

Birley Heights

Sheffield





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Perfectly situated between the stunning Yorkshire countryside and just four miles north of Sheffield City Centre, Birley Edge is close to the Hillsborough area of the city and within a 15 minute drive of an incredible choice of green space, amenities, culture, restaurants and shopping. As one of the UK’s fastest growing cities and key to the industrial revolution, Sheffield may be mistaken for being a city of concrete, but with a third of the city within the Peak District National Park, and claiming to have more woodland cover than any other city in the country, it’s one of the greenest cities in the UK.

A vibrant city with a growing food scene, a history of independent music and two renowned theatres, there is plenty to keep your eye on in Sheffield. It’s top-ranking Russell Group university attracts thousands of students every year and contributes to the city’s ability to keep innovating ever since the industrial revolution.

Birley Heights brings a new community of homes to this location, with a collection of 2 and 3 bedroom houses. With a choice of homes, all featuring a modern specification and functional layouts, you’ll find a space to suit you, complete with private gardens and parking on a quiet, semi-rural development. Situated close to country walks and good schools, Birley Heights is ideal for young families and those who like peace and quiet at home whilst never being too far from the hustle of city life.

Brought to you by Guinness Homes across four phases, 61 homes are available with Shared Ownership, offering an affordable route to home ownership without compromising on fast commutes or beautiful scenery.

Follow the River Don

Hillsborough has everything you'll need day to day, but follow the river to find local secrets

Close to the Hillsborough area of Sheffield you are only minutes away from all daily essentials at Birley Heights. Several large supermarkets including Sainsbury's, Lidl and Asda are less than a 5 minute drive, plus a vast choice of out of town shopping in the area including Kilner Way Retail Park and further along Peniston Road (A61).

An oasis of green can be found at Hillsborough Park featuring a 19th-century mansion, uniquely home to the local library, walled gardens, a fishing lake and a playground. Let kids run around before an afternoon out at Hillsborough Leisure Centre with its two swimming pools featuring a slide, flume, interactive pirate ship and wave machine. A gym, 21 metre lane pool and plenty of classes are available for the big kids too, just across the road from the park. Hillsborough is home to Sheffield Wednesday's stadium, but if football isn't your game there's Owlerton Greyhound Stadium or Hillsborough Golf Club both within a 15 minute drive.

Follow the River Don north to find country villages and pubs, heading into the stunning landscape of the Peak District. From behind Birley Heights a country path leads

to the medieval marker and beautiful vantage point of Birley Stone. The local area is rich with history from the medieval period to WW2, and walking the local paths is one of the best ways to explore it. Beeley Wood, Grenoside Woods, Wharncliffe Wood and Oughtibridge Heath are all starting points to explore the great outdoors.

Several nearby villages, Grenoside, Oughtibridge, Worrall, High Bradfield and Loxley are home to popular pubs in historic buildings with countryside backdrops. You have an endless hit list to explore with top picks being The Pheasant Bar & Grill for a variety of great food, the friendly Old Red Lion, the Shoulder of Mutton complete with all the pub grub classics and the Old Horns Inn, a traditional English pub in an enviable position with views over the Bradfield Moors.

Good local primary schools include Fox Hill Primary, Parson Cross Church of England Primary School, Mansel Primary and Grenoside Community Primary School, and secondary schools such as Parkwood E-Act Academy, Forge Valley School, Longley Park Sixth Form College and Chapeltown Academy. Ofsted rated Outstanding Schools include Oasis Academy Watermead and Malin Bridge Primary School.



Hillsborough Leisure Centre



Hillsborough Golf Club



Sheffield city centre



Sheffield city centre

An industrial city with a creative future

Peace and quiet found at Birley Heights is perfectly balanced with nearby bustling Sheffield

Sheffield mixes contemporary and traditional with modern entertainment, restaurants, bars and shopping against its industrial backdrop.

