



STATION VIEW

SOUTH ELMSALL

*Discover what
modern living
is all about*

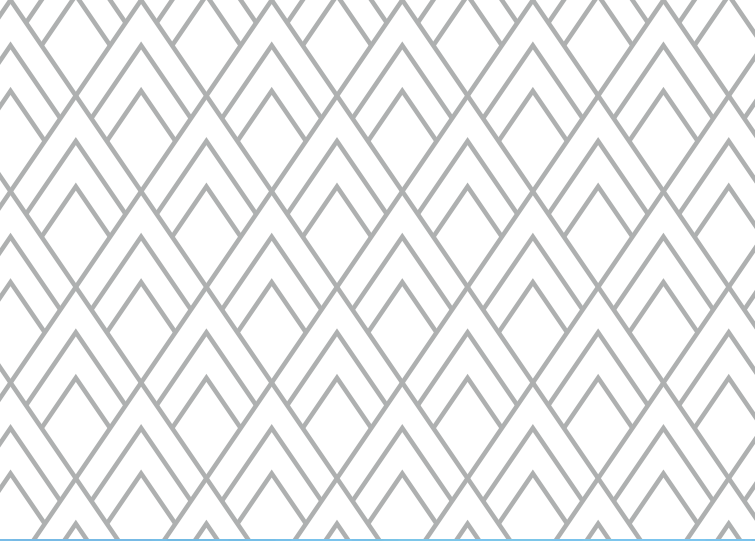
keepmoat.com



[keepmoat.com](https://www.keepmoat.com)



HIGH STREET, SOUTH ELMSALL, WEST YORKSHIRE, WF9 2SL

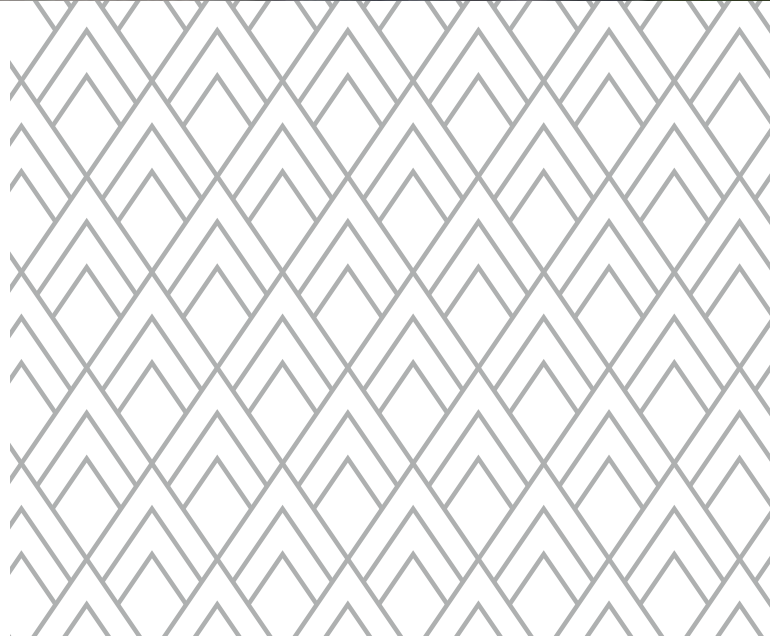


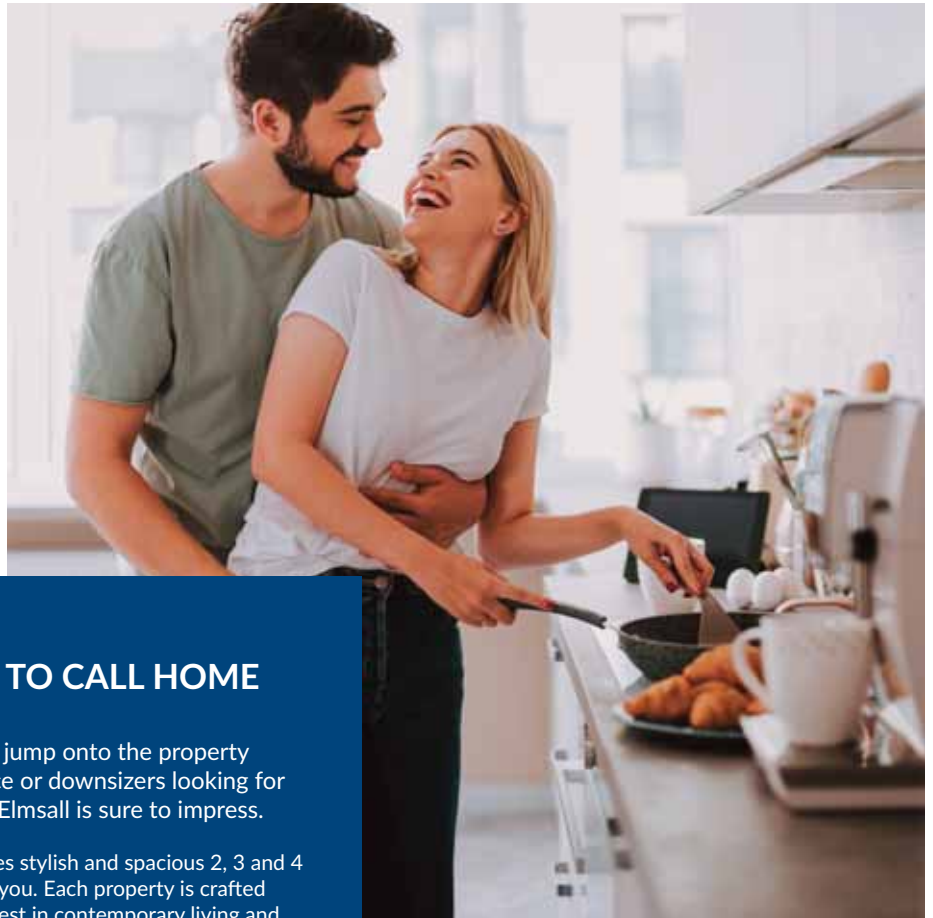
STATION
VIEW

► WELCOME TO STATION VIEW



- **WELCOME**
- LOCATION
- TRAVEL LINKS
- PICTURE YOURSELF HERE
- SITE PLAN
- MAKE IT YOUR OWN
- SPECIFICATION
- HEALTH & SAFETY
- YOUR BUYING GUIDE
- 30,000 HOMES & COUNTING





A PLACE YOU'LL BE PROUD TO CALL HOME

Whether you're a first-time buyer eager to jump onto the property ladder, a growing family seeking more space or downsizers looking for somewhere special, Station View in South Elmsall is sure to impress.

