

# BECKETT HILL

SHEFFIELD

DISCOVER WHAT  
MODERN LIVING  
IS ALL ABOUT

[keepmoat.com](http://keepmoat.com)



 **Keepmoat**<sup>®</sup>

 **Sheffield**  
HOUSING COMPANY



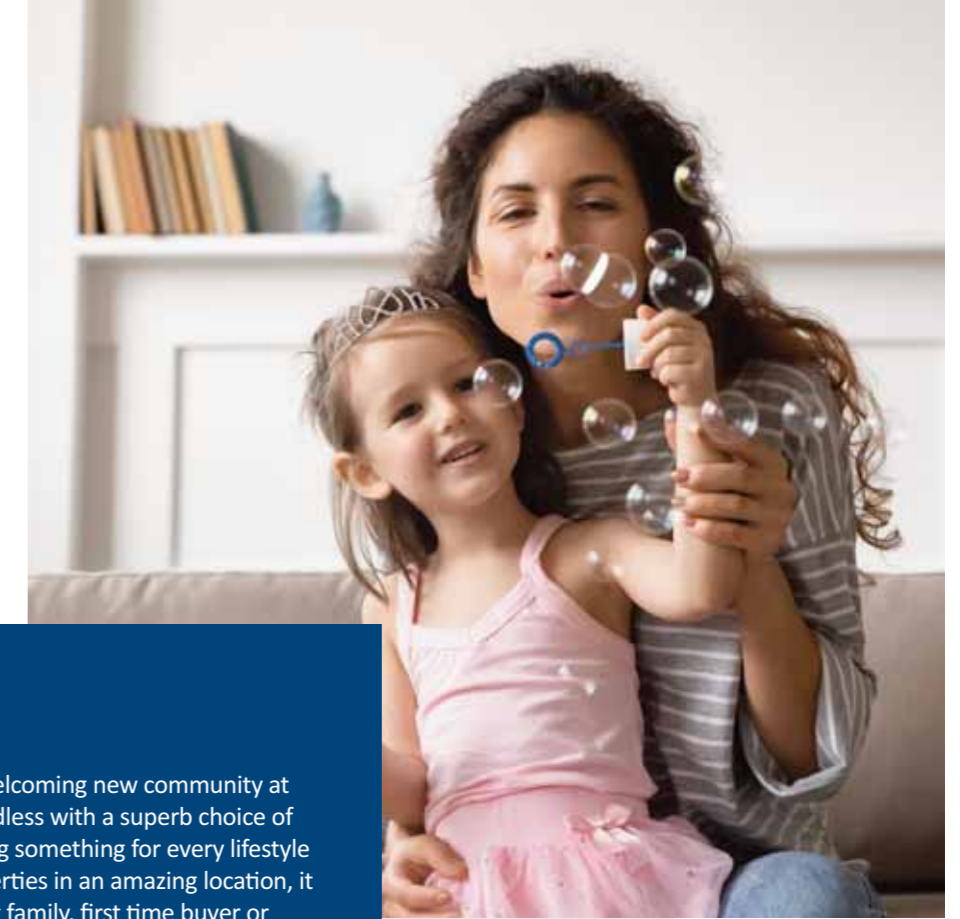
Sheffield Housing Company, in association with Sheffield City Council, are delivering beautiful, high-quality, larger than average homes for the city of Sheffield.

MANSEL AVENUE, S5 9QQ

## ▶ WELCOME TO BECKETT HILL



- ▶ WELCOME
- LOCATION
- TRAVEL LINKS
- SITE PLAN
- MAKE IT YOUR OWN SPECIFICATION
- YOUR BUYING GUIDE
- 30,000 HOMES & COUNTING



### THE PLACE TO BE

Don't miss the opportunity to join the welcoming new community at Beckett Hill. Here the possibilities are endless with a superb choice of modern 2, 3 & 4 bedroom homes offering something for every lifestyle and budget. With a great choice of properties in an amazing location, it ticks every box whether you're a growing family, first time buyer or looking to downsize.

Each home combines excellent built quality with the latest energy-saving features from top to bottom. Offering lower living costs and a smaller carbon footprint, they even include EV charging points. Plus, all selected homes feature solar PV panels to cut down on bills\* even more. Nestled just five miles from vibrant Sheffield City Centre and the retail hotspot that's Meadowhall shopping centre, Beckett Hill has it all. With the perfect mix of convenience and connectivity, it boasts unrivaled transport links and all the local amenities you could wish for.

*Plus, with great schemes like Easymove, moving could be more straightforward than you think.*



**Easymove**

\*T&C's apply, selected plots only.

# LIFE IN SHEFFIELD

Beckett Hill places you near a great choice of local shops, cafes and pubs. In fact, there are some just around the corner. For larger shopping trips, there's an Asda Superstore a short walk away, as well as a nearby Sainsbury's, Lidl and Iceland. There's also Kilner Way Retail Park less than two miles down the road.

### Relax and enjoy the green spaces

Living here also places you close to Yew Lane Open Space and Parson Cross Park with its play area, skate park and grass pitches. Both are perfect for relaxing walks or fun with the kids. And if you've got green fingers, head for Parson Cross Community Gardens where you can grow fruit and veg on your own plot.

### Turn the school run into a walk

Families have a great choice of schools. Local ones include Mansel Primary School and Fox Hill Primary School for younger children, while for older ones, there are Yewlands Academy and Chaucer School, as well as Longley Park Sixth Form a short bus journey away.

