



Welcome to Bestwood



There's so much to love at Kings Park, where our latest collection of contemporary homes sit in the historic heart of beautiful Bestwood.

Discover a whole new place to live, where everything's right on your doorstep, including a really warm welcome. We're creating Kings Park in Bestwood, a development of architect-designed, modern family homes in a setting that's got something for everyone.

The village might be just five miles from the lively shops and bars of Nottingham city centre, but it's home to its very own country park, filled with lakes and leafy woodland pathways just perfect for weekend walks.

Take your bike, walk the dog or pack a picnic – it's a great spot for explorers big and small. In fact, the park used to be part of medieval Sherwood Forest, a favourite hunting ground of Kings and Queens, and the reason for its rather royal name.

Walk into the village centre and you'll find great schools, a friendly community centre, a handy post office and all the local shops you'll need to pick up the essentials. The village even has its own golf, cricket, football and hockey clubs too. Cosy pubs are located nearby in Papplewick and Hucknall, ready for you to enjoy a drink and a delicious meal.

If you're heading into Nottingham, you're just a short walk from bus and tram stops, and for adventures further afield, you can be on the M1 in just 20 minutes.

You'll find Kings Park on Bestwood Road. With show homes open from summer 2018, we'd love to show you round.



Designed to be different

Explore a mix of 2, 3 and 4 bedroom family homes.
Light, bright and modern, they'll make you feel right at home.



There's something a little different about a Peter James home. Our designs break with tradition to bring you a home that's more up your street – fresh, contemporary and full of great design details. Whichever one you fall for, you'll find it's a comfortable, modern living space you can enjoy for years to come, with easily adaptable, generous rooms perfect for whatever life brings.

At Kings Park, our outstanding architects have designed 2, 3 and 4 bedroom homes for individuals, couples and growing

families. With our roots firmly in the region, we make sure each one sits beautifully in its surroundings, while giving you a home with a distinctive, designer twist.

As the development springs to life, they'll be built to last by skilled local tradesmen. We're so confident in the quality of their work that we include a complimentary 10-year structural warranty on every home. Perfect for a little extra peace of mind.

We believe buying your home should be a smooth, stress-free process, so once you decide you'd like to join the Kings Park community, we'll be with you all the way. From choosing your home and personalising it, to moving day and beyond, we're here to make this your best move ever.



The George

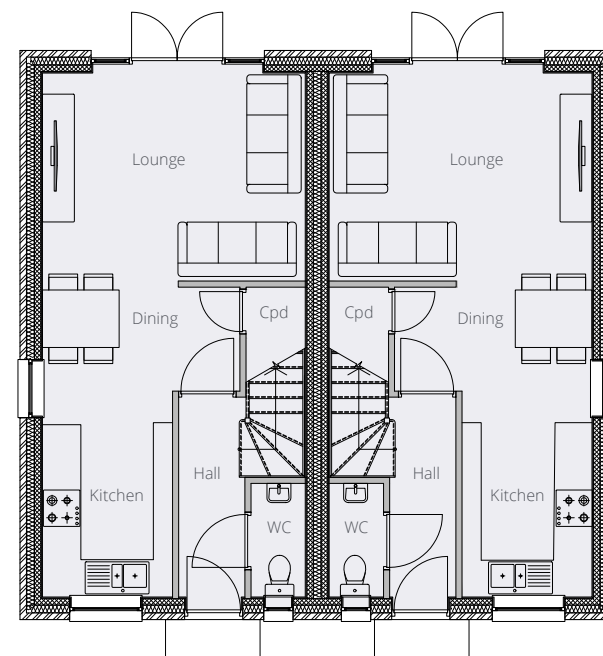
2 Bedrooms | 2 allocated parking spaces situated in front of the property

Ground Floor		First Floor	
Kitchen/Dining/Lounge	8.2m* x 4.11m* 26'11" x 13'6"	Bedroom 1	3.1m* x 4.11m* 10'2" x 13'6"
		Bedroom 2	4.11m* x 2.75m* 13'6" x 9'0"

