

Find out more about Welbeck Gardens
at forgenewhomes.co.uk/welbeck-gardens.
Or contact our sales partner Wilson Estate Agents
direct on 01246 822138.



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Company number OC428954



Welbeck Gardens Bolsover

Homes guide

Version 1.0 | March 2025

Welcome to Welbeck Gardens – an exclusive development of just 58 homes, perfect for today's growing families.

Welbeck Gardens sits on the edge of the vibrant market town of Bolsover, nestled in the Derbyshire countryside. While the amenities of Bolsover are nearby, the location is peaceful, bordered on two sides by the rural landscape.

All homes for sale at Welbeck Gardens are detached, with a driveway. Most home types have four bedrooms, with the Nuthatch offering a three-bed option.

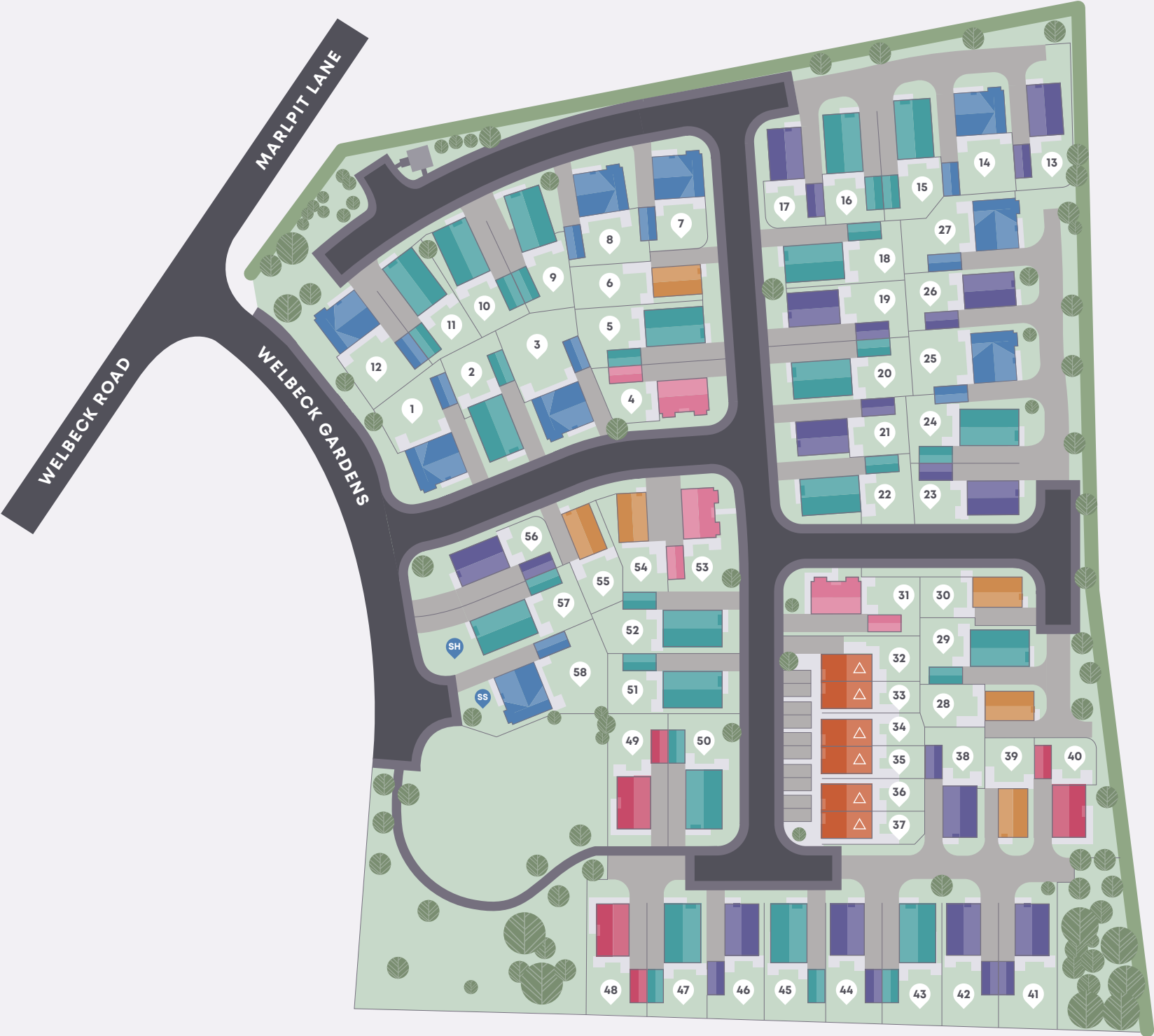
Whichever home you choose, you'll find the highest standards of design and construction, as well as superb fixtures including a fully integrated Howdens kitchen with Bosch appliances. Bathrooms feature white Vitra sanitaryware, Hansgrohe showers and Porcelanosa tiling.



