

SHIREBROOK

DERBYSHIRE

platform 
home
OWNERSHIP



PLATFORM HOME OWNERSHIP

At Platform Home Ownership, we're passionate about building quality homes for our customers and creating communities that homeowners can be proud of. It's our mission to build a better future for the UK - investing in affordable homes to ensure accessible routes to homeownership for everyone.

Building A Better Future Through New Homes

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**WELCOME TO
SHIREBROOK, A
STUNNING NEW
COUNTRYSIDE
DESTINATION.**

THE WORLD AROUND YOU

Shirebrook is an increasingly popular place for homebuyers. Located just outside of Mansfield, it's home to all of the amenities you could imagine - schools, leisure facilities and local shops to pubs, supermarkets and entertainment - all within easy reach. With a friendly atmosphere, Shirebrook is ideal for families seeking a relaxed way of life in a beautiful setting.



SHIREBROOK IS PERFECTLY CONNECTED IN EVERY DIRECTION MAKING IT A HOME BUYERS DREAM

5 MILES
MANSFIELD

23 MILES
SHEFFIELD

26 MILES
NOTTINGHAM

27 MILES
DERBY

LOCAL AMENITIES

SUPERMARKET	2 MINUTES (CAR)	0.3 MILES
DOCTORS	1 MINUTES (CAR)	0.2 MILES
GYM	4 MINUTES (CAR)	1.1 MILES
LEISURE CENTRE	2 MINUTES (CAR)	0.3 MILES

PLACES OF INTEREST

SHIREBROOK DESIGNER OUTLET	3 MINUTES (CAR)	1.0 MILES
PLAYPARK	2 MINUTES (CAR)	0.8 MILES
SHERWOOD FOREST	22 MINUTES (CAR)	7.4 MILES
RUFFORD PARK GOLF & COUNTRY CLUB	23 MINUTES (CAR)	12.6 MILES

CONNECTIVITY

SHIREBROOK STATION	3 MINUTES (CAR)	0.8 MILES
A60	6 MINUTES (CAR)	2.8 MILES
MANSFIELD STATION	13 MINUTES (CAR)	6.0 MILES
M1	11 MINUTES (CAR)	6.2 MILES

EDUCATION

SHIREBROOK ACADEMY	4 MINUTES (CAR)	1.6 MILES
PARK INFANT & JUNIOR SCHOOL	3 MINUTES (CAR)	0.7 MILES
ST JOSEPHS CATHOLIC PRIMARY	3 MINUTES (CAR)	0.9 MILES
STUBBIN WOOD SCHOOL & NURSERY	4 MINUTES (CAR)	1.3 MILES

Travel times are all shown in minutes and are representative of driving time. All times and distances are taken from [google.com/maps](https://www.google.com/maps)

ABOUT SHARED OWNERSHIP

BUY YOUR SHIREBROOK HOME THROUGH SHARED OWNERSHIP

Your dream home is more affordable than you may think with Shared Ownership. Shared Ownership means you can purchase part of your home and then pay rent on the remaining share. Typically, you can purchase 40-75% of your home, but lower shares are available. What's more, Shared Ownership is flexible, and allows you to increase your level of ownership over time if you choose to.

Whatever you're looking for, we have a wide selection of homes perfect for whatever your needs.

Buying through Shared Ownership at this development means you can purchase between 10-75% of your property and pay a subsidised rent on the remaining share you don't own.

HOW IT WORKS

- 1** BUY THE FIRST SHARE IN YOUR NEW HOME.
- 2** PAY RENT ON THE REMAINING SHARE
- 3** BUY MORE SHARES IN YOUR HOME LATER

DID YOU KNOW?

Shared Ownership offers great flexibility, and you can purchase more of your home through staircasing whenever you are ready too.





SHIREBROOK

DERBYSHIRE

A STUNNING COLLECTION OF TWO, THREE AND FOUR-BEDROOM HOMES AVAILABLE THROUGH SHARED OWNERSHIP.

Introducing Shirebrook, a beautiful new residential development at the heart of Derbyshire, made up of 63 stunning two, three and four-bedroom homes available via Shared Ownership. As one phase in a much wider scheme, Shirebrook represents not just a new destination but the beginning of a new community for the Derbyshire area.

