



THE LOCATION

The spectacular surrounding countryside inspires you to live and breathe in the air!

Bradwell Springs is ideally located in the heart of a major National Park, yet within easy reach of the vibrant cities of Sheffield and Manchester.

Nestling on the side of Bradwell Dale, considered to be one of the most attractive valleys in the county, Bradwell itself is described as 'one of the most beautiful and picturesque old towns in the Peak District.'

The Peak District is a treasure trove of different sights and places from serene countryside walks and scenic cycling trails, to spectacular rock climbing and quaint country villages, the allure of the Peak District & Derbyshire is captivating.

There are numerous historic houses, old churches, dams and reservoirs, museums, theme parks and even castles, all in addition to natural wonders including caverns, rocky gorges, gritstone edges, fine rivers and truly world-class heritage sites.



SCHOOLS

There is an abundance of high quality primary, secondary and preparatory schools, including:

PRIMARY

- Bradwell Junior School *Ofsted Good*
- Bradwell Infant School *Ofsted Good*

SECONDARY

State Schools:

- Silverdale School *Ofsted Outstanding*
- Tapton School *Ofsted Outstanding*
- King Ecgbert School *Ofsted Outstanding*

Independent Schools:

- Sheffield High School for Girls *Ofsted Outstanding*
- Birkdale School *Ofsted Outstanding*

LEISURE

The area is known and loved by many for its breath-taking views, bustling market towns and pretty villages, historic houses, famous attractions and hundreds of traditional events, such as the unique Derbyshire custom of Well Dressing.

From the high, moorland plateaus in the north, to the steep-sided, deep dales and rolling green hills in the south of the area, the Peak District & Derbyshire has just about any landscape you can imagine in Britain, making it one of the finest areas in the country to go walking. Couple the fantastic scenery with delicious local Food & Drink, the Peak District is a special place to live.

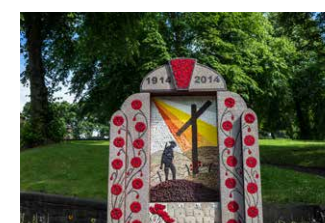
Bradwell Springs is ideally located to take advantage of the glorious countryside on its doorstep as well as a host of local attractions and activities:

FITNESS / SPORT

- Hope Golf Club
- Bradwell Sports & Tennis Club
- Walking, riding, cycling all on your doorstep
- World famous paragliding and hang gliding

ATTRACTIONS

- Chatsworth House
- The Heights of Abraham
- Peveril castle
- Crich Tramway Village
- Peak Wildlife Park
- Alton Towers Resort
- Hathersage Swimming Pool



SITE PLAN



 *The* **HARDWICK**



 *The* **KEDLESTON**



 *The* **SUDBURY**



 *The* **TISSINGTON**



 *The* **PEVERIL**



 *The* **DOVEDALE**



 *The* **STANTON**



 *The* **HADDON**



 *The* **CRESSWELL**



 *The* **MIDDLETON**



 *The* **SPEEDWELL**



 *The* **BRINDLEY**



BRADWELL SPRINGS

BRADWELL, PEAK DISTRICT, S33 9HD



*These plots have no garage.

Please note: This plan is an illustration and not to be used for conveyancing.





Images shown are for illustration of previous developments and do not form part of the specification

SPECIFICATION

The homes have been designed to be light, airy and eco-efficient constructed using high quality materials and to a luxury specification.

KITCHENS

- A select choice of contemporary high quality kitchens*
- Complimentary choice of laminate worktops, upstand & splashback to kitchen with laminate to utility room
- Optional upgrade to Silestone worktops
- A bank of integrated appliances consisting of two single ovens and a microwave
- 4 or 5 gas burner hob and stainless steel cooker hood (subject to house type)
- Integrated fridge and freezer
- Integrated dishwasher
- Plumbing & space for washing machine to kitchen with further drier space to utility room
- A choice of luxury floor tiles*

BATHROOMS & CLOAKROOMS

- Contemporary sanitaryware
- Polished chrome taps & shower fittings
- Fitted mirror to master en-suite
- Vanity unit to Master en-suite
- Half tile bathrooms and ensuites, with full tile to bath and shower area
- Choice of quality floor & wall tiles*

INTERIOR FINISHES

- White Chiffon painted walls throughout
- Eggshell white paintwork throughout
- White emulsion to ceilings
- Solid Oak handrail above balustrade and newel caps
- Moulded skirtings & architraves

ELECTRICAL & LIGHTING

- Recessed low voltage down lighters to kitchen, bathroom and ensuites
- Satin chrome sockets and switches with chrome shaver points to bathrooms and en-suites
- Optional pre-installed internal HDMI cabling for wall mounted TV
- External light to front and back door
- Power and lighting to garage (if applicable)
- Pre-installed tv aerial cabling with antenna to loft

HEATING & HOT WATER

- Gas fired central heating with digital programmer & thermostatic radiator valves
- Polished chrome towel radiator to bathroom and en-suites

WINDOWS & DOORS

- Contemporary style UPVC windows
- Solid white contemporary interior doors with designer chrome ironmongery

EXTERNAL

- Gardens turfed front & rear
- Block paved drive to certain properties
- Patio to rear
- Outside tap

SECURITY & PEACE OF MIND

- Secured by Design front door plus chrome security chain
- Mains operated smoke detectors with battery back-up
- 10 year LABC warranty



