

# SHIREBROOK

DERBYSHIRE





# PLATFORM HOME OWNERSHIP

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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*



**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	
<b>SUPERMARKET</b>	2 MINUTES (CAR) 0.3 MILES
<b>DOCTORS</b>	1 MINUTES (CAR) 0.2 MILES
<b>GYM</b>	4 MINUTES (CAR) 1.1 MILES
<b>LEISURE CENTRE</b>	2 MINUTES (CAR) 0.3 MILES

PLACES OF INTEREST	
<b>SHIREBROOK DESIGNER OUTLET</b>	3 MINUTES (CAR) 1.0 MILES
<b>PLAYPARK</b>	2 MINUTES (CAR) 0.8 MILES
<b>SHERWOOD FOREST</b>	22 MINUTES (CAR) 7.4 MILES
<b>RUFFORD PARK GOLF &amp; COUNTRY CLUB</b>	23 MINUTES (CAR) 12.6 MILES

CONNECTIVITY	
<b>SHIREBROOK STATION</b>	3 MINUTES (CAR) 0.8 MILES
<b>A60</b>	6 MINUTES (CAR) 2.8 MILES
<b>MANSFIELD STATION</b>	13 MINUTES (CAR) 6.0 MILES
<b>M1</b>	11 MINUTES (CAR) 6.2 MILES

EDUCATION	
<b>SHIREBROOK ACADEMY</b>	4 MINUTES (CAR) 1.6 MILES
<b>PARK INFANT &amp; JUNIOR SCHOOL</b>	3 MINUTES (CAR) 0.7 MILES
<b>ST JOSEPHS CATHOLIC PRIMARY</b>	3 MINUTES (CAR) 0.9 MILES
<b>STUBBIN WOOD SCHOOL &amp; NURSERY</b>	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 3 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 ASHER**  
3 Bedroom Home