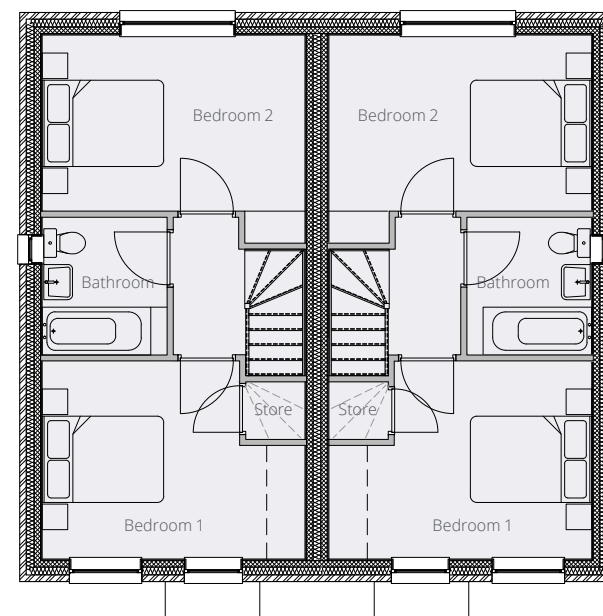
*Maximum dimensions



Ground Floor



First Floor





The Elizabeth

3 Bedrooms | 2 allocated parking spaces situated to the side of the property

Ground Floor

Kitchen/Dining 5.28m x 2.58m | 17'4" x 8'x6"

Lounge 3.73m* x 4.66m* | 12'3"* x 15'3"*

*Maximum dimensions

First Floor

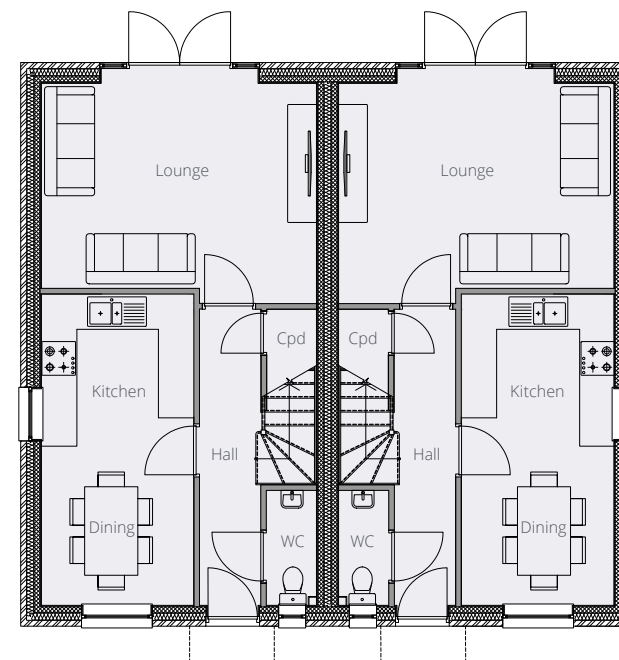
Bedroom 1 (plus en suite) 3.52m x 2.62m | 11'7" x 8'7"

Bedroom 2 3.93m x 2.62m | 12'11" x 8'7"

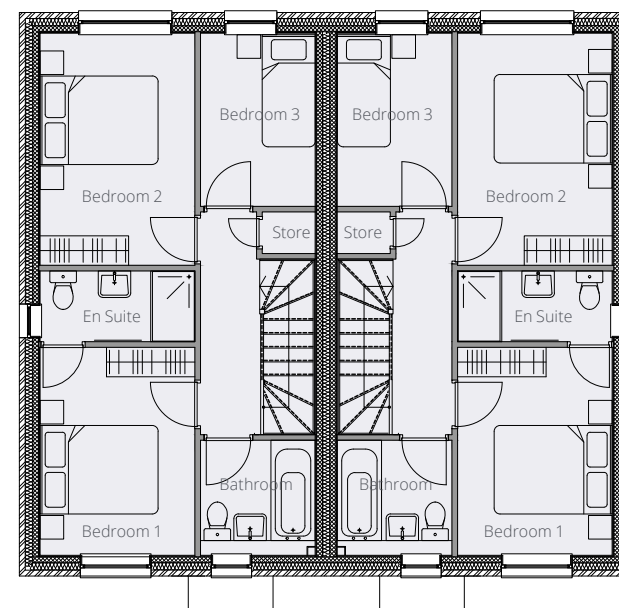
Bedroom 3 1.94m x 2.93m | 6'4" x 9'7"



Ground Floor



First Floor





The Charles

3 Bedrooms | 2 allocated parking spaces situated in front of the property

Ground Floor

Kitchen/Dining 4.96m* x 3.19m* | 16'3" x 10'6"

Lounge 3.83m* x 5.07m* | 12'7" x 16'8"

