



**Right where
you belong**

at **Rookery Fields**

gleeson

Homes designed to complement modern day living

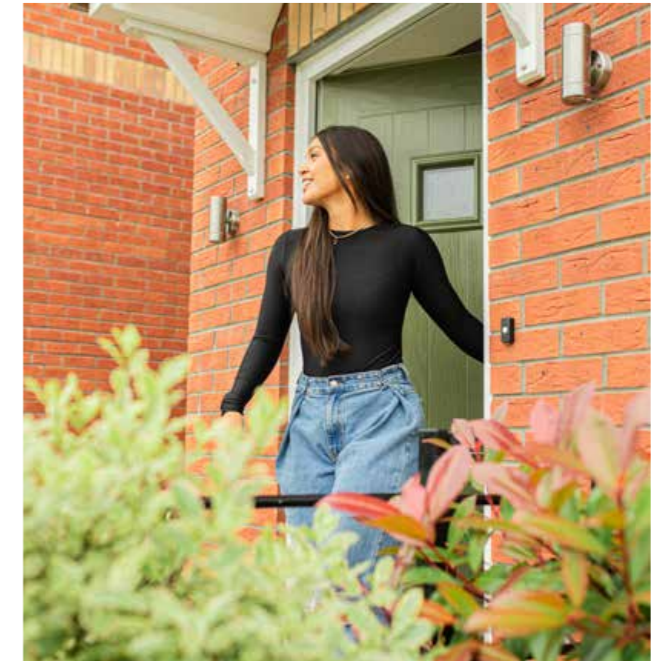


With over 120 years' experience in placemaking, we're perfectly suited to help you navigate your home buying journey

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.



Where countryside calm meets everyday convenience

Welcome to Rookery Fields, a vibrant development in Sutton-in-Ashfield featuring thoughtfully designed 2, 3 and 4-bedroom homes. This development blends rural and urban living with green open spaces and practical, everyday amenities right on its doorstep. Explore our site plan to discover the various house styles available.



Mayfield 2 bedroom	Kerry 2 bedroom	Greystones 2 bedroom
Wicklow 3 bedroom	Glin 3 bedroom	Cranford 3 bedroom
Keady 3 bedroom	Calry 3 bedroom	Limerick 3 bedroom
Brandon 3 bedroom	Renmore 3 bedroom	Longford 4 bedroom
Carlow 4 bedroom	Dublin 4 bedroom	Shared Ownership (conditions apply)
AR	SR	
Affordable Rent (conditions apply)	Social Rent (conditions apply)	



This site layout is indicative only and subject to change in response to planning or technical requirements, ground conditions, or market demand. It is not drawn to scale and does not show legal boundaries, easements, wayleaves, topography, street lighting, or landscaping proposals. The Affordable Homes shown are those designated as such through the planning process. The remaining homes on the development are available for open market sale (including multi-unit sales) to purchasers, who could be private individuals or another type of purchaser (for example: local authorities, housing associations, or other commercial landlords/investors) and therefore the mix of tenures on the development may change.

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. Plus, with easy travel routes to Nottingham, Derby and Sheffield, you'll be well-connected to major cities and neighbouring towns.



Where green spaces meet everyday convenience

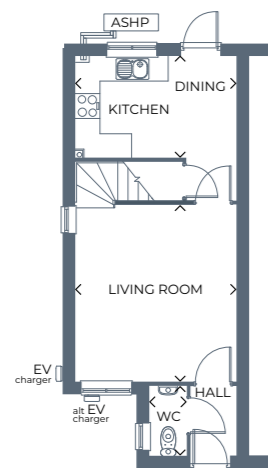




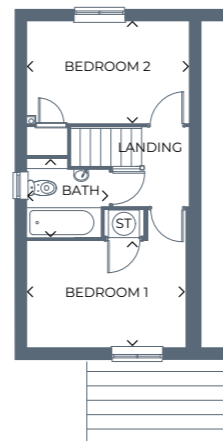
Kerry

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.