**THE ATKINS II**  
2 Bedroom Home



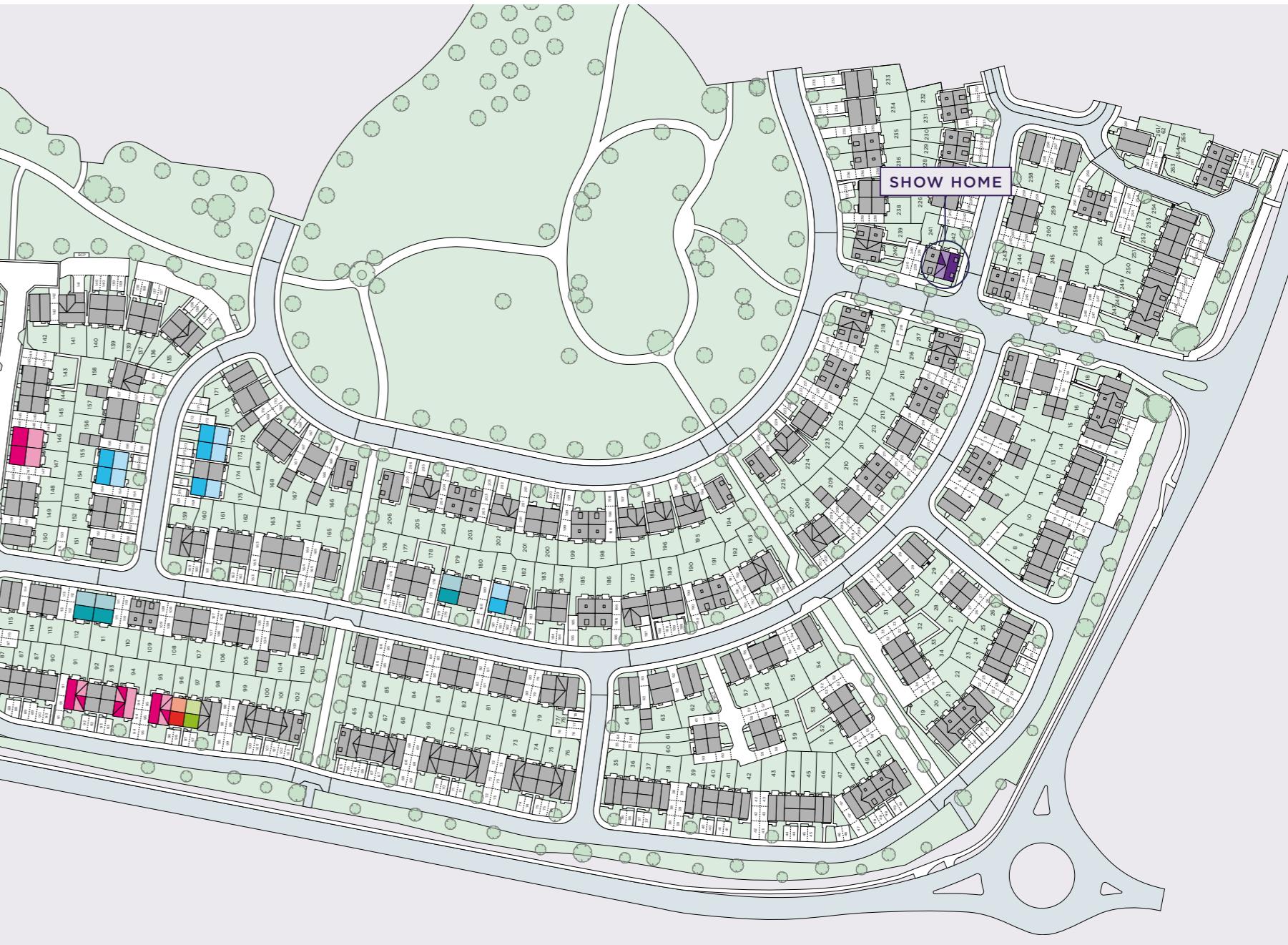
**THE ELMsie**  
3 Bedroom Home



**THE BROOK**  
3 Bedroom Home



**THE MACARTHUR**  
4 Bedroom Home





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# THE ATKINS

PLOTS 97

TOTAL 763 SQ FT

GROUND



FIRST



**Kitchen** 12.2 m<sup>2</sup> 7'6" x 7'5"

**Living Room** 12.3 m<sup>2</sup> 4'6" x 9'0"

**Bedroom 1** 13.1 m<sup>2</sup> 4'6" x 10'1"

**Bedroom 2** 13.5 m<sup>2</sup> 14'6" x 9'0"

## 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
- Complementary 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

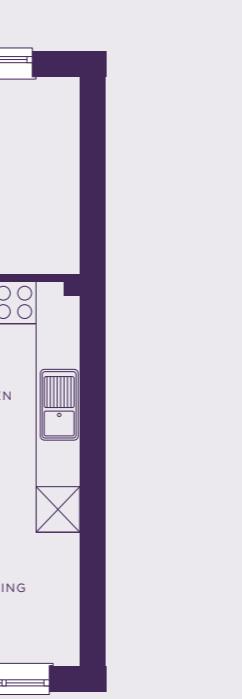


# THE ATKINS II

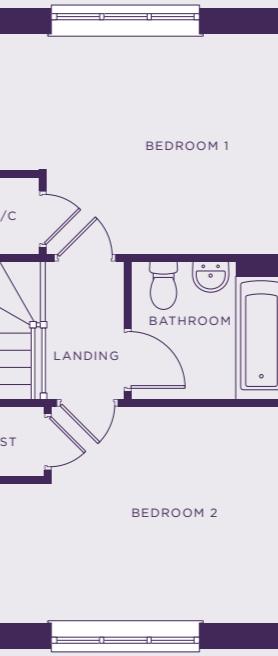
PLOTS 96

TOTAL 881 SQ FT

GROUND



FIRST



<b>Kitchen</b>	10.5 m <sup>2</sup>	16' 0" x 9' 7"
<b>Living Room</b>	13.6 m <sup>2</sup>	4' 6" x 10' 3"
<b>Bedroom 1</b>	13.6 m <sup>2</sup>	4' 6" x 10' 1"
<b>Bedroom 2</b>	13.5 m <sup>2</sup>	14' 0" x 9' 11"

