



Woodall  
HOMES

# Appleton View

*at Bolsover*



## Modern living built with care

Woodall Homes is a family-owned housebuilder with over 15 years' experience of creating high-quality homes in sought-after locations. As a family business, we take real pride in everything we build, treating each home as if it were our own. High standards run through every stage of the process, from design and materials to craftsmanship and finish.

All Woodall homes come with a 10-year insurance-backed warranty, alongside our own two-year Woodall Homes warranty, and where build stages allow, you'll have the opportunity to personalise your home so it truly reflects you. Because for us, **exceptional really does come as standard.**

Let's find a place you'll be proud to call home

CONSUMER  
CODE FOR  
HOME BUILDERS

[www.consumercode.co.uk](http://www.consumercode.co.uk)



## Your new home is closer than you think

### 1 Reserve your new home

Once you've found the home you love, you can reserve it by completing a reservation form and paying the reservation fee. This secures your chosen property for an agreed period of time, giving you peace of mind while you move forward with the next steps.

### 2 Arrange your mortgage

If you need a mortgage, this is the time to get things underway. An independent financial advisor can help you understand your options and find a mortgage that suits your circumstances. We're always happy to offer guidance or point you in the right direction.

### 3 Appoint a solicitor

Your solicitor will manage the legal side of your purchase, including searches, contracts and completion. If you need recommendations, our Sales Advisors can help or you may prefer to use someone trusted by family or friends.

### 4 Personalise your home

Depending on the stage of construction, you may have the opportunity to personalise your new home. Choose from a range of kitchen options, finishes and upgrades to add those personal touches that make your house feel like home.

### 5 Exchange contracts

Once your solicitor has completed all necessary checks and your mortgage offer is in place, you'll be ready to exchange contracts. At this stage, you'll pay your deposit and the sale becomes legally binding, bringing you one step closer to moving in.

### 6 Move in and settle

When your new home is ready, you'll be invited to complete the purchase and collect your keys. Our Sales Advisor and Site Manager will welcome you and show you around, so you can start enjoying life at Appleton View from day one.

Luxury,  
as standard

# Appleton View *at Bolsover*

Set on the countryside edge of Bolsover and located within a mile of the iconic Bolsover Castle, Appleton View is a high-quality new development offering beautifully designed homes in an elevated position with far-reaching views across the surrounding landscape. The layout has been carefully shaped by the site's topography to maximise outlook, aspect and a strong visual connection to the open countryside, creating an attractive setting where town and rural life meet. The layout makes the most of light and aspect, creating a setting where open countryside, historic landmarks and town life sit comfortably side by side.

The development delivers 161 modern, energy-efficient homes, all built to exceptional standards and finished with a high level of specification throughout. Inspired by the area's agricultural roots and the character of Bolsover as a historic market town—overlooked by the striking Bolsover Castle—Appleton View reflects a strong sense of place. Homes range from two to five bedrooms, including a selection of bungalows to suit a variety of lifestyles.

A generous central area of open green space sits at the heart of the development, complemented by green corridors, retained hedgerows and thoughtful planting that enhance the natural setting. Well-planned walking and cycling routes connect residents to local amenities and nearby heritage attractions such as Bolsover Castle, creating a welcoming, well-connected community designed to feel like home from the moment you arrive.

Images for illustration purposes only



# About the development

Appleton View has been designed with everyday living in mind, offering a well-balanced mix of homes with contemporary layouts, high levels of energy efficiency and an exceptional standard of build throughout. Every home is finished to a luxury specification, with careful attention paid to detail, materials and finish, creating spaces that feel considered, comfortable and built to last.

The layout has been carefully planned to create a sense of space across the development, allowing homes to sit comfortably within their surroundings while maintaining a clear structure and flow. Green space plays an important role, with a central open area forming a natural focal point for the community. Retained hedgerows, wildlife corridors and thoughtful landscaping help preserve the character of the area and soften streets and boundaries, creating an environment that feels established from the outset.

