



**Right where
you belong**

at **Hollinwell Heath**

gleeson

Homes designed to complement modern day living

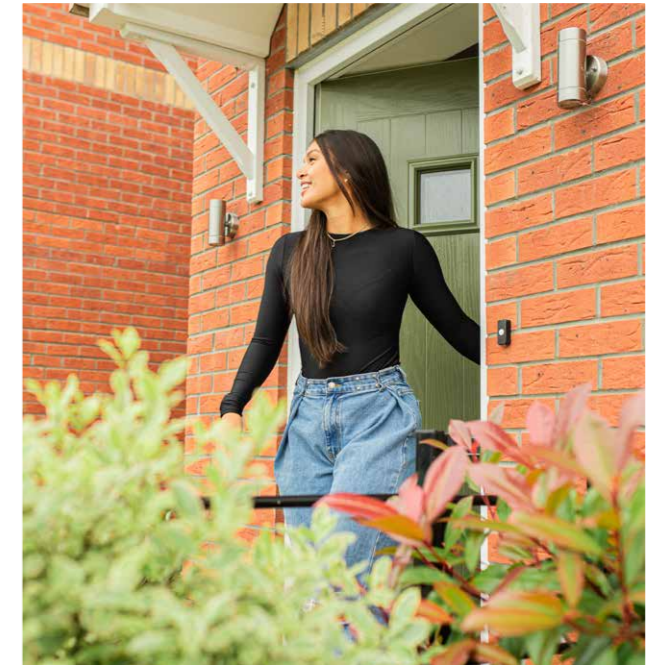


With over 120 years' experience in placemaking, we're perfectly suited to help you navigate your home buying journey

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.



The ideal balance of countryside charm and modern convenience

Welcome to Hollinwell Heath, a stunning development featuring 196 beautifully designed 2, 3 and 4-bedroom homes nestled in the heart of Kirkby-in-Ashfield. Explore our site plan and the various house styles available.

Kerry 2 bedroom	Mayfield 2 bedroom	Glin 3 bedroom
Limerick 3 bedroom	Neale 3 bedroom	Rosemount 3 bedroom
Sandyford 3 bedroom	Clifden 3 bedroom	Milford 3 bedroom
Longford 4 bedroom	Carlow 4 bedroom	Dublin 4 bedroom
	AR	SR
Broadale 4 bedroom	Affordable Rent (conditions apply)	Social Rent (conditions apply)



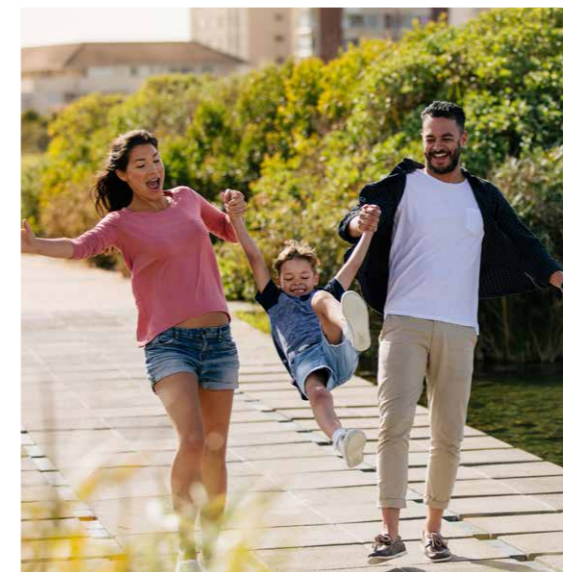
This site layout is intended for illustrative purposes only and may be subject to change, for example in response to technical or planning requirements, ground conditions or market demand. It is not drawn to scale and does not show legal boundaries, easements, wayleaves, land contours or gradients, local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

Living in Kirkby-in-Ashfield

Nestled in the heart of Nottinghamshire, Kirkby-in-Ashfield is an ideal location for families and new home buyers. With its blend of community spirit, access to nature spots and everyday amenities, this market town offers something for everyone. The town boasts a range of local amenities, including supermarkets, pubs, cafés, and independent shops, along with well-regarded schools and healthcare facilities, plus easy access to nearby towns such as Mansfield and Sutton-in-Ashfield and great transport links to Nottingham city centre.



A practical location for families, commuters, and those seeking a peaceful yet well-connected lifestyle.