Ground floor



First floor

Gross internal area 654.7ft² / 60.82m²

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

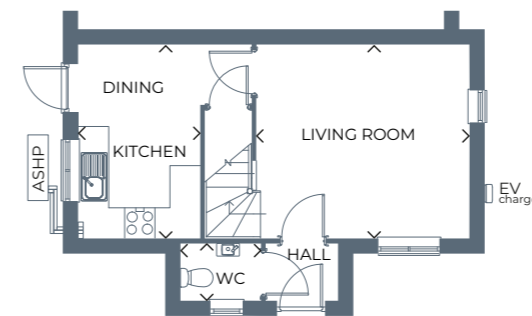
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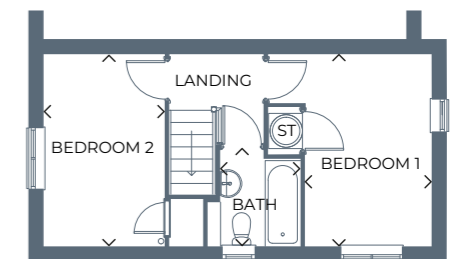
Mayfield

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.



Ground floor



First floor

Gross internal area 657.1ft² / 61.05m²

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

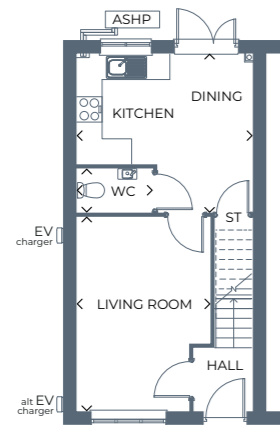
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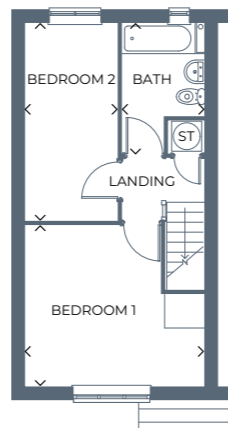
Greystones

2 bedroom, semi-detached home

Benefitting from a bright living room, leading to a kitchen-diner, a handy cloakroom, two good-sized bedrooms and a family bathroom.



Ground floor



First floor

Gross internal area 750.7ft² / 69.74m²

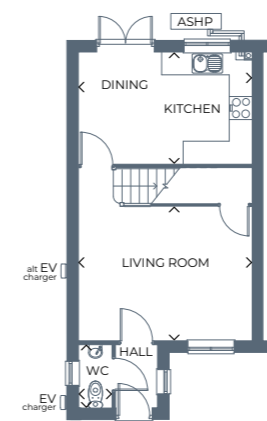
For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/greystones

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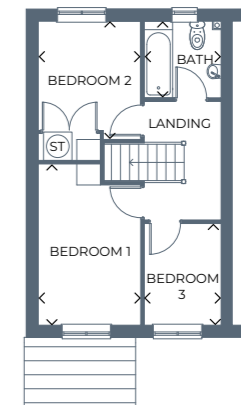
Wicklow

3 bedroom, semi-detached home

This semi-detached home boasts a bright, airy living room, a contemporary kitchen-diner and three great-sized bedrooms, plus a family bathroom.



Ground floor



First floor

Gross internal area 754.8ft² / 70.12m²

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

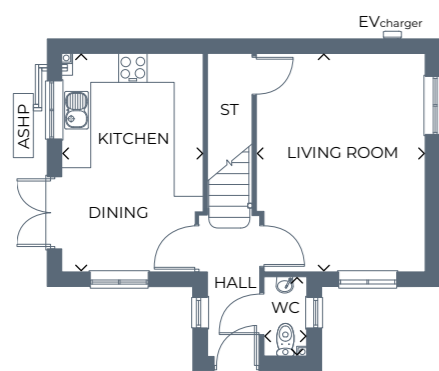
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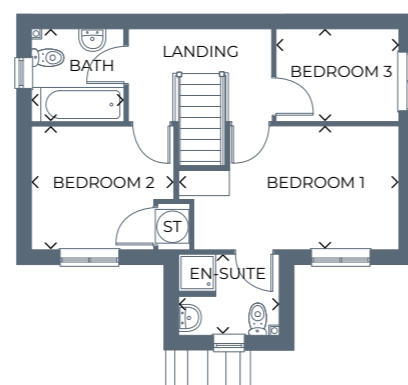
Renmore