A strong sense of community has been built into the design of Appleton View. Pedestrian-friendly routes, accessible outdoor spaces and a dedicated play area provide natural places for neighbours to meet, children to play and residents to enjoy time outdoors. Together, these elements support a welcoming neighbourhood, designed to grow and evolve over time while offering a high-quality place to call home.

## Key for development plan

<b>Holbeck</b>		<b>Trowbridge</b>	
<b>Keddleston</b>		<b>Abbott</b>	
<b>Sudbury</b>		<b>Wycombe</b>	
<b>Salisbury</b>		<b>Petworth</b>	
<b>Batley</b>		<b>Buckingham</b>	
<b>Burnley</b>		<b>Rosedene</b>	
<b>Beal</b>		<b>Winstor</b>	
<b>Claydon</b>		<b>Richardson</b>	
<b>Hardwick</b>			



 Bicycle Store

 Sub Station

Plan not to scale, and for indicative purposes only.

# Our property types

 **Abbott** 4 bed, 3 bath



 **Batley** 3 bed, 2 bath



 **Beal** 3 bed, 2 bath



 **Buckingham** 4 bed, 2 bath



 **Petworth** 4 bed, 2 bath



 **Richardson** 5 bed, 3 bath



 **Rosedene** 4 bed, 2 bath



 **Salisbury** 3 bed, 2 bath



 **Burnley** 3 bed, 2 bath



 **Claydon** 3 bed, 2 bath



 **Hardwick** 3 bed, 2 bath



 **Keddleston** 2 bed, 1 bath



 **Sudbury** 3 bed, 2 bath



 **Trowbridge** 4 bed, 3 bath



 **Winstar** 5 bed, 4 bath



 **Wycombe** 4 bed, 2 bath





Discover  
**open space**

## About the location

Bolsover is a characterful market town where history, countryside and everyday convenience come together with ease. At its heart stands the striking Bolsover Castle, a much-loved local landmark offering panoramic views across the surrounding landscape and a powerful reminder of the town's rich heritage. This historic backdrop gives Bolsover a strong sense of identity and a setting that feels both distinctive and welcoming.

Life in Bolsover is shaped by a close-knit community and a good range of local amenities. Independent shops, cafés, schools and leisure facilities are all close at hand, making day-to-day living easy and enjoyable. The town also benefits from green spaces, parks and countryside walks, offering plenty of opportunities to spend time outdoors, whether that's a relaxed weekend stroll or exploring the wider Derbyshire landscape.

Bolsover is well suited to modern living, with strong transport connections that make commuting and travel straightforward. The nearby M1 provides easy access to Chesterfield, Mansfield, Sheffield and beyond, while regular bus services connect the town with neighbouring areas. Combining historic charm, natural surroundings and practical connectivity, Bolsover appeals to families, professionals and downsizers alike, offering a place that feels settled, connected and easy to call home.



Sanctuary Inn Gastropub

## Local amenities

Appleton View is well placed for families, with a selection of well-regarded local schools nearby, including Bolsover Infant and Junior School and Heritage High School. A good range of local services and facilities are close at hand, making everyday life easy and well supported.

For those who enjoy the outdoors, the area offers plenty of opportunities to explore. Scenic walking and cycling routes can be found at Brockley Wood and along the Hawke Brook corridor, while the wider countryside provides open views and space to unwind. Popular destinations such as Creswell Crags and Clumber Park are also within easy reach, offering woodland walks, historic landscapes and days out for all ages.

Bolsover's mix of independent shops, cafés and traditional pubs adds to the town's welcoming feel, providing relaxed places to meet friends or enjoy a meal locally. With countryside, culture and convenience all close by, Appleton View offers a well-balanced setting for everyday living.