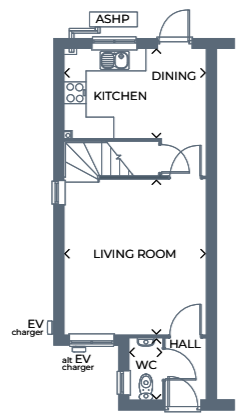




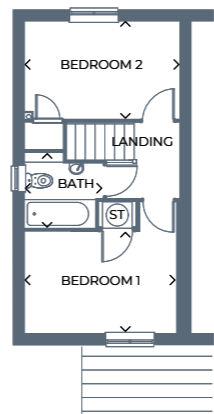
Kerry

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

Room	Metres	Feet & Inches	Room	Metres	Feet & Inches
Kitchen / Dining	3.76 x 2.38	12'5" x 7'10"	Bedroom 1	3.76 x 2.47	12'5" x 8'1"
Living Room	4.17 x 3.76	13'8" x 12'5"	Bedroom 2	3.76 x 2.37	12'5" x 7'10"
WC	1.59 x 0.87	5'3" x 2'10"	Bathroom	1.84 x 1.89	6'1" x 6'2"

Gross internal area 654.7ft² / 60.82m²

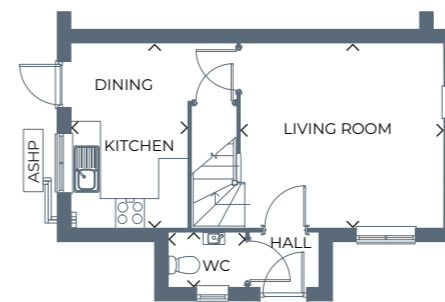
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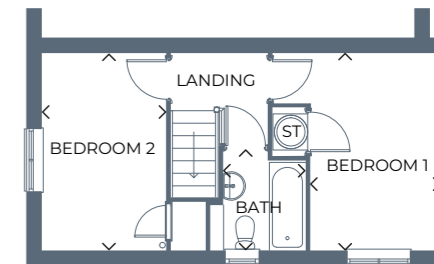
Mayfield

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

Room	Metres	Feet & Inches	Room	Metres	Feet & Inches
Kitchen / Dining	3.76 x 3.39	12'4" x 11'1"	Bedroom 1	3.76 x 3.22	12'4" x 10'7"
Living Room	4.17 x 3.76	13'8" x 12'4"	Bedroom 2	3.76 x 2.38	12'4" x 7'10"
WC	1.56 x 1.07	5'1" x 3'6"	Bathroom	1.91 x 1.84	6'3" x 6'1"

Gross internal area 657.1ft² / 61.05m²

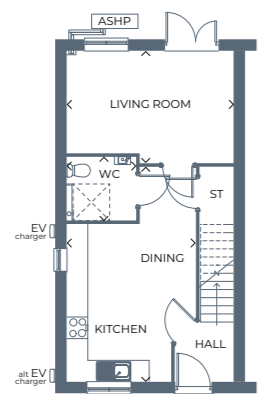
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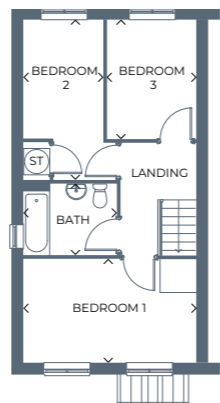
Glin

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

Room	Metres	Feet & Inches
Kitchen / Dining	5.94 x 3.56	19'5" x 11'8"
Living Room	4.59 x 3.11	15'1" x 10'4"
WC	1.91 x 1.77	6'3" x 5'10"

Room	Metres	Feet & Inches
Bedroom 1	4.59 x 2.75	15'1" x 9'0"
Bedroom 2	4.24 x 2.14	13'11" x 7'0"
Bedroom 3	3.20 x 2.35	10'6" x 7'8"
Bathroom	2.47 x 1.87	8'1" x 6'2"

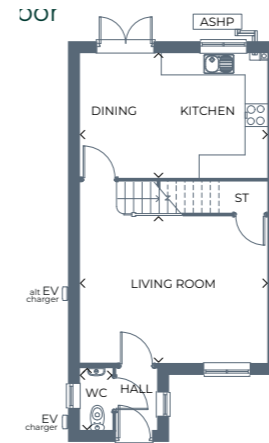
Gross internal area 901.2ft² / 83.72m²

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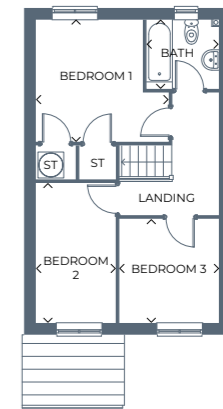
Limerick

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

Room	Metres	Feet & Inches
Kitchen / Dining	4.92 x 3.28	16'2" x 10'9"
Living Room	4.92 x 3.86	16'2" x 12'8"
WC	0.85 x 1.59	2'10" x 5'3"

Room	Metres	Feet & Inches
Bedroom 1	3.58 x 3.29	11'9" x 10'10"
Bedroom 2	3.77 x 2.15	12'4" x 7'0"
Bedroom 3	2.67 x 2.80	8'9" x 9'2"
Bathroom	1.94 x 1.86	6'4" x 6'1"

Gross internal area 903ft² / 83.89m²

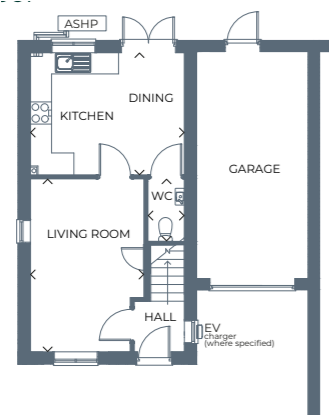
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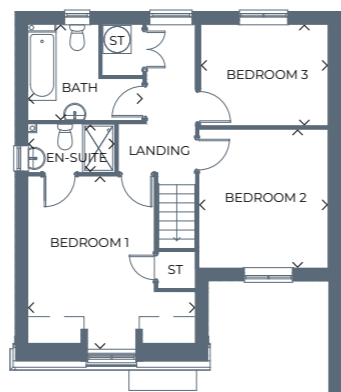
Neale

3 bedroom, semi-detached home

A stunning semi-detached home with an integral garage, featuring a spacious living room, modern kitchen-diner, three bedrooms, an en-suite and a family bathroom.