GET TO KNOW SHIREBROOK

DERBYSHIRE

Shirebrook is an exclusive collection of two and three and four-bedroom homes offering new opportunities for first time buyers, downsizers and growing families.

- | | | | |
|---|--|--|---|
|  THE ATKINS
2 Bedroom Home |  THE ATKINS II
2 Bedroom Home |  THE ASHER
3 Bedroom Home |  THE BROOK
3 Bedroom Home |
|  THE COATHAM
3 Bedroom Home |  THE ELMSIE
3 Bedroom Home |  THE EMMETT
3 Bedroom Home |  THE MOUNTFORD
3 Bedroom Home |
|  THE ROBIN
3 Bedroom Home |  THE VALE
3 Bedroom Home |  THE WYATT
3 Bedroom Home |  THE WYATT II
3 Bedroom Home |
|  THE ASLIN
4 Bedroom Home |  THE BURNET
4 Bedroom Home |  THE MACARTHUR
4 Bedroom Home |  THE MYLNE
4 Bedroom Home |

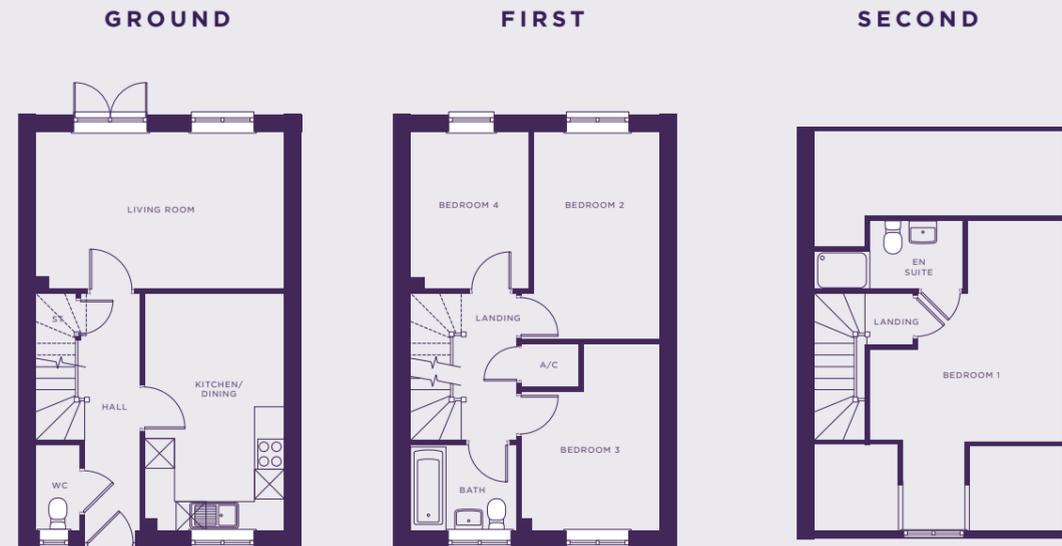




THE ASLIN

PLOTS 4, 5, 185, 186, 190 & 191

TOTAL 1,113 SQ FT



SPECIFICATION

Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan Kitchen/dining

Bathroom

- Family bathroom
- Shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

General

- Located near popular towns including Shirebrook and Mansfield, not far from Nottingham.
- Excellent links to the A60
- 2 parking spaces per property
- 10 Year build warranty

Kitchen / Dining Area	13.3 m ²	15'7" x 9'2"
Living Room	16.0 m ²	16'4" x 10'6"
Bedroom 2	10.6 m ²	13'9" x 8'3"
Bedroom 3	10.4 m ²	12'4" x 9'1"
Bedroom 4	7.6 m ²	10'5" x 7'9"
Bedroom 1	17.3 m ²	14'7" x 12'8"

This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Platform Home Ownership home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping, windows and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.



