



HARDWICK DRIVE

RENISHAW



SCORPIOUS
PROPERTY DEVELOPMENT

IN PARTNERSHIP WITH
 ELITE
PROPERTY CONSULTANTS

CREATING
COMMUNITIES
ONE HOME
AT A TIME.



SCORPIOUS
PROPERTY DEVELOPMENT



WELCOME

Welcome to Hardwick Drive, our new development of individually designed four-bedroom properties. In the heart of the historic and popular village of Renishaw close to both Chesterfield and Sheffield.

RENISHAW

The village is well served by a wide range of amenities, shops, schools as well as restaurants and much more amenities only a stones throw away.

Only a few minutes' drive is Eckington Civic centre which hosts a wide range of community-based activities, with regular music events and functions held throughout the year. The Swimming Pool and Fitness Centre is only a short walk from Hardwick Drive, offering a café, gym in addition to their swimming pool.

As well as the local amenities, Renishaw is surrounded by beautiful countryside, with many of Derbyshire's beautiful walking trails running through the village, perfect for walking, cycling or taking your dog out for a stroll.

The nearby Wild Boar Lounge, within The Sitwell Arms provides one of the finest bar and restaurants in the area. Specialising in outstanding quality food and high levels of service all at affordable prices. It's the perfect place to visit afterwards for a well earned drink, or to meet friends and family.

