

# MANOR KINGSWAY

DERBY

AN EXCEPTIONAL COLLECTION OF 2, 3 & 4 BEDROOM HOMES



## Welcome to Manor Kingsway

This exceptional collection of two, three and four bedroom homes is just a 6-minute drive from Derby city centre, and on the doorstep of some of the UK's most beautiful countryside. It's a great place to live, work and enjoy life.

This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

# Location

Offering the very best of city and country living.

Manor Kingsway adjoins the Kingsway retail park with its excellent choice of shopping, restaurants and entertainment.

With all that Derby offers nearby and connections to the region's motorways, airport, and the Derbyshire Dales, Manor Kingsway has it all.



### Markeaton Park

Derby's most visited park.  
Amazing for children.



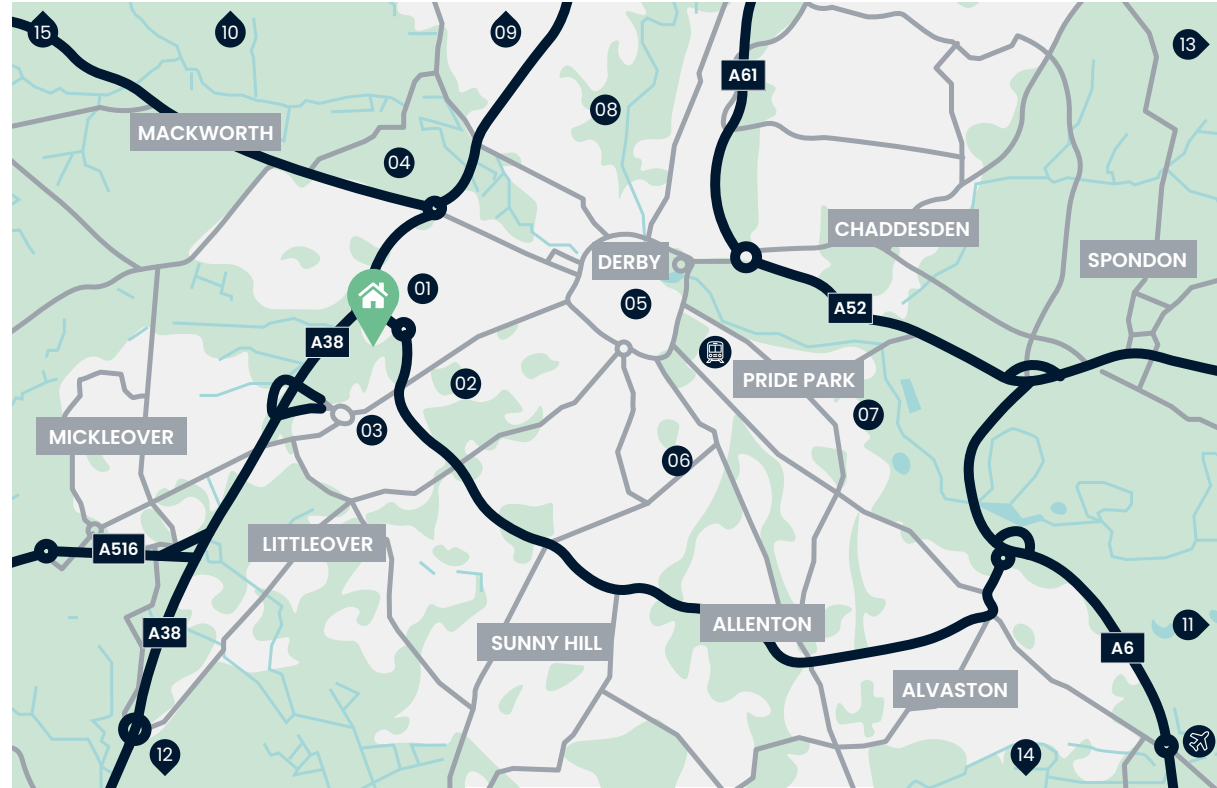
### Derby City Centre

Everything you need from  
a city centre.



### Elvaston Castle

A stately home  
surrounded by parkland.



### Your nearest transport links



Derby  
Train Station



A38



East Midlands  
Airport

#### Up to 2 Miles

- 01. Sainsbury's
- 02. The Bemrose School
- 03. Derby Hospital
- 04. Markeaton Park
- 05. Derby City Centre

#### Up to 5 Miles

- 06. Alter Rock Indoor Climbing Centre
- 07. Derby Arena
- 08. Darley Park
- 09. Allestree Park Golf Course

#### Up to 10 Miles

- 10. Kedleston Hall
- 11. Elvaston Castle Country Park
- 12. Burton upon Trent

#### Up to 25 Miles

- 13. Nottingham
- 14. Donnington Park Circuit
- 15. Peak District

Map shown is not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps.

# Connections

Manor Kingsway benefits from excellent connections to Derby and surrounding areas from Nottingham to the Peak District.

Journeys are made all the easier by the extensive network of local roads, dual carriageways such as the A38 and A6, to the M1 motorway.

Derby station swiftly connects to London St Pancras in 1hr 31min, Birmingham in under 40 minutes, or Nottingham in 32 minutes, while East Midlands Airport is your ideal location for air travel, nationally and internationally.