Ground floor



First floor

Room	Metres	Feet & Inches
Kitchen / Dining	4.14 x 3.29	13'7" x 10'10"
Living Room	4.65 x 3.06	15'3" x 10'1"
WC	1.69 x 0.98	5'7" x 3'3"

Room	Metres	Feet & Inches
Bedroom 1	4.14 x 4.16	13'7" x 13'8"
En-suite	2.15 x 1.20	7'0" x 3'11"
Bedroom 2	3.44 x 3.19	11'3" x 10'6"
Bedroom 3	3.14 x 2.51	10'4" x 8'3"
Bathroom	2.84 x 2.37	9'4" x 7'9"

Gross internal area 1149.5ft² / 106.79m²

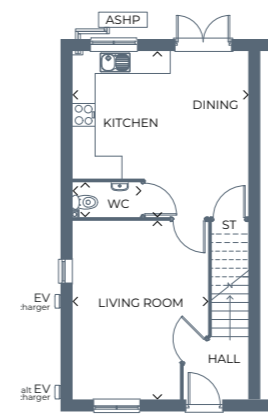
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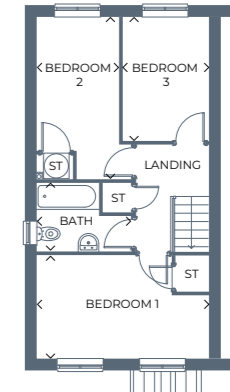
Rosemount

3 bedroom home, semi-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

Room	Metres	Feet & Inches
Kitchen / Dining	4.34 x 4.59	14'3" x 15'1"
Living Room	4.65 x 3.57	15'3" x 11'9"
WC	1.81 x 1.01	5'11" x 3'4"

Room	Metres	Feet & Inches
Bedroom 1	4.59 x 2.74	15'1" x 9'0"
Bedroom 2	4.34 x 2.21	14'3" x 7'3"
Bedroom 3	3.31 x 2.29	10'10" x 7'6"
Bathroom	2.56 x 1.80	8'5" x 5'11"

Gross internal area 901.6ft² / 83.76m²

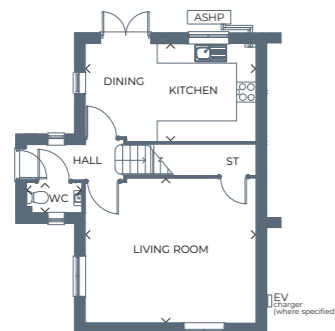
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Sandyford

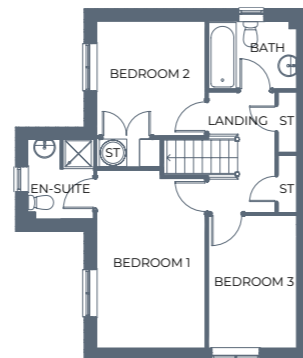
3 bedroom, semi-detached home

This semi-detached home offers a modern kitchen-diner with French doors to the garden, spacious living area, three bedrooms, an en-suite and a family bathroom.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	5.07 x 2.90	16'8" x 9'6"
Living Room	5.07 x 4.30	16'8" x 14'1"
WC	1.66 x 0.88	5'5" x 2'10"



First floor

Room	Metres	Feet & Inches
Bedroom 1	4.52 x 2.75	14'10" x 9'0"
En-suite	2.00 x 1.65	6'7" x 5'5"
Bedroom 2	2.90 x 2.74	9'6" x 9'0"
Bedroom 3	3.36 x 2.23	11'0" x 7'4"
Bathroom	2.23 x 1.70	7'4" x 5'7"

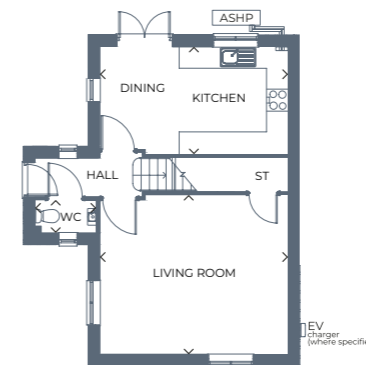
Gross internal area 980.6ft² / 91.1m²

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Clifden

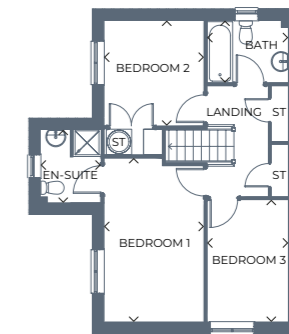
3 bedroom, detached home

A beautiful 3 bedroom detached home with a large kitchen-diner, spacious living room, family bathroom, and en-suite.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	5.07 x 2.90	16'8" x 9'6"
Living Room	5.07 x 4.30	16'8" x 14'1"
WC	1.66 x 0.88	5'5" x 2'10"



