice. These particulars should not be relied upon as accurately describing any of the specific matters described by an order under the Property Misdescriptions Act 1991 due to their forward nature.



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