



A Contemporary Collection
of 2 & 3 Bedroom Homes

More than a *home*

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*Reserve early and
open up a whole
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WHY ARKWOOD?



We take pride in the homes we build in your communities.



Our homes are designed with you in mind. Built to an excellent build quality, they also come with a 10 year new build warranty giving you peace of mind.



Our energy efficient homes come with a very high specification as standard and a range of further exciting personalisation options.



Many of our homes are designed with a flexible living space that can be tailored to suit your individual needs.



Customer service sits at the core of everything we do and so we strive to make the whole customer journey an exceptional experience.

Our Core Values

We take a holistic approach to building new homes and have a purpose beyond profit. Whilst profit is important, it is never made at the expense of our customers. Quality and service is of paramount importance to us and our aim is to leave a positive legacy wherever we build. Our core values which set us apart from other housebuilders are;

LOCAL RESPONSIBILITY

We are proud to support and grow local communities. Being a small business that's here for the long term means our reputation is extremely important to us. The way we do business is defined by our exemplary ethics and wherever possible we aim to invest in the local economy by employing local businesses and people to help us build.

DEPENDABLE QUALITY

The quality of an Arkwood Living home is much more than the exceptional level of specification we offer. Our energy efficient houses are constructed to outstanding quality standards and great care is taken to make sure everything is built properly - including the things you can't see.

BETTER BY DESIGN

The quality of our homes is driven by design excellence. We take pride in designing homes that actually work, where families can live comfortably and safely. We do this by understanding what people actually want rather than what's best for us. We take care to understand what's important to our customers and incorporate these features into our homes.



Arkwood
LIVING

More than a *home*

MORE THAN A HOME

Our developments are much more than a home, they're a place to live where communities can thrive. We believe that people and their aspirations are unique and therefore the homes we build can be personalised to meet individual needs. By engaging with our customers and the community to understand what they really need, we make sure the places we build are where people are proud to live.

WE CARE

Making sure our customers are happy is a priority for everyone at Arkwood Living. We believe that buying a new home is a life changing experience and our purpose is to make it better.

Our exceptional customer service is underpinned by our [10 Stage Customer Journey](#) which makes you a priority in every step of moving into your new home. Our service doesn't end once you've moved in. We also provide an extensive aftercare service backed up by a 10 year new build warranty.



MILL VIEW MEADOWS

A beautiful collection of contemporary homes.

Whether you're buying your first home, or ready to downsize, Mill View Meadows offers a perfect fit for every stage of life, with 30 2 & 3 Bedroom Homes perfectly positioned next to the historic Haarlem Mill in the charming market town of Wirksworth.

Enjoy the added bonus of having one of these properties as a holiday home. It's the perfect place to unwind whenever you need a break, while also offering great potential for holiday rental income when not in use.

Each home offers its own private garden, a dedicated bike store, and bright, open living spaces. Designed with the planet, and your pocket, in mind, they include eco-friendly touches like solar panels, EV charging points and high-quality insulation to help reduce energy bills.

Arkwood Living strives to create the perfect home for you. To achieve this, we understand that it is more than just a home.

Choosing the right location for your new home can be just as crucial as the home itself, and finding a place that ticks every box isn't always easy.

Mill View Meadows, set in the picturesque town of Wirksworth, is an exciting new development that brings together thoughtful design, scenic surroundings and a welcoming community.

Here, you can enjoy the charm of countryside living without feeling disconnected. From artisan cafés, cosy pubs, independent shops to excellent local schools and transport links, everything you need is close to home. Whether you're unwinding with a walk through the rolling hills, exploring the town's rich heritage, or heading out for a weekend in the Peak District, life at Mill View Meadows is all about balance and belonging.

This new community of high-quality homes complements this historic town. Move to Wirksworth and find your gateway to a vibrant but grounded place to call home.