All 52 homes available at Welbeck Gardens are detached, with a driveway. Where shown on the map, a separate garage is also included. Your home comes with a fully turfed garden.

Homes are set away from the main road in a series of quiet cul-de-sacs, giving a sense of space and tranquillity.

-  **Nightingale** 4-bed detached
-  **Woodlark** 4-bed detached
-  **Skylark** 4-bed detached
-  **Skylark with bays** 4-bed detached
-  **Fieldfare** 4-bed detached
-  **Nuthatch** 3-bed detached
-  Affordable rent
-  **Sales suite**
-  **Show home**



The homes at Welbeck Gardens



Skylark
4-bed detached
Brick
Page 18



Skylark with bays
4-bed detached
Stone
Page 22



Nuthatch
3-bed detached
Brick
Page 8



Woodlark
4-bed detached
Brick
Page 26



Woodlark
4-bed detached
Stone



Fieldfare
4-bed detached
Brick
Page 12



Fieldfare
4-bed detached
Stone



Nightingale
4-bed detached
Brick
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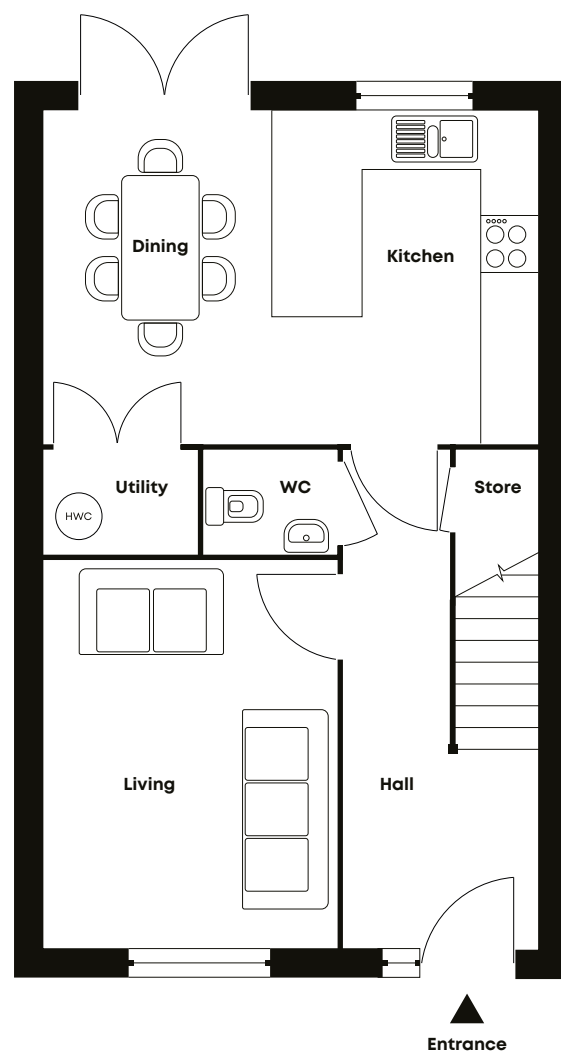
Nightingale
4-bed detached
Stone



Nuthatch

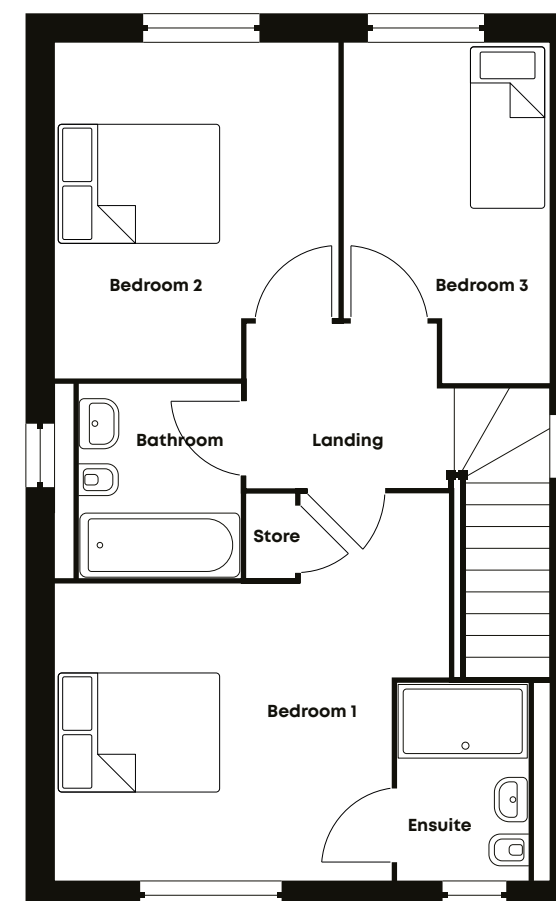
Three bedrooms
Detached

The kitchen-dining layout is designed for the flow of family life, while the separate living room provides a welcome retreat.