Sheffield’s steel industry has been replaced with urban renewal across the city and coupled with its large student population, its popularity is rising. Mills and forges have been replaced with museums such as the Kelham Island Museum and the Magna Science Adventure Centre celebrating South Yorkshire’s industrial past, whilst the city’s green spaces bring balance and space to stretch out. Be sure to visit the Winter Garden, a stunning greenhouse in the heart of the city.

Three theatres, the Crucible, the Studio and the Lyceum, contribute to Sheffield’s nationwide reputation for unforgettable productions including hosting West End tours and creating original productions from dramas to comedies. Book your seats for stunning performances or take to the stage yourself with plenty of opportunities for people from all walks of life.

Rumbling stomachs after busy days out are easily fixed with Sheffield’s highly rated restaurants, cafes and bars, with something for every budget and every taste. Share meze boards and stone baked pizzas before a show at the light-filled Ego Mediterranean Restaurant & Bar. Special nights out are best celebrated at the British restaurant Joro, where small local and seasonal plates span an eight course tasting menu. Head just out of the city centre to Forge Bakehouse for freshly baked goods and all-day brunch and cocktails, or cosy up at Nonnas for budget-friendly bowls of hearty homemade pasta.

Make a quick stop for a cup of coffee, complete with stacks of indulgent pastries at Steam Yard Coffee before heading to the shops at Fargate and The Moor shopping area, including the Moor Market, in the city centre. Sheffield Antiques Quarter calls for rummaging for homewares, whilst Devonshire Green is surrounded by independent shops and restaurants. The site of the former steelworks, The Meadowhall Shopping Centre, is home to 290 stores including top international brands, 50 places to eat in and drink, and an 11-screen cinema, all a 14 minute drive from Birley Heights.



The Peace Gardens



Meadowhall Shopping Centre

Travel times are in minutes and are approximate. Source Google Maps.



Retail

- 1. Kilner Way Retail Park
- 2. Sainsbury's
- 3. Lidl
- 4. Asda
- 5. Fargate, Sheffield City Centre
- 6. The Meadowhall Shopping Centre

Leisure

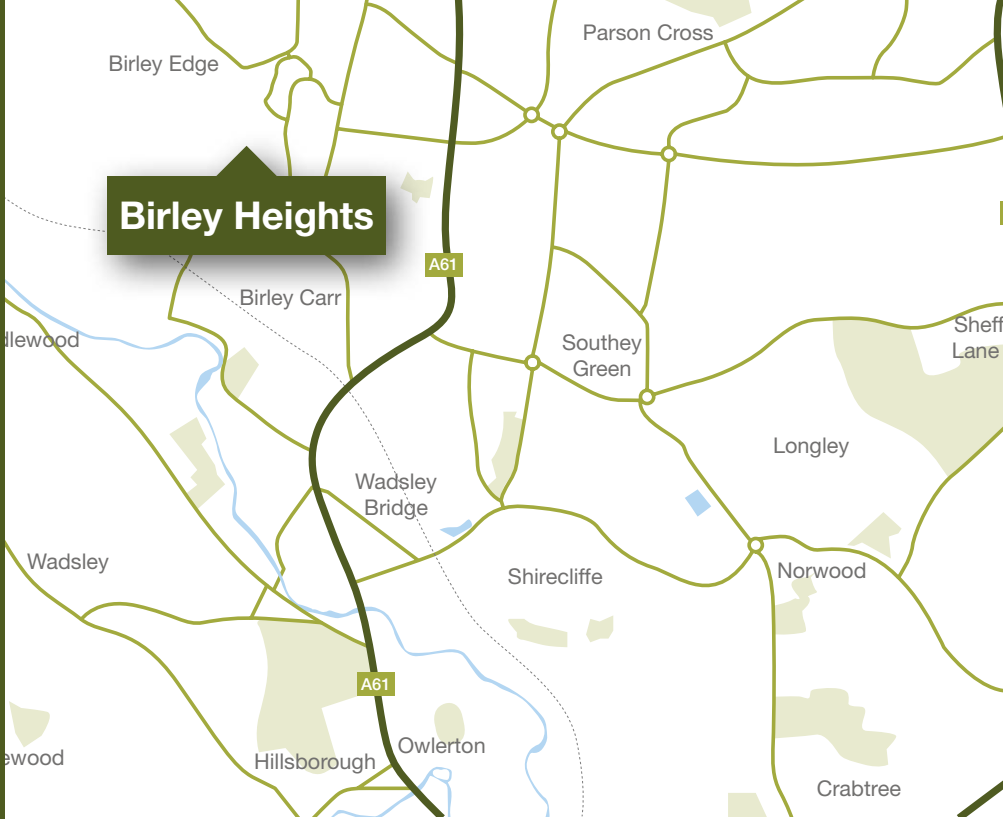
- 7. Viewpoint at Birley Stone aka Cote d'Oughtibridge
- 8. Beeley Wood
- 9. Hillsborough Stadium
- 10. Hillsborough Park with Hillsborough Library
- 11. Hillsborough Leisure Centre

