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Your place **for property.**

Property & Lifestyle Magazine

Redbrik.
Issue 13 (2nd Edition)

Property & Lifestyle Magazine

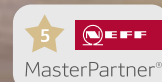
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Your place for property & lifestyle.

Welcome to the latest edition of our magazine!

We are delighted to have recently welcomed the long-established estate agency, Bothams, into the Redbrik team. Their people and clients bring decades of experience and strong local roots in Chesterfield, and we're excited about what we can achieve together.

This exciting step forward comes as we also celebrate another significant milestone – surpassing 11,000 sales since Redbrik began. That's 11,000 moves we've helped make happen, thanks to the dedication of our team and the trust placed in us by our clients. While the business continues to grow, our focus remains on people – our clients, our team, and the communities we serve – ensuring that every move is handled with care, support, and our exceptional and innovative service.

In this issue, we look at how homes have evolved from the Victorian era to today's high-tech, eco-conscious living. We also explore the role of health and wellbeing in our homes and communities, including an

exciting new partnership on page 35 and a look back over the Redbrik Foundation Chesterfield 10K, on page 32.

As always, you'll find a showcase of some of the beautiful homes currently on the market, as well as features on the latest lifestyle and design trends.

I hope you enjoy it!



Mark Ross

Mark Ross

Co-Founder &
Managing Director
Redbrik

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Redbrik.

Contributors

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by Chapter II & Redbrik





Scan QR code to visit
the Chapter II website

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News



From left to right: David Cooper, Andrew Terry, Jen Beal, Mark Ross, Jessica Risorto, Peter Lee.

Bothams is now part of Redbrik

We are delighted to share that **Bothams, a long-established and highly respected Chesterfield agency**, is now part of Redbrik. With decades of experience in both residential and commercial sales and lettings, Bothams has built an excellent reputation in the region, and we are proud to welcome their people and clients into Redbrik.

This exciting merger brings 10 new colleagues into our team, strengthening both sales and

We are thrilled about the future with Bothams as part of Redbrik and excited about the new opportunities...

lettings, and we are pleased to welcome Andrew Terry to the Redbrik board of directors. Andrew will continue to lead the

commercial side of the business, which will continue under the Bothams brand.

The move also supports the rapid growth of our lettings department, with over 250 additional managed properties now part of the Redbrik portfolio. Most importantly, it means more landlords and tenants across Chesterfield and Sheffield will benefit from the care and service provided by our asset management team.

We are thrilled about the future with Bothams as part of Redbrik and excited about the new opportunities this creates for our clients, our team, and the communities we serve.

Remarkable growth for the Redbrik team

Over the last few months, we have been strengthening our team by promoting some of our most experienced members of staff, introducing new faces, and making sure each individual is supported and is working to their strengths.

At our Chesterfield branch, we have welcomed four new starters: Ben Hall, Holly Feeney, Katie Ryalls and Joanna Harvey, who have all made a fantastic impact on our team since joining.

In our Sheffield sales team, we are delighted to share that Hayley Kennedy has stepped into a new role as the branch's third Property Consultant. Hayley has done a fantastic job as our Area Manager for Sheffield and moves into her new role following great success in the branch. Following Hayley's move, our Director, Jen Beal, has taken over the

responsibility as the Area Manager for Sheffield, bringing a wealth of experience to the role. We are also thrilled to welcome several new faces to our lettings team. Eve Fletcher, Ollie Bagshaw, and Hanna Bland have all joined the team, helping to support our landlords with their properties and matching tenants to their new homes.

Our lettings team is a large part of our business, and each member of the team plays an important role in continuing our success. Recently, our Senior Asset Manager, Sophie Evans, who joined us in 2024, was celebrated by her colleagues and voted our new Players' Player. This award is voted for by our entire team and celebrates individuals within Redbrik who continue to go above and beyond every single day. Congratulations to Sophie on your fantastic achievement!

We're on WhatsApp!

At Redbrik, we want to make it as simple as possible for our customers to contact us, which is why we've introduced WhatsApp across our business. Whether you want to find out more about a property, book a viewing, are thinking about selling your home and would like a market appraisal, or you are a landlord who needs more support with your portfolio, you can now get in touch with our team on WhatsApp.

Reaching out to us on WhatsApp couldn't be easier.

Simply open the app and start a message with the branch you want to chat with, and one of our team will get back to you as soon as possible.

Not sure which branch you need? Don't worry, we'll make sure you connect with the right member of the Redbrik team.

All of our contact numbers can be found on page 81.



Redbrik.

Loves

01. Nuzest

Nutrition Simplified

Sponsors for the 2025 Chesterfield 3K and 5K challenges, Nuzest is on a mission to make complex nutrition simple, using the power of plants to create powerful nutrient-packed supplements. Nuzest is the go-to brand for athletes, celebrities, and health-conscious individuals around the globe who are searching for optimal nutrition.

Backed by scientists, the team at Nuzest are continually refining the formulas of their products to ensure that they are designed to deliver measurable results. Their product range includes nutritional greens, lean protein, Protein + and nutritional support for children's growth.

Find out more at
nuzest.co.uk

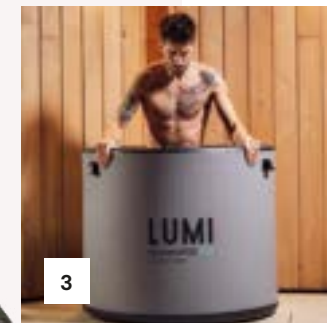


02. Regather

Food Boxes

Based in Sheffield, Regather is a co-operative of local people who run an organic farm, food box scheme and gardening services within the city. Created with local, seasonal produce, the food boxes from Regather are a fantastic way to shop for high-quality fruit, veg and other products including fresh bread, honey and butter, which have all been produced right on the doorstep. The service is fantastic for supporting independent farmers and the local economy, plus it encourages a healthy seasonal diet, bringing a wider variety of food to your table.

Learn more and order your own food box at shop.regather.net



Sundaiz products are created with quality and comfort in mind, with matching leisure sets for you and your little ones.

03. LUMI

Recovery Pod™

Ice baths can be a fantastic way to aid recovery following exercise by decreasing inflammation, reducing pain and improving alertness. The Recovery Pod™ offers a portable design which can be easily set up wherever you need and comes with an all-weather cover to keep out rainwater and other contaminants.

Find out more at
lumitherapy.co.uk

04. Sundaiz

Clothing

Designed using sustainable fabrics, all of the Sundaiz products are created with quality and comfort in mind, with matching leisure sets for you and your little ones. As a local brand, the team behind Sundaiz are regularly at Peddler Market and they also have a permanent home in the new Red Brick Market on Clough Road in Sheffield.

See more on their Instagram
[@sundaizclothing](https://www.instagram.com/sundaizclothing)



Written by
Peter Lee

Director
Redbrik

Having previously worked in the local property market for over 20 years, I joined Redbrik in 2014 to oversee the Lettings and New Homes departments. I am proud to have grown both departments from nothing to market leaders in both Sheffield and Chesterfield.

My goal today is to provide a relevant service for landlords and developers, so I am constantly looking at ways to adapt to the market and their requirements. I love being involved with any scheme or property from the beginning, allowing me to direct the strategy to ensure that the end sale or rental comes naturally because of the work you have put into it beforehand.

In my neighbourhood

I currently live in Dronfield, which has the perfect balance between an urban and rural lifestyle. My son and daughter utilise nearly all of the area's sports facilities, and we love an evening at The Peacock in nearby Barlow.

The Evolution Of Our Home

*A journey through centuries
of home design...*

Homes of today look very different from those people lived in 100 years ago. The types of houses we build and the features we include have changed a lot to meet the needs of modern life. Let's take a look at how homes have evolved over time.

Victorian Homes (1837–1901)

Victorian homes are an integral part of British architecture. Built in England during the 19th century, they are known for their stained glass doorways, high ceilings,

grandeur, and bay windows that bring in natural light. Fireplaces were essential for heating in the winter, and the layout of these homes was designed to accommodate both the family and the staff.

Housing developments in the Victorian era followed regular grid patterns and featured standardised terrace properties. Middle-class suburban areas also emerged at this time, with buildings ranging from detached villas to large semi-detached houses, often with private gardens.



With the introduction of electricity and freshwater plumbing, living standards improved significantly.

Edwardian Era (1901–1910) To The 1930s

Homes for middle-class buyers in the Edwardian era were smaller than those in the previous decade. They were built in suburban developments and featured traditional building styles and timber framing. With the introduction of electricity and freshwater plumbing, living standards improved significantly.

Revised priorities meant kitchens now included sinks and cupboard space for storing fresh ingredients and utensils.

In the 1930s, semi-detached properties with bay windows remained popular, providing



more space and light. Many well-insulated local authority homes were built during this time, designed to maximise sunlight. The width between these houses was

determined to ensure that even winter sun would reach the front and back windows to maximum effect before setting below the roof line, helping to heat the home.



Interior styling also became more fashionable, with psychedelic patterns and clashing colours...

1950 - 1960s

In the 1950s and '60s, local authority housing boomed as cities were rebuilt after the war. Homes were designed in a modernist style, often with flat roofs and exposed concrete walls.

Private gardens became an essential feature during this period. Interior styling also became more fashionable, with psychedelic patterns and clashing colours proving popular and advances in manufacturing making cheap plastic furniture more accessible.

Many families in the 1960s had three or more children, so there was a demand for larger



yet affordable homes. With the introduction of colour television, aspirational families were still searching for properties with spacious living rooms to enjoy informal time together. For the first time, factors such as insulation,

communal rooms, storage, pets, and laundry facilities were considered. Emphasis was placed on incorporating electrical points for washing machines and providing airing racks in the kitchen or bathroom.



Designers successfully explored how to deliver quite dense housing while still achieving a spacious feel.

1970s - 1990s

As cars became more affordable from the 1970s onwards, homes were commonly built with driveways and garage space. Homeowners became more conscious of energy usage, and cavity wall insulation was introduced to help retain heat inside the properties.

Due to social issues, such as sound transmission between flats, high-rise living estates began to decline. Parents felt unable to keep an eye on their children in the playgrounds many floors below, older people felt isolated, and if the access lifts were out of order, it meant many stairs to climb.

Secluded walkways and stairwells provided opportunities for crime and anti-social behaviour, while high balconies invited some to throw refuse and other dangerous items over them. This led to the demolition of many such buildings, which were replaced by low-rise terraced homes.

In the 1980s, disposable income nearly doubled for the wealthy and increased significantly for those on average wages. During this time, housing design was characterised by more complex and architecturally pleasing exteriors. Designers successfully explored how to deliver quite dense housing while still achieving a spacious feel.



Chris Brightman

Director
**Brightman Clarke
Architects**

"The design of homes has evolved significantly over the past 30 years. Houses in the 1990s featured formal dining rooms and small enclosed kitchens, separated from the rest of the home. There is now a marked shift towards open-plan living spaces that can accommodate a range of activities and general family life. Kitchens have become the heart of the home, offering ample space for friends and family to socialise.

Today, people increasingly seek homes that reflect their unique lifestyles and preferences. This rise of bespoke architecture often showcased in popular TV programmes and social media, has made it more common for individuals to seek out properties with the potential to be personalised rather than settling for an 'as-is' home.

There is also a growing emphasis on sustainability in home design. A decade ago, sustainable features such as additional insulation and solar panels were considered 'nice to haves'. Today, these features are seen as essential components of renovation projects, reflecting a shift in our priorities towards a more sustainable future."



***In the 1990s,
planning
and design
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integrated,
with carefully
designed
schemes...***

The transition to a global free-market economy led to significant changes in capitalism in the UK. The 'Right to Buy' scheme allowed many council residents to become homeowners, increasing housing ownership to 67% by 1995.

