



# RIVERDALE PARK

DONCASTER

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## HARRON HOMES

CAREFULLY CRAFTED HOMES

Born and bred in Yorkshire, Harron Homes delivers exceptional homes in carefully selected locations across the North of England and the Midlands. With a proud track record of ingenuity and originality, Harron Homes is a developer you can trust to fulfil and exceed your every expectation.

Harron Homes remains a local business at heart and retains a passion for providing outstanding properties and personal customer service. We pride ourselves on listening to your needs and working with you to craft your ideal home. We are a company that is large enough to offer you the very best, but small enough to care about your needs.



RIVERDALE PARK  
A PLACE TO CALL HOME





## REFINED LIVING

IN A TRULY EXCLUSIVE LOCATION

Situated in the City of Doncaster, on the edge of the River Don, Riverdale Park offers an exciting range of thoughtfully designed 3, 4 & 5 bedroom spacious, family homes.

Designed with modern living in mind, this stunning collection of homes is perfect for families looking for space and style without compromising on location.

RIVERDALE PARK BY HARRON HOMES





## SURROUND YOURSELF WITH A FULL AND ACTIVE LIFE

Offering an abundance of features, Riverdale Park offers more than just a place to live. There is an array of places to discover and explore, right on it's doorstep.

The city of Doncaster has plenty to offer giving homeowners the chance to benefit from thriving city life with shops, bars, restaurants and more all within walking distance.

For those looking for a breath of fresh air, the countryside surrounding Doncaster is just a short drive away with scenic locations such as Cusworth Hall and Potteric Carr Nature Reserve nearby for the whole family to enjoy.



River Don



Doncaster City Centre



Danum Gallery Library and Museum



Doncaster Racecourse



## WELL CONNECTED

AN ENVIABLE POSTCODE

For those looking to commute outside of Doncaster, Riverdale Park is well placed for commuting by road with convenient access to the M18 and the A1 allowing easy access to Rotherham, Sheffield and Wakefield.

Doncaster Train station is just a short 12 minute drive away providing excellent rail links to Wakefield, Sheffield and Leeds.



Coffee Shop	2 minutes
Primary School	7 minutes
Post Office	12 minutes
Supermarket	14 minutes
Park	15 minutes



Doncaster	2.5 miles
Barnsley	17.9 miles
Gainsborough	23.4 miles
Rotherham	25.2 miles
Wakefield	30.2 miles



Wakefield	16 minutes
Rotherham	22 minutes
Sheffield	28 minutes
Worksop	42 minutes
Leeds	45 minutes

“ HASSLE FREE TRAVEL  
FROM YOUR DOORSTEP ”



## A PERFECT BALANCE

STYLISH AND PRACTICAL

Offering anything you could wish for in a modern family home, the properties at Riverdale Park have been carefully design to suit modern living in an exceptional location.




Carefully crafted to suit a range of buyers, these attractive homes showcase light filled areas, contemporary kitchens and stylish bathrooms.













# SITEPLAN






## 3 BEDROOM HOMES

-  **THE BRACKLEY**  
3 bedroom home  
Plots 4, 5, 6, 7, 10, 11, 16, 17, 67,  
68, 102, 103, 120, 121
-  **THE LOCKERLEY**  
3 bedroom home  
Plots 9, 94 & 107
-  **THE MAWSLEY**  
3 bedroom home  
Plots 12, 47, 74, 82, 85, 123 & 138

## 4 BEDROOM HOMES

-  **THE BAYFORD**  
4 bedroom home  
Plots 32, 34, 38, 73, 87 & 104
-  **THE BOURTON**  
4 bedroom home  
Plots 1, 13, 22, 27, 42, 86, 91, 104,  
113 & 139
-  **THE EMPINGHAM**  
4 bedroom home  
Plots 24, 28, 40, 54, 55, 79, 96,  
116 & 127
-  **THE MORETON**  
4 bedroom home  
Plots 2, 35, 45, 50, 61, 81, 90,  
111 & 122
-  **THE NAUNTON**  
4 bedroom home  
Plots 20, 62, 72, 77, 130 & 136
-  **THE NETHERTON**  
4 bedroom home  
Plots 19, 30, 43, 75, 108, 119 & 137
-  **THE OAKHAM**  
4 bedroom home  
Plots 14, 44, 46, 49, 52, 60, 80, 83,  
109, 114, 128, 131 & 132
-  **THE SHACKLEFORD**  
4 bedroom home  
Plots 36, 37, 48, 54, 65, 84, 135
-  **THE SHELFORD**  
4 bedroom home  
Plots 3, 8, 15, 18, 21, 29, 53, 64,  
69, 70, 92, 93, 97, 105 & 124
-  **THE TIDMINGTON**  
4 bedroom home  
Plots 26, 51, 63, 110, 125 & 133

