



MOORGATE BOULEVARD

ROTHERHAM

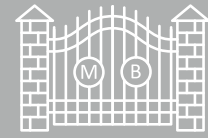
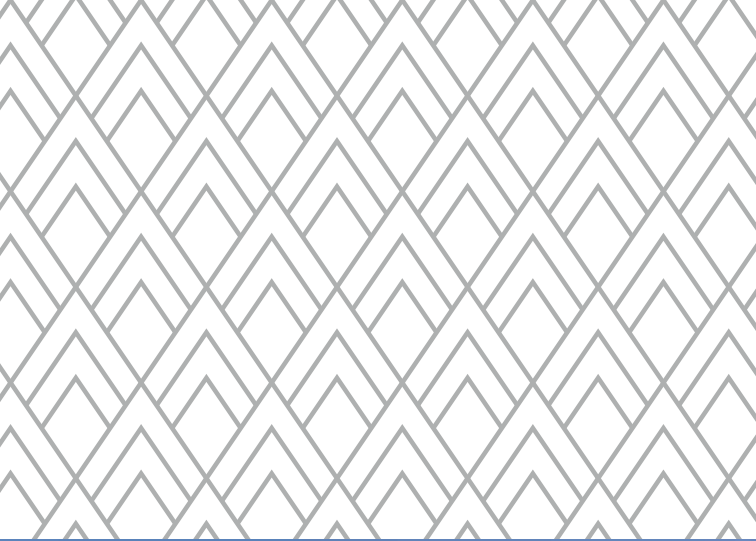
DISCOVER WHAT
MODERN LIVING
IS ALL ABOUT

keepmoat.com





MOORGATE ROAD, ROTHERHAM, S60 3AR

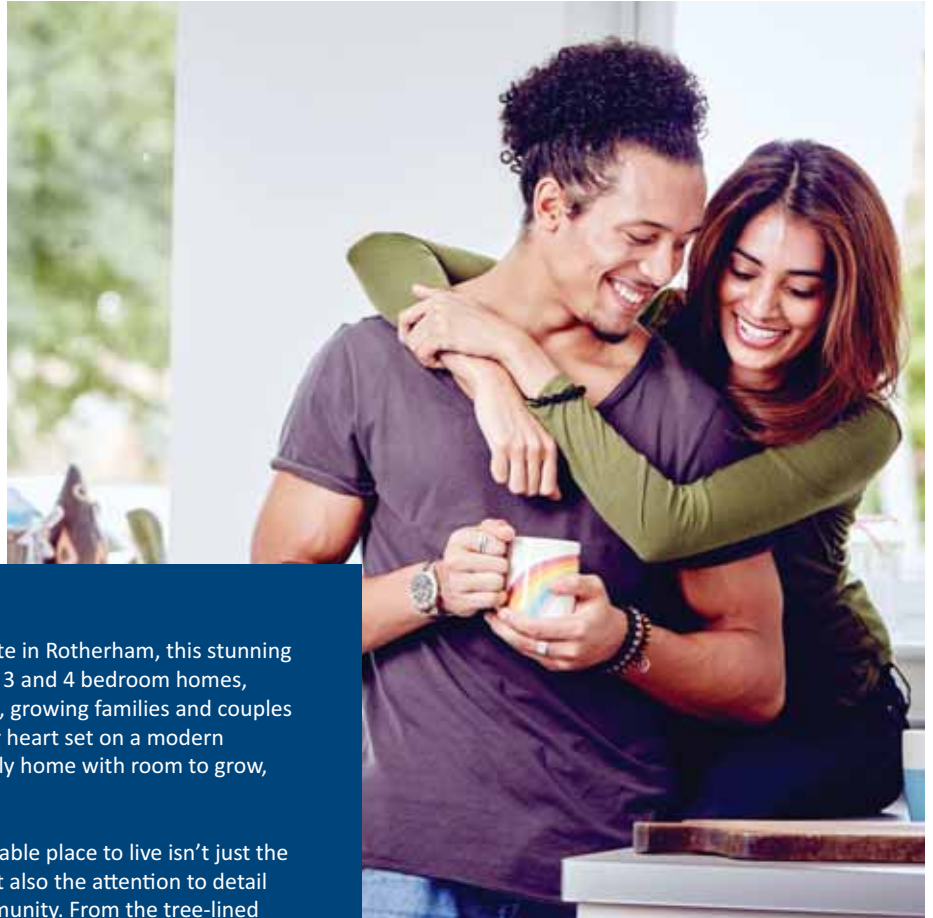


MOORGATE
BOULEVARD

► WELCOME TO
MOORGATE BOULEVARD



- **WELCOME**
LOCATION
TRAVEL LINKS
PICTURE YOURSELF HERE
SITE PLAN
MAKE IT YOUR OWN
SPECIFICATION
HEALTH & SAFETY
YOUR BUYING GUIDE



Located in the leafy suburban area of Moorgate in Rotherham, this stunning new development offers a superb choice of 2, 3 and 4 bedroom homes, making it the ideal choice for first time buyers, growing families and couples looking to downsize. Whether you've got your heart set on a modern apartment, spacious terrace or detached family home with room to grow, you're going to be spoilt for choice.

What makes Moorgate Boulevard such a desirable place to live isn't just the wide range of high-quality homes on offer, but also the attention to detail when it comes to creating a vibrant new community. From the tree-lined avenue that runs from its entrance through to the heritage buildings located on the site and open green spaces for all to enjoy, this is a place you'll be proud to call home.

The final jewel in the crown of the development is its enviable location. Set on the outskirts of bustling Rotherham, there is a wealth of shops, services and schools on the doorstep. Plus, it's handy for the motorway, making commuting a breeze. What more could you ask for?

What more could you ask for? Moving in is easy with First Homes available to make your new home affordable. House to sell? our Easymove service is there for you if you already have a home and are looking for a new one.*



Backed by HM Government



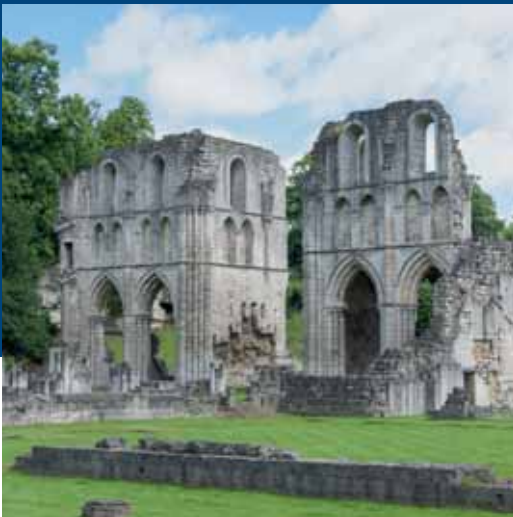
Easymove



▶ LIFE IN ROTHERHAM



Manvers Lake, Rotherham ▲



Roche Abbey, Maltby, Rotherham ▲

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A SETTING THAT HAS IT ALL

Moorgate Boulevard is located just over 2-miles away from the centre of Rotherham with its seemingly never-ending choice of shops, café's, bars, restaurants and attractions. Closer still is a wealth of amenities and services with the village of Broom down the road. With everything from a handy Tesco Express, Co-op store, pharmacy and other handy shops as well as a choice of pubs and eateries, all daily needs are catered for. Alternatively, a short 10-minute or so drive will take you to Parkgate Shopping Centre. Here you'll find all your favourite big-name shops as well as places to eat, drink and relax after a hard day's shopping. Or if that's not enough, then the massive Meadowhall Shopping Centre is an equally short drive away with even more choice.