THE ATKINS

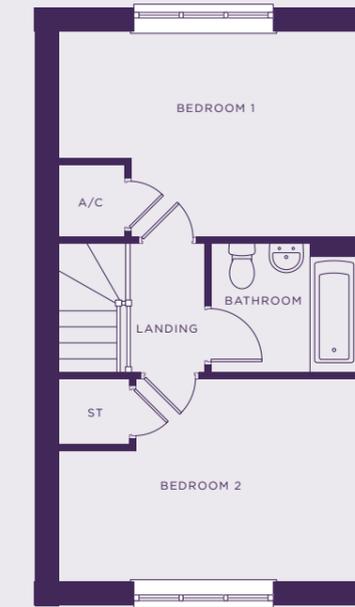
PLOTS 93, 97, 183, 184, 113 & 114

TOTAL 763 SQ FT

GROUND



FIRST



SPECIFICATION

Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan Kitchen/dining

Bathroom

- Family bathroom
- Shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

General

- Located near popular towns including Shirebrook and Mansfield, not far from Nottingham.
- Excellent links to the A60
- 2 parking spaces per property
- 10 Year build warranty

Kitchen	12.12 m ²	17'6" x 7'5"
Living Room	12.23 m ²	14'6" x 9'0"
Bedroom 1	13.61 m ²	14'6" x 10'1"
Bedroom 2	13.35 m ²	14'6" x 9'10"

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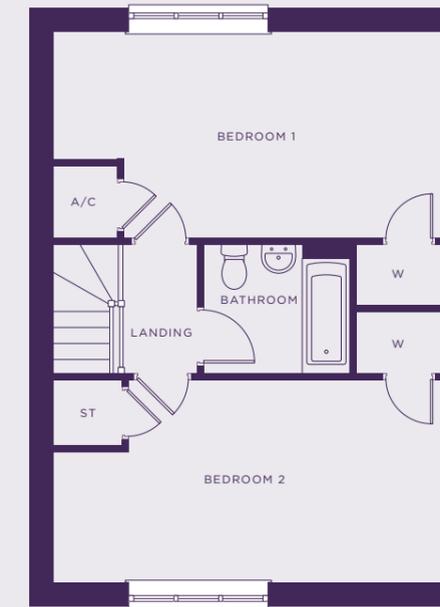
THE ATKINS II

PLOTS 92 & 96

TOTAL 881 SQ FT

GROUND

FIRST



SPECIFICATION

Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan Kitchen/dining

Bathroom

- Family bathroom
- Shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

General

- Located near popular towns including Shirebrook and Mansfield, not far from Nottingham.
- Excellent links to the A60
- 2 parking spaces per property
- 10 Year build warranty

Kitchen	10.25 m ²	11'6" x 9'7"
Living Room	13.86 m ²	14'6" x 10'3"
Bedroom 1	13.61 m ²	14'6" x 10'1"
Bedroom 2	13.35 m ²	14'6" x 9'11"

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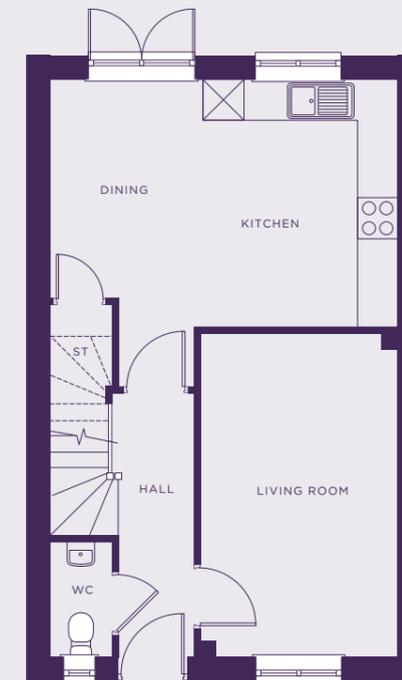