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

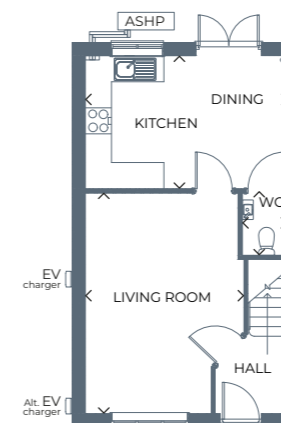
For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/renmore

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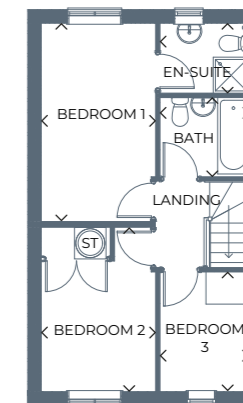
Brandon

3 bedroom, detached home

A great 3 bedroom detached home perfectly designed for modern living, featuring a large living area, kitchen-diner, and great-sized bedrooms.



Ground floor



First floor

Gross internal area 799.8ft² / 74.3m²

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

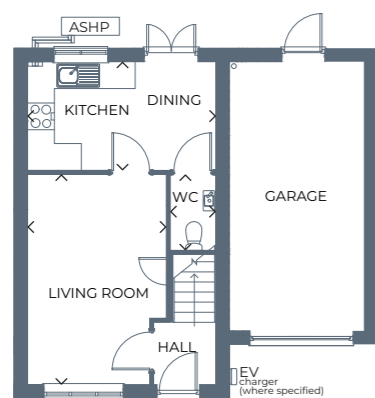
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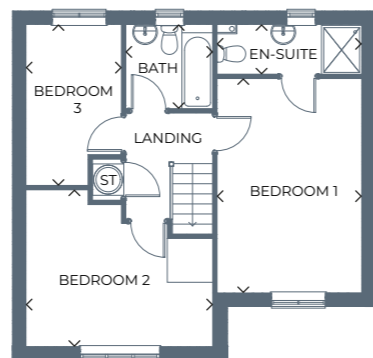
Calry

3 bedroom, detached home

A detached home with an integral garage boasting three bedrooms, with an en-suite to the master bedroom, a large kitchen-diner, spacious living room and a family bathroom.



Ground floor



First floor

Gross internal area 1062.2ft² / 98.68m²

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

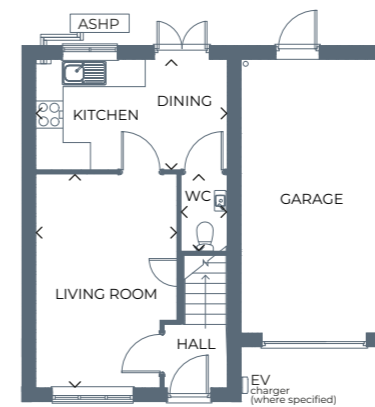
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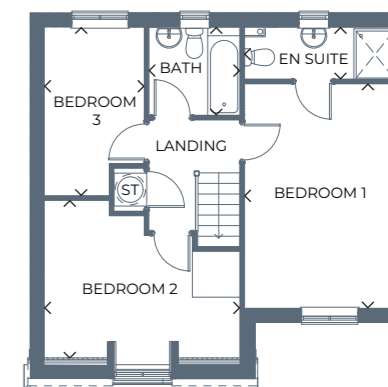
Keady

3 bedroom, semi-detached home

A stunning semi-detached home with a modern kitchen-diner, living room, three bedrooms, family bathroom and master en-suite.