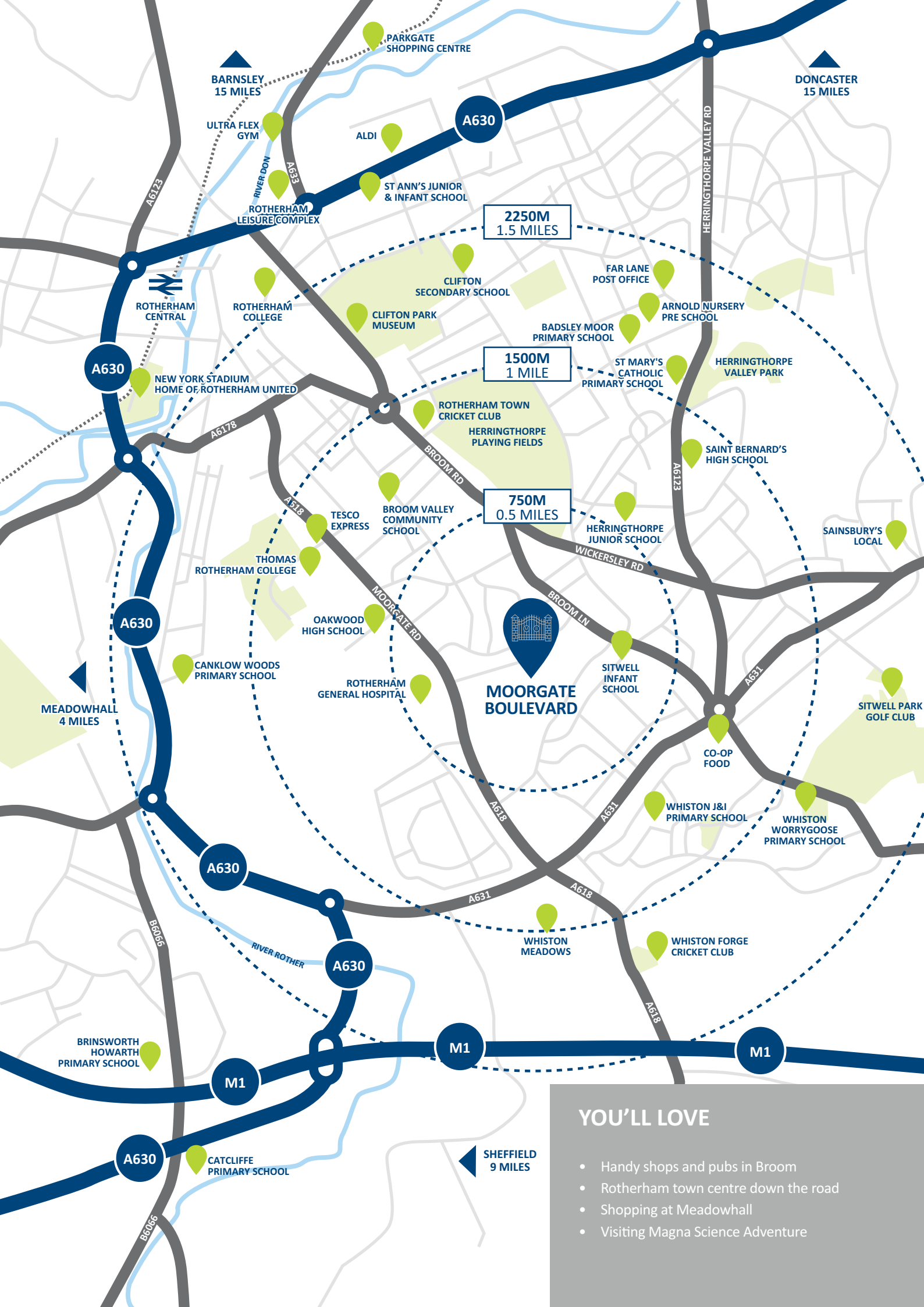
Parents will be impressed with the wealth of fantastic schools in the area. On the doorstep are a wide choice of infant and junior schools all rated good and outstanding by Ofsted. Then, within a couple of miles are an equally great choice of secondary schools, again rated good and outstanding.

Moorgate Boulevard is also a great place to be for sport and leisure. Rotherham Leisure Centre is down the road with its swimming pool, which includes a fun waterslide, as well as gym facilities and keep fit classes to join. If you prefer the sound of leather on willow, then take a 20-minute stroll down to Rotherham Town Cricket Club with teams for young and old alike. Or if golf is more for you, then Sitwell Park Golf Club, again a walk away, is always happy to take on new members.

For fun days out, get prepared for the excitement of Magna Science Adventure where you can go on a mind-blowing adventure exploring four pavilions themed around Earth, Air, Fire and Water. An equally unforgettable time can be had at Clifton Park and Museum with its Fun Park for toddlers to twelve year-olds, watersplash play area and mini golf, as well as park and museum chronicling the history of the borough. But the fun doesn't stop there; within a 15-minute drive, Gullivers Valley theme park and resort, with countless rides and attractions, can be found right on your doorstep. Not forgetting the beautiful Peak District National Park, within a 30 minute drive. You'll be truly spoilt for choice.