Destinations by car

10  
min

Derby  
2.3 miles

35  
min

Nottingham  
17 miles

54  
min

Birmingham  
39 miles



Destinations by train  
Derby Station

20  
min

Leicester

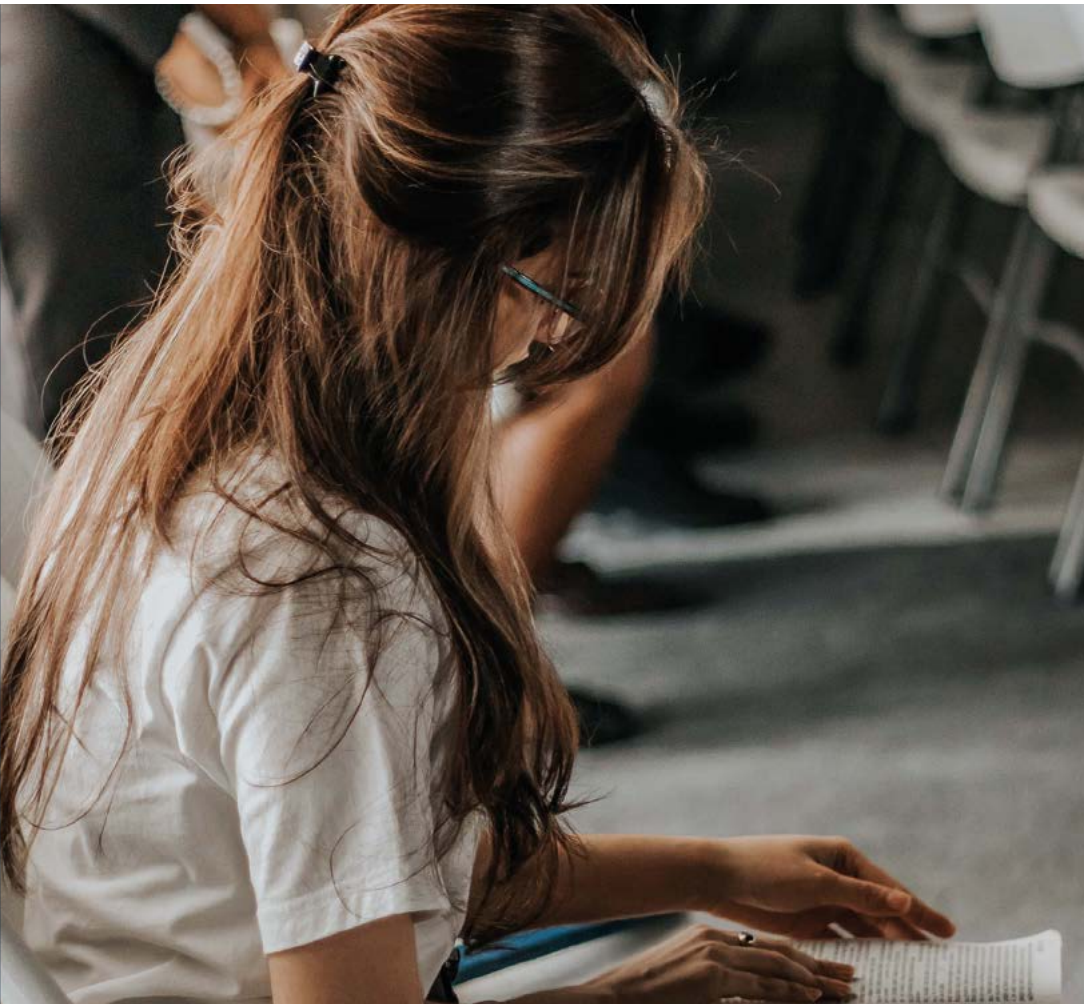
32  
min

Nottingham

1 31  
hr min

London St Pancras

Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk).



# Education

A full range of education from pre-school to secondary, college and university is available in and around the Derby area and all within reach.

Bemrose Primary and Secondary School is only a 10-minute walk from Manor Kingsway and is ideal for students looking to move on to further education such as Derby College in the city.

And if you're looking higher the University of Derby two miles away by Markeaton Park builds on the region's heritage and provides courses from foundation to postgraduate.

## The Bemrose School

Close to Manor Kingsway, Bemrose School is a mixed school with core values of ambition, hard work, fairness and mutual respect. Proud of its Ofsted 'Good' rating Bemrose has a commitment to excellence so that students become ambitious happy young adults.

## Derby College

With its rich array of full and part-time courses, as well as adult education, Derby College is a collection of campuses across the area taking students on to higher training or academic levels. Derby College is ideal for gaining new skills or moving up.

## University of Derby

With part-time, online or on-campus courses in Derby, the University's wide range of subjects are ideal for developing skills and confidence to aim high. With civic priorities in mind the university's excellent campus attracts students from all walks of life.

Although the schools listed above are nearby, we cannot guarantee admission.

# MANOR KINGSWAY

DERBY

This exceptional collection of two, three and four bedroom homes, just a 6-minute\* drive from Derby city centre, is on the doorstep of some of the UK's most beautiful countryside.

MARKETING SUITE



## 2 Bedroom Homes

● The Hatton

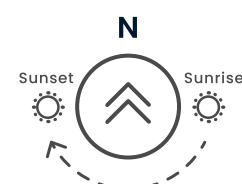
## 3 Bedroom Homes

- The Gatewood
- The Holmewood
- The Lockwood
- The Redwood

## 4 Bedroom Homes

- The Hareford
- The Lawford
- The Norford
- The Medford
- The Oxford
- The Rutherford

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. The location of affordable homes is indicative and subject to change, properties coloured blue will remain affordable housing tenure and are not available for general sale. The remaining homes on the development are available for open market sale to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and therefore the mix of tenures on a development may change. Site plan is not to scale. Please speak to our Sales Executives for more details. June 2024.