THE VALE

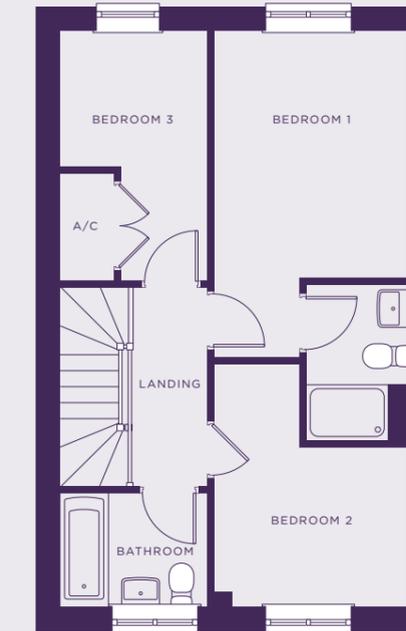
PLOTS 82, 83, 84 & 85

TOTAL 934 SQ FT

GROUND



FIRST



SPECIFICATION

Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan Kitchen/dining

Bathroom

- Family bathroom
- Shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

General

- Located near popular towns including Shirebrook and Mansfield, not far from Nottingham.
- Excellent links to the A60
- 2 parking spaces per property
- 10 Year build warranty

Kitchen / Dining	18.52 m ²	16'8" x 11'11"
Living Room	12.83 m ²	15'7" x 9'6"
Bedroom 1	13.77 m ²	15'10" x 9'4"
Bedroom 2	6.73 m ²	9'4" x 7'9"
Bedroom 3	7.98 m ²	12'1" x 7'0"

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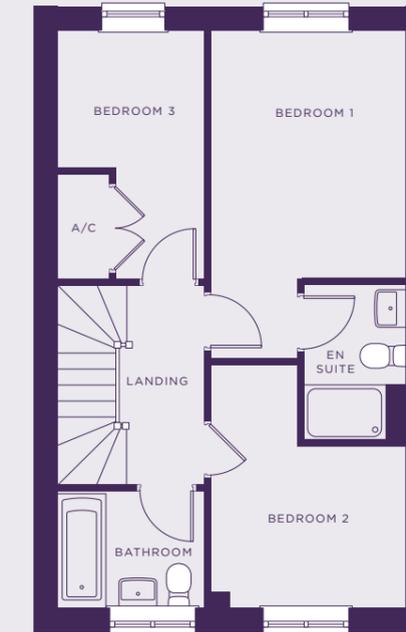
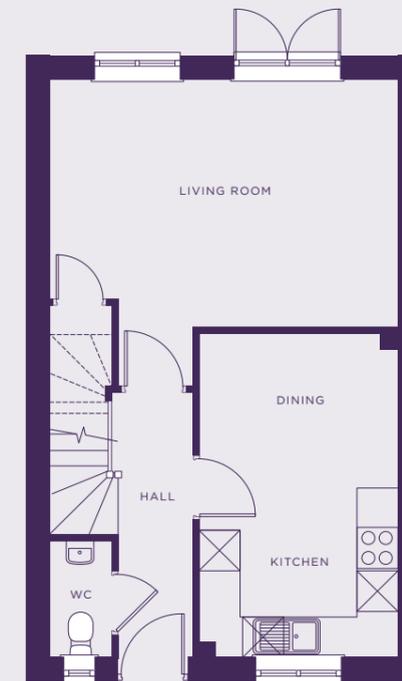
THE ELMSIE

PLOTS 172, 173, 174, 175, 177, 178, 181 & 182

TOTAL 934 SQ FT

GROUND

FIRST



SPECIFICATION

Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan Kitchen/dining

Bathroom

- Family bathroom
- Shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

General

- Located near popular towns including Shirebrook and Mansfield, not far from Nottingham.
- Excellent links to the A60
- 2 parking spaces per property
- 10 Year build warranty

Kitchen	13.89 m ²	15'8" x 9'6"
Living Room	18.47 m ²	16'9" x 11'11"
Bedroom 1	10.47 m ²	12'0" x 9'4"
Bedroom 2	6.75 m ²	9'4" x 7'9"
Bedroom 3	7.85 m ²	12'0" x 7'1"