Sheffield City Centre ▲



2250M
1.5 MILES

1500M
1 MILE

750M
0.5 MILES

MOORGATE BOULEVARD

YOU'LL LOVE

- Handy shops and pubs in Broom
- Rotherham town centre down the road
- Shopping at Meadowhall
- Visiting Magna Science Adventure

BARNSELY
15 MILES

DONCASTER
15 MILES

MEADOWHALL
4 MILES

SHEFFIELD
9 MILES

PARKGATE SHOPPING CENTRE

ULTRA FLEX GYM

ALDI

A630

ST ANN'S JUNIOR & INFANT SCHOOL

ROTHERHAM LEISURE COMPLEX

ROTHERHAM CENTRAL

ROTHERHAM COLLEGE

CLIFTON SECONDARY SCHOOL

CLIFTON PARK MUSEUM

FAR LANE POST OFFICE

ARNOLD NURSERY PRE SCHOOL

BADSLEY MOOR PRIMARY SCHOOL

ST MARY'S CATHOLIC PRIMARY SCHOOL

HERRINGTHORPE VALLEY PARK

NEW YORK STADIUM HOME OF ROTHERHAM UNITED

ROTHERHAM TOWN CRICKET CLUB

HERRINGTHORPE PLAYING FIELDS

SAINT BERNARD'S HIGH SCHOOL

TESCO EXPRESS

BROOM VALLEY COMMUNITY SCHOOL

750M
0.5 MILES

HERRINGTHORPE JUNIOR SCHOOL

SAINSBURY'S LOCAL

THOMAS ROTHERHAM COLLEGE

OAKWOOD HIGH SCHOOL

CANKLOW WOODS PRIMARY SCHOOL

ROTHERHAM GENERAL HOSPITAL



SITWELL INFANT SCHOOL

SITWELL PARK GOLF CLUB

CO-OP FOOD

WHISTON J&I PRIMARY SCHOOL

WHISTON WORRYGOOSE PRIMARY SCHOOL

A630

WHISTON MEADOWS

WHISTON FORGE CRICKET CLUB

M1

M1

M1

A630

CATCLIFFE PRIMARY SCHOOL

BRINSWORTH HOWARTH PRIMARY SCHOOL

B6066

RIVER ROTHER

B6066

A6123

RIVER DON

A6178

A518

BROOM RD

MOORGATE RD

BROOM LN

WICKERSLEY RD

A6123

A631

A631

A618

A618

B6066

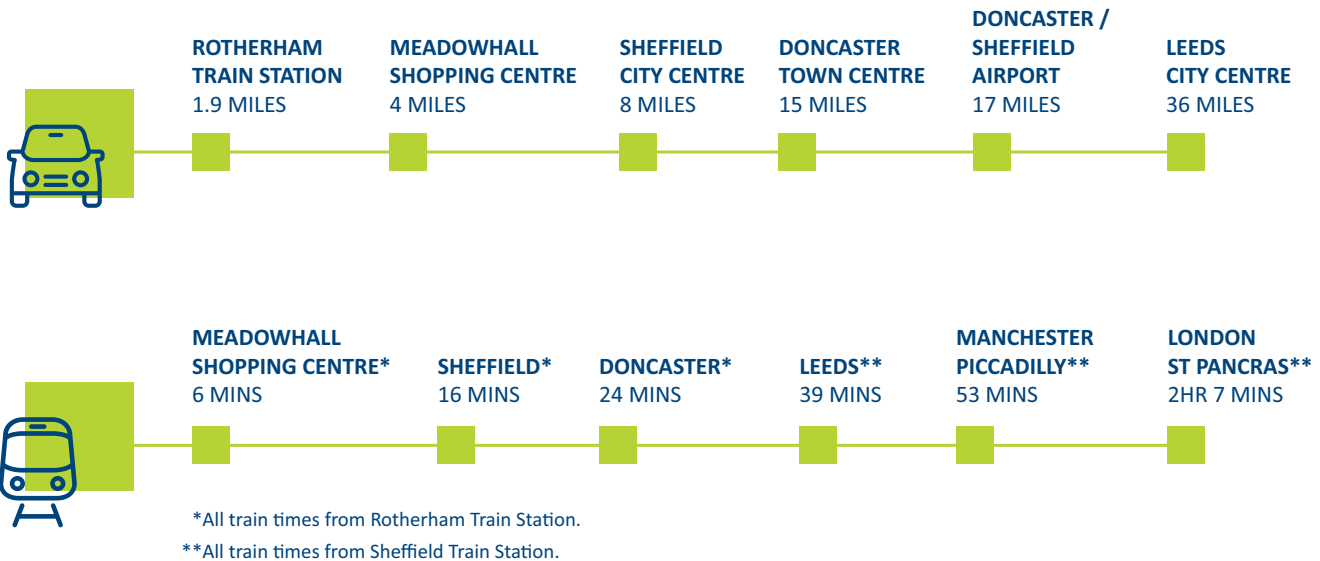
▶ TRAVEL LINKS

THE PERFECT SPOT FOR COMMUTING

Whether you're popping out to the shops, heading for work or travelling further afield, Moorgate Boulevard makes travelling easy and relaxing. By car, you can hop onto either the M1 or M18 then be in Sheffield within 20 minutes, Barnsley or Doncaster in 30 minutes and Leeds in 45 minutes.

If you prefer, you can also jump on a tram in Rotherham which will take you straight to Meadowhall, Park Gate or Sheffield City Centre. Alternatively, there is Rotherham Central Station with regular train services to Leeds, Hull, Sheffield and York.

It's also just as easy to fly as Doncaster Sheffield Airport is only half an hour's drive away.



*All times are taken from Google Maps and National Rail. All times are approximate and subject to change.

