

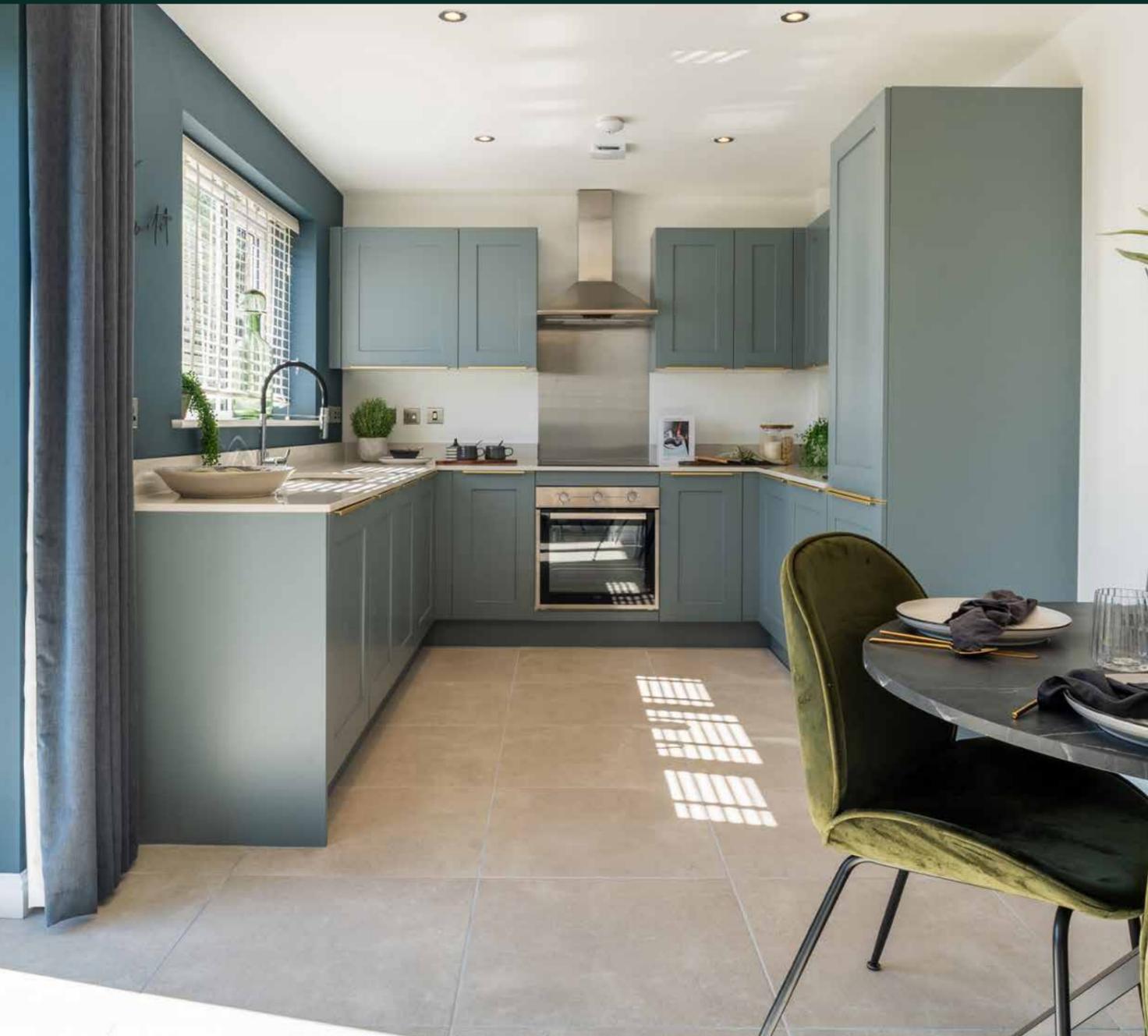


**Right where
you belong**

at **Hollinwell Heath**

gleeson

Homes designed to complement modern day living

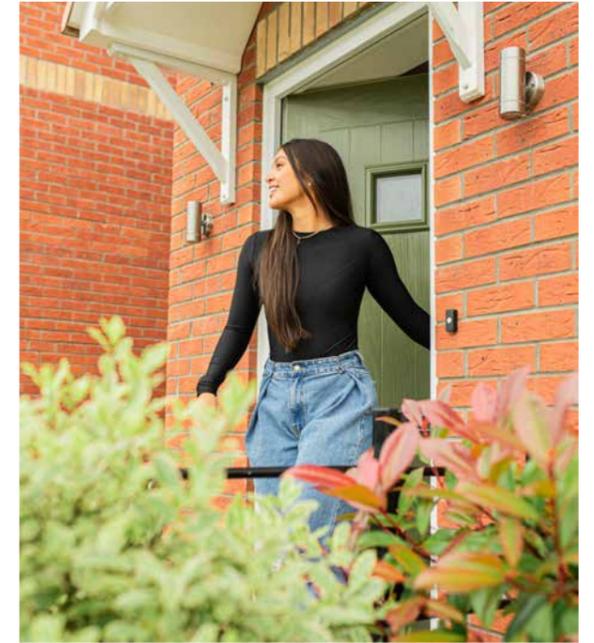


With over 120 years' experience in placemaking, we're perfectly suited to help you navigate your home buying journey

Gleeson builds developments across the North of England, Midlands and into Lincolnshire, meaning we have plenty of choice to help you find your dream home.

