



Welcome to Smithy Wood Gate

AVANT
homes

Contents

- Introducing Smithy Wood Gate
- Our promise to you
- About Avant Homes
- The buying process
- Why buy new
- Living in Dodworth
- Development plan
- House type floor plans
- Our specification
- Mortgage advisor panel
- Solicitor panel





Make your next step a reality

Looking for a new energy efficient home in Barnsley? Our stunning development, Smithy Wood Gate offers a range of 1, 2, 3, 4 and 5 bedroom homes in Dodworth.

Each home features classic French doors, designer kitchens with integrated appliances, fashionable tiling, spacious rooms, and off-street parking. Whether you're taking your first steps on the property ladder, looking for more space for your family, downsizing, or anything else, you'll find a modern home with flexible spaces tailored to your needs.

Located on the western outskirts of Barnsley, Dodworth is the ideal place for young professionals and families to live due to its excellent commuter links and range of amenities on the doorstep.

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 Dodworth

The development is perfectly located, providing easy access to Barnsley town centre, Rotherham, Sheffield and Manchester. The M1 Junction 37 is just a 7 minute drive from the development making commuting easy. Smithy Wood Gate also benefits from being close to Dodworth train station, which operates services to Barnsley town centre, Sheffield, Meadowhall shopping centre and Huddersfield.

The closest bus stop to the development is on Smithy Wood Lane which is a quick a 5 minute walk away. From there, you can hop onto regular buses to Barnsley town centre.



Dodworth is surrounded by picturesque countryside, offering plenty of opportunities to get out and about and enjoy nature. The village has an extensive history, due to being formerly a coal mining town. 17 buildings in the village are recorded in the National Heritage List for England and are listed as Grade II.

The main shopping district in Dodworth is the High Street. Here you will find a library, supermarket, as well as a post office, beauty salon, pharmacy, doctor's surgery, and specialist stores including jewelry, crafts, shoes, and music shops.

For a day out, you're spoilt for choice with the National Trust's beautiful Wentworth Castle only 6 minutes from the development and Cannon Hall Farm just 15 minutes away. Cannon Hall Farm has lots of animals to see and activities to participate in, as well as a café and farm shop. For a scenic walk, Worsbrough Mill Country Park and Reservoir is just 8 minutes from the development.

The closest primary schools to Smithy Wood Gate are Keresforth Primary School, Dodworth St John CofE Primary School, Shawlands Primary School and Joseph Locke Primary School.

For secondary education, Horizon Community College (ages 11-16) is a 10 minute drive away.