- - Affordable Homes
- Shed
- SS - Sub-Station

# The Hatton

## 2 Bedroom Home

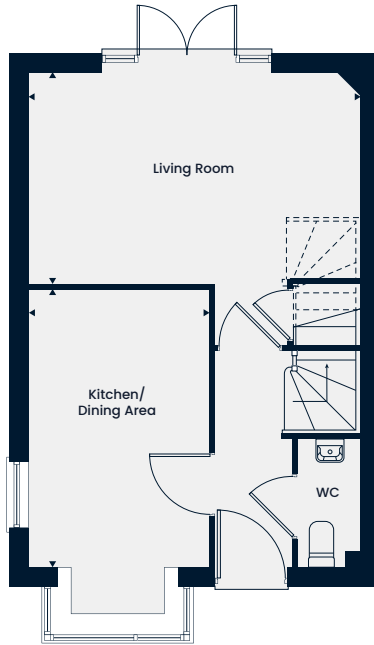


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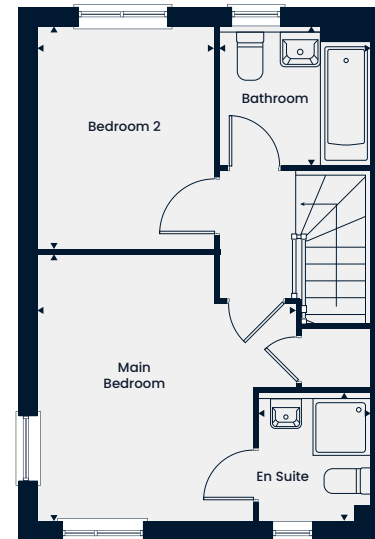


A charming two bedroom home featuring a spacious living room with double doors leading into the rear garden and a separate kitchen/dining area on the ground floor. Upstairs, two good-sized bedrooms are found alongside the family bathroom.



### Ground Floor

Kitchen/Dining Area	3.82m x 2.45m   12'6" x 8'0"
Living Room	4.57m x 2.90m   15'0" x 9'6"



### First Floor

Main Bedroom	3.67m x 3.56m   12'0" x 11'8"
Bedroom 2	3.05m x 2.42m   10'0" x 7'11"
En Suite	1.74m x 1.52m   5'8" x 4'11"
Bathroom	2.06m x 1.88m   6'9" x 6'2"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. January 2025.

# The Atwood

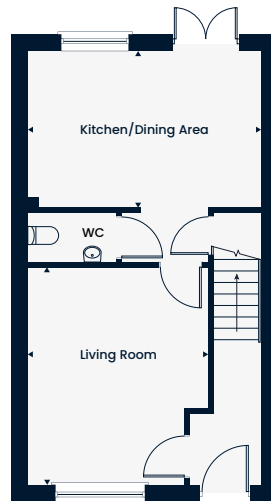
## 3 Bedroom Home



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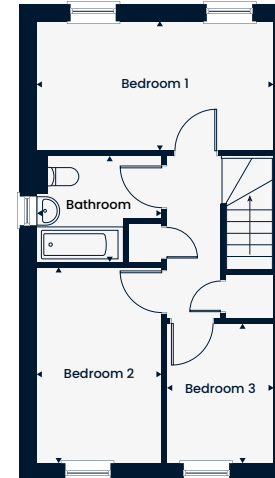


A charming three bedroom home featuring a spacious kitchen/dining area on the ground floor with double doors leading out to the garden, plus a separate living room. Upstairs is the main bedroom, 2 further bedrooms and family bathroom.



### Ground Floor

Kitchen/Dining Area  
4.70m x 3.15m | 15'5" x 10'4"  
Living Room  
4.38m x 3.63m | 14'4" x 11'11"



### First Floor

Bedroom 1  
4.70m x 2.56m | 15'5" x 8'5"  
Bedroom 2  
3.87m x 2.47m | 12'8" x 8'1"  
Bedroom 3  
2.76m x 2.12m | 9'1" x 6'11"  
Bathroom  
2.47m x 2.10m | 8'1" x 6'11"

WC - Cloakroom

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# The Holmewood

3 Bedroom Home



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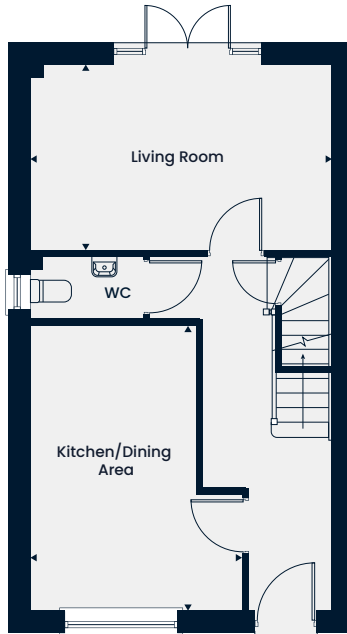


# The Holmewood

## 3 Bedroom Home

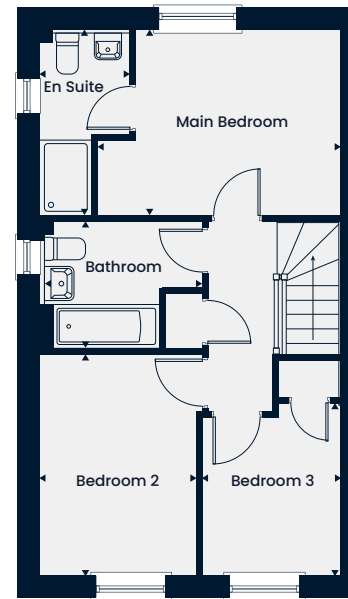
Total Area 917 sq. ft.