### So much to see and do

The schools aren't the only reason to move to Beckett Hill. You're also near Meadowhall, which is the largest shopping centre in Yorkshire. Just as handy is Sheffield City Centre. With its seemingly endless choice of shops, cafes, restaurants and bars, no two visits need ever be the same. Then, there are the many galleries, museums and theatres. Plus, of course, Utilita Arena Sheffield, which is a world-leading entertainment venue and home to the Steelers ice hockey team.

### Sports for all

If you like your sport, then as well as ice hockey, there's Hillsborough Stadium where you can watch Sheffield Wednesday. Rather play than watch? Then try Hillsborough Leisure Centre with its swimming pool, gym and leisure classes. Or if golf's more your game, head for Hillsborough Golf Club, renowned as one of the best golfing venues in the North of England.

### Days out that pack more in

For a spot of fresh air there are plenty of local walks and cycle routes to discover. Alternatively, for something more physical, the famous Peak District is on the doorstep with its stunning countryside and quaint villages. For family fun, you're once again spoilt for choice. But first on the list has to be Rivelin Valley Park Water Playground and Gulliver's Valley Theme Park, both less than 35 minutes away by car.



Sheffield Town Hall ▲

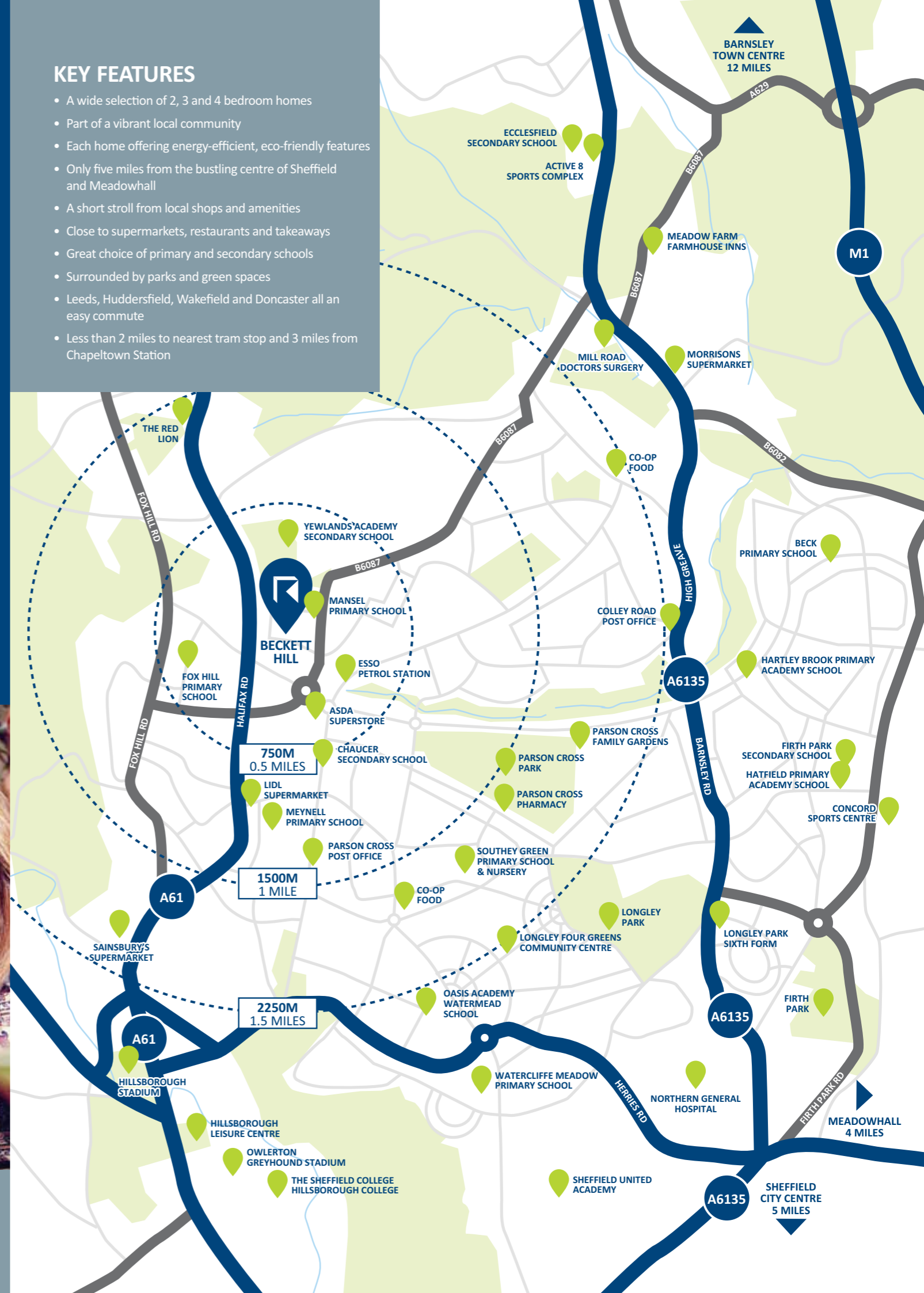


Sheffield City Centre ▲



## KEY FEATURES

- A wide selection of 2, 3 and 4 bedroom homes
- Part of a vibrant local community
- Each home offering energy-efficient, eco-friendly features
- Only five miles from the bustling centre of Sheffield and Meadowhall
- A short stroll from local shops and amenities
- Close to supermarkets, restaurants and takeaways
- Great choice of primary and secondary schools
- Surrounded by parks and green spaces
- Leeds, Huddersfield, Wakefield and Doncaster all an easy commute
- Less than 2 miles to nearest tram stop and 3 miles from Chapeltown Station



