

DOMINION

A COLLECTION OF LUXURY HOMES



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LIVING AT DOMINION

DOMINION IS TRANSFORMING AN AREA
3 MILES SOUTH OF DONCASTER TOWN CENTRE.
THE FIRST PHASE WILL CREATE AROUND
280 PROPERTIES, WITH STRATA BUILDING A
COLLECTION OF LARGE FOUR BEDROOM
SEMI-DETACHED AND DETACHED
FAMILY HOMES.

At Dominion quiet cul-de-sacs link to the surrounding open fields. Between the homes are small watercourses known as 'swales', which are edged with native hawthorn hedges and a haven for wildlife.

Whether meeting friends for a drink or buying the weekly groceries, it's all just around the corner at Dominion. You're a short bus ride or drive from the shopping and leisure facilities of Doncaster and the M18 is 2 miles away.



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TAKE A VIRTUAL TOUR OF THE DOMINION DEVELOPMENT.

strata.co.uk/dominionvt





DISCOVER DONCASTER

DOMINION IS IN THE SUBURB OF BALBY, 3.7 MILES FROM DONCASTER TOWN CENTRE. IT HAS IDEAL TRANSPORT LINKS TO MAJOR TOWNS AND CITIES IN THE NORTH, HIGH-SPEED RAIL LINKS TO LONDON AND AN INTERNATIONAL AIRPORT.

This large new development is drawing many families to the area. Local facilities include supermarkets, a pub and restaurant, and a brand new primary school. Doncaster town centre is within easy reach by bus or car and has a refurbished shopping centre and historic market.

EDUCATION

Dominion's transformation of this area in Doncaster includes Carr Lodge Academy, a new primary school with state-of-the-art buildings and facilities. The school accommodates more than 400 children aged 3 to 11. There is also a nursery with specialist provision for 2-year olds.

Loversall Farm Nursery is 1-mile away and is surrounded by fields and farmland. It achieved outstanding in its latest Ofsted inspection. Primary schools rated good by Ofsted include Balby Central and Mallard, both less than 3 miles away.

Balby Carr Community Academy is a specialist sports and science college, a 2-mile drive from the development. Doncaster College in the town centre offers a variety of courses and apprenticeships.

HEALTH & FITNESS

Doctors' surgeries close to Dominion include Scott Practice and St John's Group Practice, both only 2.1 miles away. Doncaster Royal Infirmary is 4 miles away with bus routes right outside the development.

Leisure facilities include the Doncaster Dome, 3.3 miles away. Its Amazonian-themed swimming pool is packed with water slides, fountains and jets. There are quieter sessions including lessons, lane swimming and parent and toddler time. There's also a split-level ice-skating rink, play zone and gym with various exercise classes.

Doncaster Lawn Tennis Club is 3 miles by car and has junior coaching most days after school and Saturday mornings. Town Moor Golf Course is 4 miles away and Westfield Park 2.4 miles with children's play area, football fields and a skate park.

TRANSPORT

Junction 3 of the M18 is 2 miles away with direct links to the M1 and major cities including Sheffield, Derby, Nottingham and Leeds.

The First Transport 73 bus service runs from Dominion to Doncaster town centre in 25 minutes and passes Lakeside Village Outlet Shopping along the way. There is a Park \uptheta Ride service next to Morrisons.

Doncaster train station is 3.4 miles away in the town centre. There are direct routes to Sheffield, Leeds, York, Edinburgh, Newcastle and Manchester. The direct link to King's Cross takes you to the capital in an hour and a half.

Robin Hood Airport in Finningley is 8.4 miles from Dominion with flights across Europe and the rest of the world. Destinations include Ireland, Spain, Greece, Poland, New York, Canada and Jamaica.

SHOPPING

Frenchgate Shopping Centre in Doncaster town centre has undergone a £10 million refurbishment and features many high street brands and retailers.

The town centre market has also been regenerated between the Wool Market and the Corn Exchange. With hundreds of stalls selling fresh meat, fish, fruit and vegetables, the market opens every Tuesday, Friday and Saturday.