Ground floor



First floor

Gross internal area 1062.1ft² / 98.67m²

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

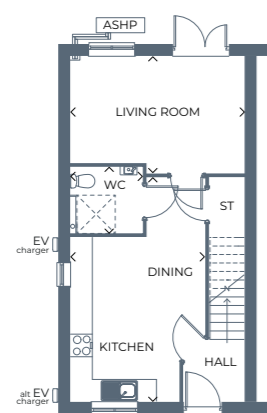
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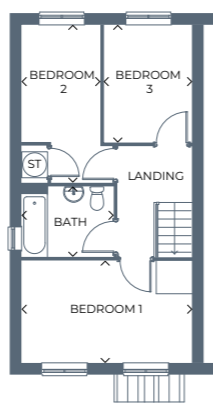
Glin

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.



Ground floor



First floor

Gross internal area 901.2ft² / 83.72m²

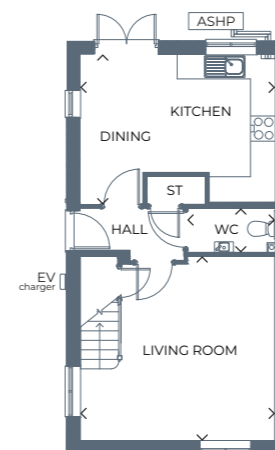
For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/glin

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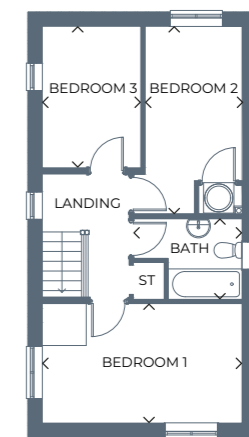
Cranford

3 bedroom, 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.



Ground floor



First floor

Gross internal area 901.6ft² / 83.76m²

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

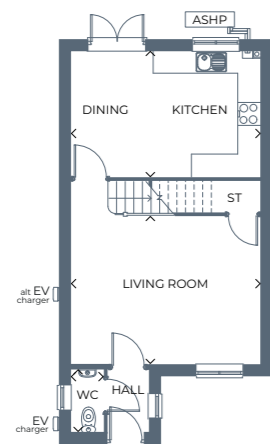
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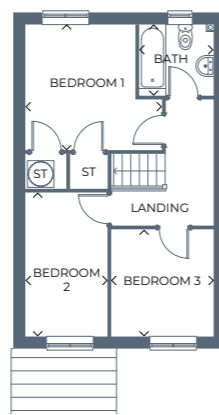
Limerick

3 bedroom, detached home

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



Ground floor



First floor

Gross internal area 903ft² / 83.89m²

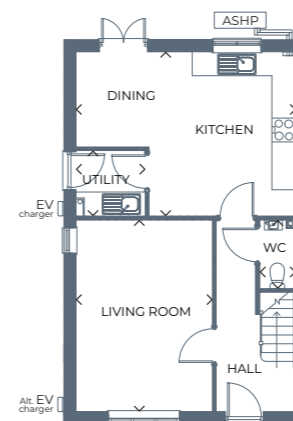
For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/limerick

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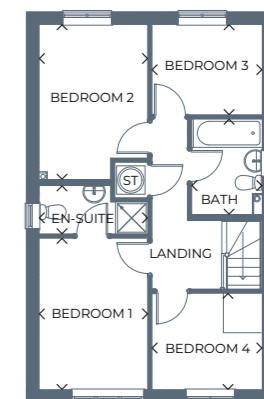
Longford

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

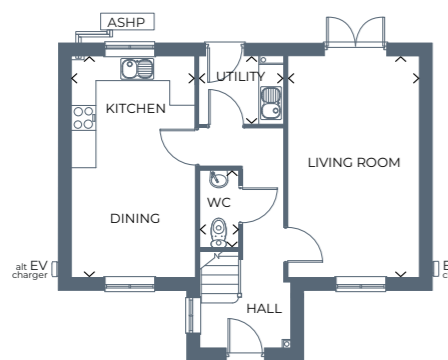
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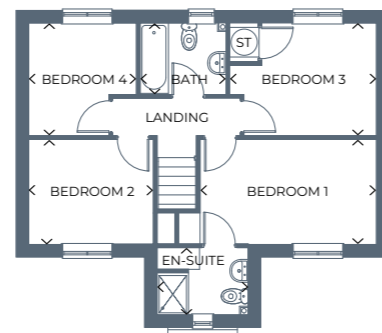
Carlow