Buying a home is a significant life event and whether you're looking to get onto the property ladder for the first time or searching for a home that better suits your needs, we want to help you.

Plus, with an affordable collection of energy efficient, high-quality homes available, we're proud to be making homeownership achievable for everyone.



The ideal balance of countryside charm and modern convenience

Welcome to Hollinwell Heath, a stunning development featuring 196 beautifully designed 2, 3 and 4-bedroom homes nestled in the heart of Kirkby-in-Ashfield. Explore our site plan and the various house styles available.

		
Kerry 2 bedroom	Mayfield 2 bedroom	Glin 3 bedroom
		
Limerick 3 bedroom	Neale 3 bedroom	Rosemount 3 bedroom
		
Sandyford 3 bedroom	Clifden 3 bedroom	Milford 3 bedroom
		
Longford 4 bedroom	Carlow 4 bedroom	Dublin 4 bedroom
	AR Affordable Rent (conditions apply)	SR Social Rent (conditions apply)
Broadale 4 bedroom		

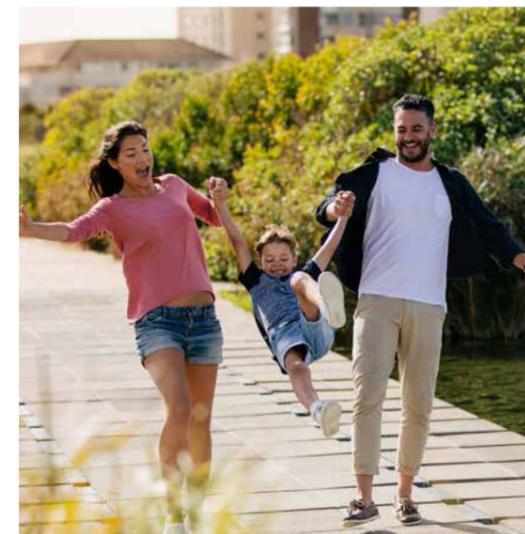
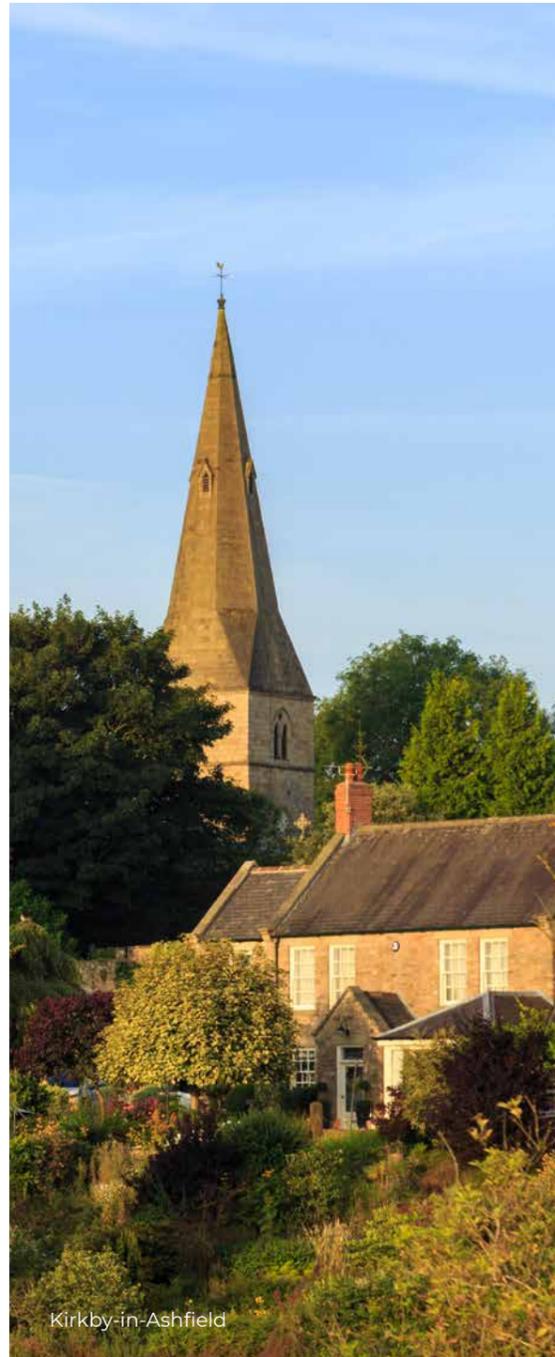


This site layout is intended for illustrative purposes only and may be subject to change, for example in response to technical or planning requirements, ground conditions or market demand. It is not drawn to scale and does not show legal boundaries, easements, wayleaves, land contours or gradients, local authority street lighting or landscaping proposals. For specific property details, plot layouts or elevations, please speak to one of our Sales Executives.

Living in Kirkby-in-Ashfield

Nestled in the heart of Nottinghamshire, Kirkby-in-Ashfield is an ideal location for families and new home buyers. With its blend of community spirit, access to nature spots and everyday amenities, this market town offers something for everyone. The town boasts a range of local amenities, including supermarkets, pubs, cafés, and independent shops, along with well-regarded schools and healthcare facilities, plus easy access to nearby towns such as Mansfield and Sutton-in-Ashfield and great transport links to Nottingham city centre.