Lakeside Village Shopping Outlet is 1.4 miles from Dominion with stores offering discounts of up to 60%. Retailers include Jaques Vert, Jeff Banks, Moss Bros, Marks & Spencer and Ernest Jones.

For independent shops and designer fashion, visit the picturesque market town of Bawtry, 9.3 miles away. For all your convenience shopping Tesco and Morrisons are less than a mile from the development.

THINGS TO DO

There are many activities close to Dominion. A highlight is the award-winning Yorkshire Wildlife Park.

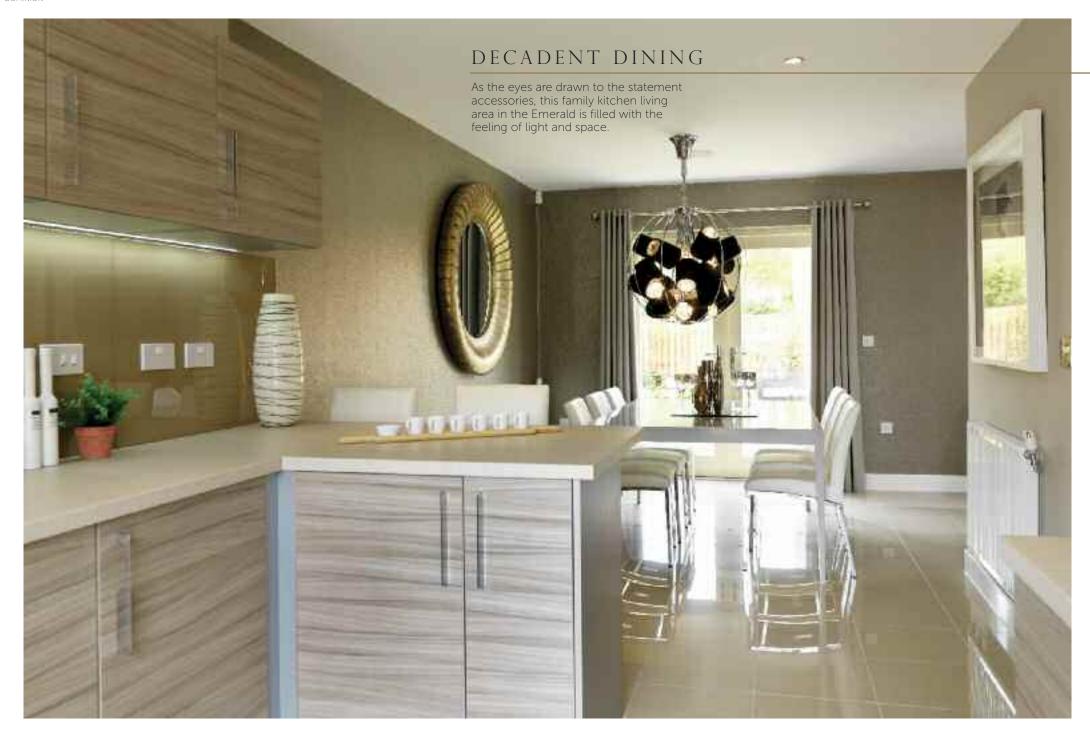
It recently welcomed new residents Hector, Harley and Hope, three rare Amur tiger cubs. There are lions, giraffes, a polar bear and leopards. Annual passes and gift packages are available including adopt an animal or shadow a ranger for the day.

Closer to home, soft play centre Time 2 Play is less than a mile from the development. Woodfield Park is round the corner with the Grade II listed St Catherine's House and Victorian Tea Rooms and The Walled Garden.

Vue Cinema and Doncaster Superbowl are a 3.3-mile drive from Dominion, while the town's latest venue Cast hosts comedy, musical and dramatic performances all year round. It is 3 miles from the development.















