

# CHURCH ST GARDENS

## ECKINGTON



SCORPIOUS  
PROPERTY DEVELOPMENT

IN PARTNERSHIP WITH  
 ELITE  
PROPERTY CONSULTANTS

# SUSTAINABLE DEVELOPMENTS FOR A BETTER FUTURE



SCORPIOUS  
PROPERTY DEVELOPMENT



## WELCOME

Welcome to Church Street Gardens, our new development of individually designed three and four bedroom properties. In the heart of the historic & popular village of Eckington close to both Chesterfield and Sheffield.

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# ECKINGTON

The village is well served by a wide range of amenities, shops and restaurants as well as nursery, primary and secondary schools.

Eckington Civic Centre 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 St Paul's Court offering a café, gym and soft play area in addition to the swimming pool.

As well as the local amenities, Eckington 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 Mossbrook Inn, a modern gastro pub in the heart of Eckington, is the perfect place to visit afterwards for a well earned drink, or to meet with friends and family. Only a few miles away are Rother Valley Golf Centre and Barlborough Links Golf Club, both gems of golf courses situated in the magnificent mature grounds.

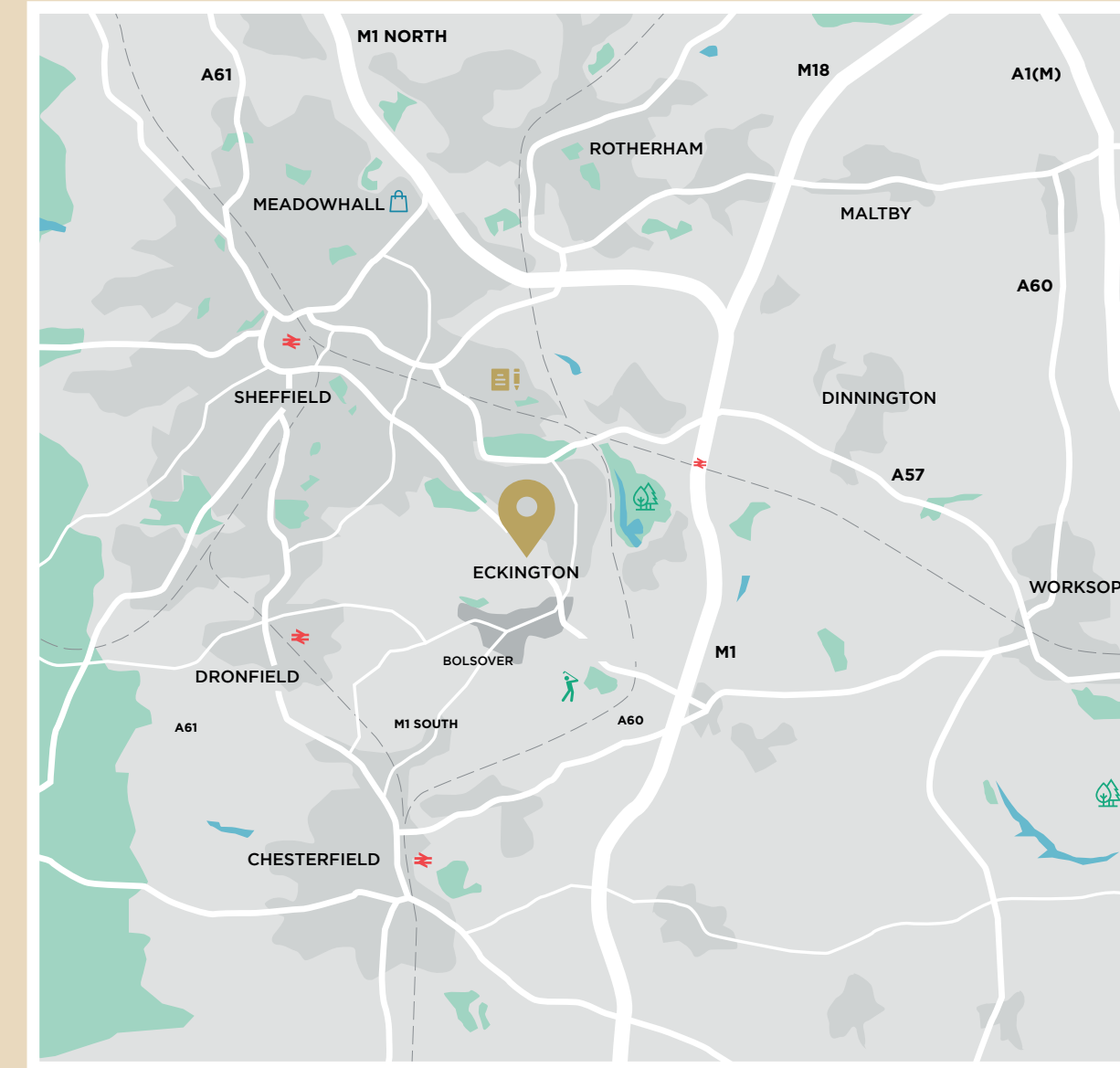


# LOCATION

Just 3.5 miles west of the M1, Eckington 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.

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# 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

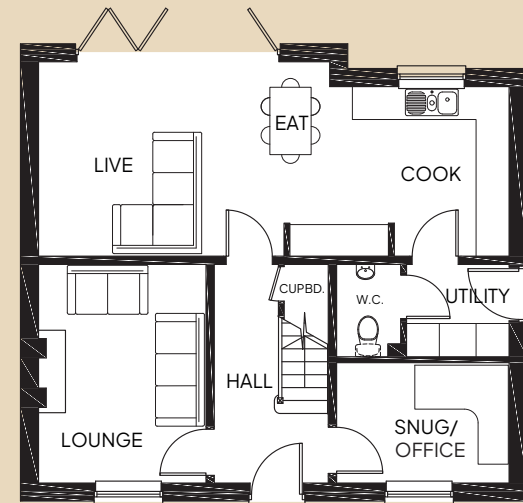


## KEY:

- THE HIDCOTE
- THE ROSEMOOR
- THE DENSMORE
- THE SUSSEX
- THE HIGHGROVE
- THE CHELSEA
- THE CHATSWORTH
- THE NEWSAME
- THE BRIDGEWATER
- SITE BOUNDARY

