



PRESENTS



M A S S E Y
P L A C E



OWL HOMES

Owl Homes is a privately-owned, forward-thinking home builder, specialised in producing sustainable, high-quality residential properties across the Midlands.

Committed to the Consumer Code for New Home Builders, our customers are at the heart of what we do. This is why we put passion and careful consideration into the design, specification and construction of every new home we create.

We possess the skills, experience and creative flair to combine traditional values with contemporary trends and practical modern design to produce homes that are a joy to live in.

Plus, we believe that buying a new home should be exciting and stress-free. This is why when you reserve a property with Owl Homes, we'll make the legal and financial process as smooth and as simple as possible, providing a first-rate level of customer satisfaction both before and after you've moved in.

So, come and see us and discover your next move, we look forward to welcoming you home.



MASSEY PLACE

Massey Place is an exciting new collection of 2, 3 and 4-bedroom homes in the picturesque village of Hilton. Surrounded by Derbyshire countryside, Hilton offers everything you would expect from a traditional village, including a church, primary school, cricket club, village hall and not one, but three local pubs!

There's lots of choice when it comes to things to do in the vicinity of Massey Place, with something to suit the whole family. Just 6.1 miles away from Hilton is the National Forest Adventure Farm which offers a range of indoor and outdoor activities – a real favourite with children. Rosliston Forestry Centre is just 8.2 miles away and is a great place for a family day out. In the heart of the National Forest this is a 'hidden gem' offering everything from quiet nature walks to fun-filled family activities.

Less than ten miles away from home is Derby City Centre offering a wide choice of shops and a vibrant nightlife. Derby can also boast two wonderful parks – Markeaton and Darley. At Markeaton Park you will find the fantastic Mundy Play Centre which features a splash pool, park walks and gardens, The Orangery and Craft Village and the exciting Skyline High Ropes experience. Darley Park plays host to several outdoor concerts and offers stunning gardens, sports fields and a café.

In addition, only a 12-minute drive away is Burton-on-Trent. With a rich brewing heritage, there are of course many good pubs in this bustling town. As well as this, it's also great for shopping and has a good selection of restaurants and cafes too.

Massey Place is just a short walk from the village school, Hilton Primary. Rated 'Good' by Ofsted at its most recent

inspection, the school is a valuable asset to the village and helps make the area perfect for young families. Other reputable schools nearby include Etwall Primary and Egginton Primary School.

There's plenty to keep the whole family entertained at Massey Place. For film lovers there's Cineworld at Burton-on-Trent and the Odeon at Swadlincote. You can also catch a range of live shows at the Brewhouse Arts Centre and the Little Theatre Company – both in Burton-on-Trent, and also in Derby at the Derby Theatre and the Guildhall Theatre. Both Derby and Burton-on-Trent also offer vibrant bar and club scenes, great for a big night out.

Derby City Centre is fantastic for shopping, with a fabulous array of shops and shopping centres. From big name brands to smaller independent stores, you're bound to find everything you need. Burton-on-Trent also offers a good range of choice when it comes to shopping, as do several nearby places such as Wellington Road Retail Park and Middleway Retail and Leisure Park. Here you can find big-name stores and eateries including Matalan, Aldi, Nando's and Frankie & Benny's.

Hilton is well-connected for a rural village. The A38 is easily accessible, offering links to Burton-on-Trent, Lichfield, Birmingham, Derby and the M1. For rail travel, Burton-on-Trent train station offers direct links to Nottingham, Birmingham, Cardiff and Penzance. Plus, from Derby train station you can catch direct trains to London St Pancras, Sheffield and Newcastle. For destinations further afield, East Midlands Airport is less than half an hour away, while Birmingham International Airport is around 50 minutes away by car.



