

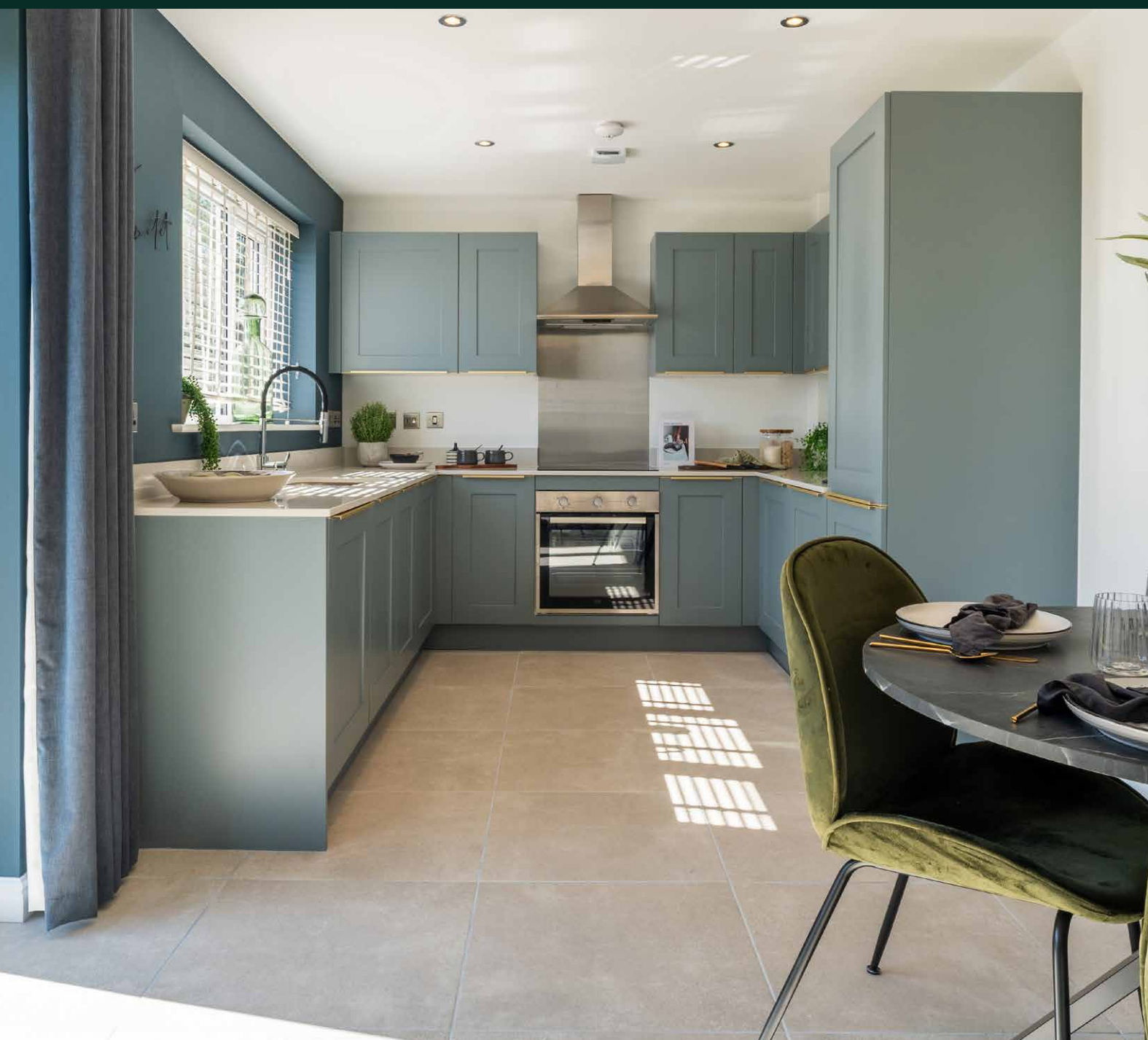


**Right where
you belong**

at **Stoneyford Green**

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.