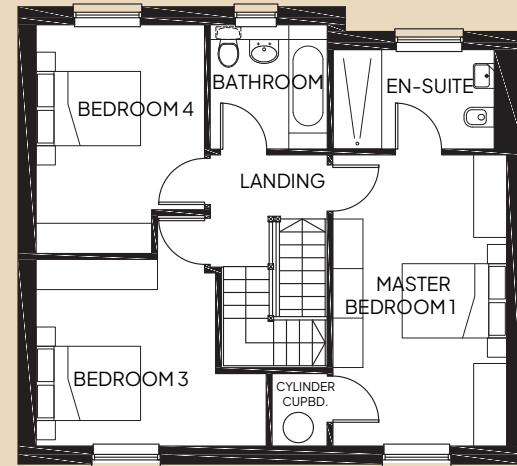


# THE HIDCOTE



**GROUND FLOOR PLAN**

689 SQ FT  
64 SQ MR

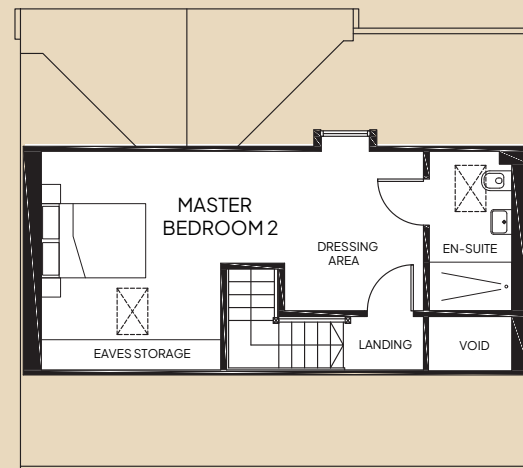


**FIRST FLOOR PLAN**

689 SQ FT  
64 SQ MR

## ROOM DIMENSIONS

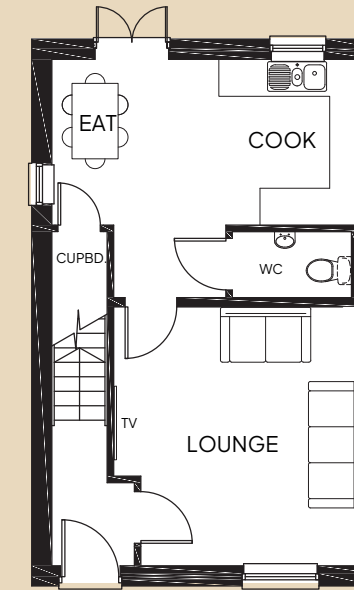
LOUNGE	3.26m x 3.08m
LIVE/EAT/COOK	8.56m x 3.53m
SNUG/OFFICE	3.14m x 2.19m
UTILITY	1.87m x 1.68m
W/C	1.68 x 1.17m
MASTER BEDROOM 1	5.29m x 3.16m
EN-SUITE	2.93m x 1.81m
BEDROOM 3	4.19m x 3.39m
BEDROOM 4	4.16m x 3.06m
BATHROOM	2.2m x 2.13m
MASTER BEDROOM 2	3.42m x 3.26m
DRESSING AREA	3.70m x 2.90m
EN-SUITE	2.90m x 1.50m



**SECOND FLOOR PLAN**

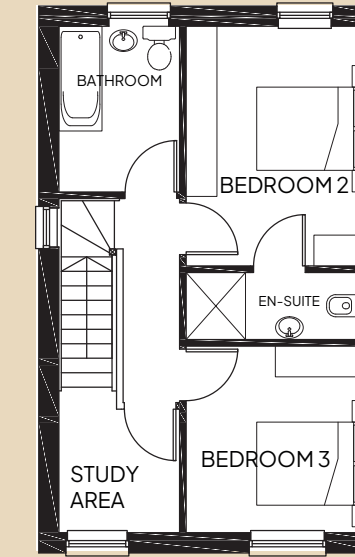
323 SQ FT  
30 SQ MR

# THE ROSEMOOR



**GROUND FLOOR PLAN**

689 SQ FT  
42 SQ MR



**FIRST FLOOR PLAN**

689 SQ FT  
42 SQ MR

## ROOM DIMENSIONS

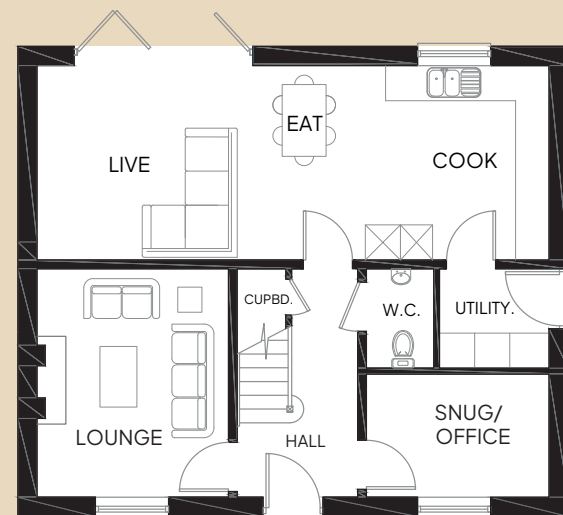
LOUNGE	4.20m x 3.72m
EAT/COOK	4.72m x 2.69m
W/C	1.93m x 1.07m
MASTER BEDROOM 1	3.89m x 2.66m
EN-SUITE	2.44m x 1.09m
BEDROOM 2	3.03m x 2.66m
BEDROOM 3	2.69m x 1.96m
BATHROOM	1.96m x 1.75m
MASTER BEDROOM 2	3.42m x 3.26m
DRESSING AREA	3.70m x 2.90m
EN-SUITE	2.90m x 1.50m