Thanks to a superb choice of homes that includes stylish and spacious 2, 3 and 4 bedroom properties you'll find the ideal one for you. Each property is crafted with exceptional quality, designed to offer the best in contemporary living and offers advanced energy-efficient features from top to bottom for lower energy bills and a greener home.

Just as inspiring is Station View's excellent location. South Elmsall is a small town where you'll receive a big West Yorkshire welcome. It places you in the heart of picturesque countryside with traditional villages to discover. Plus, Pontefract, Wakefield and Barnsley are all a short drive away. With convenient access to the A1(M) and South Elmsall Train Station, commuting to hotspots like Leeds or Doncaster is simple and stress-free.

Why not make the most of our buying schemes for first time buyers, free mortgage assistance or the hassle-free Easymove service, too?



Easymove



► LIFE IN SOUTH ELMSALL



Hemsworth Water Park ▲



Xscape Castleford ▲

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Perfectly placed for every need

As a vibrant small town, South Elmsall places everything you could wish for on your doorstep. This includes popular high street brands and independent shops as well as local cafes and restaurants, lively pubs and entertainment options that cater to all tastes.

Schools in a class of their own

Those with children will be more than pleased with the excellent choice of local schools. Just a 5-minute stroll away is Ash Grove Primary Academy, while a little further down the road is South Kirkby Academy, both of which are rated 'Good' by Ofsted. Older students can attend well-regarded schools like Minsthorpe Community College, known for its academic achievements. This is also a short walk away, which means no school-run antics to worry about every morning.

A shopper's delight

Beyond the local shops and supermarkets of South Elmsall, you'll find a world of retail therapy in Pontefract only 9 miles away. Here, you can explore all this historic Georgian town has to offer with its independent shops, lively market stalls and the old Magistrates Court which has rediscovered itself as a centre for antiques, home interiors, fine art, collectables & vintage fashion. Also, savour the diverse dining options, colourful bars and varied entertainment throughout the year, which includes Proms at the Castle. For those looking for bigger brands, Junction 32 Outlet Shopping Village and nearby Xscape Yorkshire offer a wide range of stores and fun activities for all ages.

Activities for all

All your sports and leisure needs are met living at Station View. Minsthorpe Leisure Centre is a short walk away, which boasts a modern gym, swimming pool and various sports courts. Golf enthusiasts can enjoy several nearby courses, including the popular Pontefract & District Golf Club, while sports fans can take a trip to Doncaster which is home to Doncaster Rovers and one of Britain's oldest racecourses.

Relaxation and Recreation

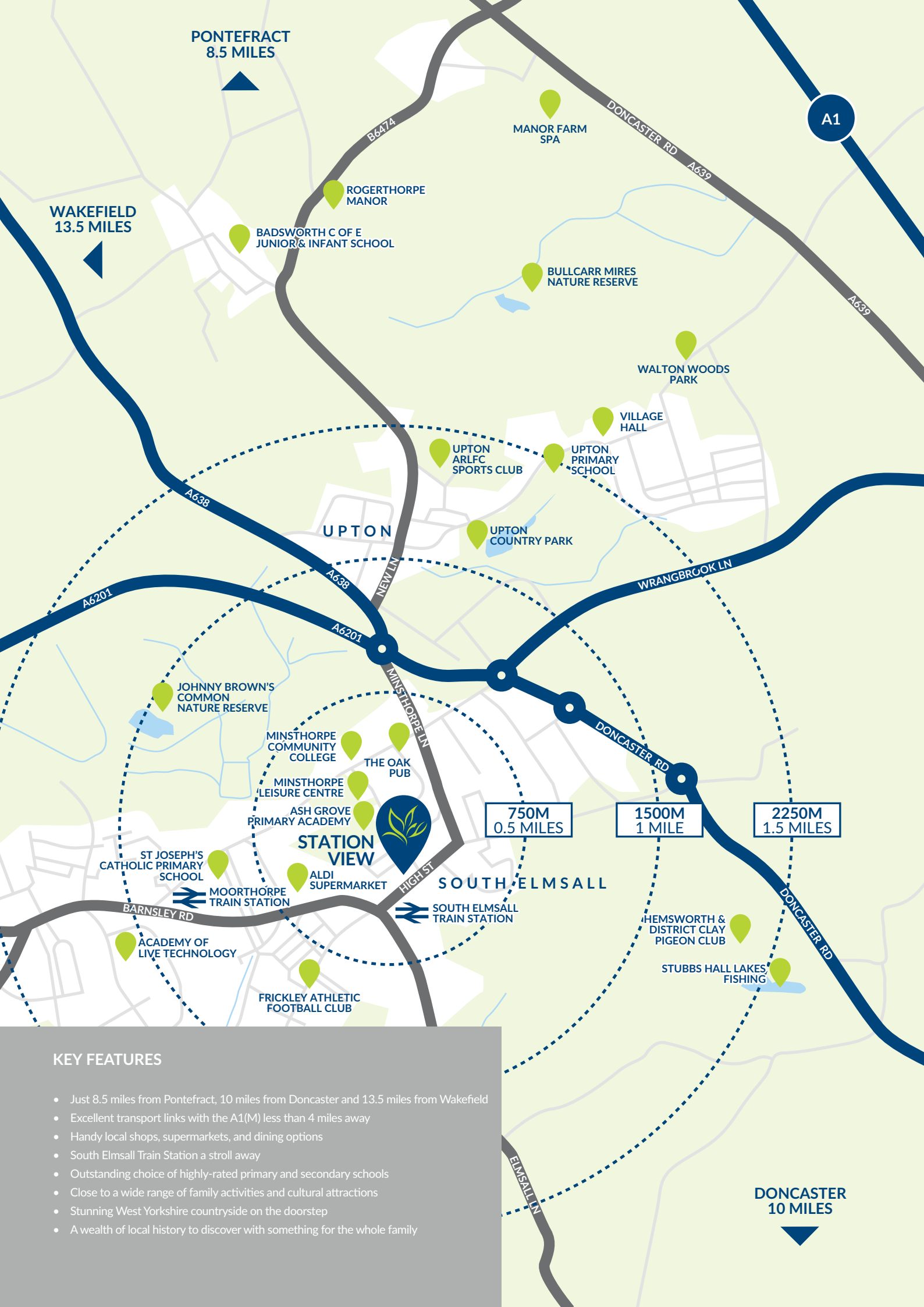
For those who enjoy a more relaxed pace, the area offers plenty of options. Frickley Country Park with 7 miles of footpaths and cycleways is the perfect spot to unwind. Or visit Hemsworth Water Park and Playworld for family fun with its lakes, sandy beaches and adventure play areas.

