



The Boatyard

Phase 2

Sheffield Road, Unstone, S41 9EJ



➤ Discover your new home at The Boatyard...

Sanctuary is pleased to present the second phase of The Boatyard, a brand-new collection of contemporary 3 and 4 bedroom homes in the tranquil Derbyshire village of Unstone.

This fantastic development has something to offer for both first-time buyers and growing families alike. High-quality finishes have been combined with thoughtful layouts and considerately designed interiors to create an attractive and welcoming community.

Each home at The Boatyard is available to purchase via Shared Ownership, offering you an easier way to take that first step onto the property ladder. If you would like more information on Shared Ownership and whether this buying option is for you, please speak to a member of our expert sales team.

Enjoy the stunning
Derbyshire countryside
right on your doorstep





Site Plan

The Boatyard Phase 2...

3 Bedroom Homes

- The Beckett**
Semi-detached - Plots 09, 30
Detached - Plots 14, 32
- The Elmslie**
Semi-detached - Plots 06, 07
- The Priestley**
Semi-detached - Plots 02, 03,
15-18, 26-29
- The Scot**
Semi-detached - Plots 12, 13
Detached - Plots 11, 19-22

4 Bedroom Homes

- The Grainger**
Detached - Plots 08, 23



BCP - Bin Collection Point



Quality is at the heart
of everything we do.



> About Us

Here at Sanctuary, quality is at the heart of everything we do. We aim to build affordable homes without compromising on space or specifications and all of our properties are built to high standards and designed to maximise energy efficiencies.

The process of finding you your perfect home starts as soon as we find its ideal location. Then every single aspect is carefully considered by the whole team, who share a passion for creating high quality, sophisticated properties. So, whether you need advice on choosing which of our homes to make your own or help to make your move-in day as smooth as possible, our experienced team are here for you every step of the way.





› The local area

Just a 10 minute drive from the centre of Chesterfield, The Boatyard is located on the outskirts of the small country village of Unstone. The area is surrounded by rural countryside, yet all amenities are just a short distance away.

If you're looking for somewhere to go on a day out, the bustling town of Chesterfield has something for everyone. The peaceful Derbyshire countryside is one of the main attractions for many people, which can be enjoyed at its best at Dronfield Nature Park. Surrounded by woodland, it's the perfect spot for a summer evening picnic. If you fancy a spot of shopping, the Vicar Lane Shopping Centre has something for everyone, complete with a range of high-street stores and restaurants.

A number of highly-rated schools are also nearby in Chesterfield and Dronfield, plus the nearest GP at Dronfield Medical Practice is just 5 minutes away.



Sheffield



Chesterfield Market Hall



Church of St Mary and All Saints, Chesterfield



> Transport

As well as being a great place to live, Unstone also offers fantastic connections to local and surrounding areas.

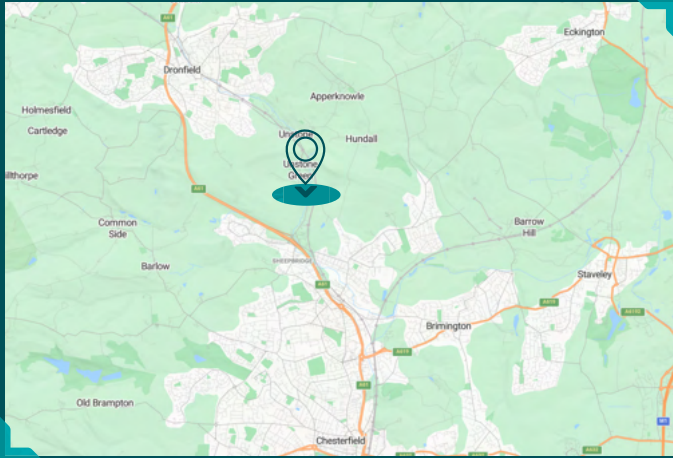
The nearby transport links surrounding The Boatyard are excellent, with the A61 Unstone-Dronfield Bypass just at the bottom of the road. Using this you can either head south and reach Chesterfield within 10 minutes, or you can go north through Dronfield and reach the centre of Sheffield within half an hour.

The Boatyard Phase 2 is also situated on a bus route which can take you to the centre of Chesterfield, with the number 43 running on a regular basis. Once you've caught this into the centre of Chesterfield, you can head to Chesterfield Train Station, which runs regular services to the nearby areas and beyond.

If you're looking to travel further afield, **East Midlands Airport** is under 50 minutes away via the M1



To find out more please contact our sales team on **07350 448160**
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www.sanctuary-homes.co.uk



Sanctuary

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Registered Society No. 19059R

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The site plan and photographs are for illustrative purposes only, not to scale and for general guidance only. Sanctuary reserves the right to amend the specifications without prior notice.

Buyers will be informed of any substantial changes to the specification after reservation. Any substitution of materials will be to an equal or higher standard.