

# This is Sky-House .Co

Waverley  
Central

Stephenson Way, Waverley, S60 8FW



# Ninety-six 2, 3, 4 & 5-bed homes

Originally based on the 'Back-to-Back' housing concept and sell-out development of Phase 01 and 02 at Waverley, Sky-House.Co aims to create sustainable communities centred around communal gardens and open spaces for residents to enjoy. 'Sky-House' was born out of the unique roof gardens showcased in our first ever house type, along with bright, airy interiors and expansive glazing.



## Waverley: a homely, lively and sustainable residential heart.

Waverley Central is the latest of our development sites at Waverley in Rotherham and will see the development of a 4.2 acre site adjacent to Harworth's Olive Lane town centre scheme.

Our vision for Waverley Central is to create a vibrant new residential community in the heart of Waverley. This suburban development will prioritise people over cars. Gently dense tree-lined streets will create a vibrant

street scene nestled between the new Olive Lane retail centre development and the Advanced Manufacturing Park.

Waverley, South Yorkshire's largest ever brownfield development, has created a new residential village across 741 acres between Sheffield and Rotherham, just two minutes from Junction 33 of the M1.

# Olive Lane: completing the jigsaw in the heart of Waverley.

Waverley's 'heart of the community' scheme Olive Lane will provide essential retail uses, offices, restaurants and cafes, a medical centre and a bus hub, all of which will create a vibrant centre for local residents. This will be located on 10 acres of land that sits between the Advanced Manufacturing Park (AMP) and Sky-House Co's Phase 01 development, and just a stone's throw away from Phase 02.

Sky House Co will also deliver a mixed use commercial and residential scheme at the end of the Olive Lane development by Harworth Plc, completing the jigsaw in the heart of Waverley.



Waverley boasts excellent transport links, ensuring effortless connectivity for our residents. The nearby Parkway connects Waverley with Sheffield City Centre and the M1 motorway provides quick access to other major cities. Waverley is not just a place to live but a community to thrive in, with an array of amenities at your fingertips, including a primary school, parks, Waverley Lakes, Winter Green Pub, Advanced Manufacturing Park and other businesses and of course, Olive Lane by Haworth.



The masterplan has been carefully crafted alongside a mix of new house types to hide parked cars within internal courtyards. This frees up the street scene for trees, planting and people. Careful brickwork and detailing, varied roofscapes and large vertical windows allow the homes to be flooded with natural light.



*Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements and social/affordable housing may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Waverley Central is a marketing name only and may not be the designated postal address.*

**Key**

**TIMOTHY**  
HT-T6/92.35SQM  
3 BED HOME

**TERRENCE**  
HT-T7/112.75SQM  
4 BED HOME

**THEODORE**  
HT-T8/135.25SQM  
5 BED HOME

**MERVYN**  
MH-T1/100.65SQM  
4 BED HOME

**MILDRED**  
MH-T2/117SQM  
4 BED HOME

**MAGDALENE**  
MH-T3/117SQM  
4 BED TOWNHOUSE

**MAUD**  
MH-T5/61.45SQM  
2 BED HOME

**TOBIAS**  
TH-T3/83.15SQM  
3 BED HOME

**TED**  
TH-T5/61.385SQM  
2 BED AFFORDABLE HOME

-  Substation
-  Adoptable Road
-  Harworth owned land

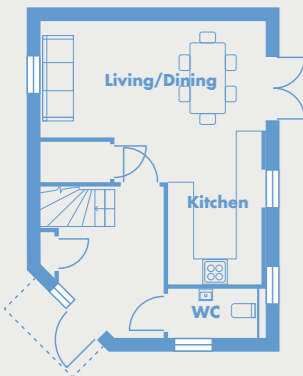




# Meet "TERRENCE"

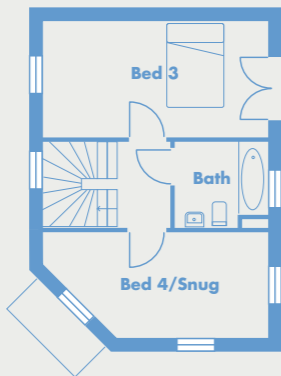
HT-T7/1 12.7SQM  
4 BED HOME

One of a kind detached home with inviting entrance hall, four double bedrooms, and two reception rooms . The perfect family retreat.