## 5 BEDROOM HOMES

-  **THE BANBURY**  
5 bedroom home  
Plots 23, 33, 41, 66, 71, 78, 88, 89,  
95, 98, 101, 112, 115, 118, 129 & 134
-  **THE NEWBURY**  
5 bedroom home  
Plots 25, 31, 59, 100 & 126
-  **THE TOLLESBURY**  
5 bedroom home  
Plots 39, 57, 58, 76, 99 & 117



# THE BRACKLEY

3 BEDROOM SEMI DETACHED HOME



## GROUND FLOOR

Lounge	4050 x 4105mm	13' 3" x 13' 6"
Dining Area	2650 x 2905mm	8' 8" x 9' 6"
Kitchen	2470 x 2705mm	8' 1" x 8' 11"

## FIRST FLOOR

Bedroom 1	3820 x 3000mm	12' 6" x 9' 10"
En Suite	1200 x 2235mm	3' 11" x 7' 4"
Bedroom 2	2675 x 3160mm	8' 9" x 10' 4"
Bedroom 3	2370 x 3405mm	7' 9" x 11' 2"
Bathroom	1950 x 2200mm	6' 5" x 7' 3"

This information is intended for illustration purposes only and may be subject to change for reasons beyond our control. Each property shown may not include the features as described in the illustration or specification and the floor plans are not to scale. Dimensions supplied are accurate to within +/- 50mm (+/- 2") they are not intended to be used for carpet sizes, appliance spaces or items of furniture spaces. As a consequence this information should be used for guidance only and cannot be relied on to accurately describe any Specified Matters as prescribed by an Order made under the Property Misdescriptions Act 1991, nor constitute a contract, part thereof or warranty. NOV'22

# THE BRACKLEY

The Brackley is an attractive, three bedroom home offering stylish living throughout, perfect for growing families and couples alike.



GROUND FLOOR



FIRST FLOOR

# THE LOCKERLEY

THREE BEDROOM DETACHED HOME  
WITH SINGLE DETACHED GARAGE



## GROUND FLOOR

Lounge	3030 x 5515mm	9' 11" x 18' 1"
Dining Area	2805 x 2450mm	9' 2" x 8' 0"
Kitchen	2810 x 3060mm	9' 3" x 10' 0"
Utility	1500 x 1830mm	4' 11" x 6' 0"

## FIRST FLOOR

Bedroom 1	2855 x 3670mm	9' 4" x 12' 0"
En Suite	2855 x 1145mm	9' 4" x 3' 9"
Bedroom 2	3445 x 3205mm	11' 4" x 10' 6"
Bedroom 3	3660 x 2210mm	12' 0" x 7' 3"
Bathroom	2200 x 1950mm	7' 3" x 6' 5"

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# THE LOCKERLEY

Families will adore this modern, double fronted, three bedroom home offering charming style, space and high quality throughout.



GROUND FLOOR



FIRST FLOOR

# THE MAWSLEY

THREE BEDROOM DETACHED HOME  
WITH 2 PARKING SPACES



## GROUND FLOOR

Lounge	3505 x 4295mm	11' 6" x 14' 1"
Dining Area	2020 x 3105mm	7' 3" x 10' 2"
Kitchen	2070 x 3105mm	6' 10" x 10' 2"
Utility	1895 x 1505mm	6' 3" x 4' 11"

## FIRST FLOOR

Bedroom 1	2950 x 3000mm	9' 8" x 9' 10"
Dressing	1350 x 2230mm	4' 5" x 7' 4"
En Suite	1585 x 2230mm	5' 2" x 7' 4"
Bedroom 2	2845 x 3155mm	9' 4" x 10' 4"
Bedroom 3	3140 x 2150mm	10' 4" x 7' 1"
Bathroom	1950 x 2200mm	6' 5" x 7' 3"

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# THE MAWSLEY

This stylish, three bedroom detached home with integral garage offers the best in modern day living for families that want comfort and style.