*Subject to stage of construction

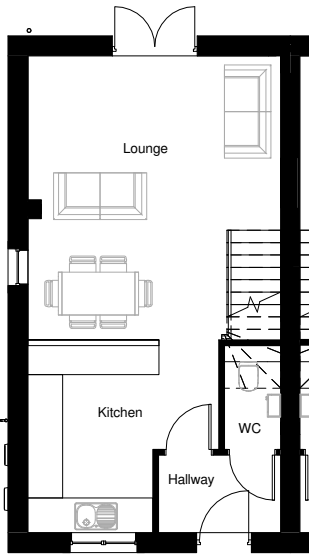
STYLISH DESIGN *Peerless Quality*





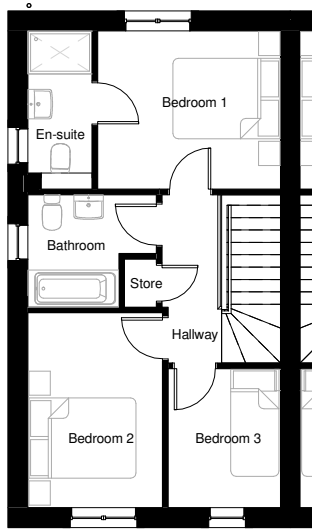
The **HARDWICK** 84.1m² / 905 sq ft

GROUND FLOOR



Ground Floor	m	ft
Lounge / Kitchen	4.7 x 8.9 max	15'5" x 29'2" max
WC	1.04 x 1.92	3'5" x 6'4"
Hallway	2.28 x 1.45	7'6" x 4'9"

FIRST FLOOR



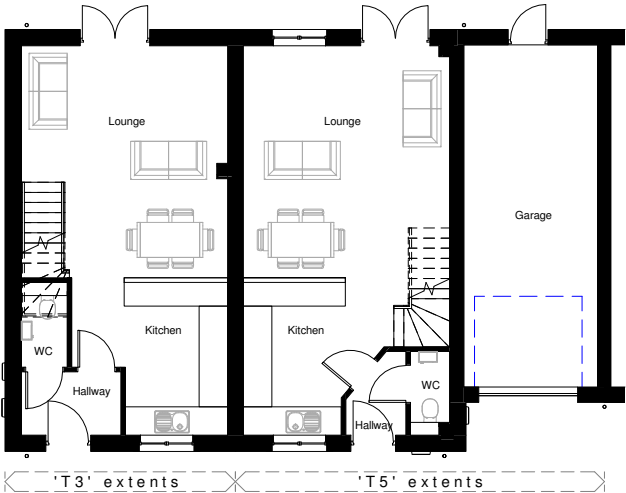
First Floor	m	ft
Hallway	1.11 x 3.12 max	3'8" x 10'3" max
Bedroom 1	3.4 x 2.93	11'2" x 9'7"
En-suite	1.18 x 2.93	3'10" x 9'7"
Bedroom 2	2.5 x 3.6	8'2" x 11'10"
Bedroom 3	2.1 x 2.58	6'11" x 8'6"
Bathroom	2.38 x 2.08 max	7'10" x 6'10" max
Store	0.6 x 0.89	1'12" x 2'11"



The **KEDLESTON** 'T3' Extents: 84.1m² / 905 sq ft

The **KEDLESTON** + 'T5' Extents: 110.2m² / 1186 sq ft

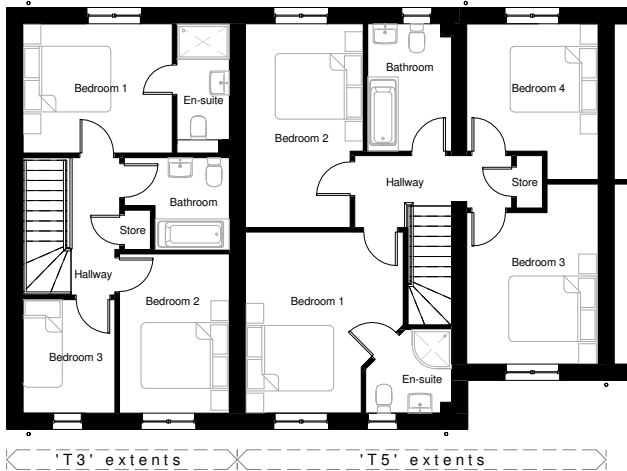
GROUND FLOOR



'T3' Extents:		
Ground Floor	m	ft
Lounge / Kitchen	4.7 x 8.9 max	15'5" x 29'2" max
WC	1.04 x 1.92	3'5" x 6'4"
Hallway	2.28 x 1.45	7'6" x 4'9"

First Floor		
First Floor	m	ft
Hallway	1.14 x 3.12 max	3'9" x 10'3" max
Bedroom 1	3.4 x 2.93	11'2" x 9'7"
En-suite	1.18 x 2.93	3'10" x 9'7"
Bedroom 2	2.5 x 3.6	8'2" x 11'10"
Bedroom 3	2.1 x 2.58	6'11" x 8'6"
Bathroom	2.38 x 2.08 max	7'10" x 6'10" max
Store	0.6 x 0.89	1'12" x 2'11"

