

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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GET IN TOUCH



**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

26 MILES

NOTTINGHAM

23 MILES

SHEFFIELD

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

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 ELSIE
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



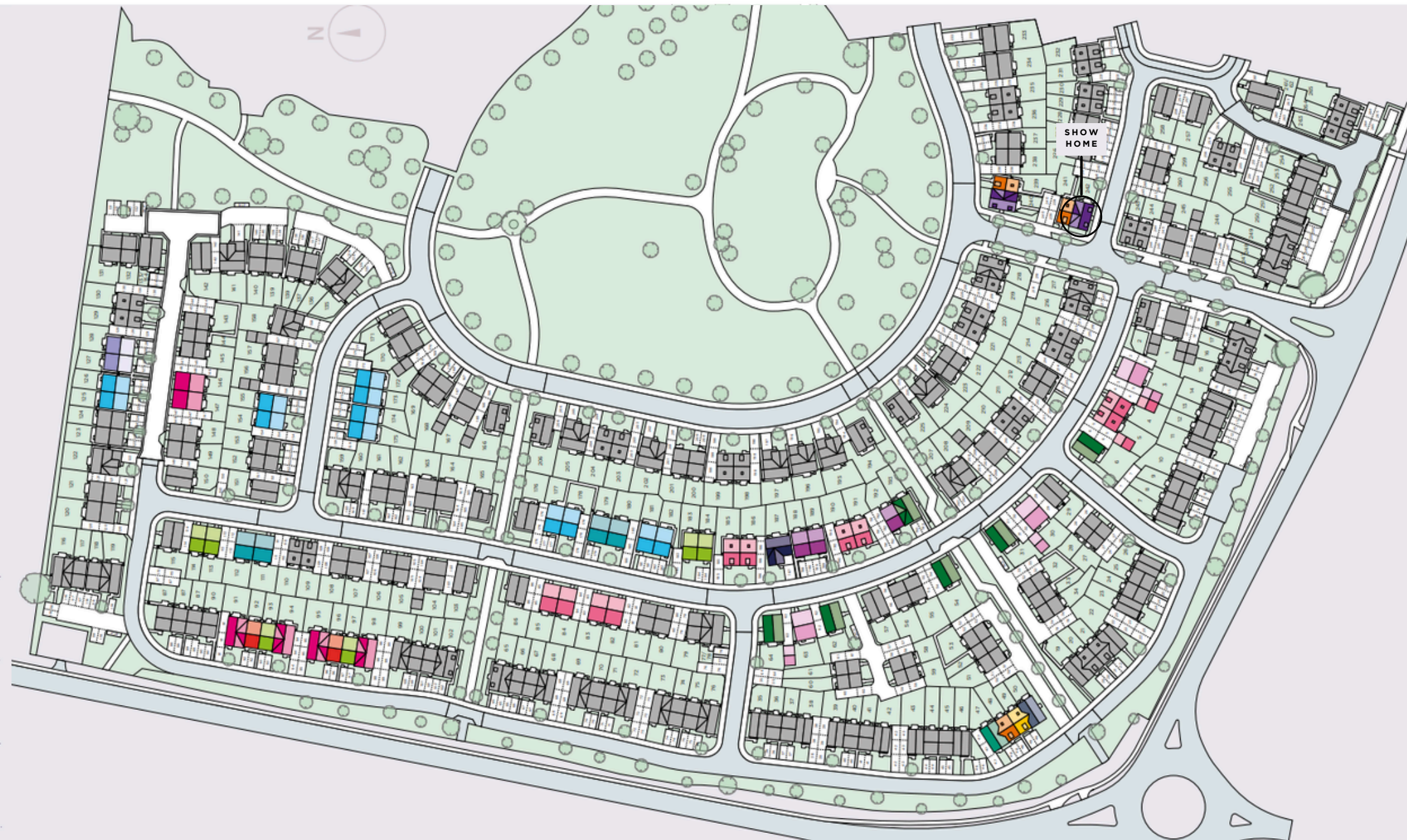
THE BURNET
4 bedroom Home



THE MACARTHUR
4 bedroom Home



THE MYLNE
4 bedroom Home



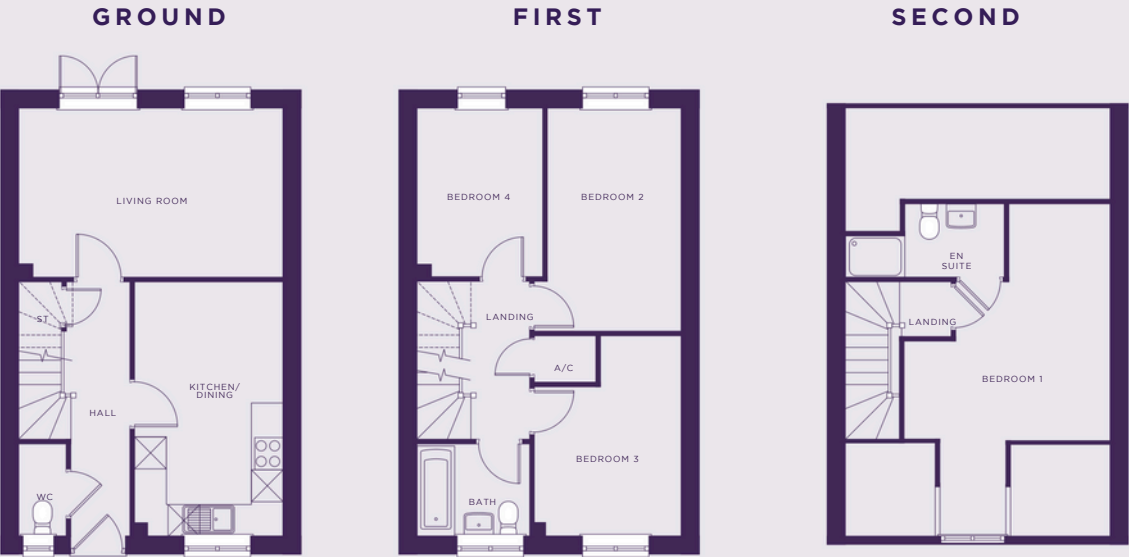


This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Platform Home Ownership home of this type, but there are, however, variances from site to site. external 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 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"
