

Welcome to **BANKSIDE**



Whitebank Close, Hasland, Chesterfield S41 0TS

Arncliffe

Introduction



THE PEAK DISTRICT

Rarely does an opportunity present itself to acquire a brand new, spacious, and superbly appointed detached home on an exclusive, tree-lined private development situated within a mile of the centre of Chesterfield.

Such an opportunity exists at Bankside, which offers a unique and special selection of just nine highly specified 3, 4 and 5 bedroom detached homes situated on Whitebank Close, Hasland.

Each of the spacious and well-proportioned homes has been designed with contemporary living in mind, making most use of natural light and space.

At a time of unprecedented increases in energy prices, it has never been more important to focus on energy efficiency. The properties at Bankside incorporate modern standards of insulation throughout which, together with 'A' rated gas fired condensing boilers, make them highly energy efficient.



THE PEAK DISTRICT



CHATSWORTH HOUSE

Chesterfield is of course famous for the crooked spire on St Mary & All Saints Church and it also hosts one of the largest outdoor markets in Europe. It is extremely well located for access to a range of superb shopping and leisure facilities – in particular, the magnificent Peak District, Britain's first National Park and home to Chatsworth House and Gardens, which is just 4 miles away.



BOLSOVER CASTLE



CROOKED SPIRE - CHESTERFIELD

BANKSIDE

Site Plan



 The Bamburgh
Plot 9

 The Berwick
Plots 2, 3 & 7

 The Muirfield
Plot 4

 The Richmond
Plot 8

 The Sunningdale
Plots 1, 5 & 6

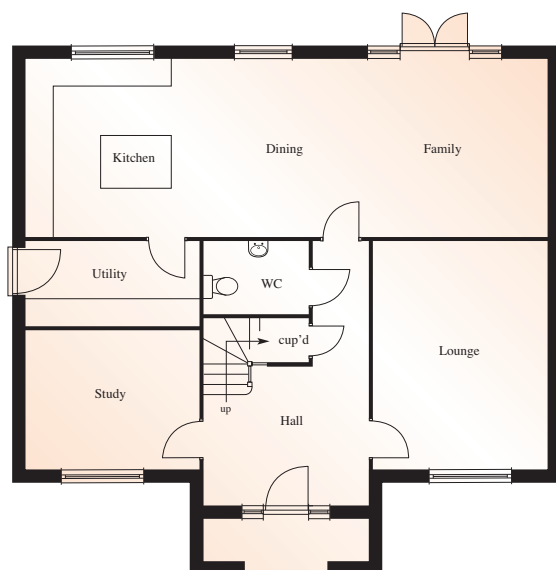


BANKSIDE



The Berwick

PLOT : 2, 3 & 7 – FIVE BEDROOM DETACHED HOUSE



Ground Floor

LOUNGE	3.83 x 5.0m	12'7" x 16'5"
STUDY	3.83 x 3.05m	12'7" x 10'0"
DINING	3.83 x 1.87m	12'7" x 6'2"
KITCHEN/DINING/FAMILY	11.49 x 3.91m	37'8" x 12'10"