Schools

- 12. Fox Hill Primary
- 13. Parson Cross Church of England Primary School
- 14. Parkwood E-Act Academy
- 15. Forge Valley School

Restaurants/pubs/Cafes

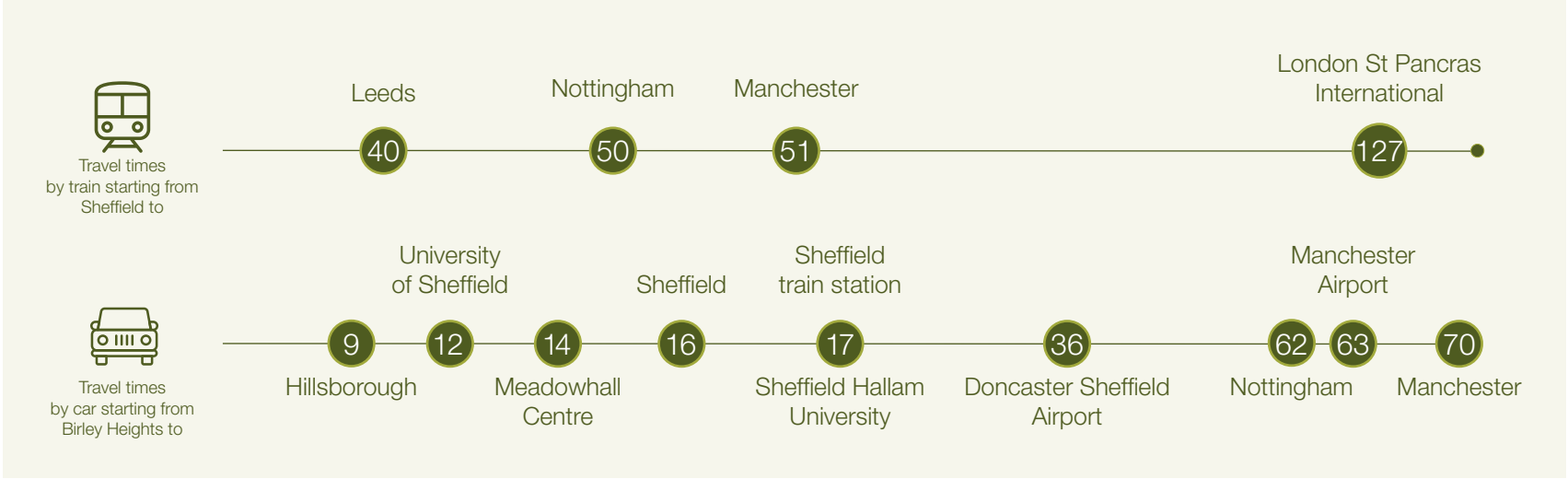
- 16. The Pheasant Bar & Grill
- 17. Old Red Lion
- 18. The Shoulder of Mutton



Discover Yorkshire and beyond

Sheffield is well connected with other northern towns and cities, despite being so close to awe inspiring landscapes. Stanage Edge is a popular destination for climbing in the Peak District and close to the Norman ruins of Peveril Castle

and the Peak Cavern, where you can join a guided tour of the cave network. The Padley Gorge walk is family friendly and a great day out with a handful of quaint villages and babbling brooks along the way.