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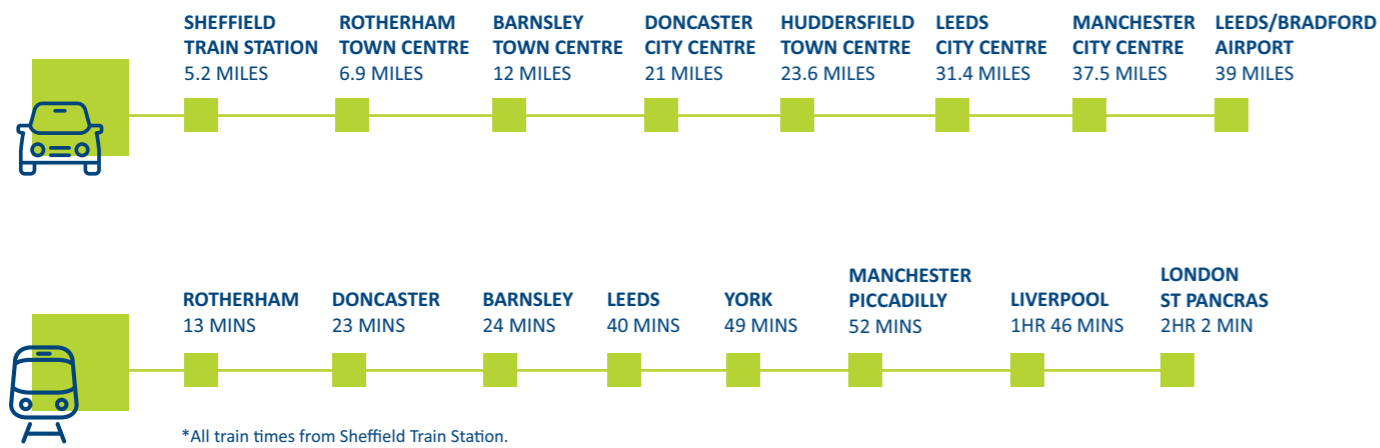
▶ TRAVEL LINKS

**GREAT FOR TRAVELLING NEAR AND FAR**

Beckett Hill is just five short miles from the centre of Sheffield. You can hop on a bus, jump on a tram down the road or cycle down under your own steam. You'll be there before you know it.

Going further afield is just as easy. By car, Rotherham is 6.9 miles away, Huddersfield 23.6 miles, Leeds 31.4 miles and Manchester 37.5 miles. Plus, with the M1 only a 15 minute drive to get to, you can travel across the country with ease.

Train travel is just as convenient. Chapeltown Station is about 4 miles away, where regular services run to Sheffield, Leeds and Huddersfield. Or go straight to Sheffield Station and be in London in a little over 2 hours.



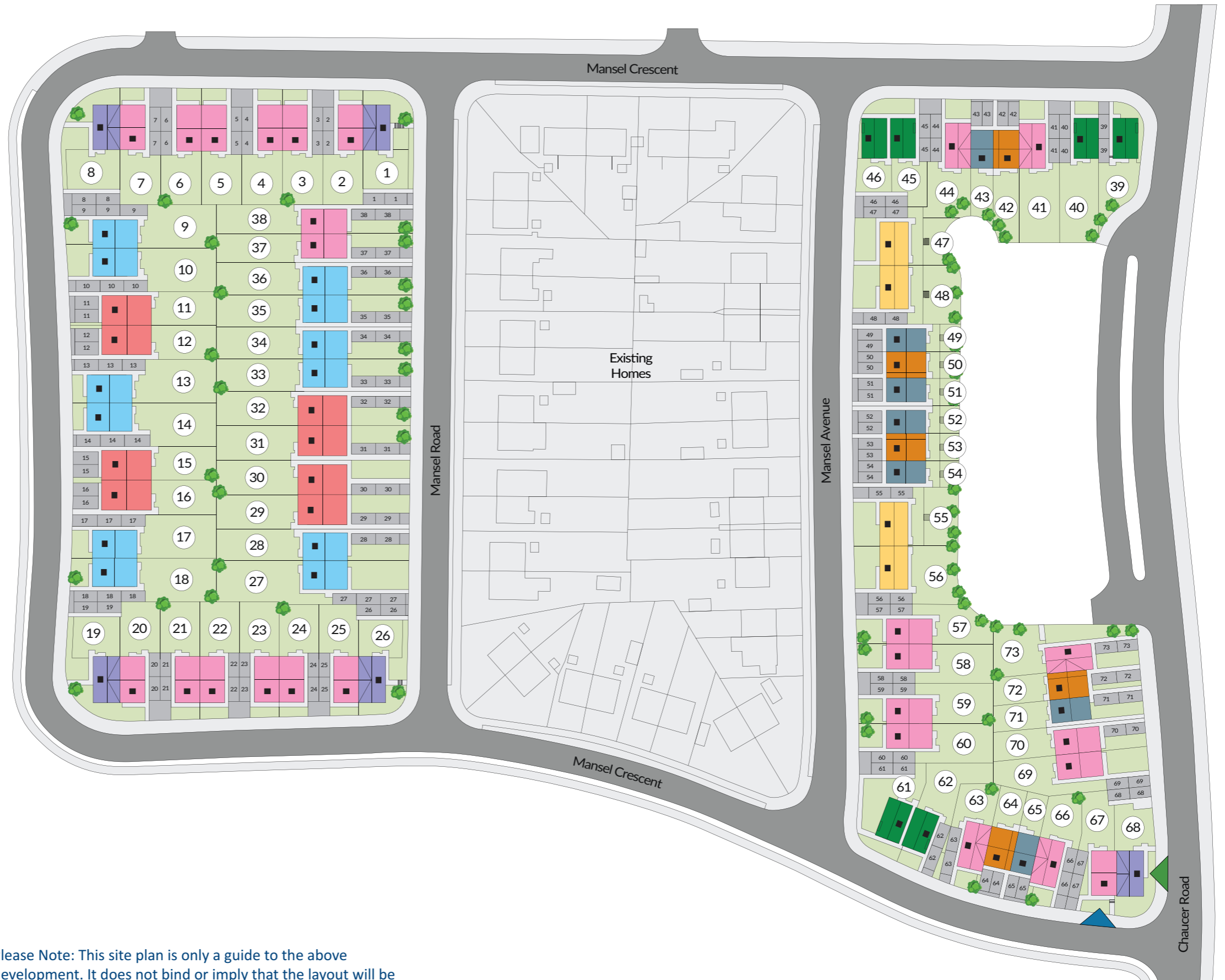
\*All times are taken from Google Maps and National Rail. All times are approximate and subject to change.