## 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
- Complementary wall tiling
- Vinyl flooring to bathroom

## General

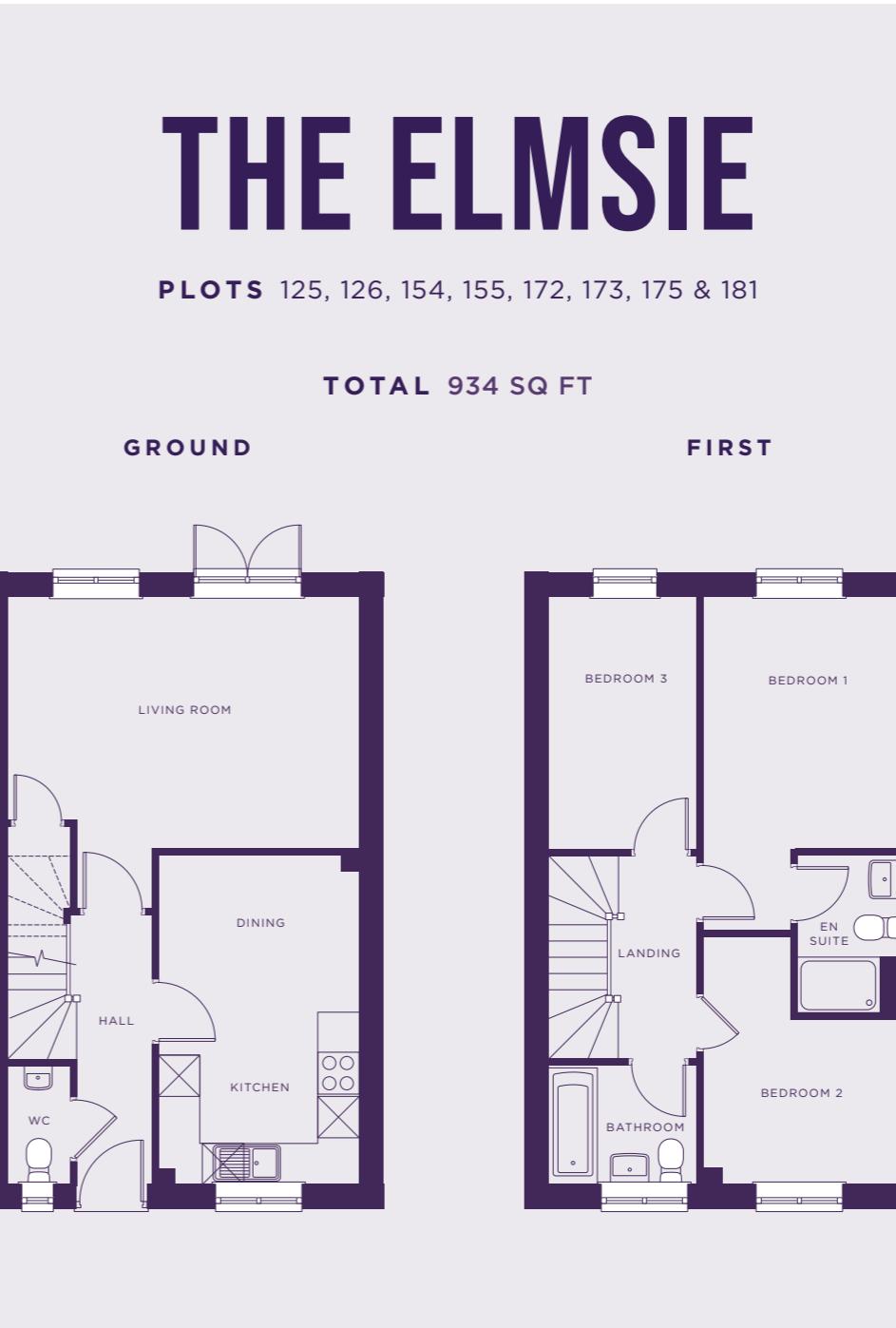
- Located near popular towns including Shirebrook and Mansfield, not far from Nottingham.
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## SPECIFICATION



THE ELMSIE

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## SPECIFICATION

### Kitchen

- Modern fitted kitchen
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- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining

### Bathroom

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

### General

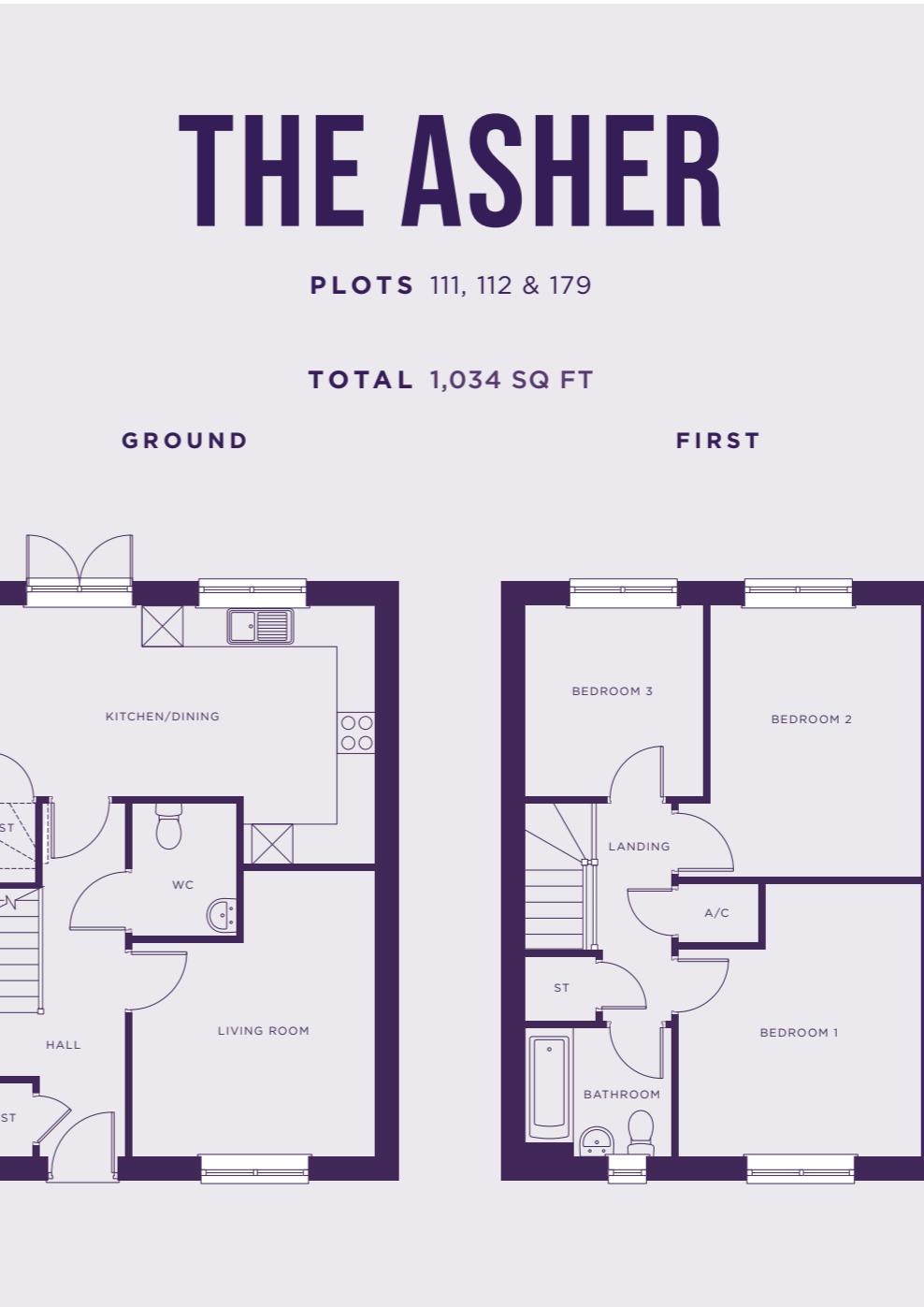
- Located near popular towns including
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<b>Kitchen</b>	13.9 m <sup>2</sup>	5'8" x 9'6"
<b>Living Room</b>	18.4 m <sup>2</sup>	16'9" x 11'11"
<b>Bedroom 1</b>	10.4 m <sup>2</sup>	12'0" x 9'4"
<b>Bedroom 2</b>	6.5 m <sup>2</sup>	9'4" x 7'9"
<b>Bedroom 3</b>	7.5 m <sup>2</sup>	12'0" x 7'1"