Well-designed homes in a woodland setting

Welcome to Stoneyford Green, a vibrant development in Sutton-in-Ashfield featuring a collection of 2, 3 and 4 bedroom homes. The stunning Brierley Forest is right on your doorstep, alongside a selection of practical, everyday amenities. Explore our site plan to discover the various house styles available at Stoneyford Green.

Cork
2 bedroom

Lisburn
3 bedroom

Kilkenny
3 bedroom

Liffey
3 bedroom

Waterford
4 bedroom

Mayfield
2 bedroom

Wexford
3 bedroom

Kildare
3 bedroom

Carlow
4 bedroom

*

Shared Ownership
(conditions apply)

Tyrone
3 bedroom

Renmore
3 bedroom

Fergus
3 bedroom

Longford
4 bedroom



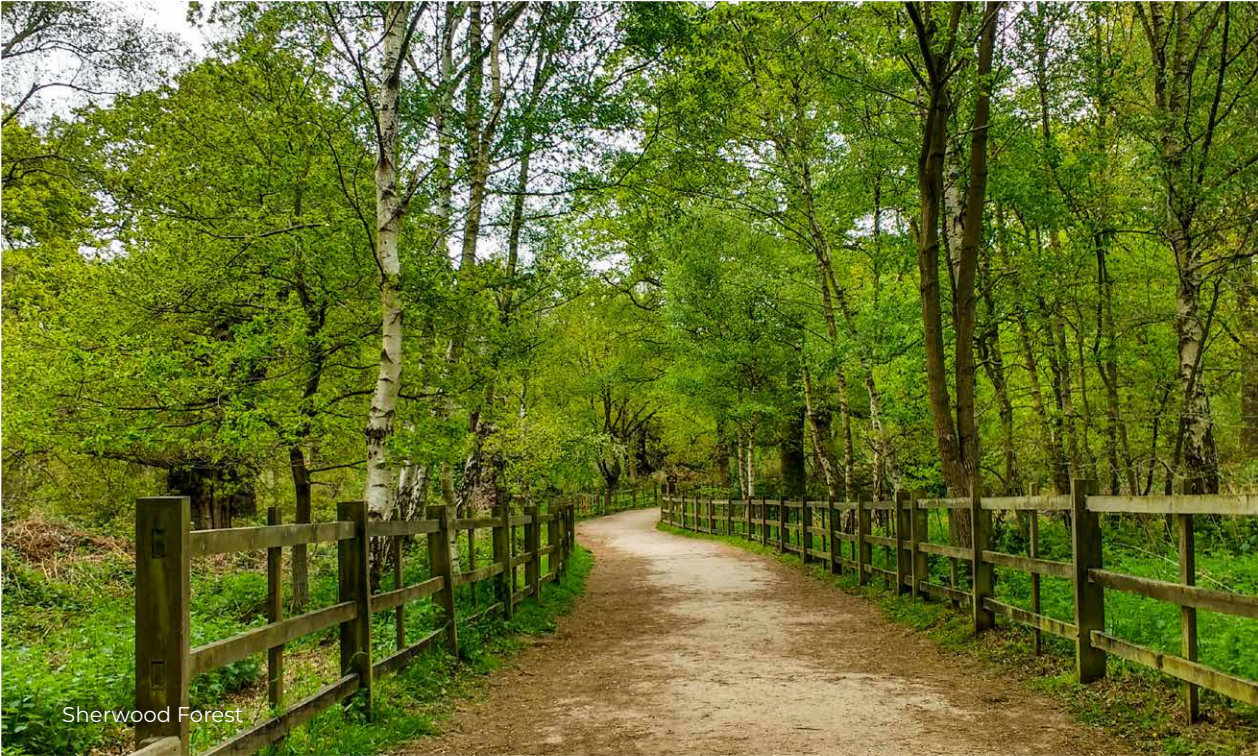
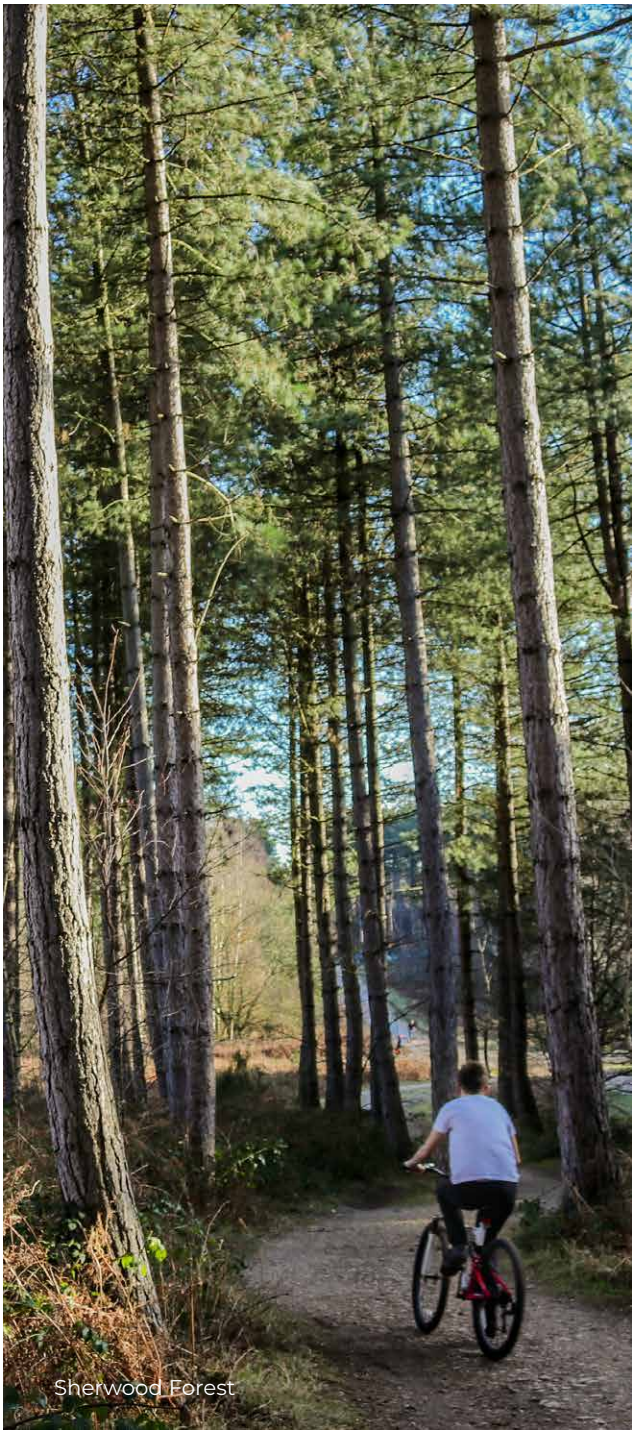
This site layout is intended for illustrative purposes only and may be subject to change, for example in response to technical or planning requirements, ground conditions or market demand. It is not drawn to scale and does not show legal boundaries, easements, wayleaves, land contours or gradients, local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