This delightful three bedroom home features a spacious living room, with double doors leading out to the garden and a large open-plan kitchen/dining area. Upstairs, there is a main bedroom with an en suite, two further good-sized bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	4.56m x 3.38m   15'0" x 11'1"
Living Room	4.79m x 2.96m   15'9" x 9'9"



### First Floor

Main Bedroom	3.88m x 2.95m   12'9" x 9'8"
Bedroom 2	3.54m x 2.48m   11'7" x 8'2"
Bedroom 3	2.76m x 2.22m   9'1" x 7'3"
En Suite	2.96m x 1.42m   9'9" x 4'8"
Bathroom	2.58m x 2.05m   8'5" x 6'8"

WC – Cloakroom

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# The Lockwood

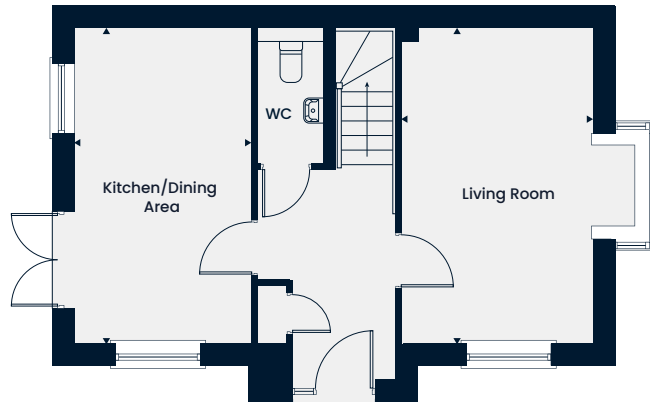
## 3 Bedroom Home



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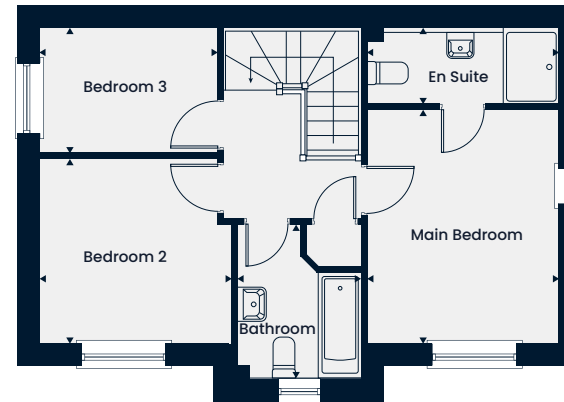


A delightful three bedroom home featuring a living room with a bay window allowing for plenty of natural light. A separate kitchen/dining area features double doors leading out to the garden. Upstairs, you'll find the main bedroom boasting an en suite, two further bedrooms, and a family bathroom.



### Ground Floor

Kitchen/Dining Area	5.03m x 2.78m		16'6" x 9'1"
Living Room	5.03m x 3.14m		16'6" x 10'4"



### First Floor

Main Bedroom	3.74m x 3.14m		12'3" x 10'4"
Bedroom 2	3.14m x 2.90m		10'4" x 9'6"
Bedroom 3	2.83m x 1.98m		9'3" x 6'6"
En Suite	3.14m x 1.20m		10'4" x 3'11"
Bathroom	2.47m x 2.00m		8'1" x 6'7"

WC – Cloakroom

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# The Redwood

## 3 Bedroom Home



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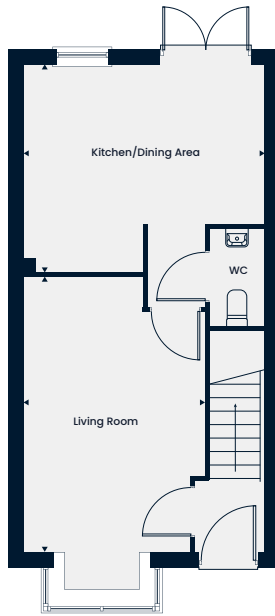


# The Redwood

## 3 Bedroom Home

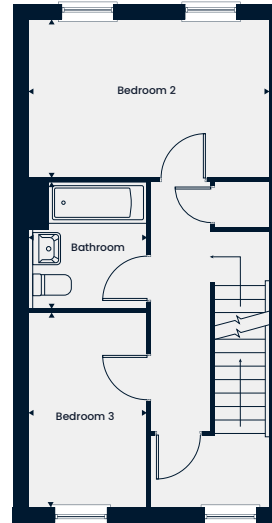
Total Area 1,093 sq. ft.

A modern three bedroom home, set over three floors with a spacious living room leading through to the kitchen/dining area on the ground floor. The first floor offers two good-sized bedrooms and a family bathroom. The top floor boasts an expansive main bedroom with an en suite and dressing room.



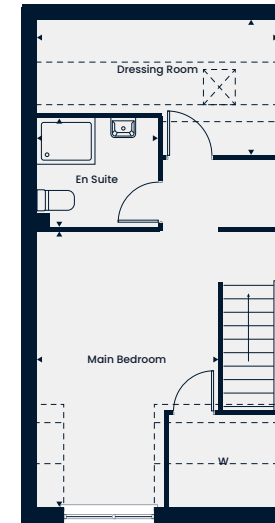
### Ground Floor

Kitchen/Dining Area  
4.11m x 3.55m | 13'6" x 11'8"  
Living Room  
4.73m x 3.10m | 15'6" x 10'2"



### First Floor

Bedroom 2  
4.11m x 2.70m | 13'6" x 8'10"  
Bedroom 3  
3.33m x 2.00m | 10'11" x 6'7"  
Bathroom  
2.15m x 2.00m | 7'0" x 6'7"



### Second Floor

Main Bedroom  
4.74m x 3.10m | 15'6" x 10'2"  
Dressing Room  
4.11m x 2.42m | 13'6" x 7'11"  
En Suite  
2.05m x 1.86m | 6'9" x 6'1"

- - - - Reduced Head Height    ☒ - Rooflight    W - Wardrobe    WC - Cloakroom

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# The Gatewood

3 Bedroom Home



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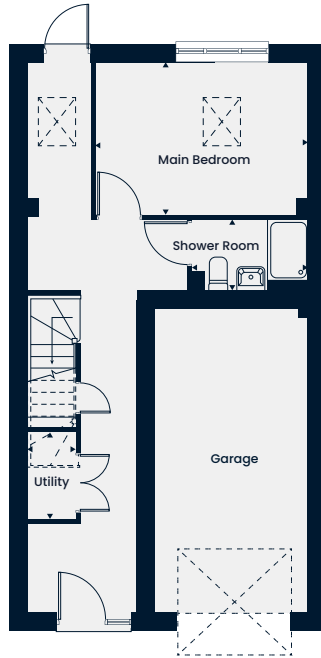


# The Gatewood

## 3 Bedroom Home

Total Area 1,325 sq. ft.