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THE ATKINS

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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"

SHIREBROOK THE DEVELOPMENT

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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"



THE VALE

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THE VALE

PLOTS 82, 83, 84 & 85

TOTAL 934 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	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"



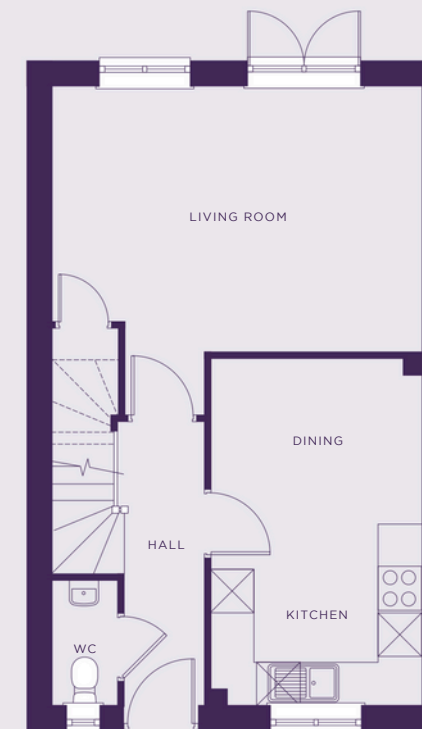
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THE ELMSIE

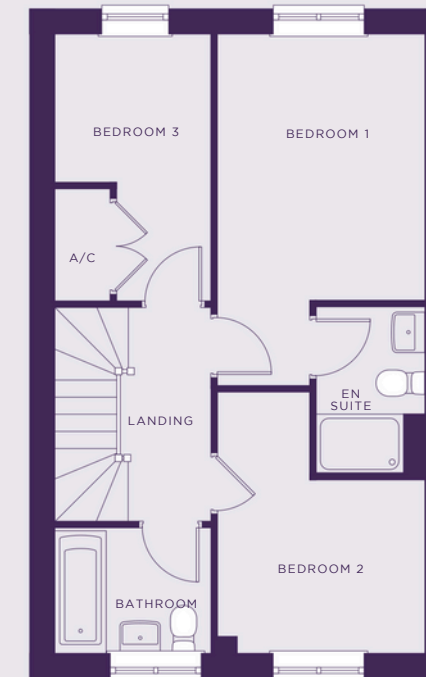
PLOTS 172, 173, 174, 175, 177, 178, 181 & 182