Nuthatch – ground floor

Kitchen/Dining	5.20m x 3.47m
Living	3.13m x 4.01m



Nuthatch – first floor

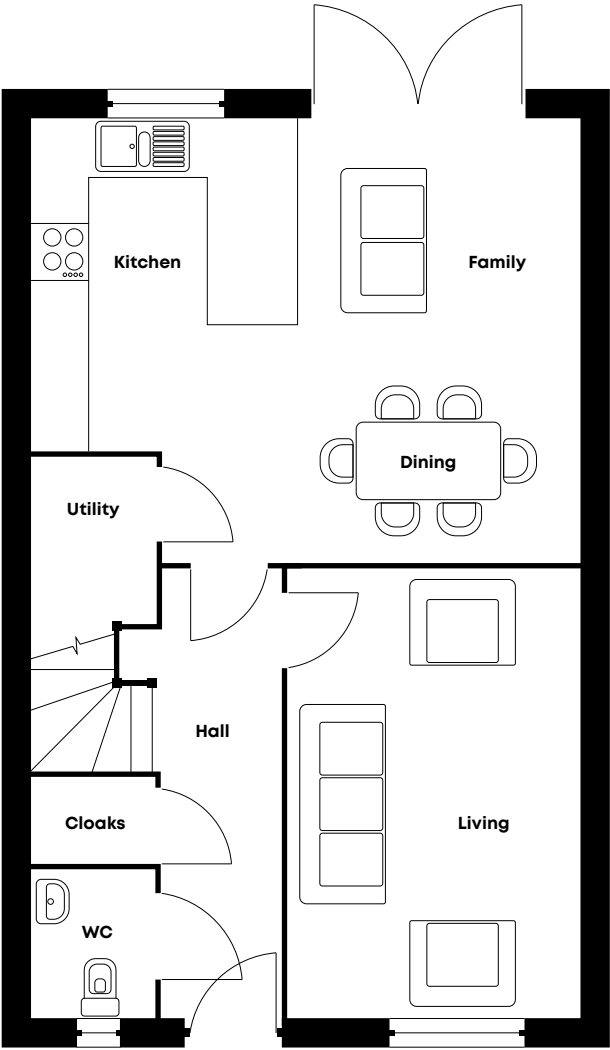
Bedroom 1	4.13m x 4.05m
Bedroom 2	2.95m x 3.47m
Bedroom 3	2.16m x 3.48m
Bathroom	1.92m x 2.01m
Ensuite	1.63m x 2.07m



Fieldfare

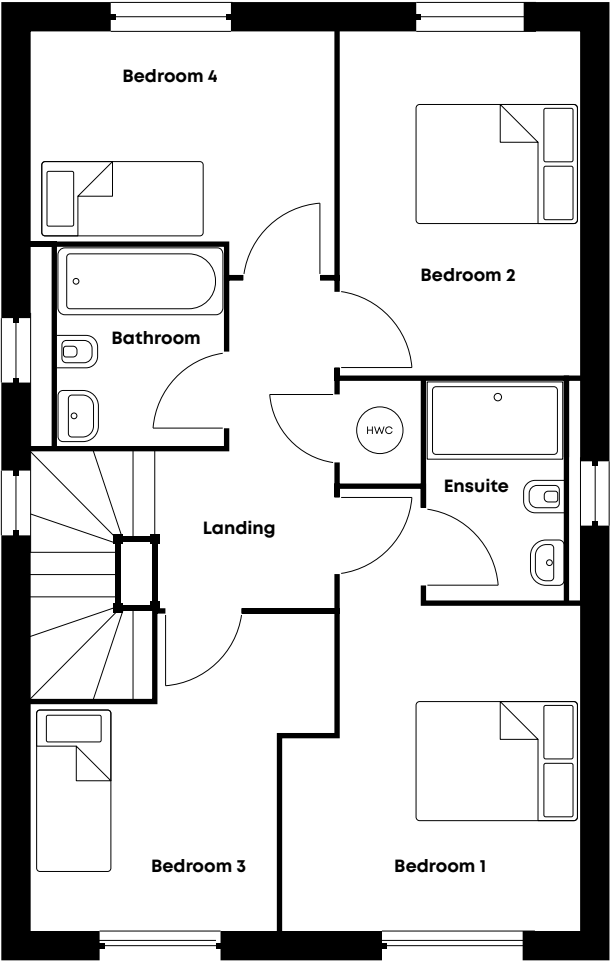
Four bedrooms
Detached

The generous kitchen-diner and family space lies at the heart of life at home, with French doors to the garden for those long summer days.



