



# Welcome to Eden Fields

**AVANT**  
homes

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# Make your next step a reality

Searching for a stunning new home in South Yorkshire? Look no further than our Eden Fields development in Doncaster, offering a range of 1, 2, 3, 4 and 5 bedroom homes.

Each home features French doors, exclusive kitchen designs with integrated appliances, stylish tiling, spacious rooms, off-street parking and much more. These new homes are perfect no matter if you are stepping onto the property ladder, looking for a home with bigger rooms or downsizing. We have homes to suit everyone.

Edenthorpe is a village in Doncaster surrounded by lots of local amenities and Ofsted outstanding rated schools. For those who like to be outdoors, Edenthorpe is just a stone's throw away from some great walks.

# Our promise to you

We are committed to delivering a first class customer service. This means we care about what happens before and after you get the keys, ensuring your new home journey is rewarding and enjoyable too.

We are on the New Homes Quality Boards register of registered developers. We fully adhere to the New Homes Quality Code and the New Homes Ombudsman Service.





# Who we are.

We build affordable homes across the Midlands, Yorkshire, North West, North East and Scotland, helping our buyers make their dream home a reality.

We have a wide range of house styles available, giving you the optionality to choose the space that's right for you. Whether it's a 1 bedroom bungalow, or a 2 bedroom terrace, a 3 storey townhouse, or a 4 or 5 bedroom detached home, we have something for everyone at an Avant development.





With a design and specification that's perfect for modern living, we think about all you need inside and out. When selecting our locations, Avant consider transport links, amenities, and schools, ensuring our developments are in the perfect areas for solo buyers, couples, and families alike. We create new communities of likeminded people in the best places. The right home for you, right where you want it!

We understand that building excellent homes must be done in a responsible way. That's why we're committed to protecting the planet. We aim, where possible, to minimise and mitigate our impact on the environment. We have in place robust policies to address issues around ecology, resource use and biodiversity, which see us manage environmental impacts throughout our development's lifecycle.

**So, if you're looking for your dream home, look no further.**



# Your buying journey

Here's a step by step guide through the exciting buying process.

## Taking the first steps

Find your dream home on one of our 60 developments located in 8 different regions across the UK.

## Check your budget

At the start of your home buying journey, find out what you can afford by speaking to one of our recommended new build specialists or find your own chosen financial advisor.

Once you've spoken to a mortgage specialist, you will be able to get a decision in principle which states your affordability. You'll also need to choose a solicitor to represent you throughout the home buying process. We can recommend a solicitor or you can find your own.



## Reservation time!

Now you can officially reserve your home at one of our Customer Appointment Centres. Your Sales Advisor will show you detailed drawings of your development, your plot, and much more. You'll need to provide your decision in principle, and your ID, and pay a small reservation fee.

Once reserved your solicitor will go through your draft contract and answer any questions. They'll also carry out searches and checks. Alongside this, your mortgage advisor will apply for your mortgage.





## Making your home yours

The best bit has arrived – your options meeting! In this meeting you will choose your options and any upgrades you want. Let your imagination run wild and personalise your new Avant home to your liking.

Take inspiration from our beautifully curated show homes and browse our selection of tiles, cupboard doors and worktop samples.



## Exchanging contracts

Once your contract is agreed you'll be asked to sign. This is called exchanging contracts in England and Conclude Missives in Scotland.

This stage is key, as it's when you become committed to buying your Avant home and can countdown to completion day!

## Final checks

We follow stringent processes to ensure we build a quality home. Once your home is build complete it will be inspected and a CML will be issued which gives you your 10 year warranty.

Following a pre-completion inspection, it's the moment you've been waiting for... a sneak preview of your home at your Home Demonstration meeting!





## Moving day

Finally! Once we're all ready to go, your solicitor will request your mortgage advance and any additional balances, ready to transfer to our solicitors on moving day.

When the funds arrive, the home will be officially yours. You can collect the keys and the deeds will be sent to your solicitor. Then, all that's left to do is move in!



## Aftercare

After completion, your Customer Liaison Manager will be in touch to support you with your new home!

They'll be able to provide you with contact details for your Warranty Providers and answer any questions you may have.



## Time to enjoy your new home

You'll then settle in, and love life in your beautiful new Avant home.





# Why buy new?

If you're looking for a stunning new home you've come to the right place. Here's our top reasons why buying new is best...

## Highly energy efficient

Buying a new build home has many benefits when it comes to saving energy – and money. They are built to the very latest energy efficiency standards with research by the Home Builders Federation (HBF) finding that owners of a new build home can save up to a staggering £2,200\* a year on their energy bills.

## No renovation costs

With a new Avant home there's no hidden history to contend with. You won't uncover that you need a full re-wire or that your boilers on the brink, because everything in your home is... you guessed it... new!

## Peace of mind as standard with a 10 year warranty

With a new Avant home, you'll receive a two-year builder warranty, plus a further eight years warranty from the NHBC or Premier Guarantee. In the unlikely event that something goes wrong with your home, your warranty ensures you're protected.

## A beautiful blank canvas

One of the most exciting things about buying new is that you're starting from scratch in an immaculate unlived-in interior. Plus, with no one ever having lived in your home before, you're the first to make memories in the space.







### Perfectly personalisable

When buying new, you can choose from our extensive range of stunning options and upgrades allowing you to personalise all rooms of your home and garden.

### Buying schemes to help you move

When you buy a new home, you unlock access to lots of helpful buying schemes. From Part Exchange to My Move Made Easy, plus our Key Worker and Military Discount schemes, we have plenty of ways to get you moving that you wouldn't benefit from when buying second-hand.

### No upward chain

When you've got your heart set on a home, the last thing you want to contend with is chains and endless delays. When you buy new, there's no upward chain!

### Protecting the planet

New homes produce less carbon as they need to use less energy to heat up. Around 84%\* of new homes have an EPC rating of A-B, while only 4%\* of existing properties achieved the same rating. Good insulation, double glazing and airtight windows all contribute to a reduction carbon emission by 6%\*.

\*HBF Watt a Save Report, February 2023.

\*\* Dependant on build stage, please ask your Sales Advisor for more details.

\*\*\*Terms and conditions apply.

# Living in Edenthorpe

Edenthorpe is well connected, with the M18 motorway just a 4 minute drive away, connecting residents with Doncaster city centre, Sheffield and Rotherham.

A 12 minute drive away from the development is Doncaster train station, offering commuters easy connections to Sheffield, Leeds and Wakefield, whilst London can be reached in under two hours. Doncaster's bus station is also connected to the train station, making getting around the city simple.