A practical location for families, commuters, and those seeking a peaceful yet well-connected lifestyle.





Kerry

2 bedroom, semi-detached home

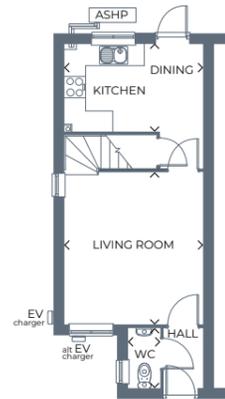
This semi-detached home combines a modern open plan kitchen-diner with a cosy, separate living room, two spacious bedrooms and a family bathroom.

Room	Metres	Feet & Inches
Kitchen / Dining	3.76 x 2.38	12'5" x 7'10"
Living Room	4.17 x 3.76	13'8" x 12'5"
WC	1.59 x 0.87	5'3" x 2'10"

Room	Metres	Feet & Inches
Bedroom 1	3.76 x 2.47	12'5" x 8'1"
Bedroom 2	3.76 x 2.37	12'5" x 7'10"
Bathroom	1.84 x 1.89	6'1" x 6'2"

Total liveable area 671ft² / 62.37m²

Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.



Ground floor



First floor

Mayfield

2 bedroom, semi-detached home

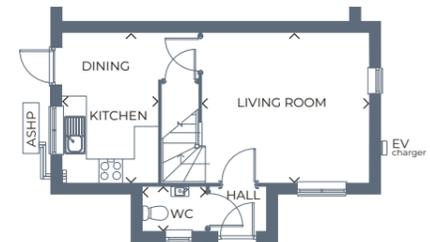
A bright, airy semi-detached home, with a spacious kitchen-diner, living room, two excellent bedrooms and a family bathroom.

Room	Metres	Feet & Inches
Kitchen / Dining	3.76 x 3.39	12'4" x 11'1"
Living Room	4.17 x 3.76	13'8" x 12'4"
WC	1.56 x 1.07	5'1" x 3'6"

Room	Metres	Feet & Inches
Bedroom 1	3.76 x 3.22	12'4" x 10'7"
Bedroom 2	3.76 x 2.38	12'4" x 7'10"
Bathroom	1.91 x 1.84	6'3" x 6'1"

Total liveable area 671ft² / 62.37m²

Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.



Ground floor



First floor



Glin

3 bedroom, semi-detached home

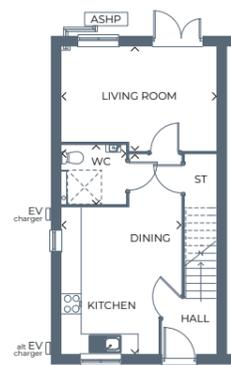
A stunning home with a spacious open-plan kitchen-diner, a large living area, three versatile bedrooms, and a family bathroom.

Room	Metres	Feet & Inches
Kitchen / Dining	5.94 x 3.56	19'5" x 11'8"
Living Room	4.59 x 3.11	15'1" x 10'4"
WC	1.91 x 1.77	6'3" x 5'10"

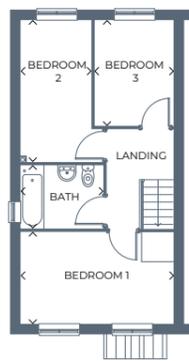
Room	Metres	Feet & Inches
Bedroom 1	4.59 x 2.75	15'1" x 9'0"
Bedroom 2	4.24 x 2.14	13'11" x 7'0"
Bedroom 3	3.18 x 2.35	10'5" x 7'8"
Bathroom	2.48 x 1.90	8'1" x 6'3"

Total liveable area 904ft² / 84.04m²

Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home. Shower provision or location may vary; please speak to your Sales Executive



Ground floor



First floor

Limerick

3 bedroom, detached home

A beautiful home with a bright, airy living room, spacious kitchen-diner, three versatile bedrooms and a family bathroom.

Room	Metres	Feet & Inches
Kitchen / Dining	4.92 x 3.28	16'2" x 10'9"
Living Room	4.92 x 3.86	16'2" x 12'8"
WC	0.85 x 1.59	2'10" x 5'3"

Room	Metres	Feet & Inches
Bedroom 1	3.58 x 3.29	11'9" x 10'10"
Bedroom 2	3.77 x 2.15	12'4" x 7'0"
Bedroom 3	2.67 x 2.80	8'9" x 9'2"
Bathroom	1.94 x 1.86	6'4" x 6'1"

Total liveable area 904ft² / 84.04m²

Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.



Ground floor



First floor



Neale

3 bedroom, semi-detached home

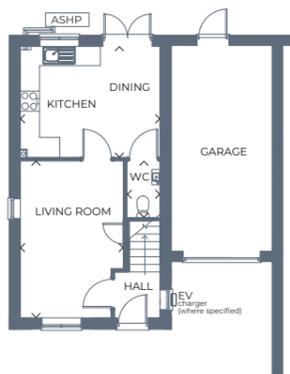
A stunning semi-detached home with an integral garage, featuring a spacious living room, modern kitchen-diner, three bedrooms, an en-suite and a family bathroom.