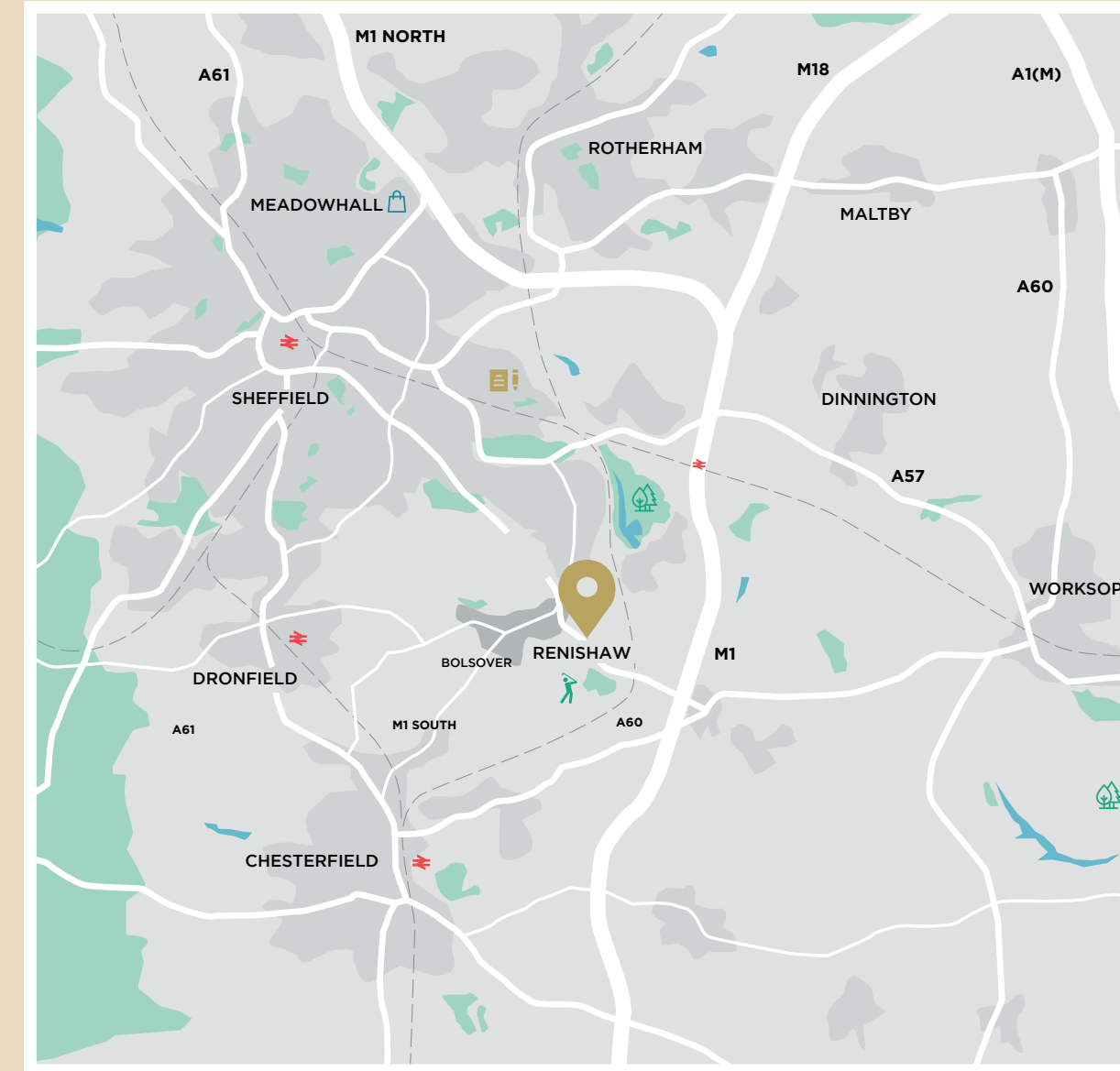


LOCATION

Just 1.8 miles west of the M1 Renishaw is perfectly located to offer easy travel to surrounding towns and cities of Sheffield and Chesterfield.

With Sheffield railway station less than 10 miles away, travelling to London, Manchester and Edinburgh via train is made easy. The travel time to Kings Cross is only 2 hours and it is less than 1 hour to Manchester piccadilly.

International airports including Manchester, Leeds Bradford, Doncaster Sheffield are all within short driving distance.



SHEFFIELD

Known to the world as the Steel City, Sheffield was famed for its industry in the heyday of the 1900s and remains a city of innovation to this day.

Today you will find a green, modern cityscape set against the stunning backdrop of the Peak District National Park.

Sheffield has an eclectic cultural mix of renowned live music, award-winning theatre, colourful street art, fascinating exhibitions and vibrant festivals year-round.

It's also home to an amazing array of independent eateries, cafes, pubs, bars and microbreweries, and not forgetting the local heritage and great outdoors, there's a lot to keep you entertained.



SPECIFICATION



KITCHEN / LIVING / DINING AREA

Our design team have produced a stunning range of kitchens with a warm, welcoming feel and a subtle set of colours and finishes to choose from.

- Kitchen Units – Contemporary radius edged doors
- Worktops – 40mm laminate worktop from selected excellence range
- Sink – One and a half bowl inset stainless steel sink
- Integrated Fridge Freezer
- Integrated Dishwasher
- Gas Hob – Matt black 4 zone frameless
- Built-in Extractor Fan
- Built-in Single Oven
- Splashback – White modern glass



BATHROOMS / ENSUITES

- Sanitaryware – Contemporary white throughout
- Showers – Pressurised showers with large slimline trays and clear glass cubicles
- Tiles – Choice of wall tiles from a selected range
- Extractor units fitted as standard

INTERNALS

- Doors – Oak Suffolk internal doors
- Interior Wall Colours – Interior design concepts by Rachel Mclean selected from Farrow & Ball colour palettes
- Skirting – Satinwood skirtings and architraves colour
- Staircase – White handrail and newel posts with painted spindles and strings

EXTERNALS

- Windows – White double glazed
- French Doors – Double glazed french doors to kitchen/living/dining area
- External Entrance Doors – Double glazed
- Paved footpaths and patios – Paving to pathways, eating/entertaining area
- Fencing to rear garden
- Gardens – Turfed