Fieldfare – ground floor

Kitchen/Dining/Family	5.76m x 4.52m
Living	3.10m x 4.59m
Utility	1.25m x 1.57m



Fieldfare – first floor

Bedroom 1	3.20m x 4.42m
Bedroom 2	2.60m x 3.49m
Bedroom 3	3.08m x 3.27m
Bedroom 4	3.08m x 2.45m
Bathroom	1.92m x 1.99m
Ensuite	1.62m x 2.23m

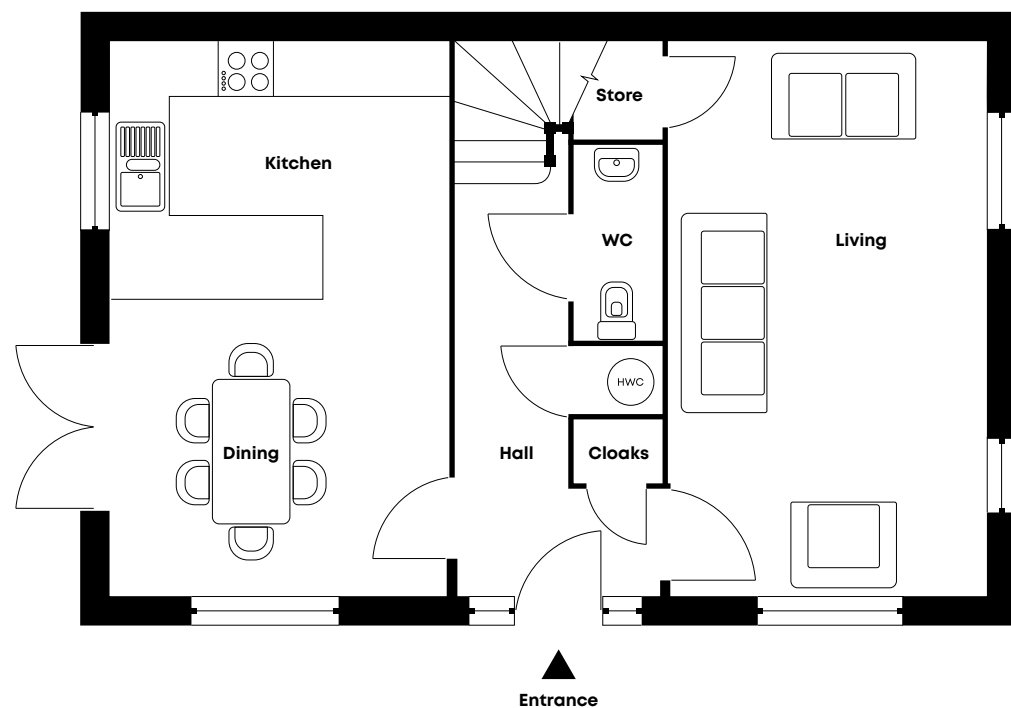




Skylark

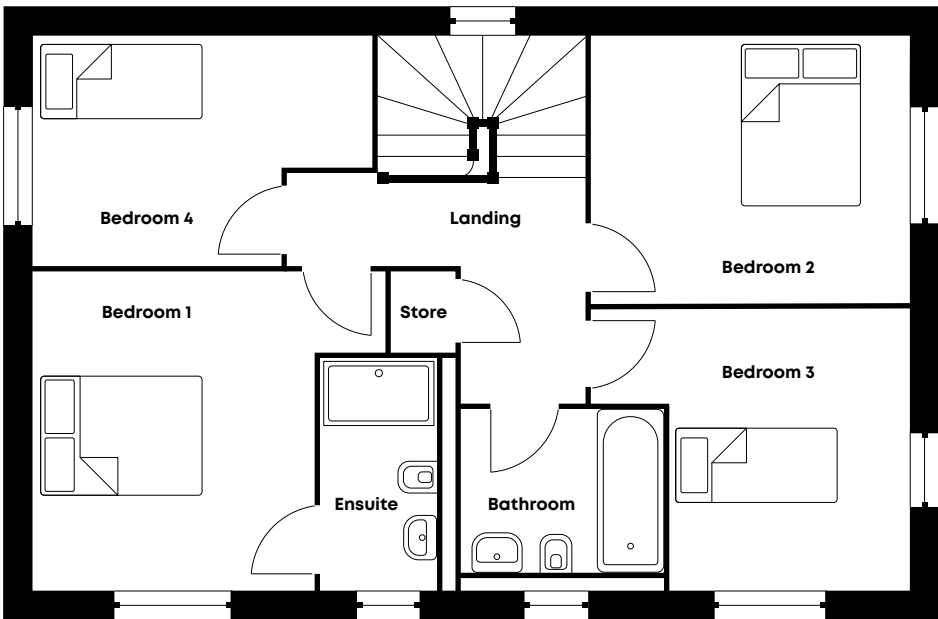
Four bedrooms
Detached

An imposing double-fronted home which offers a large kitchen-diner and generous separate living room.