Massey Place

Site Plan

- The Bracken 2 bedroom home
- The Lewis 2 bedroom home
- The Hazell 2 bedroom home
- The Guscott 3 bedroom home
- The Healey 3 bedroom home
- The Dawson 3 bedroom home
- The Attwood 4 bedroom home
- The Ravenscroft 4 bedroom home
- AH Affordable Housing
- BCP Bin Collection Point





MASSEY
PLACE

Attwood Plots 4, 5 & 34



The four-bedroom Attwood is a striking, detached family home with a flexible, L-shaped internal layout. Occupying sought-after corner plots at Massey Place, the Attwood has a sizeable rear garden, standalone garage and separate parking spaces. It's ground floor includes a bright and welcoming hallway, the ideal space for a home

office/study or formal dining room, cloakroom, kitchen/diner and lounge, both of which have French doors opening out to the rear garden. Upstairs, the master bedroom features fitted wardrobes and en-suite shower room while three further bedrooms and a family bathroom are well-suited for children and guests alike.

This imagery viewpoint is within an open space area. It's purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical home of this type. External materials, finishes, landscaping and the position of garages may vary throughout the development. Properties may be built handed (mirror image).
Please enquire for further details.



GROUND FLOOR

Lounge

4.85m (max) x 3.80m 15'10" x 12'5"

Kitchen/Family

5.10m x 2.94m 16'8" x 9'7"

Dining Room

2.98m (max) x 2.99m (max) 9'9" x 9'9"



FIRST FLOOR

Bedroom 1

3.90m (max) x 3.80m (max) 12'9" x 12'5"

Bedroom 2

3.05m (max) x 3.06m (max) 10' x 10'

Bedroom 3

2.80m (max) x 3m (max) 9'2" x 9'10"

Bedroom 4

2.20m (max) x 3m (max) 7'2" x 9'10"

Bathroom

1.95m x 2.05m 6'4" x 6'8"

Bedroom 1 Ensuite

2m x 1.60m 6'7" x 5'3"

The floor plans depict typical layout of this house. For the exact plot specification, details of external and internal dimensions, please consult your Sales Representative.

All dimensions are + or - 50mm and floor plans are not shown to scale.



MASSEY
PLACE

Bracken Plots 2, 18, 19, 20, 32 & 33



Perfect for first time buyers or young couples, the Bracken is a charming two-bedroom home, with two private parking spaces. The Bracken's ground floor comprises an extensive hallway, cosy kitchen,

cloakroom and L-shaped lounge/diner with French doors leading out to the rear garden. On the first floor, two bright double bedrooms and a family bathroom make the Bracken the ideal starter home.

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GROUND FLOOR

Lounge/Dining

3.63m (max) x 4.15m (max) 11'10" x 13'7"

Kitchen

2.06m x 4.07m 6'9" x 13'4"



FIRST FLOOR

Bedroom 1

2.73m x 4.15m 8'11" x 13'7"

Bedroom 2

2.94m (max) x 4.15m (max) 9'7" x 13'7"

Bathroom

1.93m x 1.70m 6'3" x 5'6"

The floor plans depict typical layout of this house. For the exact plot specification, details of external and internal dimensions, please consult your Sales Representative.

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MASSEY
PLACE

Dawson Plots 21 & 22



The Dawson is a three-bedroom home ideal for couples or growing families. Entering the Dawson, the hallway leads to an inviting kitchen/diner, cloakroom and a superb lounge which extends the width of the house. With French doors opening out onto the rear garden, this makes the perfect

space for relaxing and entertaining. The Dawson's first floor features a master bedroom with en-suite shower room, double bedroom, family bathroom and single bedroom, which would also make an excellent home office or study.

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GROUND FLOOR

Lounge

3.46m x 4.70m

11'4" x 15'5"

Kitchen/Dining

5.22 x 2.57m

17'1" x 8'5"



FIRST FLOOR

Bedroom 1

3.24m (max) x 3.67m (max)

10'7" x 12"

Bedroom 2

3.48m x 2.60m

11'5" x 8'6"

Bedroom 3

2.41m x 2m

7'10" x 6'6"

Bathroom

1.90m x 1.40m

6'2" x 4'7"

The floor plans depict typical layout of this house. For the exact plot specification, details of external and internal dimensions, please consult your Sales Representative.