THE ASHER

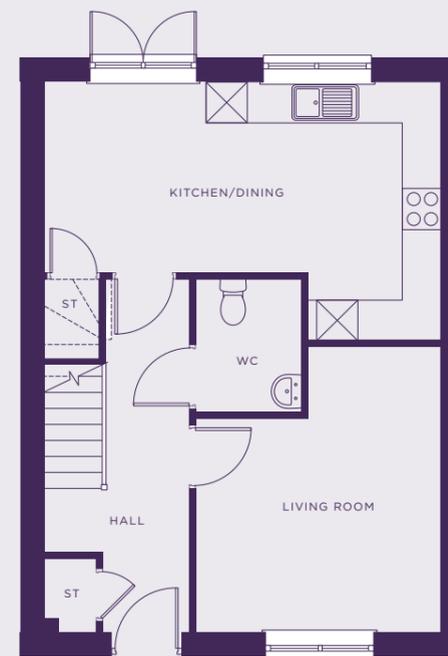
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THE ASHER

PLOTS 111, 112, 179 & 180

TOTAL 1,034 SQ FT

GROUND



FIRST



SPECIFICATION

Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan Kitchen/dining

Bathroom

- Family bathroom
- Shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

General

- Located near popular towns including Shirebrook and Mansfield, not far from Nottingham.
- Excellent links to the A60
- 2 parking spaces per property
- 10 Year build warranty

Kitchen / Dining	13.31 m ²	15'7" x 9'4"
Living Room	18.25 m ²	15'10" x 12'0"
Bedroom 1	12.33 m ²	11'10" x 11'11"
Bedroom 2	11.26 m ²	11'11" x 10'6"
Bedroom 3	9.45 m ²	10'11" x 9'2"



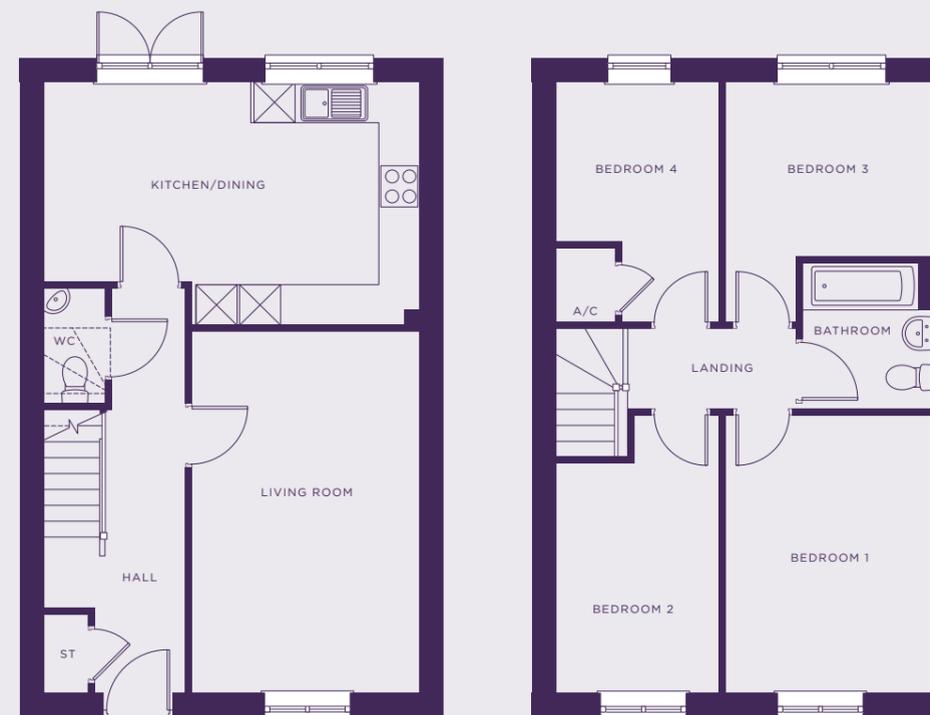
THE MACARTHUR

PLOTS 91, 94, 95 & 98

TOTAL 1,066 SQ FT

GROUND

FIRST



SPECIFICATION

Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan Kitchen/dining

Bathroom

- Family bathroom
- Shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

General

- Located near popular towns including Shirebrook and Mansfield, not far from Nottingham.
- Excellent links to the A60
- 2 parking spaces per property
- 10 Year build warranty

Kitchen / Dining	17.84 m ²	17'11" x 11'6"
Living Room	16.12 m ²	17'5" x 10'9"
Bedroom 1	8.44 m ²	10'9" x 9'1"
Bedroom 2	8.40 m ²	10'9" x 9'1"
Bedroom 3	6.94 m ²	11'7" x 6'11"
Bedroom 4	4.49 m ²	7'6" x 6'11"