**SECOND FLOOR PLAN**

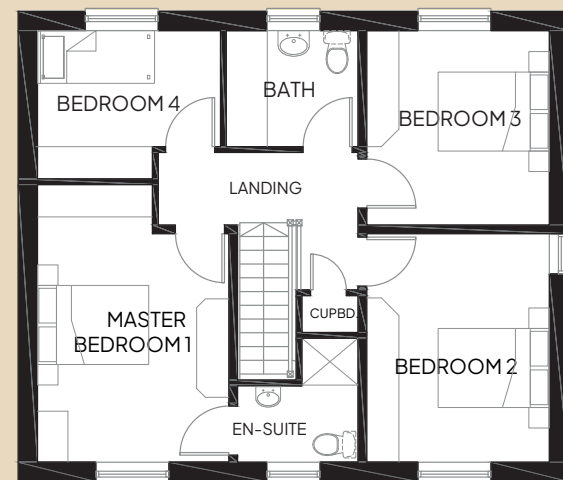
689 SQ FT  
39 SQ MR

# THE SUSSEX



GROUND FLOOR PLAN

689 SQ FT  
64 SQ MR



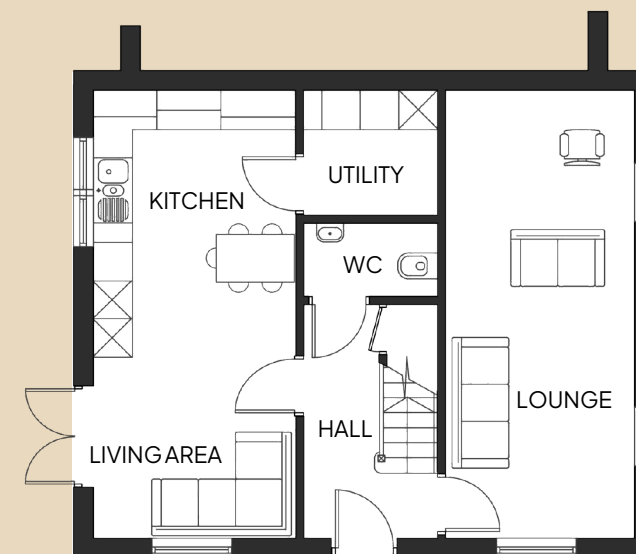
FIRST FLOOR PLAN

689 SQ FT  
64 SQ MR

## ROOM DIMENSIONS

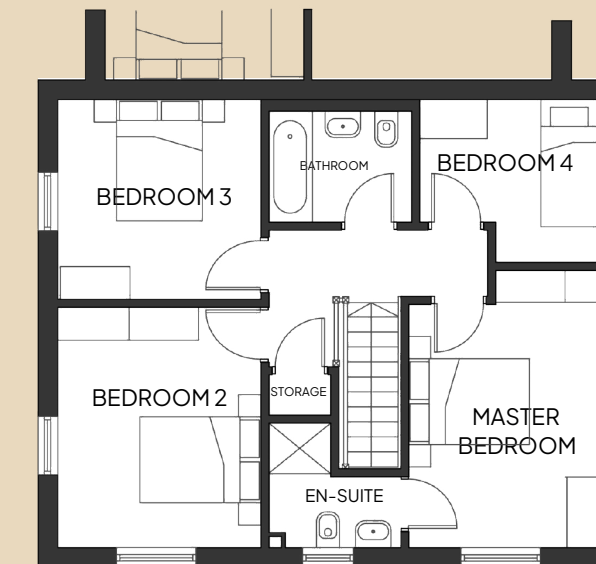
LOUNGE	3.90m X 3.27m
LIVE/EAT/COOK	8.77m X 3.32m
SNUG/OFFICE	3.12m X 2.10m
UTILITY	1.87m X 1.70m
W/C	1.70m X 1.15m
MASTER BEDROOM 1	4.74m X 3.27m
EN-SUITE	2.12m X 2.06m
BEDROOM 2	3.90m X 3.12m
BEDROOM 3	3.32m X 3.12m
BEDROOM 4	3.12m X 2.53m
BATHROOM	2.25m X 1.98m