Living in Sutton-in-Ashfield

Living in Sutton-in-Ashfield offers a well-balanced lifestyle, combining rural tranquillity with modern convenience. Nestled near the Derbyshire border and Sherwood Forest, this welcoming market town is ideal for families, first-time buyers and commuters alike. The area boasts a wide range of amenities, including supermarkets, independent shops, local schools, cafés, and leisure facilities such as Lammas Leisure Centre and Kings Mill Reservoir. The town is also home to scenic green spaces, perfect for weekend walks and outdoor activities. The town is well-connected, with easy travel routes to Nottingham, Derby and Sheffield.

A welcoming market town offering green spaces, modern conveniences and strong commuter links.

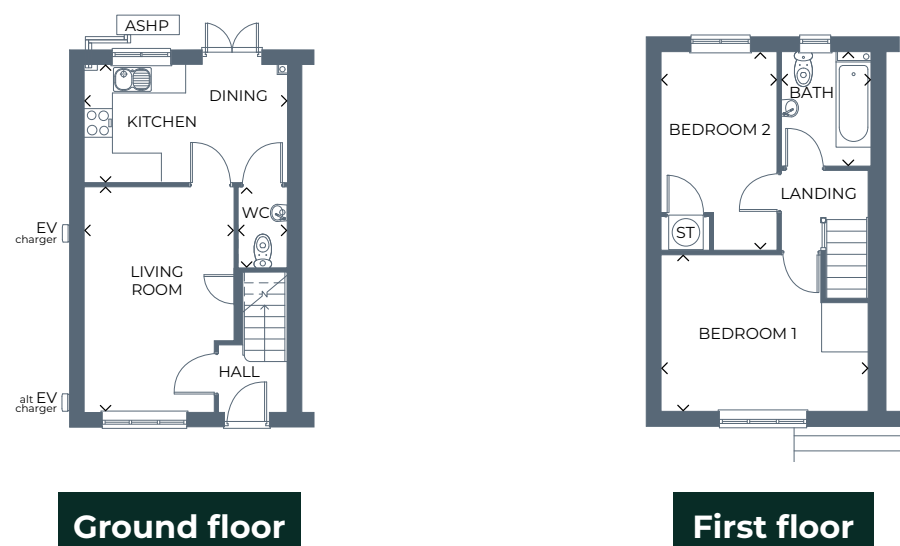




Cork

2 bedroom, semi-detached home

A beautiful semi-detached home boasting a spacious living area, kitchen-diner with French doors out to the garden and two generous sized bedrooms.



Gross internal area 635.9ft² / 59.08m²

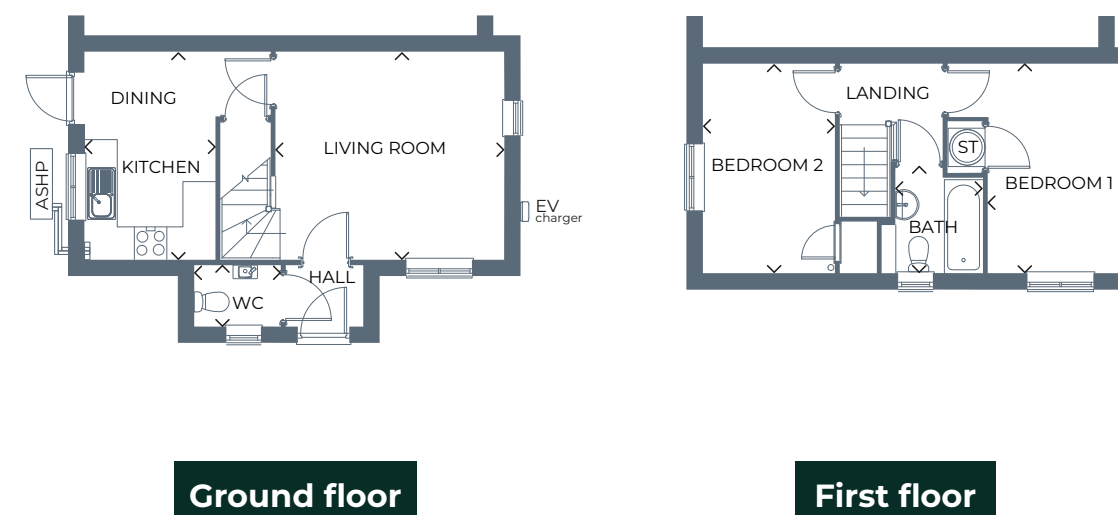
For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/cork

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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.



Gross internal area 657.1ft² / 61.05m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/mayfield

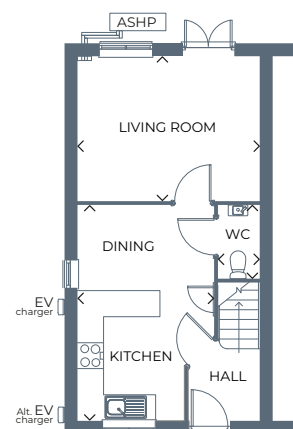
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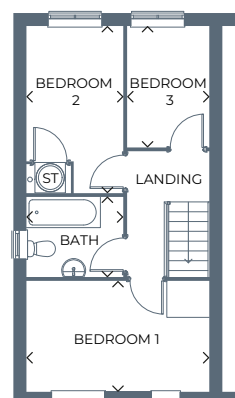
Tyrone

3 bedroom, semi-detached home

A beautiful 3 bedroom semi-detached home ideal for entertaining, featuring an open-plan kitchen-diner, spacious living room and great-sized bedrooms.