First Floor

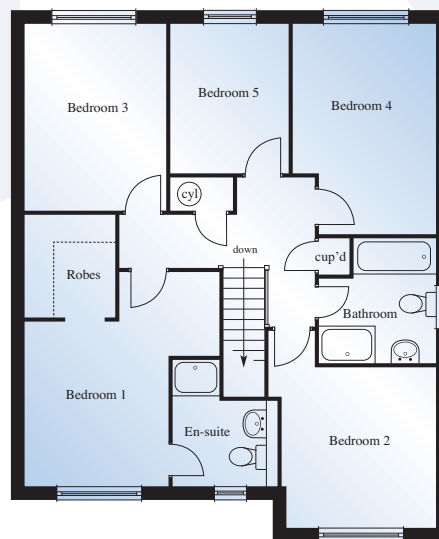
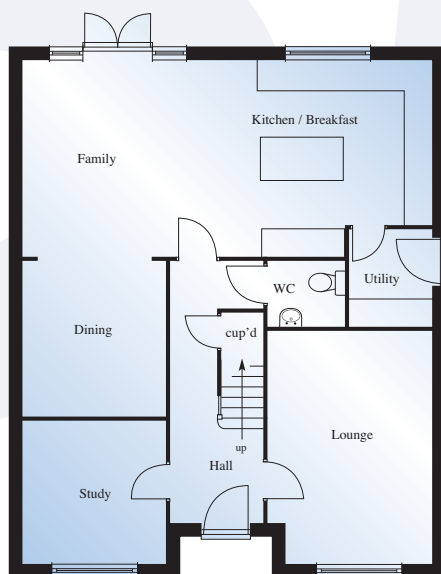
BEDROOM 1	4.36 x 4.26m (max)	14'4" x 13'11" (max)
EN-SUITE	3.03 x 1.99m (max)	9'11" x 6'6" (max)
ROBES	3.03 (max) x 2.20m (max)	9'11" (max) x 7'3" (max)
BEDROOM 2	3.86 x 3.39m	12'8" x 11'1"
EN-SUITE	3.86 x 1.21m	12'8" x 3'11"
BEDROOM 3	3.61 x 3.47m	11'10" x 11'5"
BEDROOM 4	3.94 x 3.20m	12'11" x 10'6"
BEDROOM 5	3.86 x 2.90m	12'8" x 9'6"
BATHROOM	2.76 (max) x 2.76m (max)	9'0" (max) x 9'0" (max)

Floor plans, window configurations and roof designs vary from plot to plot.
Please see on-site plans for full details.

BANKSIDE

The Muirfield

PLOT : 4 – FIVE BEDROOM DETACHED HOUSE



Ground Floor

LOUNGE	3.55(max) x 5.0m	11'8"(max) x 16'5"
STUDY	3.05 x 3.07m	10'0" x 10'1"
DINING	3.05 x 3.35m	10'0" x 11'0"
KITCHEN/B'FAST/FAMILY	8.79 x 4.21m(max)	28'10" x 13'10"(max)
UTILITY	1.80 x 2.09m	5'11" x 6'10"

First Floor

BEDROOM 1	4.16(max) x 4.55m(max)	13'8"(max) x 14'11"(max)
ROBES	1.92(max) x 2.22m(max)	6'3"(max) x 7'3"(max)
EN-SUITE	2.26(max) x 2.70m(max)	7'5"(max) x 8'10"(max)
BEDROOM 2	3.30 x 3.45m	10'10" x 11'4"
BEDROOM 3	3.04 x 4.01m	9'11" x 13'2"
BEDROOM 4	3.05 x 4.51m(max)	10'0" x 14'9"(max)
BEDROOM 5	2.55 x 3.21m	8'4" x 10'6"
BATHROOM	2.50 x 2.70m(max)	8'2" x 8'10"(max)

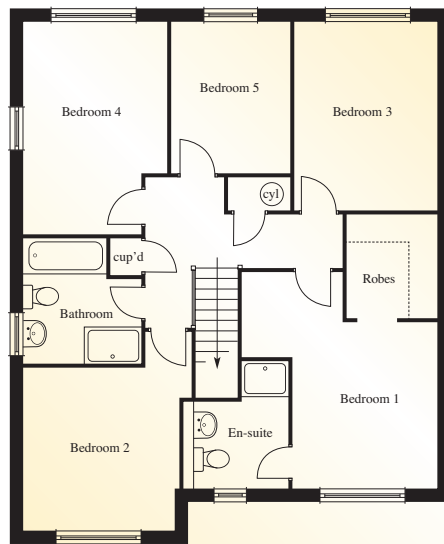
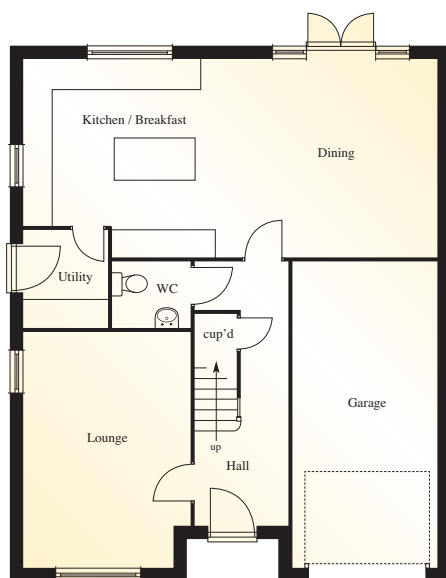
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BANKSIDE