# THE WENTWORTH



GROUND FLOOR PLAN

1246 SQ FT  
115.8 SQ MR



FIRST FLOOR PLAN

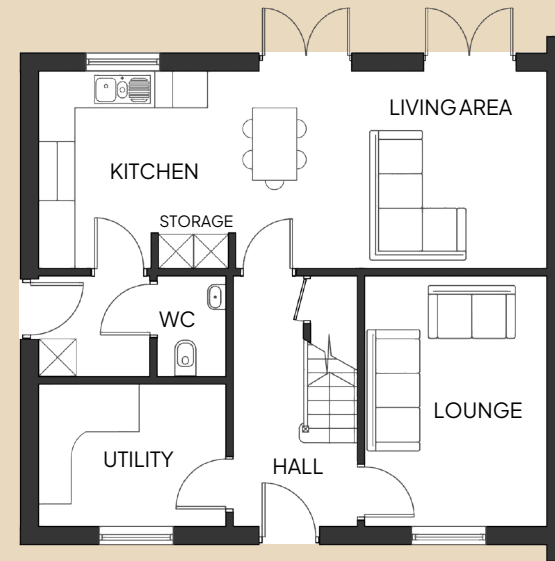
689 SQ FT  
64 SQ MR

## ROOM DIMENSIONS

LOUNGE	7.04m x 2.99m
LIVE / EAT / COOK	7.04m x 3.19m
UTILITY	2.12m x 1.98m
W/C	2.12m x 1.18m
MASTER BEDROOM 1	4.37m x 3.01m
EN-SUITE	2.11m x 1.98m
BEDROOM 2	3.77m x 3.21m
BEDROOM 3	3.21m x 3.15m
BEDROOM 4	2.82m x 2.58m
BATHROOM	2.30m x 1.89m

