

William Davis

SKYLARKS | CHESTERFIELD



WILLIAM
DAVIS



William Davis

Est. 1935

We've been building beautiful homes for more than 80 years.

And throughout that time the work of our family-owned company has always been underpinned by strong values, understanding, and a commitment to being a developer with a difference.

You'll see this in everything from our unique sale packages and upgrades to the fine details we add to make each house a home.

But most of all, you'll see it in our service. Having spent all these years really getting to know our customers, we know it's important that we do everything we can to make finding your new home easier. Whether you'd like to know more about the local area of our latest development, or are being held back by the buyer of your

current home, with our expert consultants and tailored buying options we'll support you every step of the way.

All of this makes up our William Davis Difference. From start to finish, when you buy from William Davis you can always expect to find the highest standards, stay well informed, and be treated with consideration. That's why, in the annual Home Builders Federation survey, we've been rated a five-star developer three years in a row.

In this brochure you'll find out more about the way we work and what we do, and discover that a William Davis home offers comfort, craftsmanship, and security – from our family, to yours.



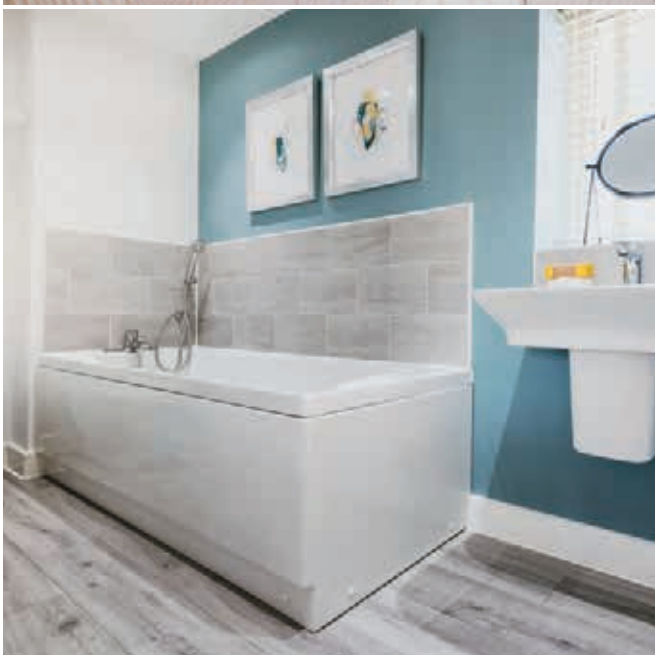


*“William Davis think
about the details.
You can really tell
the difference.”*

Craftsmen

To build the very best homes we work with the most talented tradespeople.

Every aspect of your home is designed, built and finished with care and consideration by our craftsmen, who are closely managed by our production team. So, when you move into your new home you can expect truly unrivalled quality in everything from the carefully laid tiles to the expertly fitted kitchens.



A modern dining room interior. In the foreground, a wooden dining table with a geometric X-shaped base is set with plates, glasses, and a large green plant. Two bright yellow upholstered chairs with wooden legs are tucked under the table. In the background, a large, round, white, faceted mirror hangs on a wall covered in small, light-colored mosaic tiles. To the right, a white ladder-style shelving unit holds various decorative items, including bottles and small potted plants. A tall, white, modern cabinet stands to the right of the shelving unit. A window with a grey roller blind is visible on the left side of the frame. The floor is made of dark wood planks.

Detail

It's the little things that make a home truly special. That's why we pay such close attention to detail.

Precision's the order of the day at William Davis. Every single feature we choose for your home offers the quality you and your family deserve; Roca ceramics and Porcelanosa wall tiles bring style to your bathroom, while the latest Smeg appliances will entice you into spending a little more time cooking dinner. We'd want the very best for our family, so that's exactly what we offer yours.



Skylarks

Chesterfield



There's a lot to love about our Skylarks development.