Skylark – ground floor

Kitchen/Dining	3.59m x 5.88m
Living	3.37m x 5.88m



Skylark – first floor

Bedroom 1	3.73m x 3.40m
Bedroom 2	3.38m x 2.80m
Bedroom 3	3.38m x 2.99m
Bedroom 4	3.63m x 2.39m
Bathroom	2.10m x 1.93m
Ensuite	1.40m x 2.50m

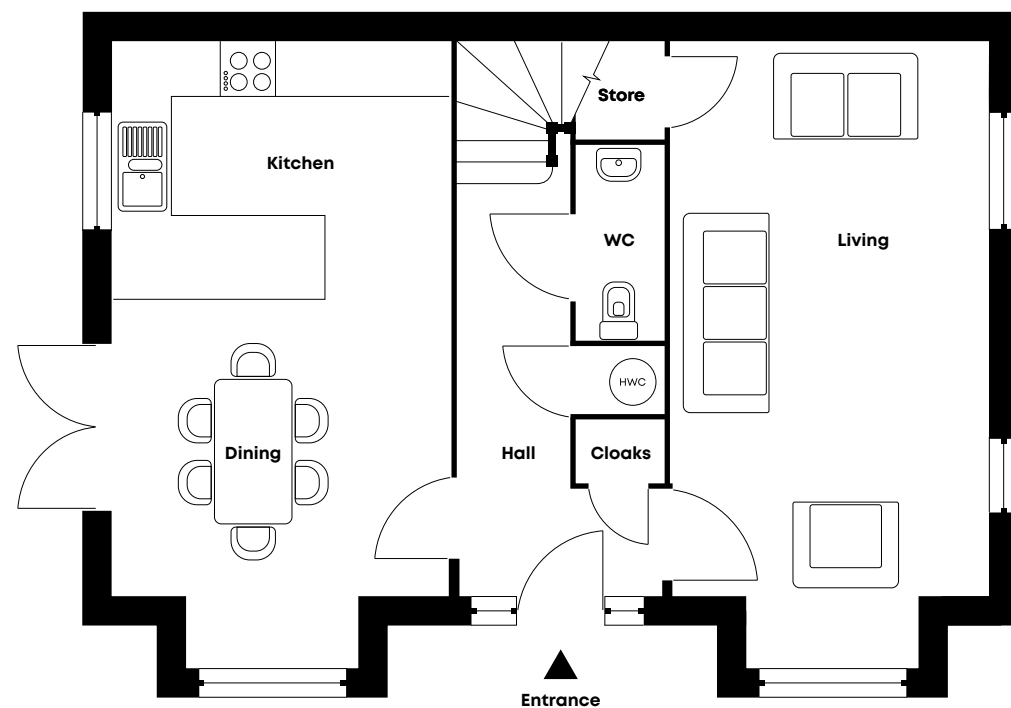


Skylark with bays

Four bedrooms
Detached

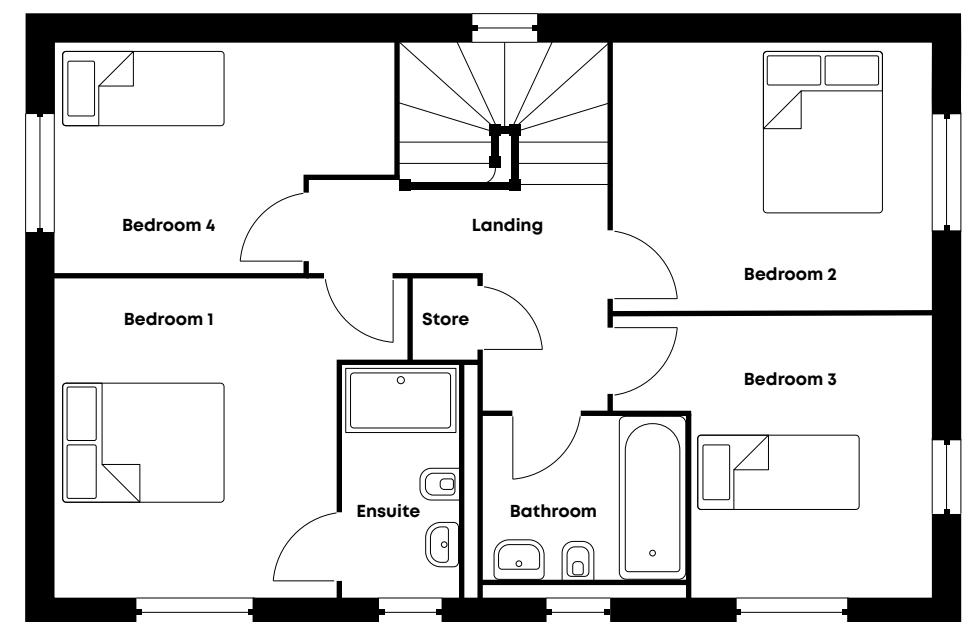
The magnificent Skylark is available on a limited basis with the impressive addition of double bay windows.