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

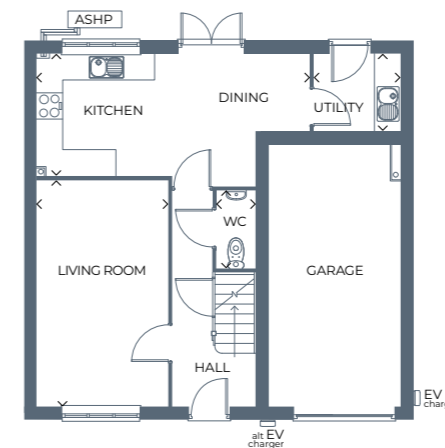
For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/carlow

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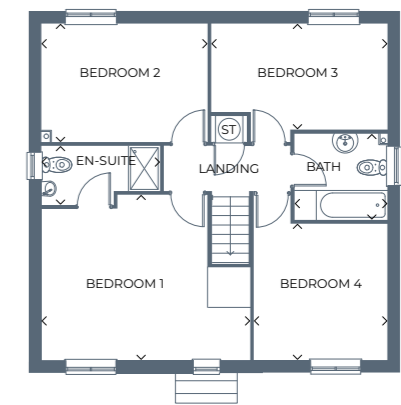
Dublin

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.



Ground floor



First floor

Gross internal area 1426.5ft² / 132.53m²

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

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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** ✓

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, 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

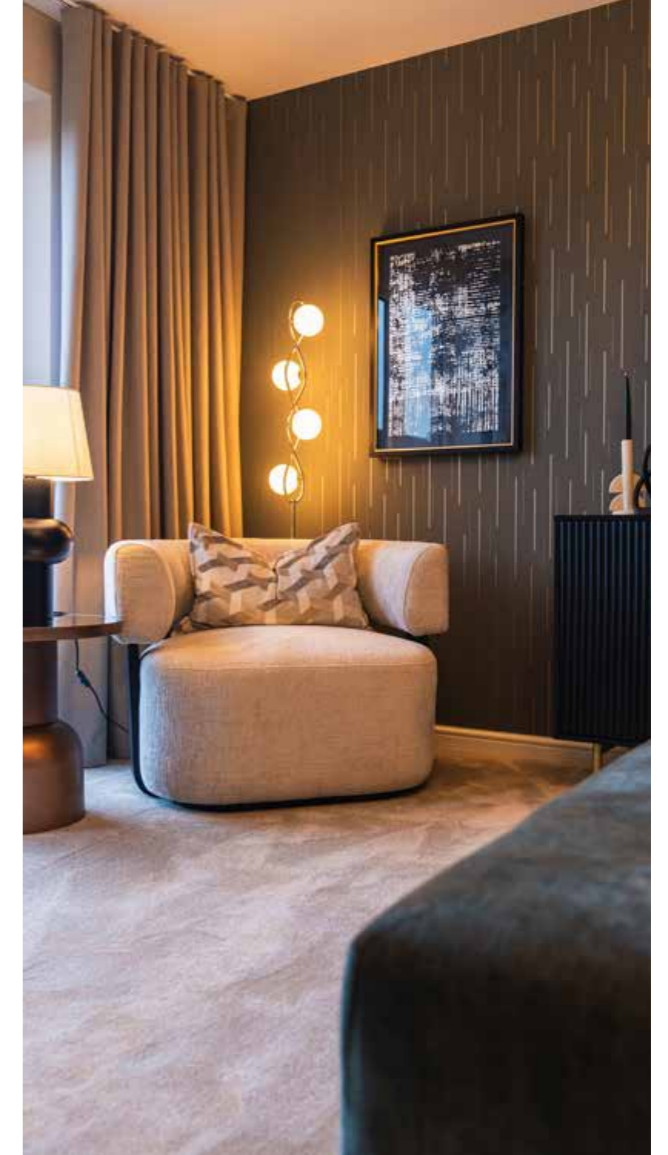
At Gleeson, we have many years of experience selling homes to first-time buyers and through our first-time buyer assist scheme, we're proud to offer some extra help to get you on the property ladder.