FIRST FLOOR



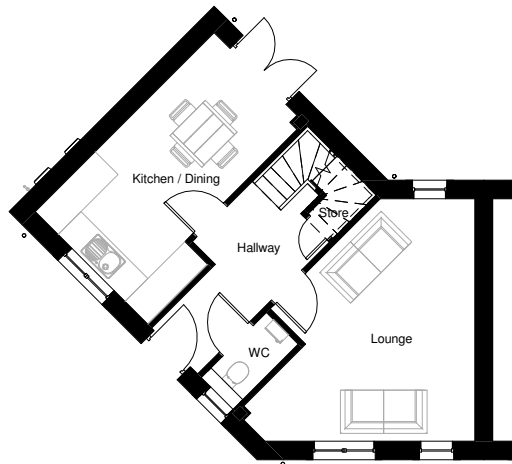
'T5' Extents:		
Ground Floor	m	ft
Lounge / Kitchen	4.7 x 8.9	15'5" x 29'2"
WC	0.9 x 1.9	2'11" x 6'3"
Hallway	1.37 x 1.91 max	4'6" x 6'3" max
Garage	3.05 x 7.8	10'0" x 25'7"

First Floor		
First Floor	m	ft
Hallway	3.58 x 1.64 max	11'9" x 5'5" max
Bedroom 1	3.6 x 4.14 max	11'10" x 13'7" max
En-suite	1.95 x 1.9 max	6'5" x 6'3" max
Bedroom 2	2.7 x 4.65 max	8'10" x 15'3" max
Bedroom 3	3.01 x 4.11 max	9'11" x 13'6" max
Bedroom 4	3.01 x 3.55 max	9'11" x 11'8" max
Bathroom	1.9 x 2.9	6'3" x 9'6"
Store	0.6 x 1.18	1'12" x 3'10"

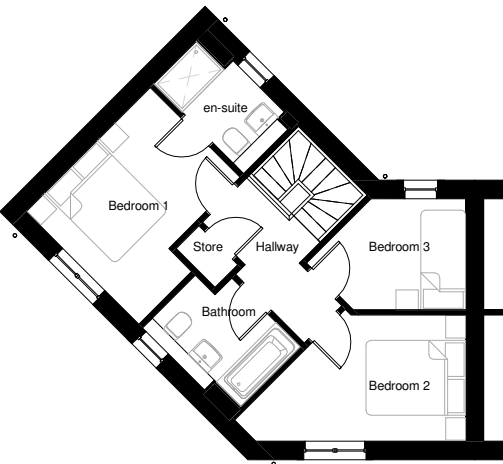


The **SUDBURY** 86.6m² / 932 sq ft

GROUND FLOOR



FIRST FLOOR



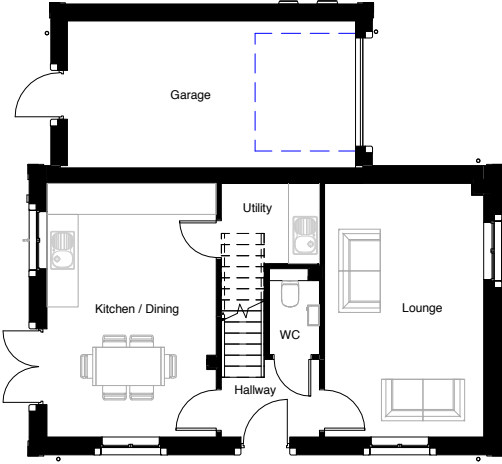
Ground Floor	m	ft
Lounge	4.85 x 4.63 max	15'11" x 15'2" max
Kitchen / Dining	5.08 x 3.19 max	16'8" x 10'6" max
WC	1.85 x 0.9	6'1" x 2'11"
Hallway	5.05 x 1.95 max	16'7" x 6'5" max
Store	1.2 x 0.8 max	3'11" x 2'7" max

First Floor	m	ft
Hallway	1.65 x 3.15 max	5'5" x 10'4" max
Bedroom 1	3.52 x 3.19 max	11'7" x 10'6" max
En-suite	1.43 x 2.53 max	4'8" x 8'4" max
Bedroom 2	2.53 x 4.25 max	8'4" x 13'11" max
Bedroom 3	2.22 x 3.15 max	7'3" x 10'4" max
Bathroom	2.5 x 1.95 max	8'2" x 6'5" max
Store	0.64 x 1.1	2'1" x 3'7"

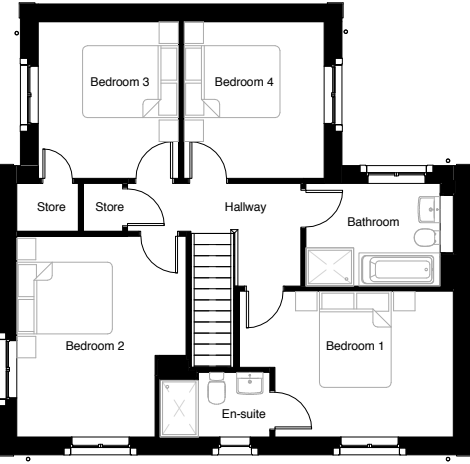


The **TISSINGTON** 117m² / 1,259 sq ft

GROUND FLOOR



FIRST FLOOR



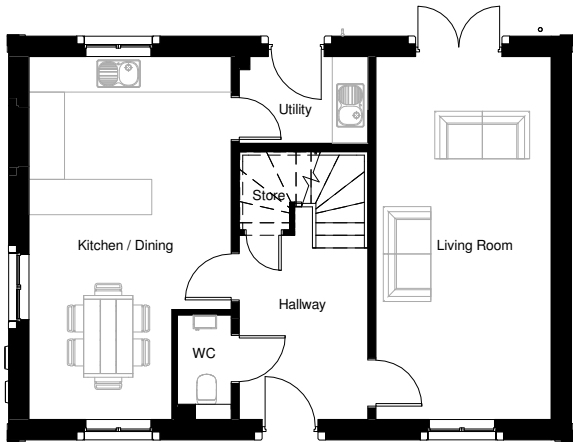
Ground Floor	m	ft
Lounge	3.33 x 5.3	10'11" x 17'5"
Kitchen / Dining	3.53 x 5.3	11'7" x 17'5"
WC	1.05 x 1.79	3'5" x 5'10"
Hallway	2.05 x 1.62 max	6'9" x 5'4" max
Utility	2.05 x 1.68	6'9" x 5'6"