Travel times are in minutes and are approximate. Source Google Maps.

Site plan

Birley Heights

- The Chromium
- The Tungsten
- The Nickel
- The Molybdenum



2 Bedroom House | 63m²

The Chromium



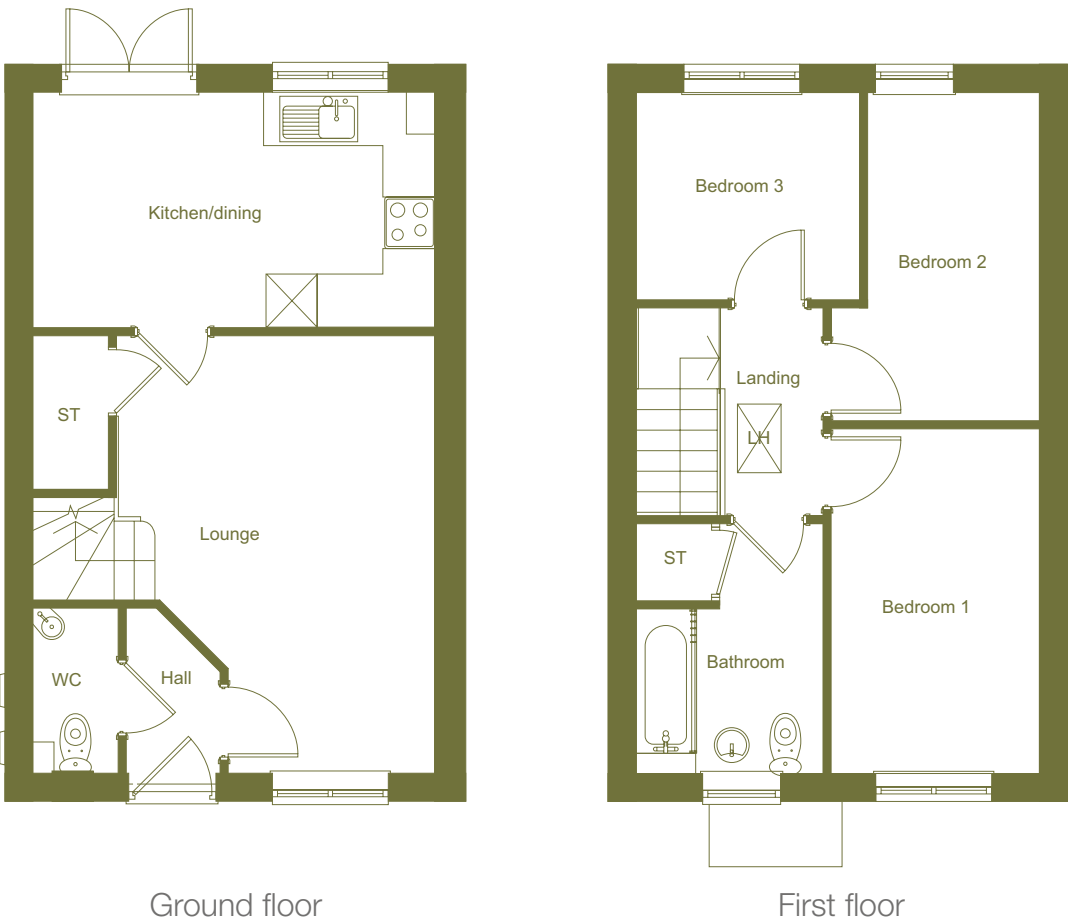
Plots 78, 79, 80, 102, 103, 104, 105, 133, 134

Kitchen	3.00m	x	1.92m	Two bedroom house complete with open plan lounge/dining area with french doors to rear garden, kitchen, WC, storage, two bedrooms and a family bathroom.
Lounge/dining	4.05m	x	3.85m	
Bedroom 1	4.05m	x	2.90m	
Bedroom 2	4.05m	x	2.66m	

*Indicates that this plot is handed. **Window layout differs for some plots. Please speak to a sales consultant for more information.