Over five different buses go by the stop closest to the development, meaning that you won't ever be stuck for public transport options.





Within just a 10 minute drive of Eden Fields, there is a large range of supermarkets to choose from, so you won't ever be stuck for options.

There's also Wheatley Hall Road shopping centre, which is just around the corner from the development and boasts many big brand stores.

Eden Fields is also close to some tasty eateries, from well known fast-food chains to independent five star rated restaurants.

In under 15 minutes, you can reach Yorkshire Wildlife Park, home to a huge variety of animals and venue to regular concerts too. Plus, with Sandall Beat Wood, Doncaster Racecourse and Cusworth Hall not too far away, you have lots of beautiful spots to see wildlife, right on your doorstep.

If you are into fitness, JD Gyms is located just down the road and is open 24 hours a day, 7 days a week. You can also take advantage of the Armthorpe Leisure Centre, which offers the latest fitness equipment, modern pools and on-site cafe with workout supplements to boost your recovery.



# Development plan

## THE ASKHAM

1 bedroom home

## THE EASTBECK

2 bedroom home

## THE FERNDALE

2 bedroom home

## THE RIPLEY

2 bedroom home

## THE BAILDON

3 bedroom home

## THE OAKWOOD

3 bedroom home

## THE LEYBURN

3 bedroom home

## THE SALBURY

3 bedroom home

## THE WENTBRIDGE

4 bedroom home

## THE NETHERTON

4 bedroom home

## THE HORBURY

4 bedroom home

## THE COOKBURY

4 bedroom home

## THE THORESBY

4 bedroom home

## THE BILBROUGH

5 bedroom home

## SECTION 106 HOUSING

SS Sub Station

Garage Access

Bin Storage Area

Plan not to scale.

For plot & public open space planting see detailed landscaping plan.



Public Open Space





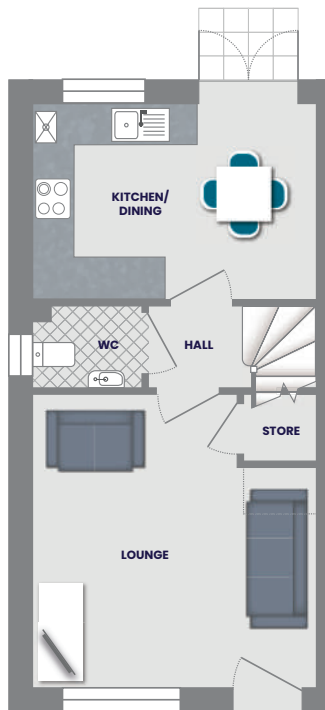
# The Askham



1+ Bedroom

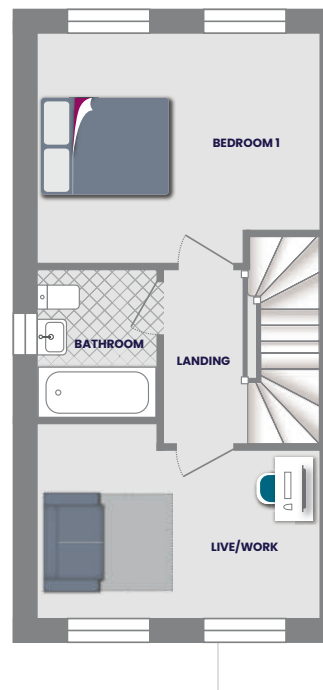


1 Bathroom



## Ground Floor

Kitchen/Dining	3.99m x 2.76m
Lounge	3.99m x 4.05m
WC	1.55m x 1.22m
Store	1.17m x 1.01m



## First Floor

Bedroom 1	3.99m x 3.22m
Live/Work	3.99m x 2.65m
Bathroom	1.71m x 2.15m



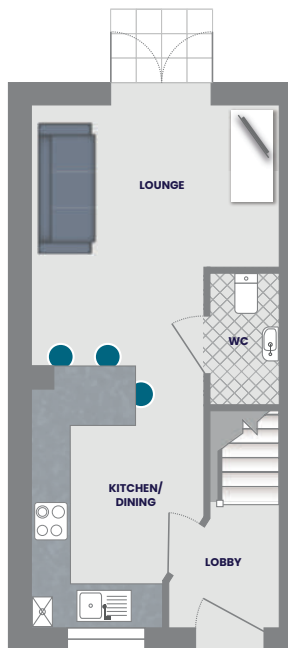
# The Eastbeck



2+ Bedroom

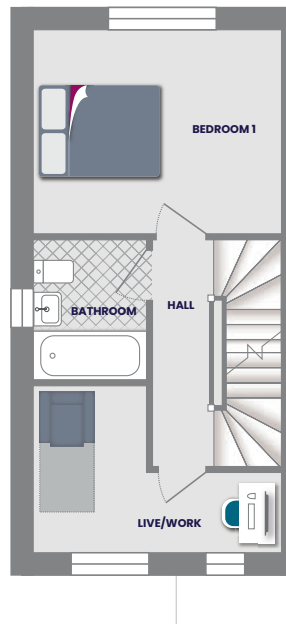


1 Bathroom



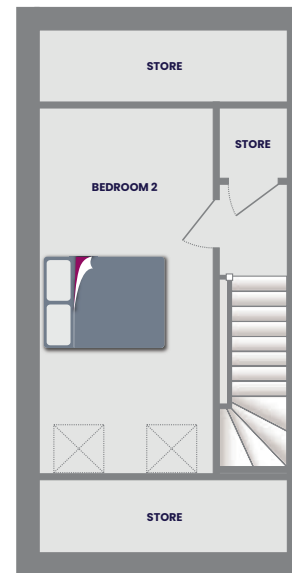
## Ground Floor

Lobby	1.65m x 1.82m
Kitchen/Dining	2.6m* x 3.95m
Lounge	3.71m* x 3.86m*
WC	0.9m x 1.95m



## First Floor

Bedroom 1	3.71m x 3.11m
Live/Work	3.71m* x 2.44m*
Bathroom	1.7m x 2.08m



## Second Floor

Bedroom 2	2.6m x 5.42m
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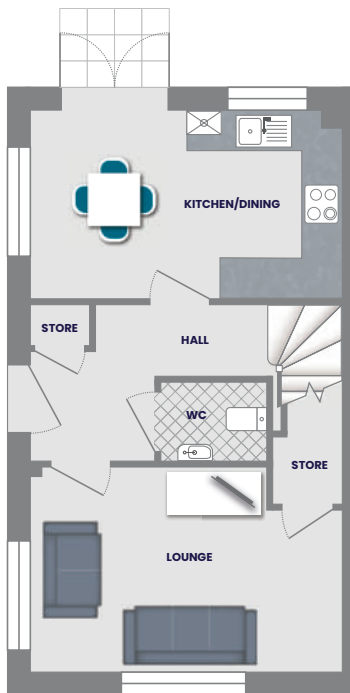
# The Ferndale