GROUND FLOOR



FIRST FLOOR

# THE BOURTON

FOUR BEDROOM DETACHED HOME  
WITH INTEGRAL GARAGE



## GROUND FLOOR

Lounge	3710 x 5550mm	12' 2" x 18' 3"
Dining Area	3165 x 4640mm	10' 5" x 15' 3"
Kitchen	2960 x 3535mm	9' 9" x 11' 7"
Utility	2000 x 1500mm	6' 7" x 4' 11"

## FIRST FLOOR

Bedroom 1	2810 x 3610mm	9' 3" x 11' 10"
Dressing	1000 x 2505mm	3' 3" x 8' 3"
En Suite	1415 x 2505mm	4' 8" x 8' 3"
Bedroom 2	3005 x 3900mm	9' 10" x 12' 10"
Bedroom 3	3140 x 3225mm	10' 4" x 10' 7"
Bedroom 4	2700 x 3660mm	8' 10" x 12' 0"
Bathroom	2665 x 2200mm	8' 9" x 7' 3"

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# THE BOURTON

This charming four bedroom detached home with integral garage is perfect for modern family living with space, style and quality throughout.



GROUND FLOOR

FIRST FLOOR

# THE SHELFORD

4 BEDROOM DETACHED HOME  
WITH INTEGRAL GARAGE



## GROUND FLOOR

Lounge	3160 x 5260mm	10' 4" x 17' 3"
Dining Area	2560 x 4165mm	8' 4" x 13' 8"
Kitchen	2680 x 4165mm	8' 9" x 13' 8"
Utility	1510 x 2310mm	4' 11" x 7' 7"

## FIRST FLOOR

Bedroom 1	4185 x 4070mm	13' 9" x 13' 4"
Dressing Area	2045 x 1450mm	6' 8" x 4' 9"
En Suite	2300 x 1420mm	7' 6" x 4' 8"
Bedroom 2	3045 x 4175mm	10' 0" x 13' 8"
Bedroom 3	3150 x 3890mm	10' 4" x 12' 9"
Bedroom 4	2900 x 4170mm	9' 6" x 13' 8"
Bathroom	2200 x 2685mm	7' 2" x 8' 10"

# THE SHELFORD

The beautiful Shelford is a stylish four bedroom property that benefits from high specification throughout and classic design features.



GROUND FLOOR

FIRST FLOOR

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# SPECIFICATION

## KITCHEN

- Fitted quality range 18mm carcass kitchen units and 40mm worktops and upstands
- Zanussi stainless steel gas hob and fan assisted oven
- Stainless steel extractor hood
- Stainless steel sink and drainer with Hansgrohe mixer tap
- Fridge/freezer space (where applicable)
- Dishwasher\*

## UTILITY (where applicable)

- Work surface (where applicable)
- Plumbing for washing machine (where applicable)

## CLOAKROOM (where applicable)

- Quality white Roca Gap sanitary ware complemented by chrome fittings and Hansgrohe taps
- Half tiling to all appliance walls (where applicable)
- Tiled window cill (where applicable)

## MAIN BATHROOM

- Quality white Roca Gap or Ideal Standard Concept sanitary ware complemented by chrome fittings and Hansgrohe taps
- Half tiling to all walls using contemporary tiles by Porcelanosa
- Tiled window cills
- Quality shower enclosure with glazed door and chrome trim (where applicable)
- Hansgrohe chrome thermostatic shower fitting (where applicable)

## ENSUITE 1 (where applicable)

- Quality white Roca Gap or Ideal Standard Concept sanitary ware complemented by chrome fittings and Hansgrohe taps
- Full tiling to shower area and half tiling to all other walls using Porcelanosa tiles
- Shower enclosure with glazed door and chrome trim
- Hansgrohe chrome thermostatic shower fitting

## WARDROBES

- Hammonds wardrobes to bedroom 1 (subject to house type)

## HEATING

- Gas fired central heating with high efficiency boilers with individual thermostatic radiator valves

## ELECTRICAL

- Telephone & TV points (as shown on electrical plan)
- Downlighters (where applicable)
- Coach lamps to front of property