The Sunningdale

PLOTS : 1, 5 & 6 – FIVE BEDROOM DETACHED HOUSE



Ground Floor

LOUNGE	3.55(max) x 5.0m	11'8" (max) x 16'5"
KITCHEN/B'FAST/DINING	8.79 x 4.21m(max)	28'10" x 13'10" (max)
UTILITY	1.80 x 2.09m	5'11" x 6'10"

First Floor

BEDROOM 1	4.16(max) x 4.55m(max)	13'8" (max) x 14'11" (max)
ROBES	1.92(max) x 2.22m(max)	6'3" (max) x 7'3" (max)
EN-SUITE	2.26(max) x 2.70m(max)	7'5" (max) x 8'10" (max)
BEDROOM 2	3.30 x 3.45m	10'10" x 11'4"
BEDROOM 3	3.04 x 4.01m	9'11" x 13'2"
BEDROOM 4	3.05 x 4.51m(max)	10'0" x 14'9" (max)
BEDROOM 5	2.55 x 3.21m	8'4" x 10'6"
BATHROOM	2.50 x 2.70m(max)	8'2" x 8'10" (max)

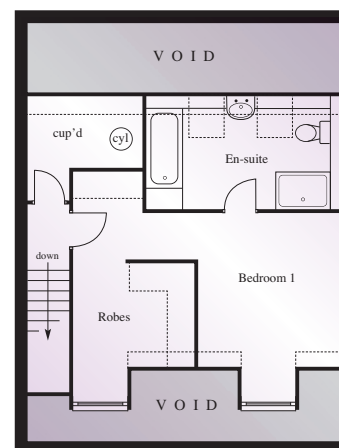
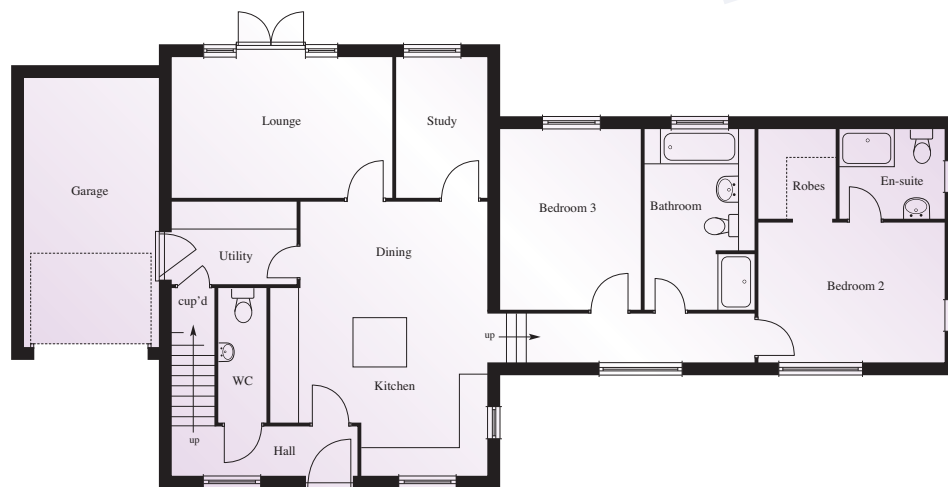
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BANKSIDE



The Bamburgh

PLOTS : 9 – THREE BEDROOM DETACHED DORMER BUNGALOW



Ground Floor

LOUNGE	4.80 x 3.05m	15'9" x 10'0"
STUDY	2.00 x 3.05m	6'6" x 10'0"
KITCHEN/DINING	4.75(max) x 5.97m(max)	15'7"(max) x 19'7"(max)
UTILITY	2.70 x 1.80m	8'10" x 5'11"
BEDROOM 3	3.05 x 3.92m	10'0" x 12'10"
BATHROOM	2.41(max) x 3.92m	7'11"(max) x 12'10"
BEDROOM 2	4.05 x 3.05m	13'3" x 10'0"
EN-SUITE	2.30 x 1.95m	7'6" x 6'5"
ROBES	1.675(max) x 1.95m(max)	5'6"(max) x 6'5"(max)