First floor

Room	Metres	Feet & Inches
Bedroom 1	4.52 x 2.75	14'10" x 9'0"
En-suite	2.00 x 1.65	6'7" x 5'5"
Bedroom 2	2.90 x 2.74	9'6" x 9'0"
Bedroom 3	3.36 x 2.23	11'0" x 7'4"
Bathroom	2.23 x 1.70	7'4" x 5'7"

Gross internal area 982.1ft² / 91.24m²

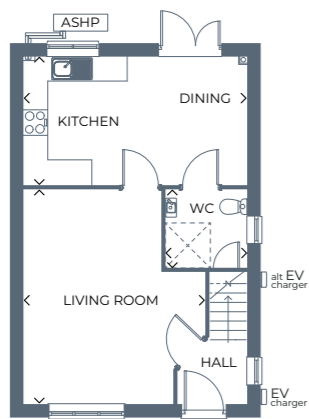
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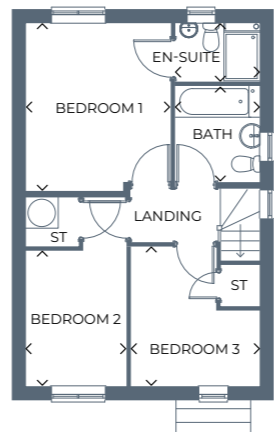
Milford

3 bedroom, detached home

A stunning detached home designed for modern living, with an open-plan kitchen-diner, living room, and three well-proportioned bedrooms.



Ground floor



First floor

Room	Metres	Feet & Inches
Kitchen / Dining	5.24 x 3.00	17'2" x 9'10"
Living Room	5.00 x 4.27	16'5" x 14'0"
Utility / WC	1.88 x 1.80	6'2" x 5'11"

Room	Metres	Feet & Inches
Bedroom 1	3.79 x 3.25	12'5" x 10'8"
En-suite	1.89 x 1.30	6'3" x 4'3"
Bedroom 2	2.20 x 3.03	7'2" x 9'11"
Bedroom 3	3.14 x 2.95	10'4" x 9'8"
Bathroom	1.90 x 2.21	6'3" x 7'3"

Gross internal area 916.4ft² / 85.14m²

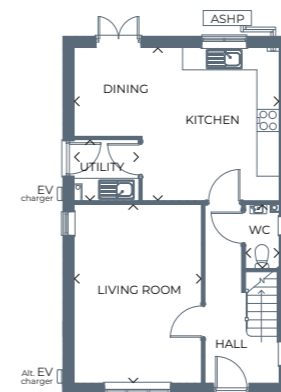
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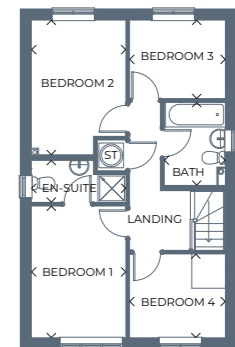
Longford

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

Room	Metres	Feet & Inches
Kitchen / Dining	5.44 x 4.06	17'10" x 13'4"
Living Room	4.74 x 3.39	15'7" x 11'1"
Utility	1.71 x 1.62	5'7" x 5'4"
WC	1.70 x 0.89	5'6" x 3'3"

Room	Metres	Feet & Inches
Bedroom 1	3.71 x 2.66	12'2" x 8'9"
En-suite	2.66 x 1.20	8'9" x 3'11"
Bedroom 2	3.80 x 2.66	12'6" x 8'9"
Bedroom 3	2.70 x 2.21	8'10" x 7'3"
Bedroom 4	2.70 x 2.36	8'10" x 7'9"
Bathroom	2.36 x 1.72	7'9" x 5'8"

Gross internal area 1046.9ft² / 97.26m²

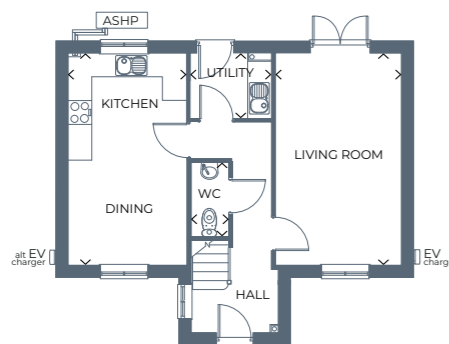
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Carlow