Development plan





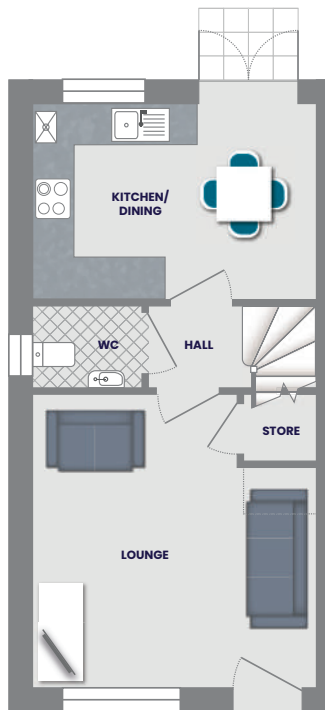
The Askham



1+ Bedroom

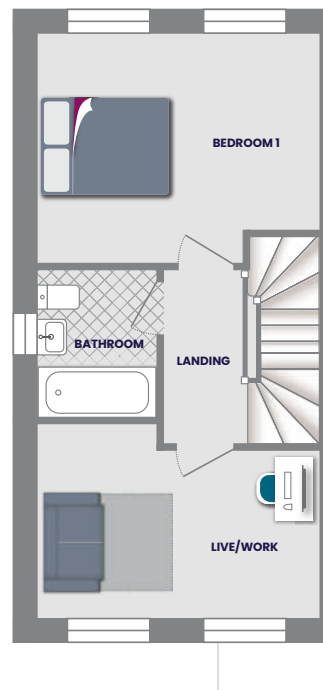


1 Bathroom



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

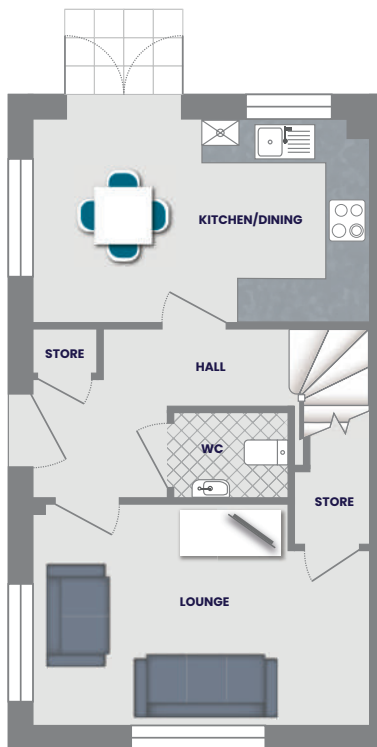
The Ferndale



2+ Bedroom

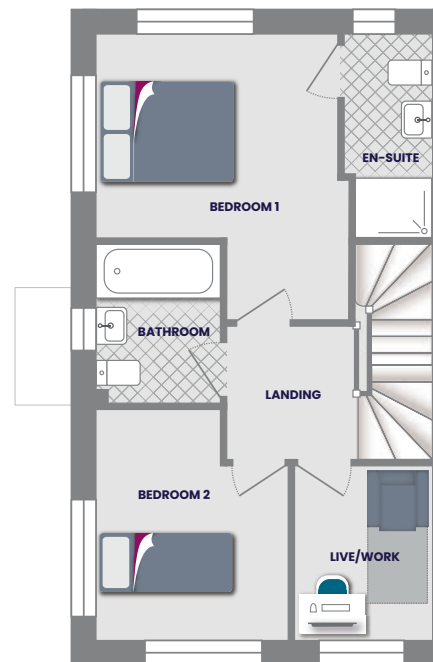


2 Bathroom



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

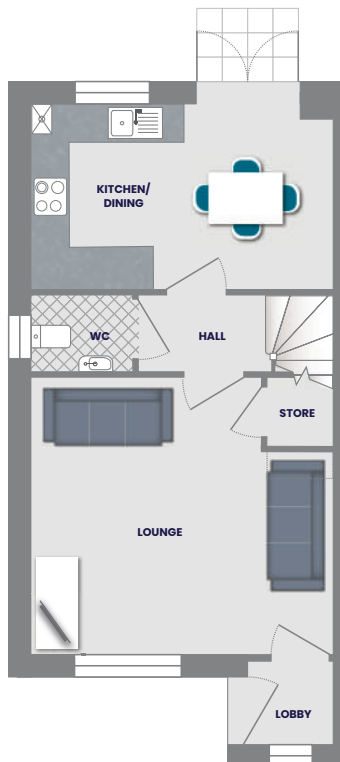
The Ripley



2+ Bedroom

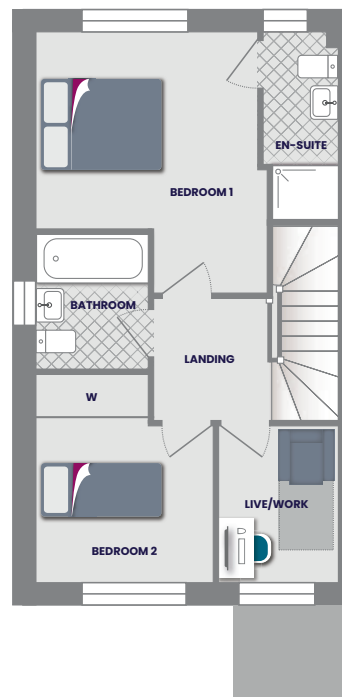


2 Bathroom



Ground Floor

Lobby	1.27m x 1.27m
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	1.17m x 1m