First Floor

BEDROOM 1	3.15 x 3.40m	10'4" x 11'2"
ROBES	2.67(max) x 2.27m(max)	8'9"(max) x 7'5"(max)
EN-SUITE	4.10(max) x 2.45m(max)	13'5"(max) x 8'0"(max)

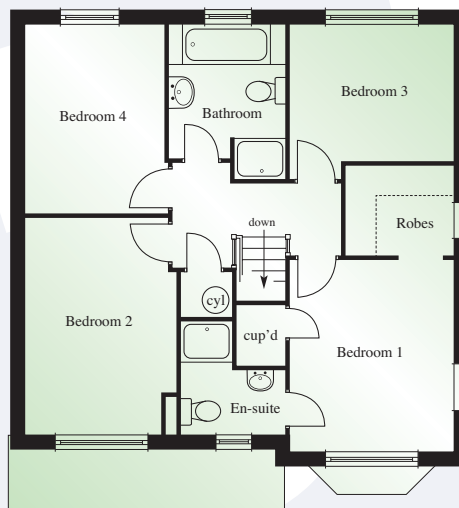
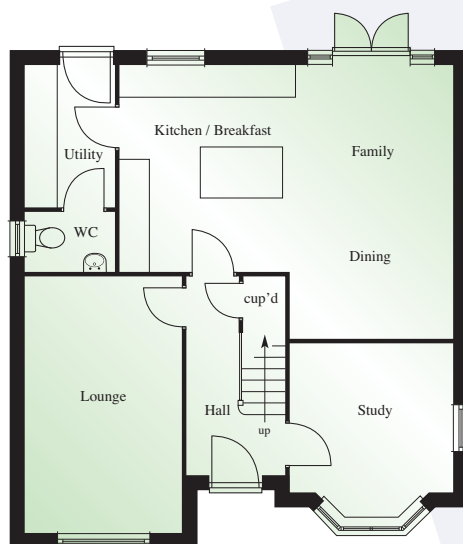
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BANKSIDE



The Richmond

PLOTS : 8 – FOUR BEDROOM DETACHED HOUSE



Ground Floor

LOUNGE	3.05 x 5.00m	10'0" x 16'5"
STUDY	3.16 x 3.40m (max)	10'4" x 11'2" (max)
KITCHEN/B'FAST	3.35 x 4.02m	11'0" x 13'2"
FAMILY/DINING	3.16 x 5.34m	10'4" x 17'6"
UTILITY	1.75 x 2.77m	5'9" x 9'1"

First Floor

BEDROOM 1	3.19 x 3.75m	10'6" x 12'4"
ROBES	2.09 (max) x 1.76m (max)	6'10" (max) x 5'9" (max)
EN-SUITE	2.06 x 2.20m (max)	6'9" x 7'3" (max)
BEDROOM 2	2.94 x 4.22m	9'8" x 13'10"
BEDROOM 3	3.19 x 2.67m	10'6" x 8'9"
BEDROOM 4	2.70 x 3.70m	8'10" x 12'2"
BATHROOM	2.30 x 2.62m	7'6" x 8'7"

Floor plans, window configurations and roof designs vary from plot to plot.
Please see on-site plans for full details.

BANKSIDE

Specification

EXTERNAL SPECIFICATION

EXTERNAL WALLS OF TRADITIONAL CONSTRUCTION IN RED BRICK.

WINDOWS AND EXTERNAL GLAZED FRAMES IN LOW MAINTENANCE WHITE PVCU WITH POLISHED CHROME IRONMONGERY.

HIGH EFFICIENCY DOUBLE GLAZED WINDOW UNITS.

COMPOSITE EXTERNAL DOORS FITTED WITH 3-STAR 'ANTI-SNAP' CYLINDER LOCKS.