First Floor	m	ft
Hallway	3.62 x 2.15 max	11'11" x 7'1" max
Bedroom 1	4.48 x 3.04 max	14'8" x 9'12" max
En-suite	2.28 x 1.34 max	7'6" x 4'5" max
Bedroom 2	3.53 x 4.19 max	11'7" x 13'9" max
Bedroom 3	2.93 x 3.27	9'7" x 10'9"
Bedroom 4	2.93 x 3.27	9'7" x 10'9"
Bathroom	3.07 x 2.13	10'1" x 6'12"
Store 1	0.82 x 1	2'8" x 3'3"
Store 2	1.28 x 1	4'2" x 3'3"

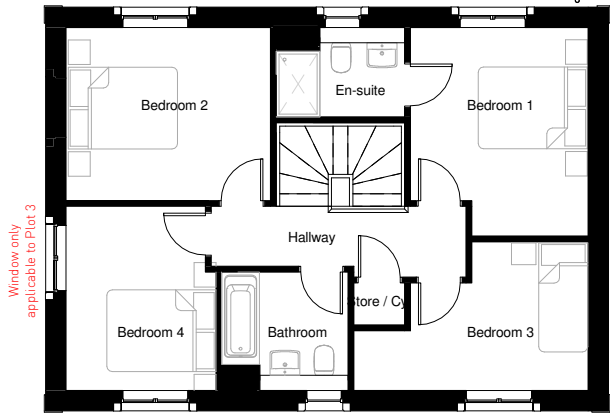


The **PEVERIL*** 127.4m² / 1372 sqft

GROUND FLOOR



FIRST FLOOR



<i>Ground Floor</i>	m	ft
Lounge	3.21 x 6.65	10'6" x 21'10"
Kitchen / Dining	3.7 x 6.65 max	12'2" x 21'10" max
WC	0.98 x 1.91	3'2" x 6'3"
Hallway	2.35 x 4.9 max	7'9" x 16'1" max
Store	0.92 x 1.42 max	3'0" x 4'8" max
Utility	2.35 x 1.59	7'9" x 5'3"

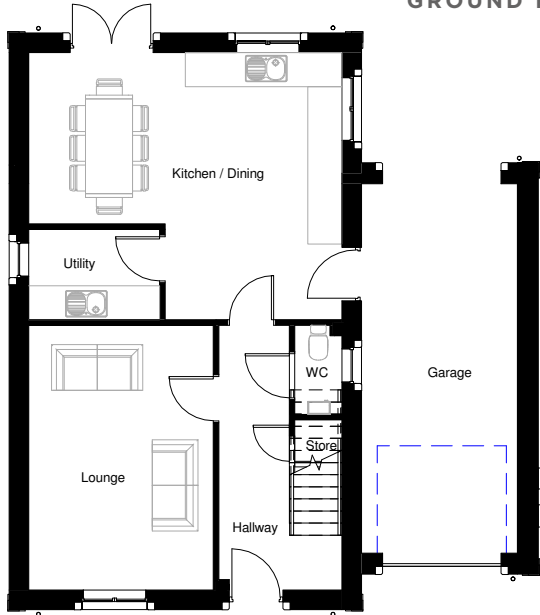
<i>First Floor</i>	m	ft
Hallway	4.67 x 1.3 max	15'4" x 4'3" max
Bedroom 1	3.25 x 3.82 max	10'8" x 12'6" max
En-suite	2.33 x 1.62 max	7'8" x 5'4" max
Bedroom 2	3.75 x 3.17	12'4" x 10'5"
Bedroom 3	4.29 x 2.73 max	14'1" x 8'11" max
Bedroom 4	2.75 x 3.38 max	9'0" x 11'1" max
Bathroom	2.15 x 2.3 max	7'1" x 7'7" max
Store	0.93 x 0.77 max	3'1" x 2'6"

* Please note there are four variations to this house type.