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"



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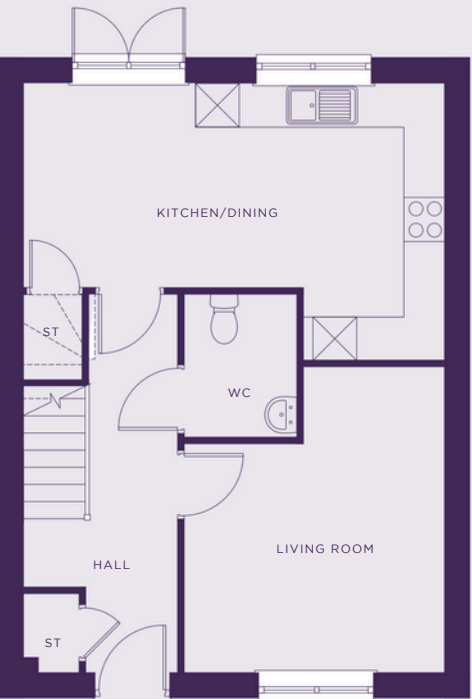
THE ASHER

THE ASHER

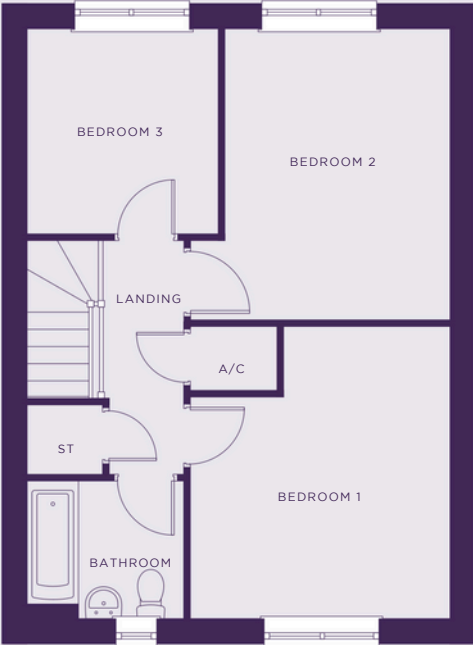
PLOTS 111, 112, 179 & 180

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"