Out-of-this-world days out

When it comes to days out, you'll be spoilt for choice whether you want an exciting adventure or relaxing experience. The whole family can have a blast at Diggerland Yorkshire or go wild at Yorkshire Wildlife Park. For a more serene day, explore historic Brodsworth Hall and Gardens which is a window into Yorkshire's rich history. And art lovers won't want to miss The Hepworth Wakefield or Yorkshire Sculpture Park, both of which are less than half an hour away.



Nostell Priory ▲



KEY FEATURES

- Just 8.5 miles from Pontefract, 10 miles from Doncaster and 13.5 miles from Wakefield
- Excellent transport links with the A1(M) less than 4 miles away
- Handy local shops, supermarkets, and dining options
- South Elmsall Train Station a stroll away
- Outstanding choice of highly-rated primary and secondary schools
- Close to a wide range of family activities and cultural attractions
- Stunning West Yorkshire countryside on the doorstep
- A wealth of local history to discover with something for the whole family

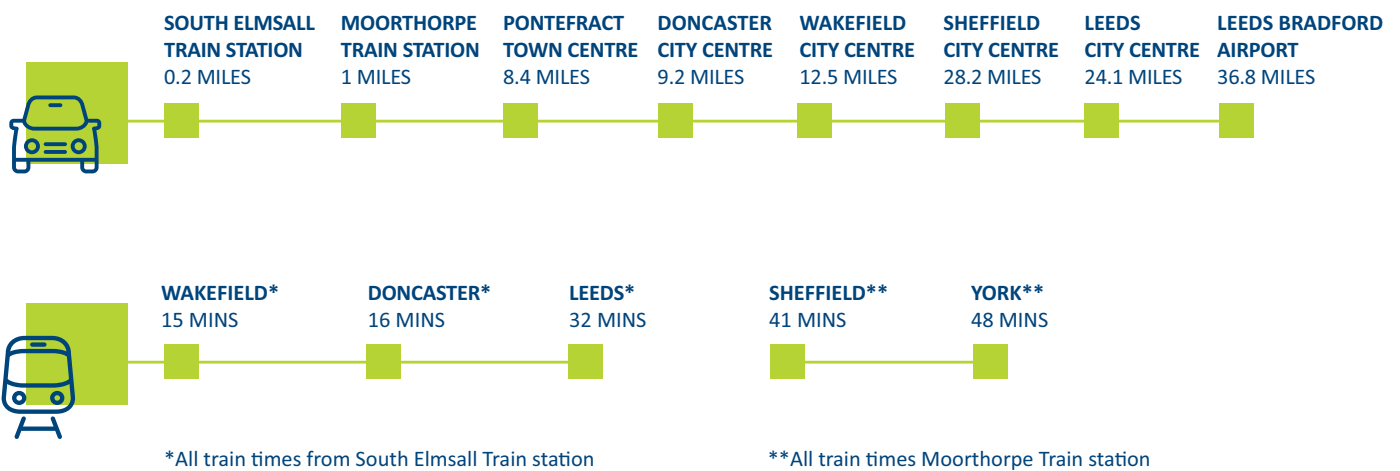
► TRAVEL LINKS

CLEARLY BETTER COMMUTING

As the name suggests, Station View is a stone's throw from the local train station, making it a dream location for commuters. From Monday to Saturday, you can hop onto an hourly service to Leeds (via Wakefield Westgate) and Doncaster.

Car journeys are every bit as convenient as the A1(M) is less than 4 miles away, from which you can be in Leeds or Sheffield in $\frac{3}{4}$ of an hour.

You've got Leeds Bradford Airport just an hour away. From here, you can jet around top global destinations with ease.



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

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► PICTURE YOURSELF HERE



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► SITE PLAN

-  THE ALTON
2 bedroom home
-  THE ASHBURN
2 bedroom home
-  THE HOLGATE
3 bedroom home
-  THE WESTBOURNE
3 bedroom home
-  THE FARLEY
3 bedroom home
-  THE PEPPER
3 bedroom home
-  THE DENTON
3 bedroom home
-  THE SELSET
3 bedroom home
-  THE SWARBOURN
3 bedroom home
-  THE THORNTON
4 bedroom home
-  THE OLDBURY
4 bedroom home
-  SOLAR PANELS
-  VEHICLE CHARGING POINT



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This site plan is only a guide to the above development. For example, layouts may change and affordable housing is indicative only. Open market sales can be to owner occupation, investors, local authorities and housing associations.