Room	Metres	Feet & Inches
Kitchen / Dining	4.14 x 3.29	13'7" x 10'10"
Living Room	4.65 x 3.06	15'3" x 10'1"
WC	1.69 x 0.98	5'7" x 3'3"

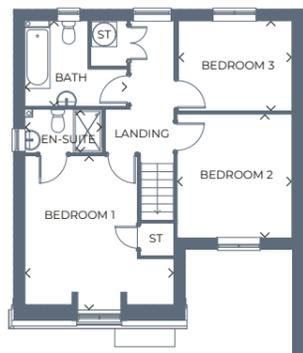
Room	Metres	Feet & Inches
Bedroom 1	4.14 x 4.16	13'7" x 13'8"
En-suite	2.15 x 1.20	7'0" x 3'11"
Bedroom 2	3.44 x 3.19	11'3" x 10'6"
Bedroom 3	3.14 x 2.51	10'4" x 8'3"
Bathroom	2.84 x 2.37	9'4" x 7'9"

Total liveable area 904ft² / 84.00m²

Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home.



Ground floor



First floor

Rosemount

3 bedroom home, semi-detached home

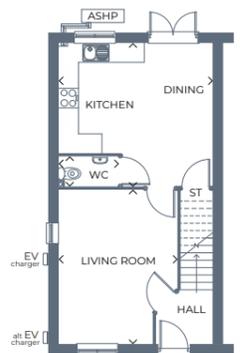
A beautiful detached home benefitting from an open-plan kitchen-diner with a spacious living room, three good-sized bedrooms and a family bathroom.

Room	Metres	Feet & Inches
Kitchen / Dining	4.34 x 4.59	14'3"* x 15'1"
Living Room	4.65 x 3.57	15'3" x 11'8"
WC	1.81 x 0.89	5'11" x 2'11"

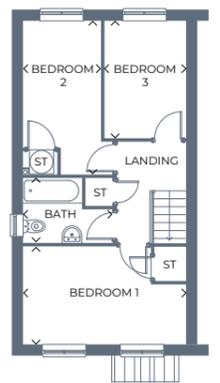
Room	Metres	Feet & Inches
Bedroom 1	4.59 x 2.74	15'1"* x 9'0"
Bedroom 2	4.34 x 2.21	14'3"* x 7'3"
Bedroom 3	3.31 x 2.29	10'10" x 7'6"
Bathroom	2.56 x 1.81	8'5"* x 5'11"

Total liveable area 904ft² / 84.04m²

Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.



Ground floor



First floor



Sandyford

3 bedroom, semi-detached home

This semi-detached home offers a modern kitchen-diner with French doors to the garden, spacious living area, three bedrooms, an en-suite and a family bathroom.

Room	Metres	Feet & Inches
Kitchen / Dining	5.07 x 2.90	16'8" x 9'6"
Living Room	5.07 x 4.30	16'8" x 14'1"
WC	1.66 x 0.88	5'5" x 2'10"

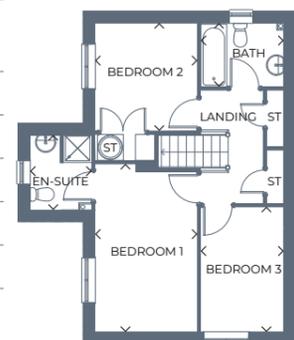
Room	Metres	Feet & Inches
Bedroom 1	4.52 x 2.75	14'10" x 9'0"
En-suite	2.00 x 1.65	6'7" x 5'5"
Bedroom 2	2.90 x 2.74	9'6" x 9'0"
Bedroom 3	3.36 x 2.23	11'0" x 7'4"
Bathroom	2.23 x 1.70	7'4" x 5'7"

Total liveable area 984ft² / 91.44m²

Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.



Ground floor



First floor

Clifden

3 bedroom, detached home

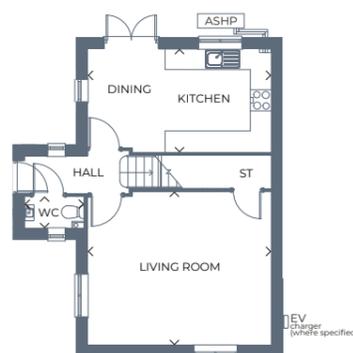
A beautiful 3 bedroom detached home with a large kitchen-diner, spacious living room, family bathroom, and en-suite.

Room	Metres	Feet & Inches
Kitchen / Dining	5.07 x 2.90	16'8" x 9'6"
Living Room	5.07 x 4.30	16'8" x 14'1"
WC	1.66 x 0.88	5'5" x 2'10"

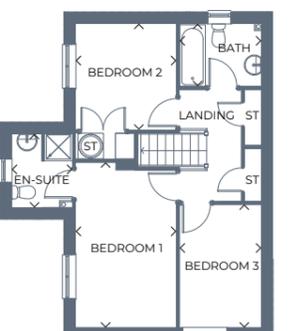
Room	Metres	Feet & Inches
Bedroom 1	4.52 x 2.75	14'10" x 9'0"
En-suite	2.00 x 1.65	6'7" x 5'5"
Bedroom 2	2.90 x 2.74	9'6" x 9'0"
Bedroom 3	3.36 x 2.23	11'0" x 7'4"
Bathroom	2.23 x 1.70	7'4" x 5'7"

Total liveable area 984ft² / 91.44m²

Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.



Ground floor



First floor



Milford

3 bedroom, detached home

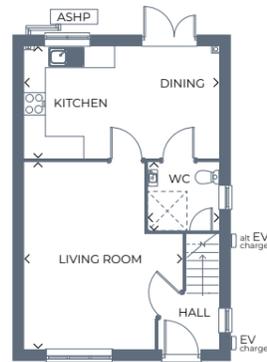
A stunning semi-detached home with an integral garage, featuring a spacious living room, modern kitchen-diner, three bedrooms, an en-suite and a family bathroom.