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THE BROOK

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THE BROOK

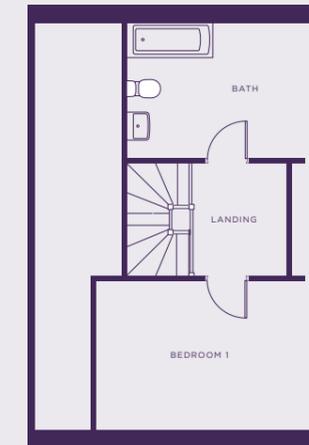
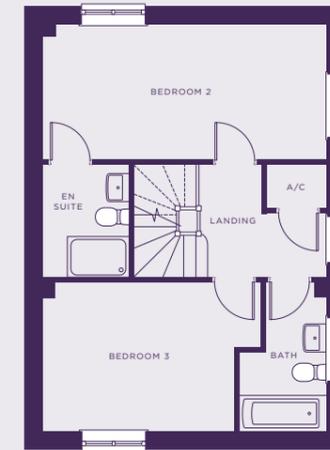
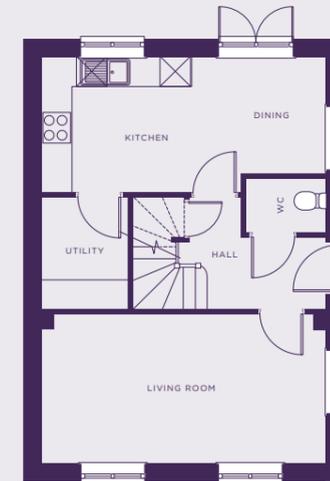
PLOTS 242

TOTAL 1,279 SQ FT

GROUND

FIRST

SECOND



SPECIFICATION

Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan Kitchen/dining

Bathroom

- Family bathroom
- Shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

General

- Located near popular towns including Shirebrook and Mansfield, not far from Nottingham.
- Excellent links to the A60
- 2 parking spaces per property
- 10 Year build warranty

Kitchen / Dining	15.5 m ²	18'6" x 8'11"
Living	16.8 m ²	18'6" x 9'9"
Bedroom 2	15.3 m ²	18'6" x 8'11"
Bedroom 3	11.5 m ²	12'8" x 9'9"
Bedroom 1	10.8 m ²	11'10" x 9'8"

Shirebrook

Derbyshire

HOUSE PRICES FOR ALL PLOTS AVAILABLE

PLOT	HOUSE TYPE	PROPERTY TYPE	ADDRESS	FULL MARKET VALUE	40% SHARE VALUE	MONTHLY RENT
91	4 Bed House	Macarthur	59 Cornflower Avenue, Shirebrook, Mansfield, NG20 8GZ	£252,500	£101,000	£347.19
92	2 Bed House	Atkins 2	58 Cornflower Avenue, Shirebrook, Mansfield, NG20 8GZ	£185,000	£74,000	£254.38
93	2 Bed House	Atkins	57 Cornflower Avenue, Shirebrook, Mansfield, NG20 8GZ	£175,000	£70,000	£240.63
94	4 Bed House	Macarthur	56 Cornflower Avenue, Shirebrook, Mansfield, NG20 8GZ	£252,500	£101,000	£347.19
95	4 Bed House	Macarthur	55 Cornflower Avenue, Shirebrook, Mansfield, NG20 8GZ	£252,500	£101,000	£347.19
96	2 Bed House	Atkins 2	54 Cornflower Avenue, Shirebrook, Mansfield, NG20 8GZ	£185,000	£74,000	£254.38
97	2 Bed House	Atkins	53 Cornflower Avenue, Shirebrook, Mansfield, NG20 8GZ	£175,000	£70,000	£240.63
98	4 Bed House	Macarthur	52 Cornflower Avenue, Shirebrook, Mansfield, NG20 8GZ	£252,500	£101,000	£347.19
111	3 Bed House	Asher	75 Foxglove Way, Shirebrook, Mansfield, NG20 8HZ	£235,000	£94,000	£323.13
112	3 Bed House	Asher	77 Foxglove Way, Shirebrook, Mansfield, NG20 8HZ	£235,000	£94,000	£323.13
172	3 Bed House	Elmslie	3 Lilly Avenue, Shirebrook, Mansfield, NG20 8JB	£220,000	£88,000	£302.50
173	3 Bed House	Elmslie	5 Lilly Avenue, Shirebrook, Mansfield, NG20 8JB	£220,000	£88,000	£302.50
174	3 Bed House	Elmslie	7 Lilly Avenue, Shirebrook, Mansfield, NG20 8JB	£220,000	£88,000	£302.50
175	3 Bed House	Elmslie	9 Lilly Avenue, Shirebrook, Mansfield, NG20 8JB	£220,000	£88,000	£302.50

