



£274,995

Hesketh Close, Ripley DE5 9TT

| 3 Bedrooms | 2 Bathrooms

01773 832355

DERBYSHIRE  
PROPERTIES  
SALES & LETTINGS

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)



# Step Inside

---

## Key Features

- Plot 56
- New Build Home
- Assisted Move Available
- Driveway Parking
- Air Source Heat Pumps
- Solar Panels
- First Releases
- Enquire Now!
- 10 Year Builders Warranty
- Ideal For Access to A38 & M1

## Property Description

PLOT 56 - INCLUDING £5000 Options voucher & Carpets - The Green at Holborn Place is a beautiful development offering a selection of two, three, and four-bedroom new homes in the charming village of Codnor in Derbyshire and is the next phase following our successful and sought-after Holborn Place development. The development features 58 plots with 11 distinct house types providing a diverse range of homes. This Derbyshire development offers a charming blend of rural tranquillity and convenient access to local amenities, making it a desirable location for those seeking a quintessential village lifestyle. Excellent road links and public transport services mean that the city centre of Derby is within 25\* minutes, while Nottingham can be reached in just over half an hour\*. Amidst rising energy costs, our cutting-edge new home energy-efficient solutions, like air source pumps\* with Smart Hive controls, underfloor heating\*, PV panels and EV Chargers offer significant savings to purchasers \*Plot specific

## Main Particulars

PLOT 56 - INCLUDING £5000 Options voucher & Carpets - The Green at Holborn Place is a beautiful development offering a selection of two, three, and four-bedroom new homes in the charming village of Codnor in Derbyshire and is the next phase following our successful and sought-after Holborn Place development. The development features 58 plots with 11 distinct house types providing a diverse range of homes.

This Derbyshire development offers a charming blend of rural tranquillity and convenient access to local amenities, making it a desirable location for those seeking a quintessential village lifestyle. Excellent road links and public transport services mean that the city centre of Derby is within 25\* minutes, while Nottingham can be reached in just over half an hour\*.

Amidst rising energy costs, our cutting-edge new home energy-efficient solutions, like air source pumps\* with Smart Hive controls, underfloor heating\*, PV panels and EV Chargers offer significant savings to purchasers

\*Plot specific





Plots marked with (S) are 'Terraced'. This means the house layout is similar to the house shown above. Our floorplans depict a typical layout for each house type and are subject to change. For exact plot specifications, details of external and internal finishes, dimensions, window locations and floorplan differences please consult your Sales Executive. All dimensions are +/- 10mm and are not deemed to be exact.

Floorplans should not be relied upon to specify footings, levels, items of furniture or appliances. The floor plan and furniture positions are for indicative purposes only. All our property particulars and related information are to be treated as guidance only and are not intended to be part of any contract or warranty. Please speak to your Sales Executive who can clarify plot specific details and also refer to your working drawings.

**HOLBORN PLACE**

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Telephone: 01773 832355



www.derbyshireproperties.com