THE DIMENSIONS

GROUND FLOOR

 Kitchen/dining/snug (max)
 7384mm x 5937mm
 24'3" x 19'6"

 Utility
 2866mm x 1777mm
 9'5" x 5'10"

 Lounge (max)
 5519mm x 3330mm
 18'1" x 10'11"

 Cloakroom
 2561mm x 1508mm
 7'9" x 4'11"

FIRST FLOOR

 Master bedroom
 3981mm x 3713mm
 13'1" x 12'2"

 Ensuite
 2012mm x 1052mm
 6'7" x 3'5"

 Bedroom 2
 4233mm x 2803mm
 13'11" x 9'2"

 Bedroom 3
 3377mm x 3076mm
 11'1" x 10'1"

 Bedroom 4
 3111mm x 2175mm
 10'3" x 7'2"

 Bathroom
 2199mm x 2176mm
 7'3" x 7'2"

THE EMERALD

THE EMERALD IS AN IMPRESSIVE FOUR BEDROOM DETACHED HOME WITH A LARGE, VERSATILE LIVING AREA.

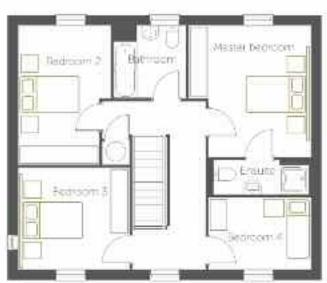
The central entrance hall leads to the lounge in the Emerald. An open-plan kitchen, with integrated dishwasher and under worktop larder fridge, and dining room with breakfast bar and snug area lies at the back of the home. From the dining area there are large French doors onto the private back garden.

The ground floor has a utility room complete with integrated appliances including fridge freezer and washer dryer. There is a separate back door that leads to the garden.

Upstairs, four bedrooms lead off the central landing with the master bedroom having ensuite facilities. The family bathroom has a Villeroy ϑ Boch suite with shower over bath including glass screen.

The Emerald comes with a separate garage.





GROUND FLOOR

FIRST FLOOR



THE DIMENSIONS

GROUND FLOOR

 Kitchen/dining (max)
 6180mm x 3212mm
 20'3" x 10'7"

 Lounge
 4648mm x 3206mm
 15'3" x 10'6"

 Utility
 3162mm x 1798mm
 10'5" x 5'1"

 Cloakroom
 1886mm x 1595mm
 6'2" x 5'3"

FIRST FLOOR

3920mm x 3311mm 12'10" x 10'10" Master bedroom 1797mm x 1236mm 5'11" x 4'1" Fnsuite 4325mm x 3202mm 14'2" x 10'6" Bedroom 2 Bedroom 3 3920mm x 3596mm 12'10" x 11'10" 3595mm x 3202mm 11'10" x 10'6" Bedroom 4 2219mm x 1476mm 7'3" x 4'10" Bathroom

THEAMBER

THE AMBER FEATURES FOUR

DOUBLE BEDROOMS,

A SPACIOUS LIVING AREA

AND INTEGRAL GARAGE.

A wide hallway leads to the Amber's openplan kitchen with integrated Neff oven, dishwasher, fridge freezer and stainless steel sink. A window looks onto the back garden and the dining area features French doors that fill the open-plan space with natural light.

A separate utility room comes with an integrated washer dryer. It also has its own entrance to the garden.

A separate lounge at the front of the home has high ceilings and a double window. There is a downstairs cloakroom and storage cupboard.

Head up to the first floor where there is an upstairs master bedroom with ensuite. The central landing adds to the feeling of light and space. The second, third and fourth bedrooms are all doubles and there is a family bathroom with a Villeroy & Boch suite with shower over bath including glass screen.

The Amber has the added benefit of a driveway and integral garage.



GROUND FLOOR

FIRST FLOOR



THE DIAMOND

THE DIAMOND IS A FOUR BEDROOM HOME DESIGNED OVER THREE FLOORS WITH SEPARATE GARAGE AND LARGE LUXURY LIVING SPACE.

At the back of the Diamond is a lounge with French doors leading onto the garden. There's also a kitchen and dining area which has ample room for a dining table and plenty of natural light, the kitchen comprises of an integrated Neff oven, ceramic hob, extractor hood and stainless steel splashback and sink. A cloakroom and understairs storage completes the ground floor.

The first floor features a family bathroom with Villeroy & Boch suite and two double bedrooms. The second floor has a master bedroom with ensuite. A fourth double bedroom can be found across the landing. All four bedrooms benefit from two goodsized windows.