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

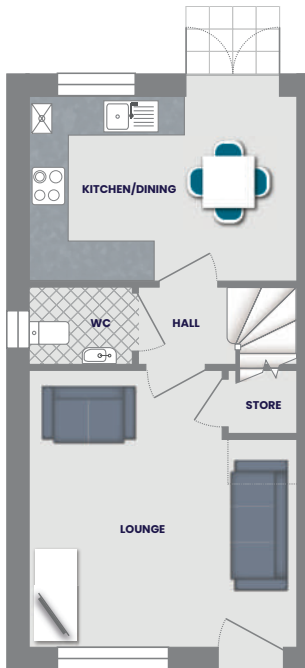
The Baildon



3 Bedroom

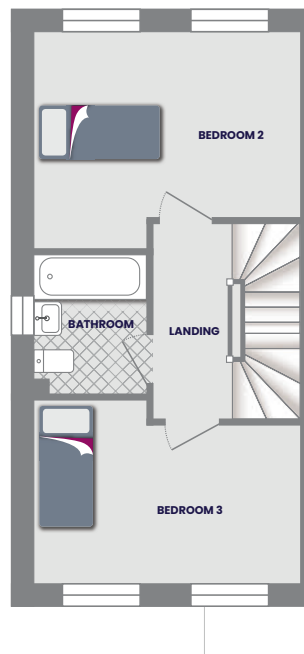


2 Bathroom



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

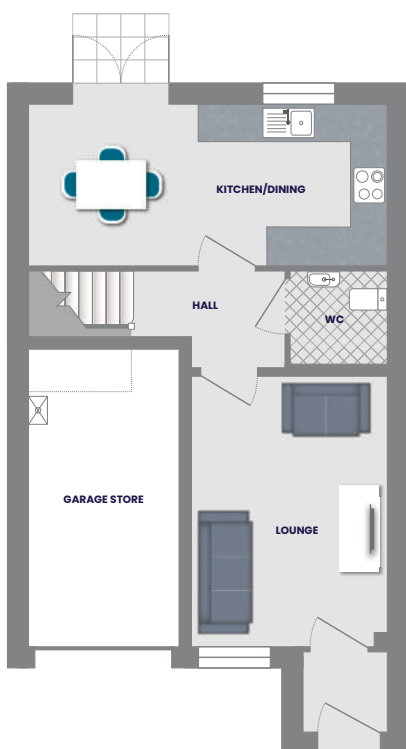
The Oakwood



3 Bedroom

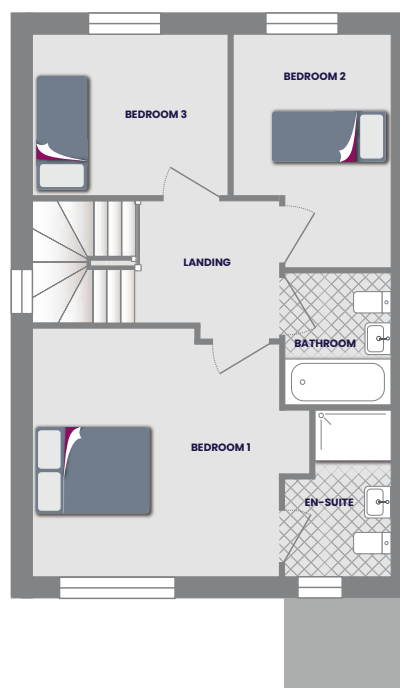


2 Bathroom



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

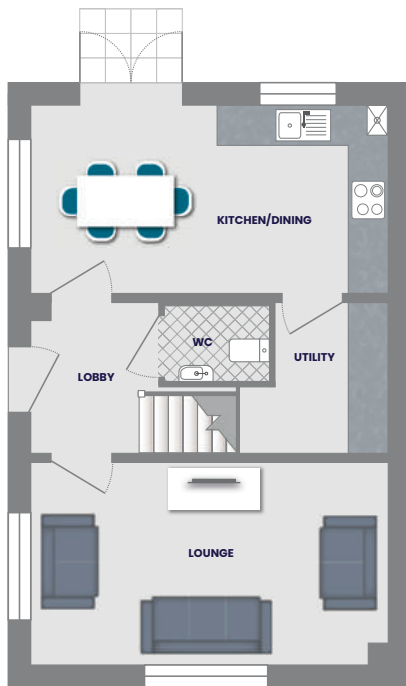