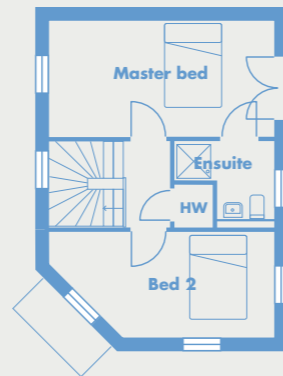
**GROUND FLOOR**  
37.35SQM

WC - 2300mm x 1100mm  
Living/Dining - 5400mm x 3700mm  
Kitchen - 2200mm x 2400mm



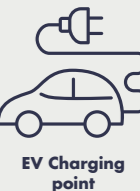
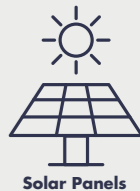
**FIRST FLOOR**  
37.66SQM

Bed 3 - 5300mm x 2700mm  
Bed 4/Snug - 5300mm x 2500mm  
Bath - 2200mm x 2000mm



**SECOND FLOOR**  
37.66SQM

Master bed - 5300mm x 2700mm  
Ensuite - 2300mm x 2000mm  
Bed 2 - 5300mm x 2500mm



We are on the New Homes Quality Code register of registered developers. "We" refers to Sky-House Co. Ltd. All images used are for illustrative purposes only. These and the dimensions given are illustrative for this house type and individual properties may differ, in particular, final elevations of the property purchased may differ from those shown. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

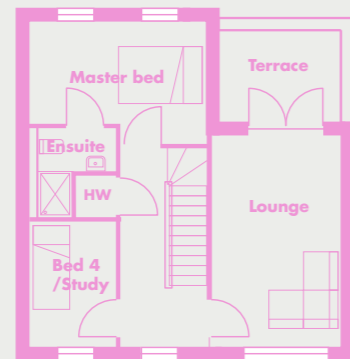
**Meet "MILDRED"**  
**MH-T2/117SQM**  
**4 BED HOME**

Inviting four-bedroom townhouse with first floor living, car port and garden.



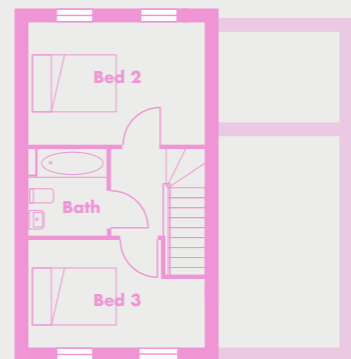
**GROUND FLOOR**  
**33.26SQM**

WC - 1800mm x 1100mm  
 Living/Dining - 4290mm x 3100mm  
 Kitchen - 3200mm x 3500mm  
 Car port - 2900mm x 4900mm



**FIRST FLOOR**    **TERRACE**  
**50.35SQM**    **7.13SQM**

Master bed - 4260mm x 2980mm  
 Ensuite - 1800mm x 2200mm  
 Lounge - 3100mm x 5100mm  
 Terrace - 2900mm x 2100mm  
 Bed 4/Study - 2100mm x 2550mm

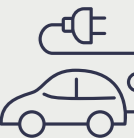


**SECOND FLOOR**  
**33.54SQM**

Bed 2 - 4290mm x 2980mm  
 Bed 3 - 4290mm x 2700mm  
 Bath - 1700mm x 2100mm



Solar Panels



EV Charging point



Air Source Heat Pump



Off Street Parking

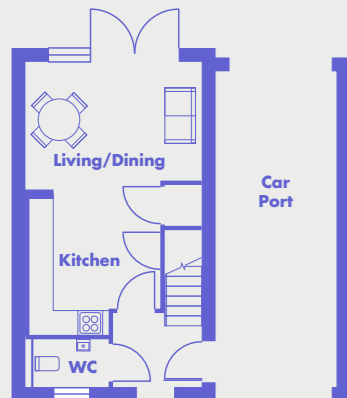
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# Meet "MAGDALENE"

## MH-T3/117SQM

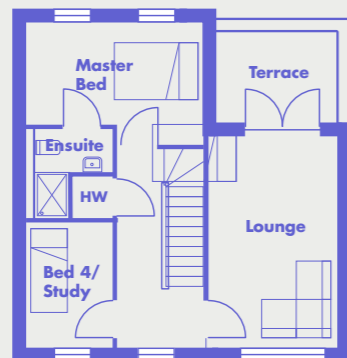
### 4 BED TOWNHOUSE

Modern townhouse with open plan kitchen and living space including patio doors to rear garden and car port.