*Maximum dimensions

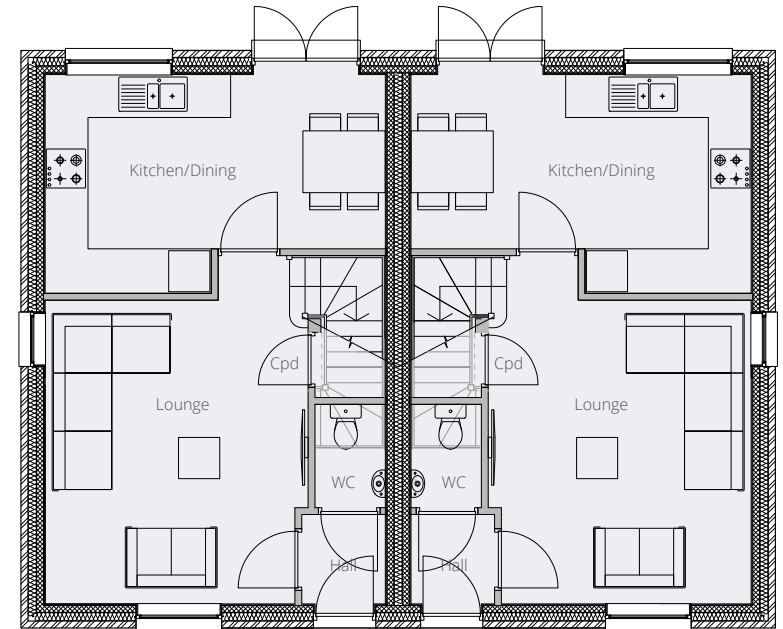
First Floor

Bedroom 1 (plus en suite) 3.86m* x 3.32m* | 12'8" x 10'11"

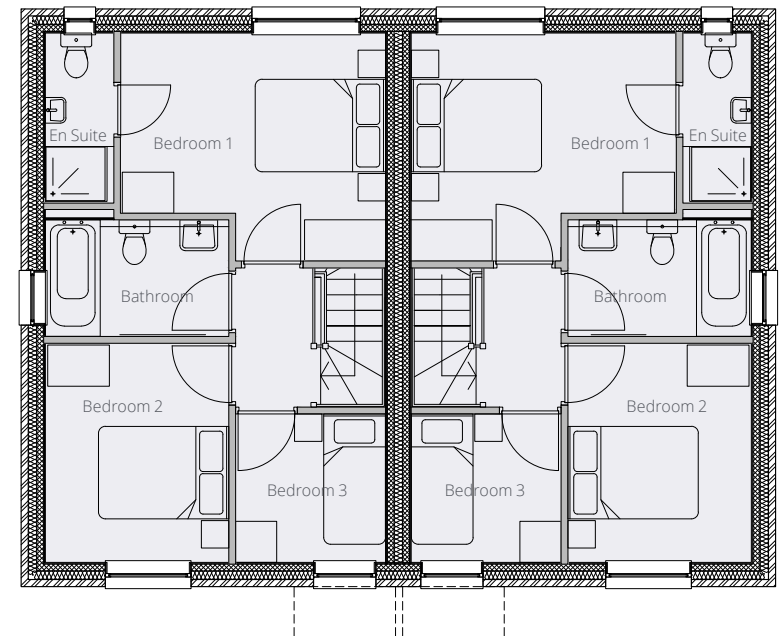
Bedroom 2 3.19m x 2.67m | 10'6" x 8'9"

Bedroom 3 2.18m x 2.16m | 7'2" x 7'1"

Ground Floor



First Floor





The Edward

3 Bedrooms | 2 allocated parking spaces situated to the side of the property

Ground Floor

Kitchen/Dining	4.51m x 3.19m* 14'10" x 10'6"
Lounge	5.07m* x 3.38m* 16'8" x 11'1"