WELCOME

LOCATION

▶ TRAVEL LINKS

PICTURE YOURSELF HERE

SITE PLAN

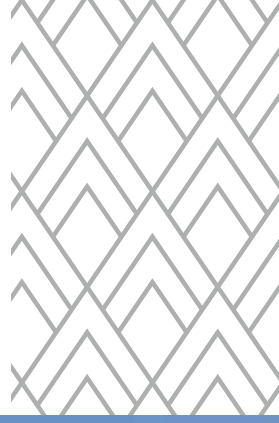
MAKE IT YOUR OWN

SPECIFICATION

HEALTH & SAFETY

YOUR BUYING GUIDE

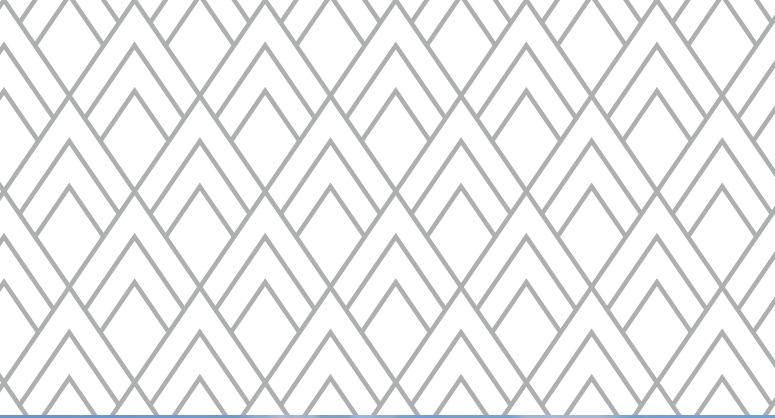




► PICTURE YOURSELF HERE



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► SITE PLAN

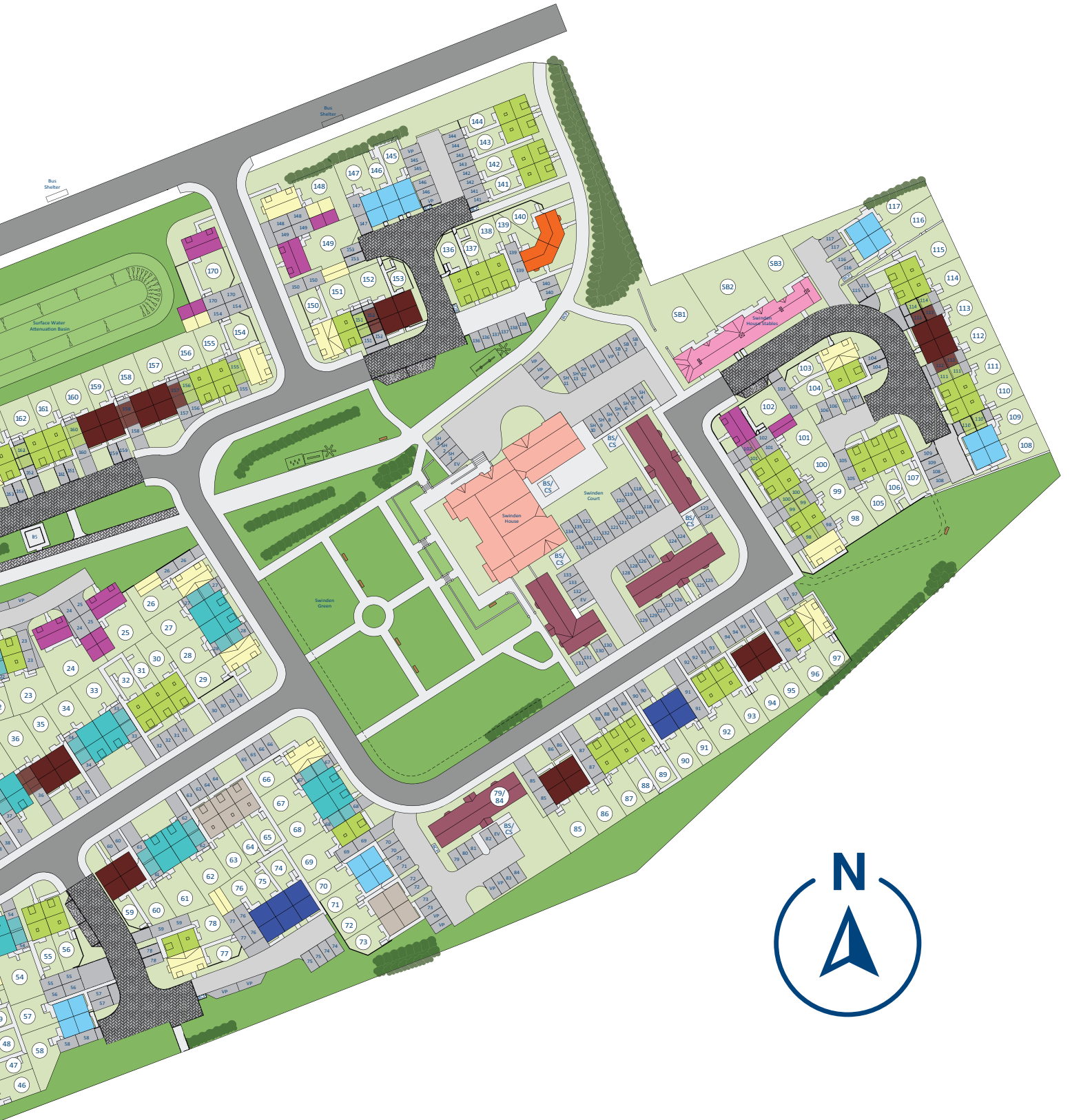
- THE HALSTEAD
2 bedroom home
- THE WENTWORTH
3 bedroom home
- THE CADDINGTON
3 bedroom home
- THE BAMBURGH
3 bedroom home
- THE CAMBRIDGE
4 bedroom home
- THE HARDWICK
4 bedroom home
- THE RICHMOND
4 bedroom home
- THE KENSINGTON
4 bedroom home
- THE HOLFORD
2 bedroom apartments
- AFFORDABLE HOMES

SALES CENTRE

SHOWHOMES
Plots 1, 2 & 3



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Please Note: This site plan is only a guide to the above development. It does not bind or imply that the layout will be as indicated. Please see our Home Sales Executive for full specification and plot details at this development.



▶ MAKE IT YOUR OWN



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WE NEVER FORGET IT'S YOUR HOME

Inside every Keepmoat home you'll find high standards of finish throughout, smart modern designs and living spaces that are designed with families in mind. Benefitting from a range of optional extras you can move into a new home that truly feels like your own.

When you buy a Keepmoat Home, you can rest assured that it's covered with not one, but two warranties. Our two year Keepmoat Homes Customer Care Warranty, as well as the NHBC 10 Year Building Warranty.

Practical and stylish homes that are perfectly suited to the demands of modern living.



► SPECIFICATION



FINISHING TOUCHES

Our standard specification includes high quality, modern fixtures and fittings with a great choice of kitchen worktops and units.

Once you've reserved your home, we'll invite you back for your options meeting. This is the exciting bit. It's here you can discuss all the ways you can personalise your home.

Be inspired and make your home yours.



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GENERAL

- ✓ White sockets and switches
- ✓ Chrome finish ironmongery to internal doors
- ✓ Landscaped front garden
- ✓ 1.8m close boarded fence* Plot specific treatments should be discussed with your Sales Executive
- ✓ UPVC double glazed windows
- ✓ UPVC double glazed French doors
- ✓ 2 zone programmable gas central heating system with thermostatic radiator valves
- ✓ Pendant light fittings

DECORATING

- ✓ Matt emulsion painted walls and ceilings
- ✓ White gloss paint to interior woodwork

KITCHEN / UTILITY

- ✓ Choice of kitchen units*
- ✓ Choice of worktop with upstand*
- ✓ Stainless steel conventional electric oven
- ✓ Gas hob
- ✓ Stainless steel splashback
- ✓ Integrated extractor hood
- ✓ Stainless steel single bowl sink
- ✓ Boiler housing

ELECTRICAL

- ✓ TV aerial socket to lounge
- ✓ BT socket to lounge
- ✓ Fibre broadband to properties
- ✓ Virgin Media ready

Make it your own with our range of optional extras

BATHROOM

- ✓ Fitted white Sanitaryware
- ✓ Choice of wall tiles to bathroom* (Splashback to basin & around bath)
- ✓ Thermostatic shower over bath with tiled enclosure and glass screen*
- ✓ Extractor fan to bathroom
- ✓ Moisture resistant flush light fitting

EN-SUITE

- ✓ Fitted white Sanitaryware
- ✓ Choice of wall tiles to shower enclosure* (Splashback to basin & full height to shower enclosure)
- ✓ Thermostatic shower*
- ✓ Extractor fan
- ✓ Moisture resistant flush light fitting
- ✓ Glass shower enclosure