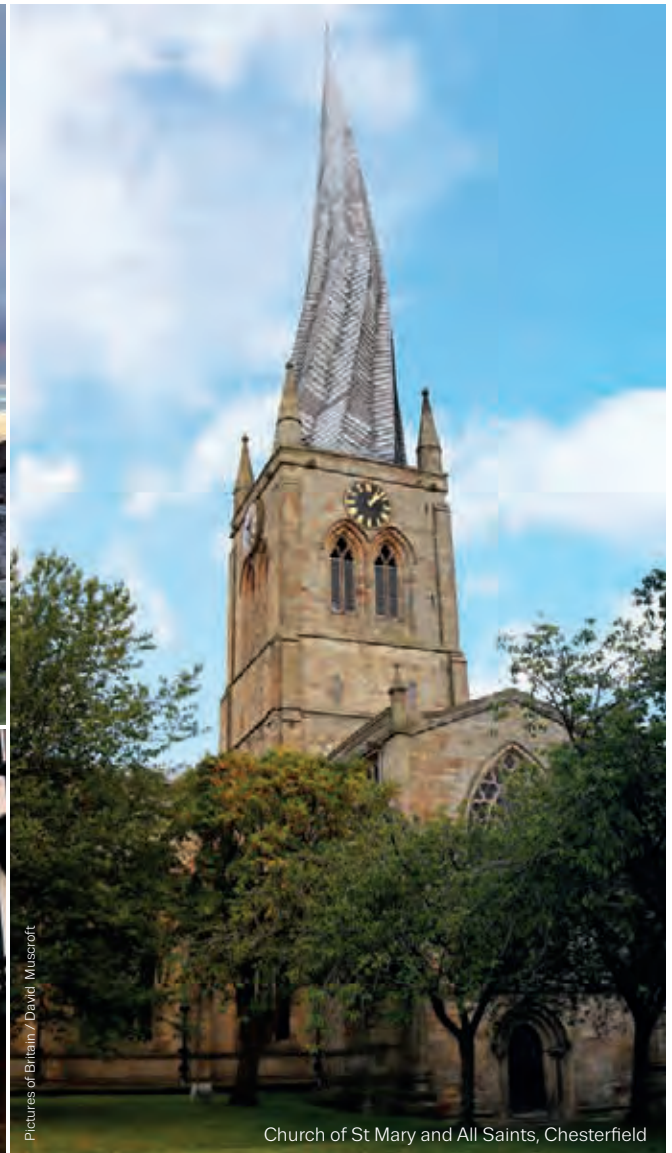
Nestled in the beautiful county of Derbyshire, just on the edge of the Peak District, Skylarks is surrounded by fresh, open countryside and natural beauty. It's also extremely well-connected, only 5 minutes from the market town of Chesterfield and a short drive from Sheffield. Families will find it a dream spot to settle and grow, while young professionals and those working in the city will relish the escape at the end of a long week. With something for everyone, what will it offer you?



Stanage Edge, Peak District



Chesterfield Town Centre



Pictures of Britain / David Muscroft

Church of St Mary and All Saints, Chesterfield

With 99 homes ranging from 2 to 5 bedroom, you're sure to find just what you're looking for at Skylarks, whether you're hoping to downsize or need extra room for a growing family. Whatever the size, you'll always find the same elegant designs and uncompromising quality, complemented by sympathetic features that look right at home in the countryside surroundings.

Property Details

Inside and out, each William Davis property has been perfectly designed to make you feel at home.

At William Davis we take pride in the little details that make our homes special, whether that's the appliances we install in your kitchen or the tiling we use in your bathroom.

At Skylarks our homes range in size and design, and the details will slightly differ depending on the type of home you choose.



Key features

Every William Davis home shares a series of quality features. Each property is fitted with mains smoke detectors, UPVC windows, telephone points and aerial points in most of the rooms. All of our homes have at least one built-in wardrobe, while all kitchens feature floor coverings, a Smeg gas hob, either a single or double oven, an integral fridge, and a stainless steel cooker hood. And no matter which home you choose you'll have some green space to make your own; each William Davis home has a private landscaped garden.

For more on the features that make a William Davis home, contact one of our sales consultants.



Property-specific features

Some details will be a little different from home to home. If you'd like your new home to have an en-suite or utility room, or you've always dreamt of a fully fitted kitchen with an integral freezer, dishwasher, and microwave, we have something for you at Skylarks.

Upgrades and options

Make the most of our options and upgrades to really personalise your new home. Depending on the build stage you might be able to upgrade your kitchen with different cupboards and worktops in a choice of traditional and contemporary styles, or even introduce added luxury with a fully tiled bathroom.

If you want to know more about our optional upgrades, or would like to see the specifications for particular properties, get in touch with our sales team.



Amenities

With towns, cities, and the expansive Peak District nearby to explore, you'll find plenty to keep you busy around Skylarks.

Skylarks is perfectly placed for discovering Derbyshire, a county famed for its craggy landscapes, moors, and market towns. But you're far from secluded at this development; you'll find everything you need within 10 minutes' drive, including healthcare, shopping, entertainment and sports facilities. As far as education is concerned there are lots of local schools to choose from, including nurseries, primary and junior schools, high schools and secondary academies, and specialist schools for children with learning difficulties and other needs.

See more of what the local area has to offer over the following pages.

Schools



Highfield Hall Primary School (1.7 miles)

A large and friendly primary school catering for just over 400 children between 3 and 11 years old.

Mary Swannick Community Primary School (2.2 miles)

A primary school situated in nearby Old Whittington village, just a short drive from the development.

Ashgate Croft School (2.2 miles)

An Area Special School caring for children with learning difficulties and other needs from Early Years to KS5.

Brockwell Junior School (2.3 miles)

Catering for children aged 7 to 11 years old, this junior school's goal is to 'be safe, smile, and succeed'.

St Mary's Catholic High School (1 mile)

A local secondary school with sixth form, St Mary's is only a 5-minute drive from the development.

Outwood Academy Newbold (1.5 miles)

Outwood Academy is also close by the development and teaches children up to 18 years old.