In the 1990s, planning and design became more integrated, with carefully designed schemes incorporating amenity areas and facilities to promote social interaction. This era also witnessed mass housebuilding by reputable developers such as Barratt Homes, Taylor Wimpey, and Persimmon Homes.

As national standards improved, new homeowners benefited from enhanced energy efficiency in construction and heating systems.

People could afford to heat their homes to much higher levels of comfort, with the average temperature in homes increasing by a remarkable 5.5°C between the early 1970s and the late 1990s. Central heating, double glazing, fridges, and washing machines became standard in new homes. Kitchens also evolved into important multifunctional spaces, showcasing owners' wealth and becoming decisive factors in house sales.



2000s – Present

From the 2000s to the present, sustainability has become a major concern due to the growing impact of climate change. New homes are required to meet environmental criteria and implement low-carbon energy technologies such as solar panels and heat pumps. Open-plan living spaces and home offices have increased in popularity, reflecting the post-pandemic move towards remote working and spending more time at home.

Buyers now prioritise aspects such as gardens, parking, and electric vehicle charging. Gardens have become extensions of indoor living space, with many people opting for French or bi-folding doors to create a seamless entertaining area.



***Gardens
have become
extensions of
indoor living
space... to create
a seamless
entertaining
area.***

Walk-in wardrobes and hidden secondary kitchens have become coveted features, as we look to preserve the aesthetic of our homes with enhanced storage to avoid any mess being on display.

With the increasing prevalence of electric cars, convenient charging options and off-road parking have also become essential requirements for many buyers.

This diverse range of properties built from the Victorian era to 2024 still plays a part in the fabric of our towns and cities today.

Whether you are searching for the perfect ultramodern new home or want a piece of history to restore for the 21st century, you can find incredible homes from every era available across South Yorkshire and Derbyshire.

Looking ahead, it is clear that reflecting on the past will continue to be important for shaping the future.



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Healthy home

How introducing negative ions can make your home happier

Have you ever noticed a change in your mood when you're in the mountains, at the beach, or during a thunderstorm? What you're feeling might be more than just appreciation for nature; it could be the impact of negative ions. Negative ions are electrically charged molecules found in the atmosphere. They occur naturally in various places, such as in UV rays from the sun, the air after a thunderclap or lightning strike, areas where water collides such as waterfalls or ocean shores, or as part of the normal growth process of many plants.

When you're out in nature, you might feel better because these ions offer several health benefits. Research has shown that prolonged exposure to negative ions can reduce symptoms of chronic depression, Seasonal Affective Disorder (SAD), and other serious conditions. Additional studies have found evidence that negative ions may regulate sleep patterns and mood, reduce stress, enhance immune system function, and accelerate the metabolism of carbohydrates and fats.

...negative ions may regulate sleep patterns and mood, reduce stress and enhance immune system function...

Moreover, negative ions can help eliminate airborne bacteria, viruses, and mould spores within our homes, contributing to a healthier living environment. On the other hand, positive ions, associated with pollutants and harmful airborne substances, can be found in electromagnetic fields created by electronics such as computers, phones, and fluorescent lights.

So, how can you increase the presence of negative ions in your home? One way is by introducing houseplants that naturally produce these mood-boosting particles, such as Areca Palm, Lady Palm, or rubber plants. Himalayan salt lamps are also effective in counteracting the positive ions caused by electronic devices.

Operating indoor water fountains can produce negative ions, as the falling water generates the energy that breaks neutral particles in the air, freeing electrons that then bind with other air molecules, resulting in the creation of negative ions.

Another option is to use a negative ion generator or air purifier to release negative ions into your home's atmosphere. Studies have shown that this can reduce pollution particles up to five feet off the ground by as much as 97%.

By incorporating these changes, you can create a healthier, more energising environment in your home, harnessing the power of negative ions to improve both your physical and mental health.

Healthy home

House plants for your health

Plants are more than just a colourful addition to your home; they can also benefit your health and well-being. Research compiled by the Royal Horticultural Society shows that indoor plants have both psychological and physical benefits. These include improved mood, reduced stress levels, lower blood pressure, and decreased fatigue and headaches.

During the winter, plants also play a crucial role in removing pollutants from your home, such as those emitted from furnishings, detergents, and aerosols. Some specific plant varieties, like Golden Pothos,

spider plants, and bamboo palms, are particularly effective at removing these pollutants. Improved air quality throughout your property can have various benefits, including boosting productivity and minimising triggers for conditions such as asthma and allergies.

If you want to add more greenery to your home but don't have time to care for high-maintenance plants, consider low-maintenance options. Peace lilies, snake plants, and Aspidistra are three varieties that can thrive under most light conditions, with light watering, and will add beauty to your home.

Houseplants are versatile in their placement, enhancing the aesthetic of any room. Whether you have space for a large plant in your living room corner or need a splash of colour on a small bathroom shelf, there's a perfect houseplant for every spot.

Patch, the online plant retailer, is a fantastic place to start searching for the perfect plant additions to your home.

Browse their full range of plants and plant care essentials at patchplants.com



Snake Plant
Sansevieria
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☘️ Almost Unkillable
Price: £12 – 110



Peace Lilly
Spathiphyllum Wallisii
☀️ Most Light Conditions
☘️ Easy Care
Price: £10 – 55



Cheese Plant
Monstera Deliciosa
☀️ Most Light Conditions
☘️ Easy Care
Price: £14 – 195



Trend spotting

Bold stripes

Incorporating bold stripes into interior design offers endless possibilities for creativity and personalisation...

Stripes are an enduring trend, spanning decades of home interior styling history. Their versatility and timeless appeal make them a favourite choice for classic and contemporary designs. Used as both a sophisticated pattern and a colourful way to add a touch of whimsy to a room, bold stripes can transform spaces in dynamic and unexpected ways.

No matter which rooms you decide to incorporate bold stripes into, there are multiple ways you can decorate with them. Feature wallpaper is a popular choice, allowing for a dramatic statement on a single wall that draws the eye and sets the tone for the entire room. You could opt for classic

black-and-white stripes or go for vibrant, multicoloured stripes to inject energy and playfulness into the space.

Bedding is another excellent way to trial introducing bold stripes to your home. A striped duvet cover or pillowcases can add a lively element to a bedroom, coordinating with solid-coloured sheets and accessories to create a balanced yet visually interesting ensemble. Stripes in bedding can range from thin pinstripes to wide bands, each offering a different aesthetic impact.

Beyond the basics, bold stripes can be introduced through furniture upholstery, throw pillows,

and even artwork. Striped furniture can serve as a statement piece in a room, especially when paired with more subdued, solid-coloured elements.

Throw pillows with bold stripes can add pops of colour and pattern without overwhelming the space, making them perfect for seasonal updates or experimenting with trends.

Incorporating bold stripes into interior design offers endless possibilities for creativity and personalisation. By playing with colour, scale, and placement, you can achieve a look that is uniquely yours, reflecting both your style and the character of your home.



Written by
Emma Liversidge

Land & New
Homes Manager
Redbrik

I have over 10 years of experience in the property industry and am now the Manager of the Redbrik Land & New Homes department.

Working across all areas of estate agency, I have gained extensive knowledge in Lettings and Sales. In 2020, I joined Redbrik as a Negotiator in the New Homes team and have since progressed to become the Manager of the department.

In my neighbourhood

I grew up in Wickersley and love to visit on weekends. My perfect day is a coffee with my family at The Yard, followed by drinks in the evening with friends at The Courtyard.

To find out more visit redbrik.co.uk/new-homes or **call the team on 0114 299 4144**

Land & New Homes

Our Land & New Homes department manages new build developments in South Yorkshire and Derbyshire, providing expert knowledge and marketing skills.

Whether you're a developer looking to create a new site or a buyer in search of the perfect home, we are committed to assisting you in your journey.

Services for Developers

We pride ourselves on offering a unique, end-to-end personal service for every development we market. We collaborate closely with housebuilders and developers, sharing our knowledge, expertise, and buyer insight throughout the process.

By continually analysing the market and understanding the evolving wants and needs of purchasers, we provide accurate and up-to-date advice to our clients.

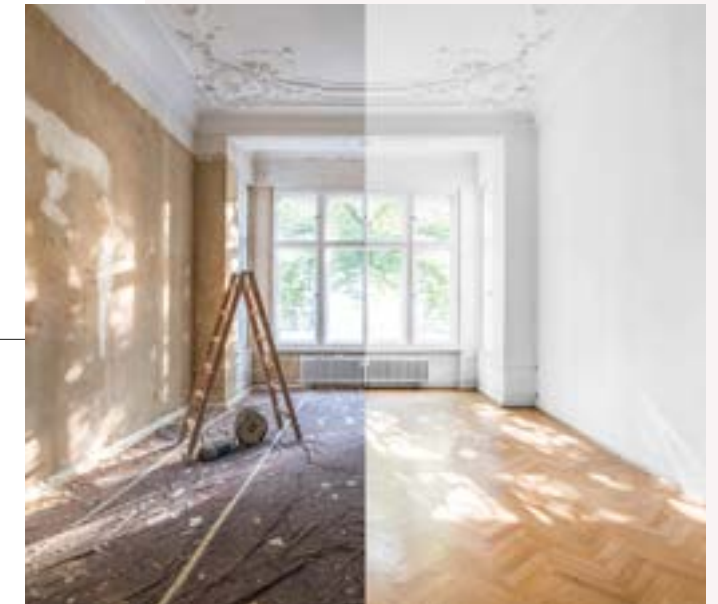
We understand the challenges developers face in building new homes, including increasing building material and development finance costs, as well as biodiversity net gain legislation. It's a complex landscape to navigate.

Getting in touch with us early is crucial for maximising your investment. We can advise on current market demands and optimal sizing and specification choices to ensure that you create a desirable home without overspending.

New Build vs. Renovation: **What's right for you?**

When searching for their next home, many people face the decision of buying a new build or an older property that needs some renovation work.

Here's some of the benefits and things to consider for both options to help you make the right choice.



New Builds

There are lots of benefits to buying a brand-new home, including modern and multifunctional layouts, and opportunities to customise to your own taste. Thanks to a range of eco-friendly features, new homes can be up to four times more efficient than an older property, resulting in lower bills.

New homes also include a structural warranty. This is designed to protect the homeowner against defects in materials or workmanship that may arise after the home is completed and typically covers the property for several years.

Whilst new build properties have the advantage of being chain-free, so you don't have to wait for the seller to find somewhere, you do need to factor in possible delays with the build, which are often out of the developer's control.

It is also worth considering that most housebuilders will request a swift exchange of contracts, usually within eight weeks, so you'll need to have your full deposit and mortgage offer available.

Renovation Project

Finding the perfect home in the area you want can sometimes be difficult. However, buying a more run-down property in your desired location could open up greater opportunities and give you the chance to include all of the features you want in your home.

Upgrades like new kitchens and bathrooms can add significant value to a property, meaning that you could make a profit if you were to look to sell in the future.

On the flip side, a renovation is a big commitment, requiring time and project management.

Good quality tradespeople who can accommodate your schedule can often be hard to come by, so it's important to seek recommendations and ask to see examples of their previous projects.

Although you will need cash available, it is a good idea to agree staged payments with your tradespeople – and always factor in a contingency of 10–20%! Depending on the scale of the project and the amount of disruption, you may also need to move in with friends or family or take a short-term rental.

There are some great benefits to buying a new home or embarking on the journey of a property renovation.

Whichever option you decide is right for you, Redbrik is here to help.