TURF TO FRONT AND REAR GARDENS AND LANDSCAPING IN ACCORDANCE WITH THE APPROVED PLAN.

EXTERNAL LIGHTS TO FRONT AND REAR AND PUSH BUTTON DOORBELL TO FRONT DOOR.

EXTERNAL TAP.

INTERNAL SPECIFICATION

WALLS AND CEILINGS FINISHED IN ALMOND WHITE MATT EMULSION PAINT.

DOORS, ARCHITRAVES AND SKIRTINGS FINISHED IN WHITE GLOSS PAINT.

WHITE PANELLED INTERNAL DOORS WITH POLISHED CHROME HANDLES THROUGHOUT.

FULL HEIGHT WALL TILING WITHIN SHOWER ENCLOSURES AND PART TILING TO ALL OTHER BATHROOM AND EN-SUITE WALLS WITH CHOICE FROM THE RANGE PROVIDED.

FLOOR TILING TO BATHROOMS, EN-SUITES AND DOWN STAIRS WC WITH CHOICE FROM THE RANGE PROVIDED.

ELECTRICAL SOCKETS AND SWITCHES IN WHITE.

CHROME LED DOWN LIGHTS TO KITCHEN/BREAKFAST AREAS, UTILITY, BATHROOMS/ENSUITES AND WC.

PRE-WIRED SATELLITE TV POINT TO LOUNGE AND TERRESTRIAL TV POINTS TO LOUNGE, MASTER BEDROOM AND FAMILY/DINING AREAS. DATA DISTRIBUTION POINTS TO LOUNGE AND MASTER BEDROOM.

FIBRE OPTIC CABLE LAID TO EACH PROPERTY.

INTRUDER ALARM WITH SENSORS TO GROUND FLOOR, LANDING AND GARAGE.

HIGH EFFICIENCY GAS-FIRED CONDENSING BOILER WITH HEATED TOWEL RAIL TO BATHROOMS AND RADIATORS TO OTHER ROOMS.

A CHOICE OF KITCHEN FINISHES FROM THE RANGE PROVIDED INCLUDING QUARTZ WORKTOPS AND UPSTANDS (EXCLUDING UTILITY).

KITCHEN APPLIANCES COMPRISING DOUBLE OVEN, CHOICE OF GAS OR INDUCTION HOB, EXTRACTOR, INTEGRATED FRIDGE/FREEZER AND DISHWASHER, ALL BY ZANUSSI OR SIMILAR.

WASHER/DRYER (OR SEPARATE WASHER AND DRYER) IN KITCHEN OR UTILITY ACCORDING TO HOUSE TYPE.

SANITARY-WARE BY IDEAL STANDARD.

SHOWERS 'DREAM' BY AQUALISA WITH BOTH ADJUSTABLE AND WALL FIXED HEADS.

WHERE PURCHASERS ARE OFFERED A CHOICE OF FINISH/STYLE, THIS IS SUBJECT TO THE ITEMS CONCERNED NOT HAVING BEEN FITTED OR ORDERED AT THE TIME OF RESERVATION.

NHBC 10-YEAR BUILDMARK WARRANTY

ARNcliffe HOMES LIMITED SUPPORT AND ABIDE BY THE CONSUMER CODE FOR HOME BUILDERS.



THE PURPOSE OF THE CODE IS TO ENSURE THAT HOME BUYERS:

- + ARE TREATED FAIRLY;
- + KNOW WHAT SERVICE LEVELS TO EXPECT;
- + ARE GIVEN RELIABLE INFORMATION UPON WHICH TO MAKE THEIR DECISIONS;
- + KNOW HOW TO ACCESS SPEEDY, LOW COST DISPUTE RESOLUTION ARRANGEMENTS IF THEY ARE DISSATISFIED.



A COPY OF THE CODE IS AVAILABLE ON REQUEST OR CAN BE DOWNLOADED FROM: WWW.CONSUMERCODE.CO.UK

THE DETAILS PROVIDED ARE BELIEVED TO BE CORRECT BUT DO NOT CONSTITUTE AN OFFER, WARRANTY OR CONTRACT. ALL ROOM DIMENSIONS ARE APPROXIMATE; THE COMPANY RESERVES THE RIGHT TO ALTER PLANS, SPECIFICATION AND ELEVATIONS AND TO SUBSTITUTE MATERIALS DURING THE COURSE OF CONSTRUCTION.