SAFETY & SECURITY

- ✓ Security latches to windows except fire egress
- ✓ Mains fed smoke detectors to hallway and landing

4 BEDROOM HOMES

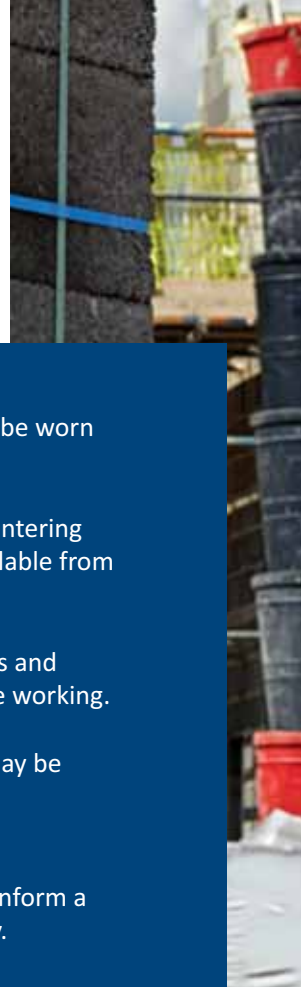
- ✓ Integrated fridge freezer
- ✓ Integrated washing machine
- ✓ Integrated dishwasher
- ✓ Colour matched plinths and end panels to kitchen units
- ✓ Electric shower over bath, including glass screen and full height tiling to bath
- ✓ Outside tap
- ✓ External front and rear lighting
- ✓ External electrical socket
- ✓ Option of Kitchen Finish Levels 1 and 2
- ✓ Kitchen Level design upgrade

Please Note: Availability of optional extras and standard choices are subject to build stage at point of reservation, and are *housetype specific. These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only. Please see our Sales Executive for full specification and plot details at this development.



► HEALTH & SAFETY

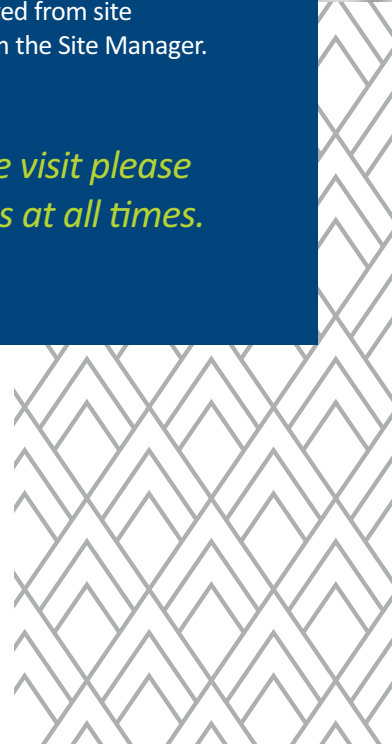
At Keepmoat Homes your safety is our top priority. In line with Health and Safety Legislation we have a number of guidelines in place to protect you whilst you are visiting our developments.

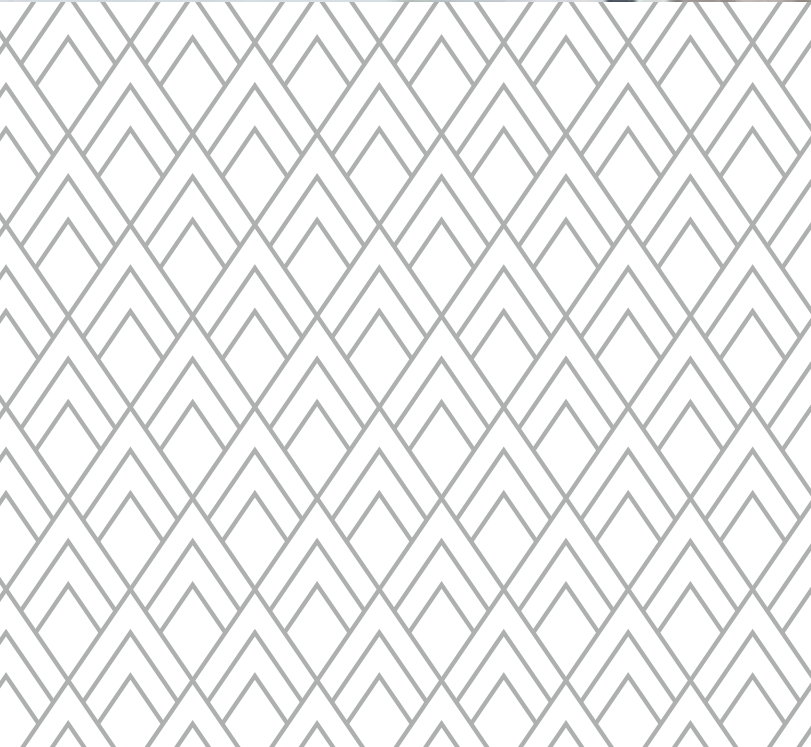


- Keep your driving speed to a minimum, the road surface may not be finished and could also be slippery.
- Park only in the designated parking areas. If you take your vehicle to any part of the site other than the sales area this is at your own risk.
- You are responsible for the security of your personal belongings.
- Keep children under supervision at all times. We regret that children cannot enter the construction area.
- Do not enter any area identified as unsafe by a member of the Sales or Construction Team.
- If you wish to visit a house on site, please see our Sales Executive to arrange.
- Do not enter any house that is still being constructed unless accompanied by a member of our Sales Team or the Site Manager.
- Appropriate, sturdy footwear should be worn on site.
- Safety helmets must be worn when entering the construction area. These are available from the Sales Office.
- Keep away from construction vehicles and machinery, particularly those that are working.
- In the interest of your safety, entry may be refused during certain stages of the construction work.
- Should you be injured while on site, inform a company representative immediately.
- No materials should be removed from site without written authority from the Site Manager.

For a safe and enjoyable visit please observe these guidelines at all times.

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STEP 01

Reservation

Once you've chosen the home for you, your sales executive will guide you through the reservation agreement. You'll need to pay a reservation fee - this could be as little as £250* and makes up part of your deposit. It also means, subject to contracts and meeting the timescales in the agreement, the home is yours at the price agreed.

Now's a good time, if you haven't already, to ask us about how the Government-backed Help to Buy scheme ** can make buying your dream home more affordable. And if you've got a home to sell, our Easymove scheme could make moving easy as we'll arrange an estate agent and even pay their fees.



STEP 02

The Mortgage and Legal Advisor

If you need a mortgage and haven't already arranged one, you'll need to do so quickly. We can give you the details of some reputable independent financial advisers and solicitors if you need a little help. All mortgage lenders will want to value your new home for themselves before they lend you the money – even on our homes which offer fantastic value for money.

When moving house you need a solicitor to carry out the legal work of buying your home – this is called conveyancing. Your solicitor will handle all contracts, provide legal advice and carry out local council searches, work with the Land Registry and transfer the funds to pay for your property.