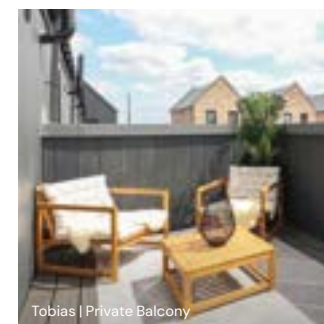
Mildred | Living Room



Mildred | Office Space



Tobias | Exterior



Tobias | Private Balcony



Mildred | Bedroom

Waverley Central, S60

3, 4 & 5 bed houses
Prices from: **£280,000**

Designed and built by renowned developer Sky-House Co., the second phase of Waverley Central introduces an attractive new neighbourhood featuring contemporary townhouses with excellent connectivity to Rotherham and Sheffield city centre.

Built for the future, every property at Waverley Central has been designed to include an air source heat pump for clean energy, EV charging and solar panels as standard, and is packed with personality, thoughtfully designed to combine style and space.

These stunning homes benefit from the nearby community hub at Olive Lane. Featuring retail spaces, restaurants, cafes, supermarkets, local schools, and a medical centre, a home at Waverley Central gives you access to a range of amenities right on your doorstep.

Tobias & Mildred

New for Phase II of Waverley Central, the Tobias and the Mildred are beautifully designed, eco-friendly properties, finished with everything you need for family life. Sky-House Co. include 40 per cent more than the average house builder as standard, so you know you're getting incredible value for money when you buy at Waverley Central.

The Tobias is a contemporary three-bedroom home with a roof terrace and a private garden. The ground floor offers stunning living spaces with a generous kitchen, living and dining room which leads onto the private rear garden. The second floor features the principal bedroom suite with a shower room

This premium family home features space to park two vehicles, plus a carport which leads directly inside...

and French doors that provide direct access to a quirky roof terrace. This is the ideal space to relax and unwind at the end of the day.

Sky-House Co.'s four-bedroom townhouse, The Mildred, is complete with everything the Tobias has to offer and more. This premium family home features space to park two vehicles, plus a carport which leads directly inside, perfect for unloading the car on rainy days.



The Clearing, S10

4 & 5 bed luxury homes
Prices from: **£1,350,000**

Tucked away within a private, rural location, The Clearing is an exclusive gated development of just three luxury homes: Larch House, Rowan House, and Cedar House. This boutique collection of homes has been thoughtfully planned to blend architectural

excellence, energy efficiency, and everyday practicality to create a truly unique place to call home.

Each of these incredible homes has been finished with a Karl Benz Italian-designed kitchen that features a striking quartz waterfall island, bespoke mirrored splashback, and a full suite of premium Siemens appliances, including three ovens, an induction hob, warming drawer, and integrated larder fridge and freezer.

The open-plan kitchen seamlessly flows into the dining and living area, where large, full-height, full-width sliding doors open onto a porcelain-paved patio, providing

the perfect space for entertaining. A cosy wood-burning stove further adds to the appeal of this room, ideal for the autumn and winter months.

On the first floor of these superb homes, the principal suites offer a luxurious space to relax, each completed with a dressing room and an en-suite shower room with a walk-in shower, separate bath and wall-hung double vanity.

All three of these homes have been positioned to enjoy privacy and generous outdoor spaces to create seamless indoor-outdoor living. From the moment you pass through the secure, private

“
...these homes
have been
positioned to
enjoy privacy
and generous
outdoor spaces.”

gates, you're welcomed into a landscaped environment where quality is evident in every detail. The development is designed for

modern living, with integrated garages, EV charging points and security alarms for added convenience. For complete peace of mind, every home at The Clearing also has a 10-year ICW warranty.

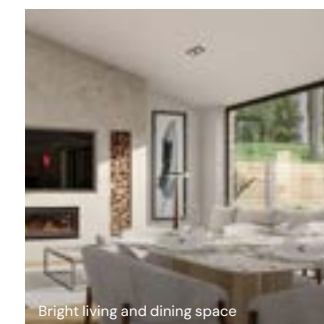
When designing The Clearing, energy efficiency was a priority for Dorsia Homes, and the combination of cutting-edge renewable technology and high levels of insulation used during construction ensures that these homes are as efficient as they are beautiful. Solar thermal panels, comfort cooling to the principal suite and main living areas, plus underfloor heating powered by

an air source heat pump, also contribute to the energy efficiency of these homes, as well as ensuring that comfort is a priority throughout the development.

The Clearing is set within the Peak District National Park, located in Long Causeway, on the western edge of Sheffield. The area is characterised by rolling countryside and breathtaking views, making it a sought-after destination for those who enjoy spending time outdoors and peaceful, semi-rural living. Despite its countryside feel, Long Causeway is only a short distance from local shops, offering an ideal balance of rural charm and convenience.



Luxury kitchen



Bright living and dining space



Secure landscaped entrance

Room **focus**

The minimal kitchen, with maximum storage

*Create a blissfully tidy kitchen,
without compromising on
space and 'stuff'.*

These days, kitchens are multipurpose spaces – used for everything from cooking and entertaining, to crafting and working – so having a calm, relaxing kitchen that you enjoy spending time in is more important than ever. With a bit of careful planning, you can create a kitchen that's simple, practical, and beautiful.

Here are some ideas for design and organisation that make the most of your space, so you can enjoy a minimal kitchen that fits your daily life.

*Create an
accessible,
ergonomic
space where
everything is
easy to find
and visible
clutter is kept
to a minimum.*

Ellie's top tidying tips...

With these clever storage hacks, even the tiniest kitchens can become functional and fun.

1 Magnetise – recycle those unsightly takeout menus and lists, instead opting for a magnetic notepad or calendar on the front of your fridge for the must-remembers of the week.

2 Get creative – use the inner side of your cupboards to create space for storing small items like spice jars or cleaning products.

3 Invest in containers – streamline the contents of your cupboards by decanting into glass jars and containers. This is a great way to reduce the amount of packaging you're storing.

4 Double-duty shelves – adding hooks to the underside of your shelves is a great way to store pots, pans, mugs and more!



Smart Storage

To keep your worktops clutter-free, you'll need to maximise your storage options. Utilise vertical space by installing tall hidden ladders for unsightly items and small appliances, and consider open shelving to display glassware, vases, or your best dinnerware. Smart storage makes use of all available space, so think pull-out baskets, rotating corner carousels, and cabinet dividers, risers, and stackers. These create an accessible, ergonomic space where everything is easy to find and visible clutter is kept to a minimum.



Clear Out Those Gadgets

The minimalist movement centres around the concept that 'less is more', but in the age of influence, it's easy to accumulate all the latest must-have kitchen gizmos. When was the last time you used your egg slicer or breakfast sandwich maker? You're probably not using many of these impulse purchases which take up valuable worktop and cabinet space, so have a clear out and invest in timeless kitchen pieces instead. A well-crafted chef's knife and high-quality cookware will last a lifetime, saving you time (and space).



Clean Lines and Neutral Colours

Creating a light and airy feel in your kitchen will help invoke a sense of calm, even on the most hectic of days. One of the easiest ideas is to pick a simple colour palette based on neutral, pastel, or muted tones, which instantly make your space appear brighter.

Adding some natural materials such as wood and stone will bring warmth and texture. For a truly streamlined look opt for matte handleless cabinets and concealed built-in appliances.



Written by
Jessica Risorto

Director
Redbrik

I joined Redbrik in 2015 after a career in hospitality, bringing along my customer service skills with a goal to improve the home moving process for everyone. I am now a Director and Area Manager, based out of our busy Chesterfield office in the town centre.

In my neighbourhood
I live in Ashgate, Chesterfield, with my husband and two boys. The location couldn't be more perfect, positioning me within walking distance of our office, and also Chatsworth Road, where I visit my favourite bars and restaurants.

Food & Drink Review

ninetyfour

V VG GF

Vegetarian, Vegan & Gluten
Free options available.

**Everything
you need
for a great
afternoon or
evening out
with friends.**

Opening times

Monday **CLOSED**
Tuesday **CLOSED**
Wednesday **9am – 4pm**
Thursday **9am – 4pm**
Friday **9am – 4pm**
Saturday **9am – 4pm**
Sunday **9am – 4pm**

Find us

Ninetyfour, 131 Chatsworth Rd,
Chesterfield, S40 2AP

You may have heard of **Ninety Four Coffee**, the latest addition to the growing foodie scene on Chesterfield's Chatsworth Road, which is cooking up a storm on social media.

While the road is most well known for the Brampton Mile, a lively stretch of pubs and bars, there are also lots of great spots to eat and relax. Ninety Four is in good company, located on the same row as much-loved Italian restaurant Nonnas and directly across the road from Brampton Social Club, which is home to local favourite Pizza Pi.

The latest offering comes from the owners of Albie's Coffee in Sheffield, a laid-back cafe serving speciality brews, impressive sandwiches and tasty sweet treats. Not to mention its famous three-cheese toastie, which is the most popular item on the menu. The Chesterfield branch has a similar vibe, with an exciting brunch menu, plenty of coffee options and cinnamon buns you'll be dreaming about for days – if you manage to grab one before they sell out, that is.

Want more than just caffeine and cakes? Then you're in luck, as Ninety Four is not just a cafe but a bar as well. Serving up classic cocktails of



refreshing beers and quality wines, it has everything you need for a great afternoon with friends.

We headed down one Sunday morning for brunch and were shown to a table in the middle of the room, basking in the sun shining through the floor-to-ceiling windows. The decor is airy and minimalist, with the business's cool branding, pretty plants and vibrant prints livening up the space and giving it a trendy, inner-city feel.

After ordering four different variations of latte, (iced, vanilla, oat milk and iced oat milk, if you were wondering) we chose our food. The vegetarians among us went for the bruncher, consisting of

smashed avocado, halloumi, fried egg and chilli jam on a toasted brioche bun. The rest of us opted for the breakfast brioche; hash browns, streaky bacon, fried egg and Emmental – with a pot of brown sauce on the side, of course.

Even though it was quite busy and the venue is modest in size, we only had to wait a couple of minutes until our order arrived. The food was absolutely delicious and it wasn't long before our plates were clean. The hash browns were a particular highlight – light, fluffy and super crispy, without being oily or stodgy. They were also huge, meaning a small sandwich was more than enough to carry us through the rest of the day. Washed down

with the remainder of our coffees and finished off with a piece of cheesecake to share, it was the perfect way to spend a slow Sunday.

Although we didn't get to sample the delicious-looking espresso martinis or cold pints of Camden lager this time, we're excited to try them on our next visit.



Redbrik.

Recommends

01. Mavi Ruya

Abbeydale Road 

You really are spoilt for choice when it comes to restaurants and bars on Abbeydale Road in Sheffield, but after hearing glowing reviews from clients, we decided to try out Mavi Ruya Turkish Bar & Grill.

We booked an early evening slot on a Saturday and were welcomed by friendly faces in a bustling restaurant, full of energy, with some amazing aromas. After settling in with a couple of drinks, we were treated to a selection of breads paired with hummus to keep us going until we had worked out which dishes we would sample from the diverse menu. From mezés and kebabs, to moussaka and sharing platters, there was almost too much to choose from, but the quality and flavour definitely weren't compromised.

We opted for the charcoal shish dishes, which consisted of freshly grilled lamb and chicken, served with rice, salad, and more tasty bread. The flavours were delicious and the portion sizes were generous – although it's safe to say there was nothing left on the plate when the waiters cleared our table.

There was a great vibe within the restaurant and the staff were incredibly attentive and friendly. Oh, and we can't forget to mention the occasional and unexpected birthday performances which took place! They had the whole restaurant clapping along as the staff delivered celebratory treats, which added to the experience. Overall, we really enjoyed our visit to Mavi Ruya and won't hesitate to go back.