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MASSEY
PLACE

Dawson Plots 13, 14, 16, 25, 26 & 27



With an alternative elevation this style of Dawson is also a semi-detached, three-bedroom home ideal for couples or growing families. Entering the Dawson, the hallway leads to an inviting kitchen/diner, cloakroom and a superb lounge which extends the width of the house. With French doors opening out onto the rear garden, this makes the

perfect space for relaxing and entertaining. The Dawson's first floor features a master bedroom with en-suite shower room, double bedroom, family bathroom and single bedroom, which would also make an excellent home office or study.

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GROUND FLOOR

Lounge

3.46m x 4.70m

11'4" x 15'5"

Kitchen/Dining

5.22 x 2.57m

17'1" x 8'5"



FIRST FLOOR

Bedroom 1

3.24m (max) x 3.67m (max)

10'7" x 12"

Bedroom 2

3.48m x 2.60m

11'5" x 8'6"

Bedroom 3

2.41m x 2m

7'10" x 6'6"

Bathroom

1.90m x 1.40m

6'2" x 4'7"

The floor plans depict typical layout of this house. For the exact plot specification, details of external and internal dimensions, please consult your Sales Representative.

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MASSEY
PLACE

Guscott Plots 1, 3, 12, 17 & 23



The Guscott is a stylish, three-bedroom house with plenty of kerb appeal. Ideally suited for growing families or those who like to entertain, the Guscott's at Massey Place all occupy desirable corner plots with good sized gardens. On the ground floor, you'll find an impressive entrance way, cloakroom,

spacious kitchen/diner with plenty of natural light and a large lounge which extends the full depth of the property. Upstairs, the Guscott has a fantastic master bedroom with generous en-suite shower room, two guest bedrooms and a family bathroom.

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GROUND FLOOR

Lounge

3.25m x 4.92m 10'7" x 16'1"

Kitchen/Dining

3.25m x 4.92m 10'7" x 16'1"



FIRST FLOOR

Bedroom 1

3.30m x 3.63m (max) 10'9" x 11'10"

Bedroom 2

3.31m x 2.63m 10'10" x 8'7"

Bedroom 3

3.30m x 2.20m 10'9" x 7'2"

Bathroom

2m (max) x 2.51m (max) 6'6" x 8'2"

Bedroom 1 Ensuite

3.30m x 1.2m 10'9" x 3'11"

The floor plans depict typical layout of this house. For the exact plot specification, details of external and internal dimensions, please consult your Sales Representative.

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MASSEY
PLACE

Hazell Plot 30



The only one of its kind at Massey Place, the Hazell is a two-bedroom home with plenty of personality. Semi-detached and with two private parking spaces, the Hazell's imaginative design details make it the perfect first home. The ground floor includes a large, welcoming hallway which leads

to an open plan, homely kitchen. On the opposite side of the house, an inviting lounge with bay window and French doors to the rear garden offers a relaxing retreat. On the first floor, you'll find two double bedrooms and an elegant family bathroom.

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GROUND FLOOR

Lounge/Dining

3.35m x 4.15m

10'11" x 13'7"

Kitchen

2.71m x 2.15m

8'10" x 7'



FIRST FLOOR

Bedroom 1

2.81m (max) x 4.15m (max)

9'2" x 13'7"

Bedroom 2

2.40m (max) x 4.15m (max)

7'10" x 13'7"

Bathroom

1.91m x 1.90m

6'3" x 6'2"

The floor plans depict typical layout of this house. For the exact plot specification, details of external and internal dimensions, please consult your Sales Representative.

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MASSEY
PLACE

Healey Plots 6 & 7



An attractive, three-bedroom home, the Healey has a characterful design and feature detailing, including rendering to the exterior. A subtle, L-shaped entranceway reveals an extended hallway, cloakroom, open plan kitchen/diner and impressive lounge. Extending the full width of the

house, this also offers access to the rear garden through French doors. Upstairs, the Healey has a large master bedroom with en-suite shower room, stylish family bathroom and two guest bedrooms, one of which would make an ideal home office.