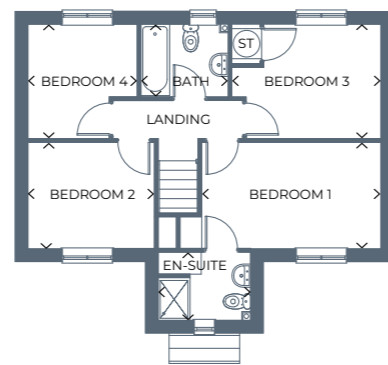
4 bedroom, detached home

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

Room	Metres	Feet & Inches
Kitchen / Dining	5.30 x 2.94	17'4" x 9'8"
Living Room	5.29 x 3.12	17'4" x 10'3"
Utility	1.96 x 1.56	6'5" x 5'1"
WC	1.72 x 0.90	5'8" x 3'0"



First floor

Room	Metres	Feet & Inches
Bedroom 1	4.23 x 2.50	13'11" x 8'3"
En-suite	2.14 x 1.61	7'0" x 5'4"
Bedroom 2	2.99 x 2.51	9'9" x 8'3"
Bedroom 3	2.69 x 3.52	8'10" x 11'6"
Bedroom 4	2.69 x 2.57	8'10" x 8'5"
Bathroom	2.08 x 1.70	6'10" x 5'7"

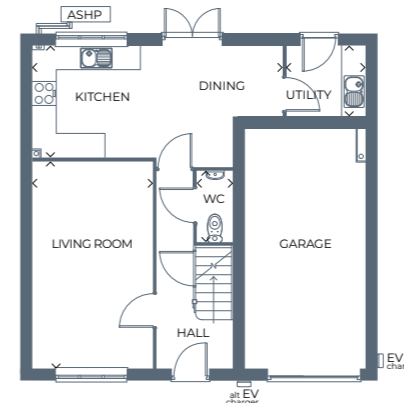
Gross internal area 1028ft² / 95.5m²

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Dublin

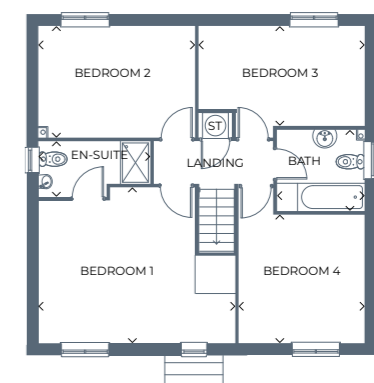
4 bedroom, detached home

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

Room	Metres	Feet & Inches
Kitchen / Dining	6.23 x 2.74	20'5" x 9'0"
Living Room	5.12 x 2.99	16'9" x 9'10"
Utility	1.93 x 1.72	6'4" x 5'8"
WC	1.79 x 0.87	5'11" x 2'10"