Ground floor



First floor

Gross internal area 742.7ft² / 69m²

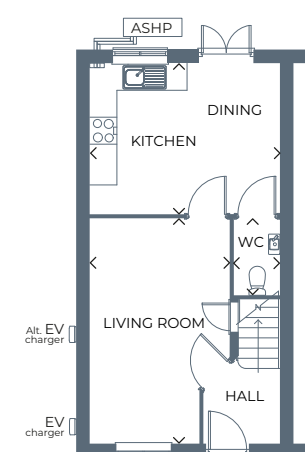
For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/tyrone

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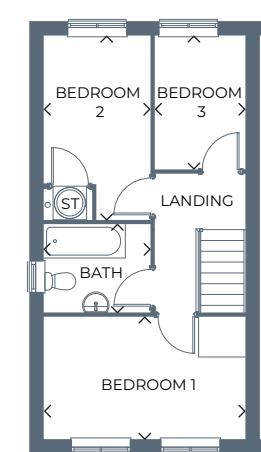
Lisburn

3 bedroom, semi-detached home

A modern 3 bedroom semi-detached home with a contemporary open-plan kitchen space, great-sized bedrooms and an excellent living area.



Ground floor



First floor

Gross internal area 742.7ft² / 69m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/lisburn

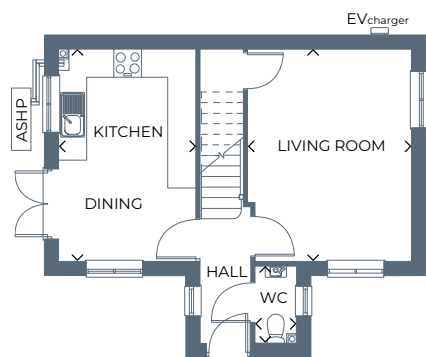
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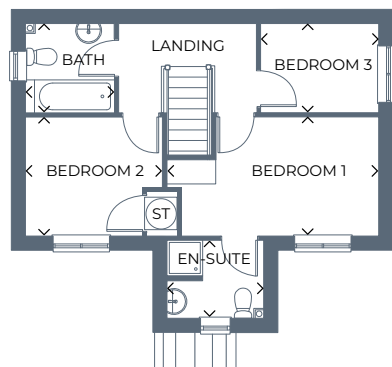
Renmore

3 bedroom, detached home

A beautiful 3 bedroom detached home offering the perfect space for modern living, boasting a spacious kitchen-diner, family living room, bathroom and master en-suite.



Ground floor



First floor

Gross internal area 792.9ft² / 73.66m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/

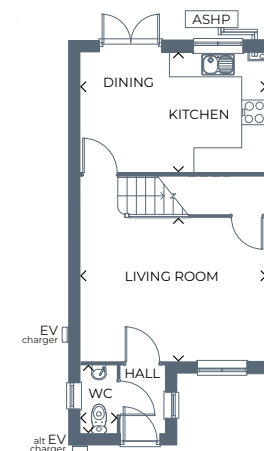
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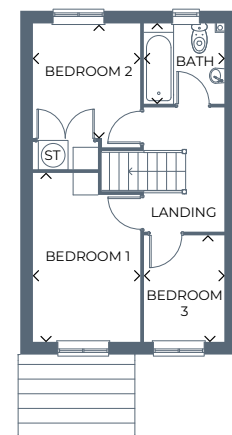
Kilkenny

3 bedroom, detached home

A modern 3 bedroom detached home, with a spacious kitchen-diner, French doors to the garden, a large living room and versatile bedrooms.