Find out more at
maviruya.co.uk

02. Bon

Broomhill 

Recently opened, Bon is fast becoming our favourite cafe in the vibrant suburb of Broomhill.

Beautifully designed, creating a calm and idyllic atmosphere, it's hard not to stay for hours on end. It's one of those cafes that you'd feel more than comfortable walking in on your own and staying for a while, with friendly staff and an at-ease atmosphere. Not to mention; the best food, including bakes and pastries from Depot, alongside their chef's beautifully curated seasonal menu and coffee, matcha and more, selected with the utmost importance.

Find out more at
bonsheffield.co.uk

If you are searching for delicious food that's excellent value for money, Lombardi's is the place to be.

03. Lombardi's

Chesterfield 

A family-run restaurant serving authentic Neapolitan dishes, Lombardi's is a firm favourite in the Chesterfield dining scene. One of the town's oldest Italian restaurants, Lombardi's continues to impress with rustic dishes that are bursting with flavour, including wood-fired pizzas baked in a traditional clay oven. If you are searching for delicious food that's excellent value for money, Lombardi's is the place to be.

Find out more at
lombardis.co.uk

04. Native

Sheffield 

Native is fishmonger J.H.Mann's incredible seafood offering on Gibraltar Street. A beautifully crafted seasonal menu, that changes weekly depending on catches of the week and local British produce. Paired with a carefully selected drinks menu and delicious desserts, this is a must-visit for a real foodies' special occasion.

Find out more at
nativejhm.co.uk



Redbrik Foundation Chesterfield 10K

Photography by Nick Rhoades

Every year it's such a great atmosphere, with spectators lining the streets of the town centre and Queen's Park showing their support for all the runners.

In May 2025, the Redbrik Foundation Chesterfield 10K returned to the town for its fourth year, with a record number of runners signing up to take part. Over 1,400 runners joined us in Queens Park in the glorious sunshine to raise money for a fantastic range of charities, including the Redbrik Foundation and charity partners for the event, Ashgate Hospice, Bluebell Wood Children's Hospice, and Cavendish Cancer Care.

John Timms, Event Director for the Redbrik Foundation Chesterfield 10K said: "Since its inception, this event has been about far more than personal bests, finish lines and a single race

around the historic town. It's about people — runners, volunteers, supporters, and the wider community — coming together in a collective show of strength, generosity, and spirit.

"What truly makes this event special is its heart. The streets are lined with cheering neighbours, the energy is palpable, and the stories from the start line to the finish are ones of courage, community, and kindness. Whether it's a first-time runner taking on a new challenge, or a seasoned athlete pushing to inspire others, the 10K brings out the best in all of us."

David Archer was the first to cross the 10K finish line, with a time of

00:33:07, with the current female course record holder Hayley Gill crossing the line as the first female runner at 00:37:38, just seconds shy of her record time from 2024.

David Cooper, Trustee of the Redbrik Foundation, said: "Having taken part in the 10K alongside several of my Redbrik colleagues, it was great to witness how this year's success truly showcases the incredible community of Chesterfield.

"As a local business, we're proud to support events like this that bring our community together while promoting health and wellbeing. It's been remarkable to see how the Chesterfield 10K

Over £32,000 was pledged to local charities by the runners taking part in this year's event...

has grown to attract participants and supporters from across the country, really putting our town on the map."

During the weekend, the Nuzest Chesterfield 5K challenge returned for the second year, with both a 3K and a 5K race taking place on Saturday, 10th May, ahead of the main event on Sunday. Both races were a success, and we had plenty of runners taking part, either racing for the first time, trying to get a personal best, or warming up for the main event on the Sunday.

Taking place in tandem with the Redbrik Foundation Chesterfield 10K, the Pronto Paints Fun Run returned for another year, which was a brilliant opportunity for people of all ages, families and four-legged friends to get involved with the weekend and run 1K in Queens Park. For 2025, Theo Anderson and Betsy Smith were the winners of the fun run.

In total, over £32,000 was pledged to local charities by the runners taking part in this year's event, taking the total raised through the 10K to over £250,000 to date, which is fantastic news for all of the incredible charities that have benefited from the generous donations.

Redbrik Managing Director, Mark Ross, being interviewed by Yuri Matischen at the Redbrik Foundation Chesterfield 10K 2025





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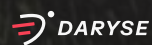


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Redbrik.



Redbrik x Evo Partnership

Redbrik is proud to be working with EVO to support youth development in sport and business.



We are excited to announce our partnership with EVO, which will focus on developing students through work placements and apprenticeships across the Redbrik Group.

Each year, we will provide up to four work placements and two apprenticeships, giving young people the opportunity to gain experience in sales, marketing, events management, and business operations. The entire team is thrilled to support EVO students in gaining work experience as they transition from education to employment and consider their future careers. EVO is an incredible environment for learning and development, and we are looking forward to welcoming our

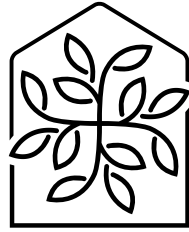
first students to the Redbrik Group.

Dean Mabson, Managing Director of the EVO Group, said:

"This is a fantastic partnership for our students. Our mission is to enhance and develop children's lives through sport, and this collaboration offers a wonderful opportunity for those who want to learn more about business with a great local company that is highly innovative."

EVO training kits and gear will proudly display the Redbrik logo. The collaboration will also support our community engagement initiatives by co-hosting an annual community football tournament to raise funds for the Redbrik Foundation.

The entire team is thrilled to support EVO students in gaining work experience...



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Selling your home

Home staging success

Top tips for preparing your property for viewings.



How a property is styled can make a huge difference in how prospective buyers view it and, ultimately, its value.

Our Land & New Homes team recently asked VMR Home Staging to furnish the three remaining properties at a development on Haywood Lane in Deepcar, using furniture to bring the images to life and demonstrate how buyers could style the available space.

Throughout the property, VMR used contrasting colours and textures in the soft furnishings, artwork and decorative items so photographs would have an 'eye-catching' contrast for the online portals, increasing the interest in the property to appeal to the target market of professionals and young families. The results speak for themselves. Within six months, all of the properties were sold subject to contract at 99% of the asking price.



Victoria Rodgers

Director
VMR Home Staging

If you are preparing to sell your home, check out Victoria's tips for dressing your property for viewings.

First Impressions Count

Don't underestimate the importance of kerb appeal. Keep any gardens and borders neat and well-pruned. External lighting can also create a welcoming atmosphere for the darker months.

Furniture Placement

The flow of your property on viewings is important. Buyers will want to be able to move around the space freely taking in the 'big picture', so think about the location of furniture to provide an unobstructed flow around your home.

Balanced Spaces

Ensure that each room has a clear purpose. By using different textures, contrasting colours, and high-quality decorative items, you can create an aspirational look that will have potential buyers imagining themselves living there.



A coffee with...

Gemma Hynes
Crystal Peaks Area Manager

We sat down with **Gemma** to discuss her career to date, advice for buyers & sellers, and much more...

Tell us about your background and career in estate agency.

I have worked in estate agency for nearly 20 years, starting my career in new homes back in 2006. I have been fortunate enough to gain a wealth of experience in many roles in the industry, including sales negotiator, valuer and manager. Throughout my career, I've been lucky to form strong relationships with both sellers and buyers, some of whom have become great friends.

As the Area Manager for Crystal Peaks, what do you think is so special about this part of Sheffield?

My parents moved our family to Sheffield when I was a teenager due to a job relocation. They chose this area specifically for its family-friendly environment, good local schools, and convenient tram network connecting to the city centre and Meadowhall.

It also has the added bonus of Crystal Peaks Shopping Centre, proximity to Rother Valley, and its ideal location for commuters, being near the M1 and M18. The area is also packed with gyms, golf courses, and green space – ideal for active and growing households.

And what about the homes on offer?

Homes here offer superb value for money, with a strong mix of modern estates and traditional family homes. Average prices

remain attractively lower than some other areas in Sheffield, for example, S20 is a top pick for first-time buyers and up-sizers alike.

What advice would you give to someone looking to sell their home?

I would recommend getting a valuation as soon as you can, so we can offer advice on how to boost your property's value and improve its appeal to potential buyers. Crystal Peaks generally boasts a strong property market throughout the year, but keep in mind that, being a family-friendly neighbourhood, we may see some impact during school holidays. This is definitely something to think about when deciding on the ideal time to sell.

...And buying?

We're seeing a big demand from buyers, especially from first-time buyers and those looking for a fully renovated property. Buyers are less keen on taking on renovation projects these days.

If you're in the market for a new property, it's a good idea to register with Redbrik so we can keep you informed about upcoming properties. It's also important to be buyer-ready by getting up-to-date financial advice, so you have a clear understanding of what you can afford and are in a strong position to make an offer when you find a property you love.

What do you love most about your job?

I love the variety of the role and the fact that no two days are ever the same. My passion for helping people move is as strong now as it was 20 years ago.

I feel incredibly lucky to be surrounded by an amazing team that always has each other's backs and strives to do their best. We definitely believe in working hard and playing hard too.

Talk to us about your favourite places to go in Sheffield.

As a family, we love Domo restaurant in Kelham Island – the food and atmosphere is always fabulous.

Locally, we really enjoy Aston Spring Farm which serves a fantastic breakfast. Plus, it's conveniently located near the Trans-Pennine Trail, which is perfect for a lovely walk with my dog and kids.

Get in touch with Gemma
by scanning the QR code...



In your **neighbourhood**

SHARROW Vale Road

“Sharrow Vale Road is making a name for itself as one of the city’s biggest foodie destinations...”

Located southwest of Sheffield city centre, Sharrow Vale Road is a vibrant hub of independent businesses that showcases the city’s eclectic charm.

This bustling stretch, though shorter than its three-mile-long parallel neighbour, Ecclesall Road, offers a concentrated ensemble of unique shops, brunch spots, cocktail bars and green spaces.

Sharrow Vale Road is making a name for itself as one of the city’s biggest foodie destinations, offering

a variety of culinary delights. Since starting out in 2015, Porter Pizza Co. has gained a cult following and has recently moved to bigger premises to continue serving its mouth-watering, artisan pizzas.

Just a few doors down, Eve Kitchen tempts passers-by with a heavenly array of baked goods, most famously its doughnuts, while Made by Jonty delivers hearty breakfasts that have become a staple weekend treat for many locals.



Whether you enjoy spending your evenings nestled in a cosy pub or prefer a slightly more glamorous vibe, Sharrow Vale has something for everyone. The Leskar is a brilliant option if you want a more low-key night out, with plenty of craft beer on tap, as well as entertainment like quizzes and live music on certain nights of the week. If you’d rather spend your time sampling some delicious cocktails (as well as some fantastic Mexican food) then Pellizco could be the place for you. You’ll find Pellizco tucked away in Dyson Place, a charming courtyard which has become an idyllic spot for shopping and dining. Other favourites include Cornerstone, IberiCo and Noa’s Arc.

As if that wasn’t enough, Sharrow Vale also celebrates the local spirit with its triannual market, a vibrant event that stretches from Hunters Bar roundabout to Stewart Road car park.

“...spending time around Sharrow Vale is an absolute must to experience some of the best things Sheffield has to offer.”

With around 100 stalls, the market is a treasure trove of locally reared and homemade produce, crafts, clothing, and plants. The hot food stalls offer a taste of global cuisines, a further testament to the multicultural fabric of Sheffield.

Beyond its bustling shopping and dining scene, Sharrow Vale Road offers easy access to an oasis of

green spaces for relaxation and leisure. Just across the road lies Endcliffe Park, which opened in 1887 and is home to duck ponds, riverside walks and woodland areas. It’s the perfect place for a leisurely picnic, playing ball games with the kids or a quiet Sunday morning stroll.