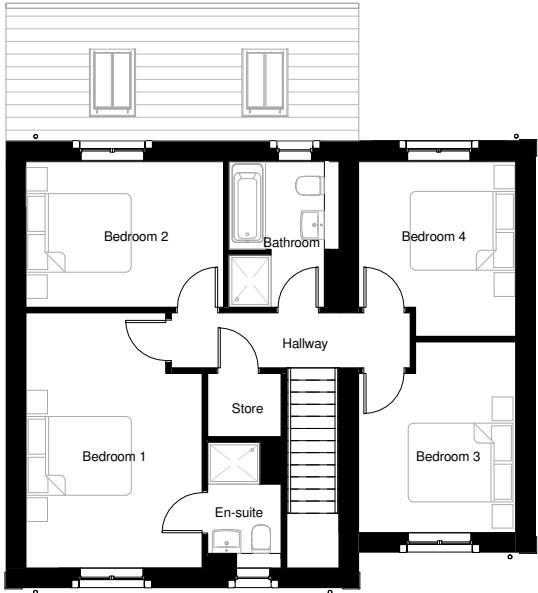


The **DOVEDALE** 131.7m² / 1,418 sq ft

GROUND FLOOR



FIRST FLOOR



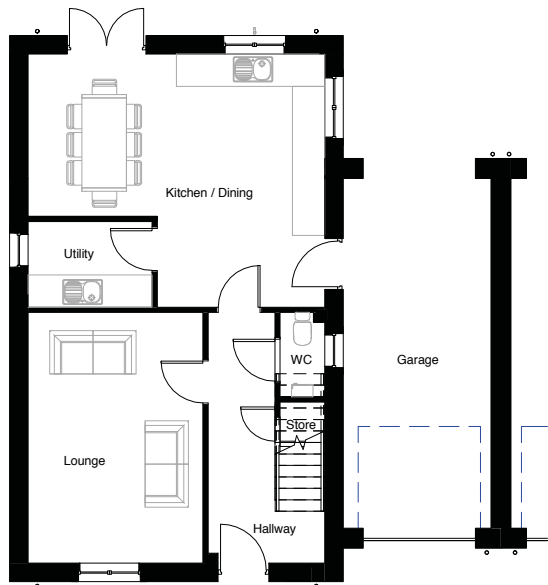
<i>Ground Floor</i>	m	ft
Lounge	3.52 x 5.05	11'7" x 16'7"
Kitchen / Dining	5.975 x 5.09 max	19'7" x 16'8" max
WC	0.9 x 1.7	2'11" x 5'7"
Hallway	2.35 x 5.05 max	7'9" x 16'7" max
Utility	2.5 x 1.725	8'2" x 5'8"
Garage	2.975 x 7.04	9'9" x 23'1"

<i>First Floor</i>	m	ft
Hallway	4.55 x 1.05	14'11" x 3'5"
Bedroom 1	3.36 x 4.86 max	11'0" x 15'12" max
En-suite 1	1.38 x 2.38 max	4'6" x 7'10" max
Bedroom 2	3.775 x 2.8	12'5" x 9'2"
Bedroom 3	3.03 x 3.625 max	9'11" x 11'11" max
Bedroom 4	3.04 x 3.35 max	9'12" x 10'12" max
Bathroom	2.08 x 2.79	6'10" x 9'2"
Store	1.4 x 1.2	4'7" x 3'11"

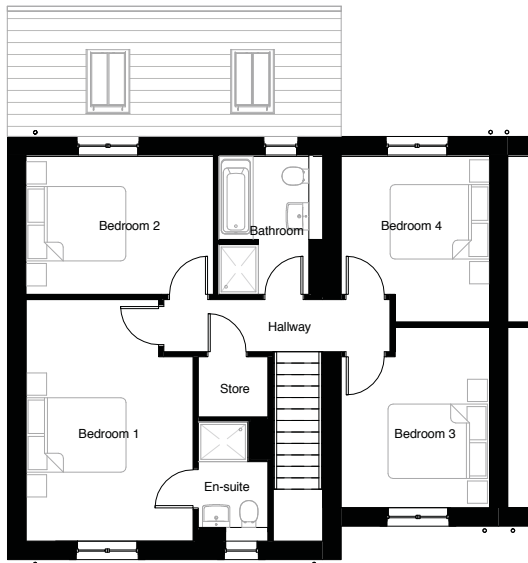


The **STANTON** 131.7m² / 1,418 sq ft

GROUND FLOOR



FIRST FLOOR



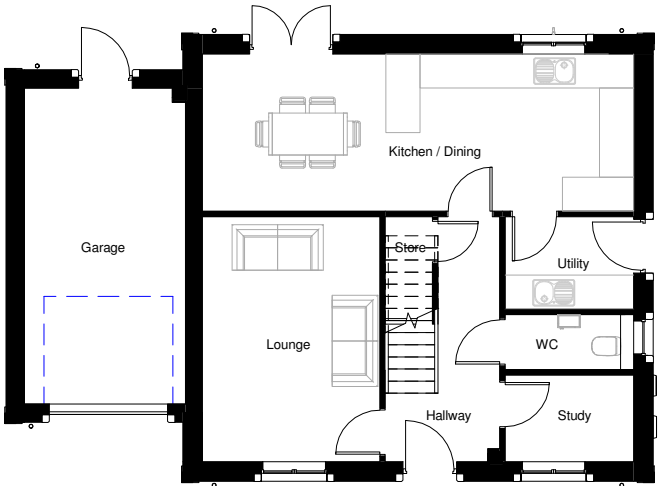
Ground Floor	m	ft
Lounge	3.52 x 5.05	11'7" x 16'7"
Kitchen / Dining	5.98 x 5.09 max	19'7" x 16'8" max
WC	0.9 x 1.7	2'11" x 5'7"
Hallway	2.35 x 5.05 max	7'9" x 16'7" max
Utility	2.5 x 1.73	8'2" x 5'8"
Garage	2.98 x 7.04	9'9" x 23'1"

First Floor	m	ft
Hallway	4.55 x 1.05	14'11" x 3'5"
Bedroom 1	3.36 x 4.86 max	11'0" x 15'12" max
En-suite 1	1.38 x 2.38 max	4'6" x 7'10" max
Bedroom 2	3.78 x 2.8	12'5" x 9'2"
Bedroom 3	3.03 x 3.63 max	9'11" x 11'11" max
Bedroom 4	3.04 x 3.35 max	9'12" x 10'12" max
Bathroom	2.08 x 2.79	6'10" x 9'2"
Store	1.4 x 1.2	4'7" x 3'11"