ELECTRICAL

- Flush LED spotlights to kitchen/dining area and bathroom ceilings – White surrounds, upgrades available
- Pendant fittings to all other rooms – White fittings, upgrades available
- Integrated smoke alarms on all floors – White standard smoke alarm
- Sockets and switches to all areas – White fittings, upgrades available

- Master BT socket and wiring for Sky to a dish point. Main TV position in house, upgrades available
- USB selected sockets to Master bedroom – White fittings, upgrades available
- Telephone Point – To living room. White, upgrades available
- TV Points – To living room. White, upgrades available
- Contemporary style external lighting – Brushed metal finish downlight

HEATING

- Ideal LOGIC system boiler – 7 year parts and labour warranty*
- Radiators – to rooms except chrome heated towel rails to bathrooms.
- Thermostatic radiator valves

WARRANTY

- 10 Year Build Warranty – Advantage 10 year warranty

OPTIONAL UPGRADES

- Entrance Hall and Stairs – Choice of floor finish from LVT range
- Entrance Hall and Stairs – Carpets upstairs, to and including, first floor landing inc bedrooms
- Fitted wardrobes to bedrooms
- Integrated LED feature lighting to kitchen units
- Worktop Upgrades to Kitchen and Utility
- Premium door choices to Kitchen and Utility
- Tiled flooring
- Feature Mirror area
- 3 in 1 instant boiling water tap
- Integrated combination oven/microwave – Neff Pyroclean Hide & Slide or similar
- Floor Package Available – Choice from Luxury LVT & Carpet range
- Home intruder alarm system

*Terms may apply.

SITE PLAN

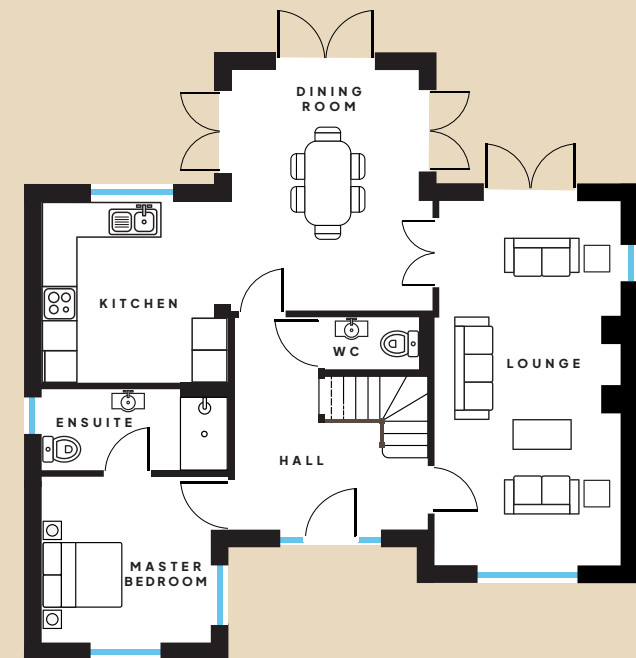


KEY:

- GA THE GALLOWAY
- HO THE HOLSTEIN
- SU THE SUSSEX
- HE THE HEREFORD
- SITE BOUNDARY
- CYCLE STORE

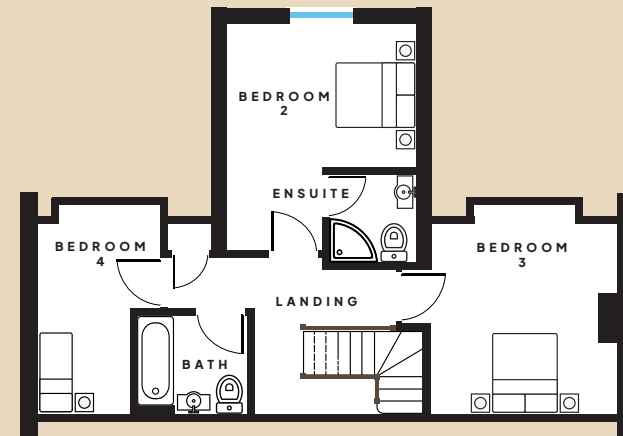


THE GALLOWAY



GROUND FLOOR PLAN

1501 SQ FT
139.54 SQ MR

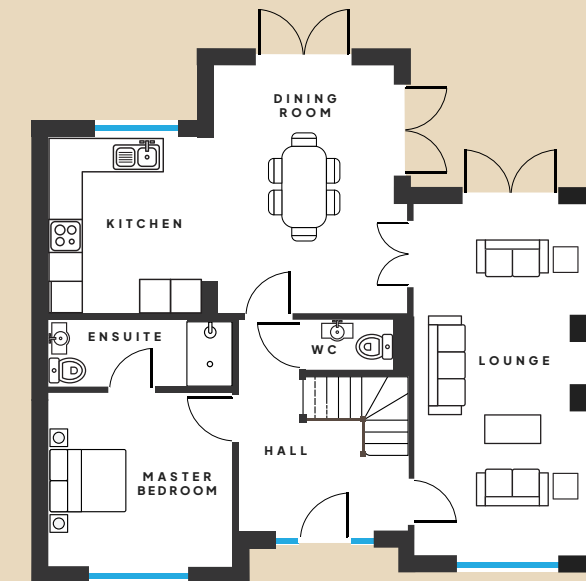


FIRST FLOOR PLAN

ROOM DIMENSIONS

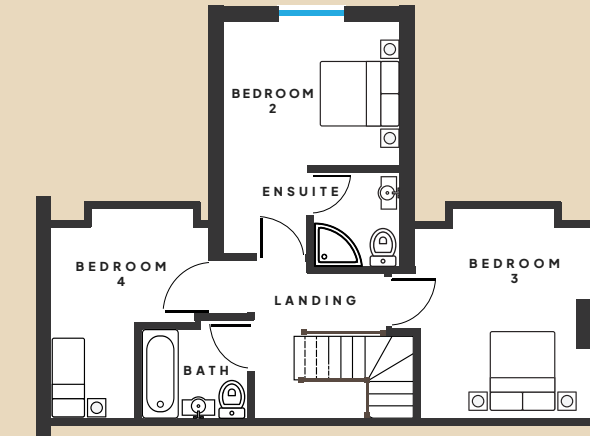
HALLWAY	3.70m x 2.94m
KITCHEN	3.55m x 3.48m
DINING ROOM	3.55m x 4.60m
LOUNGE	6.93m x 3.55m
MASTER BEDROOM	3.55m x 3.16m
EN-SUITE	3.55m x 1.57m
BEDROOM 2	3.55m x 4.29m
BEDROOM 3	3.53m x 3.64m
BEDROOM 4	1.77m x 3.46m
FAMILY BATHROOM	2.13m x 1.90m