CLOSEST CITIES BY CAR

- DERBY IN 26 mins*
- NOTTINGHAM IN 52 mins*
- SHEFFIELD IN 54 mins*

CLOSEST TOWNS BY CAR

- MATLOCK IN 12 mins*
- BELPER IN 15 mins*
- ASHBOURNE IN 17 mins*

* Travel times may vary

Convenience Without Compromise



KEY FEATURES

- Independent shops, cafés, pubs & delis in the town centre
- Hannage Brook Medical Centre just 3 minutes away
- Wirksworth Leisure Centre nearby
- Well-regarded infant, junior & secondary schools within walking distance
- Monthly farmers' market and annual arts festival
- Northern Light Cinema and heritage railway close by
- Cromford train station just a 9 minute drive
- Take advantage of being just a 20 minute drive from the stunning landscapes of the Peak District



Local Area and Amenities

Discover the character of Wirksworth, a vibrant and historic market town nestled in the rolling hills of Derbyshire Dales. Rich in heritage yet full of life, Wirksworth offers a rare combination of timeless charm, natural beauty and everyday convenience – all within a strong and welcoming community.

Mill View Meadows is located just a short walk from the heart of the town, where cobbled streets, limestone cottages and converted mills tell the story of centuries past. Once a hub for lead mining and textiles, Wirksworth has evolved into a forward-looking town with a creative, independent spirit. Overlooking the development, nearby landmarks like Haarlem Mill reflect the area’s industrial roots – now thoughtfully reimaged for modern living.

Venture into the town centre and you will find a range of independent shops, quirky galleries, artisan butchers and cosy cafés, alongside amenities like a medical centre, pharmacy, post office and local convenience stores. Wirksworth boasts a vibrant food and drink scene, with everything from traditional pubs to popular restaurants like Le Mistral and Gino’s serving locally sourced dishes.

The annual Wirksworth Festival transforms the town into a lively celebration of arts and crafts, drawing creatives and visitors from across the region. Throughout the year, residents enjoy open studio trails, live music nights, theatre performances and regular screenings at The Northern Light Cinema.

The High Peak Trail is accessed from the top of the town at Black Rocks which offers panoramic views. A little further, is Middleton Top which is the perfect place for walking, cycling and horse riding. While the National Stone Centre provides fascinating geological trails and family - friendly activities.

Carsington Water, just a 10 minute drive away, is perfect for sailing, paddleboarding, walking or simply relaxing by the shore with a picnic. Its visitor centre, nature trails and regular events make it a popular destination for locals and tourists.

Families can benefit from a selection of well-regarded schools, including Wirksworth Infant and Junior Schools and Anthony Gell School for secondary education. A range of extracurricular clubs, from football and tennis to music and drama ensures there’s plenty for children and teens to enjoy.

Just a 10 minute drive away, the spa town of Matlock offers riverside walks and family favourite attractions like Gulliver’s Kingdom and the Heights of Abraham, complete with cable cars and show caverns for a fun-filled day out. Wirksworth’s community feel is at the heart of what makes it special. From pop-up markets to repair cafés, gardening groups to storytelling nights at the town hall, there’s always something happening.

With Cromford Station close by and Derby reachable in under 30 minutes, Mill View Meadows offers excellent connections without compromising on countryside charm. Whether you’re looking for your first home or a quieter pace of life, Wirksworth is a place you will be proud to call home.

Local Amenities

Supermarket	3 minutes*	0.9 mile
Dentist	3 minutes*	0.9 mile
Medical Centre	3 minutes*	0.7 mile
Pharmacy	2 minutes*	0.7 mile
Hospital	16 minutes*	6.4 miles
Vets	2 minutes*	0.9 mile
Post Office	8 minute walk	0.3 mile
Pub	13 minute walk	0.6 mile
Primary School	3 minutes*	1 mile
Secondary School	14 minute walk	0.6 mile
Train Station	9 minutes*	3.4 miles

* Estimated drive time

ALL INCLUSIVE...PLUS

Bespoke Home Choice

Choose an Arkwood Living Home and you will immediately appreciate the thought and detail that has gone into designing our homes with you in mind. Add to this a well thought out and high base specification, all designed to make moving into your new home so simple and an experience to remember.

At Arkwood we also understand how important it is to put your own stamp on your home, which is why we offer a range of kitchen, flooring and electrical choices to help tailor your new home to your own personal specification.

To find out more about the range of choices you can make to tailor your home to your needs, just speak to our sales adviser.

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Included in Your New Home

At Arkwood Living we're proud to offer a high base specification all included in the price of your new home. So knowing that we've got you covered, you don't have to worry about the little things and can just look forward to selecting the colour choices that will personalise your home in your own style.