► 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 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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KITCHEN / UTILITY*

- ✓ Design upgrade
- ✓ Choice of stylish kitchen units
- ✓ Choice of durable worktops with upstand
- ✓ Plinths, ends and posts varied* Sales executive to confirm
- ✓ Boiler housing
- ✓ Built-in stainless steel conventional electric oven
- ✓ Fan assisted oven
- ✓ Integrated extractor hood
- ✓ Gas hob with stainless steel splash back
- ✓ Under unit lighting
- ✓ Stainless steel single bowl sink with mixer tap

BATHROOM / EN-SUITE*

- ✓ Fitted contemporary white sanitaryware
- ✓ Choice of wall tiles
- ✓ Bath filler tap to the bath
- ✓ Mixer bar shower over bath (homes without en suite)*
- ✓ Mixer bar shower within glass enclosure (en suite)*
- ✓ Extractor fan
- ✓ Moisture resistant light fitting
- ✓ Aluminium tile trim to bathroom and en suite*
- ✓ Aluminium tile trim to WC

ELECTRICAL

- ✓ White plastic sockets and switches
- ✓ White pendent or bulkhead fittings to rooms
- ✓ TV aerial point to lounge and master bedroom
- ✓ Data point to lounge
- ✓ 2 zone programmable central heating system
- ✓ Door bell
- ✓ PV panels
- ✓ EV charging points

DECOR

- ✓ White matt emulsion painted walls and ceilings
- ✓ Eggshell paint to interior woodwork
- ✓ 5 panel (Vertical) internal doors with polished chrome plated ironmongery

EXTERIORS

- ✓ Slate effect door numeral
- ✓ Turfed and/or landscaped front garden
- ✓ Turfed rear garden
- ✓ Rear patio
- ✓ Outside tap
- ✓ UPVC double glazed windows
- ✓ UPVC double glazed French doors*

SAFETY & SECURITY

- ✓ Security latches to windows except fire egress
- ✓ Mains fed smoke detectors to hall and landing
- ✓ Carbon monoxide detector
- ✓ Heat detector where required
- ✓ External PIR light to level entrance

Make it your own with our range of optional extras

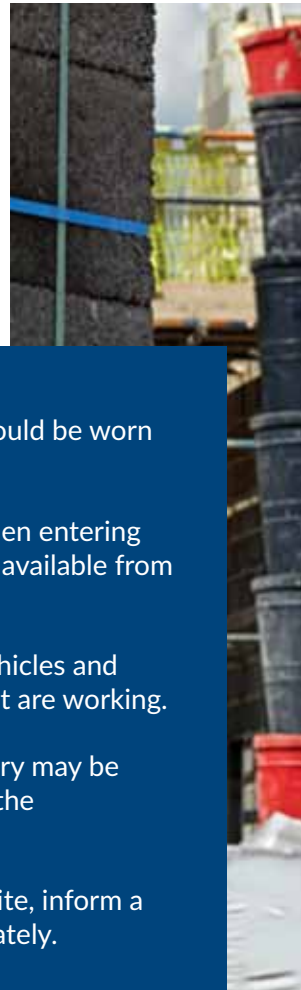


Please Note: Availability of standard choices and optional extras and are subject to build stage at point of reservation and are plot specific and *housetype specific. These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only. Please see your Sales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



► HEALTH & SAFETY

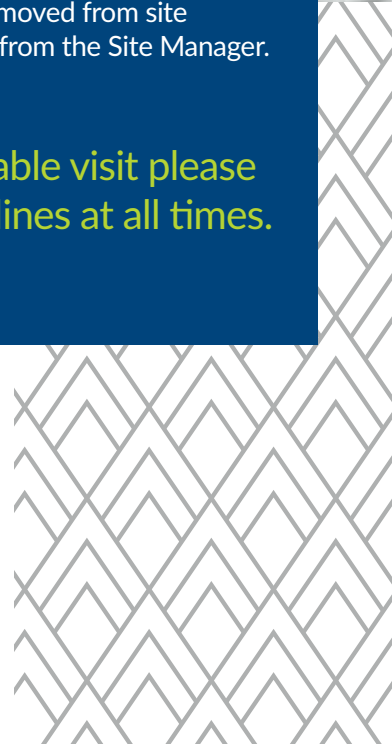
At Keepmoat Homes your safety is our top priority. In line with Health and Safety Legislation we have a number of guidelines in place to protect you whilst you are visiting our developments.



- 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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► 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 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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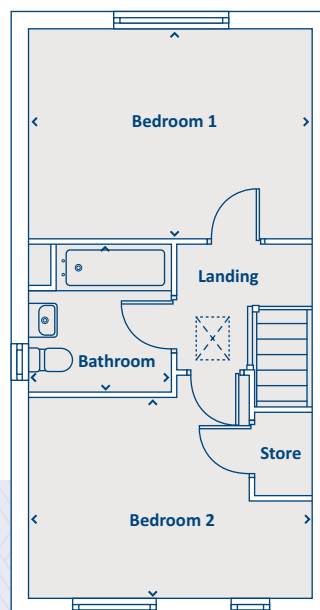
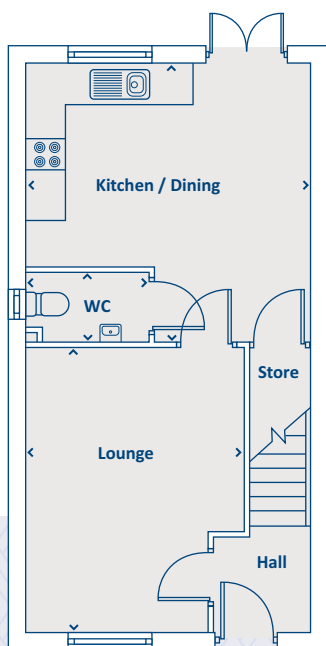