THE HOLSTEIN



GROUND FLOOR PLAN

1501 SQ FT
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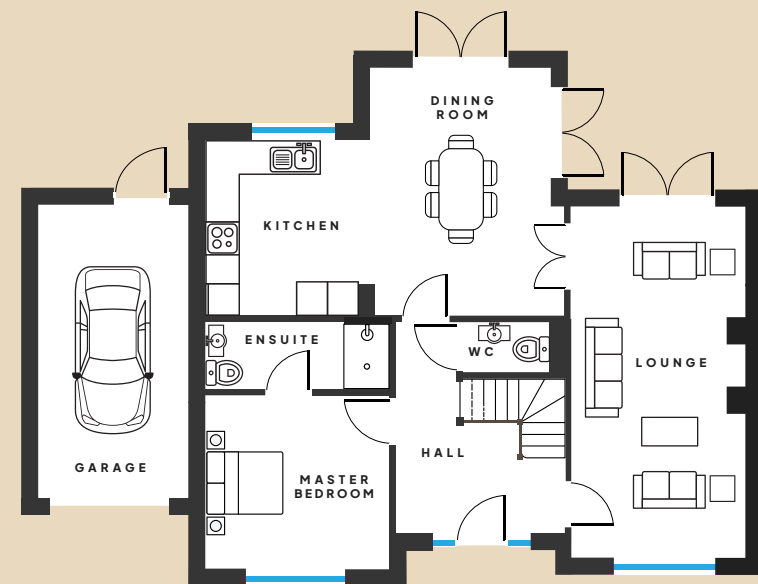


FIRST FLOOR PLAN

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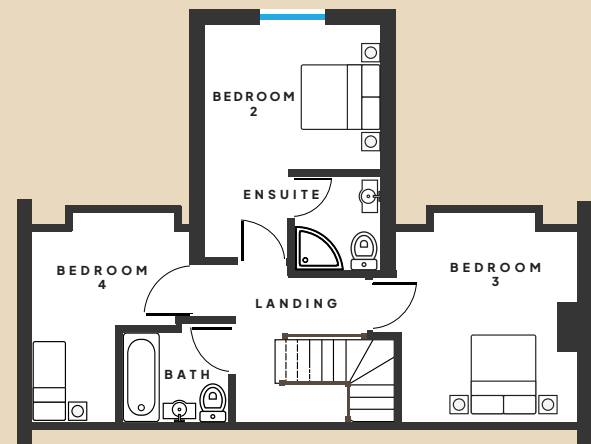
HALLWAY	3.24m x 2.06m
KITCHEN	2.96m x 3.38m
DINING ROOM	3.65m x 4.73m
LOUNGE	6.70m x 3.33m
MASTER BEDROOM	3.31m x 3.55m
EN-SUIT	3.55m x 1.30m
BEDROOM 2	3.33m x 4.60m
BEDROOM 3	3.43m x 3.64m
BEDROOM 4	1.60m x 3.64m
FAMILY BATHROOM	2.03m x 1.73m