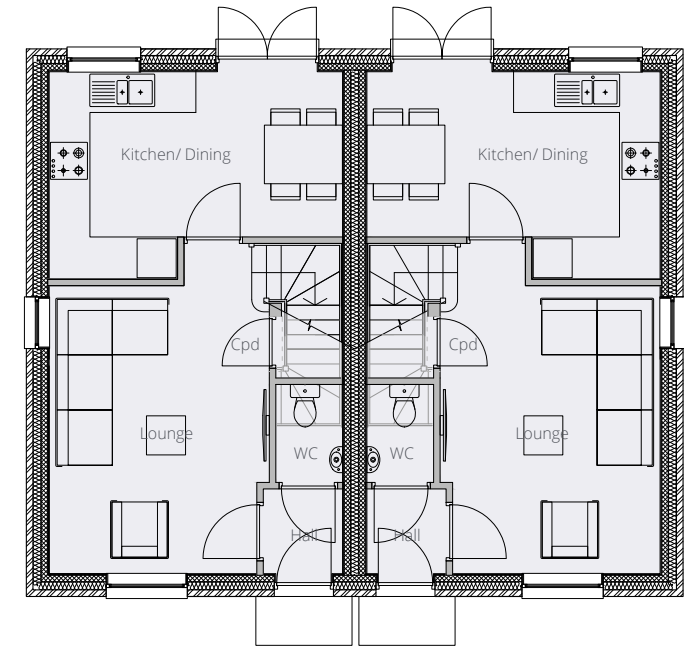
*Maximum dimensions

First Floor

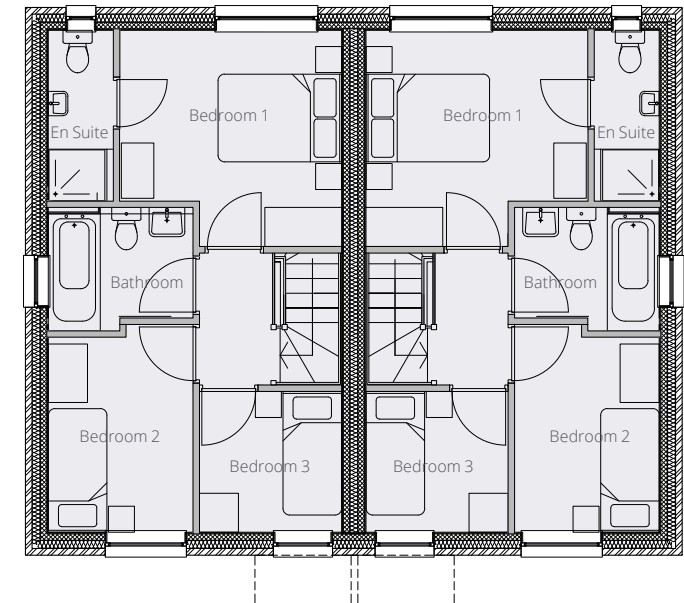
Bedroom 1 (plus en suite)	3.41m* x 3.32m* 11'2" x 10'11"
Bedroom 2	3.19m* x 2.23m 10'6" x 7'4"
Bedroom 3	2.18m x 2.16m 7'2" x 7'1"



Ground Floor



First Floor





The Victoria

3 Bedrooms | 2 allocated parking spaces situated to the side of the property

Ground Floor

Kitchen/Dining 4.79m x 2.86m | 15'9" x 9'5"

Lounge 4.79m x 3.5m | 15'9" x 11'6"

*Maximum dimensions

First Floor

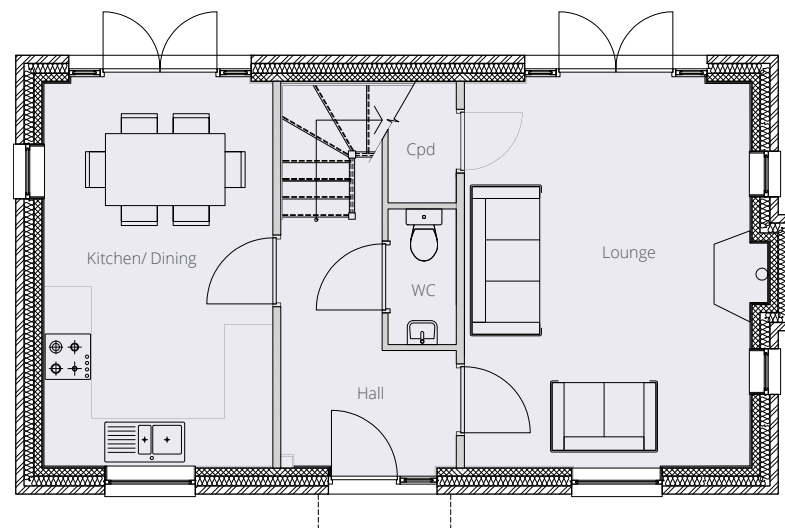
Bedroom 1 (plus en suite) 2.86m x 3.70m | 9'5" x 12'2"