Room	Metres	Feet & Inches
Kitchen / Dining	5.24 x 3.00	17'2" x 9'10"
Living Room	5.00 x 4.27	16'5" x 14'0"
Utility / WC	1.88 x 1.80	6'2" x 5'11"

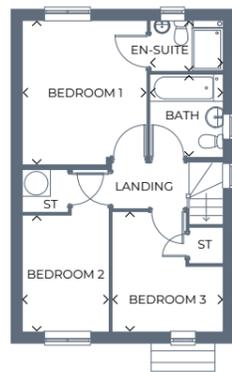
Room	Metres	Feet & Inches
Bedroom 1	3.79 x 3.25	12'5" x 10'8"
En-suite	1.89 x 1.30	6'3" x 4'3"
Bedroom 2	2.20 x 3.03	7'2" x 9'11"
Bedroom 3	3.14 x 2.95	10'4" x 9'8"
Bathroom	1.90 x 2.21	6'3" x 7'3"

Total liveable area 919ft² / 85.4m²

Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home. Shower provision or location may vary; please speak to your Sales Executive



Ground floor



First floor

Longford

4 bedroom, detached home

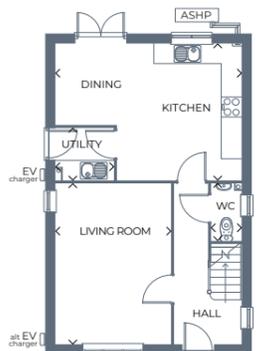
A stunning 4 bedroom detached home with a large living area, kitchen-diner, great-sized bedrooms, en-suite and a family bathroom.

Room	Metres	Feet & Inches
Kitchen / Dining	5.44 x 4.06	17'10" x 13'4"
Living Room	4.74 x 3.39	15'7" x 11'1"
Utility	1.71 x 1.62	5'7" x 5'4"
WC	1.70 x 0.89	5'6" x 3'3"

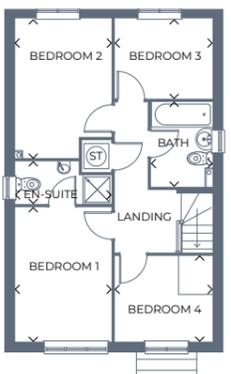
Room	Metres	Feet & Inches
Bedroom 1	3.71 x 2.66	12'2" x 8'9"
En-suite	2.66 x 1.20	8'9" x 3'11"
Bedroom 2	3.80 x 2.66	12'6" x 8'9"
Bedroom 3	2.70 x 2.21	8'10" x 7'3"
Bedroom 4	2.70 x 2.36	8'10" x 7'9"
Bathroom	2.36 x 1.72	7'9" x 5'8"

Total liveable area 1066ft² / 99.00m²

Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.



Ground floor



First floor



Carlow

4 bedroom, detached home

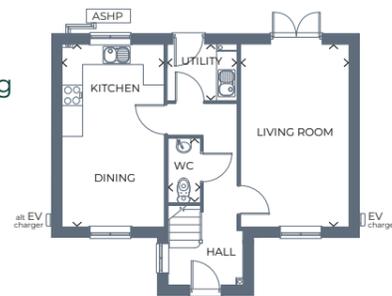
A modern 4 bedroom detached home with a spacious kitchen and dining area plus utility room, French doors to the garden, living room, family bathroom and master en-suite.

Room	Metres	Feet & Inches
Kitchen / Dining	5.30 x 2.94	17'4" x 9'8"
Living Room	5.29 x 3.12	17'4" x 10'3"
Utility	1.96 x 1.56	6'5" x 5'1"
WC	1.72 x 0.90	5'8" x 3'0"

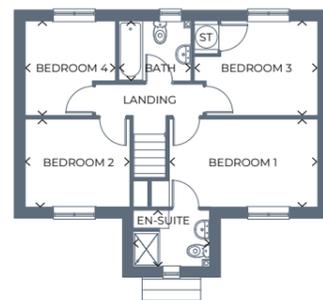
Room	Metres	Feet & Inches
Bedroom 1	4.23 x 2.50	13'11" x 8'3"
En-suite	2.14 x 1.61	7'0" x 5'4"
Bedroom 2	2.99 x 2.51	9'9" x 8'3"
Bedroom 3	2.69 x 3.52	8'10" x 11'6"
Bedroom 4	2.69 x 2.57	8'10" x 8'5"
Bathroom	2.08 x 1.70	6'10" x 5'7"

Total liveable area 1048ft² / 97.36m²

Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.



Ground floor



First floor

Dublin

4 bedroom, detached home

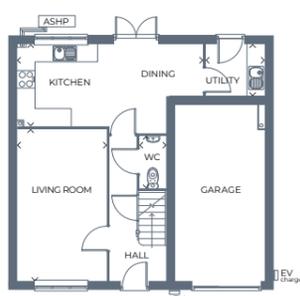
A stunning detached home with an open-plan kitchen-diner, French doors out to the garden, four versatile bedrooms, a private master en-suite and a family bathroom.