2+ Bedroom

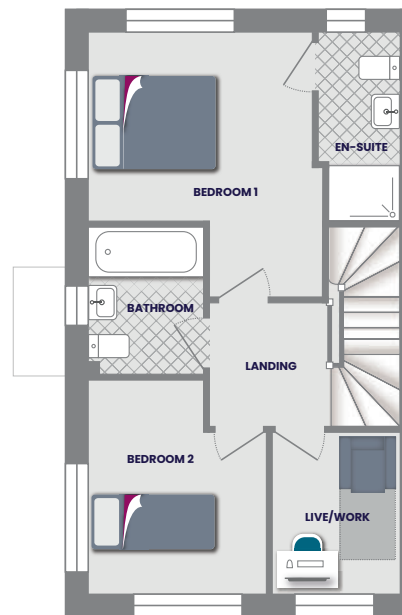


2 Bathroom



## Ground Floor

Hall	3.6m* x 1.04m**
Kitchen/Dining	4.57m x 2.76m
Lounge	4.57m* x 3.00m*
WC	1.56m x 1.15m
Store	1.78m x 1m



## First Floor

Bedroom 1	3.3m** x 2.77m**
En-Suite 1	1.17m x 2.76m*
Bedroom 2	2.61m* x 3.13m*
Live/Work	1.86m x 2.36m
Bathroom	1.7m x 2.15m



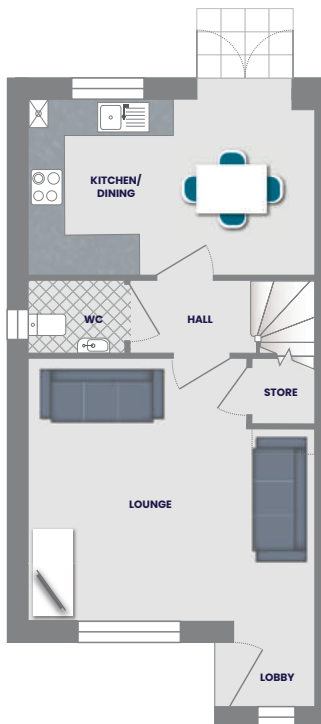
# The Ripley



2+ Bedroom

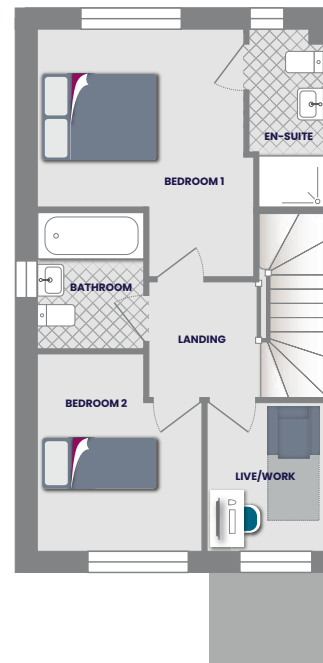


2 Bathroom



## Ground Floor

Lobby	1.28m x 1.36m
Kitchen/Dining	4.57m x 2.76m
Lounge	4.57m* x 4.09m
Hall	1.9m x 1.15m
WC	1.55m x 1.15m
Store	1.01m x 1.02m



## First Floor

Bedroom 1	3.3m** x 2.92m**
En-Suite 1	1.17m x 2.8m*
Bedroom 2	2.65m x 3.09m*
Live/Work	1.83m x 2.33m
Bathroom	1.7m x 2.15m

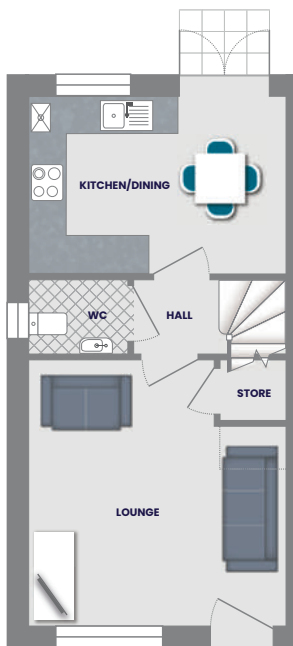
# The Baildon



3 Bedroom

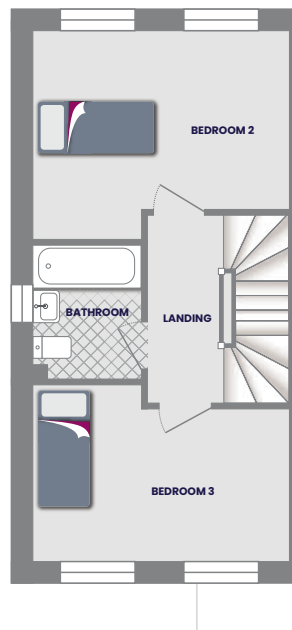


2 Bathroom



## Ground Floor

Kitchen/Dining	3.99m x 2.76m
Lounge	3.99m x 4.13m
WC	1.56m x 1.15m
Store	1.03m x 0.94m