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# ► SITE PLAN

- THE FOXHILL  
2 bedroom home
- THE SHEAF  
2 bedroom home
- THE RIVELIN  
3 bedroom home
- THE MEADOW  
3 bedroom home
- THE NORTON  
3 bedroom home
- THE LOXLEY  
3 bedroom home
- THE CRUCIBLE  
4 bedroom home
- THE REDMIRE  
4 bedroom home
- SOLAR PANELS
- SALES CENTRE  
Plot 68
- SHOWHOME  
Plot 67



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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



### WE NEVER FORGET IT'S YOUR HOME

Inside every Keepmoat home you'll find high standards of finish throughout and with 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 by a 10 year warranty\**

For the first two years, your fixtures and fittings are covered by the Keepmoat Warranty, in addition to this you are covered by a 10 year structural warranty, the first two years covered by Keepmoat and a further eight years cover provided by the NHBC – 10 years cover in total.

\*Terms and conditions apply to all warranties, please speak to your Sales Executive for further details.

Availability of upgrades and standard choices are subject to build stage at point of reservation.

## ► 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
- ✓ Satin chrome ironmongery to internal doors
- ✓ Turfed and / or Landscaped front garden in accordance to landscaping plan\*
- ✓ Rotavated rear garden
- ✓ UPVC double glazed windows
- ✓ UPVC double glazed french doors (Design permitting)
- ✓ 2 zone programmable gas central heating system with thermostatic radiator valves (High efficiency)

### DECORATING

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

### KITCHEN / UTILITY

- ✓ Choice of kitchen units\*\*
- ✓ Choice of work top with upstand\*\*
- ✓ Stainless steel electric oven, gas hob, stainless steel splash back and integrated extractor hood
- ✓ Stainless steel single bowl sink
- ✓ Boiler housing

### BATHROOM / EN-SUITE

- ✓ Fitted white sanitaryware
- ✓ Choice of wall tiles\*\*
- ✓ Chrome hair rinser tap with chrome grip handles and twist handle overflow to bath
- ✓ Thermostatic shower in the en-suite\*
- ✓ Extractor fan to bathroom
- ✓ Moisture resistant light fitting

### ELECTRICAL

- ✓ TV aerial socket to lounge
- ✓ BT socket to lounge
- ✓ PV Panels. (plot specific, See Sales Executive for details)\*\*
- ✓ EV charging points. (plot specific, See Sales Executive for details)\*\*

### SAFETY & SECURITY

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

*Make it your own with our range of optional extras*

Please Note: Availability of upgrades and standard choices are subject to build stage at point of reservation, and are \*house type and \*\*plot 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.



## ▶ YOUR BUYING GUIDE

At Keepmoat, we understand that buying a new home is probably one of the biggest decisions you'll ever make. It's a major financial commitment too. So, to help you through every step of the process, our friendly team are always on hand. Here is our guide to buying a new home:



### STEP 01 Reservation

When you've found the perfect new Keepmoat home for you, one that ticks all the boxes, it's time to reserve it.

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.

The reservation form must be signed and dated by you and our company representative.

If you've got a home to sell, our Easymove scheme could make moving easy. We manage the sale of your existing home and even pay the estate agent fees.

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### STEP 02 Mortgage and Legal Advisors

Once you've reserved your dream home, it's time to appoint a solicitor, apply for your mortgage and decide what options and extras you'd like to add to your new home\*\*.

If you need a mortgage and haven't already arranged one, you'll need to do so quickly. Your Sales Executive can give you the details of some reputable independent mortgage 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 home.

Your Sales Executive will provide you with regular build and sale progress updates to keep you informed throughout your homebuying journey.



### STEP 03 Exchange of Contracts

When all parties are happy that all conditions of the legal contract are fulfilled, the contract between you and Keepmoat will be signed and exchanged. It's at this time your deposit will be paid to us too.