Room	Metres	Feet & Inches
Kitchen / Dining	6.23 x 2.74	20'5" x 9'0"
Living Room	5.12 x 2.99	16'9" x 9'10"
Utility	1.93 x 1.72	6'4" x 5'8"
WC	1.79 x 0.87	5'11" x 2'10"

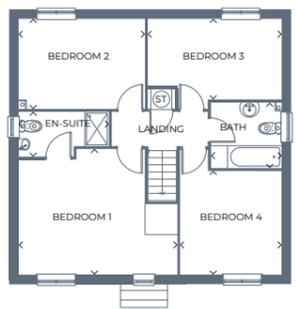
Room	Metres	Feet & Inches
Bedroom 1	4.97 x 3.93	16'4" x 12'11"
En-suite	2.82 x 1.42	9'3" x 4'8"
Bedroom 2	3.89 x 2.81	12'9" x 9'3"
Bedroom 3	4.28 x 2.52	14'0" x 8'3"
Bedroom 4	3.25 x 3.20	10'8" x 10'6"
Bathroom	2.22 x 2.08	7'3" x 6'10"

Total liveable area 1221ft² / 113.45m²

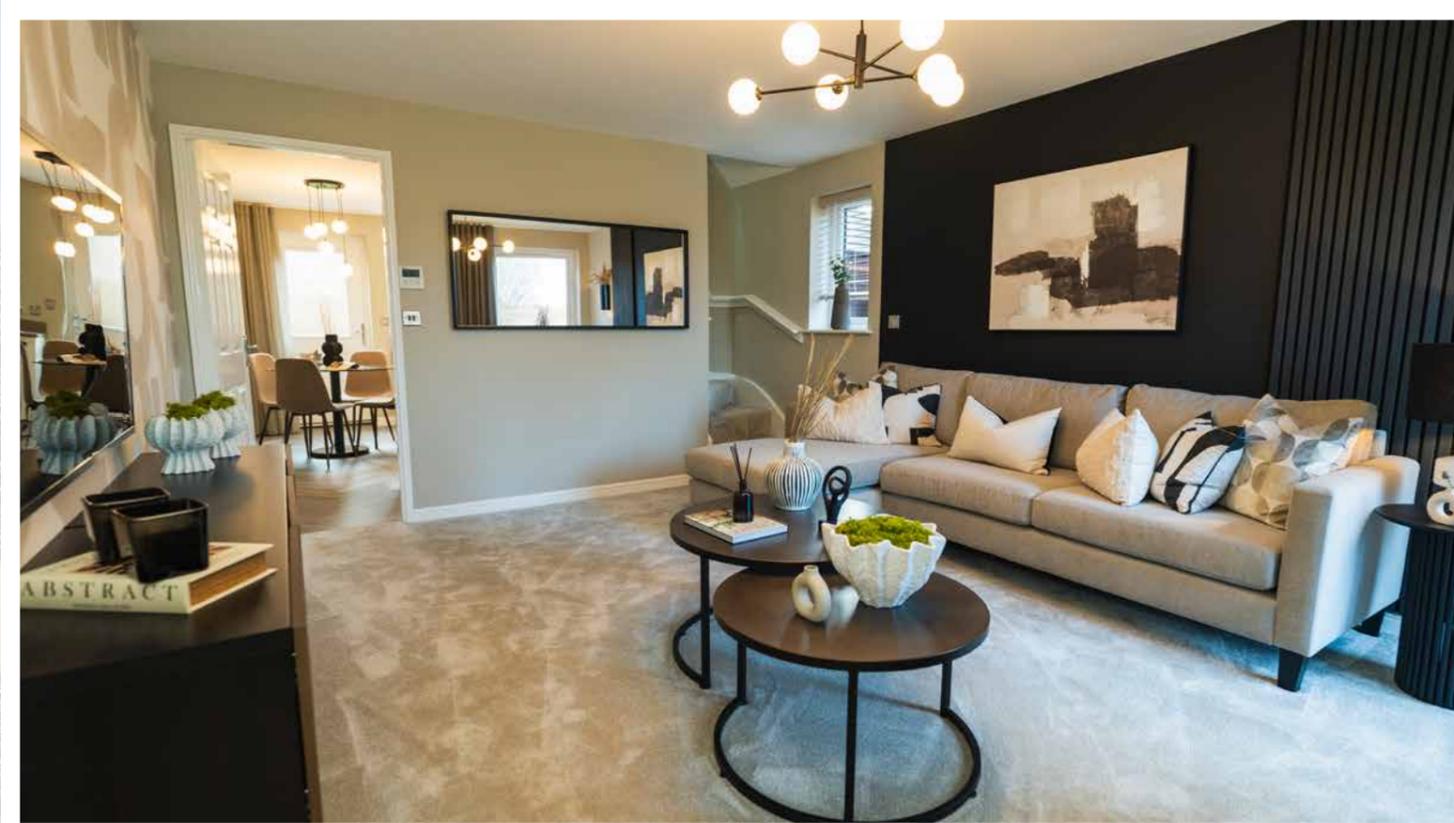
Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.



Ground floor



First floor



Broadale

4 bedroom, detached home

A beautiful detached home featuring four spacious bedrooms, a family bathroom and en-suite, a large kitchen-diner and great-sized living area.

