

Rockingham Fold

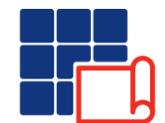
UPPER HAUGH, SOUTH YORKSHIRE

2 and 4 bedroom luxury homes
in a fabulous location



A quick guide to our standard features and fittings.

Ben Bailey homes include a whole range of fabulous fixtures and fittings which are all included in the price.



TILED AND CARPETED FLOORING THROUGHOUT



BRITISH MADE QUALITY 'MACKINTOSH' KITCHEN FROM OMEGA



CEILING DOWNLIGHTS IN BATHROOM AND EN-SUITE



INTEGRATED APPLIANCES INCLUDING DISHWASHER



TURFED AND FENCED GARDENS



ALL HOMES COME WITH DRIVEWAY PARKING AND MANY INCLUDE A GARAGE



HALF WALL-TILED BATHROOMS AND EN-SUITE



3.5 KW ELECTRIC VEHICLE CHARGER



FULL FIBRE ENABLED BROADBAND

An award-winning group of companies



Braeburn Mews, Bawtry.



Swaine Meadow, Hoylandswaine.



SummerFord, Ingberthorpe.



Forge View, Sheffield.



The Chase, Harrogate



Stocksmead, Huddersfield.

- ★ 2023 winner – 'The Bricks' LABC Site Recognition Award for Harrop Mews, Swinton.
- ★ 2023 Winner – Residential Development of the Year – Insider Property Awards for Fountain Fold, Ingberthorpe.
- ★ 2020 Finalist - Residential Development of the Year for The Chase, Harrogate (Conroy Brook) - Yorkshire Property Industry Awards.
- ★ 2020 Finalist - Housebuilder of the Year (Ben Bailey Homes/Conroy Brook) - Yorkshire Property Industry Awards.
- ★ 2020 Finalist - Residential Development of the Year Highfields, Clowne (Ben Bailey) - Yorkshire Property Industry Awards.
- ★ 2019 Finalist of LABC Building Excellence Award for Best New Housing Development for Stockmead in Stockmoor.
- ★ 2018 Winner of LABC Building Excellence Award for Best Small New Housing Development (11 - 20 homes) for SummerFord development in Ingberthorpe.
- ★ 2018 Winner - Best Small Development (Conroy Brook, Upperthong) - Insider Property Awards.
- ★ Finalist Development of the Year (for Summerford, Ingberthorpe) and Housebuilder of the Year 2017 - Insider Property Awards.
- ★ 2017 Finalist in Housebuilder of the Year category Yorkshire Property Industry Awards.
- ★ Finalist in the Best New Care Home category of the 2017 Pinders Healthcare Design Awards.
- ★ 2016 Yorkshire Residential Property Awards finalist for Housebuilder of the Year.
- ★ 2016 Yorkshire Residential Property Awards finalist for 'Best Small Development'.
- ★ UK Over 50s Housing Awards 2015 Winners of Outstanding Individual Contribution to Over 50s Housing in the UK.
- ★ PLUS over 50 other awards for design & construction excellence including 2010 Housebuilder magazine's small & medium sized UK house builder of the year.

A load off your mind...

Ben Bailey Homes wants to make the whole process of moving into one of our homes as stress free and affordable as possible, and thanks to our fantastic new range of standard features, fixtures and fittings, it's now easier than ever.



LABC Warranty

LABC Warranty provides structural warranties to protect you, the homeowner. Having arranged warranties since 2007, LABC has become the warranty provider of choice for some of the country's leading developers.



We can help to sell your existing home...

Ben Bailey Homes offer a scheme called the **Guaranteed Valuation Scheme**. It's very straight forward and is designed to help find a buyer for your existing home and enable a quick, hassle-free move to a new, superb Ben Bailey home.

Here's how it works:



We will arrange for a valuation on your existing home via an independent local estate agent. The valuation figure is based on achieving an acceptable offer for your home within the 8 week reservation period.



Our Sales Executive will discuss the agreed figure with you and if you are happy to market your existing home at the agreed price, you can reserve the Ben Bailey home of your choice and we will place your existing property on the open market. Ben Bailey will pay your estate agents fees and the cost of advertising your existing home to a maximum of £1000.



You can now relax knowing that if you receive an acceptable offer on your property (agreed with Ben Bailey) which is lower than the guaranteed valuation, Ben Bailey will make up the difference.

example

We agree that the **guaranteed valuation** of your property is, let's say, **£180,000** and you receive an offer on your existing home of **£175,000**. You can accept the offer of £175,000 in the knowledge that **Ben Bailey will make up the difference by £5,000**. If, of course, you receive an offer higher than the **guaranteed valuation** figure, you will receive the full amount.

To find out more about this scheme please contact our Sales Executive about your home.