3 Bedroom House | 76m²

The Tungsten



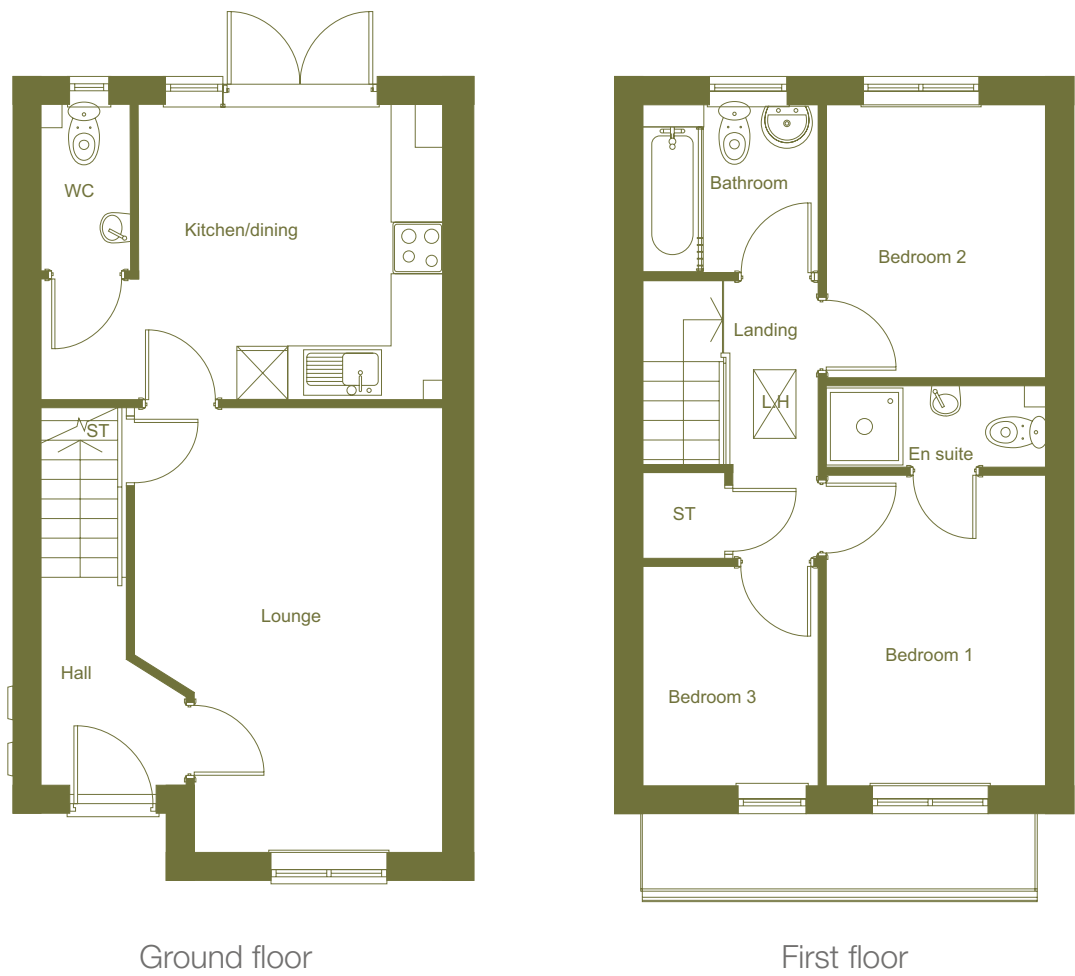
Plots 46, 49, 54, 55, 59

Kitchen/Dining	4.79m	x	2.80m	Three bedroom house complete with open plan kitchen/dining area with french doors to rear garden, lounge, WC, storage, three bedrooms and a family bathroom.
Lounge	5.17m	x	3.79m	
Bedroom 1	4.08m	x	2.48m	
Bedroom 2	3.89m	x	2.48m	
Bedroom 3	2.66m	x	2.48m	