IMAGES SHOWN ARE FOR REPRESENTATION PURPOSES ONLY – ACTUAL PRODUCT SPECIFICATIONS MAY DIFFER

BANKSIDE

Buyer Assistance

Once you have chosen the new Arncliffe home you would like, there are a range of facilities we can offer to make your purchase that much easier.

If you do not yet have a buyer for your existing house, why not consider our highly successful Part Exchange scheme?

Hundreds of purchasers have taken advantage of this facility, which has enabled them to plan their move with certainty, without the worry of finding a buyer at the right price or the hassle of appointing Estate Agents and negotiating with potential buyers.

Simply complete our no-obligation application form and we will arrange a mutually convenient time to inspect your property, following which we will confirm its eligibility for part exchange and discuss our valuation with you. Once we have agreed figures, your purchase can proceed without delay and you could be moving into your brand new home in weeks.

Our part exchange facility is entirely without obligation and in the event that you decide not to proceed with our offer, you will face no charges.

Part exchange may not be appropriate in all cases, for example if your existing house is of a similar or greater value than the new house you wish to purchase. We therefore offer a Sales Assistance scheme whereby we appoint a local estate agent to market your property at a mutually agreeable figure but with the benefit of the facilities we offer on our new homes; for example part exchange, mortgage assistance, etc.

The mortgage market is constantly changing and it is difficult to stay abreast of the latest products. We therefore offer the services of an independent firm of financial advisers who have access to all major lenders and can give impartial advice on the best deals around at any given time.

These advisers will meet you at a mutually convenient time and place (at home if you wish) and talk through the options with you, on a no obligation basis. If you decide to proceed with one of their suggestions, they will guide you through the paperwork and monitor progress of your application through to the time a mortgage offer is issued.