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



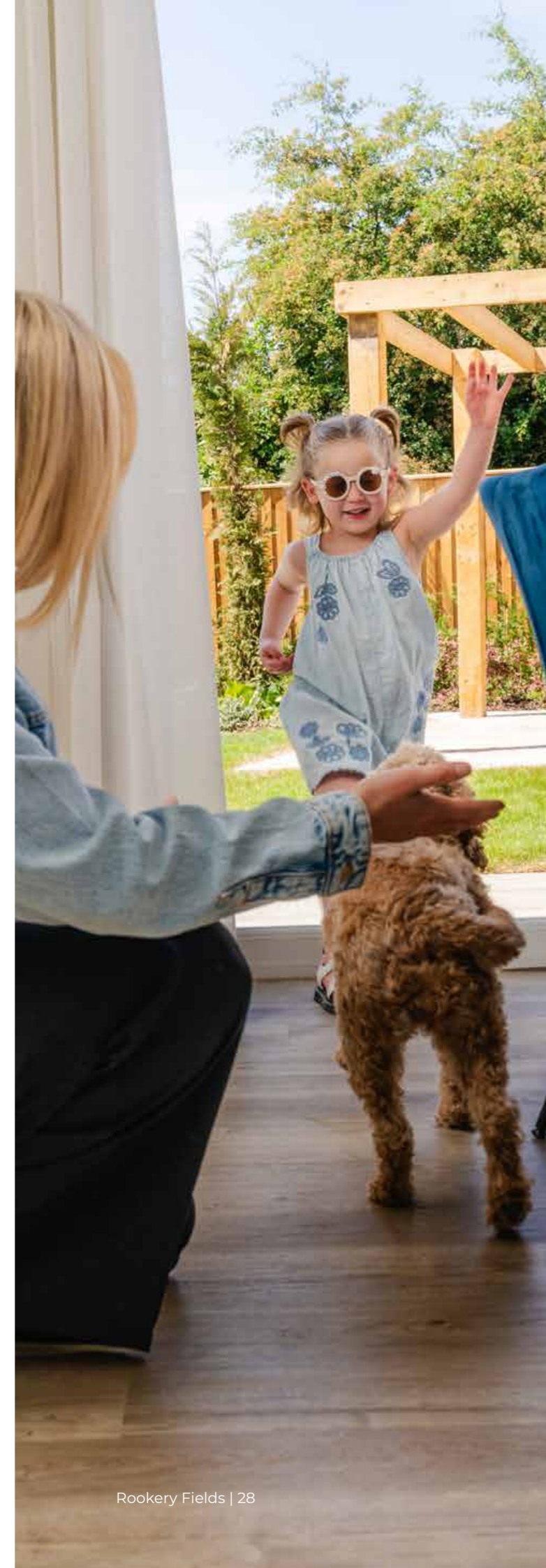
Let us help you

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 Rookery Fields, Alfreton Road, Sutton-in-Ashfield, NG17 1LQ

Contact us 0162 370 1010

gleesonhomes.co.uk/developments/rookery-fields/

How to find us

By car, leave the M1 at Junction 28 and follow the A38 towards Mansfield, then take the exit for Sutton-in-Ashfield (A615). Continue into the town centre and join Alfreton Road, where the development is situated. Alternatively, from Mansfield, follow the A38 or A6075 towards Sutton-in-Ashfield and then connect onto Alfreton Road.



All information correct at time of production, 2 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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