## First Floor

Bedroom 2	3.99m x 3.22m
Bedroom 3	3.99m x 2.74m
Bathroom	1.70m x 2.07m



## Second Floor

Bedroom 1	3.99m x 3.99m
En-Suite	1.88m x 2.08m



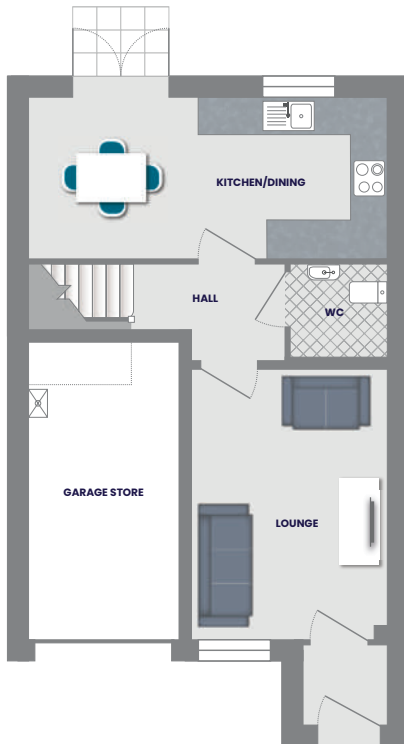
# The Oakwood



3 Bedroom

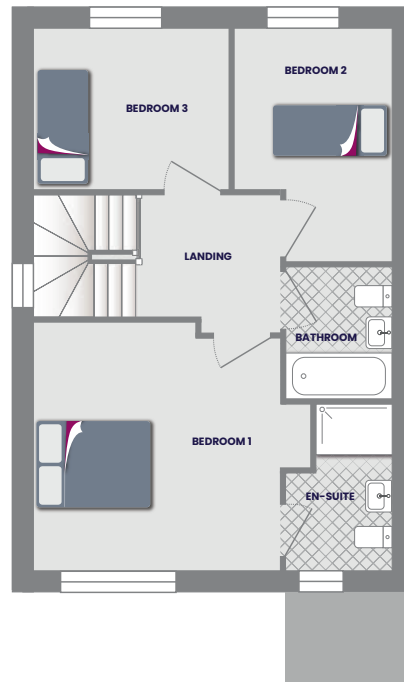


2 Bathroom



## Ground Floor

Lobby	1.34m x 1.25m
Kitchen/Dining	5.69m x 2.55m
Lounge	3.09m x 4.27m
Hall	2.22m x 1.51m
WC	1.71m x 1.51m
Garage	2.4m x 4.67m



## First Floor

Bedroom 1	3.88m x 3.92m*
En-Suite 1	1.69m x 2.53m
Bedroom 2	2.49m* x 3.69m
Bedroom 3	3.1m x 2.55m
Bathroom	1.71m x 2.17m

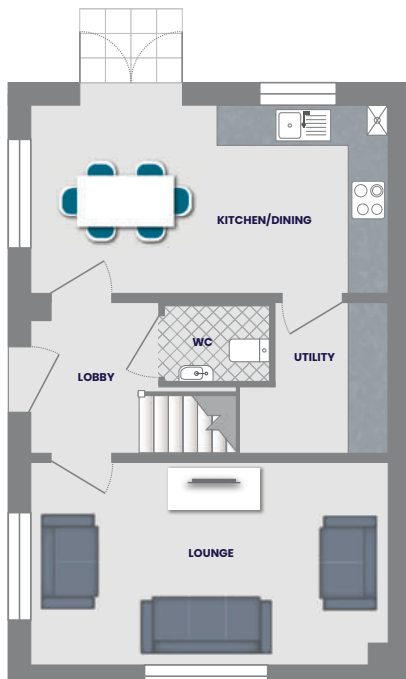
# The Leyburn



3 Bedroom

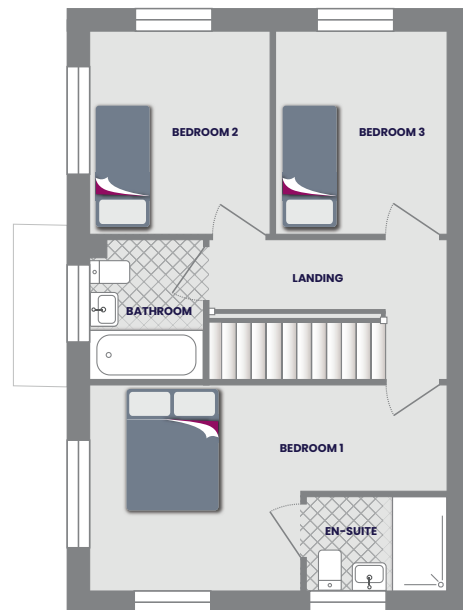


2 Bathroom



## Ground Floor

Kitchen/Dining	5.31m x 2.79m
Utility	1.69m x 2.21m
Lounge	5.31m x 3m
Lobby	1.89m x 2.21m
WC	1.55m x 1.15m



## First Floor

Bedroom 1	5.3m* x 3.06m
En-Suite 1	2.09m x 1.4m
Bedroom 2	2.72m x 2.98m
Bedroom 3	2.5m x 2.98m
Bathroom	1.7m x 2.07m



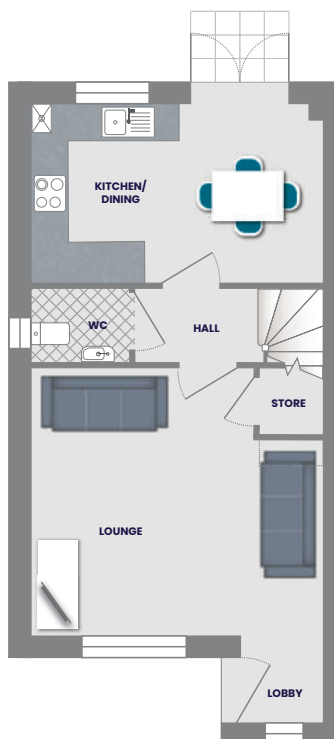
# The Salisbury



3+ Bedroom

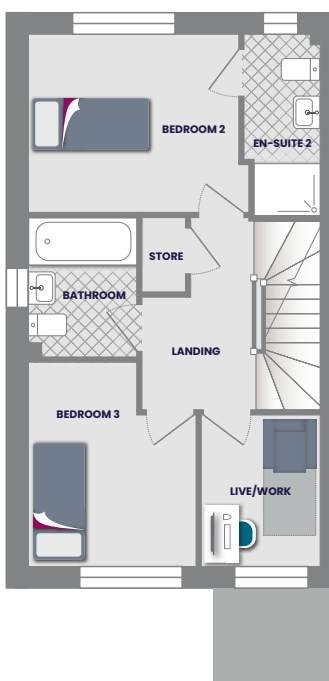


3 Bathroom



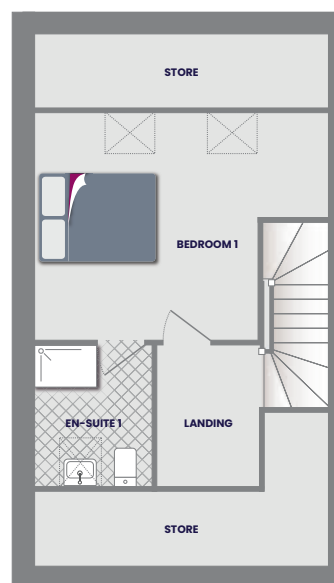
## Ground Floor

Lobby	1.28m x 1.36m
Kitchen/Dining	4.57m x 2.76m
Lounge	4.57m* x 4.09m
Hall	1.9m x 1.15m
WC	1.55m x 1.15m
Store	1.01m x 1.02m