The Leyburn



3 Bedroom

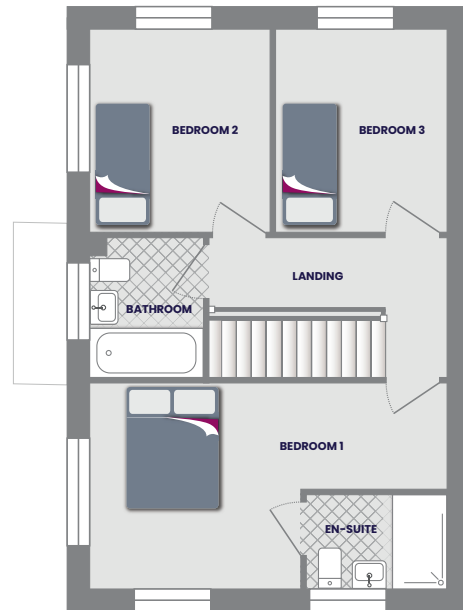


2 Bathroom



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

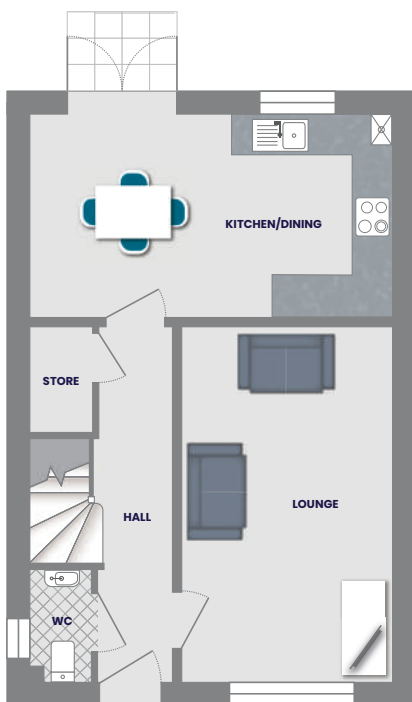
The Maltby



3 Bedroom

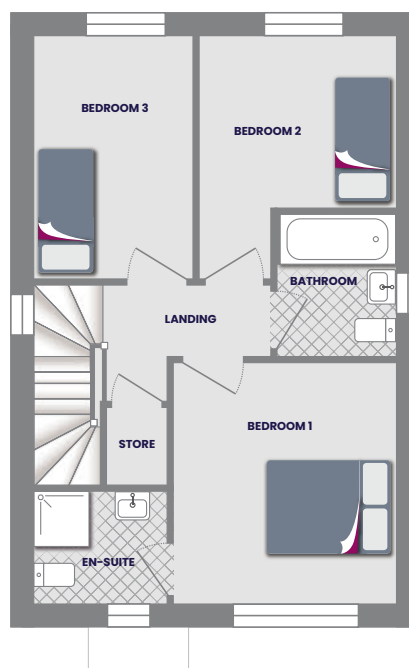


2 Bathroom



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
Store	0.86m x 1.23m

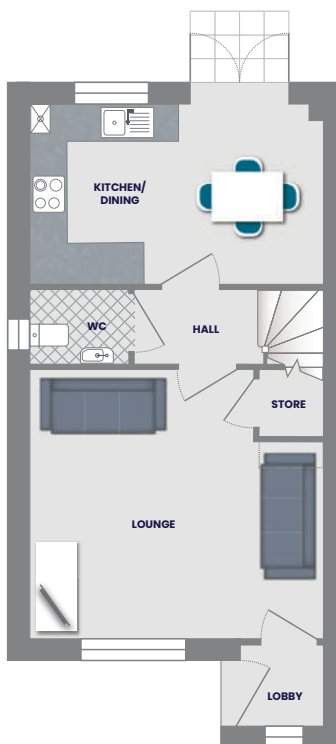
The Salisbury



3+ Bedroom

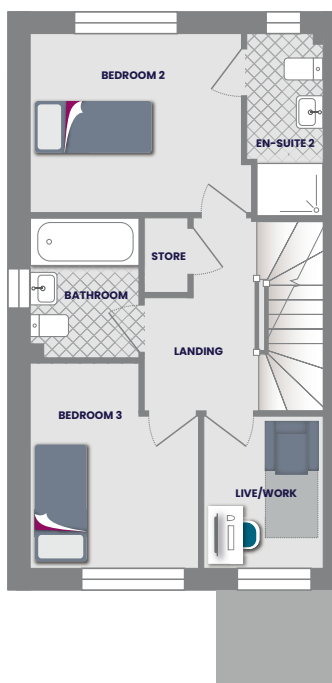