Kitchen and Utility

- The option of either contemporary or traditional 'Shaker' style unit door finishes
- A range of finishes and handles to choose from allowing you to tailor the kitchen to your individual taste
- Laminate worktop as standard to Kitchen and Utility
- Soft door and drawer closures
- Stainless steel 1.5 bowl sink
- LED downlights to the ceiling
- Under pelmet chrome LED downlights
- Chrome sockets where visible
- Integrated pull out recycling bin to selected house types

White goods as standard including:

- Integrated Washer/Dryer
- Integrated Fridge/Freezer
- Integrated Dishwasher
- Integrated single or double oven

A range of options to further customise your new kitchen are available. Please ask the sales adviser for more information.

Bathroom, en suite and WC

- White floor mounted contemporary bathroom suite with chrome fittings
- Full height tiling around baths and shower cubicles from a range of finishes
- Over Bath Shower
- White porcelain wash hand basin with chrome taps
- Chrome heated towel rail to all bathrooms and en suites
- White LED downlights to bathrooms and en suites
- Vanity Unit to family bathroom

Internal Finishes

- Light Oak veneer internal doors throughout
- High quality chrome electrical fittings throughout
- Square section contemporary white gloss finished skirting and architraves
- White matt emulsion to all walls

Floor Coverings

- Entrance matting included as standard to all hallways by the front entrance door
- Contemporary LVT flooring throughout the ground floor with a selection of wooden colour choices
- First floor areas and staircases will come fitted with our high quality carpets in a colour of your choosing from our selected range
- Bathrooms, en suites and WC's will have modern vinyl flooring with a range of colour choices
- Upgrades to herringbone lay or ceramic tile options are available

Electrical and Lighting

- Chrome sockets and switches where visible
- Chime doorbell installed
- Contemporary external lighting included
- EV charging point to each property

Connectivity

- Multimedia points have been allowed for in your lounge and master bedroom including phone, digital aerial and Sky Q compatibility
- Subsequent bedrooms will have a tv point

Home Comfort

- Gas Central Heating throughout
- Radiators installed to all rooms with thermostatic valves
- A programmable heating controller is also installed for convenience
- Low energy lighting is installed throughout, supporting reduced running costs
- Solar panels provided to each property

Safety and Security Features

- Smoke, heat and carbon monoxide detectors installed to your new home
- Contemporary low energy external light to the front and rear elevation
- Mains Powered Intruder Alarm with LED keypad and bell box to each home
- All ground floor windows shall be fitted with key operated locks and anti-jemmy device and security restrictors
- Your front door will be insulated and fitted with a multi-point locking system, door chain and spy hole

External Finishes

- A+ energy rating UPVC double glazed windows throughout
- Grass seeded to the rear garden and low level planting and/or turf to the front of the property
- Paved patio
- Sliding doors, French doors or Bi-Fold doors to the rear garden dependent on house type
- High quality frost resistant facing brickwork in a range of finishes
- All plots receive two allocated parking spaces
- Timber bike storage provided to the rear garden

KEY FEATURES

- Contemporary design
- High quality materials
- Exceptional choice of finishes
- Be involved through our [10 Stage Customer Journey](#)
- Good-sized bedrooms
- Safety and security measures as standard



Please note the standard specification may vary by house type and is subject to change. Images provided throughout this brochure are for illustrative and marketing purposes only and may not fully reflect the Arkwood Living specification.



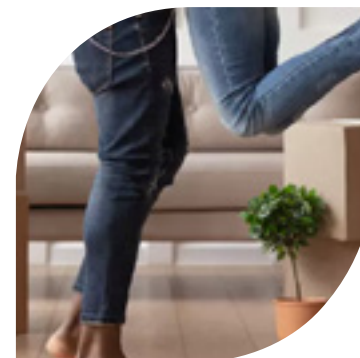
Ways to Help you Buy a New Home

Whether you're a first time buyer or home mover, we understand that the idea of buying a new home can sometimes seem out of reach. So it's important to know that there are a few different ways to get you that step closer to securing your dream home today.



Deposit Lock Scheme

Unlock the door to your new home with our Deposit Unlock scheme. Designed for first-time buyers and existing homeowners, this innovative program allows you to purchase a new-build home with just a 5% deposit – making your dream home more affordable and within reach.