From here to there — at a glance

Travel

By Rail, from Swinton Interchange which is 3 miles away from Rockingham Fold; in less than 30 minutes you can reach town centres and cities such as Rotherham, Doncaster & Sheffield offering a variety of entertainment and shopping opportunities.



BY CAR

- 10 MINUTES TO ROTHERHAM TOWN CENTRE
- 32 MINUTES TO DONCASTER CITY CENTRE
- 22 MINUTES TO BARNSELY TOWN CENTRE
- 25 MINUTES TO SHEFFIELD CITY CENTRE



BY RAIL

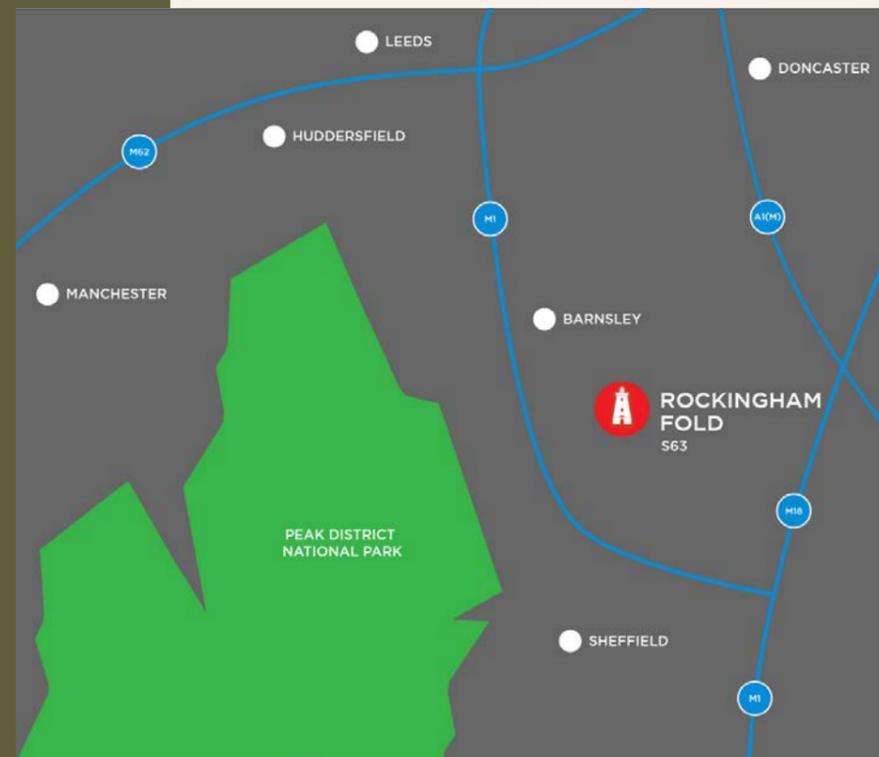
- 17 MINUTES TO DONCASTER
- 24 MINUTES TO SHEFFIELD
- 52 MINUTES TO LEEDS
- 1:26 HOURS TO MANCHESTER
- 2:11 HOURS TO LONDON (KINGS CROSS)

Nature, Entertainment

Rockingham Fold is situated in the constituency of Wentworth and overlooks miles of farmland with a view of Hooper Stand on a clear day. There are plenty of walks and cycling routes in the area. Wath Wood is less than a mile away; a beautiful woodland walk with views over Wath Golf Club (Abdy). Wentworth village is just 3 miles away and home to one of the country's grandest stately homes - Wentworth Woodhouse. A short walk from the house will get you to natural beauty spots such as Hooper Stand and Greasbrough Dam. Wentworth Farm & Garden centre has a range of family fun activities and amazing places to eat.

Approximately 200m from Rockingham Fold is The Marquis (Greene King) pub which is a well-established family restaurant and play area with function room for hire.

- 2.8 MILES TO PARKGATE SHOPPING CENTRE
- 3.9 MILES TO CORTONWOOD SHOPPING PARK
- 3.2 MILES TO ROTHERHAM TOWN CENTRE
- 5.7 MILES TO MEADOWHALL SHOPPING CENTRE



As doorsteps go...



Opposite: Wentworth village

Rockingham  Fold

Site Plan



The Hertford
2 bedroom home
726 sq.ft.



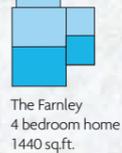
The Harrop
2 bedroom home
790 sq.ft.



The Penrose
4 bedroom home
1309 sq.ft.



The Brackendale
4 bedroom home
1363 sq.ft.



The Farnley
4 bedroom home
1440 sq.ft.



The Oxford
4 bedroom home
1539 sq.ft.