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GROUND FLOOR

Lounge

3.48m x 4.70m

11'5" x 15'5"

Kitchen/Dining

5.20m x 2.61m

17' x 8'6"



FIRST FLOOR

Bedroom 1

2.86m (max) x 4.70m (max)

9'4" x 15'5"

Bedroom 2

3.85m x 2.60m

12'7" x 8'6"

Bedroom 3

2.72m x 2m

8'11" x 6'6"

Bathroom

1.87m x 2.60m

6'1" x 8'6"

Bedroom 1 Ensuite

1.24m x 2.23m

4' x 7'3"

The floor plans depict typical layout of this house. For the exact plot specification, details of external and internal dimensions, please consult your Sales Representative.

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MASSEY
PLACE

Lewis Plot 31



Perfect for first time buyers, the Lewis is unique at Massey Place, being the only design of its kind. A two-bedroom, semi-detached home with lots to offer, the Lewis has two private parking spaces and a good size garden. The Lewis' ground floor

accommodation includes a cloakroom, bright kitchen and large lounge, ideal for relaxing, entertaining or home working. A smart family bathroom, including Roca sanitaryware, and two double bedrooms complete the Lewis' first floor.



GROUND FLOOR

Lounge

3.50m (max) x 4.15m (max) 11'5" x 13'7"

Kitchen/Dining

3.70m x 2.06m 12'1" x 6'9"



FIRST FLOOR

Bedroom 1

2.65m (max) x 4.15m (max) 8'8" x 13'7"

Bedroom 2

2.56m (max) x 4.15m (max) 8'4" x 13'7"

Bathroom

1.90m x 1.90m 6'2" x 6'2"

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MASSEY
PLACE

Ravenscroft Plots 15 & 24



The Ravenscroft is a distinctive four-bedroom family home with plenty of kerb appeal. The ground floor is truly spectacular; entering the substantial hallway and turning left, you'll find the lounge which has three large windows offering ample natural light. Across the hallway is the heart of the Ravenscroft, its magnificent kitchen/dining/family room.

Extending the full depth of the house, this inviting space also features a breakfast bar, French doors to rear garden and a connecting utility room. The first floor is similarly striking. A galleried landing leads to three guest bedrooms, elegant family bathroom and the superb master suite with fitted wardrobes and en-suite shower room.

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GROUND FLOOR

Lounge

3.35m x 5.80m

10'11" x 19'

Kitchen/Dining

3.35m x 5.80m

10'11" x 19'

Utility

1.47m x 1.80m

4'9" x 5'10"



FIRST FLOOR

Bedroom 1

3.40m (max) x 3.77m (max)

11'1" x 12'4"

Bedroom 2

3.40m x 2.76m

11'1" x 9'

Bedroom 3

3.03m (max) x 2.95m (max)

9'11" x 9'8"

Bedroom 4

3.40m x 1.93m

11'1" x 6'3"

Bathroom

1.90m x 1.90m

6'2" x 6'2"

Bedroom 1 Ensuite

1.40m x 1.90m

4'7" x 6'2"

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MASSEY PLACE

Specification

Kitchen

Individually designed kitchens for Owl Homes.
Samsung integrated appliances to include induction hob, single oven and chimney hood.
Samsung Integrated dishwasher and fridge freezer.
Integrated washing machine to selected plots.

Bathroom, En-Suite & Cloakroom

White contemporary sanitaryware by Roca with polished chrome brassware by Bristan.
Ensuite to master bedroom.
Full height ceramic wall tiling to shower areas, half height to sanitary appliances and bath.
Shaver socket to family bathroom.

Bedroom

Fitted wardrobes to the master bedroom on selected plots.
Slimline TV point to the master bedroom only.

Electrical & Lighting

LED downlighters to kitchen, family bathroom and ensuites.
Electrical socket with integrated USB to lounge, master bedroom, open plan living area and kitchen.

Security & Peace of Mind

10 year NHBC warranty.
Smoke and heat detectors to be fitted.
Carbon Monoxide alarm.

External Detail

Turfed garden areas with paved patios and pathways.
External Tap.
PV Panels to selected plots.
External lights to the front and rear.

Additional Information

For those customers who purchase early on in the construction process, there is also the opportunity to personalise your Owl Home with a choice of finishes and upgrades - all of which will help make your home ready for your desired taste, from the day you move in.





Aspiring to be different

www.owlhomes.co.uk