PLOT	HOUSE TYPE	PROPERTY TYPE	ADDRESS	FULL MARKET VALUE	40% SHARE VALUE	MONTHLY RENT
177	3 Bed House	Elmslie	54 Foxglove Way, Shirebrook, Mansfield, NG20 8HZ	£220,000	£88,000	£302.50
178	3 Bed House	Elmslie	52 Foxglove Way, Shirebrook, Mansfield, NG20 8HZ	£220,000	£88,000	£302.50
179	3 Bed House	Asher	50 Foxglove Way, Shirebrook, Mansfield, NG20 8HZ	£235,000	£94,000	£323.13
180	3 Bed House	Asher	48 Foxglove Way, Shirebrook, Mansfield, NG20 8HZ	£235,000	£94,000	£323.13
181	3 Bed House	Elmslie	46 Foxglove Way, Shirebrook, Mansfield, NG20 8HZ	£220,000	£88,000	£302.50
182	3 Bed House	Elmslie	44 Foxglove Way, Shirebrook, Mansfield, NG20 8HZ	£220,000	£88,000	£302.50
183	2 Bed House	Atkins	42 Foxglove Way, Shirebrook, Mansfield, NG20 8HZ	£180,000	£72,000	£247.50
184	2 Bed House	Atkins	40 Foxglove Way, Shirebrook, Mansfield, NG20 8HZ	£180,000	£72,000	£247.50
82	3 Bed House	Vale	49 Foxglove Way, Shirebrook, Mansfield, NG20 8HZ	£220,000	£88,000	£302.50
83	3 Bed House	Vale	51 Foxglove Way, Shirebrook, Mansfield, NG20 8HZ	£220,000	£88,000	£302.50
84	3 Bed House	Vale	53 Foxglove Way, Shirebrook, Mansfield, NG20 8HZ	£220,000	£88,000	£302.50
85	3 Bed House	Vale	55 Foxglove Way, Shirebrook, Mansfield, NG20 8HZ	£220,000	£88,000	£302.50
113	2 Bed House	Atkins	79 Foxglove Way, Shirebrook, Mansfield, NG20 8HZ	£180,000	£72,000	£247.50
114	2 Bed House	Atkins	81 Foxglove Way, Shirebrook, Mansfield, NG20 8HZ	£180,000	£72,000	£247.50
185	4 Bed House	Aslin	38 Foxglove Way, Shirebrook, Mansfield, NG20 8HZ	£240,000	£96,000	£330.00
186	4 Bed House	Aslin	36 Foxglove Way, Shirebrook, Mansfield, NG20 8HZ	£240,000	£96,000	£330.00



SHIREBROOK,
MANSFIELD,
NG20 8HZ



PLATFORMHOMEOWNERSHIP



@PLATFORMHOMEOWNERSHIP



@PLATFORMNEWHOME

GET IN TOUCH

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sales@platformhg.com

SATNAV

NG20 8HZ

Platform Home Ownership have taken every effort to ensure that these documents are accurate and represent the properties available. Platform Home Ownership and the developer may in their efforts to improve design reserve the right to alter site plans, floorplans, elevations and specifications without prior notice. Maps shown are not to scaled and for illustrative purposes only. Distances are taken from google.co.uk/maps. Information is correct at the time it was published - May 2025. For more information please visit us website at www.platformhomeownership.com