Start the next
exciting chapter
in your life



Artists impression, features may vary

THE ASHBURN 2 bedroom home



GROUND FLOOR

Kitchen / Dining	4152 x 4199	13'7" x 13'9"
Lounge	4216 x 3251	13'10" x 10'8"
WC	1023 x 1838	3'4" x 6'0"

FIRST FLOOR

Bathroom	2168 x 2080	7'1" x 6'10"
Bedroom 1	3113 x 4199	10'3" x 13'9"
Bedroom 2	2950 x 4199	9'8" x 13'9"

› Longest measurement taken

PLEASE NOTE:

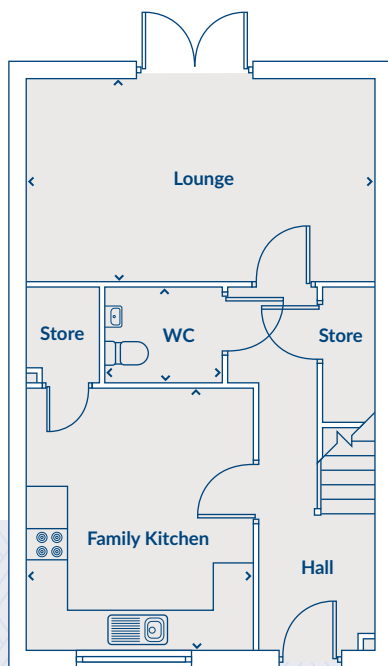
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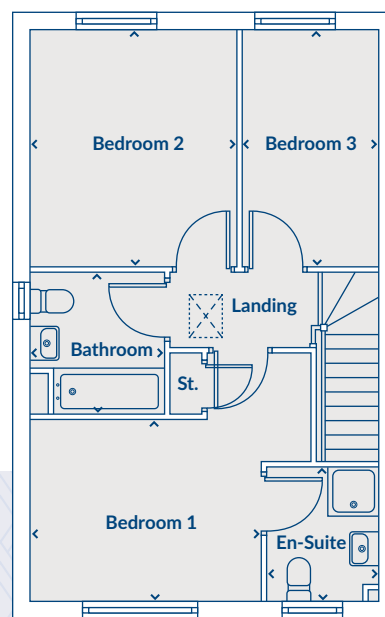
THE HOLGATE 3 bedroom home



GROUND FLOOR

Family Kitchen	3465 x 4013	11'4" x 13'2"
Lounge	5380 x 3113	17'8" x 10'3"
WC	1800 x 1450	5'11" x 4'9"

› Longest measurement taken



FIRST FLOOR

Bedroom 1	3537 x 3792	11'7" x 12'5"
En-suite	1750 x 2015	5'9" x 6'7"
Bedroom 2	3160 x 3633	10'4" x 11'11"
Bedroom 3	2127 x 3633	7'0" x 11'11"
Bathroom	1992 x 2178	6'6" x 7'2"

PLEASE NOTE:

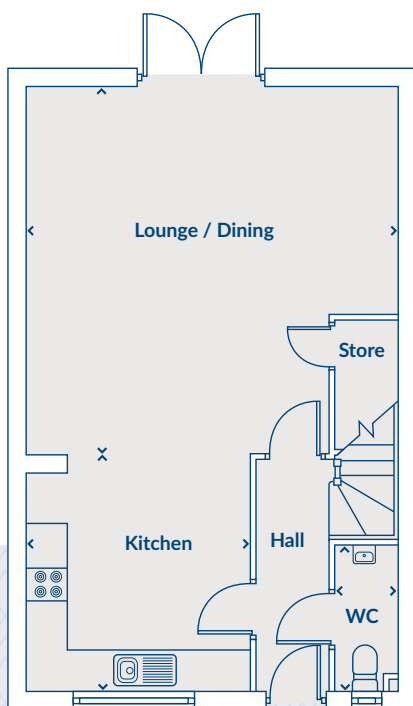
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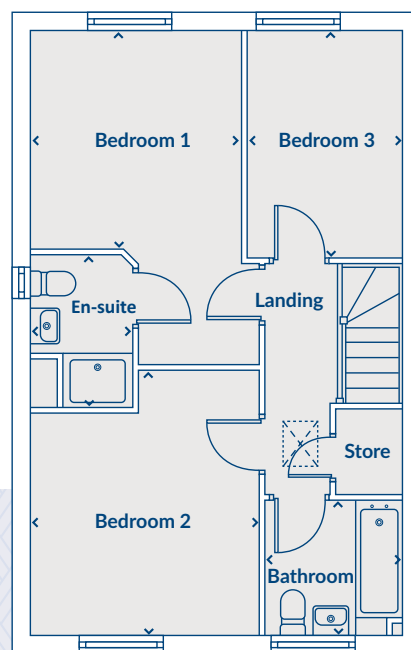
Artists impression, features may vary

THE WESTBOURNE 3 bedroom home



GROUND FLOOR

Kitchen	3431 x 3217	11'3" x 10'7"
Lounge / Dining	5367 x 5380	17'7" x 17'8"
WC	2090 x 903	6'10" x 3'0"



FIRST FLOOR

Bedroom 1	3185 x 2997	10'5" x 9'10"
En-suite	2204 x 1384	7'3" x 4'6"
Bedroom 2	3820 x 3277	12'6" x 10'9"
Bedroom 3	3306 x 2290	10'10" x 7'6"
Bathroom	1940 x 2010	6'4" x 6'7"