Skylark with bays – ground floor

Kitchen/Dining	3.59m x 6.66m
Living	3.37m x 6.66m



Skylark with bays – first floor

Bedroom 1	3.73m x 3.40m
Bedroom 2	3.38m x 2.80m
Bedroom 3	3.38m x 2.99m
Bedroom 4	3.63m x 2.39m
Bathroom	2.10m x 1.93m
Ensuite	1.40m x 2.50m



Woodlark

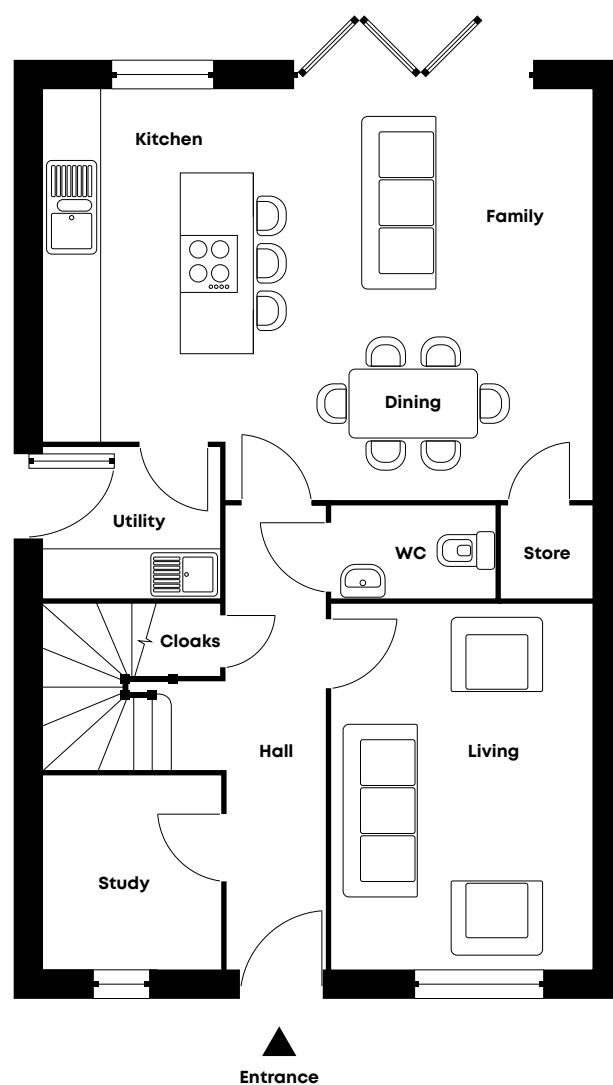
Four bedrooms
Detached

As well as a generous kitchen-diner and family space, the ground floor features a separate living room, study, utility and handy WC.



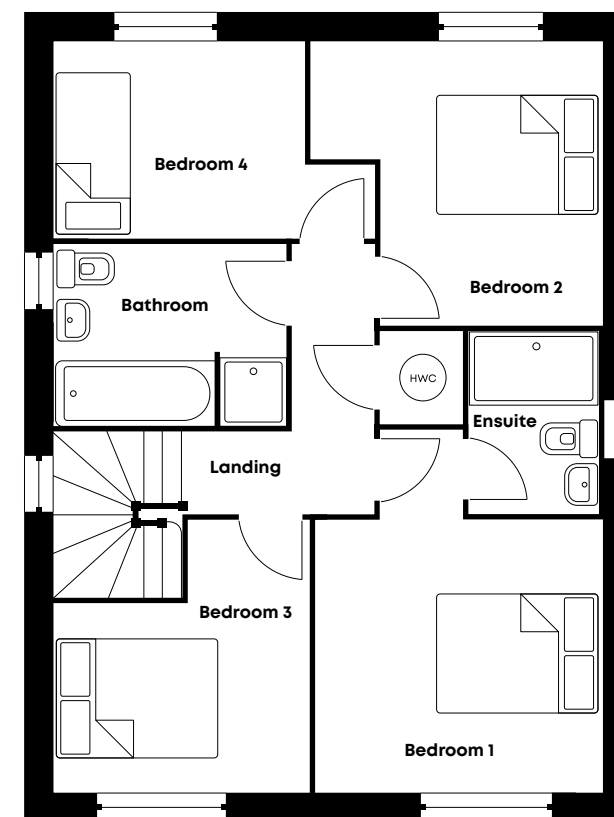






Woodlark – ground floor

Kitchen/Family/Dining	6.66m x 4.98m
Living	3.23m x 4.41m
Utility	2.06m x 1.79m
Study	2.06m x 2.28m