Once the balance of the deposit is paid, the whole transaction becomes legally binding meaning you have committed to buying the home.

Please remember that if your deposit is in a bank 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 and delaying the exchange†.

\*Reservation fee is regionally or development specific and may be higher in some areas. Please speak to your sales adviser to confirm your reservation fee.

\*\*build stage dependent

†If the exchange does not take place on the agreed date, we are within our rights to place the property back on the market.



### STEP 04 Build Completion

Once your new home has been through our internal quality inspection process, a NHBC or Local Authority Building Inspector will be invited to undertake a final inspection of your new home.

Once the inspector confirms your new home meets the required standards they will provide a Certificate of Completeness and Compliance (CML). This will then be issued to your appointed solicitor and mortgage provider who need this before releasing the funds.

After your CML date and prior to legal completion you will be invited to attend your new home demonstration with both the Site Manager and Sales Executive. During this meeting you will be shown around your new home and be given a demonstration on how to use the appliances such as the boiler.



### STEP 05 Legal Completion

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

Following the CML, we'll be able to confirm your expected legal completion\*, this is usually two weeks later. Now's the time to confirm your home removal arrangements and set up any post redirections.

We'll then provide your solicitor with the title deeds of your home and register you as the homeowner with the relevant utility companies. The home is now officially yours!



### STEP 06 Move in

Once you've set a completion date, it's time to move in! Your dream Keepmoat home and a great new chapter awaits... once you've unpacked all the boxes.

At Keepmoat we believe that customer service shouldn't come to an end just because you've completed your purchase. We provide an excellent aftercare service with our dedicated in-house Customer Care team on hand to answer any questions or issues you may have with your new home.





## 30,000 HOMES AND COUNTING

There is no substitute for experience, and we have that in abundance. We've already created 30,000 dream homes and counting.

While the number may be impressive, we know that there's only one home that's important - and that's yours.

That's why we treat every home we build like it's our first - lavishing it with care and attention to detail from start to finish.

*We never forget that it's your home.*

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*Start the next  
exciting chapter  
in your life*



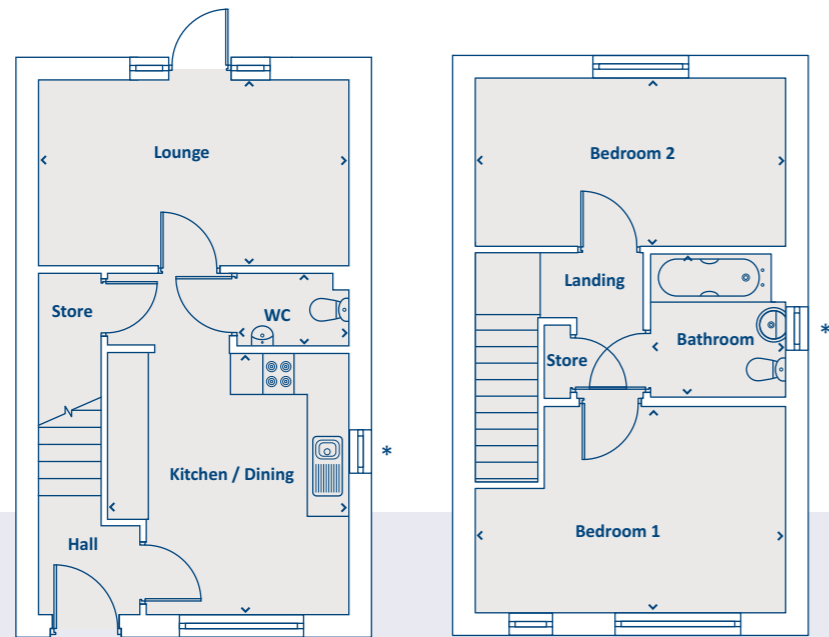
Artists impression, features may vary



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## THE FOXHILL 2 bedroom home

## THE SHEAF 2 bedroom home



### GROUND FLOOR

Kitchen/ Dining	3760 x 3398	12'4" x 11'2"
Lounge	2662 x 4448	8'9" x 14'7"
WC	1030 x 1601	3'5" x 5'3"