Ground floor



First floor

Gross internal area 754.8ft² / 70.12m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/kilkenny

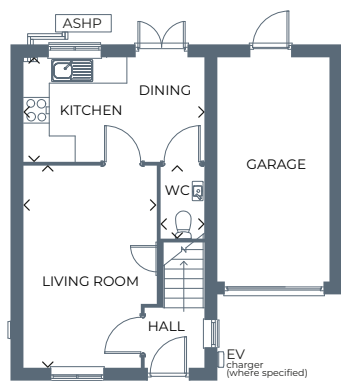
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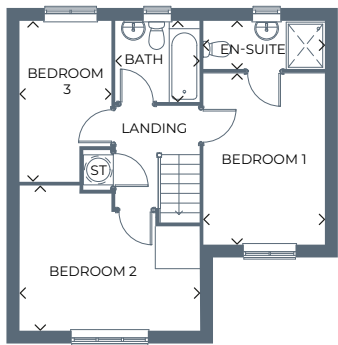
Kildare

3 bedroom, detached home

A luxurious detached home with an integral garage, boasting three large bedrooms, a master en-suite and an open-plan kitchen-diner with French doors.



Ground floor



First floor

Gross internal area 960.7ft² / 89.25m²

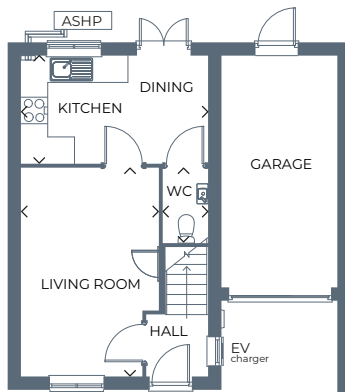
For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/kildare

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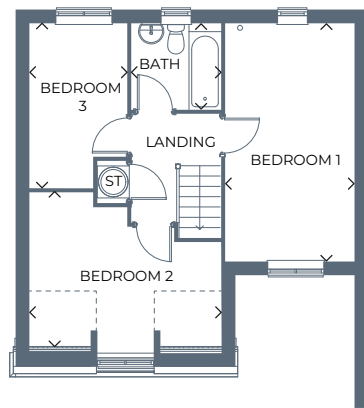
Fergus

3 bedroom, semi-detached home

A beautiful semi-detached home benefitting from a bright, airy living room, three spacious bedrooms and a family bathroom.



Ground floor



First floor

Gross internal area 960.5ft² / 89.23m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/fergus

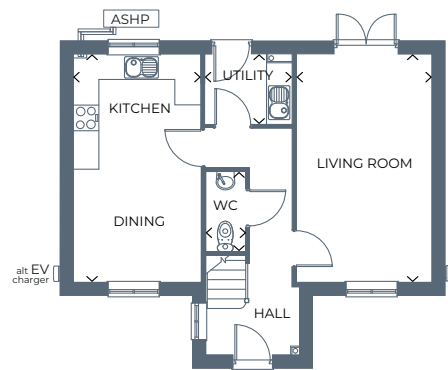
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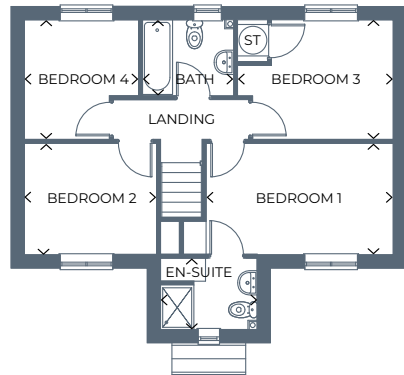
Carlow

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.



Ground floor



First floor

Gross internal area 1028ft² / 95.5m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/carlow

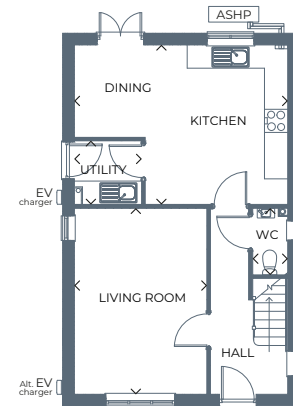
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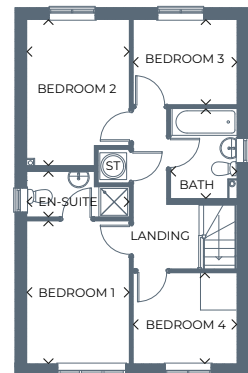
Longford

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.