The Diamond also comes with a separate garage.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE DIMENSIONS

| 1 | | | |
|---|---|---|--|
| | GROUND FLOOR Kitchen/dining (max) Lounge Cloakroom | 5558mm x 2736mm 4860mm x 3675mm 2036mm x 1585mm | 18'3" x 9'0" 15'11" x 12'1" 6'8" x 5'2" |
| | FIRST FLOOR Bedroom 3 (max) Bedroom 4 Bathroom | 4860mm x 3235mm 4860mm x 3240mm 2558mm x 2239mm | 15'11" × 10'7" 15'11" × 10'8" 8'5" × 7'4" |
| | SECOND FLOOR Master Bedroom Ensuite Bedroom 2 | 4860mm x 3686mm 1835mm x 1545mm 4860mm x 3309mm | 15'11" × 12'1" 6'0" × 5'1" 15'11" × 10'10" |



THE QUARTZ

WITH ITS CONTEMPORARY EXTERIOR AND UNIQUE SIDE ENTRANCE, THE QUARTZ IS A FOUR BEDROOM HOME DESIGNED OVER THREE FLOORS.

The Quartz has a statement black door that leads into a bright lounge to one side and a fitted kitchen with dining area to the other.

The kitchen features an electric oven by Neff, ceramic hob, stainless splashback, stainless steel sink with mixer tap. Access to the back garden can be achieved via the lounge through elegant French doors. There is also a ground floor cloakroom.

The first floor has two double bedrooms, both of which share a bathroom complete with Villeroy & Boch suite. On the second floor are two double bedrooms, including the master bedroom with ensuite.

The Quartz has a separate garage.



GROUND FLOOR

FIRST FLOOR SECOND FLOOR

THE DIMENSIONS

| GROUND FLOOR Kitchen/dining (max) Lounge (max) Cloakroom | 4265mm x 3692mm 5551mm x 3692mm 1997mm x 1910mm | 14'0" × 12'1" 18'3" × 12'1" 6'7" × 6'3" |
|---|---|--|
| FIRST FLOOR Bedroom 3 Bedroom 4 Bathroom | 3692mm x 3287mm 3692mm x 3382mm 2640mm x 1910mm | 12'1" x 10'10" 12'1" x 11'1" 8'8" x 6'3" |
| SECOND FLOOR Master bedroom Ensuite Bedroom 2 | 3692mm x 3385mm 2303mm x 1005mm 3692mm x 3299mm | 12'1" × 11'1" 7'7" × 3'4" 12'1" × 10'10" |



THE SAPPHIRE

THE SAPPHIRE IS AN IMPRESSIVE HOME DESIGNED OVER THREE FLOORS WITH FOUR DOUBLE BEDROOMS AND A SPACIOUS LIVING AREA.







FIRST FLOOR



SECOND FLOOR

The Sapphire's black statement front door with canopy opens into a wide hallway with a large cloakroom and understairs storage.

The lounge is flooded with light from the French doors that open onto a private garden. There is a separate dining and kitchen area with Neff oven, ceramic hob, hood and stainless splashback. You can personalise your kitchen from a range of worktops, unit doors and handles. You can also choose from a selection of tiles from Porcelanosa.

On the first floor there are two bedrooms that share the family bathroom, which is fitted with a Villeroy & Boch suite. The master bedroom with ensuite is on the second floor. Across the hall is another double bedroom.

The Sapphire has a separate garage.

THE DIMENSIONS

| Cloakroom 2036mm x 1585mm 6'8" x 5'2" FIRST FLOOR Bedroom 3 (max) 4860mm x 3235mm 15'11" x 10'7 | | | |
|--|--------------------------------------|-----------------|---------------|
| Bedroom 3 (max) 4860mm x 3235mm 15'11" x 10'7 Bedroom 4 4860mm x 3240mm 15'11" x 10'8 | Kitchen/dining (max) Lounge (max) | 4860mm x 3675mm | 15′11″ x 12′1 |
| | Bedroom 3 (max) Bedroom 4 | 4860mm x 3240mm | 15'11" × 10'8 |





THE RUBY

THE RUBY IS A FOUR BEDROOM HOME DESIGNED OVER THREE FLOORS WITH AN IMPRESSIVE MASTER BEDROOM.