## INTERNAL DOORS

- Contemporary chrome ironmongery throughout
- 5 panel internal doors
- Contemporary 10 panel glazed doors (where applicable)

## WINDOWS & EXTERNAL DOORS

- PVCu double glazed windows (argon filled low E glass) with adjustable ventilators and lockable handles in white
- PVCu double glazed French doors (where applicable)

- GRP front and rear doors (where applicable) with patterned double glazing and sidelights
- Modern chrome handles throughout
- PVCu insulated loft access hatch
- Low maintenance quality Garador garage doors coated black

## EXTERNAL FEATURES TO HOUSES

- Turf to front gardens
- Riven Buff paving flags to be laid to approved design
- Block paved driveways
- Brown pressure treated fencing and gates where specified (1800m high)
- Trees and shrubs planted to approved design
- Power and light to integral garages only (For clarification on any of the above items please discuss with the onsite sales executive.)

## DECORATION

- White emulsion to walls
- White gloss painted woodwork
- Contemporary style skirting boards
- Clear varnished oak handrails & newel caps to all staircases
- Turned colonial spindles to all balustrades
- Skimmed plastered ceilings with white emulsion
- White sockets and switches throughout

## GENERAL

- NHBC 10 year warranty
- All properties are constructed using traditional methods

\*Available as upgrade. Harron Homes reserve the right to amend/substitute make and models to the equivalent or higher value without prior notification, should any product become unavailable/discontinued. We operate a policy of continuous product development and may vary this from time to time. Consequently this information should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. For individual property specification, please contact your sales executive.

# EXCELLENCE

BY HARRON HOMES

Everyone has their own tastes and needs, which is why we offer you the choice of optional extras to style your new Harron home. We invite you to speak to our experienced Sales Executives to help discuss your needs and offer expert advice on our 'Excellence' range.



## YOUR KITCHEN

Choose from a wide range of shaker-style kitchens, offered in a variety of chic white, cream and grey tones. Kitchen upgrades are also available, including granite worktops and fully integrated kitchen appliances.\*



## YOUR BEDROOM

We can offer a beautiful range of fitted wardrobes. Mix and match from our selection of wood, high-gloss and mirror finishes.\*



## YOUR LIVING SPACE

Personalise your living space with a wide selection of optional extras, including everything from luxurious carpets to LED downlighters.\*



## YOUR BATHROOM

Create the wow factor with our wide selection of tiling options for your bathrooms and en-suites. Floor to ceiling tiling looks superb as well as being highly practical.\*

“ ANOTHER ASPECT OF OUR COMMITMENT TO YOU ”

\*Subject to build stage of home





WE CAN  
HELP YOU MOVE  
PART EXCHANGE

Harron Homes could be a cash buyer for your existing property, so you would have no estate agents fees to pay or property chain to contend with.\*

THE BENEFITS OF PART EXCHANGE



A guaranteed cash buyer for your existing property at a genuine 100% market value appraised offer, within seven days of application



A free Part Exchange application process



No costly estate agents fees to pay



No property chain to contend with



Remain in your existing home until your new property is ready



PART EXCHANGE  
SCHEME



# WE CAN HELP YOU MOVE HOMEMOVER

We're committed to making your move to a new Harron home as straight forward and smooth as possible. As part of this commitment we can help you sell your existing home through our Harron Homemover Scheme.\*

## THE BENEFITS OF OUR HOMEMOVER SCHEME



We will liaise with two local estate agents to value your property



No estate agents fees to pay



We will help you through the buying and selling process



You will have up to 6 weeks exclusivity on your chosen home\*



Available for downsizers



HARRON  
HOMEMOVER SCHEME

Terms and conditions apply, see website for details. Schemes cannot be used in conjunction with each other, or any other advertised offers. Harron Homes reserves the right to withdraw or alter these offers at any time prior to payment of a reservation fee.

\*The Homemover Agreement is for a 4 to 6 week period, dependant on plot and interest in your property. Subject to satisfactory home buyers report.





# HOW TO FIND US

AN ENVIABLE POSTCODE

RIVERDALE PARK, WHEATLEY HALL ROAD,  
DONCASTER, DN2 4FH



RIVERDALE PARK  
WHEATLEY HALL ROAD  
DONCASTER  
DN2 4FH



BUILDING HOMES ACROSS YORKSHIRE, DERBYSHIRE & NOTTINGHAMSHIRE

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