Head slightly further in the opposite direction and you’ll find the Botanical Gardens. This historic park, established in 1836, is an integral part of Sheffield’s cultural and social identity. With over

5,000 species of plants, listed monuments and renowned charm, the Botanical Gardens provides another tranquil retreat from the city’s hustle and bustle.

Whatever your plans are for the next few months, spending time around Sharrow Vale is an absolute must to experience some of the best things Sheffield has to offer.

1 Greedy Greek Deli
If you're looking for authentic Mediterranean cuisine to eat in or take away, look no further than this brilliant, family-run Greek offering.

2 Pom Kitchen
Notorious for its aesthetically pleasing sweet treats, Pom is a must-visit for vegetarians and vegans looking for a beautifully Instagrammable bite to eat.

3 Eve Kitchen
Expect long queues to try these incredible doughnuts, which have become a fan favourite in the city. You'll also find a unique home store next door, with pieces from various independent makers.

7 myRaceKit North
The perfect local runners shop with all the newest trainer releases, complete with a practice treadmill if you're not sure what's right for you!

8 Dyson Place
Sharrow Vale's newest collective of local businesses and eateries. It offers something for everyone, including the hottest food and drink venues, plus a yoga studio, gym, barbers, and more.

9 J.H. Mann
A local fishmonger and long-serving member of the Sharrow Vale community, J.H. Mann offers fresh catches you'd be proud to serve on the coast.

A stroll down Sharrow Vale Road

1 Greedy Greek Deli

2 Pom Kitchen

3 Eve Kitchen

4 The Framery

5 Wine Rack

7 myRaceKit North

8 Dyson Place

10 Tonco Bakery

12 Porter Book Shop

11 Corner Store

9 J.H. Mann Fishmonger

6 The Lescar



4 The Framery
Not only is this a bespoke framing service, but it's also home to a beautiful collection of local artists' work. It's definitely worth checking out The Framery to find a new favourite print for your home.

5 Wine Rack
A craft beer and wine fan's dream, with the newest releases from the best craft breweries and vineyards, both local and worldwide.

6 The Lescar
This pub is perfect for any occasion, boasting a great drinks menu, an even better Sunday roast, a secluded beer garden and an events room.

10 Tonco Bakery
With a beautiful pastry selection and food & drinks menu, our top recommendation lies in their in-store shop; organic fruit and veg, alongside artisan cheeses and sourdough pizza bases make for the perfect night in.

11 Corner Store
This cosy café offers a spectacularly creative drinks menu, including iced raspberry matcha, tiramisu coffees, and strawberry cold foam iced chocolates, with delicious baked goods to match!

12 Porter Book Shop
This incredible cave is packed to the brim with new and second-hand books. Dig deep, and you'll find some collectables alongside the classics.



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Industry update

Written by
Mark Ross

The changing landscape of estate agency

In recent years, the property industry has been working to improve regulations and standards to change the way estate and letting agents operate.

There have been discussions in parliament and the industry about regulations, as well as a growing demand for training and qualifications. In 2019, the Ministry of Housing, Communities and Local Government (MHCLG) released a report from the Regulation of Property Agents Working Group (RoPA) with recommendations for industry licensing and qualifications.

RoPA recommended the following:

- All agencies operating a residential property business should be licensed, and licensing should include a fit-and-proper person test for company directors.
- All staff carrying out 'reserved activities' in a residential agency business should be licensed, adhere to a Code of Practice, and hold a qualification at Level 3 or above.
- All company directors and management agents should hold a qualification at Level 4 or above.

Redbrik is dedicated to setting a new standard in the estate agency industry...

Currently, there is no official requirement for agents to be trained or licensed. However, many agents, like Redbrik, choose to obtain professional qualifications by becoming members of Propertymark, which holds them to higher standards. We fully support the ongoing effort to introduce minimum standards and qualifications for property professionals.

It is increasingly important for estate agents to disclose a property's material information upfront so that buyers can make informed decisions and reduce potential issues. At Redbrik,

we have implemented our SecureMove™ model, which has led to a significant decrease in our fall-through rates over the past three and a half years.

Under current legislation, estate agents have a legal obligation to not omit material information from property listings. Material information, defined by National Trading Standards, includes details such as council tax banding, energy rating, tenure, and parking details. The updated TA6 form is used by estate agents to gather all required information from the seller and highlight any missing material information.

Buying or renting a property is a significant decision, and having all the necessary information at the beginning of the process is crucial. Both buyers and tenants can ask the agent about missing information. If the agent is unable to provide the information immediately, they should be able to explain why and then provide it at the earliest opportunity.

By embracing these changes and prioritising transparency, Redbrik is dedicated to setting a new standard in the estate agency industry, ensuring that every transaction is as smooth and informed as possible.

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R.

Facts + Figures

Average property asking price in the UK...

£373,709

(Source: Rightmove, July 2025)

Average rental yield in the UK...

5.60%

(Source: Zoopla, 2024)

74%

of people put their property on
the market after they had found
another property to buy/rent.

(Source: Home Moving Trends Survey,
2024)

Average spend on a new kitchen in the UK...

£20,493

(Source: magnet.co.uk)

70%

of people cite
reduced energy
costs as the main
benefit of buying a
new build home.

(Source: Home Moving Trends Survey, 2024)

The most searched-for property style...

Victorian

(Source: Rightmove, 2024)

The country Brits are most likely to look to for
design inspiration...

Sweden

(Source: mirror.co.uk)

Average monthly household spend on
houseplants in the UK...

£25.56

(Source: The Independent)

Industry update

Written by
Peter Lee

Why renting can be a smart financial move

Deciding where and how to live is a complex process and the common notion that 'renting is throwing money away' oversimplifies this.

Increasingly, renting is becoming a lifestyle choice rather than a necessity, allowing professionals to relocate easily across the country whenever their job requires. It's also a great option for those in the early stages of their careers, like graduates who have not decided where they want to settle.

Purchasing a £275,000 home usually involves a 10% deposit (£27,500), along with additional costs like legal fees and moving expenses. At current interest rates, a 90% loan-to-value mortgage over 25 years would lead to monthly repayments of about £1,520. In comparison, renting the same property might cost around £1,000 per month, often with a smaller deposit, equivalent to just five weeks' rent. Renters can move in with less financial obligation

...choosing to rent can be a positive financial decision... offering the flexibility many people crave...

and avoid the upfront and ongoing costs of buying a home — such as repairs, insurance, and potential rate increases. With the difference in monthly expenditure, renters could decide to invest their savings elsewhere. Renting might not suit everyone, but it provides flexibility and financial leeway that can be strategically beneficial in today's climate.

While it's true tenants will miss out on the capital appreciation

associated with property ownership, there are still some financial benefits to renting. Upfront costs are significantly lower for renters, covering only the initial rent and safety deposit, sparing them from hefty legal fees and stamp duties. This financial advantage persists at the end of a tenancy, eliminating concerns about moving costs or market fluctuations. Choosing to rent can also save money when it comes to repairs. It's no secret that fixing serious issues like roof leaks can be very expensive, but renting offers financial reassurance for tenants, as these costs are the landlord's responsibility.

Ultimately, choosing to rent can be a positive financial decision in the right circumstance, offering the flexibility many people crave, saving money on short-term costs and providing the opportunity to live in a home that feels like theirs while they save for the next chapter.

Industry update

Asset advice with Sophie

Optimising your rental property

Preparation & Presentation

First impressions can make or break a deal. Before listing your property, walk through it as if you were a potential tenant. Does it need a makeover or just a quick spruce-up? Sometimes, a fresh coat of paint is enough to seal the deal.

While fully staging a home may be excessive, a few cosy touches can make a property feel like a home, not just a rental.

Timely Renovations

The gap between tenancies is your golden opportunity for upgrades. Be it a kitchen refurbishment or garden landscaping, such undertakings can boost your property's appeal and, by extension, its rental value.

At Redbrik, we're more than happy to consult, offering expert recommendations to amplify your ROI.

Behind the Scenes Operations

Our property management team takes care of the nitty-gritty. From crafting a compelling marketing strategy to fielding numerous enquiries (this can be as many as 40 per day, per property), we ensure only serious prospects get through the door.

Securing the Ideal Tenant

You want the best possible yield from your asset, and we make it our mission to achieve that. After applications come in, we initiate a comprehensive background check for each prospective tenant.

Regular viewing updates from the dedicated negotiator help the landlord make an informed decision on who rents the property, ensuring peace of mind and a smooth, positive experience.

The Move-in Day

Once the holding deposit clears, the final preparations for the property begin. An exhaustive photographic inventory taken on move-in day serves as a baseline for the property's condition. We expect the property to be returned in a similar state, accounting for minor wear and tear.

Ongoing Management

If you opt for our Fully Managed Service, an Asset Manager will be your continual touchpoint. From handling renewals and chasing rents to conducting periodic inspections, our Asset Managers offer end-to-end services that aim to increment your asset's value both in rental and resale markets.



Sophie Evans

Senior Asset Manager
Redbrik

Compliance Checklist

- ✓ Annual gas safety inspection
- ✓ Electrical condition report every five years
- ✓ EPC rating of E or above
- ✓ Smoke alarms on each floor
- ✓ Carbon monoxide alarm

Where to buy next?

Recently our team have been seeing a strong demand for rental properties in the south east of Sheffield. Handsworth (S13) and Beighton (S20) offer more affordable options for landlords looking to make their next investment and combined with the demand for homes, you are looking at a strong rental yield across these postcodes.

Your place for property.

The Property Showcase



Bluecoat Rise

Sheffield, S11

Guide: £525,000 - £550,000



This outstanding four-bedroom townhouse is situated on Bluecoat Rise, a sought-after development in the heart of Brincliffe. Beautifully presented throughout, this home is set out across three floors, and the current owners have made significant upgrades to create an immaculate home that combines contemporary style with modern fixtures and fittings.

After stepping inside, you'll make your way into a fabulous open-plan kitchen-dining room which is flooded with natural light and has been fitted with a range of integrated appliances, a five-ring hob, plus luxury quartz worktops. The dining area opens out onto the low-maintenance garden via two

sets of French doors, making it a great space for entertaining friends and family.

Split across two floors, the bedrooms at this property are all superbly appointed, including the gorgeous principal bedroom, which has been finished with an en-suite bathroom. In all of the bedrooms, you'll have plenty of space for either fitted or standalone furniture, which complements the ample storage throughout the property. The first floor also offers a spacious family bathroom.

Outside, the low-maintenance garden and private patio area are the perfect spaces to enjoy your morning coffee. There is also

the potential to create a further landscaped area at the top of the garden, beyond the steps. This fantastic property also benefits from off-road parking with a single driveway and garage.

Located in Brincliffe, this home is positioned in an incredibly sought-after suburb of Sheffield where you'll be within walking distance of a huge range of shops, cafes and restaurants in popular areas, including Nether Edge, Ecclesall Road and Sharrow Vale. Transport links are also excellent, including key bus routes into the city centre and beyond. If you are looking to live close to the city's universities and hospitals, then this is a great spot for you.



Holymoorside House

Holymoorside, Chesterfield, S42
OIEO: £1,250,000

4 2 5

“From the moment you step into the grand entrance hall, the excellent craftsmanship within this property is clear.”

Located in the picturesque village of Holymoorside, Holymoorside House is a truly one-of-a-kind home. This four-bedroom detached property combines architectural elegance with exceptional contemporary design to offer a rare blend of extensive, fully modernised living spaces with striking period features.

Holymoorside House is set on a large and secluded plot in an idyllic village location and is within walking distance of the local school, popular pubs, a park, a tennis club, and miles of country walks through local woods and moorland.

