

**fairgrove**

**FAIRGROVE HOMES**  
HOMES INSPIRED BY YOU



# Our INNOVATION PARTNER

We've improved the fabric of our homes with a range of innovative features, thanks to a new partnership with one of the UK's leading manufacturers of building materials, British Gypsum.

Magnetic Walls\*, Super Strength plasterboard and Silent Floor technology will transform the day-to-day living for our homebuyers. We know families want more from their living space and by including these types of unique products from British Gypsum, we can build truly creative spaces for homeowners to live, work and play.



## Award-winning HOMES

Fairgrove Homes is a family-run, award-winning housebuilder. We build distinctive homes across Derbyshire, Nottinghamshire, Leicestershire, East Staffordshire and South Yorkshire. For over 20 years, we've been using only the best quality materials and employing local tradesmen who are highly skilled in traditional masonry building methods.

Our homes are built to last. We work with talented local suppliers to give our homebuyers luxury homes at affordable prices and each property is meticulously designed to maximise space and ensure energy efficiency. Every home features a beautiful hand-crafted kitchen made in Derbyshire by local cabinet makers, Moorgrove Interiors. Solid kitchen units, a NEFF oven and hob, attractive worktops, LED down lights and a heat rise alarm come as standard. Exceptional quality is also incorporated into our bathroom designs, with stylish tiles from East Midlands Ceramics and upgrades available to include Sottini bathroom suites.

A Fairgrove home is designed to grow with you. We anticipate how our homebuyers are likely to live in their homes, creating room plans which take into account where furniture will be placed and adding extra lintels in walls where we think families may consider making alterations at a later date.

**When you buy off-plan, you'll have the ultimate flexibility to customise your home to suit the way you want to live, creating bespoke internal layouts and specifying all the finishes. Talk to us to find out more.**



**When you experience the innovative building materials we've used to improve the way you live your life at home, you won't want any other home.**

✓ **A MAGNETIC WALL\*** brings your room to life by adding an inspiring interactive design feature, ideal for home offices, kitchens and children's rooms. Created using ThistlePro Magnetic plaster which attracts magnets, you can express yourself time and time again by transforming the look of a room simply, easily and without damaging your wall. Immediately begin to personalise the space as soon as you move in, hanging pictures, children's artwork or other decorative features easily with magnets or magnetic strips. Plus it works through standard emulsion, wallpaper and specialist finishes, so you can blend it with your design or make a really creative space with blackboard or whiteboard paint.

✓ **SUPER STRENGTH PLASTERBOARD** is five times stronger than standard plasterboard and is reassuringly solid compared with standard walls. As you walk around our homes you can feel the difference - they feel built to last. This new plasterboard gives you the freedom to place on your walls what you want, where you want with ease, allowing you to hang 15kg from one no. 10 woodscrew. All you need to fix heavy or difficult items, such as shelves or TVs, into place on the walls is a screwdriver - no wall plugs or drill required. The extra-durable plasterboard also makes the walls more resistant to damage, making DIY easy and helping the walls look smarter for longer.

✓ **SILENT FLOOR** is perfect for busy families who like to enjoy different activities at different times within the home. Whether it's children playing a noisy game upstairs while parents relax downstairs, or perhaps someone in the house needs to sleep whilst everyone else is awake, with upto 15dB beyond Building Regulations acoustic performance standard, Silent Floor is the perfect solution to eliminate noise between upstairs and downstairs.

\*ThistlePro Magnetic plaster is available as an upgrade. Talk to our sales team for more information.

# MAGNETIC wall



*Pictures, posters, letters, numbers, poems and games can all go up on the wall one day, then cleaned up the next*



*Spread ideas out across the wall then when you're done take it all down without leaving a trace*

*The bedroom wall can become a giant space for children to unleash their imaginations without permanently marking the walls*

*Be free to hang the heaviest blackout curtains, the most ornate mirrors and the widest TVs, with no specialist fixings needed*



# SUPER STRENGTH plasterboard



*Decorate creatively and on-trend without worrying about practicality*



*Hang heavy shelves or mirrors without touching a drill or wall plug*

Loud hobbies  
needn't be a  
problem

Turn up the TV, there's  
no need to tiptoe around



# SOUNDPROOFING

A busy home doesn't have  
to mean a noisy space



Soundproofing  
is perfect if  
you work from  
home with the  
family around



# The FAIRGROVE DIFFERENCE



You can buy a house with confidence from Fairgrove Homes thanks to our reputation for quality and our commitment to the highest levels of customer service. We work closely with the Home Building Federation, the Home Building Skills Partnership and the Construction Industry Training Board and we look after our homebuyers each step of the way, with a dedicated Customer Relationship Manager and Customer Care Coordinator.

Our homes come with a two year New Build Warranty and a ten year NHBC or Premier Structural Guarantee. Our wide range of features will help you start enjoying life in your new home as soon as you move in:

#### STANDARD

- ✓ Gyproc Habito® Super Strength plasterboard
- ✓ Silent Floor
- ✓ Low-maintenance front doors with multi-point Yale lock
- ✓ Secure windows with Yale guarantee
- ✓ Hand-crafted kitchens with NEFF oven and hob
- ✓ Tiles from East Midlands Ceramics
- ✓ Block paved driveways with parking for two cars
- ✓ Turfed lawns and slabbed patio
- ✓ Dusk to dawn low energy external lighting
- ✓ Outside tap and external power socket
- ✓ Fences built to a height of 1.8metres
- ✓ All internal doors are solid core doors
- ✓ Choice of contemporary or traditional joinery packages
- ✓ Multiple power sockets with USB, plus TV & BT points
- ✓ SMART Cabling Plugs in lounge
- ✓ House alarm can be upgraded to include monitoring
- ✓ Smoke alarms fitted to hall and landings
- ✓ Heat rise alarm in the kitchen

#### OPTIONAL UPGRADES

- ✓ Magnetic Walls
- ✓ Fitted wardrobes
- ✓ Sottini bathroom suites
- ✓ Cat5 cabling (depending on specification level)
- ✓ Garage Doors electrical operation

#### COMING SOON

- ✓ Electric car charging points



You could move into a Fairgrove Home with just a **5% deposit** - talk to us for more information about the Government-backed equity scheme, 'Help to Buy'.



CALL **0115 944 6700** OR EMAIL **INFO@FAIRGROVE.CO.UK**  
FOR MORE INFORMATION

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