› Longest measurement taken

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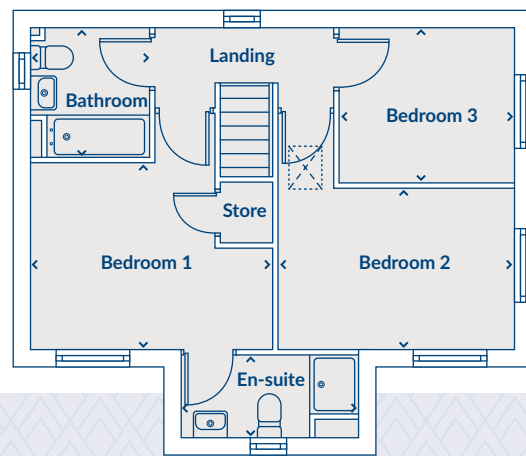
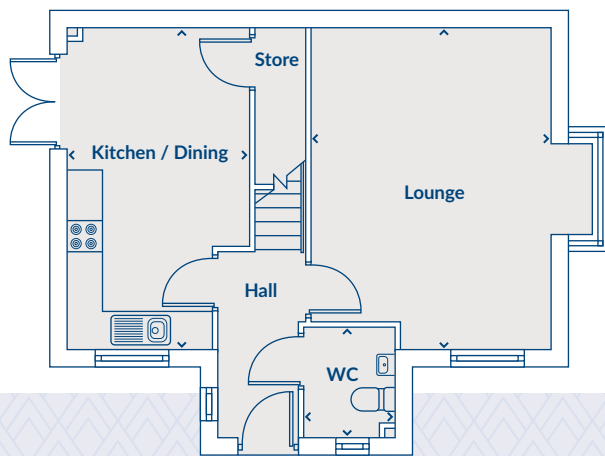
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THE FARLEY 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3008 x 5310	9'10" x 17'5"
Lounge	3962 x 5310	13'0" x 17'5"
WC	1500 x 1800	4'11" x 5'11"

› Longest measurement taken

FIRST FLOOR

Bedroom 1	3956 x 3049	13'0" x 10'0"
En-suite	2948 x 1370	9'8" x 4'6"
Bedroom 2	3962 x 2642	13'0" x 8'8"
Bedroom 3	2917 x 2575	9'7" x 8'5"
Bathroom	1945 x 2150	6'5" x 7'1"

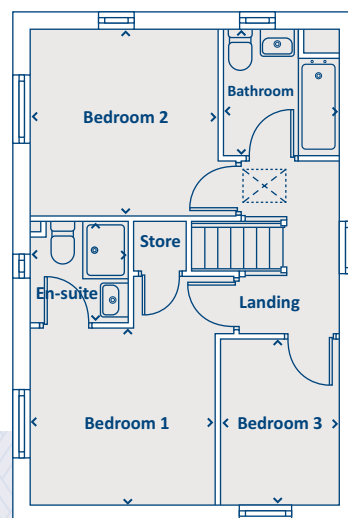
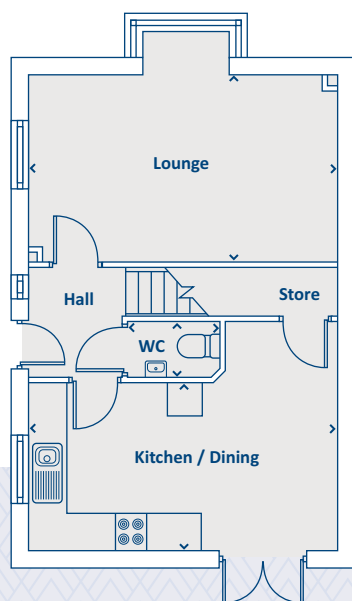
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THE PEPPER 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3205 x 5427	10'6" x 17'10"
Lounge	3383 x 5427	11'1" x 17'10"
WC	969 x 1600	3'2" x 5'3"

FIRST FLOOR

Bedroom 1	3371 x 3012	11'1" x 9'11"
En-suite	1750 x 1650	5'9" x 5'5"
Bedroom 2	3383 x 3284	11'1" x 10'9"
Bedroom 3	3245 x 2322	10'8" x 7'7"
Bathroom	2140 x 2050	7'0" x 6'9"

› Longest measurement taken

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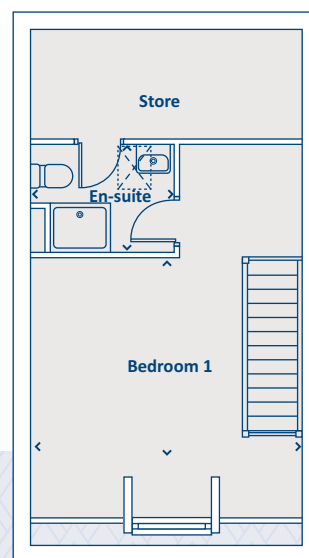
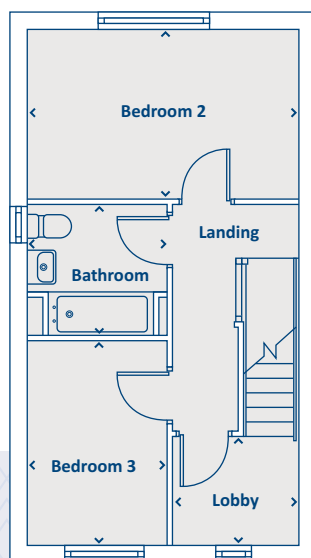
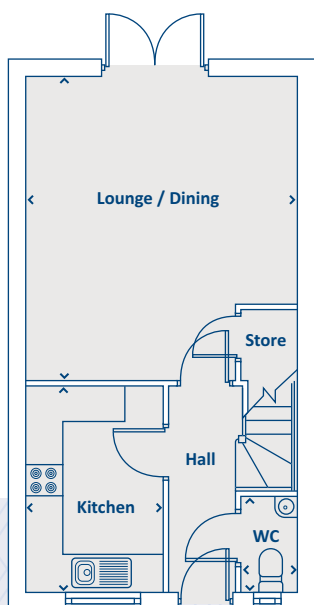
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THE DENTON 3 bedroom home



GROUND FLOOR

Kitchen	2261 x 3400	7'5" x 11'2"
Lounge / Dining	4424 x 4967	14'6" x 16'4"
WC	889 x 1573	2'11" x 5'2"