## First Floor

Bedroom 2	3.3m** x 2.92m**
En-Suite 1	1.17m x 2.8m*
Bedroom 3	2.64m x 3.09m*
Live/Work	1.83m x 2.33m
Bathroom	1.7m x 2.15m



## Second Floor

Bedroom 1	3.47m x 3.5m
En-Suite 1	1.86m x 2.17m

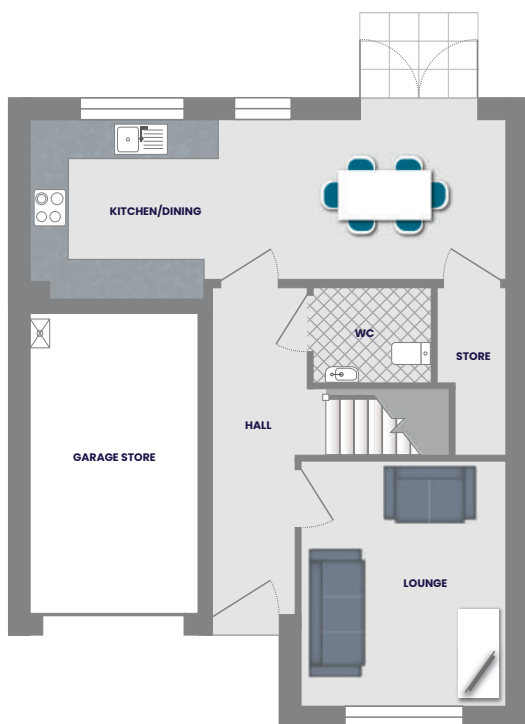
# The Wentbridge



4 Bedroom

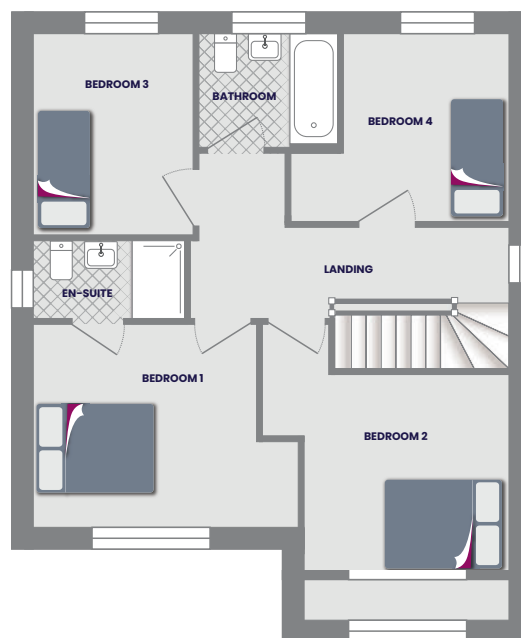


2 Bathroom



## Ground Floor

Kitchen/Dining	7.32m x 2.45m**
Lounge	3.15m x 3.76m
Hall	1.26m x 4.99m
WC	1.8m x 1.45m
Store	1.07m x 2.55m
Garage Store	2.61m x 4.63m



## First Floor

Bedroom 1	3.41m** x 3.1m
En-Suite 1	2.3m x 1.21m
Bedroom 2	3.15m x 3.73m
Bedroom 3	2.43m x 3.09m
Bedroom 4	2.53m x 3.08m
Bathroom	2.17m x 1.7m



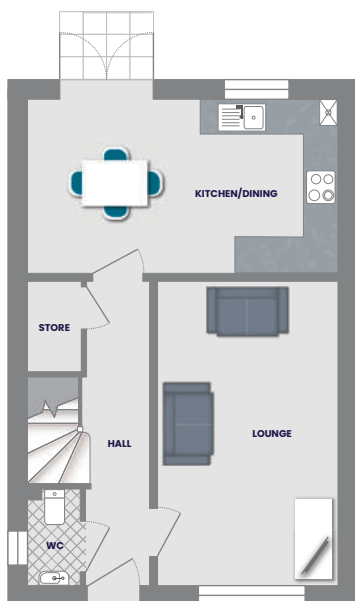
# The Netherton



4 Bedroom

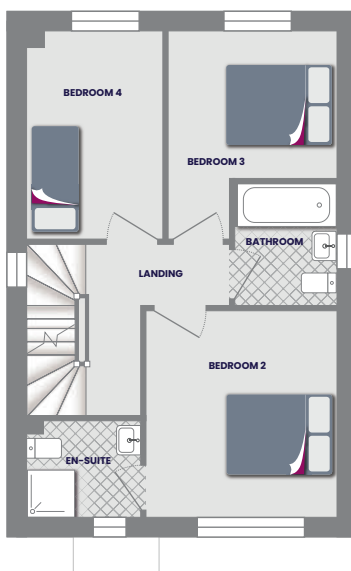


3 Bathroom



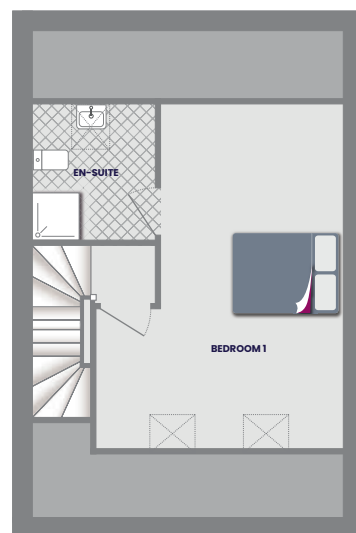
## Ground Floor

Kitchen/Dining	5.31m x 2.97m
Lounge	3.07m x 5.18m
Hall	1.07m x 5.18m
WC	0.92m x 1.65m
Store	0.93m x 1.52m



## First Floor

Bedroom 1	3.25m x 3.52m
En-Suite 1	1.96m x 1.66m
Bedroom 2	2.88m x 3.55m*
Bedroom 3	2.33m x 3.55m
Bathroom	1.7m x 2.08m