STEP 03

Exchange of Contracts

Four weeks after reservation (depending on the build stage of your new home) and if all the mortgage and legal documents are in place, we'll exchange contracts†.

At this point you'll need to pay the balance of the deposit and the whole transaction becomes legally binding. Please remember that if your deposit is in an account that you need to give notice of withdrawal, make sure you let the bank know well in advance to avoid having to pay any penalties.

*If you have a Help to Buy ISA please let us know as soon as possible so we can discuss this with you.

**Help to buy is available on selected plots and subject to terms and conditions. † If the exchange does not take place on the agreed date we are within our rights to place the property back on the open market.

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STEP 04

Build Completion

Usually around four weeks before your home is finished we'll get in touch to let you know of your legal completion date. This is normally within 7 – 14 days of construction ending. Your home will also undergo thorough quality inspections, both internally and externally, to ensure that it meets our quality standards. It will also be subject to several inspections by the National House-Building Council (NHBC).

Around this time we'll invite you to a home demonstration to familiarise yourself with your new home. During the demonstration we'll show you everything from how to work your heating system and appliances to the location of your fuse box.



STEP 05

Legal Completion

You're nearly there. Legal completion is when your lender releases the funds to pay for your home. This is all done through your solicitor.

Through your advisor, you will be notified of the specific completion date, which will take place within a 2 week period after the physical completion of the property. We'll then provide your solicitor with the title deeds of your home and register you as the home owner with the relevant utility companies.



STEP 06

Move in

Your dream Keepmoat home and a great new life awaits... once you've unpacked all the boxes.

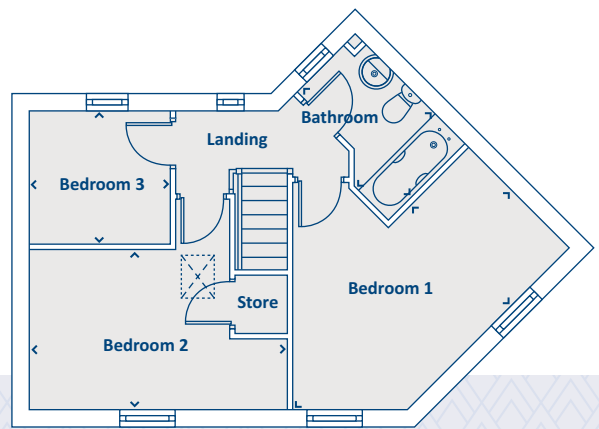
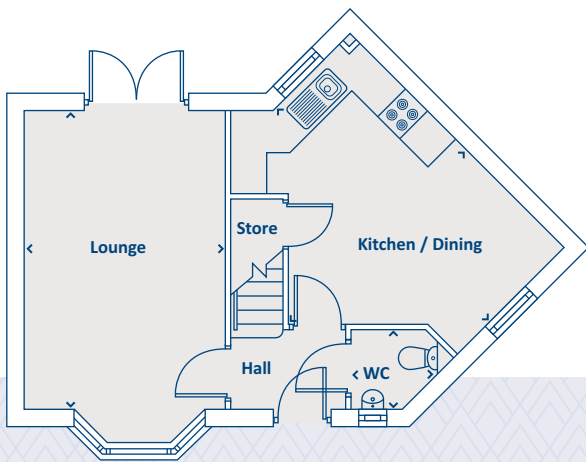
Don't forget, we're always on hand to help you every step of the way even after you've moved in. Our regional customer care teams featuring highly trained staff can address any questions or issues that you may have with your new home.





Artists impression, features may vary

THE WENTWORTH 3 bedroom home



GROUND FLOOR

Kitchen / Dining	4071 x 4960	13' 4" x 16'3"
Lounge	3210 x 4848	10'6" x 15'11"
WC	1396 x 1270	4'7" x 4'2"

FIRST FLOOR

Bathroom	1700 x 2530	5'7" x 8'4"
Bedroom 1	5035 x 2337	16'6" x 7'8"
Bedroom 2	4215 x 2618	13'10" x 8'7"
Bedroom 3	2276 x 2137	7'6" x 7'0"

› Longest measurement taken

PLEASE NOTE:

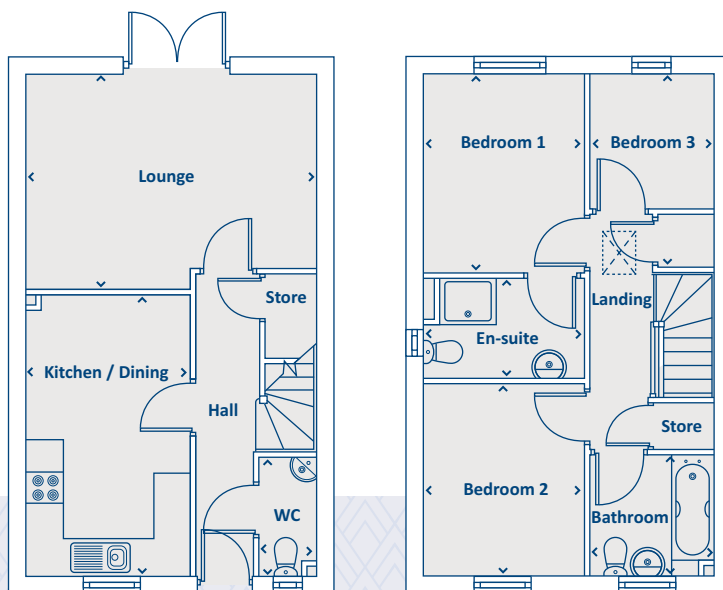
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**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk



Artists impression, features may vary

THE CADDINGTON 3 bedroom home



GROUND FLOOR

Kitchen / Dining	4608 x 2685	15'1" x 8'10"
Lounge	3522 x 4724	11'7" x 15'6"
WC	1940 x 903	6'4" x 3'0"

FIRST FLOOR

Bathroom	1940 x 2027	6'4" x 6'8"
Bedroom 1	3295 x 2604	10'10" x 8'7"
En-suite	1643 x 2604	5'5" x 8'7"
Bedroom 2	3099 x 2604	10'2" x 8'7"
Bedroom 3	3177 x 2027	10'5" x 6'8"

› Longest measurement taken

PLEASE NOTE:

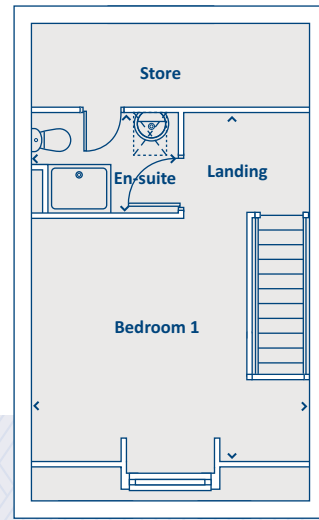
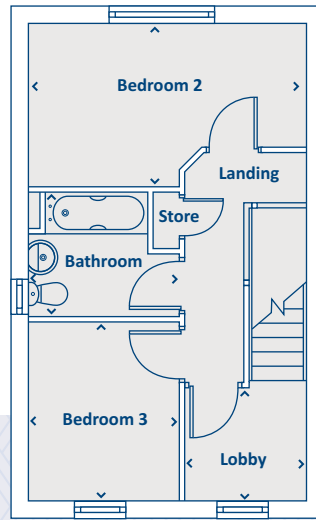
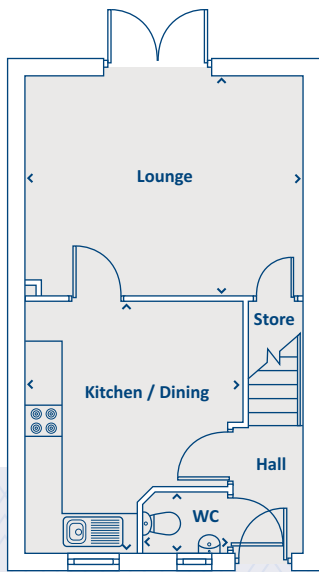
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THE BAMBURGH 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3551 x 4100	11'8" x 13'5"
Lounge	4499 x 3580	14'9" x 11'9"
WC	1408 x 1010	4'7" x 3'4"

FIRST FLOOR

Bathroom	2465 x 2034	8'1" x 6'8"
Bedroom 2	4499 x 2670	14'9" x 8'9"
Bedroom 3	2465 x 2883	8'1" x 9'6"
Lobby	1941 x 1777	6'4" x 5'10"

SECOND FLOOR

Bedroom 1	4499 x 5735	14'9" x 18'10"
En-suite	2369 x 1660	7'9" x 5'5"

› Longest measurement taken

PLEASE NOTE:

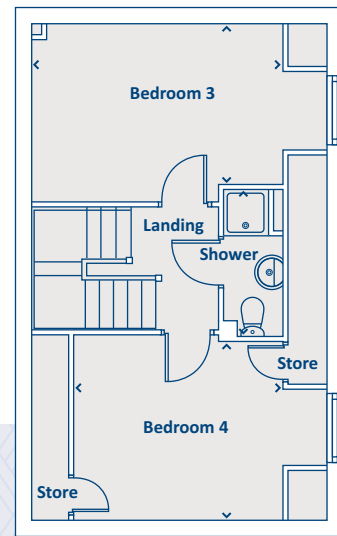
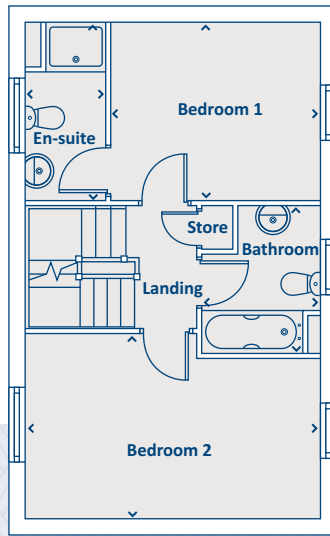
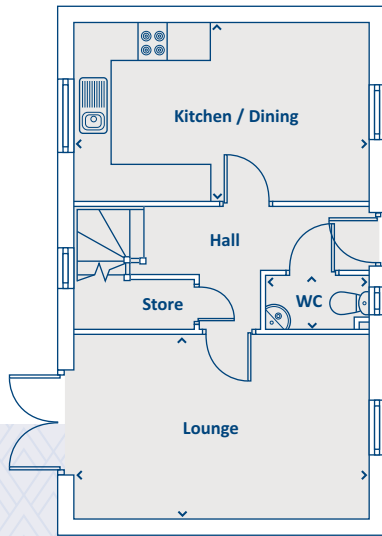
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THE CAMBRIDGE 4 bedroom home



GROUND FLOOR

Kitchen / Dining	2909 x 4848	9'7" x 15'11"
Lounge	3048 x 4848	10'0" x 15'11"
WC	900 x 1660	2'11" x 5'5"

FIRST FLOOR

Bathroom	2423 x 1941	7'11" x 6'4"
Bedroom 1	2960 x 3440	9'9" x 11'3"
En-suite	2960 x 1315	9'9" x 4'4"
Bedroom 2	3048 x 4848	10'0" x 15'11"

SECOND FLOOR

Bedroom 3	2960 x 4153	9'9" x 13'7"
Bedroom 4	2930 x 3458	9'7" x 11'4"
Shower	2477 x 999	8'2" x 3'3"

› Longest measurement taken

PLEASE NOTE:

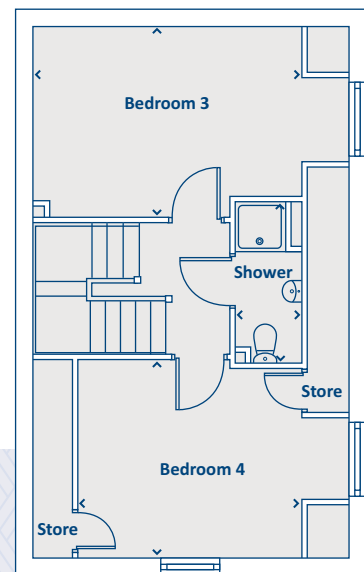
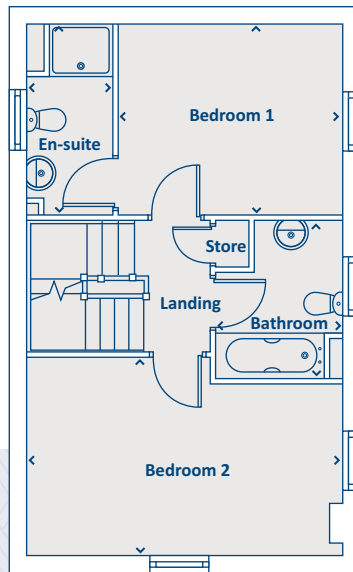
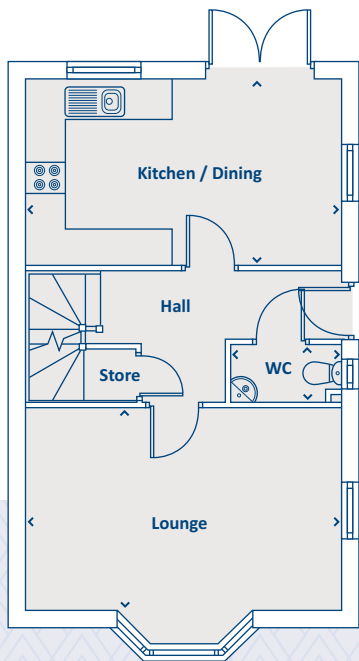
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Artists impression, features may vary

THE HARDWICK 4 bedroom home



GROUND FLOOR

Kitchen / Dining	2909 x 4848	9'7" x 15'11"
Lounge	3048 x 4848	10'0" x 15'11"
WC	900 x 1660	2'11" x 5'5"

FIRST FLOOR

Bathroom	2423 x 1941	7'11" x 6'4"
Bedroom 1	2960 x 3440	9'9" x 11'3"
En-suite	2960 x 1315	9'9" x 4'4"
Bedroom 2	3048 x 4848	10'0" x 15'11"

SECOND FLOOR

Bedroom 3	2960 x 4153	9'9" x 13'7"
Bedroom 4	2910 x 3458	9'7" x 11'4"
Shower	2505 x 999	8'3" x 3'3"

› Longest measurement taken

PLEASE NOTE:

For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.