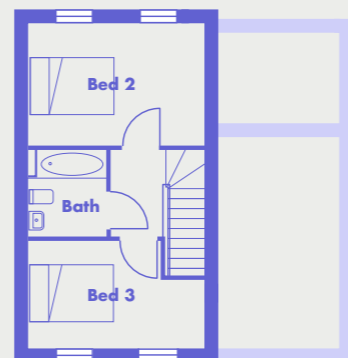
**GROUND FLOOR**  
33.26SQM

WC - 1800mm x 1100mm  
Living/Dining - 4290mm x 3100mm  
Kitchen - 3200mm x 3500mm  
Car port - 2900mm x 4900mm



**FIRST FLOOR**    **TERRACE**  
50.35SQM    7.13SQM

Master bed - 4260mm x 2980mm  
Ensuite - 1800mm x 2200mm  
Lounge - 3100mm x 5100mm  
Terrace - 2900mm x 2100mm  
Bed 4/Study - 2100mm x 2550mm

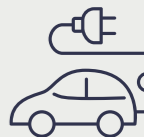


**SECOND FLOOR**  
33.54SQM

Bed 2 - 4290mm x 2980mm  
Bed 3 - 4290mm x 2700mm  
Bath - 1700mm x 2100mm



Solar Panels



EV Charging point



Air Source Heat Pump

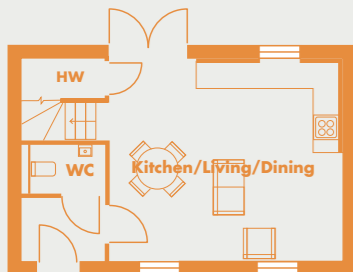


Off Street Parking



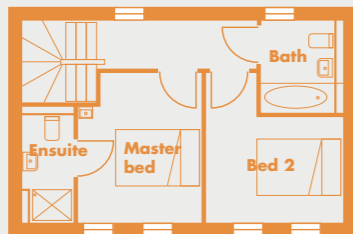
**Meet "MAUD"**  
**MH-T5/61.4SQM**  
**2 BED HOME**

One of a kind, cosy two-bedroom home.



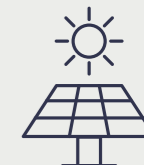
**GROUND FLOOR**  
**34.5SQM**

WC – 1700mm x 1160mm  
 Kitchen/Living/Dining – 5420mm x 4600mm

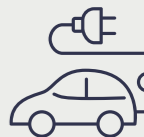


**FIRST FLOOR**  
**34.96SQM**

Master bed – 2800mm x 3500mm  
 Ensuite – 1200mm x 2500mm  
 Bed 2 – 3100mm x 2500mm  
 Bath – 1900mm x 2100mm



Solar Panels



EV Charging point



Air Source Heat Pump

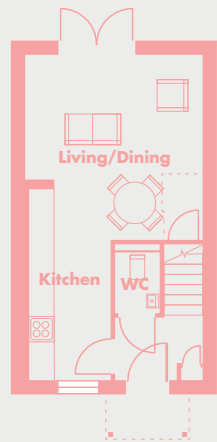


Off Street Parking

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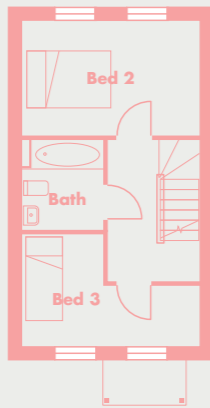
**Meet "TOBIAS"**  
**TH-T3/83.1SQM**  
**3 BED HOME**

Modern terrace with open plan kitchen and living space including patio doors to rear garden. Features rooftop terrace, adding character to your urban retreat.



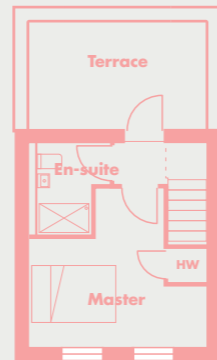
**GROUND FLOOR**  
**31.32SQM**

WC – 910mm x 1700mm  
 Living/Dining – 4180mm x 4400mm  
 Kitchen – 1950mm x 4500mm



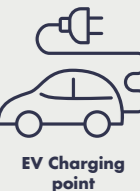
**FIRST FLOOR**  
**31.73SQM**

Bed 2 – 4180mm x 2700mm  
 Bed 3 – 4100mm x 2600mm  
 Bath – 1900mm x 2100mm



**SECOND FLOOR TERRACE**  
**20.05SQM 10.61SQM**

Master bed – 4100mm x 2500mm  
 En-suite – 1200mm x 2200mm  
 Terrace – 4100mm x 2400mm



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# Low maintenance homes

Our homes take reference from traditional Victorian architecture and reimagine them for modern living. Interiors are complemented with full height glazing to create bright airy interiors.

Our in-house designers have worked hard to achieve a high specification as standard, with a focus on design, quality and sustainability. Depending when you reserve, optional upgrades are available to customise your Sky-House for added comfort.

Complete with integrated contemporary kitchens and beautiful worktops in a hand-picked range of finishes. Integrated appliances also come as standard, including electric hob, dishwasher and fridge freezer.

Contemporary bathrooms benefit from ceramic tiles with chrome fittings and heated towel rails. Solar panels to every house as standard.

A range of flooring options are also available in a range of styles including stone, concrete and wood.



# Built with the future in mind



In association with



**Harworth**



WE ARE  
WAVERLEY