The **HADDON** 148.2m² / 1,595 sq ft

GROUND FLOOR



FIRST FLOOR



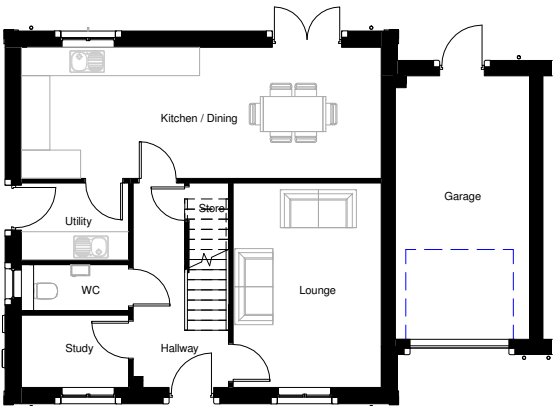
Ground Floor	m	ft
Lounge	3.38 x 4.67	11'1" x 15'4"
Kitchen / Dining	8.23 x 3	26'12" x 9'10"
WC	2.45 x 1.05	8'0" x 3'5"
Hallway	2.18 x 4.67	7'2" x 15'4"
Store	0.9 x 1.5 max	2'11" x 4'11" max
Utility	2.45 x 1.76	8'0" x 5'9"
Study	2.45 x 1.65	8'0" x 5'5"
Garage	3.08 x 6.02	10'1" x 19'9"

First Floor	m	ft
Hallway	5.47 x 1.49 max	17'11" x 4'11" max
Bedroom 1	3.03 x 4.39	9'11" x 14'5"
En-suite 1	3.03 x 1.48	9'11" x 4'10" max
Bedroom 2	3.63 x 4.15 max	11'11" x 13'7"
En-suite 2	2.37 x 1.36	7'9" x 4'6" max
Bedroom 3	3.39 x 3.71 max	11'1" x 12'2" max
Bedroom 4	3.15 x 3.51 max	10'4" x 11'6"
Bedroom 5	2.55 x 2.36	8'4" x 7'9"
Bathroom	2.3 x 2.8	7'7" x 9'2"
Store	2 x 0.8	6'7" x 2'7"



The CRESSWELL 148.2m² / 1,595 sq ft

GROUND FLOOR



Ground Floor	m	ft
Lounge	3.38 x 4.67	11'1" x 15'4"
Kitchen / Dining	8.225 x 3	26'12" x 9'10"
WC	2.45 x 1.05	8'0" x 3'5"
Hallway	2.18 x 4.67	7'2" x 15'4"
Store	0.9 x 1.5 max	2'11" x 4'11" max
Utility	2.45 x 1.76	8'0" x 5'9"
Study	2.45 x 1.65	8'0" x 5'5"
Garage	3.075 x 6.02	10'1" x 19'9"

FIRST FLOOR

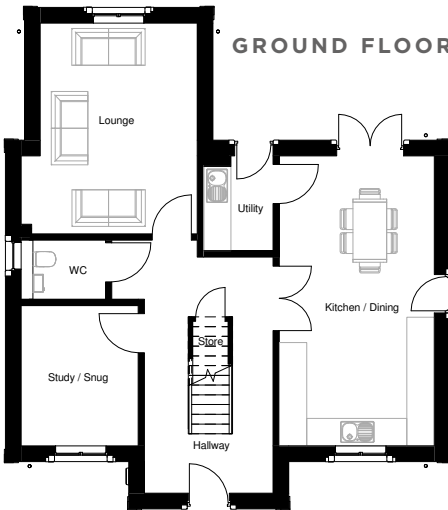


First Floor	m	ft
Hallway	5.47 x 1.49 max	17'11" x 4'11" max
Bedroom 1	3.03 x 4.39	9'11" x 14'5"
En-suite 1	3.03 x 1.475	9'11" x 4'10" max
Bedroom 2	3.63 x 4.15 max	11'11" x 13'7"
En-suite 2	2.37 x 1.36	7'9" x 4'6" max
Bedroom 3	3.385 x 3.71 max	11'1" x 12'2" max
Bedroom 4	3.15 x 3.51 max	10'4" x 11'6"
Bedroom 5	2.55 x 2.36	8'4" x 7'9"
Bathroom	2.3 x 2.8	7'7" x 9'2"
Store	2 x 0.8	6'7" x 2'7"



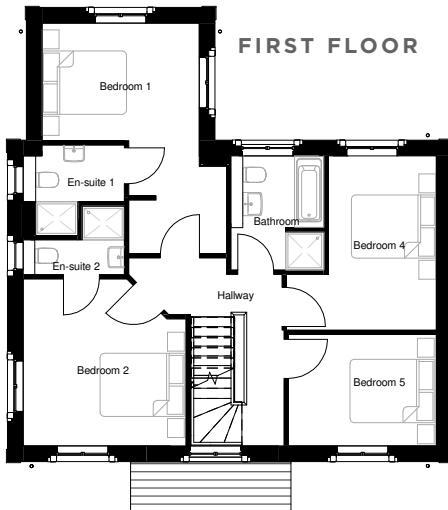
The MIDDLETON 192.6m² / 2,073 sq ft

GROUND FLOOR



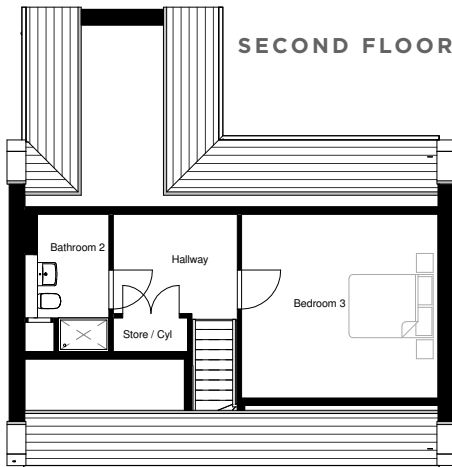
Ground Floor	m	ft
Lounge	4.18 x 5 max	13'8" x 16'5" max
Kitchen / Dining	3.68 x 6.88	12'1" x 22'7"
WC	2 x 1.4	6'7" x 4'7"
Hallway	3.83 x 6 max	12'7" x 19'8" max
Store	0.84 x 0.85	2'9" x 2'9"
Utility	1.65 x 2.25	5'5" x 7'5"
Study	2.78 x 3.33	9'1" x 10'11"