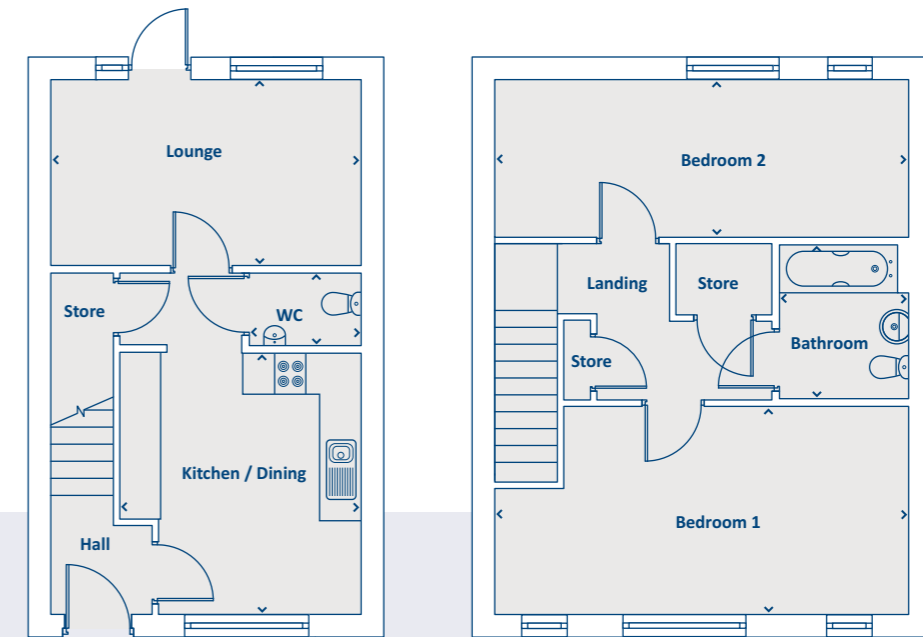
### FIRST FLOOR

Bedroom 1	2950 x 4448	9'8" x 14'7"
Bedroom 2	2322 x 4448	7'7" x 14'7"
Bathroom	2200 x 1900	7'3" x 6'3"

> Longest measurement taken

\* Window is plot specific, dependent on the configuration of the plot, please speak to the Sales Executive for confirmation.

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### GROUND FLOOR

Kitchen/ Dining	3760 x 3398	12'4" x 11'2"
Lounge	2662 x 4448	8'9" x 14'7"
WC	1030 x 1601	3'5" x 5'3"

### FIRST FLOOR

Bedroom 1	3000 x 6048	9'10" x 19'10"
Bedroom 2	2272 x 6048	7'5" x 19'10"
Bathroom	2200 x 1900	7'3" x 6'3"

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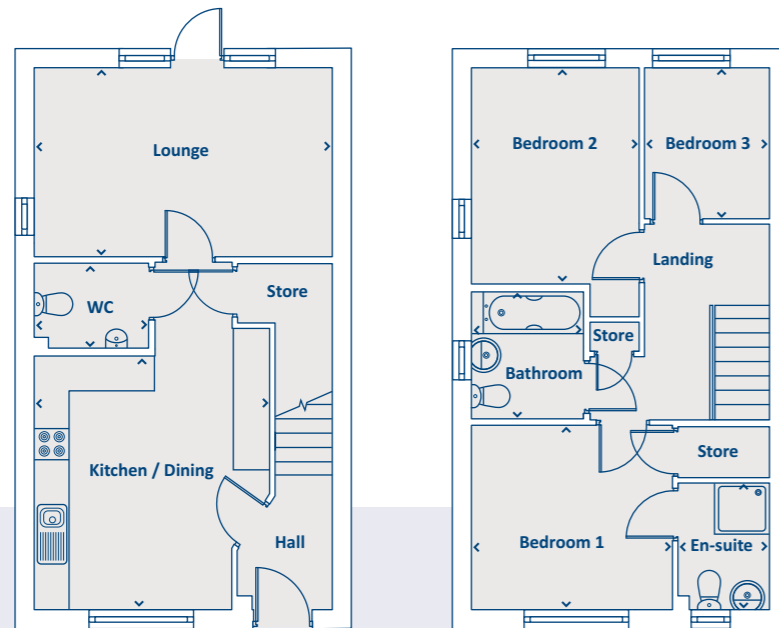
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## THE RIVELIN 3 bedroom home

## THE MEADOW 3 bedroom home



### GROUND FLOOR

Kitchen/ Dining	4740 x 3961	15'7" x 13'0"
Lounge	3297 x 5011	10'10" x 16'5"
WC	1450 x 1900	4'9" x 6'3"

### FIRST FLOOR

Bedroom 1	3100 x 3300	10'2" x 10'10"
En-suite	2100 x 1611	6'11" x 5'3"
Bedroom 2	3747 x 2761	12'3" x 9'1"
Bedroom 3	2637 x 2150	8'8" x 7'1"
Bathroom	2200 x 1900	7'3" x 6'3"

> Longest measurement taken

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### GROUND FLOOR

Kitchen/ Dining	5348 x 3697	17'6" x 12'1"
Lounge	5348 x 3350	17'6" x 11'0"
WC	1800 x 1450	5'11" x 4'9"

### FIRST FLOOR

Bedroom 1	5348 x 3350	17'6" x 11'0"
En-suite	1848 x 1650	6'1" x 5'5"
Bedroom 2	3100 x 3697	10'2" x 12'1"
Bedroom 3	2148 x 3697	8'7" x 12'1"
Bathroom	1900 x 2200	6'3" x 7'3"

> Longest measurement taken

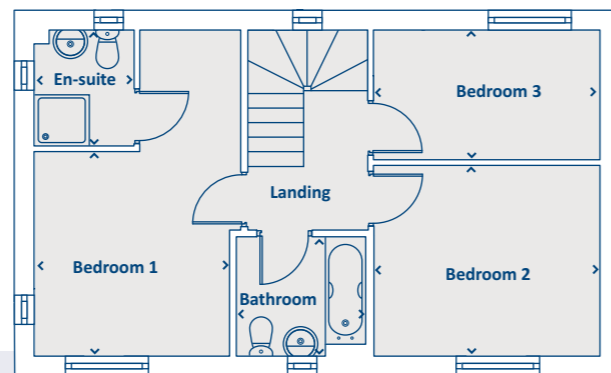
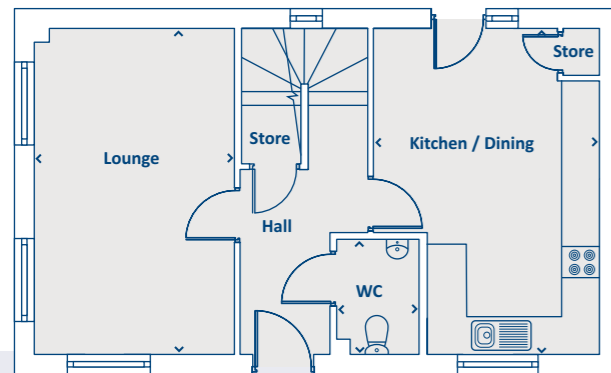
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## THE NORTON 3 bedroom home