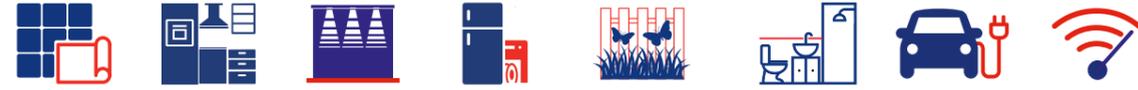
The Grasmere
4 bedroom home
1722 sq.ft.



Hertford

2 bedroom home with private, off road parking

Included as standard



See pages 26 & 27 for full specification and optional extras



Ground Floor:	Kitchen/dining	4.2 x 3.6
Measurements in metres	Living	4.4 x 3.0
	W.C.	1.8 x 1.0
	Storage	1.0 x 0.9



First Floor:	Bedroom 1	4.4 x 3.0
Measurements in metres	Bedroom 2	4.4 x 2.2 (max)
	Bathroom	2.3 x 1.8
	Storage	1.0 x 0.6

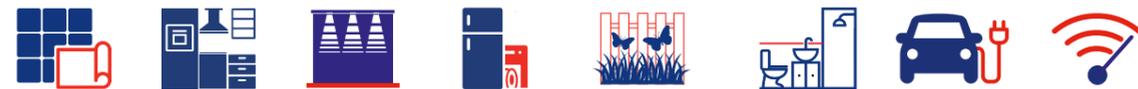


Hertford

Harrop

2 bedroom home with private, off road parking

Included as standard



See pages 26 & 27 for full specification and optional extras



Ground Floor:
Measurements in metres

Kitchen/dining	4.5 x 3.6
Living	4.4 x 3.3
W.C.	2.1 x 1.0
Storage	1.0 x 0.9

First Floor:
Measurements in metres

Bedroom 1	4.4 x 3.3
Bedroom 2	4.4 x 2.4 (max)
Bathroom	2.3 x 2.0
Storage	1.0 x 0.6



Harrop

Penrose 4 bedroom detached home with integral garage

Included as standard



See pages 26 & 27 for full specification and optional extras



Ground Floor:		
Kitchen/dining		4.9 (max) x 5.0 (max)
Lounge		4.7 x 3.6
W.C.		2.3 x 0.8

Measurements in metres



First Floor:		
Bathroom (inc. cupboard)		3.6 x 2.2
Bedroom 1		2.6 x 3.1
En-suite		2.6 x 1.5
Wardrobe Area		3.6 x 1.6
Bedroom 2		3.6 x 3.0
Bedroom 3		3.1 x 3.0
Bedroom 4		3.1 x 2.9
Study Area		1.4 x 1.7

Measurements in metres



Penrose

Brackendale

4 bedroom detached home with detached garage

Included as standard



See pages 26 & 27 for full specification and optional extras



Ground Floor:	
Kitchen/living/dining	6.8 x 3.4 (max)
Hall	2.3 x 2.1 (max)
Lounge	4.2 x 3.5
Home Office	3.3 x 2.0
Utility	2.3 x 2.0
W.C.	2.0 x 1.0



First Floor:	
Bedroom 1	5.0 (max) x 3.5 (max)
En-suite	2.0 (max) x 2.0
Bedroom 2	3.7 x 3.2
Bedroom 3	3.2 x 3.0
Bedroom 4	3.5 x 2.6
Bathroom	1.9 x 2.0



Farnley

4 bedroom detached home with integral garage

Included as standard



See pages 26 & 27 for full specification and optional extras



Ground Floor:
Measurements in metres

Kitchen	4.5 (max) x 5.6
Living/dining	2.7 x 4.5
Lounge	3.0 x 4.7
W.C.	1.8 x 1.3
Storage	0.7 x 1.3
Garage	6.1 x 3.0



First Floor:
Measurements in metres

Bathroom	2.1 x 3.0
Bedroom 1	4.5 x 3.3
Walk-in-wardrobe	2.3 x 2.3
En-suite	1.4 x 3.3
Bedroom 2	3.3 x 3.2
Bedroom 3	2.9 x 3.0
Bedroom 4	1.8 x 2.8
Store & Cylinder	1.5 x 0.9



Farnley

Oxford 4 bedroom detached home with detached garage

Included as standard



See pages 26 & 27 for full specification and optional extras



Ground Floor:
Measurements in metres

Kitchen	3.1 x 2.7
Dining/Family Room	6.4 x 3.3
Living Room	5.3 x 3.4
Hall	3.5 x 1.4
W.C.	1.9 x 0.9



First Floor:
Measurements in metres

Bedroom 2	4.1 (max) x 3.4
Bedroom 3	4.0 (max) x 3.4
En-suite	2.1 (max) x 1.7 (max)
Bedroom 4	3.0 x 2.4
Bathroom	2.4 x 1.9