Room	Metres	Feet & Inches
Kitchen / Dining	4.15 x 3.60	13'7" x 11'10"
Living Room	4.15 x 5.31	13'7" x 17'5"
Utility	2.15 x 1.65	7'1" x 5'5"
WC	0.96 x 1.65	3'2" x 5'5"

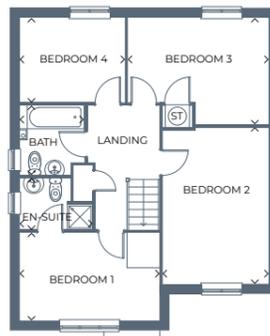
Room	Metres	Feet & Inches
Bedroom 1	4.15 x 2.61	13'7" x 8'7"
En-suite	2.17 x 1.56	7'1" x 5'1"
Bedroom 2	3.19 x 4.69	10'6" x 15'4"
Bedroom 3	4.23 x 3.18	13'10" x 10'5"
Bedroom 4	3.14 x 2.52	10'4" x 8'3"
Bathroom	2.09 x 2.04	6'10" x 6'8"

Total liveable area 1167ft² / 108.45m²

Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.



Ground floor



First floor



From floorplans, to dimensions and even virtual tours, visit our website to discover more information about your dream home.

Images, dimensions, and layouts are indicative only and are not plot-specific. Some images may also show optional upgrades at additional cost. Plot-specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home, and ground floor shower provision and location may differ; please confirm with your Sales Executive.

Our standard specification

We work with well known brands to deliver a high level of specification, all at an affordable price.

✓ Standard features
 ★ Upgrades available, subject to build stage

Kitchens

- Kitchen units, doors and handles from **Symphony Kitchens** ✓★
- Choice of worktops with matching upstands supplied from **Symphony Kitchens** ✓★
- Stainless steel splashback supplied from **Symphony Kitchens** ✓★
- Oven, hob and integrated cooker hood by **Beko** ✓★

Bathroom

- Taps from **Methven** ✓
- Standard splashback tiling from **Porcelanosa** ✓★
- Standard height tiles to bathroom and en-suites from **Porcelanosa** ✓★
- White sanitaryware by **Twyford** ✓

Finishing touches

- Matt white paint finish to walls and ceilings by **Crown or Dulux** ✓

Peace of mind

- Two year **Gleeson warranty** from legal completion date ✓
- A further eight years of cover via your **NHBC Buildmark Warranty** ✓

All of the specification listed is included in our houses as standard. Correct at time of production, October 2025, and subject to change without notice. Any options and extras are subject to build stage. Please contact a Gleeson Sales Executive for further information.



Personalise your home

There are so many ways you can personalise your new home from the moment it starts being built thanks to our wide range of optional upgrades and extras.

[Read more](#)

Upgrades and extras are subject to build stage and availability

Let's make it happen

When buying a home with Gleeson, there are lots of helpful schemes to make homeownership even easier to achieve. We're here to help every step of the way, from your initial enquiry right through to getting the keys to your beautiful new home.

[Read more on our website >](#)



Special terms and conditions apply. Please see <https://gleesonhomes.co.uk/special-terms> for more information. Schemes can be subject to plot and development. Please speak to your Gleeson Sales Executive for more information.



First-time Buyer Assist

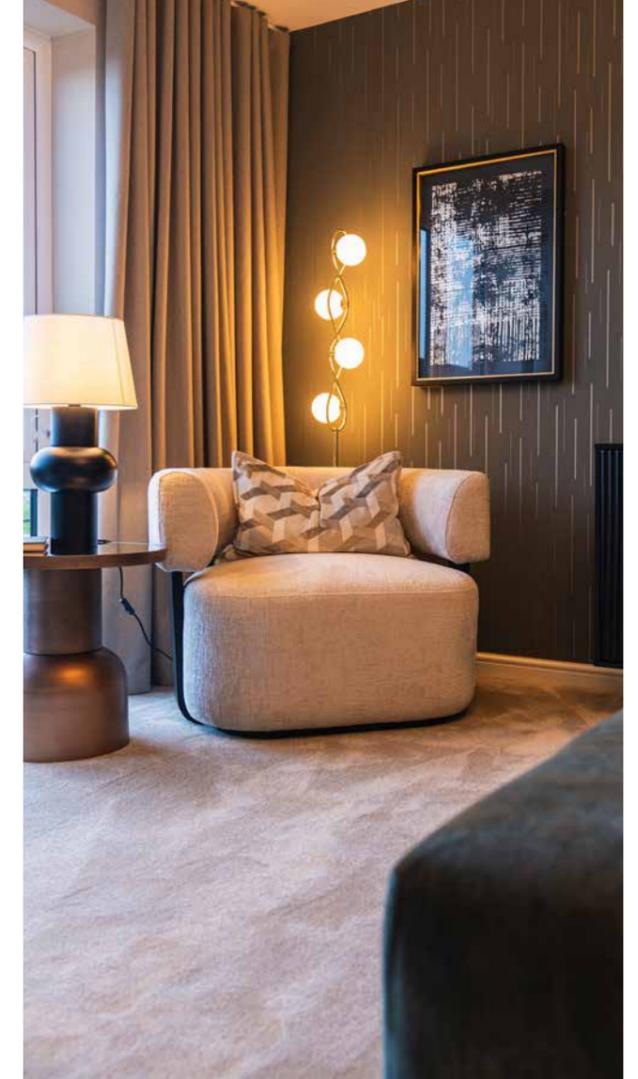
At Gleeson, we have many years of experience selling homes to first-time buyers and through our first-time buyer assist scheme, we're proud to offer some extra help to get you on the property ladder.