The lounge in the Ruby has full length French doors which open onto the back garden. There is a separate fitted kitchen and dining area.

The ground floor also has a cloakroom and storage cupboard.

The first floor has two double bedrooms and a single bedroom, alongside a bathroom with Villeroy & Boch suite.

A staircase leads to the impressive master bedroom on the second floor, where there's a high sloping ceiling, skylight and dormer window. Its private ensuite comes complete with a corner shower.

The Ruby has its own driveway or allocated parking space.



GROUND FLOOR

SECOND FLOOR

| | | DIMENSIONS | | |
|-------------------|--|--|--|----|
| Kitc Lou | OUND FLOOR hen/dining (max) nge (max) akroom | 4714mm x 2864mm 5000mm x 3313mm 1728mm x 913mm | 15'6" x 9'5 16'5" x 10' 5'8" x 3'0" | |
| Bed Bed Bed | ST FLOOR Iroom 2 (max) Iroom 3 Iroom 4 nroom | 4152mm x 2900mm 2750mm x 3875mm 2860mm x 2163mm 2013mm x 1728mm | 13'8" x 9'6 9'0" x 12'9 9'5" x 7'7" 6'7" x 5'8" | |
| Mas | COND FLOOR ster bedroom uite | 5000mm x 5782mm 2163mm x 1502mm | 16'5" x 19' 7'1" x 4'11" | 0" |



THE PEARL

THE PEARL IS A SPACIOUS FAMILY HOME WITH FOUR GOOD-SIZED BEDROOMS AND AN OPEN-PLAN KITCHEN AND DINING AREA.

The lounge is found at the front of the home with a large window that floods the room with natural light. It's an ideal space to entertain family and friends.

There is a door from the lounge into the dining and kitchen area, as well as access from the central hallway. There are French doors leading on the rear garden, and a utility room with separate access to the garden.

The Pearl has a ground floor cloakroom and a large integral garage with driveway.

Upstairs on the first floor, four spacious bedrooms lead off a central landing. The master bedroom has two windows creating a bright and airy atmosphere. It also has an ensuite.

The family bathroom has a Villeroy & Boch suite.





THE DIMENSIONS

| Kitchen/dining (max) | 5269mm x 3575mm | 17'4" × 11'9" |
|----------------------|-----------------|-----------------|
| Utility | 2193mm x 1512mm | 7'2" x 5'0" |
| Lounge (max) | 5452mm x 3325mm | 17′11″ × 10′11″ |

Cloakroom 2193mm x 975mm 7'2" x 3'2"

FIRST FLOOR

GROUND FLOOR

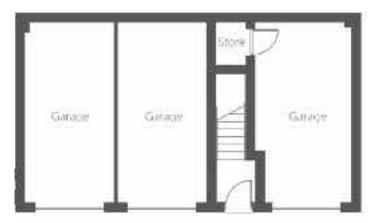
| 4302mm x 3300mm | 14'2" x 10'10" |
|-----------------|--|
| 2322mm x 1352mm | 7'7" x 4'5" |
| 4377mm x 3159mm | 14'4" x 10'4" |
| 3287mm x 2731mm | 10'10" x 9'0" |
| 3541mm x 2468mm | 11'8" x 8'1" |
| 2307mm x 2175mm | 7'7" x 7'2" |
| | 2322mm x 1352mm 4377mm x 3159mm 3287mm x 2731mm 3541mm x 2468mm |

FIRST FLOOR

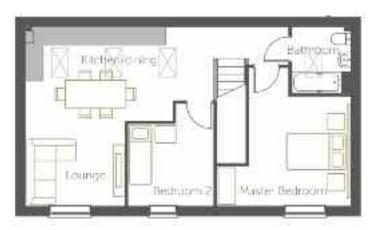




THE OPAL



GROUND FLOOR



FIRST FLOOR

THE OPAL HAS TWO BEDROOMS AND AN OPEN LIVING, KITCHEN AND DINING AREA, MAKING IT IDEAL FOR COUPLES OR INDIVIDUALS.