THE ASHER

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## 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
- Complementary wall tiling
- Vinyl flooring to bathroom

### General

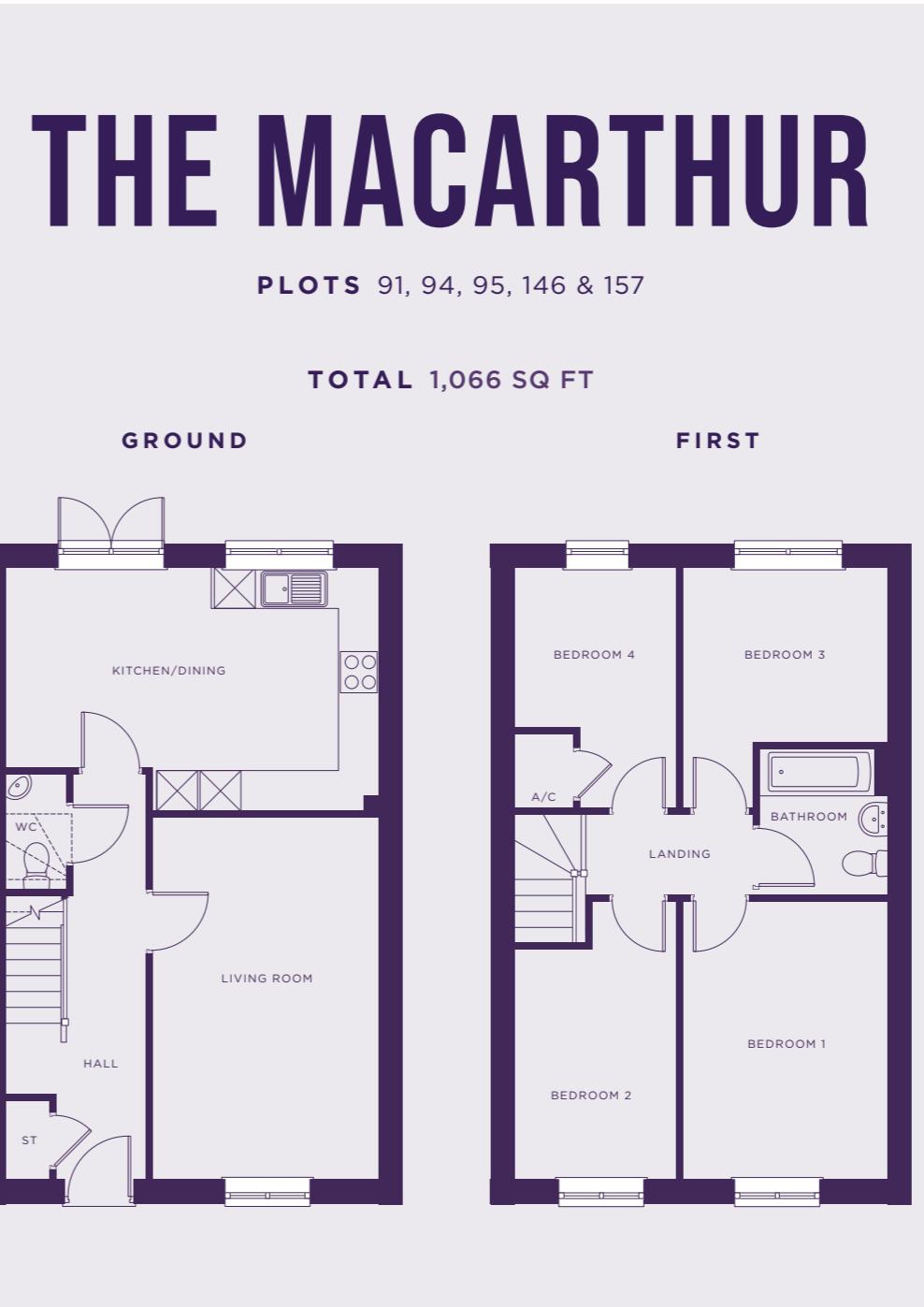
- Located near popular towns including
- Shirebrook and Mansfield, not far from Nottingham.
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- 10 Year build warranty