### GROUND FLOOR

Kitchen/ Dining	5310 x 3736	17'5" x 12'3"
Lounge	5310 x 3250	17'5" x 10'8"
WC	1800 x 1450	5'11" x 4'9"

### FIRST FLOOR

Bedroom 1	5310 x 3350	17'5" x 11'0"
En-suite	1848 x 1650	6'1" x 5'5"
Bedroom 2	3100 x 3736	10'2" x 12'3"
Bedroom 3	2110 x 3736	6'11" x 12'3"
Bathroom	1900 x 2200	6'3" x 7'3"

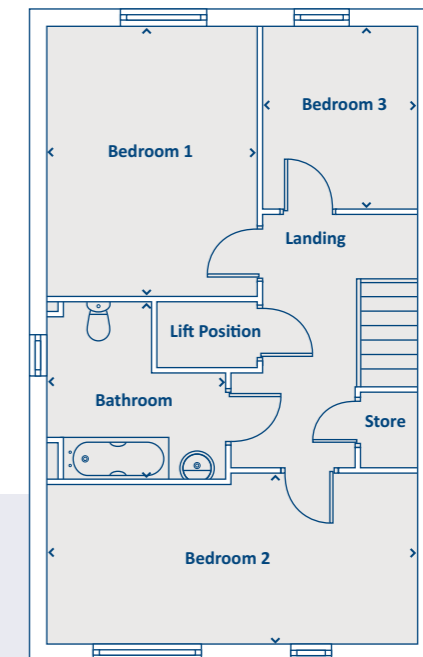
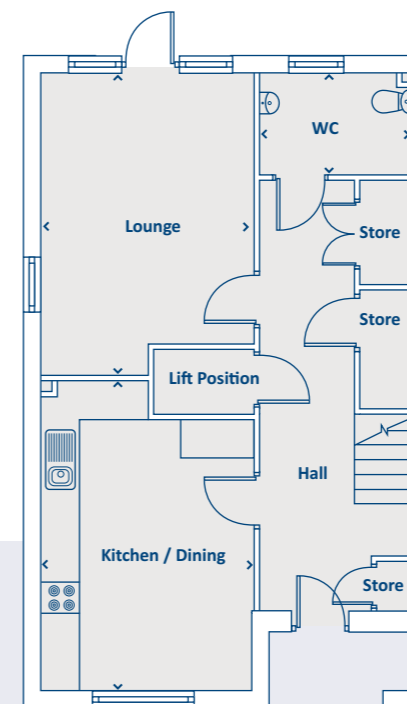
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## THE LOXLEY 3 bedroom home



### GROUND FLOOR

Kitchen/ Dining	5000 x 3447	16'5" x 11'4"
Lounge	4935 x 3447	16'2" x 11'4"
WC	1650 x 2487	5'5" x 8'2"

### FIRST FLOOR

Bedroom 1	4385 x 3455	14'5" x 11'4"
Bedroom 2	2740 x 6080	9'0" x 19'11"
Bedroom 3	2957 x 2525	9'8" x 8'3"
Bathroom	2950 x 2920	9'8" x 9'7"

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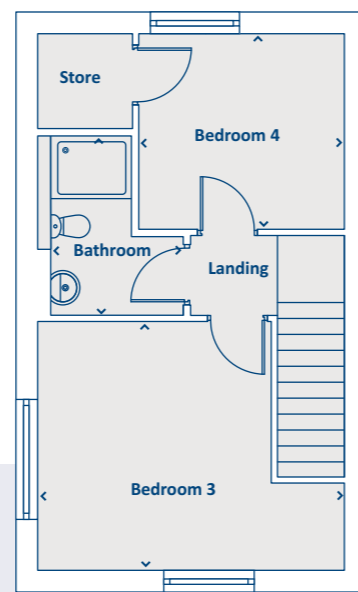
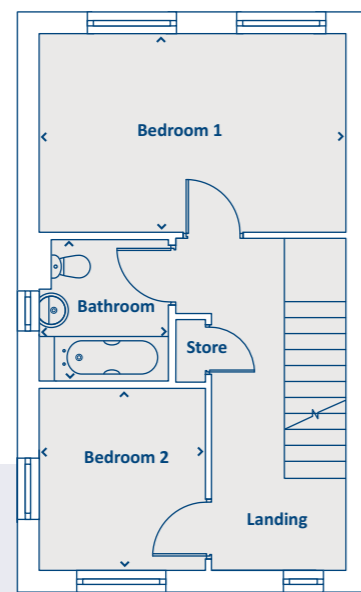
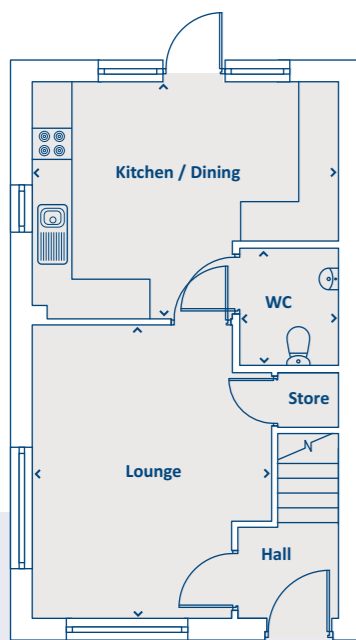
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## THE CRUCIBLE 4 bedroom home