## Second Floor

Bedroom 1	3.09m** x 5.89m*
En-Suite	2.12m x 2.34m

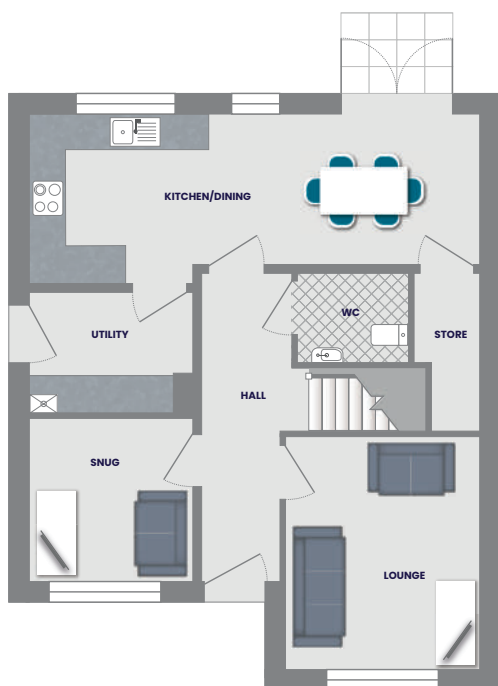
# The Horbury



4 Bedroom

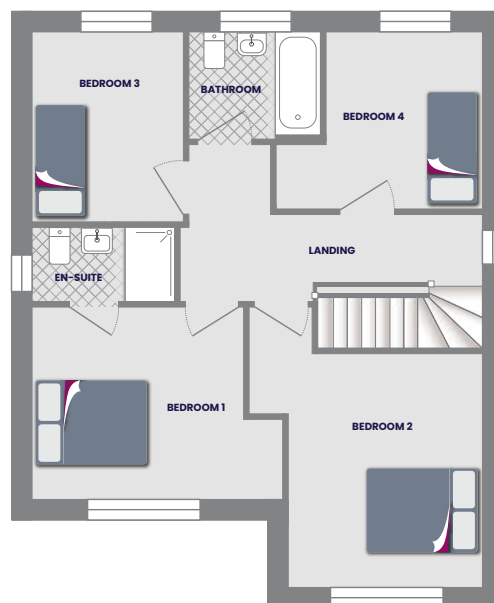


2 Bathroom



## Ground Floor

Kitchen/Dining	7.32m x 2.45m**
Utility	2.66m x 1.97m
Lounge	3.15m x 3.76m
Snug	2.66m x 2.62m
Hall	1.26m x 4.99m
WC	1.8m x 1.45m
Store	1.07m x 2.55m



## First Floor

Bedroom 1	3.41m** x 3.1m
En-Suite 1	2.3m x 1.21m
Bedroom 2	3.15m** x 3.76m
Bedroom 3	2.43m x 3.08m
Bedroom 4	2.53m** x 3.08m
Bathroom	2.17m x 1.7m

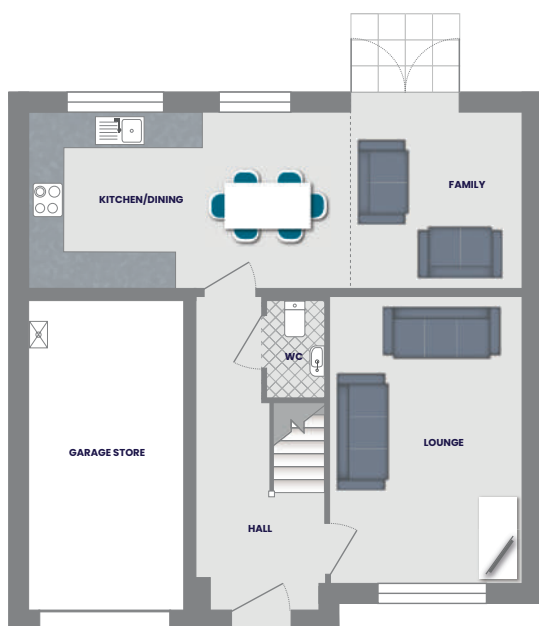
# The Cookbury



4+ Bedroom

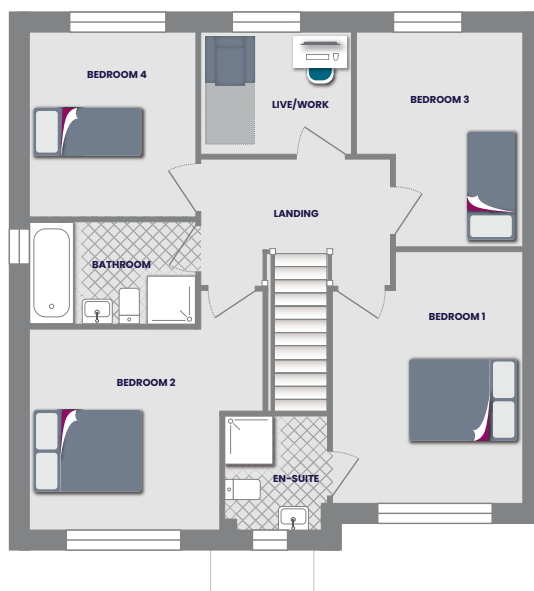


2 Bathroom



## Ground Floor

Kitchen/Dining/Family	8.22m x 2.96m
Lounge	3.18m x 4.76m
Hall	2.11m x 5.21m
WC	0.98m x 1.65m
Garage Store	2.58m x 5.15m



## First Floor

Bedroom 1	3.18m* x 4.18m*
En-Suite 1	1.6m x 1.89m
Bedroom 2	3.24m** x 3.24m**
Bedroom 3	2.77m* x 3.59m*
Bedroom 4	2.76m x 3.19m
Live/Work	2.5m x 2.06m
Bathroom	2.76m x 1.7m



