



# The Edge

BLYTH ROAD, WORKSOP  
A COMMUNITY IN THE MAKING



RIPPON  
HOMES





# Welcome to The Edge

NESTLED IN A DELIGHTFUL SEMI-RURAL LOCATION ON THE OUTSKIRTS OF THE VIBRANT TOWN OF WORKSOP, THE EDGE OFFERS A BEAUTIFUL RANGE OF 3 AND 4 BEDROOM QUALITY HOMES.

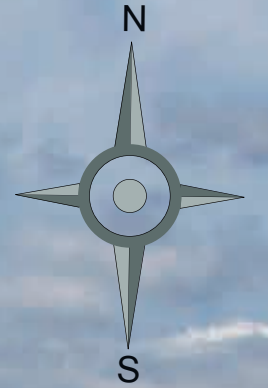
This exciting new community will be developed over several phases, providing relaxed modern living, close to the town with its many and varied facilities, being perfectly situated for commuting.



# The Edge

*A community in the making*

THE FOUR PHASES TO BUILDING A NEW NEIGHBOURHOOD



Phase 2  
The Burrows  
at The Edge

Phase 4  
The Holt  
at The Edge

Phase 3  
The Sett  
at The Edge

Phase 1  
The Lodge  
at The Edge

B6045

THIEVESDALE LANE

BLYTH ROAD



# The Local Area

THOSE MAKING A MOVE TO THE EDGE ARE SET TO REAP THE REWARDS OF A CHARMING, SEMI-RURAL SETTING WITH A RANGE OF SCENIC COUNTRYSIDE WALKS AND USEFUL EVERYDAY AMENITIES RIGHT ON THEIR DOORSTEP.

Known as the 'Gateway to the Dukeries', Worksop is situated less than five miles from Clumber Park, a ducal estate that is now owned by the National Trust and is home to more than 1,000 acres of sprawling wood and parkland; with a breathtaking lake as its centrepiece, while nature trails, jogging and cycle tracks all abound.

When it comes to sports and leisure facilities, there's plenty of fun for the entire family. This includes a swimming pool and gym at Worksop Leisure Centre, bowling greens, squash and tennis courts, plus regular fitness classes all close by. Nicknamed "the Tigers" and playing their home games on Sandy Lane,

Worksop Town FC has been at the forefront of sport in the community for over a century, while a number of cricket and rugby clubs with active junior sections maintain a strong presence too. Golfing fanatics will be thrilled to hear that Kilton Forest Golf Club is a stone's throw from The Edge, and other courses are also close to home, including the renowned Lindrick Golf Club, a regional qualifying venue for The Open Championship. The scenic Rother Valley Country Park provides an exciting host of water sports facilities, such as water zorbing, pedal and rowing boats. For the keen angler, there is fishing at local lakes, on the River Ryton and the Chesterfield Canal, which is also populated by narrowboats and served by a marina at nearby Shireoaks.

A market town since 1296, Worksop holds an open air market on Wednesdays, Fridays and Saturdays, while its thriving centre boasts a variety of local pubs, restaurants, cafes, and supermarkets. Meanwhile, the popular Meadowhall Shopping Centre, Sheffield, which features an array of designer and high-street stores, is within a 30-minute drive. Worksop also has attractions in the form of the Harley Gallery and Mr Straw's House, while movie and theatregoers are bound to fall in love with the Savoy Cinema and Acorn Theatre.

People of all ages are catered for by doctors and dental surgeries, and the Bassetlaw Hospital is also close to home being  $\frac{3}{4}$  mile from the Edge. Worksop has a plethora of excellent educational establishments, from nurseries right through to colleges to suit all ages and abilities.

With all this available, life at The Edge is characterised by luxury and ease of access, in a setting that is in equal parts beautiful and stylish.