A modern three bedroom home, set over three floors, with the main bedroom, shower room, access to the garden, and an integral garage to the ground floor. The first floor offers an open-plan kitchen/dining/living area and space for a home office. The top floor boasts expansive second and third bedrooms, and a family bathroom.

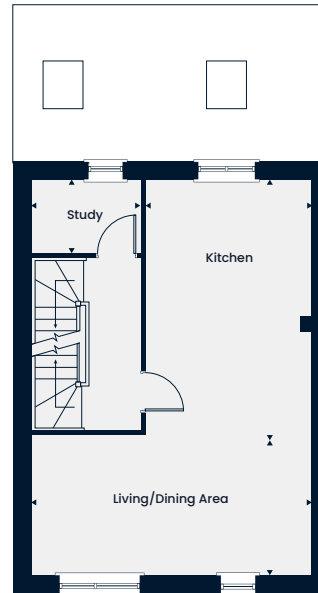


### Ground Floor

Main Bedroom  
4.14m x 3.00m | 13'7" x 9'10"

Shower Room  
2.23m x 1.35m | 7'4" x 4'5"

Utility  
1.68m x 0.91m | 5'6" x 3'0"

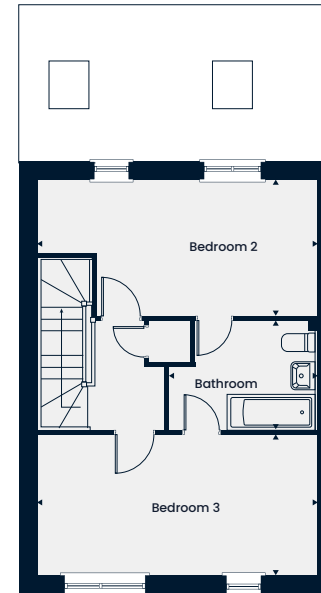


### First Floor

Kitchen  
4.97m x 3.24m | 16'4" x 10'8"

Living/Dining Area  
5.47m x 2.69m | 17'11" x 8'10"

Study  
2.11m x 1.42m | 6'11" x 4'8"



### Second Floor

Bedroom 2  
5.48m x 2.64m | 18'0" x 8'8"

Bedroom 3  
5.48m x 2.74m | 18'0" x 9'0"

Bathroom  
2.90m x 2.14m | 9'6" x 7'0"

- - - - Reduced Head Height    ☒ - Rooflight

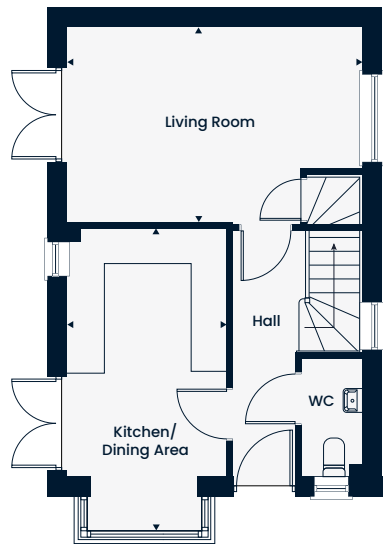
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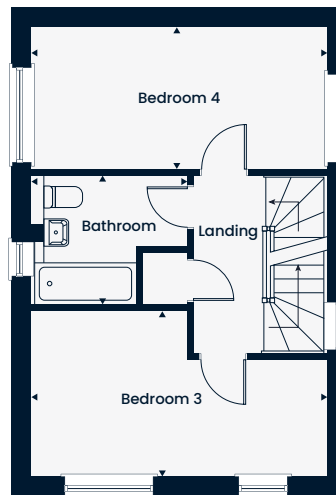


A delightful four bedroom, three-storey home with a kitchen/dining area featuring a bay window on the ground floor. The second floor accommodates the third and fourth bedrooms, along with the family bathroom. The top floor features the second bedroom and the main bedroom with an en suite.



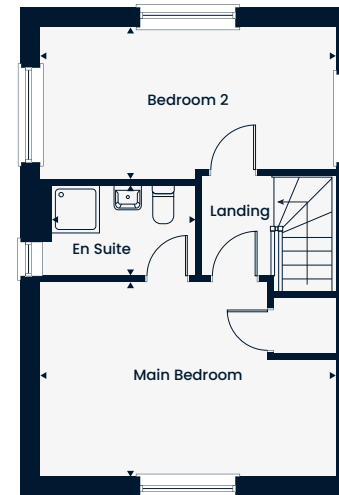
### Ground Floor

Kitchen/Dining Area  
5.06m x 2.66m | 16'7" x 8'9"  
Living Room  
4.91m x 3.24m | 16'1" x 10'8"



### First Floor

Bedroom 3  
4.91m x 2.77m | 16'1" x 9'1"  
Bedroom 4  
4.91m x 2.36m | 16'1" x 7'9"  
Bathroom  
2.59m x 2.16m | 8'6" x 7'1"



### Second Floor

Main Bedroom  
4.91m x 3.26m | 16'1" x 10'8"  
Bedroom 2  
4.91m x 2.53m | 16'1" x 8'4"  
En suite  
2.59m x 1.51m | 8'6" x 4'11"