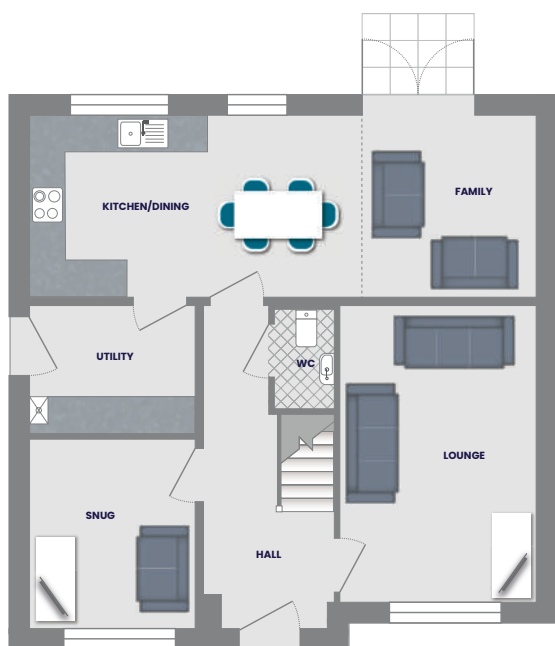
# The Thoresby



4+ Bedroom

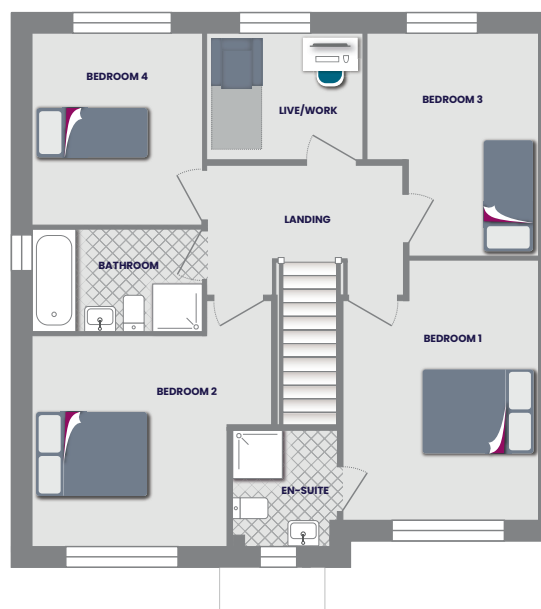


2 Bathroom



## Ground Floor

Kitchen/Dining/Family	8.22m x 2.96m
Utility	2.69m x 2.04m
Lounge	3.18m x 4.76m
Snug	2.69m x 3.07m
Hall	2.11m x 5.21m
WC	0.98m x 1.65m



## First Floor

Bedroom 1	3.18m* x 4.18m*
En-Suite 1	1.6m x 1.89m
Bedroom 2	3.24m** x 3.24m**
Bedroom 3	2.77m* x 3.59m*
Bedroom 4	2.76m x 3.19m
Live/Work	2.5m x 2.06m
Bathroom	2.76m x 1.7m

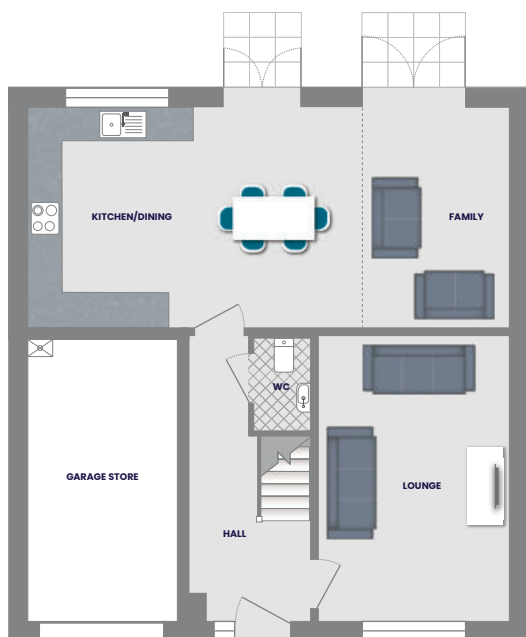
# The Bilbrough



5 Bedroom

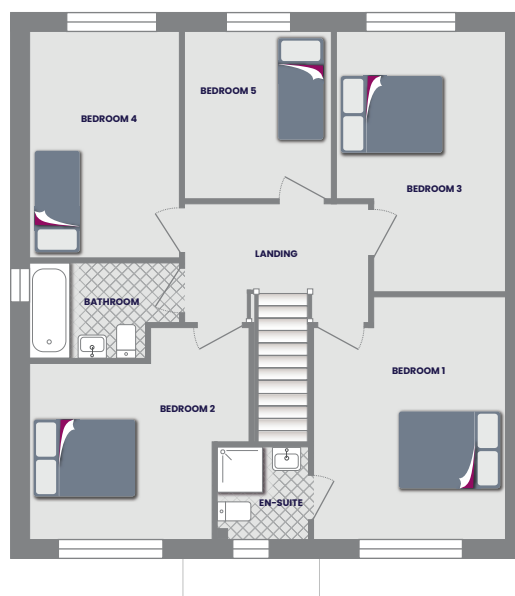


2 Bathroom



## Ground Floor

Kitchen/Dining	8.44m x 3.85m
Lounge	3.35m x 5m
Hall	2.11m x 5m
WC	0.97m x 1.67m
Garage/Store	2.63m x 4.98m



## First Floor

Bedroom 1	3.41m x 4.37m
En-Suite 1	1.87m x 1.66m
Bedroom 2	3.04m** x 3.05m**
Bedroom 3	2.99m* x 4.51m*
Bedroom 4	2.66m x 4.04m
Bedroom 5	2.6m x 2.87m
Bathroom	2.06m x 1.7m

# Specifications

## Internal features

- Stylish white internal doors with chrome finished door handles
- Ceilings and walls finished in white emulsion throughout
- Heat, smoke and Carbon Monoxide detectors
- Gas central heating radiators throughout and grade A energy efficient boiler
- Power sockets and energy efficient lighting as per electrical layout drawings
- Modern profile skirting and architrave

## External features

- UPVC triple glazed french door to access rear garden
- Low maintenance black UPVC fascia
- UPVC triple glazed windows with locking system
- Front composite GRP door with sidelight\* and multi-point locking system
- Driveway\*
- Garage\* including power and lights
- Allocated parking\*
- Front entrance light
- Rotavated rear gardens
- Turf to front gardens where applicable
- Photovoltaic panels~
- Electric vehicle charging point

## Main bedroom features

- Ensuite shower room^

\*Sidelight, Allocated Parking, Garage, and Driveway for these housetypes is Plot Specific.

~ Panel location and amount subject to plot location and orientation

^ Dependent on housetype





## Bathroom features

- White contemporary sanitaryware
- Bath with mixer tap
- Full height tiling option to 3 sides of bath and half height tiling behind sink and WC
- Quality designer taps and fittings

## Shower room features

- White contemporary sanitaryware
- High quality shower enclosure with white shower tray and a glass door with chrome trim
- Full height tiling option to 3 sides of shower and half height tiling behind sink and WC
- Quality designer taps and fittings
- Electric shower to second en-Suite in selected housetypes

## WC features

- Ground floor WC with stylish white sanitaryware
- Single tile splash course above the sink
- Quality designer taps and fittings

## Kitchen features

- Fully fitted designer kitchen in a range of colours and styles
- Stainless steel fan oven
- Ceramic hob
- Integrated fridge/freezer or undercounter fridge with icebox
- Stainless steel bowl and drainer
- Designer chrome mixer taps
- White finish sockets above worktops



# Electrical provisions

All electrical installations including sockets are provided in accordance with relevant building regulations to a minimum requirement shown below.