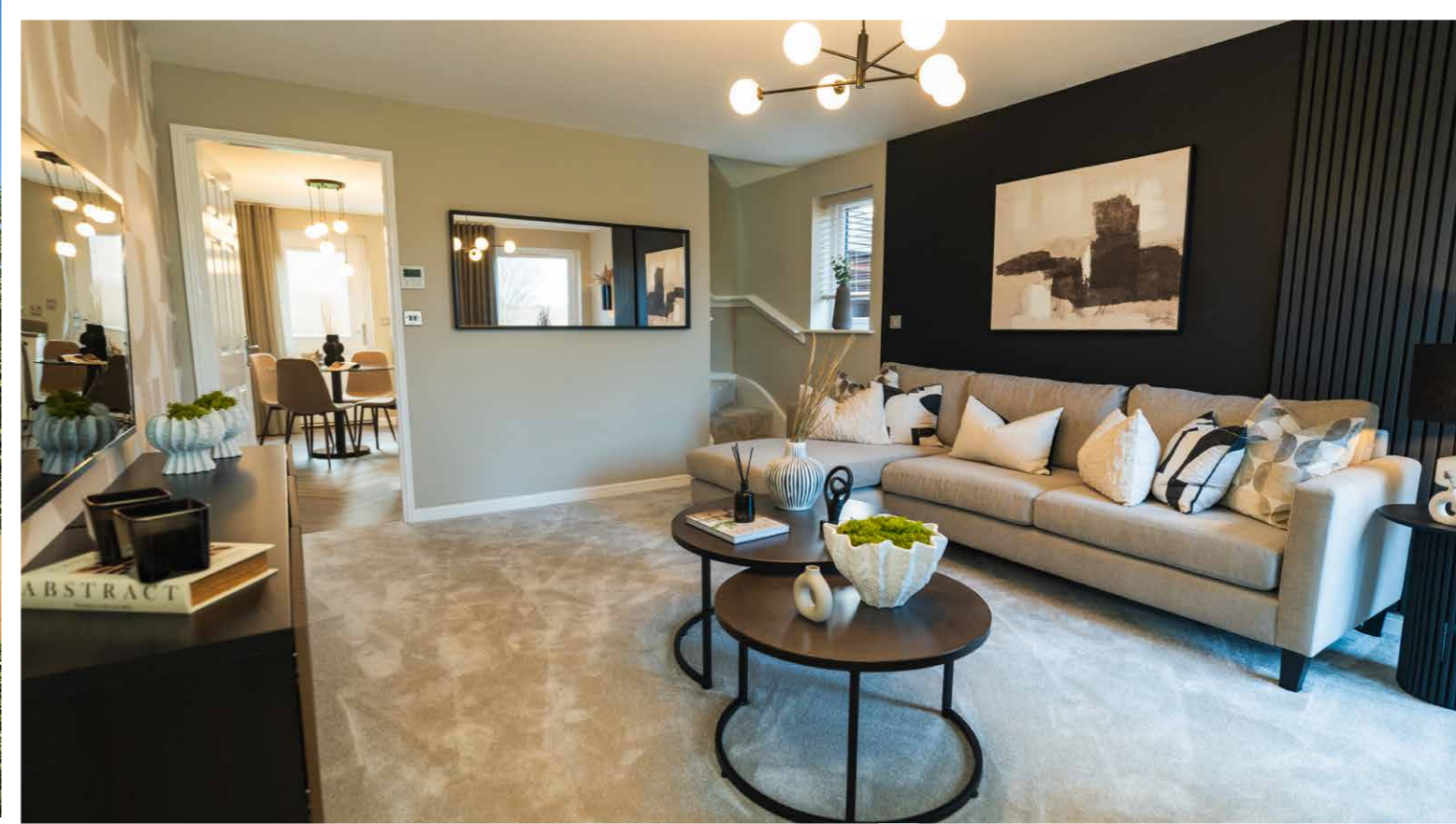


First floor

Room	Metres	Feet & Inches
Bedroom 1	4.97 x 3.93	16'4" x 12'11"
En-suite	2.82 x 1.42	9'3" x 4'8"
Bedroom 2	3.89 x 2.81	12'9" x 9'3"
Bedroom 3	4.28 x 2.52	14'0" x 8'3"
Bedroom 4	3.25 x 3.20	10'8" x 10'6"
Bathroom	2.22 x 2.08	7'3" x 6'10"

ss internal area 1426.5ft² / 132.53m²

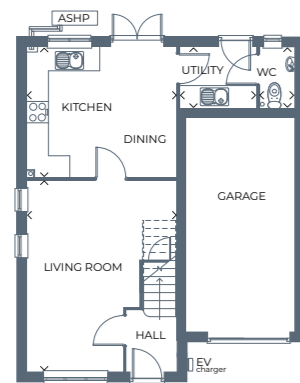
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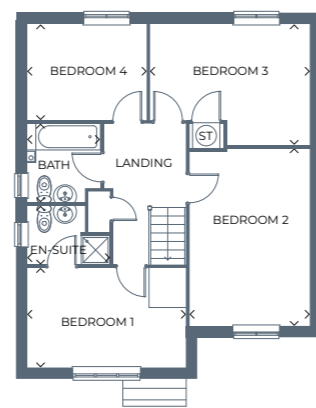
Broadale

4 bedroom, detached home

A beautiful detached home featuring four spacious bedrooms, a family bathroom and en-suite, a large kitchen-diner and great-sized living area.



Ground floor



First floor

Room	Metres	Feet & Inches
Kitchen / Dining	4.14 x 3.59	13'7" x 11'9"
Living Room	4.14 x 5.30	13'7" x 17'4"
Utility	2.15 x 1.64	7'1" x 5'5"
WC	0.96 x 1.64	3'2" x 5'5"

Room	Metres	Feet & Inches
Bedroom 1	4.14 x 2.61	13'7" x 8'7"
En-suite	2.16 x 1.56	7'1" x 5'1"
Bedroom 2	3.18 x 4.67	10'5" x 15'4"
Bedroom 3	4.22 x 3.19	13'10" x 10'5"
Bedroom 4	3.13 x 2.52	10'3" x 8'3"
Bathroom	2.04 x 1.92	6'8" x 6'4"

Gross internal area 1372.6ft² / 127.52m²

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From floorplans, to dimensions and even virtual tours, visit our website to discover more information about your dream home.

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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