Every element of this home has been considered, from the materials to the layout and from the moment you

step into the grand entrance hall, the excellent craftsmanship within this property is clear. At the centre of the home is a breathtaking open-plan kitchen, dining and snug space. Framed by full-height sliding glass doors and bathed in natural light, this gorgeous open-plan space is designed to bring people together. In the kitchen, you will find Silestone worktops, Siemens and NEFF appliances, as well as underfloor-heated ceramic tiles and a walk-in pantry. Complementing this space is a series of versatile reception rooms, including a lounge with a statement fireplace, a cosy snug and a dedicated study, which have all been finished with newly installed wood-burning stoves, plus a stylish games room that opens out onto the garden.

+ HOLYMOORSIDE HOUSE | HOLYMOORSIDE | CHESTERFIELD | S42

This detached property combines architectural elegance with exceptional contemporary design...





Beautiful snug, part of the stunning open-plan living, dining and kitchen space with full-height sliding doors.



Redbrik loves this

+ HOLYMOOR HOUSE | HOLYMOORSIDE | CHESTERFIELD | S42

Holymoorside House is more than just a home; it's an exceptional, design-led sanctuary...



A treehouse and built-in playground are perfect for the younger members of the family...

Upstairs, the elegant principal suite is waiting for you, with a beautiful picture-frame window offering stunning far-reaching views. This room is also fitted with bespoke wardrobes, a walk-in dressing room and a luxury en-suite bathroom with twin vanity units and a rainfall shower to complete the experience. Also on this floor are three further double bedrooms and a stunning family bathroom with a freestanding bath.

The grounds at Holymoorside House are just as impressive as the interior. Landscaped lawns, mature trees, and colourful borders wrap around the property, with multiple patio areas for entertaining or relaxing.

A treehouse and built-in playground are perfect for the younger members of the family, while a separate garden studio with bi-fold doors and a shower room provides a peaceful spot for work, fitness or guests. This outstanding property also provides parking for up to eight vehicles.

Holymoorside House is more than just a home; it's an exceptional, design-led sanctuary where heritage and modern living meet, located in one of the most sought-after villages on the edge of the Peak District.



View House

Snowdon Lane, Troway, S21
Price: **£895,000***



**Please note that the property is also available for purchase without the neighbouring wash house/barn, listed at a price of £695,000.*

In the beautiful rural setting of Troway, this four-bedroom detached property offers incredible panoramic views and is a fantastic home for a growing family, with a spacious layout across three floors.

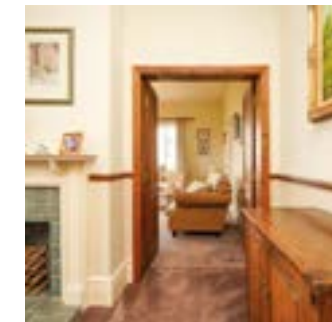
The ground floor features two reception rooms which look out across the gardens, giving a family all the space they need to both entertain and relax. These rooms are perfectly complemented by the fabulous fitted kitchen and dining area, which has been fitted with a range of integrated appliances and storage units. Also on the ground floor is a utility room and an adjoining WC, which adds to the convenience of this home for larger families.

Heading upstairs, on the first floor, you will find three bedrooms, including the luxurious principal suite. This incredible space is flooded with natural light and provides fitted wardrobes, plus an en-suite bathroom which has been finished with a steam shower and a jacuzzi bath. This floor also features a modern shower room. The second floor plays host to a spacious occasional bedroom with an en-suite bathroom, perfect for guests.

The grounds at View House are simply stunning, with extensive lawns on two sides alongside established planting and seating areas. You also have a landscaped garden to the front of the property and a gated driveway for multiple

vehicles. There is also a separate wash house/barn, which is currently set out with storage spaces plus the barn area. Planning permission has also been granted to convert the wash house/barn into a separate dwelling. The current planning permission means you will be able to create a living space with a fitted kitchen, plus a double bedroom and a bathroom.

Living at View House means that you'll be within easy reach of Dronfield, Sheffield and Chesterfield. Local shops and amenities are also close at hand for everyday life. For commuters, this fantastic property is also only a 10 to 15-minute journey away from the motorway network.



+ VIEW HOUSE | SNOWDON LANE | TROWAY | S21

The grounds at this home are simply stunning, with extensive lawns on two sides...



Redbrik loves this



Overton Hall

Ashover, S45
Price: £799,950



“Set over four floors, the property has been lovingly renovated to an extremely high standard by the current owners...”

The East Wing of Overton Hall is a truly exceptional residence, situated in approximately 0.75 acres of stunning landscaped grounds and woodland.

Located within walking distance of Ashover village, this fabulous home was once the homestead of Sir Joseph Banks, the naturalist who sailed with Captain Cook on the Endeavour to Australia and was the inspiration behind the naming of Botany Bay.

Located within a short drive of the Peak District National Park, this historic home is ideally placed within reach of numerous countryside walks, parks and popular gastro pubs.

Set over four floors, the property has been lovingly renovated to an extremely high standard by the current owners, providing luxurious living space with an abundance of original features alongside modern fixtures and fittings. The Reception Hall is a fitting entrance to the property, with smooth, natural Derbyshire stone flooring with underfloor heating running throughout the impressive oak panelled lobby, and up the original staircase into the Oak Hall.

Continuing into the fabulous breakfast kitchen, you'll find beautiful ivory slate bamboo tiles, ample storage and integrated appliances, including a Stoves induction range cooker and a double oven.

+ OVERTON HALL | ASHOVER | S45

Also on the first floor is a stunning dual-aspect sitting room, providing views across the grounds...



R. Redbrik loves this

Also on the first floor is a stunning dual-aspect sitting room, providing views across the grounds, plus a Clearview multi-fuel stove to provide a cosy atmosphere throughout the winter months.

On the second floor, you'll be greeted by the superb principal bedroom with an en-suite wet room and terrace, as well as a second double bedroom with a dressing room and an en-suite.

The premium finishes continue on this floor with the three-piece bathroom suite, which has been finished with a claw-foot bath and mood lighting to create a luxurious environment. All of the bathrooms at Overton Hall have also been tiled

in travertine across the walls and floors for a high-end finish.

Completing the interior of this outstanding property is the third floor, which is home to three bedrooms. Two of these spacious rooms benefit from en-suite bathrooms, and each room offers incredible views of the countryside.

Outside, the landscaped gardens are complete with mature borders, woodland and a stone patio, all of which combine to form the perfect family home.





Storrs Road

Chesterfield, S40

Guide: £550,000 – £575,000



In the heart of Brampton, you will find this beautiful four-bedroom semi-detached home that offers the perfect blend of character, comfort and practicality. This property is ideal for a growing family that wants plenty of space that can be configured to suit their needs with ease.

Featuring extensive upgrades throughout, this home has been thoughtfully designed to offer an outstanding living environment. Once you step through the door, you'll be greeted by a bright, spacious entrance hall which leads into the stunning open-plan kitchen, dining and living area. This exceptional space is flooded with light through bi-fold doors,

has underfloor heating and a modern, fully integrated kitchen with luxurious Silestone quartz worktops.

Upstairs, the property has four well-proportioned bedrooms, two of which boast en-suite shower rooms. The family bathroom is also on the first floor, balancing functionality and traditional style perfectly with high-quality white tiling and a bath.

One of the real highlights of this home is the exceptionally landscaped rear garden. A paved patio area is the ideal space for relaxing with friends and family, while those who are especially keen on living the "good life" will

find the property's substantial allotment area a unique and charming addition.


This stunning home is located just off Chatsworth Road, within walking distance of some of Chesterfield's favourite independent shops, bars and cafes. Living here means you can take advantage of all the local amenities while being a short distance from the beautiful Peak District National Park, which is only a short drive away.



+ STORRS ROAD | CHESTERFIELD | S40

Upstairs, the property has four well-proportioned bedrooms, two of which boast en-suite shower rooms.



 Redbrik loves this



Worrall Road

Worrall, S35
Guide: £550,000 – £575,000



“Wonderful landscaping alongside numerous seating areas means that the outside space is just as impressive as the inside of the property.”

Finished to the highest standard throughout, this gorgeous home has been significantly extended to make a superb family home.

Located in a sought-after rural village location, close to local shops and amenities, the property is enviably positioned with far-reaching views and countryside walks right on the doorstep.

The layout of this three-bedroom property is fantastic. Downstairs on the ground floor, you'll find a stunning breakfast kitchen which has been finished with quartz worktops and a range of high-end integrated appliances, including two Miele self-cleaning ovens, a Bora induction hob and a Quooker boiling tap. In the adjoining dining

room, there is a characterful wood-burning stove and a picture window giving you views across the countryside, providing a fantastic space for entertaining and hosting family dinners all year round.

Stepping up the stairs, you will find a beautiful lounge area which showcases a vaulted ceiling and another wood-burning stove, providing both spacious living and a warm, inviting atmosphere.

From the lounge, you can also take advantage of the incredible views, with bi-folding doors that open up onto a balcony, giving you a fantastic space to enjoy the sun or unwind as the evening approaches.

+ WORRALL ROAD | WORRALL | S35

The layout of the grounds also provides the perfect space for entertaining family and friends...



The principal bedroom occupies the entirety of the second floor, providing a fantastic space to relax after a busy day. A tiled en-suite bathroom and a walk-in dressing room add the perfect finishing touches to this space and help to create an ideal retreat for when you want a quiet evening of luxury.

Storage space was also a big consideration when this property was designed, so extra built-in storage is also available in the principal suite alongside the walk-in dressing room.

Back on the ground floor, you will find the final two bedrooms at this lovely property, alongside the three-piece bathroom.

Wonderful landscaping alongside numerous seating areas means that the outside space is just as impressive as the inside of the property.

The layout of the grounds also provides the perfect place for entertaining family and friends, with the barbecue area providing you with all of the room you need for outdoor dining while the sun shines.

This lovely property also benefits from ample off-road parking, with a single-car drive at the top and further space outside the property.



Bar Lodge

Bar Road, Baslow, DE45
Price: **£1,385,000**



Nestled in the picturesque Peak District village of Baslow, Bar Lodge is an outstanding five-bedroom split-level detached home with over 5,000 square feet of living space. Set back from the road with a gated entrance, this home offers total privacy.

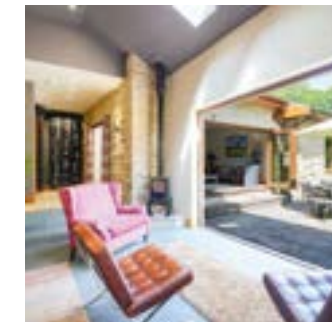
Ideal for a growing family, this superb home has been significantly extended and upgraded in recent years by the current owners to provide beautiful accommodation. One of the highlights is the entertainment room, with bi-fold doors opening onto the garden. Whether it's a game of pool, a dip in the hot tub or a drink at the bar, this is the perfect place for everyone to come together. Adjoining the entertainment room is a purpose-

built cinema room as well as an elegant snug, with space to display your wine collection.

At the heart of this property is the open-plan kitchen-diner, finished with bespoke oak cabinets and a fabulous AGA stove. This dual-aspect space has an abundance of natural light and provides access out onto the landscaped garden. The grounds feature York stone terracing, which leads out onto the manicured lawn and timber gazebo beyond. Surrounded by mature trees, the space is private and ideal for entertaining friends and family, plus the gated driveway and integral double garage provide parking for multiple vehicles in a safe and secure environment.

Bar Lodge also benefits from a separate lounge and formal dining room, providing ample living space throughout and plenty of room for entertaining family and friends. This home also has five double bedrooms, four of which have en-suite bath/shower rooms, offering total flexibility for family life.