FIRST FLOOR

Bedroom 2	4424 x 2763	14'6" x 9'1"
Bedroom 3	2308 x 3350	7'7" x 11'0"
Lobby	2023 x 1780	6'8" x 5'10"
Bathroom	2308 x 2162	7'7" x 7'1"

SECOND FLOOR

Bedroom 1	4424 x 3286	14'6" x 10'9"
En-suite	2406 x 1772	7'11" x 5'10"

› Longest measurement taken

PLEASE NOTE:

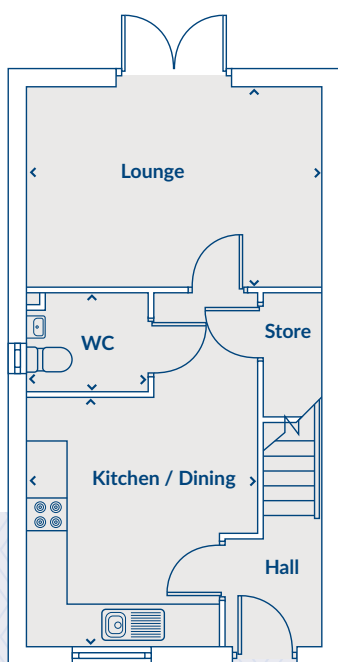
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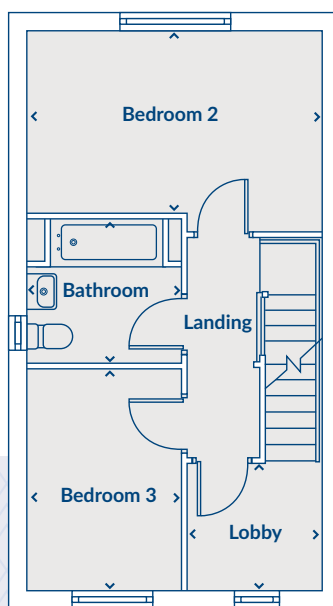
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THE SELSET 3 bedroom home



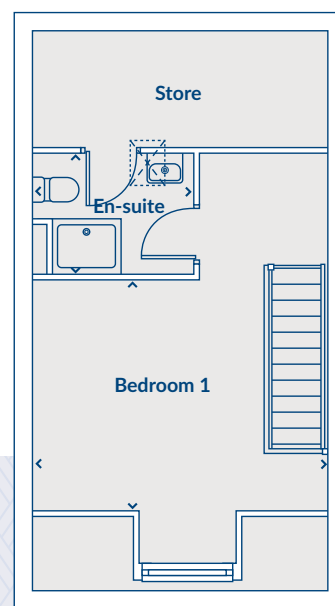
GROUND FLOOR

Kitchen / Dining	3476 x 3750	11'5" x 12'4"
Lounge	4424 x 3038	14'6" x 10'0"
WC	1800 x 1450	5'11" x 4'9"



FIRST FLOOR

Bedroom 2	4424 x 2763	14'6" x 9'1"
Bedroom 3	2308 x 3326	7'7" x 10'11"
Lobby	2023 x 1900	6'8" x 6'3"
Bathroom	2290 x 2150	7'6" x 7'1"



SECOND FLOOR

Bedroom 1	4424 x 3552	14'6" x 11'8"
En-suite	2406 x 1818	7'11" x 6'0"

› Longest measurement taken

PLEASE NOTE:

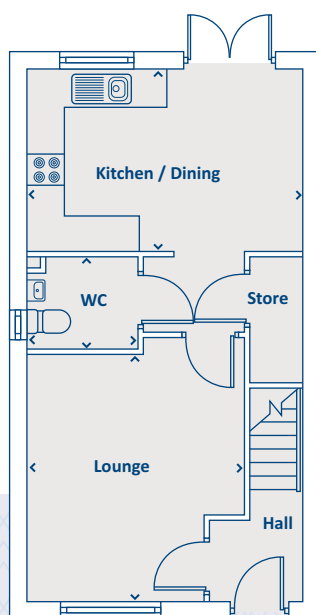
For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Solar panel locations are plot specific please see our Sales Executive for full specification and plot details at this development.





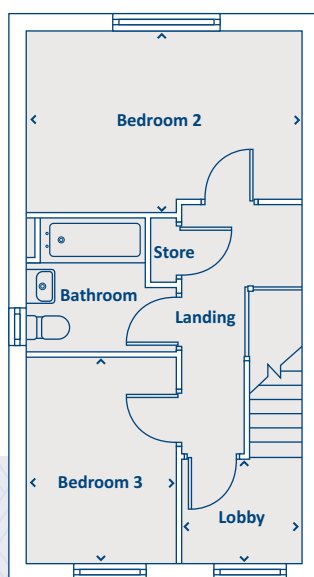
Artists impression, features may vary

THE SWARBOURN 3 bedroom home



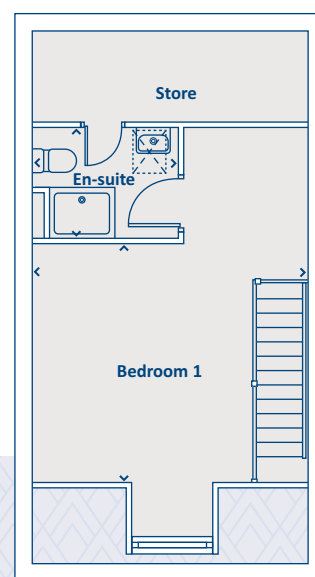
GROUND FLOOR

Kitchen / Dining	4536 x 3007	14'11" x 9'10"
Lounge	3588 x 4069	11'9" x 13'4"
WC	1800 x 1500	5'11" x 4'11"



FIRST FLOOR

Bedroom 2	4536 x 3010	14'11" x 9'11"
Bedroom 3	2470 x 3408	8'1" x 11'2"
Lobby	1974 x 1682	6'6" x 5'6"
Bathroom	2470 x 2151	8'1" x 7'1"