WC – Cloakroom

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# The Hareford

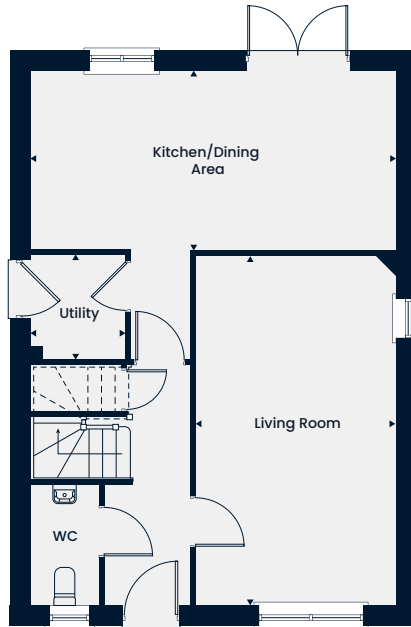
## 4 Bedroom Home



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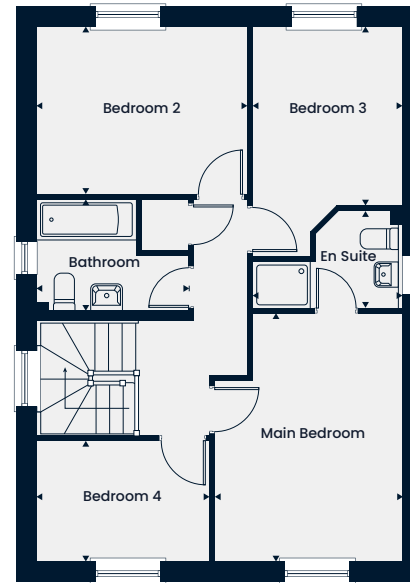


A charming four bedroom home featuring a spacious kitchen/dining area and a separate living room on the ground floor. The first floor comprises the main bedroom with an en suite, three further good-sized bedrooms, and a family bathroom.



### Ground Floor

Kitchen/Dining Area	6.26m x 3.06m		20'6" x 10'0"
Living Room	5.98m x 3.41m		19'7" x 11'2"
Utility	1.81m x 1.61m		5'11" x 5'3"



### First Floor

Main Bedroom	4.26m x 3.20m		14'0" x 10'6"
Bedroom 2	3.60m x 2.86m		11'10" x 9'5"
Bedroom 3	3.06m x 2.56m		10'0" x 8'5"
Bedroom 4	2.96m x 2.06m		9'9" x 6'9"
En Suite	2.56m x 1.66m		8'5" x 5'5"
Bathroom	2.59m x 1.99m		8'6" x 6'3"

WC – Cloakroom

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# The Lawford

## 4 Bedroom Home

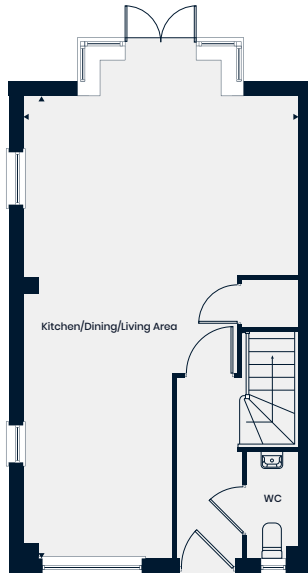


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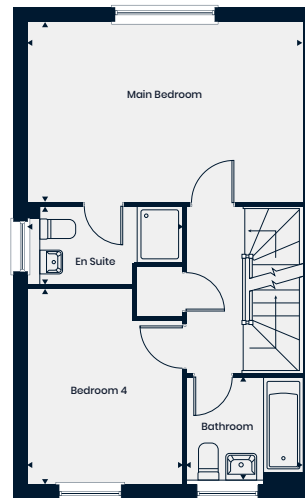


A lovely four bedroom, set over three floors with an open-plan kitchen/dining/living area on the ground floor. On the first floor, there is the main bedroom which boasts an en suite, a family bathroom and a further bedroom. Upstairs on the top floor are two bedrooms, these share an en suite.



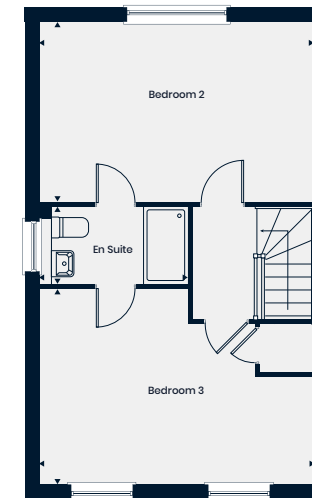
### Ground Floor

Kitchen/Dining/Living Area  
8.28m x 4.91m | 27'2" x 16'1"



### First Floor

Main Bedroom  
4.91m x 3.21m | 16'1" x 10'6"  
Bedroom 4  
3.49m x 2.75m | 11'5" x 9'0"  
Bathroom  
2.06m x 1.90m | 6'9" x 6'3"  
En Suite  
2.79m x 1.39m | 9'2" x 4'7"



### Second Floor

Bedroom 2  
4.91m x 3.49m | 16'11" x 11'5"  
Bedroom 3  
4.91m x 3.21m | 16'1" x 10'6"  
En Suite  
2.66m x 1.40m | 8'9" x 4'7"

WC – Cloakroom

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# The Medford

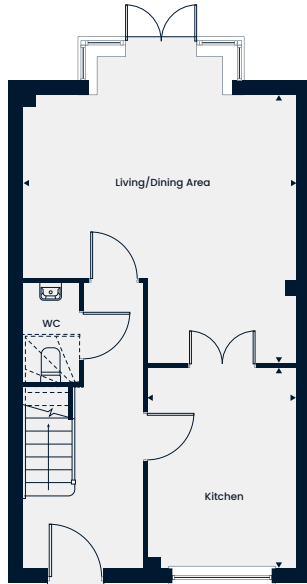
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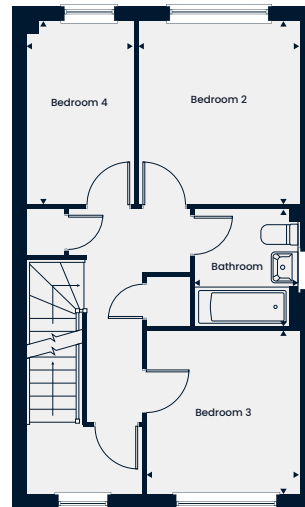


A spacious four bedroom home, set over three floors. On the ground floor is the kitchen and living/dining area with double doors leading out to the garden. The first floor has three bedrooms and a family bathroom. Upstairs on the second floor is a spacious main bedroom which boasts an en suite and dressing area/study.