Woodlark – first floor

Bedroom 1	3.48m x 4.51m
Bedroom 2	3.53m x 3.41m
Bedroom 3	3.10m x 3.24m
Bedroom 4	3.88m x 2.36m
Bathroom	2.82m x 2.03m
Ensuite	1.40m x 2.17m



Nightingale

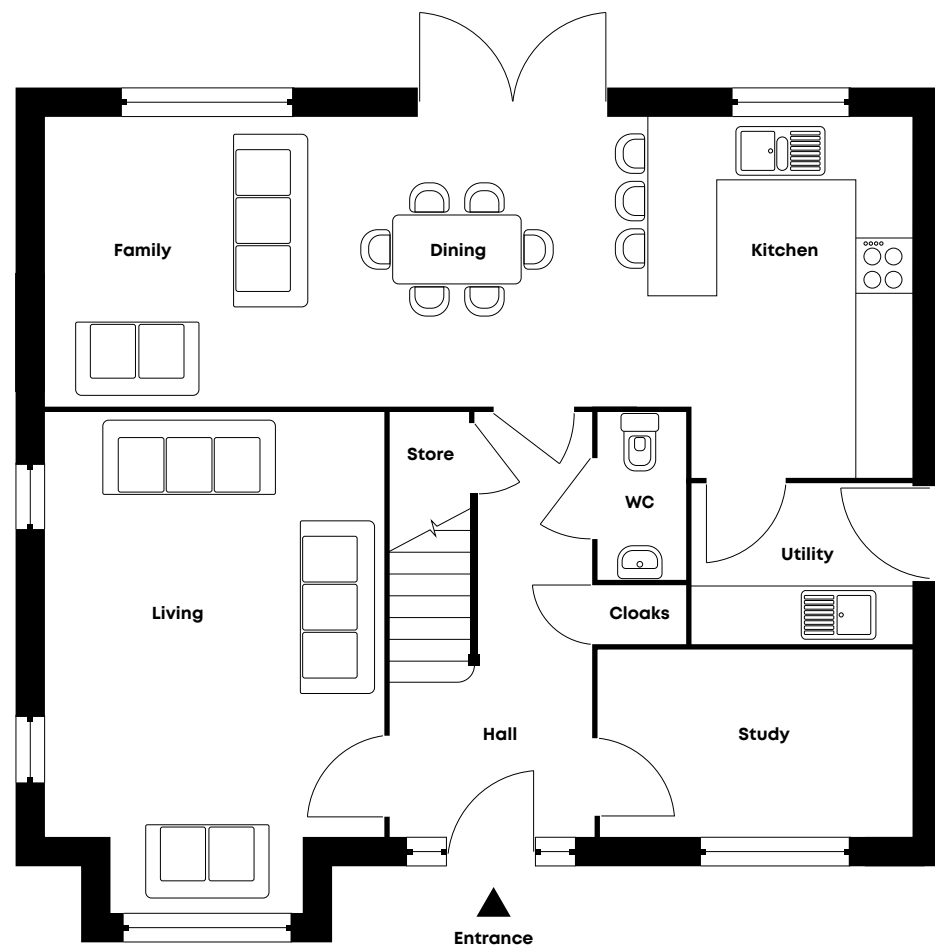
Four bedrooms
Detached

This wonderful double-fronted bay-windowed home has the space and features to help your family flourish and thrive.