Ground floor



First floor

Gross internal area 1046.9ft² / 97.26m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/longford

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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	✓
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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.

Upgrades and extras are subject to build stage and availability

Read more

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.

Shared Ownership

With Shared Ownership, you buy a share of your Gleeson home and pay a monthly rent on the part you don't buy. Your budget will decide the size of the share you buy, making homeownership more affordable.

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



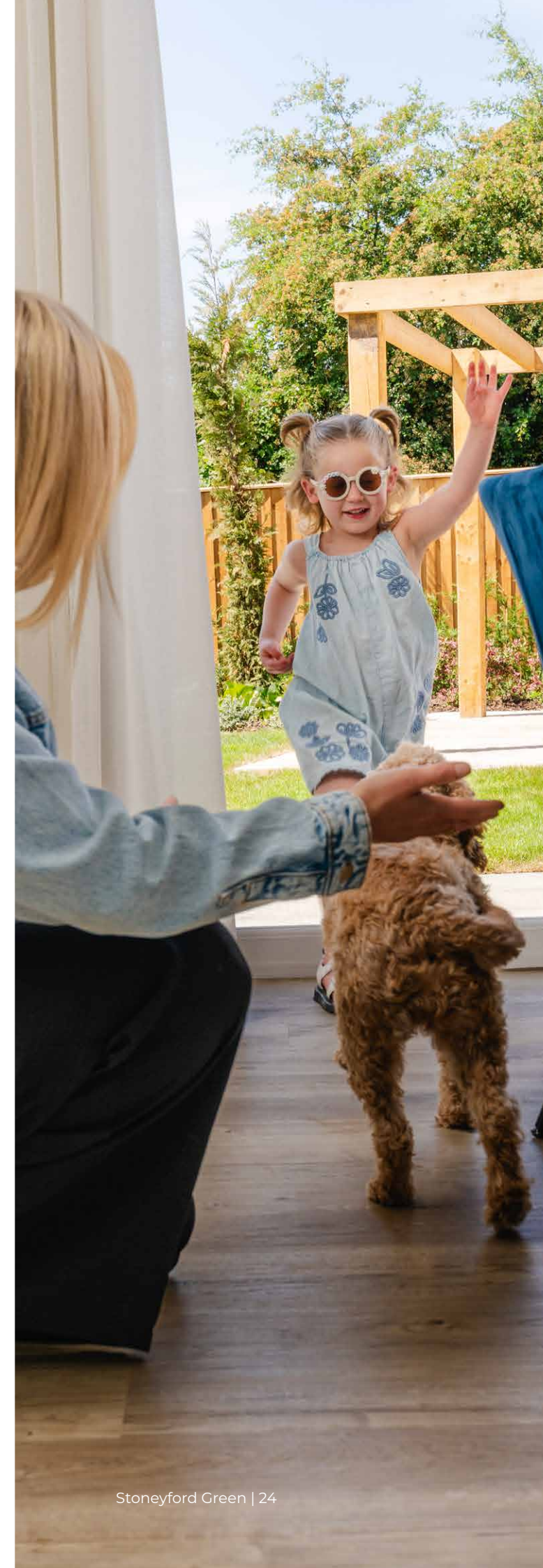
Let us help you

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.



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

How to find us

Visit us Stoneyford Green, Mistletoe Way, Sutton-in-Ashfield, NG17 3NH

Contact us 0162 370 0501

gleesonhomes.co.uk/developments/stoneyford-green/

How to find us

From the M1, exit at Junction 28 and follow signs for Sutton-in-Ashfield. Continue towards the town and follow local signage for residential areas as you approach. Once in Sutton-in-Ashfield, follow the road signs for Mistletoe Way or use the postcode NG17 3NH in your sat nav for the most direct route.



All information correct at time of production, 6 July 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.

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