THE SUSSEX



GROUND FLOOR PLAN

1501 SQ FT
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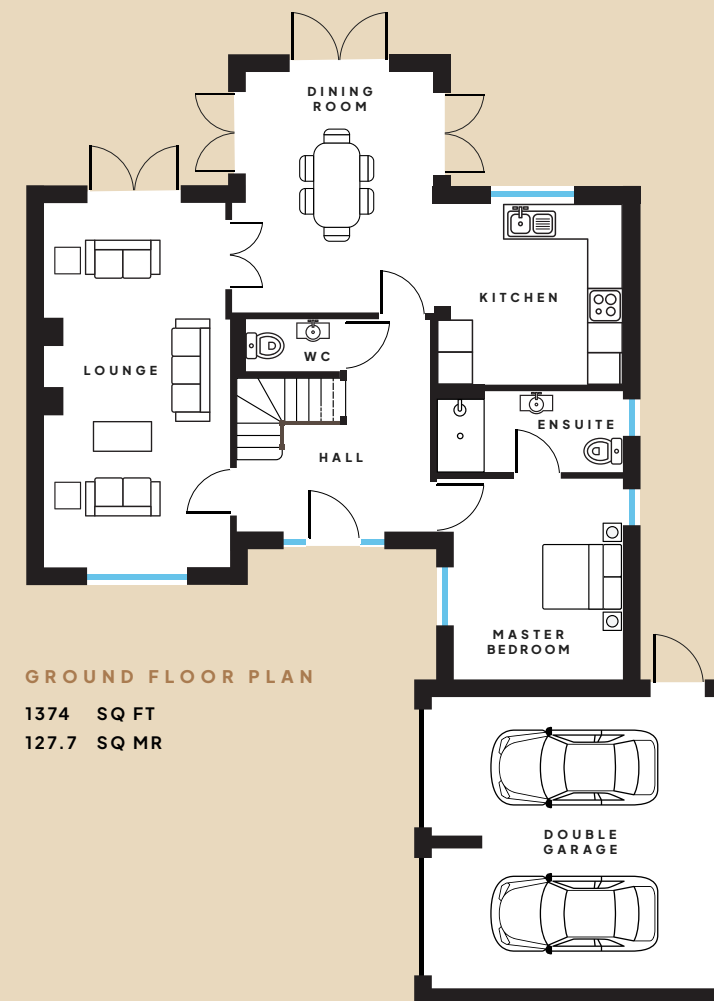


FIRST FLOOR PLAN

ROOM DIMENSIONS

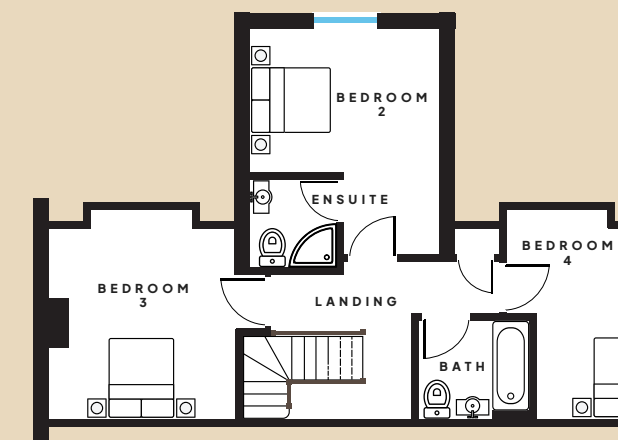
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BEDROOM 4	1.60m x 3.64m
FAMILY BATHROOM	2.03m x 1.73m

THE HEREFORD



GROUND FLOOR PLAN

1374 SQ FT
127.7 SQ MR



FIRST FLOOR PLAN

ROOM DIMENSIONS

HALLWAY	3.7m x 2.95m
KITCHEN	3.55m x 3.48m
DINING ROOM	3.55m x 4.60m
LOUNGE	6.93m x 3.55m
MASTER BEDROOM	3.55m x 3.81m
EN-SUITE	3.55m x 1.57m
BEDROOM 2	3.55m x 4.29m
BEDROOM 3	3.53m x 3.64m
BEDROOM 4	1.77m x 3.46m
FAMILY BATHROOM	2.13m x 1.90m

THE FINER DETAILS

RESERVATION

Scorpius accept reservations from purchasers who are proceedable and able to exchange contracts within 28 days. At the time of reservation, a deposit of £2,500 is payable, which forms part of the purchase price. On exchange of contracts a 10% deposit is payable. If you are to order bespoke or extra items, these are payable prior to or up to this point and a figure for these works can be issued in advance of exchange.

STRUCTURAL WARRANTY

Scorpius partner with Advantage to provide your new home with a 10-year warranty. All our homes are individually inspected at each stage of the build with a warranty certificate issued at completion of all the works.

Disclaimer: The information displayed about this development and property within it are to provide a general indication of the style and finishes within the development. Please speak to a sales consultant who can show you your exact property and the final finishes and sizes therein. Some changes can occur during the build process and the purchaser should check all these items at time of reservation. This brochure does not form part of any contract and is for information only at this stage.

SALES ADVISORS

Our dedicated sales team can take you through each step of the buying process. We offer detailed choices on our finishes and our team can show you each option available on the development.

CUSTOMER JOURNEY

We have developed a customer journey that considers the needs of the customer first. From client choices to the home demonstration, your journey will be mapped out and supported at each stage. Our on-site team of professionals will help you settle into your new home and help with any last-minute assistance you may need. Contact will be made by our After Care team when the successful handover of your property is complete. They will manage the process of the initial 2-year defects period and then handover to Advantage who cover years 3-10.



HOMES BUILT ON INTEGRITY & QUALITY



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RENISHAW

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