WORKSOP TRAIN STATION



ROBIN HOOD AIRPORT



LINCOLN



CHESTERFIELD CANAL

# The Perfect Location

Whether you wish to travel by road, rail or air, The Edge is perfectly located with superb commuting (within 30 minutes) to Sheffield, Doncaster and Chesterfield. With fantastic road links via the M1 and A1, Worksop

provides ease of access North or South. Worksop railway station is only a mile from the development with regular rail services to Retford, Lincoln and Sheffield and connections via Retford to London Kings Cross. For travel further afield,

Robin Hood Airport is only 15 miles away.

Locally a regular bus service links The Edge to the bustling town of Worksop and the wider public transport network.



## By rail from Worksop station

10 minutes	Retford
25 minutes	Gainsborough
30 minutes	Sheffield
50 minutes	Lincoln
60 minutes	Doncaster
65 minutes	Nottingham
2hrs 40 minutes	London



## By Car

5 miles	A1 Junction at Blyth
10 miles	M1 Junction 31
15 miles	Robin Hood Airport
Within 20 miles	Chesterfield Doncaster Meadowhall Shopping Centre, Sheffield
Within 30 miles	Lincoln Nottingham

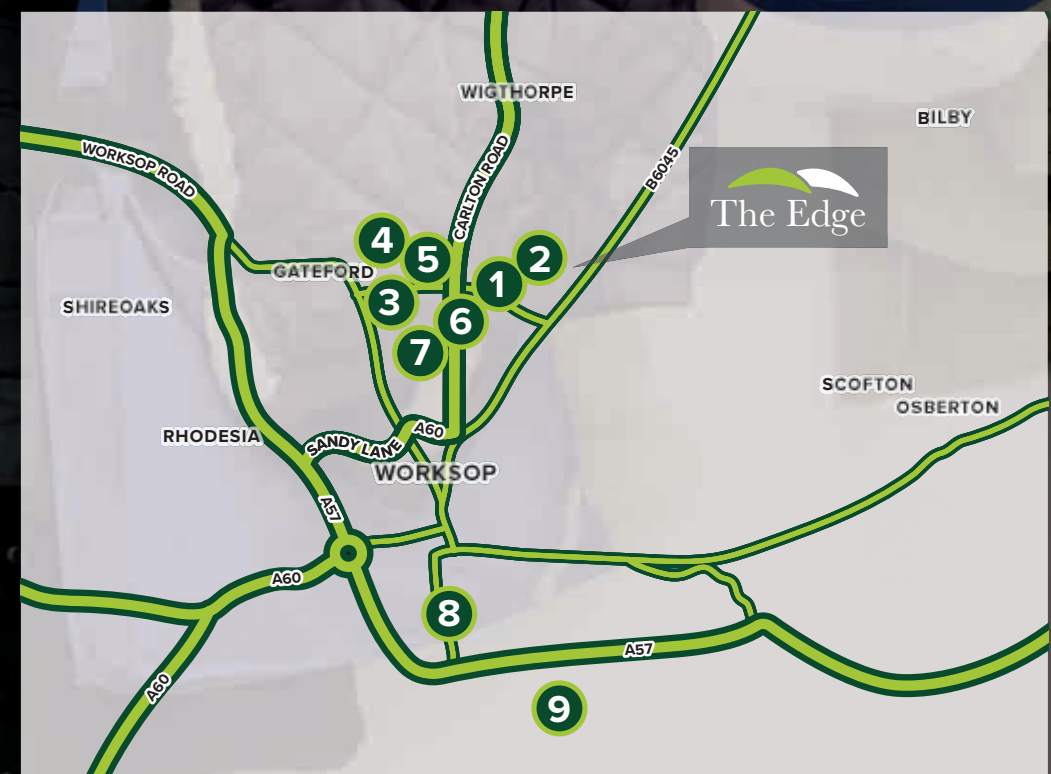




# Education

For families, the area offers a wide choice of excellent schools, several of which are rated 'Outstanding' by Ofsted:

- |   |                                       |                                               |
|---|---------------------------------------|-----------------------------------------------|
| 1 | Prospect Hill Infant & Nursery School | Maple Drive, Worksop S81 0LR                  |
| 2 | Prospect Hill Junior School           | Maple Drive, Worksop S81 0LR                  |
| 3 | Gateford Park Pre-school              | Amherst Rise, Gateford Park S81 7RG           |
| 4 | Gateford Park Primary School          | Amherst Rise, Gateford Park S81 7RG           |
| 5 | St John's C of E Academy - Primary    | Primary School, Raymoth Lane, Worksop S81 7LU |
| 6 | Claremont House Nursery               | Carlton Road, Worksop S81 7LW                 |
| 7 | Outward Academy Valley                | Valley Road, Worksop S81 7EN                  |
| 8 | Outward Academy Portland - Secondary  | Sparken Hill, Worksop S80 1AW                 |
| 9 | Worksop College                       | Sparken Hill, Worksop S80 3AP (Independent)   |







# Craftsmanship, care and comfort

## THE HALLMARKS OF A RIPPON HOME.

From the moment you step into a Rippon home, you'll feel something different. It might be the amount of space; it might be the sense of comfort; it might be the level of attention to detail. Whatever it is, there's one word that sums it up: Home.

Aside from the welcoming sense of quality and care that you'll find in every one of our homes, the practicalities more than measure up too. Your spacious home will comply with the current government guidance on space standards and will be designed to meet the latest regulations on energy efficiency, saving you money on your heating bills and protecting the planet for future generations.

Every one of our homes are hand built by craftsmen to the most stringent requirements, using the highest quality materials and products which, wherever possible, have been sourced from within the UK. Your new home is designed to be easy to maintain so you can spend more of your leisure time doing the things you love.

With over 60 years' experience of building high quality homes in desirable locations, Rippon Homes understand that where you live is about more than just bricks and mortar.

“IT'S ABOUT BUILDING A SPACE  
WHERE YOU CAN CREATE AND  
SHARE HAPPY MEMORIES.

IT'S ABOUT BUILDING A HOME

”



# How to Find Us

THE EDGE, BLYTH ROAD, WORKSOP, NOTTINGHAMSHIRE, S81 0XL



## BY CAR

### From A1

At junction 34, take A614 slip road signed Bawtry/Robin Hood Airport. At roundabout(s) take Bawtry Road/B6045 towards Blyth. After 0.7 miles, at the mini roundabout, continue straight onto High Street, Blyth/A634. Take slight right fork at next mini roundabout and after 0.2 miles turn right onto Worksop Road/B6045. Continue for approximately 4 miles and after the Worksop town sign take right fork onto Thievesdale Lane. The Edge is on your right.

### From M1

Take exit 31 onto Worksop Road/A57 towards Worksop. Follow A57 and at roundabout take 2nd exit and stay on A57. After 5 miles, at the roundabout, take 2nd exit onto Gateford Road/B6041. After 1 mile turn left onto Raymoth Lane/B6041. Continue over traffic lights onto Thievesdale Lane/B6041 and after a third of a mile and after Pelican Crossing turn left onto continuation of B6041. At the end of the road The Edge is on your left before you meet Blyth Road/B6045.

## BY PUBLIC TRANSPORT



Worksop Station is served by both Northern and the East Midlands trains. Upon leaving the station turn left and at junction turn left onto Carlton Road, 3 minutes walk in total to bus stop on left, catch bus 42/43. Continue with bus instructions.



Take 42/43 bus from bus station. Alight at Wensleydale and walk approximately 5 minutes down Thievesdale Lane to the development on your left. Once The Lodge has been completed, there will be a bus route directly to The Edge.



From centre take Carlton Road until right fork onto Blyth Road, B6045 towards Blyth. After passing Bassetlaw Showground on your right, take left fork Thievesdale Lane and you have reached The Edge.





# The Edge



The Willows  
Ransom Wood Business Park  
Southwell Road West  
Mansfield, Nottinghamshire NG21 0HJ

01623 659 000

0800 169 7644

[ripponhomes.co.uk](http://ripponhomes.co.uk)

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