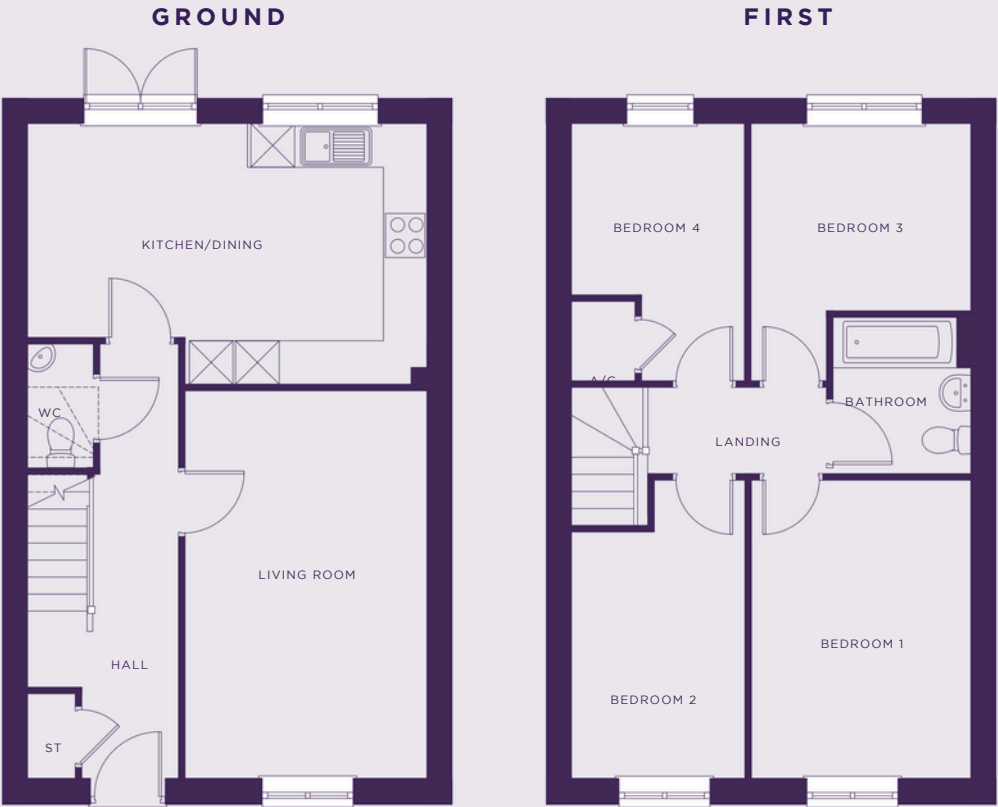
THE MACARTHUR

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THE MACARTHUR

PLOTS 91, 94, 95 & 98

TOTAL 1,066 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	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"

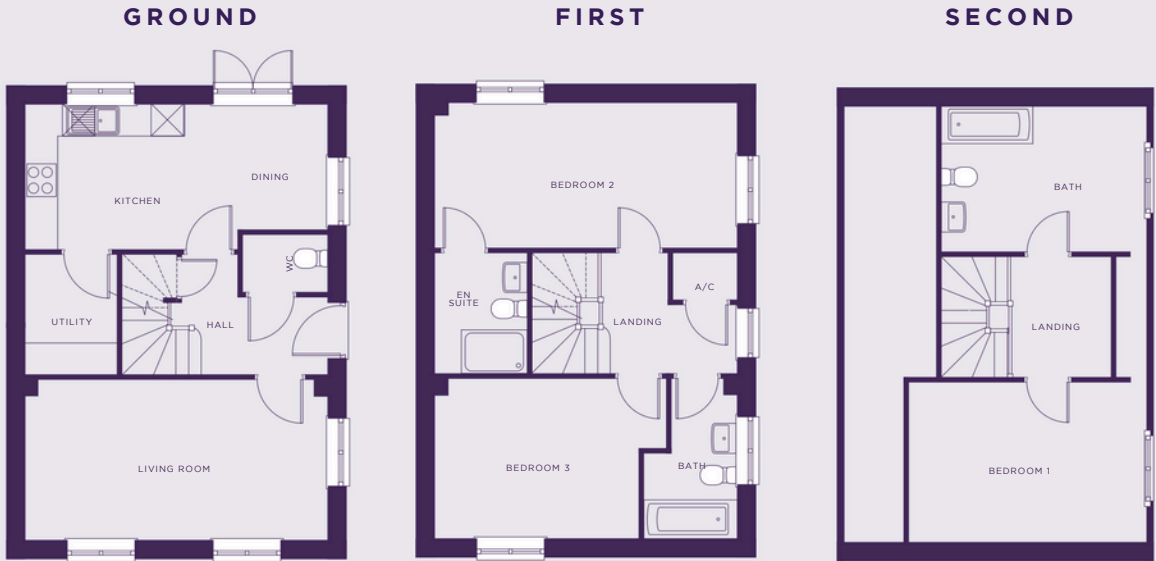


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THE BROOK

PLOTS 242

TOTAL 1,279 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	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"

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
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
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
125	3 bed House	Elmslie	5 Clover Drive, Shirebrook, Mansfield, NG20 8JA	£220,000	£88,000	£302.50
126	3 bed House	Elmslie	7 Clover Drive, Shirebrook, Mansfield, NG20 8JA	£220,000	£88,000	£302.50
127	3 bed House	Vale	9 Clover Drive, Shirebrook, Mansfield, NG20 8JA	£220,000	£88,000	£302.50
128	3 bed House	Vale	11 Clover Drive, Shirebrook, Mansfield, NG20 8JA	£220,000	£88,000	£302.50
146	4 bed House	Macarthur	8 Clover Drive, Shirebrook, Mansfield, NG20 8JA	£550,000	£102,000	£350.63
147	4 bed House	Macarthur	6 Clover Drive, Shirebrook, Mansfield, NG20 8JA	£255,000	£102,000	£350.63
154	3 bed House	Elmslie	18 Lilly Avenue, Shirebrook, Mansfield, NG20 8JB	£220,000	£88,000	£302.50

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SHIREBROOK,
MANSFIELD,
NG20 8HZ



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@PLATFORMNEWHOME

GET IN TOUCH

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SATNAV

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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