Whittington Green School (2.4 miles)

This co-educational community school caters for students aged 11 to 16.

Chesterfield College (2.7 miles)

Chesterfield College offers a range of courses for school leavers as well as apprenticeships and adult education.

University of Derby, Chesterfield Campus (2.3 miles)

Opened in October 2016, the Chesterfield Campus is home to the University's Health and Social Care courses.

University of Sheffield (11.4 miles)

The University of Sheffield is one of the world's top 100 universities and has been voted the UK's best Students' Union for ten years running.

Medical



GPs and health services

It's easy to keep your family's health in check at Skylarks. There are multiple GPs and dental surgeries close by, and you'll find both private and NHS hospitals in Chesterfield less than 5 miles away.

Find local doctors' surgeries and other health services on the NHS website.

www.nhs.uk/service-search

Other



Fitness

The Queen's Park Sport Centre in Chesterfield is the place to go for swimming, workouts, and exercise classes. In the local area you'll also find rugby, hockey, kickboxing, football and tennis clubs, which offer great opportunities to get fit and get to know your local community. And if you're looking to join a gym, you'll find plenty in and around Chesterfield, including ladies-only and crossfit facilities.

Parks

You're spoilt for open spaces near Skylarks. A short walk to Holmebrook Valley Park puts you on nature's doorstep, and the historic Chatsworth House is only 25 minutes' drive away and surrounded by beautiful walks. But to really escape there's only one place to go: the Peak District National Park. It's only 15 minutes from the development and a must-visit destination for hikers, cyclists, climbers – or families in need of a little fresh air.

Transport

Skylarks is well served by local bus routes, with stops for the number 10 and 44 just a couple of minutes' walk away. Being close to the M1 the development is also perfectly placed for commuters, allowing easy access to Sheffield, Nottingham and Mansfield. Or, hop on a train in Chesterfield; East Midlands Trains, Northern and Cross Country all operate from the station.

Food and drink

There's a handful of pubs and takeaways close by the development, but for greater choice hop on a bus into the heart of Chesterfield. Here, you'll find a vast range of cuisines from Greek to Japanese to Thai, as well as cocktail bars, pubs, and even a micropub. For a special occasion or a big night out, head into Sheffield for eclectic bars, clubs, food markets, and local breweries.

Shopping

For your weekly food shop, there are Lidl, Aldi, Asda and Sainsbury's stores all within a short drive of the development. You'll find independent traders, the historic town market and all your high street favourites over in Chesterfield Town Centre or, to really shop until you drop, Meadowhall Shopping Centre is only a 45-minute drive away.



Your Home

Buying a new house – whether it's your first or your third – is a big commitment, and you need to feel that you're making the right decision.

With our brilliant customer care, NHBC accreditation and work with the Home Builders Federation, you can rest assured that a William Davis home is a home for life.

NHBC

NHBC is an independent, non-profit organisation designed to improve the quality of British homes by setting and monitoring house building standards, and William Davis is an approved NHBC Registered Builder. Being one of NHBC's Registered Builders doesn't just mean that we follow their house building standards; an NHBC expert inspects every one of our homes during key stages of the build, ensuring your home is finished to the very highest quality.

Then, when you move into a William Davis home it is immediately protected by NHBC Buildmark, a 10-year warranty and insurance policy that begins as soon as you exchange contracts. For the first two years your home is covered by our initial warranty, which means that if you have any problems with your home we'll sort things out. After the builder warranty has ended, your home will continue to be protected by our insurance cover until 10 years after completion.

A five-star house builder



Every year, the NHBC runs a new home satisfaction survey on behalf of the Home Builders Federation, the UK's main representative body for the house building industry.

The national survey polls owners of new homes on everything from the buying and handover process to the design and layout of their property. They're also asked whether they'd recommend their builder to friends.

For three years running, more than 90% of our surveyed homeowners have said they would recommend us to a friend, leading to William Davis receiving the maximum five-star rating three times in a row.

Customer care

Having spent all these years working closely with our customers, we know it's important that we do everything we can to make finding your new home easier.

Brilliant customer service is central to everything we do. Whether you need advice on your buying options or want to know more about the local area, we're only a phone call away. And the experience doesn't end when you step through your new front door. Our after sales care is second to none, and even includes a 24-hour callout and repair service for new homeowners; so, if you need urgent help, we'll always be there.



*“We’d always dreamt
of living near the
Peak District – and
Skylarks is just a
stone’s throw away.”*

All information in this brochure, including home, development, and location details, is correct to the best of our information and belief at the time of print. Where we’ve mentioned distances, travelling times, or routes, these are for general guidance and assume journeys by car. Times will vary according to traffic. Images are used for illustrative purposes, and the styling of your home may vary from those shown. The details of this brochure don’t form part of any contract or warranty. If you’d like further details, speak to your sales consultant and then check these details with your conveyancer.

We adjust the look and feel of our homes to suit changing trends, so the colours, appliances and other fittings and finishes shown in our photography might vary from current William Davis home interiors. For more information, talk to our sales team.

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Living in Chesterfield