The Opal is recognisable by its statement front door, complete with long window panels. Inside, the staircase leads to an open-plan lounge on the first floor. The fitted kitchen has a Neff oven, ceramic hob, extractor hood and stainless steel splashback and sink with mixer tap.

The bathroom is fitted with a Villeroy \updeta Boch bathroom suite including shower over bath and glass screen. The Opal comes with a second bedroom where there's enough space for a single bed.

The Opal has a driveway and garage with enough room for one car plus extra storage.

THE DIMENSIONS

FIRST FLOOR

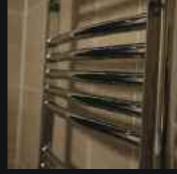
| Lounge/kitchen/dining (max) | 6292mm x 6028mm | 20'8" x 19'9" |
|-----------------------------|-----------------|---------------|
| Master bedroom (max) | 4484mm x 3666mm | 14'9" x 12'0" |
| Bedroom 2 (max) | 3425mm x 2865mm | 11'3" x 9'5" |
| Bathroom | 2212mm x 1963mm | 7′3″ x 6′5″ |
| | | |



QUALITY & STYLE







KITCHENS

Every home has a sleek and stylish kitchen with stainless steel sink and mixer tap, Neff single electric oven and extractor fan, stainless steel splashback and Indesit ceramic hob. You can personalise your kitchen with your choice of cupboard doors, handles and worktops. There is also a selection of tiles from leading brand Porcelanosa.

BATHROOMS & ENSUITES

The contemporary bathrooms and ensuites feature sanitaryware by Villeroy ϑ Boch. The cloakrooms, bath suites and shower trays are all in timeless white with fixtures and fittings such as taps in stainless steel.

Family bathrooms have a bath, shower or a shower over the bath with a glass screen. The luxury ensuites have good-sized square or corner shower enclosures and all tiles are from leading brand Porcelanosa.

CENTRAL HEATING & EFFICIENCY

New homes are approximately 65% more energy efficient, according to the Home Builders Federation. Our homes are designed to be as energy efficient as possible with better ventilation and insulation, quality windows, reduced sound transmission, and increased fire and electrical safety. Energy efficient appliances are fitted as standard.

Every home is fitted with gas central heating as standard with an Ideal Logic boiler.

FIXTURES & FITTINGS

Homes are finished to a high standard with oak veneer internal doors throughout. There are two or three television and telephone points, and smoke detectors are fitted as standard.

Rooms are decorated in neutral colours to give you the flexibility to move in straight away or personalise the interior design to suit you.

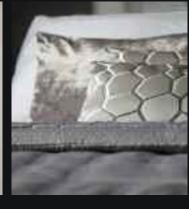




INSIDE & OUT







GARDEN & EXTERNAL FEATURES

Each home has a statement front door with contemporary handle, door number and knocker. Many have overhead canopies with wall-mounted door lights.

The front gardens are landscaped with a tarmac or block paved driveway. Rear gardens are enclosed for privacy and fencing is finished in a dark brown stain. Homes with an integral or separate garage include doors by leading German brand Horman.

SECURITY

All external doors have a multipoint locking system included as standard and locks on all windows. There are viewing holes on front doors for extra security. You can choose to upgrade your home with an advanced security system for added peace of mind.

WARRANTIES

Homes are completed to National House Building Council standard with a 10-year Buildmark warranty. This is the UK's leading insurance cover for new homes.

For the first two years we will take care of issues with the central heating, roof or structure of the property and any other agreed areas such as water services. All kitchen appliances are covered by a two-year manufacturer's warranty.

Once built and ready to move in, you will be invited to a guide and demonstration of your new home. On moving day, you will receive a comprehensive homeowner's handbook and you will be introduced to a dedicated Customer Service Co-ordinator.





We are delighted 95.7% of our customers say they are happy with the quality of their new homes and would recommend Strata to a friend.

The result means Strata was awarded the highest accolade of five stars in the latest customer satisfaction survey by the home builders federation and national house building council.

"Strata is a modern family business with a fresh approach to home building. Our love of design and quality underpins a desire to create beautiful homes of the highest standard. Our customers are at the heart of everything we do and we strive to deliver an outstanding home buying experience."

ANDREW WEAVER
Chief Executive





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