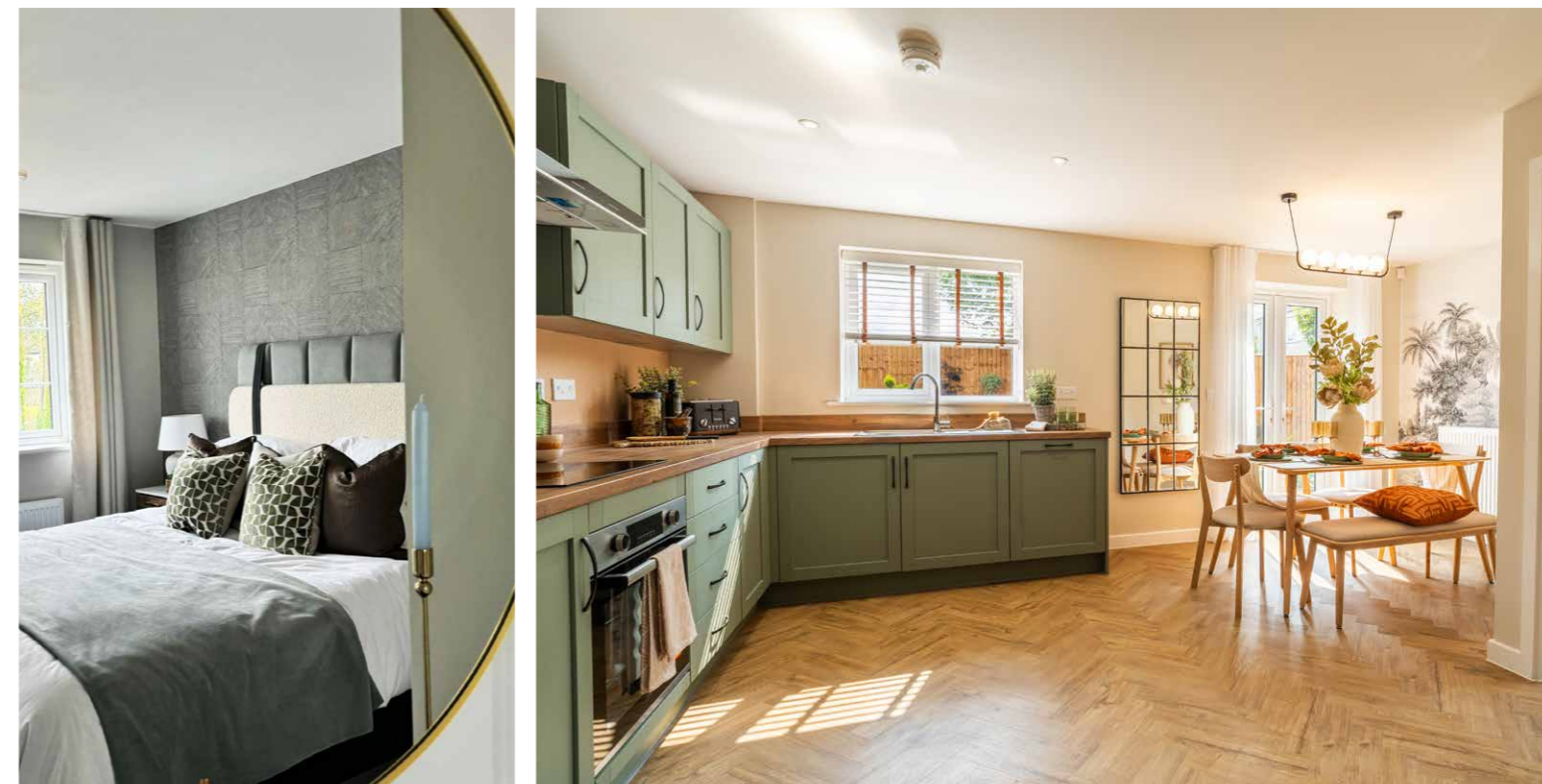
Matt white paint finish to walls and ceilings by **Crown or Dulux** ✓

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, 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

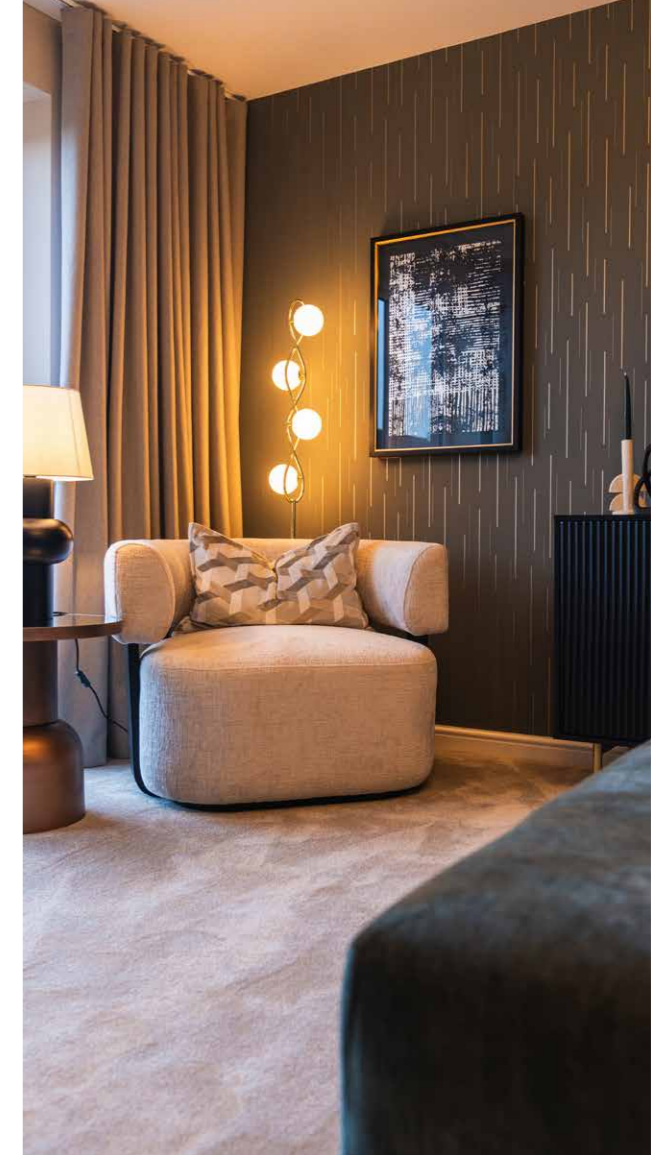
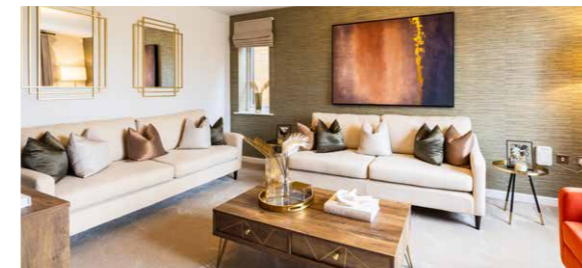
At Gleeson, we have many years of experience selling homes to first-time buyers and through our first-time buyer assist scheme, we're proud to offer some extra help to get you on the property ladder.