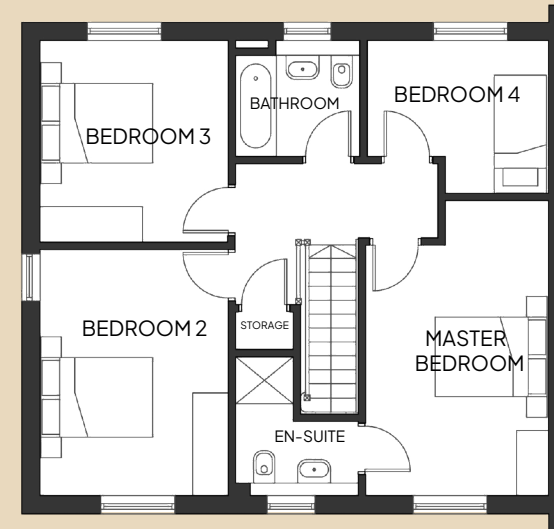


# THE CHELSEA



GROUND FLOOR PLAN

1399 SQ FT  
130 SQ MR



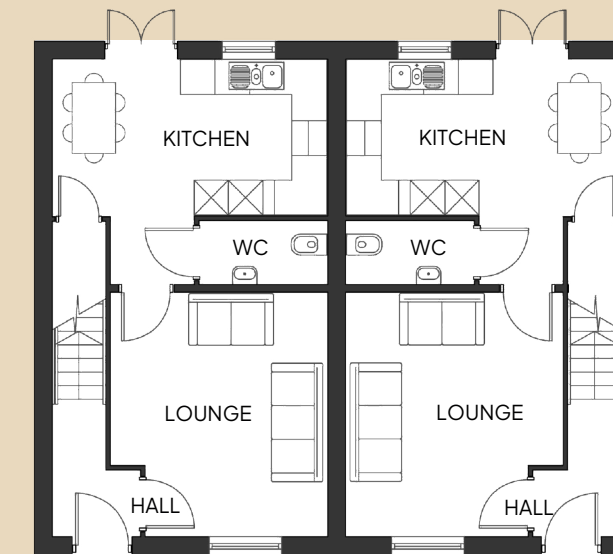
FIRST FLOOR PLAN

1399 SQ FT  
130 SQ MR

## ROOM DIMENSIONS

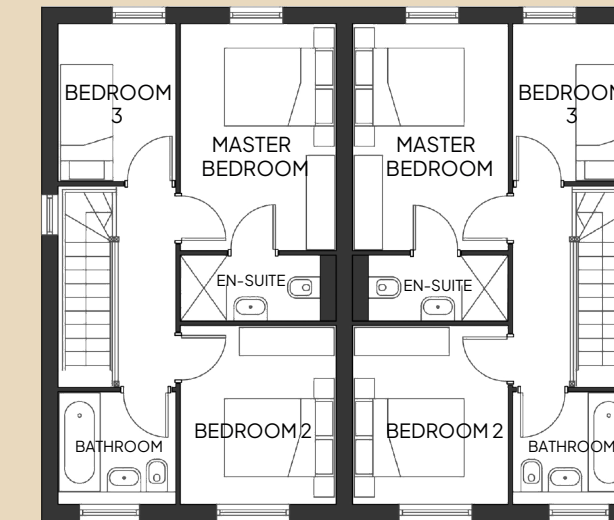
LOUNGE	4.25m x 3.10m
LIVE / COOK / EAT	8.44m x 3.36m
SNUG / OFFICE	3.19m x 2.44m
HALL	2.12m x 4.25m
W/C	1.72m x 1.19m
UTILITY	1.72m x 1.90m
MASTER BEDROOM 1	5.01m x 3.12m
EN-SUITE	2.10m x 1.27m
BEDROOM 2	4.19m x 3.20m
BEDROOM 3	3.44m x 3.21m
BEDROOM 4	3.10m x 2.62m
BATHROOM	2.13m x 1.98m

# THE HIGHGROVE



GROUND FLOOR PLAN

853 SQ FT  
79.2 SQ MR



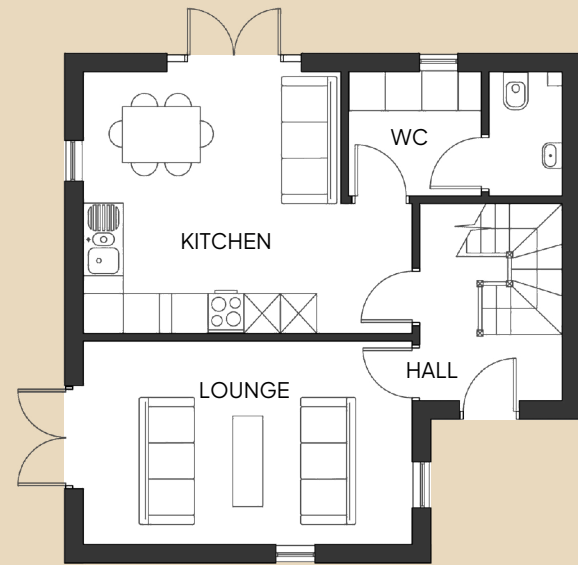
FIRST FLOOR PLAN

853 SQ FT  
79.2 SQ MR

## ROOM DIMENSIONS

LOUNGE	3.75m x 4.25m
COOK / EAT	4.77m x 2.72m
HALL	1.53m x 1.25m
W/C	2.22m x 1.11m
MASTER BEDROOM 1	3.90m x 2.67m
EN-SUITE	2.67m x 1.12m
BEDROOM 2	3.07m x 2.67m
BEDROOM 3	2.71m x 2.02m
BATHROOM	2.16m x 1.93m