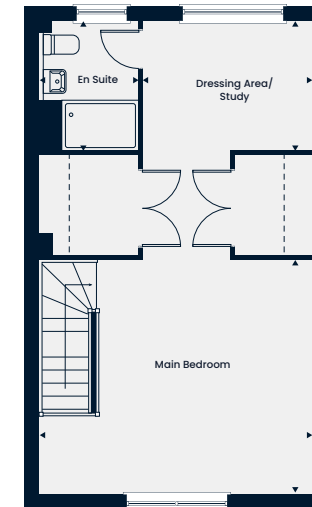
### Ground Floor

Living/Dining Area  
4.91m x 4.80m | 16'1" x 15'9"  
Kitchen  
3.59m x 2.66m | 11'9" x 8'9"



### First Floor

Bedroom 2  
3.28m x 2.91m | 10'9" x 9'6"  
Bedroom 3  
2.94m x 2.75m | 9'7" x 9'0"  
Bedroom 4  
3.28m x 1.90m | 10'9" x 6'3"  
Bathroom  
2.08m x 1.89m | 6'10" x 6'2"



### Second Floor

Main Bedroom  
4.90m x 4.20m | 16'1" x 13'9"  
Dressing Area/Study  
3.05m x 2.32m | 10'0" x 7'7"  
En Suite  
2.32m x 1.76m | 7'7" x 5'9"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. January 2025.

# The Norford

## 4 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping 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.

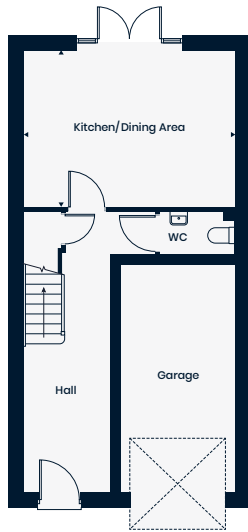


# The Norford

## 4 Bedroom Home

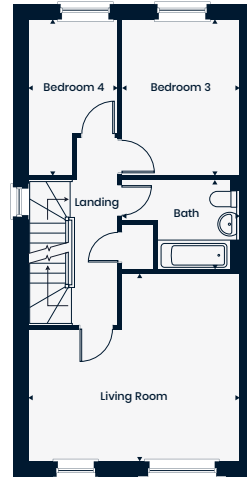
Total Area 1462 sq. ft.

A modern four bedroom, three-storey home with a spacious hallway and integral garage to the front of the home, and a large open-plan kitchen/dining area to the back. The first floor hosts the living room and family bathroom plus bedroom three and four, whilst the top floor is finished with bedroom one and two.



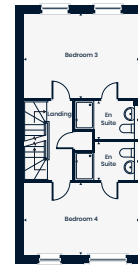
### Ground Floor

Kitchen/Dining Area  
4.91m x 3.66m | 16'3" x 12'2"



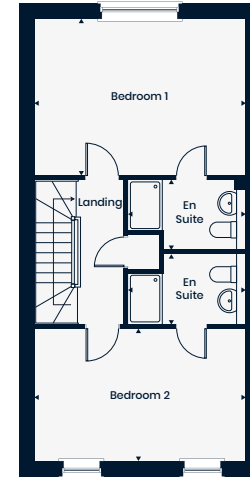
### First Floor

Living room  
4.91m x 4.36m | 16'1" 14'4"  
Bedroom 3  
3.66m x 2.68m | 12'0" 8'10"  
Bedroom 4  
3.66m x 2.09m | 12'0" 6'10"  
Bathroom  
2.68m x 2.10m | 8'x10" 6'11"



### First Floor

Bedroom 3  
4.91m x 3.66m | 16'3" x 12'2"  
Bedroom 4  
4.91m x 3.09m | 16'3" x 10'3"  
En Suite  
2.73m x 1.64m | 8'11" x 5'5"



### Second Floor

Bedroom 1  
4.91m x 3.66m | 16'3" x 12'2"  
Bedroom 2  
4.91m x 3.09m | 16'3" x 10'3"  
En Suite  
2.73m x 1.64m | 8'11" x 5'5"

WC - Cloakroom

\*Secondary floorplan; Available subject to build stage. The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. January 2025.

# The Oxford

## 4 Bedroom Home



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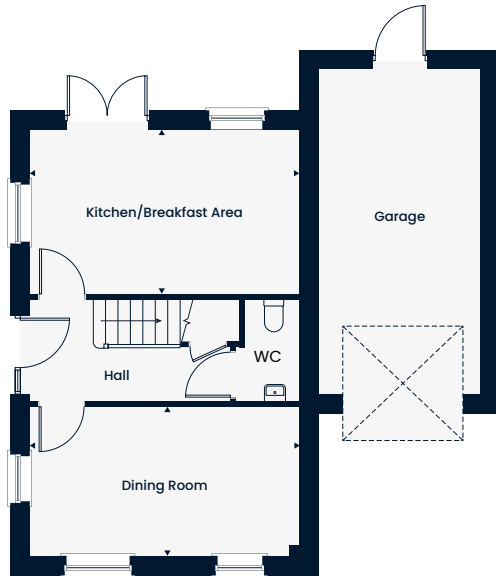


# The Oxford

## 4 Bedroom Home

Total Area 1,489 sq. ft.