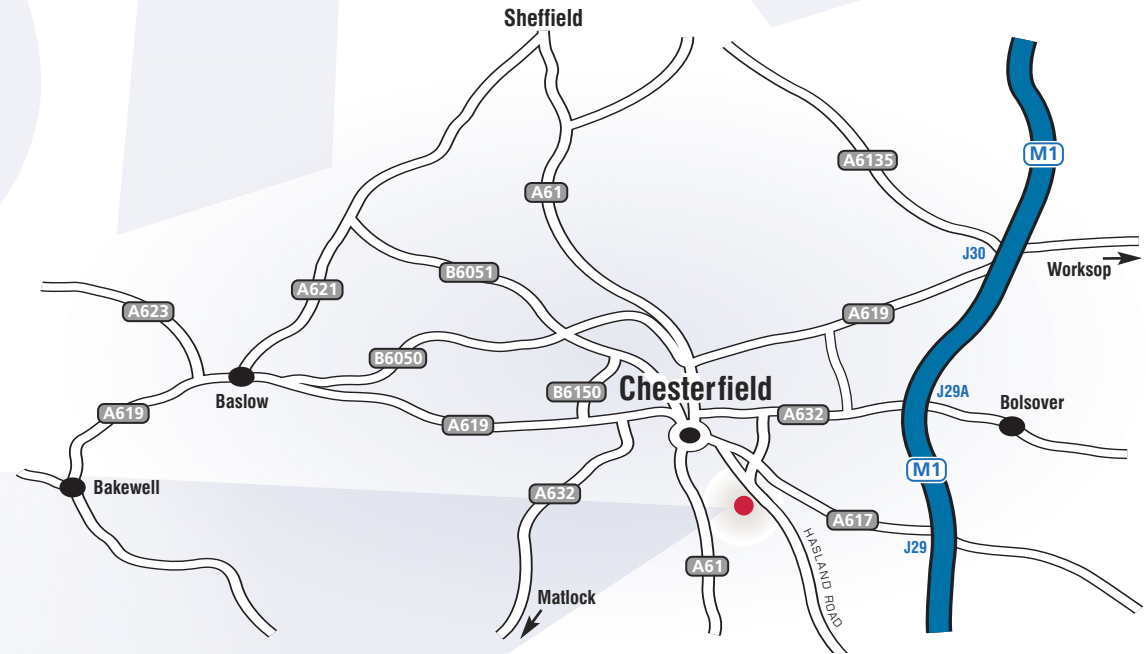
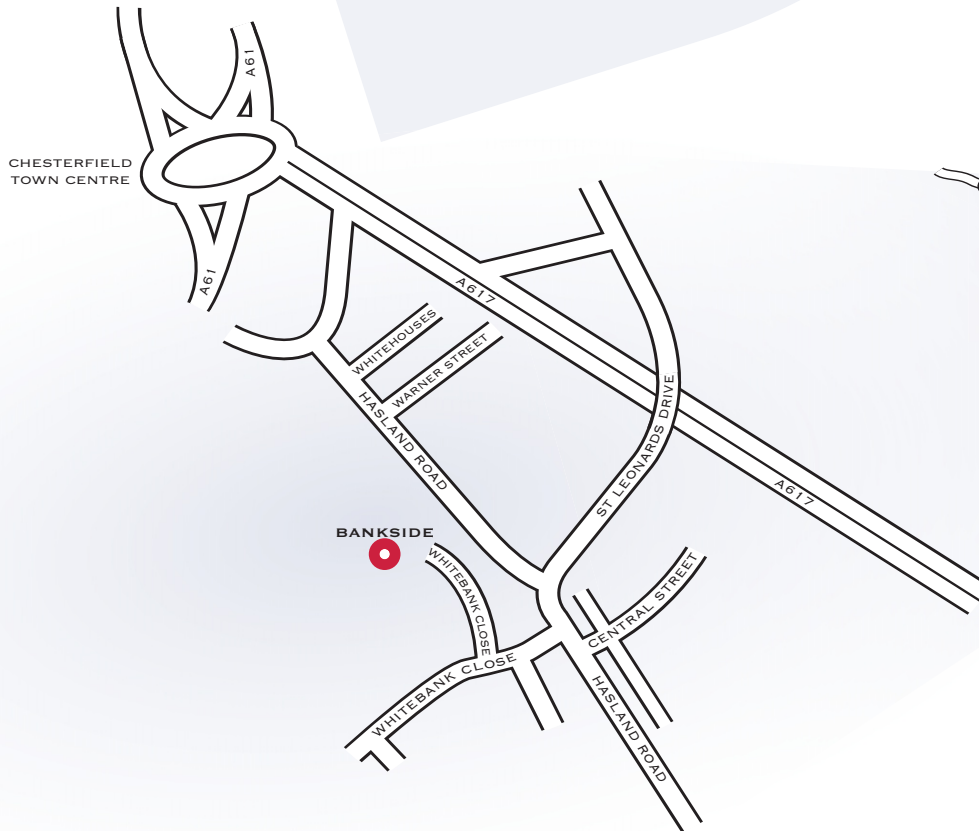
Once again, this facility is completely free of charge and entirely without obligation.



BANKSIDE

Location & Transport

Conveniently placed for all the amenities that Chesterfield has to offer. Bankside is located on Whitebank Close and is accessed off the A617 – less than a mile from the town centre.



The development benefits from excellent road links. Junctions 29 and 29A (M1) are both less than 5 miles away.

Chesterfield town centre is less than a mile along the A617 whilst the city centre of Sheffield is 12 miles to the North and is accessible via the A61 or M1 motorway.

London can be reached by rail in under 2 hours from Chesterfield station. There are rail connections to Birmingham, Manchester, Leeds, York, Newcastle and Bristol.

Air travel is available from East Midlands Airport which is approximately 40 minutes away. Birmingham and Manchester airports are a little further – approximately 1 hour and 1½ hours respectively.

BANKSIDE

BANKSIDE

Arncliffe

ARNCLIFFE HOMES LIMITED,

ARNCLIFFE HOUSE, BRAMLEY GRANGE, SKELTONS LANE, THORNER, LEEDS, LS14 3DW

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www.arncliffehomes.co.uk