# THE CHATSWORTH



**GROUND FLOOR PLAN**

1117 SQ FT  
103.8 SQ MR



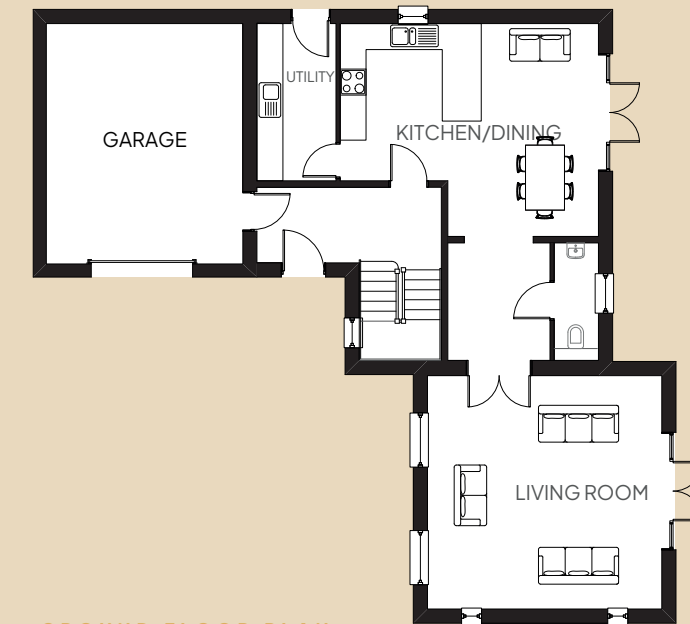
**FIRST FLOOR PLAN**

1117 SQ FT  
103.8 SQ MR

## ROOM DIMENSIONS

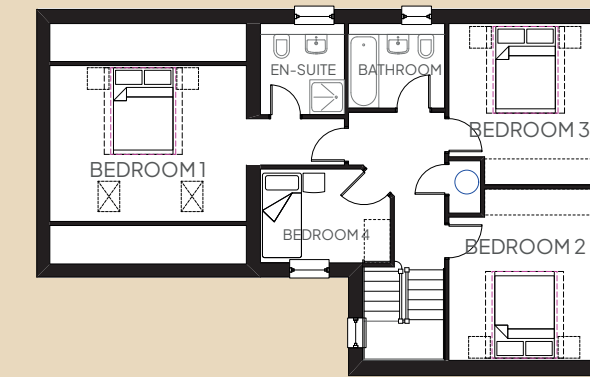
LOUNGE	5.47m x 3.37m
LIVE / EAT / COOK	5.47m x 4.36m
HALL	3.29m x 2.38m
UTILITY	2.23m x 2.07m
W/C	1.23m x 2.07m
MASTER BEDROOM 1	4.20m x 3.25m
EN-SUITE	4.20m x 1.53m
BEDROOM 2	3.53m x 2.73m
BEDROOM 3	2.64m x 2.28m
BATHROOM	2.97m x 2.09m

# THE BRIDGEWATER



**GROUND FLOOR PLAN**

1563 SQ FT  
145.2 SQ MR



**FIRST FLOOR PLAN**

1563 SQ FT  
145.2 SQ MR

## ROOM DIMENSIONS

LOUNGE	4.54m x 4.68m
LIVE / EAT / COOK	7.94m x 4.96m
UTILITY	2.76m x 2.21m
HALL	4.30m x 1.80m
W/C	1.73m x 1.23m
GARAGE	5.64m x 5.53m
MASTER BEDROOM 1	4.54m x 3.11m
EN-SUITE	1.98m x 2.09m
BEDROOM 2	3.83m x 3.55m
BEDROOM 3	3.90m x 2.91m
BEDROOM 4	3.03m x 2.02m
BATHROOM	2.87m x 2.09m

# 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.



CREATING WITH VISION,  
BUILDING WITH PASSION



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SCORPIUS  
PROPERTY DEVELOPMENT



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