Bedroom 2 2m* x 3.58m | 6'7"* x 11'9"

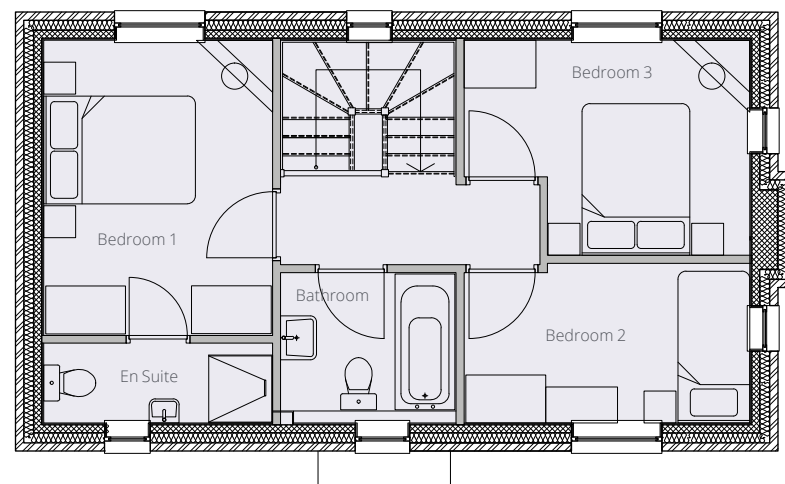
Bedroom 3 3.58m* x 2.69m* | 11'9"* x 8'10"*



Ground Floor



First Floor





The Charlotte

3 Bedrooms | 2 allocated parking spaces situated to the side of the property and one single garage†

Ground Floor

Kitchen/Dining 3.22m x 4.65m | 10'7" x 15'3"

Lounge 3.22m x 4.65m | 10'7" x 15'3"

*Maximum dimensions

† Single garage only available with Plot 48, see siteplan for reference

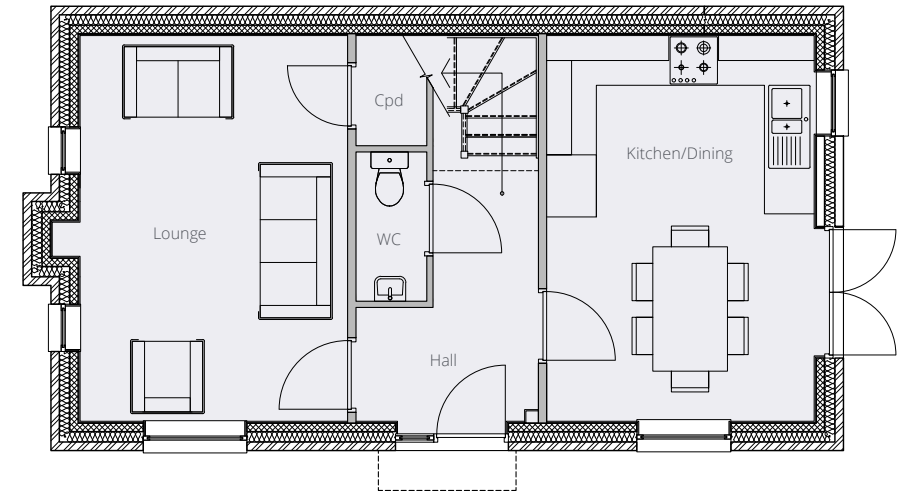
First Floor

Bedroom 1 (plus en suite) 3.22m x 3.55m | 10'7" x 11'8"

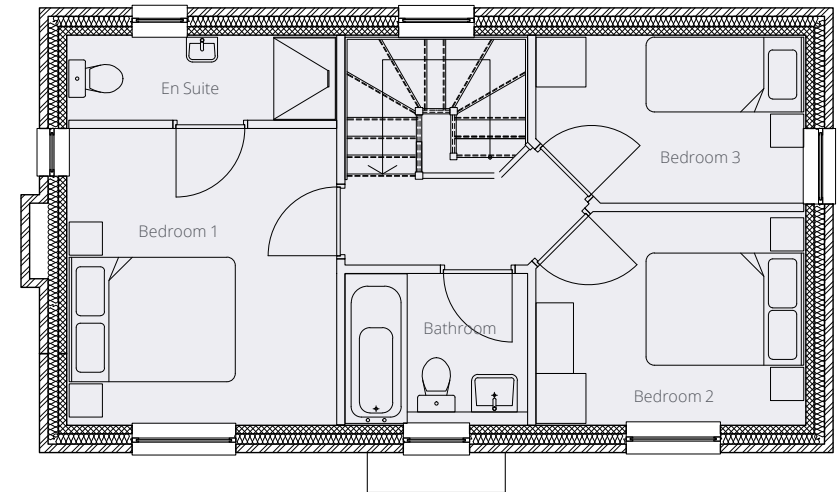
Bedroom 2 3.22m x 2.55m | 10'7" x 8'4"