The wonderful village of Baslow is located in the Derwent Valley and offers an excellent base for walking and exploring some of the area's finest countryside. With the Chatsworth Estate to the south and Baslow Edge rising to the north, the village is home to several pubs, cafés, shops, incredible restaurants, and a highly regarded local primary school.



+ BAR LODGE | BAR ROAD | BASLOW | DE45

Ideal for a growing family, this superb home has been significantly extended and upgraded in recent years...



 Redbrik loves this



Holly Cottage

Greenwood Lane, Sheffield, S13
OIRO £275,000



Built in 1865, Holly Cottage is a charming Victorian stone-built home which has been thoughtfully renovated by the current owners.

This beautiful property now retains many of its characterful period features, with a contemporary twist incorporated throughout, making it a fantastic home for first-time buyers, professional couples or a young family.

At the heart of the home, there is a fabulous open-plan kitchen and dining area. This light-filled space contains a range of elegant features, including a Belfast sink, a breakfast bar, and the original pine flooring, which has been lovingly



restored to an impressive standard. The dining room also has doors which open out onto a balcony, providing fantastic views of the rear garden. Completing the ground floor is a spacious living room with a bay window and feature shutters.

Upstairs, on the first and second floors, you will find two double bedrooms and one single bedroom, alongside a stylish four-piece family bathroom with a separate shower and double sinks.

To the rear of the property is a thoughtfully designed garden, with plenty of space for entertaining while children enjoy playing on the lawn. Adding a touch of history and charm to the outdoor space

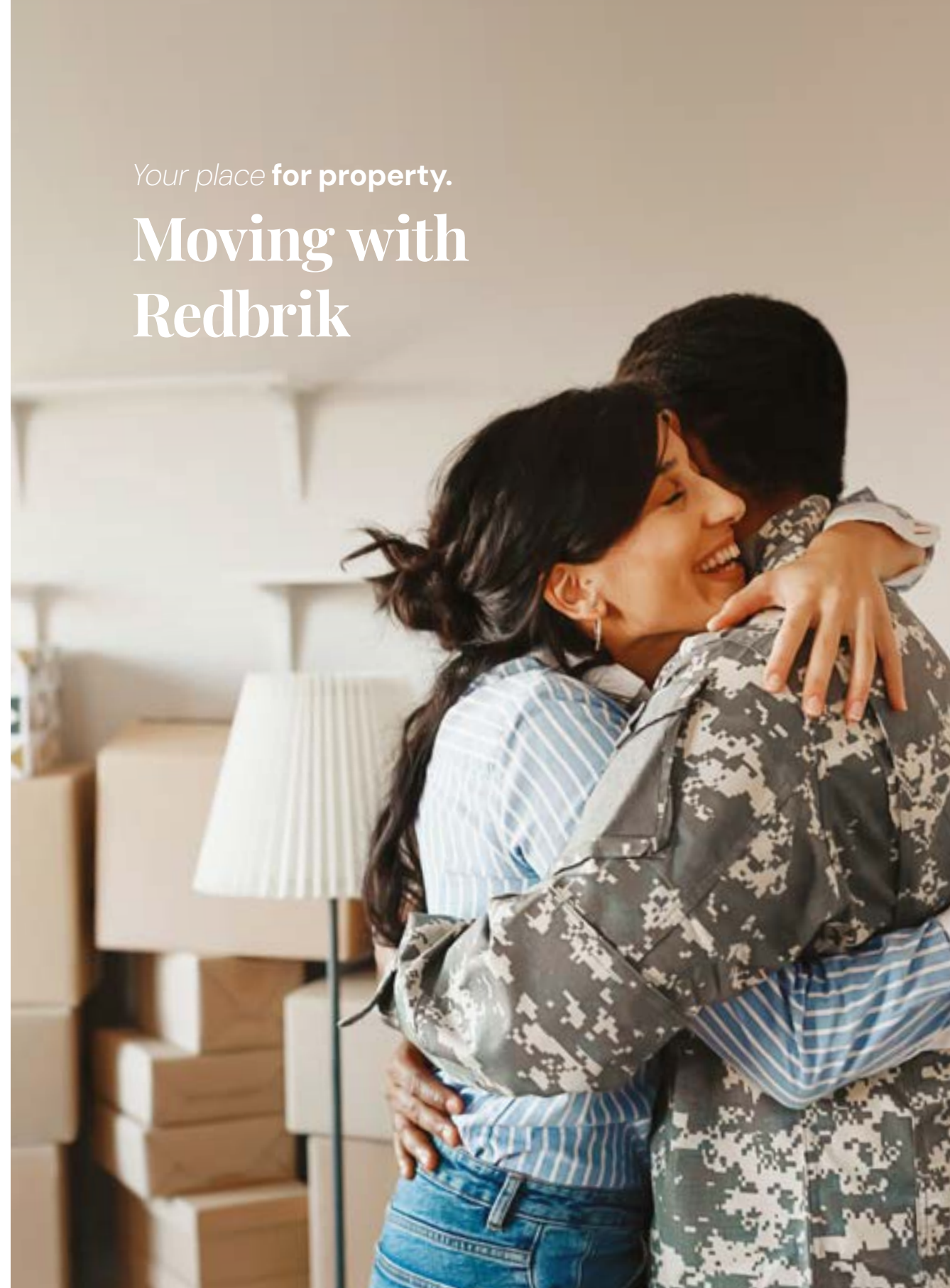


is a World War II Anderson shelter nestled amidst a variety of plants, trees and flowers. The shelter is directly connected to electricity and has fitted lighting included. Off-road parking is situated to the rear of the property, seamlessly blending practicality, enhancing the appeal of this delightful home.

Green spaces, including Rother Valley Country Park, are nearby and you're also within the catchment area for highly regarded local schools.

Your place **for property.**

Moving with Redbrik



Moving with **Redbrik**.

SecureMove™: Dispelling the myths

We introduced SecureMove™ to improve the reliability and efficiency of the home moving process. Post-pandemic, we noticed high fall-through rates in property sales, causing distress and inconvenience for people looking to move.

Since implementing SecureMove™ in November 2022, we have seen outstanding results.

Many of our properties are completing in less than 90 days, compared to the industry average of 163 days (according to Rightmove, February 2025). Our average fall-through rate is 15.7%*, almost half the national average of 29% (QuickMove, Jan 2025).

We have completed over 2,000 successful moves with SecureMove™, with properties achieving an average of 100% of the asking price.

However, the implementation of SecureMove™ has not come without its challenges.

Locally, there have been some misconceptions and concerns raised regarding the process, and we've heard people say things such as:

"Redbrik are profiting from buyers in what is already a difficult climate."

"We changed our mind on the property we wanted to buy and didn't get a refund. Redbrik took our money!"

We wanted to offer accurate information to address these misunderstandings and provide clarity. We aim to ensure that both sellers and buyers understand how SecureMove™ benefits them, creating a smoother, more reliable home moving process.

*12 month period up to end of June 2025.

2000+

Successful moves with SecureMove™

.....

4 Days

Fastest time from sale agreed to completion

.....

On average we achieve...

100%

of asking price for our sellers

.....

Redbrik's fall-through rate is just...

15.7%

compared to the national average of 29%

To find out more, scan the QR code here...



Top benefits for sellers

- Legally ready to sell before the property is on the market
- Committed and informed buyers from the start
- Reduced chance of the sale falling through

What you need to know as a seller

- Prior to listing your property on the market, you will complete the Buyer Information Pack and Redbrik will order the searches on your property – both of which help to reduce the length of the legal process.
- Ahead of submitting an offer, your prospective buyer will receive the Buyer Information Pack, providing all the material information upfront and reducing the chance of fall-throughs further down the line.
- The buyer will also pay a non-refundable reservation fee, showing commitment to the property from the very start of the process.

Top benefits for buyers

- Receive all material information before offer stage
- Skip the delays of waiting for searches
- Reduced risk of being gazumped

What you need to know as a buyer

- The reservation fee allows you to use the property searches. (Although a buyer typically pays for these searches through solicitors, Redbrik purchases them in advance to speed up the sales process.)
- Paying the fee secures the property and offers exclusive rights for a specified period, reducing the risk of being gazumped.
- The reservation fee is non-refundable unless the seller withdraws from the transaction. This means that if the seller pulls out, you won't lose money on the searches, which would normally be the case.

Benefits for everyone

At the point of agreeing the sale, the buyer and seller decide on a timeframe for moving, **so everyone knows what they are working towards from the word 'go'.**

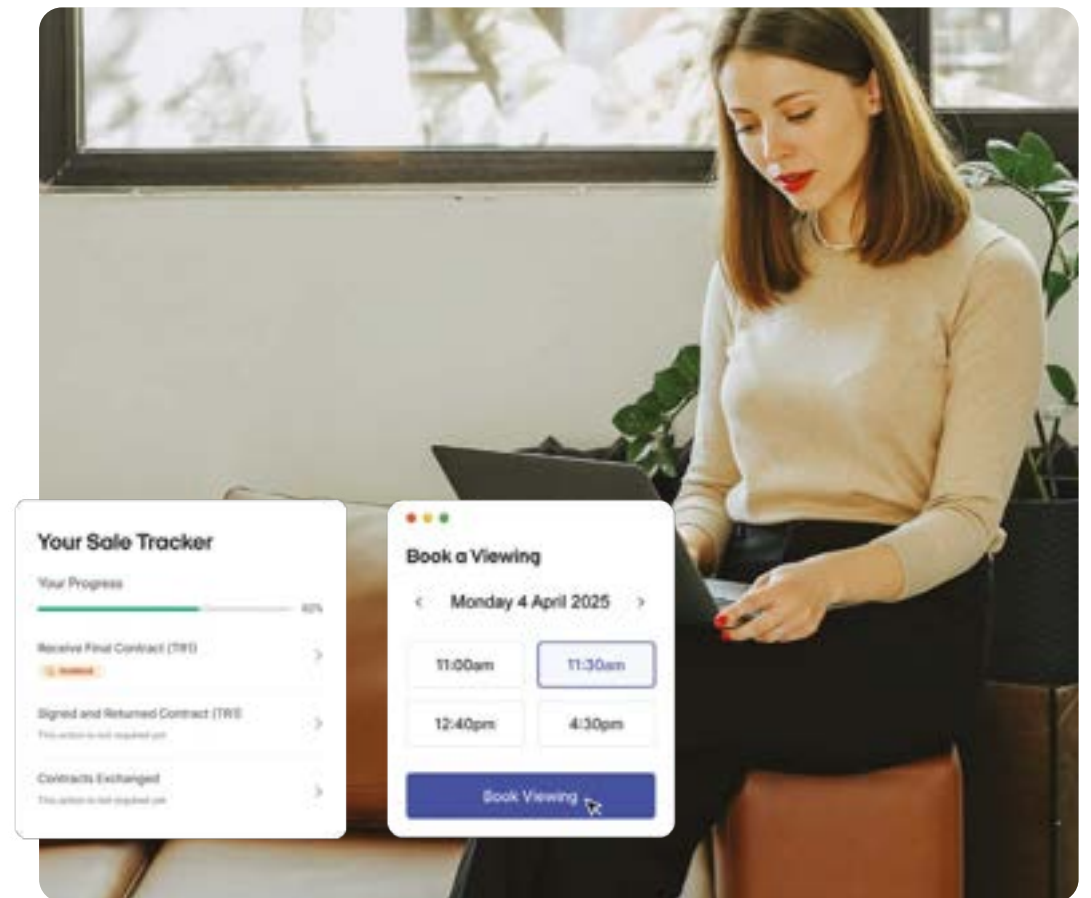


Moving with **Redbrik**.