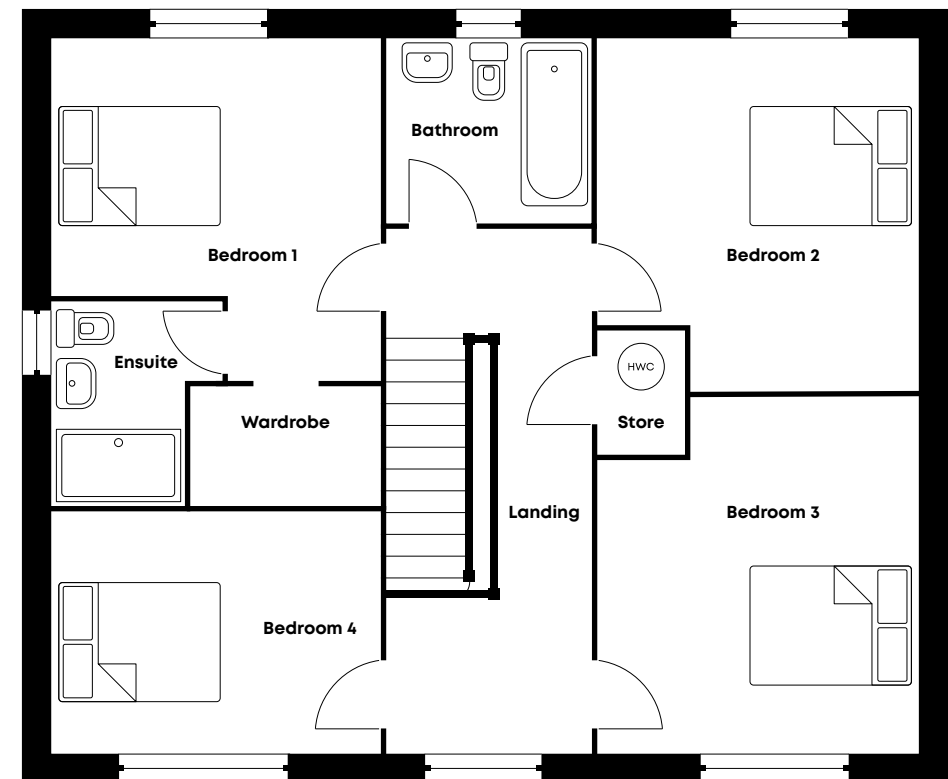






Nightingale – ground floor

Kitchen/Family/Dining	9.14m x 3.75m
Living	3.52m x 5.22m
Utility	2.37m x 1.67m
Study	3.29m x 1.92m



Nightingale – first floor

Bedroom 1	3.52m x 3.66m
Bedroom 1 wardrobe	2.00m x 1.21m
Bedroom 2	3.29m x 3.79m
Bedroom 3	3.29m x 3.72m
Bedroom 4	3.52m x 2.52m
Bathroom	2.15m x 1.93m
Ensuite	1.83m x 2.16m



The design of our homes at Welbeck Gardens is efficient, sustainable, and future-proof. Timber frame construction is complemented by high levels of insulation.

NIBE air source heat pumps, radiators and hot water cylinders are fitted as standard, providing your hot water and heating. Your well-insulated timber-frame home, combined with efficient heating and hot water, should serve you and your family well for many years.

Your Forge home is all-electric and zero gas, meaning it has the potential to be powered by 100% renewable energy. A high level of airtightness adds to thermal efficiency, aided by continuous background ventilation.

Each home has an EV charging point.

Compared to homes built before
June 2022 building regulations
Forge homes are:

31%

more energy-efficient

“Here at Forge, we’re focused on building new homes that don’t just look wonderful inside and out, but enable you to make the most of modern life. That’s why, when it comes to quality of materials and build, and the partners and suppliers we work with, we’re adamant that only the best will do.”

Andy Beattie
Forge New Homes



ROMAN
Shower screens

silestone
Worktops

HOWDENS
Kitchens

QUINTESSENZA
— CERAMICHE —
Splashback tiles

Karndean
Design flooring
Flooring

PORCELANOSA
Tiles

VitrA
Sanitaryware

hansgrohe
Taps and showers

BOSCH
Appliances

Every Forge home – built on a foundation of contemporary design and high quality – has the following essential features:

EPC rating: B

Fully integrated kitchen

- A choice of Howdens units with square-edged laminate worktops and LED under-cabinet lighting
- Integrated Bosch oven with induction hob and integrated cooker hood
- Integrated Bosch fridge freezer
- Integrated Bosch dishwasher
- Lamona composite sink with Hansgrohe single-lever chrome mixer tap

Family bathroom

- White ceramic Vitra sanitaryware
- Hansgrohe single-lever chrome mixer tap
- Hansgrohe shower over bath
- Full-height Porcelanosa bath tiles, half-height Porcelanosa tiles behind sanitaryware
- Heated towel rail

Master bedroom ensuite

- White ceramic Vitra sanitaryware
- Hansgrohe single-lever chrome mixer tap
- Hansgrohe shower
- Full-height Porcelanosa shower tiles, half-height Porcelanosa tiles behind sanitaryware
- Heated towel rail

Lighting

- Low-energy lighting throughout home
- White LED downlights in kitchen/dining room, living room and bathrooms

Heating and hot water

- NIBE air source heat pump (ASHP) and hot water cylinder providing hot water and heating
- Continuous background ventilation
- Dedicated space for washing machine with plumbing

In-home features

- White painted walls, ceilings and woodwork
- Shaker-style doors with satin chrome handles
- Fibre broadband connection
- TV/satellite point
- Smoke and heat detectors
- Quality electrical sockets

Windows and external doors

- UPVC triple-glazed windows and bifold doors (Woodlark only)
- Composite front door

Parking/garage

- Two parking spaces
- EV charging point
- Single garage (except Nuthatch) with lighting

External features

- Turfed garden with timber fencing
- Outside tap
- Electrical socket
- Light at front and rear doors

Upgrades and optional extras

- Kitchen units and worktops
- Tiling to kitchen and bathrooms
- Flooring
- Matt-black door handles, taps and bathroom accessories
- Built-in wardrobes
- Additional appliances

Optional extras and upgrades depend on house type and early reservation.

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