Bedroom 3 2m* x 3.22m | 6'7" x 10'7"

Ground Floor



First Floor





The Oliver

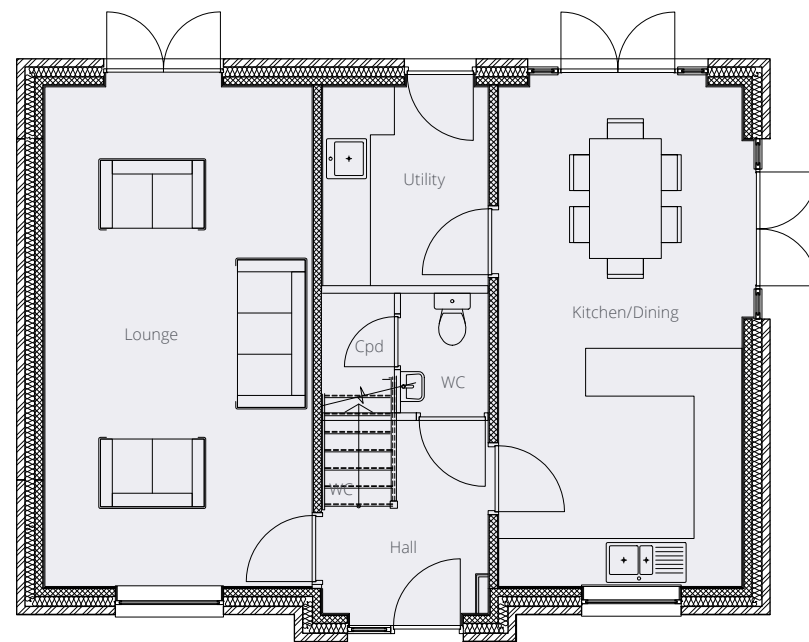
4 Bedrooms | 2 allocated parking spaces situated to the side of the property and one single garage[†]

Ground Floor		First Floor	
Kitchen/Dining (inc. recess)	3.05m x 6.26m 10'0" x 20'6"	Bedroom 1 (plus en suite)	3.35m x 3.59m 11'0" x 11'9"
Lounge	6.26m x 3.35m 20'6" x 11'	Bedroom 2	3.18m x 3.60m 10'5" x 11'10"
		Bedroom 3	2.59m x 3.18m 8'6" x 10'5"
		Bedroom 4	2.56m x 2.34m 8'5" x 7'8"

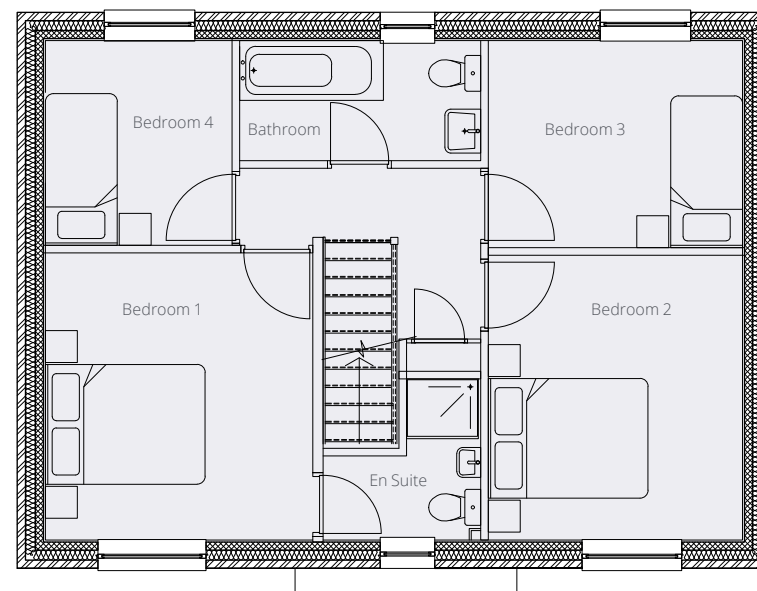
[†] Single garage only available with Plot 47, see siteplan for reference