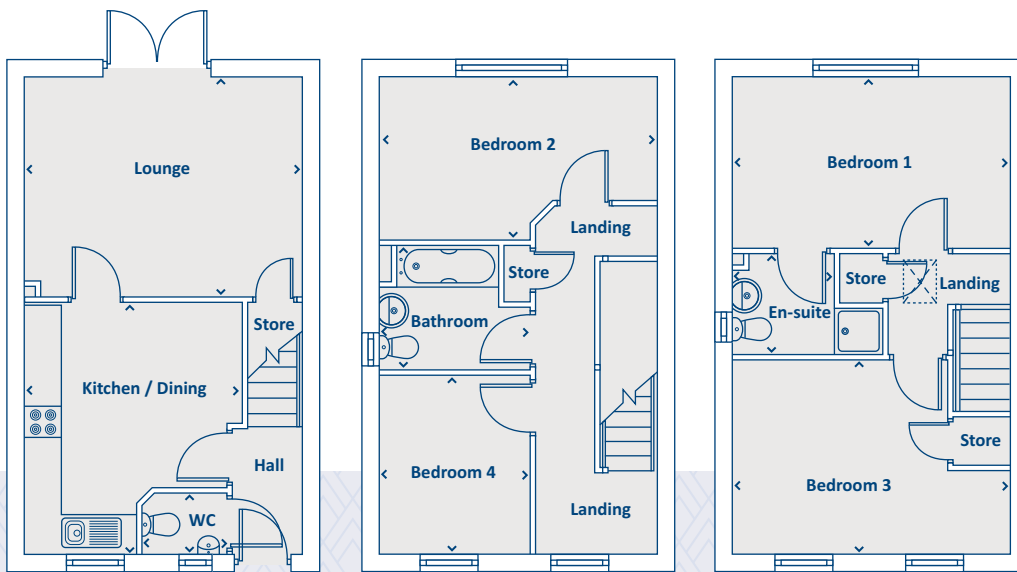
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Artists impression, features may vary

THE RICHMOND 4 bedroom home



GROUND FLOOR

Kitchen / Dining	4100 x 3551	13'5" x 11'8"
Lounge	3580 x 4499	11'9" x 14'9"
WC	1010 x 1408	3'4" x 4'7"

FIRST FLOOR

Bathroom	2034 x 2465	6'8" x 8'1"
Bedroom 2	2670 x 4499	8'9" x 14'9"
Bedroom 4	2883 x 2465	9'6" x 8'1"

SECOND FLOOR

Bedroom 1	2793 x 4499	9'2" x 14'9"
En-suite	1658 x 2433	5'5" x 8'0"
Bedroom 3	3136 x 4499	10'3" x 14'9"

› Longest measurement taken

PLEASE NOTE:

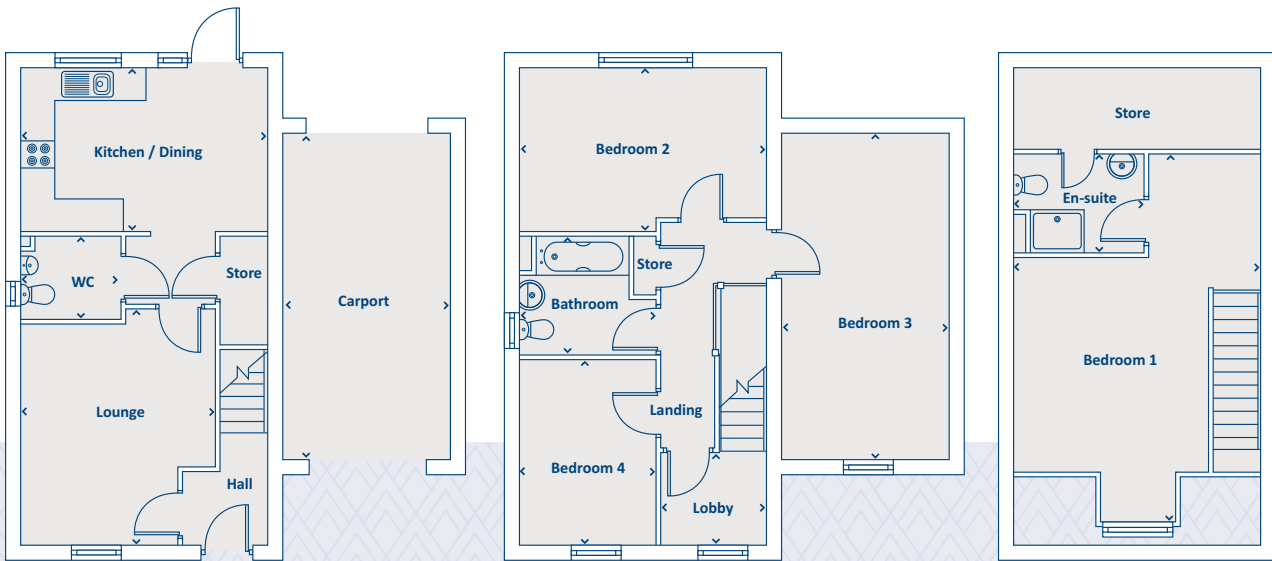
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Artists impression, features may vary

THE KENSINGTON 4 bedroom home



GROUND FLOOR

Carport	3063 x 6023	10'1" x 19'9"
Kitchen / Dining	4510 x 3007	14'10" x 9'10"
Lounge	3562 x 4347	11'8" x 14'3"
WC	1800 x 1500	5'11" x 4'11"

FIRST FLOOR

Bathroom	2465 x 2150	8'1" x 7'1"
Bedroom 2	4510 x 3005	14'10" x 9'10"
Bedroom 4	2465 x 3396	8'1" x 11'2"
Lobby	1952 x 1682	6'5" x 5'6"

SECOND FLOOR

Bedroom 1	3562 x 5951	11'8" x 19'6"
En-suite	2351 x 1802	7'9" x 5'11"

> Longest measurement taken

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MOORGATE BOULEVARD

ROTHERHAM

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This brochure has been produced as a guide to assist intending purchasers in the selection of their new home. Its content does not form part of any contract.