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3 Bedroom House | 78m²

The Nickel



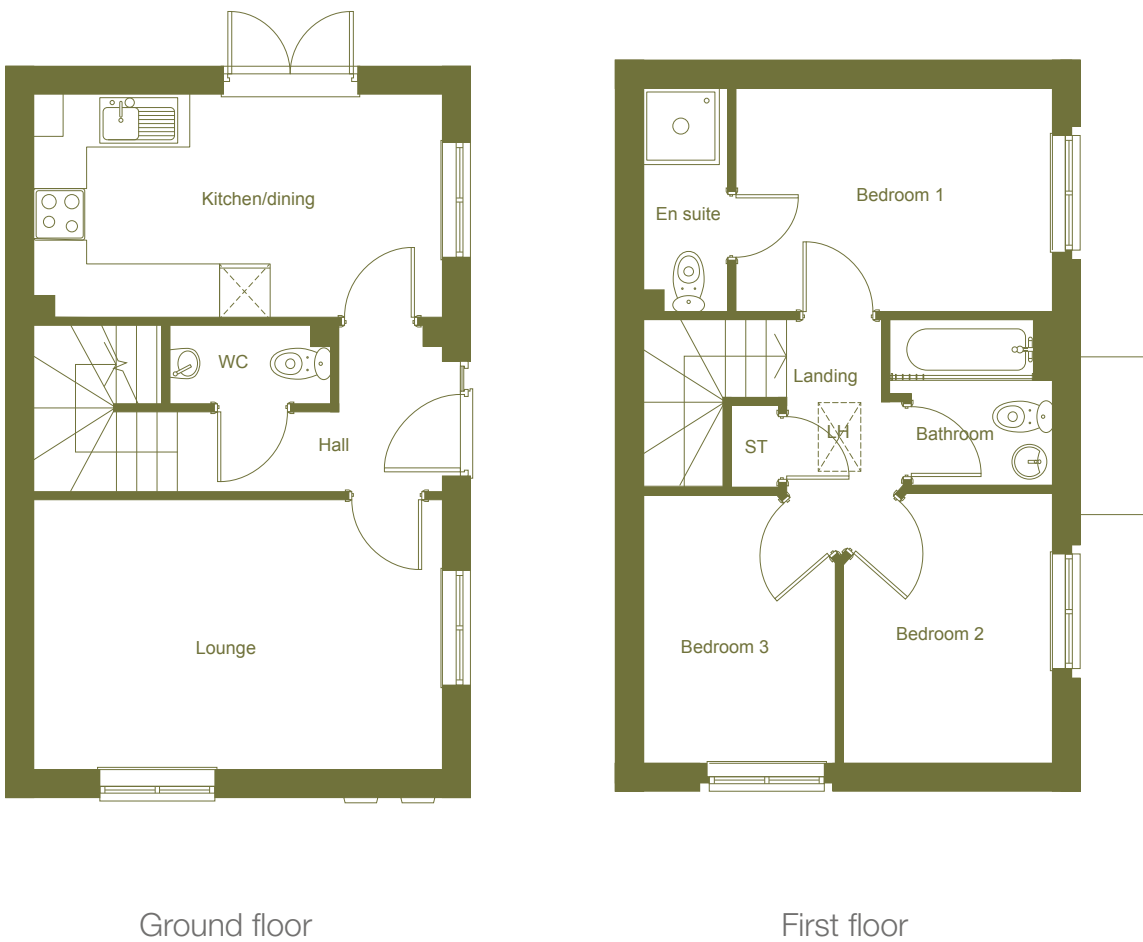
Plots 43, 44, 45, 47, 48, 50, 51, 52, 53, 56, 57, 58, 60, 61, 62, 77, 81, 82, 83, 84, 85, 86, 87, 88, 94, 95, 96, 97, 98, 99, 100, 101, 106, 107, 108, 109, 124, 125, 126, 127, 128, 129, 130, 131, 132, 135, 136