Ground Floor



First Floor





The Edmund

4 Bedrooms | 2 allocated parking spaces situated to the side of the property and one single garage†

Ground Floor

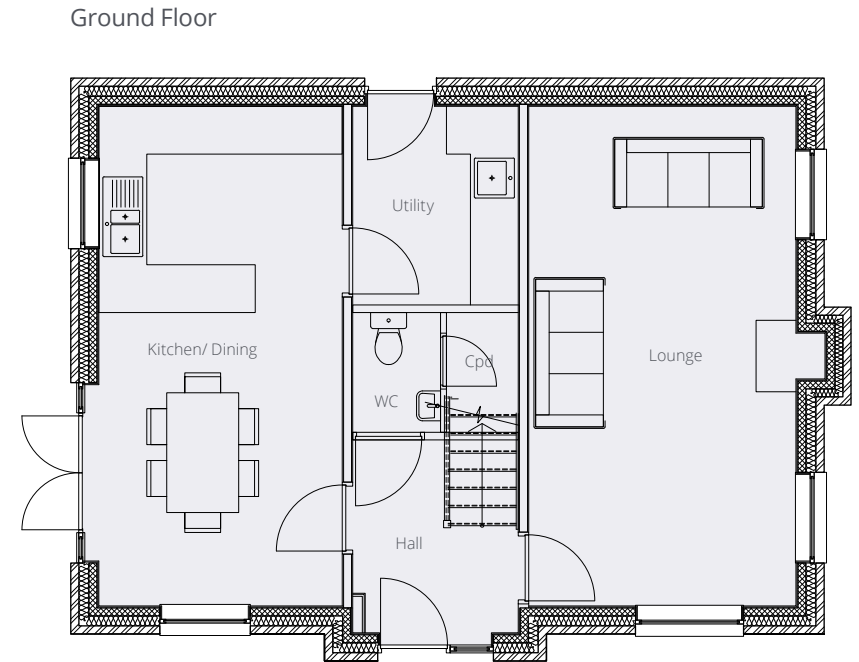
Kitchen/Dining	3.02m* x 6.2m* 9'11" x 20'4"
Lounge	3.36m* x 6.2m 11' x 20'4"

*Maximum dimensions

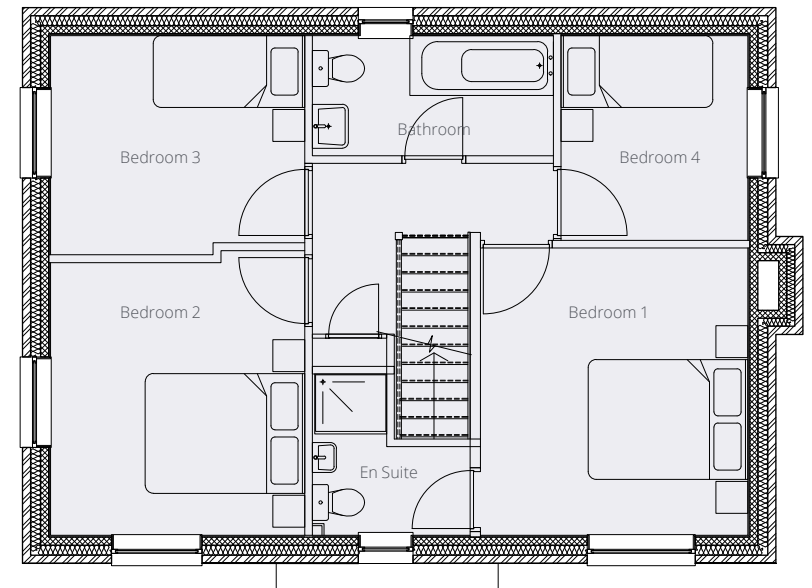
† Single garage only available with Plot 32, see siteplan for reference

First Floor

Bedroom 1 (plus en suite)	3.59m x 3.35m 11'9" x 11'0"
Bedroom 2	3.18m x 3.41m 10'5" x 11'2"
Bedroom 3	3.18m x 2.74m 10'5" x 9'0"
Bedroom 4	2.34m x 2.56m 7'8" x 8'5"



First Floor



Your perfect home, your way





It's the little details that make a house a home, and we're here to help you put your stamp on yours, with incredible features, fixtures and finishes.