Second Floor:
Measurements in metres

Bedroom 1	6.2 x 3.5
En-suite	2.8 x 2.3
Storage	1.4 x 1.1



Oxford

Oxford 4 bedroom home

Included as standard



See pages 26 & 27 for full specification and optional extras



Ground Floor:
Measurements in metres

Kitchen	3.1 x 2.7
Dining/Family Room	6.4 x 3.3
Living Room	5.3 x 3.4
Hall	3.5 x 1.4
W.C.	1.9 x 0.9



First Floor:
Measurements in metres

Bedroom 2	4.1 (max) x 3.4
Bedroom 3	4.0 (max) x 3.4
En-suite	2.1 (max) x 1.7 (max)
Bedroom 4	3.0 x 2.4
Bathroom	2.4 x 1.9



Second Floor:
Measurements in metres

Bedroom 1	6.2 x 3.5
En-suite	2.8 x 2.3
Storage	1.4 x 1.1



Oxford

Grasmere

4 bedroom detached home with integral garage

Included as standard



See pages 26 & 27 for full specification and optional extras



Ground Floor:

Measurements in metres

Kitchen	4.3 x 3.3
Dining /Garden Room	6.0 x 3.7
Utility	2.1 x 1.9
W.C.	1.9 x 1.2
Boot Room	2.6 x 1.8
Hall	2.9 (max) x 2.6 (max)
Lounge	6.3 x 3.7
Study	2.3 x 2.0

First Floor:

Measurements in metres

Bedroom 1	4.2 x 3.2
En-suite	2.0 x 1.9
Bedroom 2	4.2 (max) x 1.8
Bedroom 3	3.7 (max) x 3.4
Bedroom 4	3.3 x 2.3
Bathroom	2.1 x 2.1



Grasmere

Optional extras and features to personalise your home

Our team can help further enhance your home by advising you on the purchase of a range of selected items. The earlier in the build process you reserve your home, the more options are available to you to add your style and personality.

Please ask us for details on how we can further personalise your home:

- Quartz kitchen work surfaces
- Induction Hob
- Washing Machine/Washer/Dryer
- Additional TV sockets/additional downlights
- Tiled floor surfaces to Hallway
- Coir matting in hall
- Carpet colour choice
- Fully tiled walls in en-suites and bathrooms
- Shaver sockets
- Vanity Unit
- Luxury fitted wardrobes
- Oak veneered internal doors
- Electrically-operated garage door
- External socket
- Outside Tap

Energy saving features

A new house could save you over £2500 per year in energy bills compared to an older property!

Your new Ben Bailey home will feature all the latest energy saving features to reduce consumption, keep heat locked in and stay cosy during the worst of the British weather and yet stay cool in Summer.

- High quality wall cavity and roof insulation
- Robust double glazing – windows and doors
- Extensive draught proofing measures
- Environmental Impact (CO2) rating 89 (good)

Future-proof connectivity

Each home at Rockingham Fold has full fibre broadband capability allowing reliable and speedy internet connectivity.

Settle into your brand new home from day one, made possible by our comprehensive All-Inclusive specification.

Included in the price of your Ben Bailey home

- Properties will be built of Michelmersh Wolds Minster bricks.
- Red/Grey roof tiles.
- Stylish UPVC cream windows and external doors in Anthracite Grey (white internally).
- Security alarm, security lighting and sensors.
- Turfed garden and generous patio area.
- Rear garden fully fenced with gate.
- French doors / Bi-fold doors (housetype specific) opening onto the rear garden area.
- British made Omega kitchens with Duropal laminate worktop and soft close door system.
- Gas hob, oven, extractor, fridge freezer and dishwasher.
- Up to the moment, Instinct sanitaryware range.
- Full fibre enabled broadband.
- Chrome heated towel rails to bedroom 1 en-suite and bathroom.
- Bathrooms and en-suites half tiled in quality tiles.
- White internal doors and chrome handle.
- Energy-efficient gas fired central heating system.
- All downlights in brushed chrome (standard in bathrooms + en-suites).
- Carpets and tiling to all floor surfaces.
- Mains operated smoke/carbon monoxide detector.
- Extensive sockets throughout.
- Manually operated garage door.
- Each home will be provided with an electric vehicle charging point.

The above specification has been prepared to indicate the materials and fittings proposed to be used in the construction of the dwelling and associated works. Due to our commitment for continuous improvement and subject to availability, Ben Bailey Homes reserve the right to change design, method of construction, materials and fittings included in the works as specified.



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Ben Bailey Homes is part of the Conroy Brook Group

Information contained within this publication is for guidance only and does not constitute a contract, part of a contract or a warranty. It should be noted that the representation of Rockingham Fold, whilst similar to the development, may not be accurate in every respect. Computer generated images are for illustrative purposes only and individual features often vary from one plot to another. The specification of the houses is correct at the date of print but may be subject to change as necessary and without notice. These particulars should not be relied upon as accurately describing any of the specific matters described by an order under the Property Misdescriptions Act 1991 due to their forward nature.