Smooth Move

With our Smooth Move scheme, we'll help you buy your brand-new Gleeson home while supporting you in selling your existing property. We work closely with The New Homes Group, the UK's leading assisted move provider, to simplify the home-selling process.

Key Worker

If you're a key worker and considering taking your first steps onto the property ladder, or planning your next move, we will give you £1,500 towards additional extras to further personalise your new home.



Part Exchange

Our Part Exchange scheme takes the hassle out of selling your existing home. Instead of waiting for a buyer, we become your guaranteed purchaser, saving you time and money.

Own New Rate Reducer

Own New Rate Reducer can provide homebuyers with reduced monthly mortgage payments for an initial two or five-year period, making it more affordable for first-time buyers and existing homeowners to purchase their dream home.

What happens next?

Whether you're embarking on a journey towards buying your very first home, or you're thinking about upsizing or rightsizing, Gleeson have the home for you.



Make an appointment

We're ready when you are. Why not book an appointment to visit our sales centre and view our show homes? You can also use this as an opportunity to have any questions you may have answered by your Gleeson Sales Executive.

Contact us



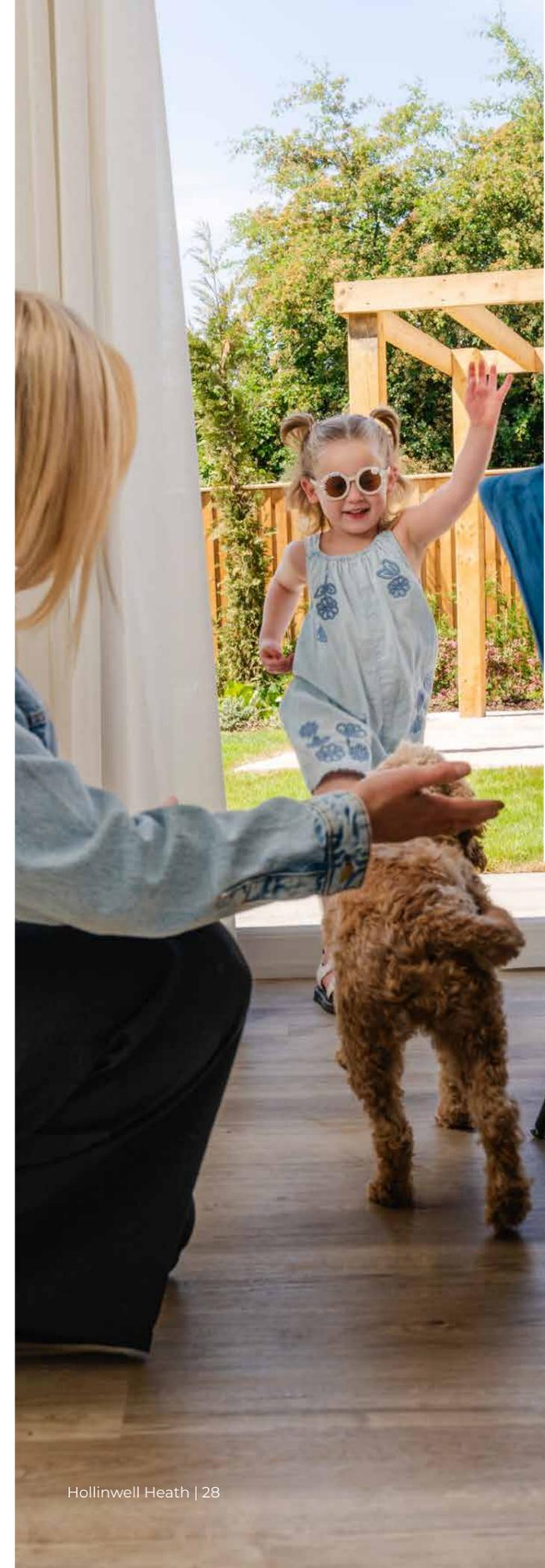
Let us help you

When buying a home with Gleeson, there are lots of helpful schemes to make moving even easier. Find out more about our buying schemes and make your dream become a reality with Gleeson.

Find out more



All our homes are **carefully designed, beautifully built** and boast plenty of features and space to suit your lifestyle.



How to find us

Visit us Farm View Road, Kirkby-in-Ashfield, NG17 7PH

Contact us 0162 357 5027
gleesonhomes.co.uk/developments/hollinwell-heath

How to find us

Take the exit at Junction 28 of the M1 and follow the A38 towards Mansfield. Turn left onto Common Road (B6026) and continue through Huthwaite, passing Huthwaite Park. At the junction, turn right onto Station Road and follow signs for Sutton. Continue along Station Road before turning left onto Farm View Road.

Hear from our customers

If you're looking for inspiration or wondering whether buying a Gleeson home is right for you, read our customer's home buying stories to discover why they chose a Gleeson home and more about their experience.

[Customer stories](#)



All information correct at time of production, 30 January 2026. All images in this brochure are for illustrative purposes only and may depict upgrades available at an additional cost, subject to build stage and availability. Dimensions and layouts within this brochure are indicative only and not plot specific. Elevations and finishes may vary by plot; please check with your Sales Executive for more information.

DB-013-V1