### Local Schools

- 0.7miles  
Bolsover Infant School
- 0.7miles  
Bolsover C of E Junior School
- 0.8 miles  
Brockley Primary School
- 1 mile  
Bolsover Secondary School
- 2.6 miles  
Heritage High School

### Connectivity Guide

- 0.7 miles  
Bolsover Castle Grounds
- 0.8 miles  
The Pump Cafe
- 0.8 miles  
Bolsover Bus Stop Market Place
- 1.1 miles  
Carr Vale Nature Reserve
- 2.2 miles  
Clowne Leisure Centre
- 2.8 miles  
Poolsbrook Country Park
- 5.3 miles  
The Hardwick Inn
- 5.5 miles  
Chesterfield Station



Miele oven



## Kitchens & family space

The heart of each home is a bright, open-plan kitchen and family area, designed to blend contemporary living with traditional charm.

Specification Highlights (varies by house type):

- // Premium contemporary German kitchens by Nobilia
- // High specification Neff and Miele integrated appliances
- // Downlighters throughout kitchen
- // Porcelanosa floor tiling included as standard with options to upgrade

**nobilia** **Miele** PORCELANOSA





 Tiled to an exceptional standard

## Bathrooms & en-suites

- // Porcelanosa floor tiles and wall tiles included as standard
- // Chrome heated towel rails
- // Shaver sockets
- // Recessed downlighters to WC and bathrooms
- // Dual shower heads on selected housetypes for a spa-like feel

**PORCELANOSA**

Images for illustration purposes only

## Smarter homes for modern living

All the homes are designed to meet the demands of modern life, offering impressive levels of sustainability and convenience.

- // High performance solar panels and EV car chargers
- // Premium uPVC double-glazed windows
- // Integrated alarm system

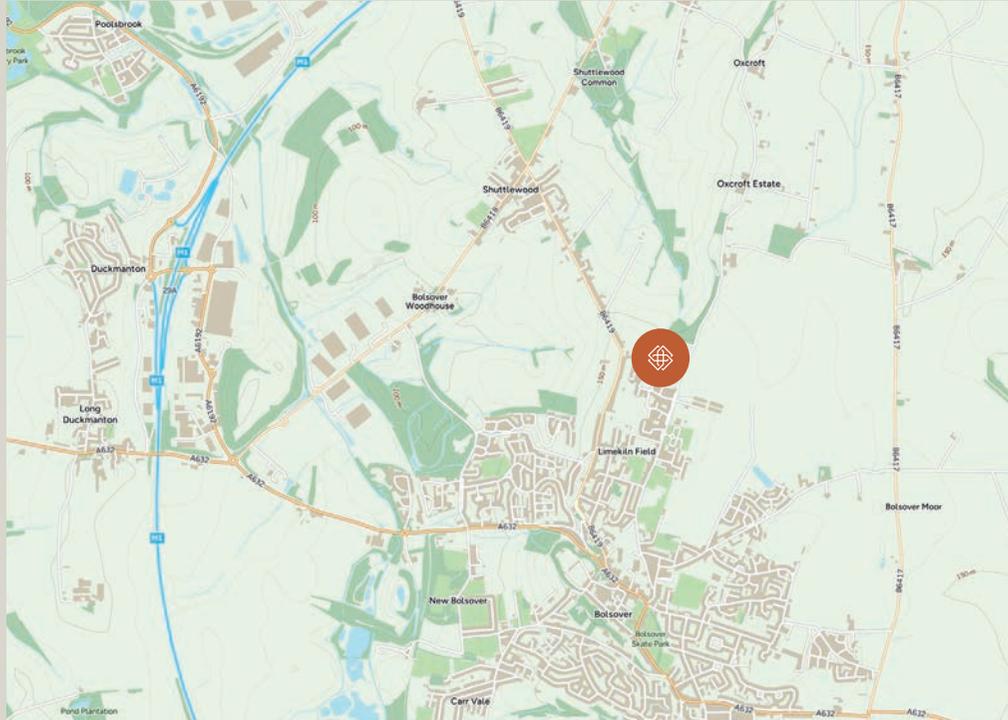
## Life beyond the front door

Each property benefits from attractive, low-maintenance outdoor spaces designed for both enjoyment and practicality.

- // Private rear gardens with patio and turf
- // Outside lighting next to front door
- // Outside tap
- // Garage depending on house type/plot
- // Allocated parking or private driveways depending on housetype

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*at Bolsover*



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