You can tailor the placement and number of outlets in your property upon request.

Speak to your Sales Advisor for more details.

Housetype	Hall	Lounge	Kitchen/Dining	Utility	WC	Snug	Bedroom 1	Bedroom 2	Bedroom 3
Appleton	2	6	12 + 4 appliances	4 + 2 appliances	-	4	6	4	4
Askern	2	6	8 + 5 appliances	n/a	-	n/a	6	4	n/a
Baildon	2	6	8 + 5 appliances	n/a	-	n/a	6	4	4
Bilbrough	2	4	10 + 5 appliances	n/a	-	n/a	6	4	4
Cadeby	2	6	8 + 5 appliances	4 + 1 appliance	-	n/a	6	4	4
Cookridge	2	6	10 + 5 appliances	n/a	-	n/a	6	4	4
Coverham	2	6	14 + 4 appliances	4 + 2 appliances	-	n/a	6		4
Dalton	2	6	8 + 5 appliances	4 + 1 appliance	-	n/a	6	4	4
Darley	2	6	12 + 4 appliances	4 + 2 appliances	-	n/a	6	4	4
Denby	2	4	6 + 5 appliances	n/a	-	n/a	6	4	n/a
Eastburn	2	4	6 + 5 appliances	n/a	-	n/a	6	4	4
Fernlee	2	6	8 + 5 appliances	n/a	-	n/a	6	4	4
Horbury	2	6	8 + 4 appliances	4 + 2 appliances	-	4	6	4	4
Howarth	2	4	6 + 5 appliances	n/a	-	n/a	6	4	4
Levisham	2	6	8 + 5 appliances	n/a	-	n/a	6	4	n/a
Leyburn	2	6	8 + 4 appliances	4 + 2 appliances	-	n/a	6	4	4
Maltby	2	6	8 + 5 appliances	n/a	-	n/a	6	4	4
Mowbray	2	4	8 + 4 appliances	n/a	-	n/a	6	n/a	n/a
Netherton	2	6	8 + 5 appliances	n/a	-	n/a	6	4	4
Oakwood	-	6	8 + 5 appliances	n/a	-	n/a	6	4	4
Ripon	2	6	8 + 5 appliances	n/a	-	n/a	6	4	n/a
Saltaire	2	6	8 + 5 appliances	n/a	-	n/a	6	4	4
Thirsk	2	4	6 + 5 appliances	n/a	-	n/a	6	4	n/a
Thornton	2	6	10 + 4 appliances	4 + 2 appliances	-	2	6	4	4
Walburn	-	6	8 + 5 appliances	n/a	-	n/a	6	4	4
Wentbridge	2	6	8 + 5 appliances	n/a	-	n/a	6	4	4

- no electrical sockets in this room  
n/a this room is not part of this housetype  
wc Downstairs Toilet  
FF First Floor  
SF Second Floor

Bedroom 4	Bedroom 5	Bathroom	Ensuite 1	Ensuite 2	FF Landing	SF Landing	Live/work	Garage
4	4	-	-	-	2	n/a	n/a	n/a
n/a	n/a	-	n/a	n/a	2	n/a	n/a	n/a
n/a	n/a	-	n/a	n/a	2	n/a	n/a	n/a
4	4	-	-	n/a	2	n/a	n/a	2
n/a	n/a	-	-	n/a	2	n/a	n/a	n/a
4	4	-	-	n/a	2	n/a	n/a	n/a
4	4	-	-	-	2	n/a	n/a	2
4	n/a	-	-	-	2	2	n/a	n/a
4	4	-	-	n/a	2	n/a	n/a	2
n/a	n/a	-	n/a	n/a	2	n/a	n/a	n/a
n/a	n/a	-	n/a	n/a	2	2	n/a	n/a
n/a	n/a	-	-	n/a	2	n/a	n/a	n/a
4	n/a	-	-	n/a	2	n/a	n/a	n/a
n/a	n/a	-	n/a	n/a	2	2	n/a	n/a
n/a	n/a	-	n/a	n/a	-	n/a	n/a	n/a
n/a	n/a	-	-	n/a	2	n/a	n/a	n/a
n/a	n/a	-	-	n/a	2	n/a	n/a	n/a
n/a	n/a	-	n/a	n/a	n/a	n/a	n/a	n/a
4	n/a	-	-	-	2	2	n/a	n/a
n/a	n/a	-	-	n/a	2	n/a	n/a	n/a
n/a	n/a	-	-	n/a	2	n/a	n/a	n/a
4	n/a	-	-	-	2	2	n/a	n/a
n/a	n/a	-	n/a	n/a	2	n/a	n/a	n/a
4	4	-	-	n/a	2	n/a	n/a	n/a
4	4	-	-	-	2	2	n/a	2
4	n/a	-	-	n/a	2	n/a	n/a	2











# Mortgage advisor panel

We're proud to work with a carefully selected panel of advisors that work separately from any bank or lender. These firms are available to provide free independent financial advice and will help you find a mortgage product that suits your circumstances.

Specialising in mortgages for new homes, these companies fully understand the processes and details of buying a new build, ensuring you're getting experienced and knowledgeable support. For more information, please contact one of our recommended advisors below.

## **JAMES LEIGHTON FINANCIAL SERVICES**

Phone: 0115 8709520 | Email: [enquiries@jlfs.co.uk](mailto:enquiries@jlfs.co.uk)  
Website: [www.jlfs.co.uk](http://www.jlfs.co.uk)

## **SAFEGUARD FINANCIAL SERVICES LTD**

Phone: 0191 500 8740 | Email: [advice@safegfs.co.uk](mailto:advice@safegfs.co.uk)  
Website: [www.safeguardfinancialservices.co.uk](http://www.safeguardfinancialservices.co.uk)



# Solicitor panel

We have a carefully selected panel of recommended independent firms that can help you on your journey. These Solicitors are specialists in new build conveyancing and fully understand the nuances of financial and legal matters, giving you confidence in their ability to help you with your purchase. For more information please contact one of the firms below.

## **EMSLEYS**

Phone: 0113 264 4414 | Email: [emma.milner@emsleys.co.uk](mailto:emma.milner@emsleys.co.uk)  
Website: [www.emsleys.co.uk](http://www.emsleys.co.uk)

## **G M WILSON**

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Avant Homes 2024  
Version 1.0.0

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