SECOND FLOOR

Bedroom 1	4536 x 4038	14'11" x 13'3"
En-suite	2380 x 1820	7'10" x 6'0"

› Longest measurement taken

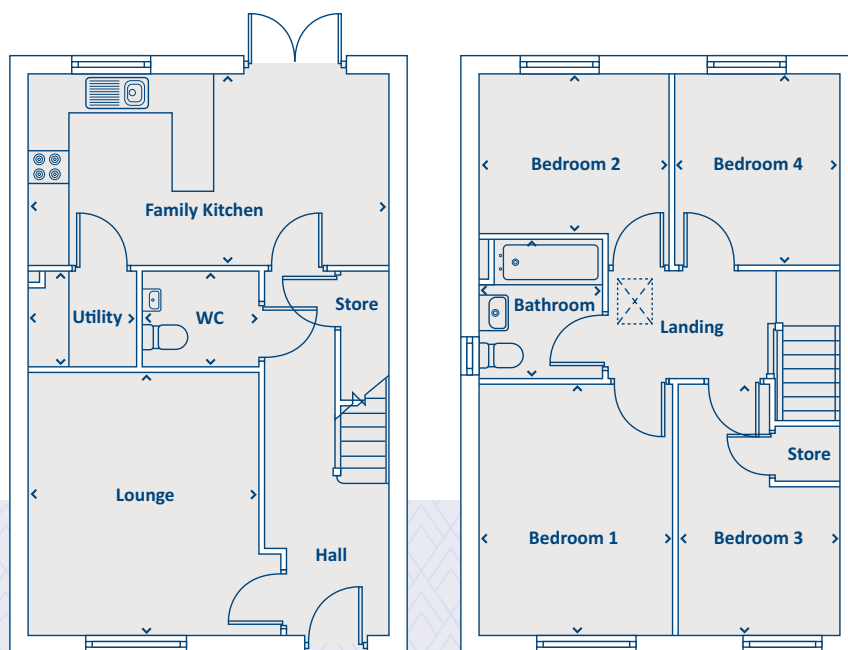
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THE THORNTON 4 bedroom home



GROUND FLOOR

Family Kitchen	5605 x 3000	18'5" x 9'10"
Lounge	3600 x 4126	11'10" x 13'6"
Utility / St	1671 x 1486	5'6" x 4'11"
WC	1800 x 1450	5'11" x 4'9"

› Longest measurement taken

FIRST FLOOR

Bedroom 1	3050 x 3913	10'0" x 12'10"
Bedroom 2	3012 x 2513	9'11" x 8'3"
Bedroom 3	2463 x 3913	8'1" x 12'10"
Bedroom 4	2500 x 3000	8'2" x 9'10"
Bathroom	1950 x 2142	6'5" x 7'0"

PLEASE NOTE:

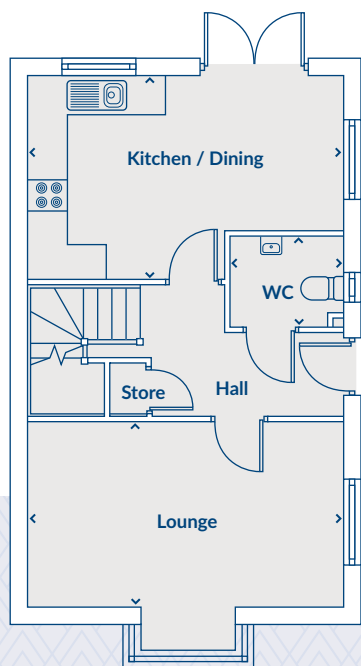
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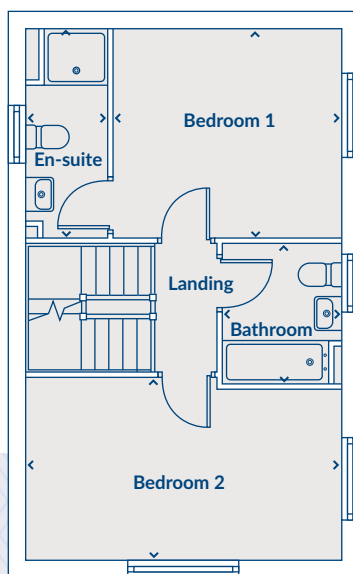
Artists impression, features may vary

THE OLDBURY 4 bedroom home



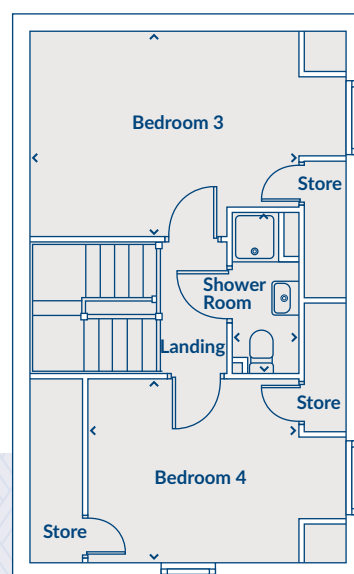
GROUND FLOOR

Kitchen / Dining	3297 x 5085	10'10" x 16'8"
Lounge	2949 x 5085	9'8" x 16'8"
WC	1450 x 1800	4'9" x 5'11"



FIRST FLOOR

Bedroom 1	3297 x 3690	10'10" x 12'1"
En-suite	3289 x 1302	10'9" x 4'3"
Bedroom 2	2937 x 5085	9'8" x 16'8"
Bathroom	2200 x 1900	7'3" x 6'3"



SECOND FLOOR

Bedroom 3	3297 x 4390	10'10" x 14'5"
Bedroom 4	2949 x 3458	9'8" x 11'4"
Shower	2540 x 1150	8'4" x 3'9"

› Longest measurement taken

PLEASE NOTE:

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STATION VIEW

SOUTH ELMSALL

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keepmoat.com

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