FIRST FLOOR



First Floor	m	ft
Hallway	3.63 x 4.06 max	11'11" x 13'4" max
Bedroom 1	3.72 x 5.46 max	12'3" x 17'11" max
En-suite 1	2.38 x 2.13 max	7'10" x 6'12" max
Bedroom 2	3.86 x 3.95 max	12'8" x 12'12" max
En-suite 2	2.38 x 1.61 max	7'10" x 5'3" max
Bedroom 4	3.59 x 4.13 max	11'9" x 13'7" max
Bedroom 5	3.5 x 2.64	11'6" x 8'8"
Bathroom	2.18 x 2.68	7'2" x 8'10"

SECOND FLOOR

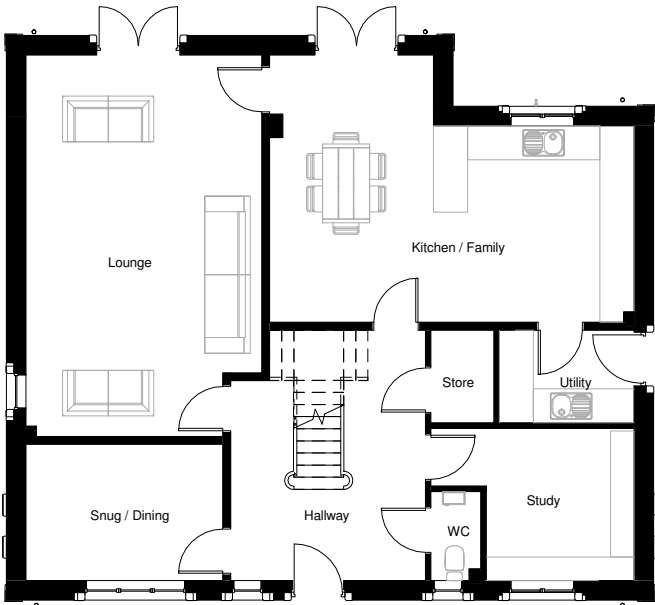


Second Floor	m	ft
Hallway	2.94 x 1.89 max	9'8" x 6'2" max
Bedroom 3	4.65 x 3.15	15'3" x 10'4"
Bathroom 2	1.98 x 2.55	6'6" x 8'4"
Store	1.75 x 0.69	5'9" x 2'3"

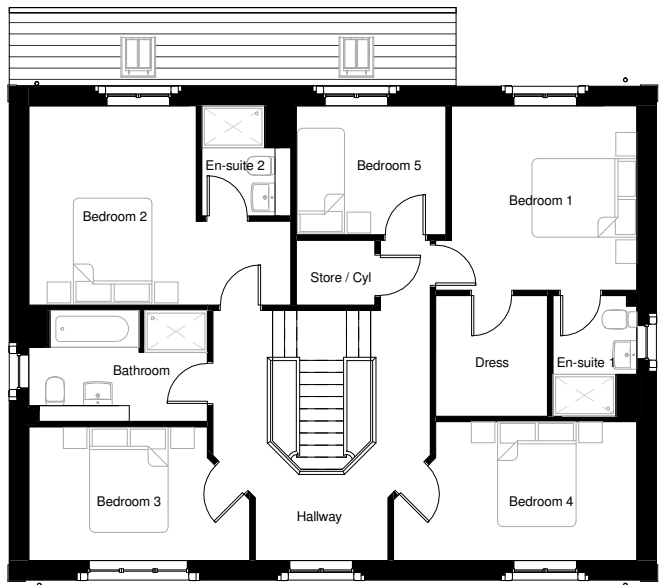


The **SPEEDWELL** 211.9m² / 2,280 sq ft

GROUND FLOOR



FIRST FLOOR



Ground Floor	m	ft
Lounge	4.5 x 7.28 max	14'9" x 23'10" max
Kitchen / Dining	6.95 x 5.1 max	22'10" x 16'9" max
WC	0.95 x 1.7	3'1" x 5'7"
Hallway	3.71 x 4.78 max	12'2" x 15'8" max
Utility	2.57 x 1.76	8'5" x 5'9"
Study	3.88 x 2.9 max	12'9" x 9'6" max
Store	1.2 x 1.77	3'11" x 5'9"
Snug / Dining	3.75 x 2.6	12'4" x 8'6"

First Floor	m	ft
Hallway	2.53 x 4.75 max	8'4" x 15'7" max
Bedroom 1	3.83 x 3.51 max	12'7" x 11'6" max
Dressing	2.13 x 2.3	6'12" x 7'7"
En-suite 1	1.58 x 2.28	5'2" x 7'6"
Bedroom 2	5 x 3.8 max	16'5" x 12'6" max
En-suite 2	1.68 x 2.08 max	5'6" x 6'10" max
Bedroom 3	4.21 x 2.55 max	13'10" x 8'4" max
Bedroom 4	4.65 x 2.65 max	15'3" x 8'8" max
Bedroom 5	2.85 x 2.46	9'4" x 8'1"
Bathroom	3.4 x 2.1	11'2" x 6'11"
Store	1.5 x 1.23	4'11" x 4'0"

DESIGNER LIVING

Camstead Style

A FAMILY RUN COMPANY, CAMSTEAD HAS DEVELOPED A REPUTATION FOR BUILDING HIGH QUALITY DEVELOPMENTS IN PRIME LOCATIONS.