Kitchen/dining	4.79m	x	3.50m	Three bedroom house complete with open plan kitchen/dining area with french doors to rear garden, lounge, WC, storage, two bedrooms, a family bathroom, and a further master bedroom with an en suite.
Lounge	5.26m	x	3.67m	
Bedroom 1	3.68m	x	2.62m	
Bedroom 2	3.25m	x	2.62m	
Bedroom 3	2.61m	x	2.01m	

*Indicates that this plot is handed. **Window layout differs for some plots. Please speak to a sales consultant for more information.

3 Bedroom House | 78m²

The Molybdenum



Plot 77

Kitchen/dining	2.68m	x	4.89m	Three bedroom house complete with open plan kitchen/dining area with french doors to rear garden, lounge, WC, storage, two bedrooms, a family bathroom, and a further master bedroom with an en suite.
Lounge	3.23m	x	3.76m	
Bedroom 1	2.68m	x	3.78m	
Bedroom 2	3.23m	x	2.50m	
Bedroom 3	3.21m	x	2.32m	

*Indicates that this plot is handed. **Window layout differs for some plots. Please speak to a sales consultant for more information.

Specification

Kitchen

- Contemporary kitchens provided by Magnet kitchens
- Laminate worktops with matching 100mm upstand
- Stainless splashback to match the cooker/ hob
- Stainless steel 1½ bowl sink unit with chrome mixer tap and drainer
- Electric single oven fan
- Electric hob
- Stainless steel cooker hood
- Space for fridge/freezer
- Space for washer/dryer and plumbing provided

Bathroom

- White contemporary suite by Ideal Standard comprising WC, pedestal wash basin with taps, and steel bath with side panel and chrome fittings
- Bath screen with clear glass
- Chrome mixer shower over bath
- Porcelanosa ceramic wall tiles to selected areas

En suite (where applicable)

- White contemporary suite by Ideal Standard comprising WC, pedestal with basin with chrome mixer tap, acrylic shower tray with chrome mixer shower
- Sliding shower doors/screens with clear glass and silver frame
- Full height ceramic wall tiling to shower

Heating

- Gas fired central heating system
- Gas fired combination boiler by Vaillant serving heating and hot water

Electric & Communications

- Three low energy luminaire satin steel spotlights on a track to the kitchen
- Pendant style lighting to living room and bedrooms (where applicable)
- Extractor fan to kitchen, bathroom, en suite and cloakroom (where applicable)
- Shaver point to bathroom
- BT points to living room with master socket located in hall

Cloakroom (where applicable)

- White contemporary suite by Ideal Standard comprising WC, pedestal wash basin with chrome mixer tap
- Ceramic wall tiles splashback from Porcelanosa

Internal Finish

- Internal doors with painted finish and chrome fittings
- Painted MDF window sills (unless stated)
- Hatch to loft space

External Finish

- Anthracite grey uPVC double glazed windows
- Composite GRP entrance door with 5 lever locking and chrome fittings
- Turf to rear gardens
- Close board fencing to side and rear boundaries between properties (see development layout)
- Concrete paving slabs to patios
- Outside tap
- Provision for electric car charging

Flooring

- Vinyl flooring to bathroom, kitchen and cloakroom
- Carpets to all other areas

Decorations

- Internal walls and ceilings to be painted in Matt white emulsion
- Internal woodwork to be painted in white satin



CGI is indicative only




Computer generated images are indicative only

Shared Ownership Birley Heights

- You'll need a smaller deposit and mortgage than if you bought a property outright
- Generally, you are able to buy a bigger property than you may otherwise be able to afford
- You are able to buy more shares until you own the property outright
- Your monthly payments could be less than renting privately



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Guinness Homes is part of The Guinness Partnership Ltd. Registered office is at 30 Brock Street, Regent's Place, London, NW1 3FG.

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