A modern 3 storey, four bedroom family home. Downstairs features a large kitchen/breakfast area, a separate dining room and a garage, whilst upstairs there is the living room, bedrooms one & three and two bathrooms. On the top floor the home is finished with bedrooms two & four, plus the family bathroom.



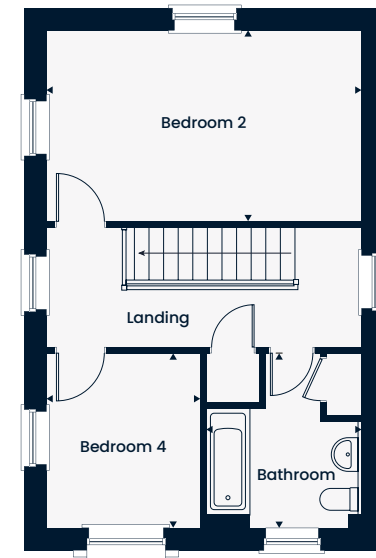
### Ground Floor

Kitchen	5.02m x 3.06m   16'6" x 10'0"
Dining Room	5.02m x 2.78m   16'6" x 9'2"



### First Floor

Living Room	5.02m x 3.06m   16'6" x 10'0"
Bedroom 1	4.69m x 2.99m   15'5" x 9'10"
Bedroom 3	3.16m x 2.78m   10'4" x 9'2"
En Suite	2.99m x 1.20m   9'10" x 3'11"
Shower Room	2.78m x 1.77m   9'1" x 5'10"



### Second Floor

Bedroom 2	5.02m x 3.06m   16'6" x 10'0"
Bedroom 4	2.78m x 2.46m   9'2" x 8'1"
Bathroom	5.47m x 2.78m   17'11" x 9'2"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. January 2025.



# Moving Schemes

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.

Whether you are a first-time buyer struggling to take that first step onto the property ladder, or an existing home owner having problems selling your property, the solution could be right here with Tilia Homes.



## Part Exchange

If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.



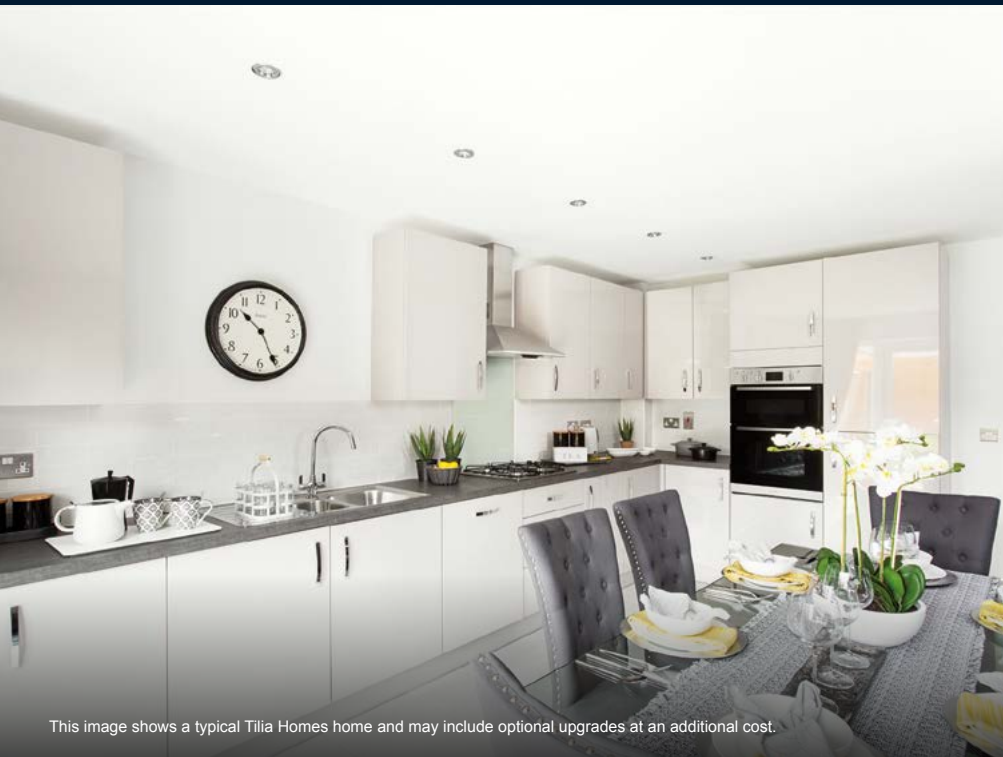
## Smooth Move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price – and we'll pay the estate agent's fees.



# Benefits of Buying New

It's time to stop wasting your time and money fixing all of those hidden problems that often come with buying older properties. Buying new offers many benefits and advantages.



This image shows a typical Tilia Homes home and may include optional upgrades at an additional cost.



## Energy-Efficient

New homes are built to the latest specifications and standards meaning a more energy-efficient home.



## No Chain

You are not buying into a chain. This means a faster, easier buying process without the hassle.



## Great Incentives

Benefit from schemes only available when buying a new build, such as our Part Exchange and Smooth Move schemes.



## Have Your Say

If your potential home is still under construction\*, you may have the opportunity to choose your finishes inside your home.



## Low Maintenance

With the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10-year NHBC warranty to cover structural defects.



## It's Brand New

Be the first to live in the property. Built with high specifications. It's brand new – and all yours!

\*Available only at specified stages of build.

# Customer Commitment

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process – and beyond.

Helping build homes and communities we can all be proud of, for many years to come.



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