We're proud of our homes and we want you to be too. That's why we take the time to hand-pick all those details you'll love at first sight – and for years to come.

Outside, you'll find we finish each roof with contemporary grey Redland Richmond slate and choose quality bricks full of colour and character, from warm Clumber Red to sunny London Stock. To be different we have provided boothbay blue cladding that is hardy and low maintenance.

Step inside and you'll discover even more:

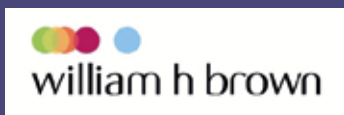
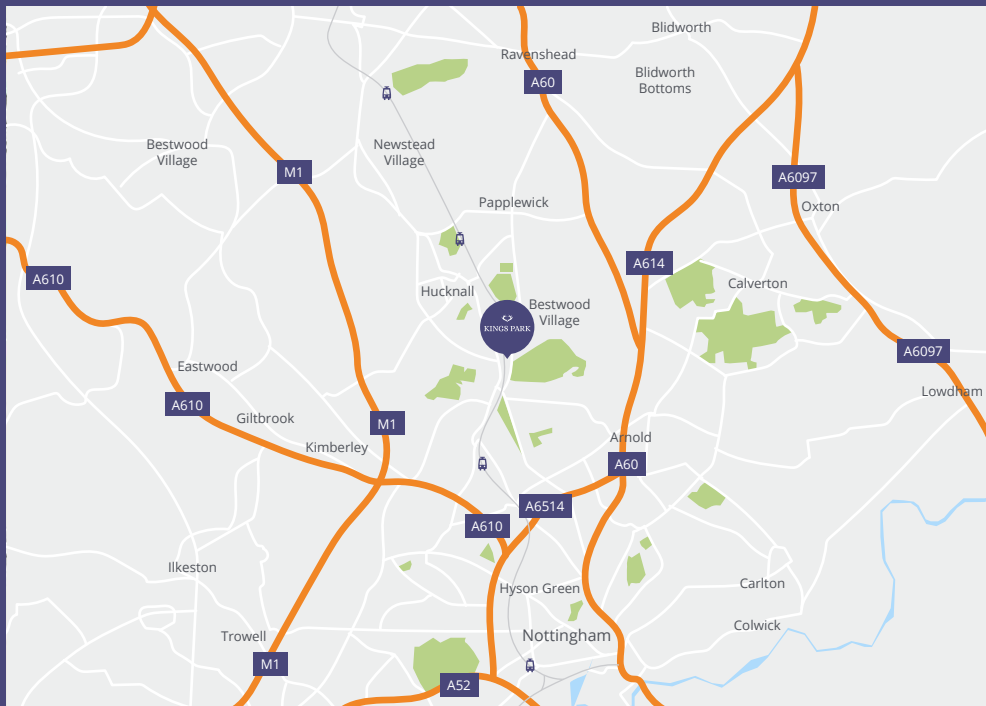
- Sleek, spacious Symphony kitchens, designed to be the heart of your home
- Beautiful designer bathrooms
- Patio doors, opening up your living space and leading into your garden
- Generous, modern anthracite uPVC windows for lots of light
- Private landscaped gardens with fresh, quality turf already planted
- Contemporary flooring, with luxury vinyls in wet areas

You can even upgrade your home and add a little extra individuality with our range of bespoke designer finishes. Just ask your advisor to tell you more.



Buy with just a 5% deposit using the Help to Buy scheme.

See you there



To find out more about our 2, 3 and 4 bedroom homes at Kings Park, Bestwood, just call our team on 0115 975 3817 or email us at bulwell@williambrown.co.uk

A development by



Feel at home

Plans, measurements and specifications are correct at time of printing. All plans are not to scale and measurements are taken off plan for illustration purposes, any prospective purchasers are advised to check the measurements before committing to any expenses. We have not tested any apparatus, equipment or fixtures, fittings or services and it is within the buyers interest to arrange any necessary checks. Images used are computer generated images and photographs of previous developments built by Peter James Homes, they are used for marketing purposes only and are subject to change. All information in this brochure should be used as a guide and do not form any part of a contract. The Developer reserves the right to make changes as and when required throughout the build stages of these properties. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documents at a later stage and we would ask for your co-operation in order that there will be no delays in agreeing a sale.