Find your perfect match

When you move with Redbrik, we'll help you find your perfect place.

Our industry-leading technology analyses your preferences, viewing history and interests to pair you with a property that ticks all your boxes. Using multiple pieces of data, we can show you all the properties that match your requirements, give them a score and rank them in order of compatibility, making your search easier than ever.



Our online portal, Street, is the tool for the job, with easy-to-use interactive features on both desktop and the app.

Live booking speeds up viewings and valuations

Instantly book available slots at any time of day and receive confirmation straight away, via SMS or email.

Buyers, sellers, landlords and tenants can request, confirm, cancel and rearrange viewings and valuations at the click of a button, all in the comfort of their own home.

Viewing feedback at your fingertips

Once a viewing has taken place, viewers can submit feedback via text instantly.

As a seller or landlord, you'll have all your feedback in one place – in your pocket!

Constantly seeking to improve

Home moving doesn't need to be difficult; you just need the right tech and the right team.

Our online portal, Street, is the tool for the job, with easy-to-use interactive features on both desktop and the app.

We're constantly improving the system based on your feedback, building the most modern, innovative piece of home-moving technology.



The best move you'll ever make!

The most trusted removal & storage company in Yorkshire, Derbyshire and The Humber.

OVER 40 YEARS OF REMOVAL EXPERIENCE

We are a family run business, Est 1978, that has grown to be the most trusted removal company in South Yorkshire. VG are proud to have completed thousands of successful moves in Sheffield, Rotherham, Barnsley, Doncaster and also nationwide.

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Exclusive 5% discount on your next home removal courtesy of Redbrik Estate Agents
Just quote code: RB5

5% Code: RB5



Redbrik.

Our guide to listing your property with Redbrik

*Selling your home can be a daunting process, so we've created a straightforward **step-by-step** guide to help you list your property on the market.*

1 Book your valuation
Book your property valuation on our website in just a few clicks, or give your nearest office a call and choose a suitable date and time for one of our expert Property Consultants to visit your home.

On the day of your valuation, you will receive an up-to-date market appraisal of your property and will learn about how Redbrik will market your property, our sales strategies, and selling fees.

2 Instructing
Upon notifying us that you'd like to sell your property, the Property Consultant will arrange for the photos and floorplan to be carried out, ready for going on the market.

The full details and description will be sent to you for approval to ensure you're happy with how your property will be marketed.

...your personal sales team will work with you and the prospective buyers to agree the sale that suits you best.

3 Behind the scenes
Our team will work behind the scenes to prepare your property for launch, including contacting our database of buyers prior to the property going live.

Contracts will be drawn up and you will be given access to the conveyancing portal. We will also create the Buyer Information Pack and request searches from the

solicitors, ready for when a sale is agreed – which is all part of our SecureMove™ selling process. (See p68 for more information).

4 Let's go live
When you're happy with the marketing, contracts and Buyer Information Pack, we will arrange a date to set your property live and will schedule all marketing around this date. Viewings will be arranged based on your availability, with proceedable (ready to move) buyers as priority.

Upon receiving offers, your personal sales team will work with you and the potential buyers to agree a sale which suits you best.

Book a valuation today by scanning the QR code opposite...



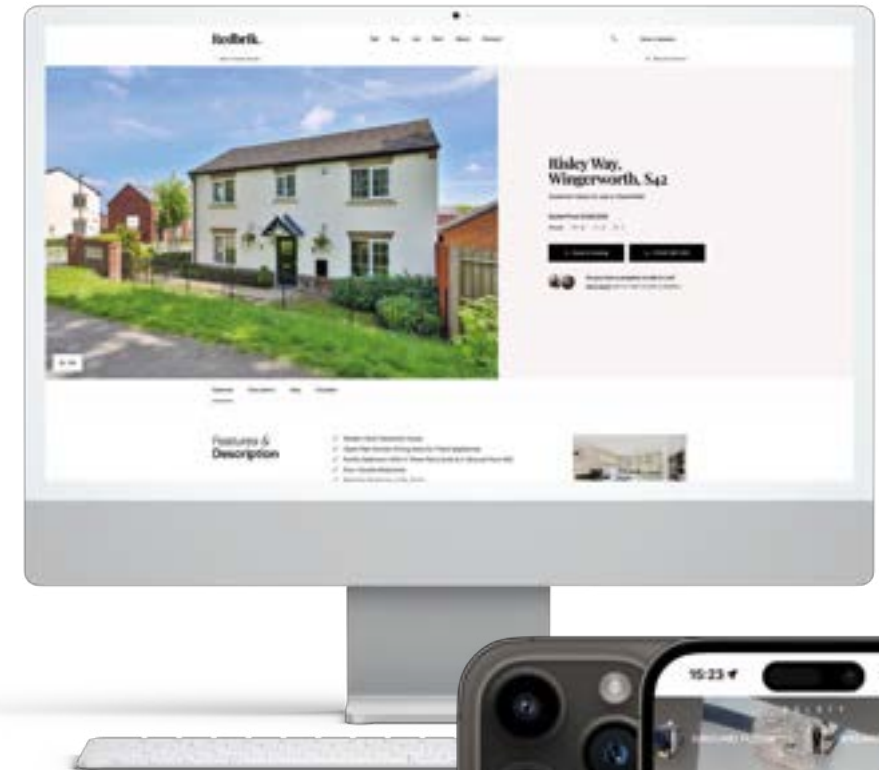
Moving with **Redbrik.**

Marketing: The visuals

Photography is key when marketing a property.

After all, beautiful imagery is what captures the hearts of potential buyers when scrolling through property listings.

Our incredible team of photographers – Martin, Andy, and Josh – have the skills and experience to translate the character and charm of every home into a beautiful image gallery. Paired with floorplans, dusk imagery and highlights videos, they'll give a great insight into the property before you even step inside.



Videography

Following a year of high demand for video tours, we are now producing exclusive, engaging videography. Bespoke to each home, and offering a unique viewing experience, these videos further enhance the marketing, showing off properties in their very best light.

Using innovative technology, our team of photographers, videographers and content creators work together to capture properties from all angles.

From highlight reels, to cinematic property showcase videos, buyers have the opportunity to preview the property before booking a viewing.



Beautiful photography and videos are available at the click of a button on the Redbrik website.




「Your brand
is a story...

and we're
here to tell it.」

CHAPTER II

PR · MARKETING · DESIGN · VIDEO

chapterii.agency
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Follow us




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Sheffield S1 2EA

Moving with Redbrik.

Social and digital



“The last few
years have taught
us that people
don't only
search for interior
inspiration on
social media
anymore – they
are literally
buying houses on
Instagram.”

Our social media marketing features our hottest listings and inspiring lifestyle content – keeping you up to date with all things property.

Using Facebook and Instagram, our campaigns showcase each property's best features, targeting the most likely buyer groups. This ensures that the perfect buyers find

your property, as we bring the home straight to them with engaging and appealing content.



We provide exclusive sneak previews of properties, local market updates and offer recommendations on what you can enjoy in your neighbourhood.

The last few years have taught us that people don't only search for

interior inspiration on social media anymore – they are literally buying houses on Instagram.

Redbrik channels are here to inform, educate, and engage. **Let's connect.**

For all the latest from Redbrik...

 @redbrikstateagents
 @redbrik



Redbrik.

The right buyer for you

At Redbrik, we don't just list properties, we actively search for your ideal buyer.

Using our expansive database of applicants, we engage with your potential buyers pre-launch, ensuring that your property is placed front and centre ahead of going live on the market.

Our priority buyer list gets you moving quickly and efficiently. Priority buyers are pre-qualified as both legally and financially ready to purchase. These buyers are contacted first for new listings and provide feedback on every viewing they attend.

Tailored marketing to our 11 curated buyer types ensures that the likely



buyer sees your property, using both modern and tried and tested marketing techniques.

Using a bespoke approach for each and every home, we create highly-

targeted email campaigns that showcase your property's best features. We then follow up these emails with friendly calls to each potential buyer, arrange viewings and track interest.

We understand that selling your property can be a daunting experience – but here at Redbrik, our friendly sales teams offer a single point of contact, so you always know who's there for you, every step of the way.

Don't just take our word for it – we've been named in the top 5% of estate agents in the UK by the Best Estate Agent Guide. It's all thanks to our commitment to moving people to where they want to be and delivering the very best in customer service.

The Best Estate Agent Guide and its data partner TwentyEA independently assess every estate agent in the UK on their marketing, customer service and results achieved for sellers.



"Everyone at Redbrik we've dealt with during the sale of our house and purchase of our new home has been amazing. Communication has been excellent throughout, making the whole process stress-free and straightforward. From the start, we were told to expect a minimum of three months from marketing to completion, and that's exactly how long it took. The Redbrik team have been so lovely and brilliant at keeping us updated every step of the way. Thank you so much for everything – we'd 100% recommend Redbrik."

Kate T Chesterfield ★★★★★



Kind Words.

"I honestly don't know why anyone would sell with anyone else!"

The SecureMove service is such a brilliant addition – I've really missed it when dealing with other agents on the buying side. A huge thank you to the team, who have been absolutely fantastic (and thoroughly lovely human beings!). They answered all my many, many questions – even those about my onward purchase, which was above and beyond what they needed to do, but they genuinely wanted to help.

The whole process was made as smooth as possible thanks to their proactive approach and regular updates – and all at a very competitive price.

Thanks again for everything. If I ever sell again (hopefully not for a while!), I'll be straight back to Redbrik."

Kat D Sheffield ★★★★★

"The Redbrik team have been fantastic. Moving house can feel like a big deal, but from the initial chat at the valuation through to the regular check-ins, they made the whole process feel stress-free. They're professional, passionate, and know the industry. The photos they took of our home were so good we actually wondered why we were moving at all! They did a great job and we'd highly recommend them. Thank you!"

Anna J Crystal Peaks ★★★★★

"Fantastic experience with Redbrik New Homes! From the very first meeting, I knew I was in safe hands. Everyone has been amazing, and I always knew they were rooting for me.

The house is my dream, and it feels like home as I knew it would. I would highly recommend Redbrik."

Sally B Land & New Homes ★★★★★



Head-to-Head



Ben Hall
Sales Manager

We challenge two of our team
to a head-to-head duel!

This issue, **Ben Hall** and
Katie Ryalls from our
Chesterfield branch face off.



Katie Ryalls
Sales Manager

Q1. The Guardian recently named Chesterfield as one of the happiest places to live - true or false?

Answer: True

Ben: True
Katie: True

Q2. According to OnTheMarket, what is the current average sold price for a property in Chesterfield?

(as of August 2025).
Answer: £214,000

Ben: £320,000
Katie: £250,000

Q3. In metres, how tall is the Chesterfield crooked spire?

Answer: 69m

Ben: 150m
Katie: 70m

Q4. Sheffield is renowned for being the UK's greenest city. How many trees are there per resident?

Answer: 7

Ben: 3
Katie: 5

Q5. On average, what percentage of asking price do we achieve at Redbrik?

Answer: 100%

Ben: 99%
Katie: 97%

Q6. How many successful moves have there been with SecureMove™? a) 1000 b) 2000 c) 3000

Answer: 2000

Ben: 2000
Katie: 2000

Q7. How many runners took part in the 2025 Redbrik Foundation Chesterfield 10k?

Answer: 1400

Ben: 1500
Katie: 1300-ish

Q8. What is the nickname of Chesterfield's football club?

Answer: The Spireites

Ben: The Spireites
Katie: The Spireites

It was a close contest, ending in
a draw at **three points each.**

Well done, Ben & Katie!

Redbrik.

Get in touch

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Sheffield Sales

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Land & New Homes

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