## THE REDMIRE 4 bedroom home



### GROUND FLOOR

Kitchen/ Dining	3600 x 4522	11'10" x 14'10"
Lounge	4310 x 3522	14'1" x 11'7"
WC	1810 x 1412	15'3" x 4'8"

### FIRST FLOOR

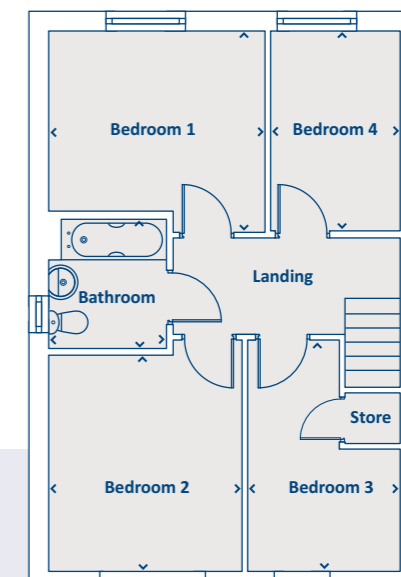
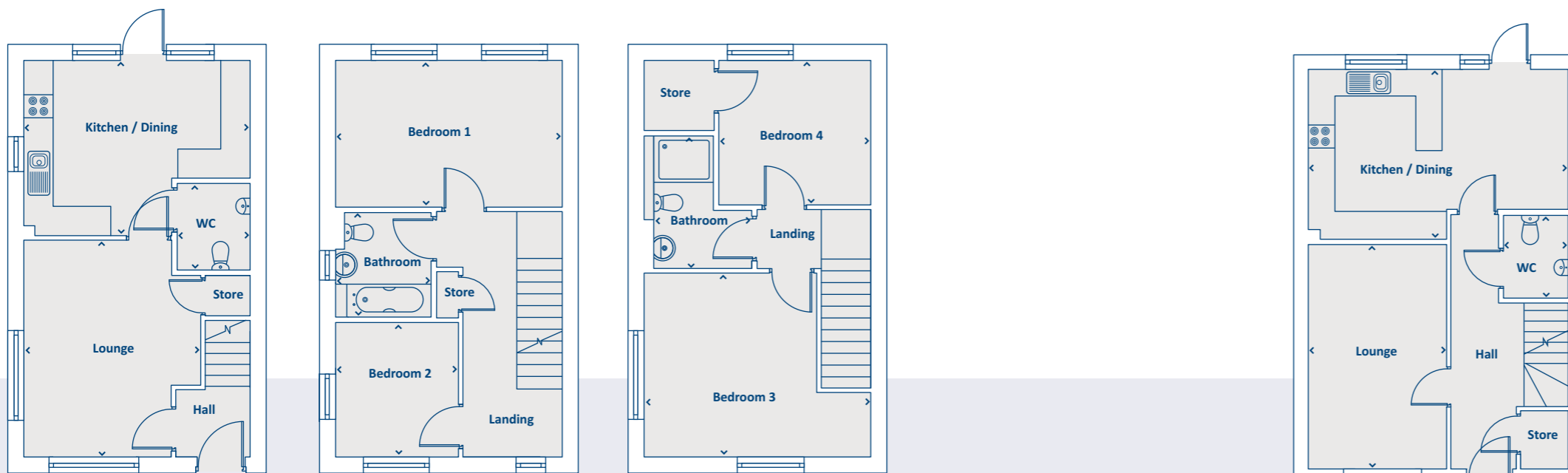
Bedroom 1	2950 x 4522	9'8" x 14'10"
Bedroom 2	2710 x 2472	8'11" x 8'1"
Bathroom	2150 x 1712	7'1" x 5'7"

### SECOND FLOOR

Bedroom 3	3750 x 4522	12'4" x 14'10"
Bedroom 4	2950 x 3072	9'8" x 10'1"
Bathroom	2610 x 1962	8'7" x 6'5"

> Longest measurement taken

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### GROUND FLOOR

Kitchen/ Dining	5798 x 3961	19'0" x 12'1"
Lounge	5062 x 3098	16'7" x 7'3"
WC	1850 x 1450	6'1" x 4'9"

### FIRST FLOOR

Bedroom 1	3260 x 3500	10'8" x 11'6"
Bedroom 2	3850 x 3110	12'8" x 8'6"
Bedroom 3	3850 x 2588	12'8" x 7'3"
Bedroom 4	3260 x 2200	10'8" x 7'3"
Bathroom	2150 x 1900	7'1" x 6'3"

> Longest measurement taken

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# BECKETT HILL

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All enquiries:

**01143 520 593**

or email: [beckett.hill@keepmoat.com](mailto:beckett.hill@keepmoat.com)



[keepmoat.com](http://keepmoat.com)

Keepmoat is the trading name of Keepmoat Homes Limited.

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.