Smooth Move

We work closely with The New Homes Group, the UK's leading assisted move provider, to simplify the home-selling process. They'll arrange for up to three trusted local estate agents to provide a free, independent home valuation to help with the sale of your current home.

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



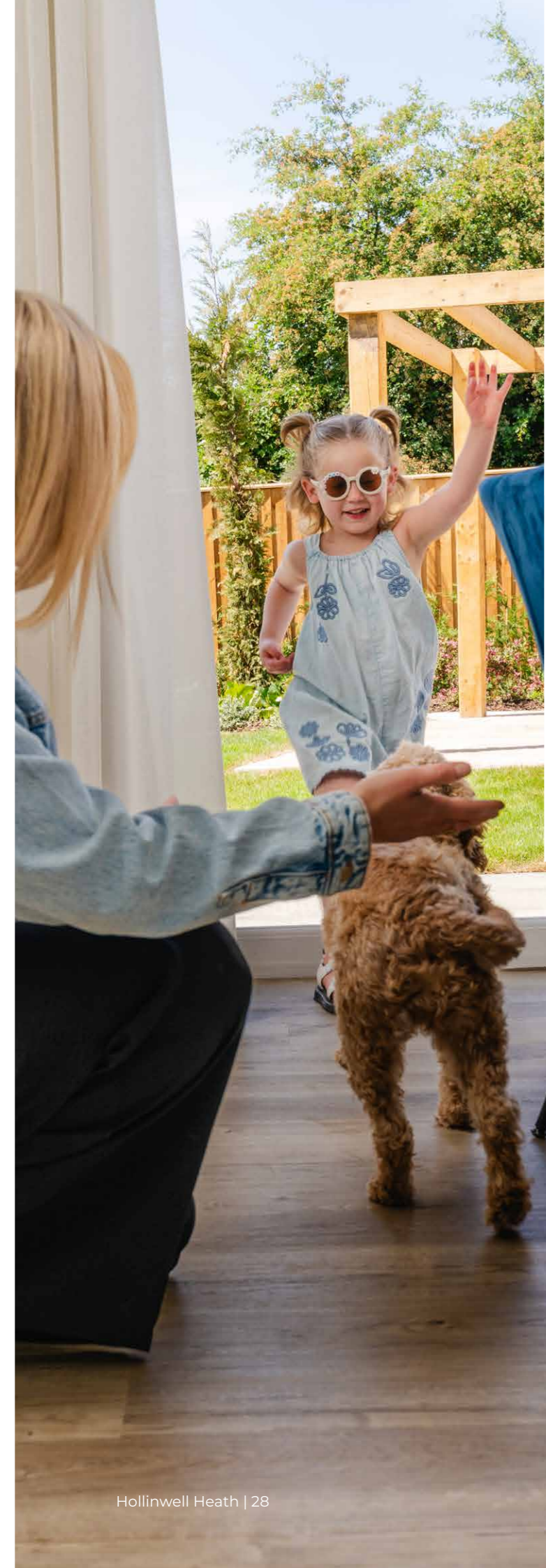
Let us help you

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 Farm View Road, Kirkby-in-Ashfield, NG17 7PH

Contact us 0162 357 5027

gleesonhomes.co.uk/developments/hollinwell-heath

How to find us

From J28 of the M1 join the A38, following signs for Sutton-in-Ashfield. Turn right on B6021, and right again at the traffic lights to Low Moor Road. Turn left on Alexandra Street and then right on Poplar Avenue. Continue straight on this road, then turn left on Farm View Road. You will see the development entrance at the top of this road.

From J27 of the M1 follow the A608 then turn left to join the A611 through Annesley towards Kirkby in Ashfield. Turn left onto Diamond Avenue, then right on Thoresby Avenue. Turn right down Glenside, then turn right on Farm View Road. You will see the development entrance at the top of this road.



All information correct at time of production, 10 April 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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