<b>Kitchen / Dining</b>	13.1 m <sup>2</sup>	5'7" x 9'4"
<b>Living Room</b>	18.2 m <sup>2</sup>	15'0" x 12'0"
<b>Bedroom 1</b>	12.3 m <sup>2</sup>	10'1" x 11'1"
<b>Bedroom 2</b>	11.6 m <sup>2</sup>	11'1" x 10'6"
<b>Bedroom 3</b>	9.5 m <sup>2</sup>	10'1" x 9'2"

## THE MACARTHUR



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<b>Kitchen / Dining</b>	$17.8 \text{ m}^2$	$11'11" \times 11'6"$
<b>Living Room</b>	$16.1 \text{ m}^2$	$11'7" \times 10'9"$
<b>Bedroom 1</b>	$8.4 \text{ m}^2$	$10'9" \times 9'1"$
<b>Bedroom 2</b>	$8.4 \text{ m}^2$	$10'9" \times 9'1"$
<b>Bedroom 3</b>	$6.9 \text{ m}^2$	$11'7" \times 6'11"$
<b>Bedroom 4</b>	$4.9 \text{ m}^2$	$7'6" \times 6'11"$

## 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

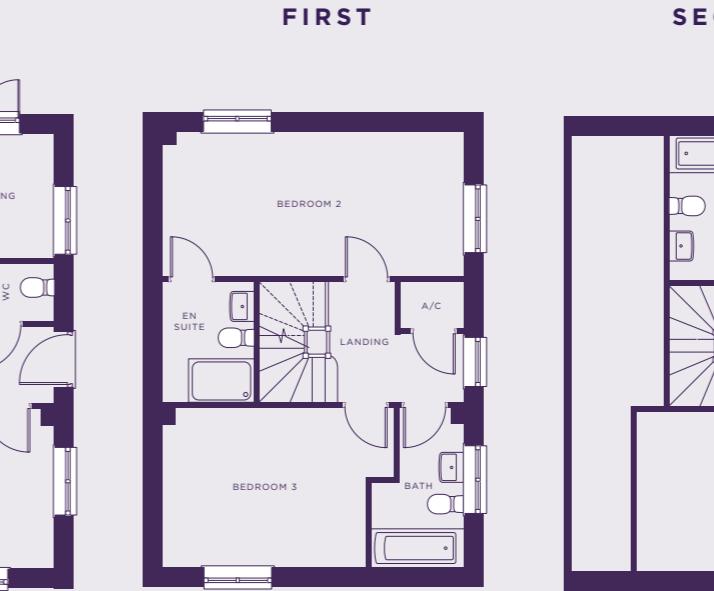


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# THE BROOK

PLOTS 242

TOTAL 1,279 SQ FT



**Kitchen / Dining** 15.7 m<sup>2</sup> 16' 0" x 8' 1"

**Living** 18.2 m<sup>2</sup> 18' 6" x 9' 9"

**Bedroom 2** 13.0 m<sup>2</sup> 18' 6" x 8' 11"

**Bedroom 3** 15.0 m<sup>2</sup> 18' 6" x 9' 9"

**Bedroom 1** 18.0 m<sup>2</sup> 11' 10" x 9' 8"

## SPECIFICATION

### Kitchen

- Modern fitted kitchen
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### Bathroom

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### General

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# shirebrook

hire

USE 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	242
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	
146	4 Bed House	Macarthur	8 Clover Drive, Shirebrook, Mansfield, NG20 8JA	£255,000	£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	
155	3 Bed House	Elmslie	16 Lilly Avenue, Shirebrook, Mansfield, NG20 8JB	£220,000	£88,000	£302.50	
172	3 Bed House	Elmslie	3 Lilly Avenue, Shirebrook, Mansfield, NG20 8JB	£220,000	£88,000	£302.50	



SHIREBROOK,  
MANSFIELD,  
NG20 8HZ



**GET IN TOUCH**  
**0333 200 7304**  
**[sales@platformhg.com](mailto: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 - **January 2026**. For more information please visit us website at [www.platformhomeownership.com](http://www.platformhomeownership.com)