EASYMove

If you've already found your dream Arkwood Living home but haven't yet been able to sell your current property, we could help you and even pay your estate agent fees*.

*Available on selected plots only.



Part Exchange

If you want to take the stress and hassle out of selling your property then Part Exchange could be the scheme for you. Our Part Exchange partner could purchase your house, making you chain-free and able to move into your new Arkwood Living home as soon as it's ready.

Taking Good Care of You

1 RESERVING YOUR HOME

After payment of the reservation fee, we will confirm this to you in writing within 48 hours, which gives you the complete peace of mind that your new home has been reserved for 28 days.

3 MEETING THE CONSTRUCTION TEAM

Your sales adviser will give you the opportunity to meet a representative from our Construction Team, reassuring you that quality is at the heart of everything we do.

2 ALL ABOUT YOUR NEW HOME

Within 10 days of reserving, you will have a review meeting with your sales adviser that will make sure you understand everything about your new home.

4 CONFIRMING OUR BUILD PROGRAMME

Within 7 days of placing your reservation, we'll write to you confirming when your new home is programmed for completion, so you can get on with planning your move.

5 A MOMENT TO CHERISH

We know that it's not every day that you buy a brand new home and so we'll invite you on-site to create a moment to remember by laying a brick or placing a time capsule for generations to come.

6 ADDING THAT PERSONAL TOUCH

At Arkwood Living we offer you an impressive range of standard choices and additional items which, subject to the build stage, will allow you to make those personal choices that help to turn a new house into your new home.

8 HANDOVER & DEMONSTRATION

On move in day you will be given a home demonstration of the appliances, heating and hot water systems and your sales adviser will also explain our 2-year customer care cover and your 10-year structural warranty.

7 QUALITY ASSURANCE – WITH EXTRA PRIDE

We take great pride in the construction of your new home and so not only will it be subject to rigorous quality checks and will meet with approved best practice and building regulations; but we'll also go that step further by ensuring that every single home is inspected by a member of the senior management team making sure that the build quality meets our exacting standards.

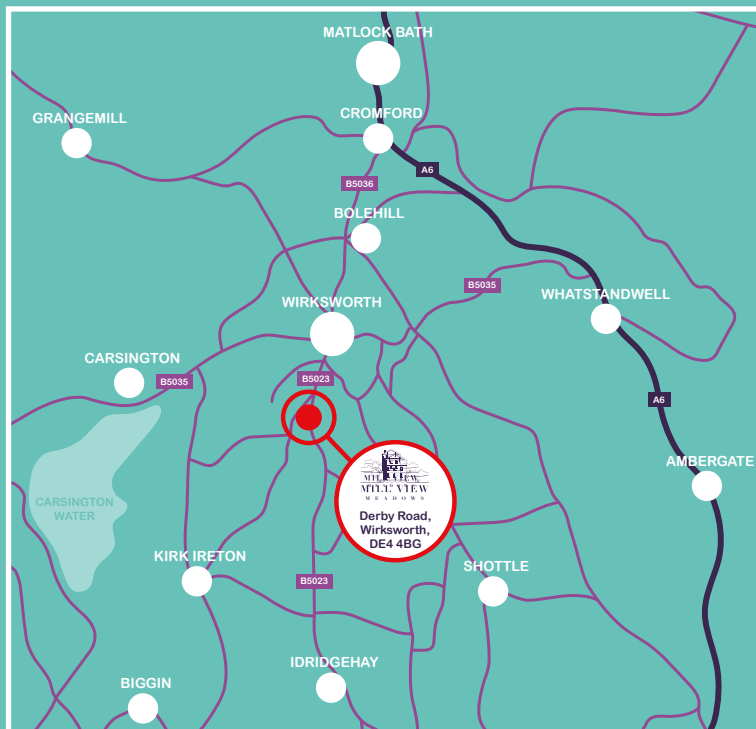
9 SETTLING IN

Our customer care doesn't stop on the day you move in. Within 7 days of completion, a member of the team will contact you to check how you're settling in and will also help with any minor operational aspects of your home or remedial items that require our attention.

10 YOUR FEEDBACK

How you found your experience is incredibly important to us and we are always keen to listen and learn. Within 28 days of moving in we'll contact you to find out how well we did.





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