Camstead Homes is a part of the Scofield Group, a company that has created a reputation as a high quality house builder across England.

At Bradwell Springs each new home is designed to provide a high quality, contemporary living space and the complete peace of mind afforded by a comprehensive LABC warranty.

Our team of architects strive to leave a long lasting legacy by creating homes that are the heart of the community.

We are committed to delivering real social benefits by providing material support to the wider community - from charitable donations, creation of green space for local communities and a variety of other support in the locations we are active within.

Bradwell Springs will be another example of this, providing green space surrounding the development to give enjoyment to this and future generations

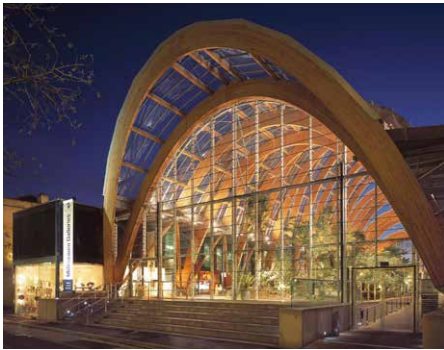
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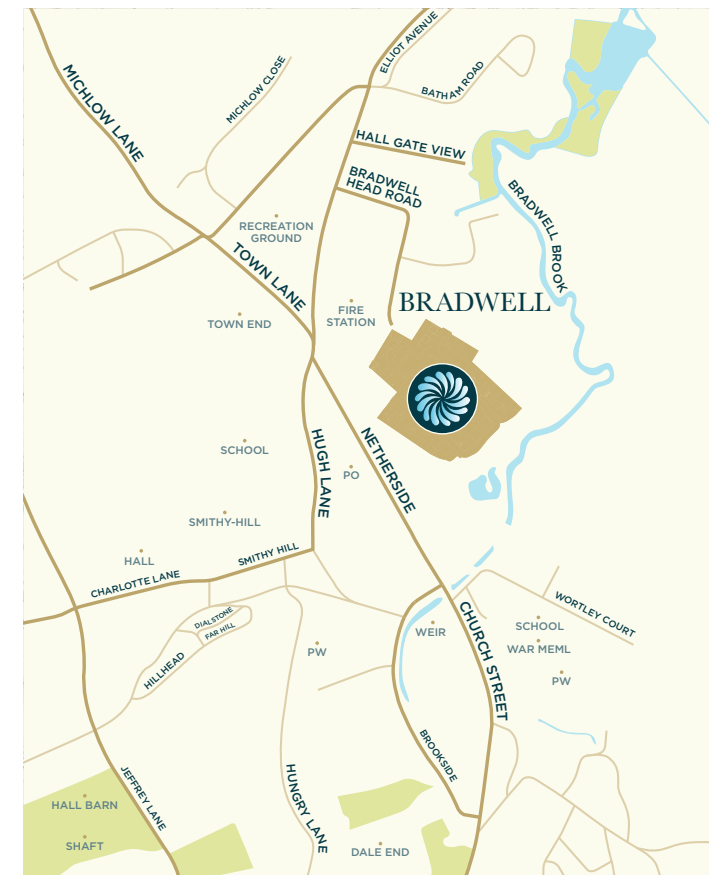
Standard:



This brochure and the show home are designed to give a general idea of the type of home on the development and how it could be decorated and furnished: they are not however, to be taken as part of the specification or contract. Dimensions are as accurate as practicable, but they may vary depending on internal finishes. The latest materials are always used, therefore, certain modifications are always inevitable. Each prospective purchaser should, therefore, check the plans and specification of the home in which they are interested with the sales staff. The marketing name may not always be retained. Images used in this brochure show previous developments and are for illustrative purposes only. Specification may differ from imagery, please ask sales staff for details. Some of the images in this brochure are computer generated.



LOCATION



WELL POSITIONED *in the heart of the country*



TRAIN

4 mins away is Hope Station with trains every hour to Sheffield (27 mins), and London (2hrs 58mins via Sheffield)

Manchester Piccadilly (50 mins), Manchester Airport (55 mins)



ROAD

Bradwell Springs is located near the The B6049 road which runs though the village connecting with the A6187 and the A623

Sheffield & M1 (25 mins), Doncaster Sheffield Airport (55 mins)

Manchester (55 mins), Manchester Airport (50 mins)



BUS

The village is served by a number of bus routes. An hourly bus service runs on the Sheffield to Castleton route as well as numerous other services including the Castleton to Bakewell and Buxton routes



BICYCLE

You can enjoy all styles of cycling to the maximum effect in Bradwell from spectacular road riding to inspirational off road mountain biking as well a leisure riding along the valley bottoms.



WALKING

The Peak District is one of the country's most acclaimed walking territory and its beauty was recognised in 1951 by becoming the first National Park in the United Kingdom.



BRADWELL SPRINGS

BRADWELL, PEAK DISTRICT, S33 9HD