3 Bathroom



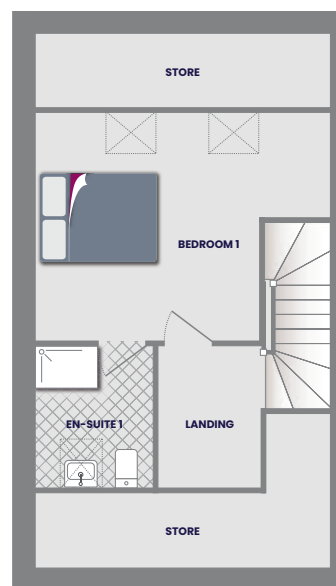
Ground Floor

Lobby	1.27m x 1.27m
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	1.17m x 1m



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

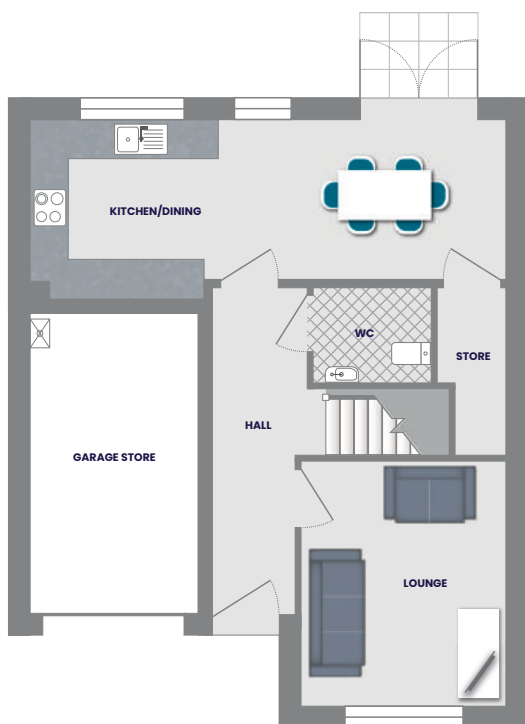
The Wentbridge



4 Bedroom

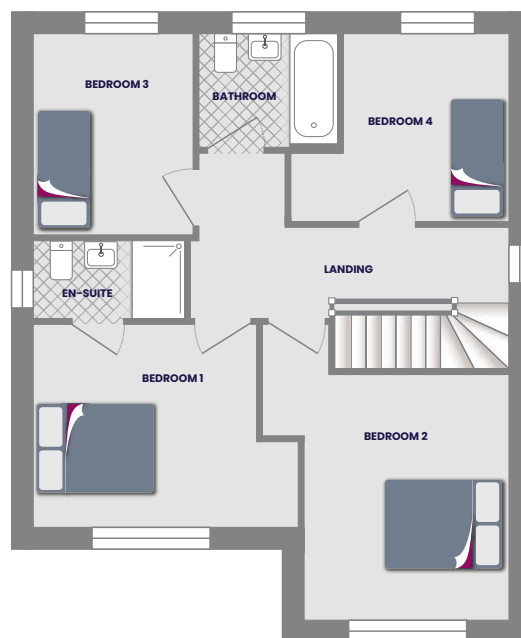


2 Bathroom



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

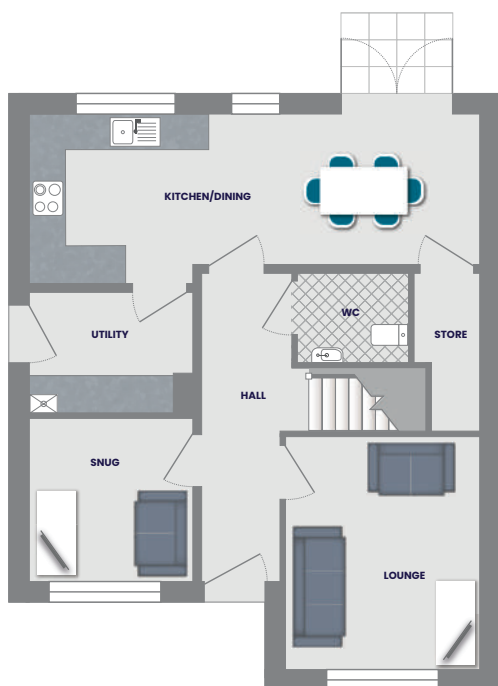
The Horbury



4 Bedroom

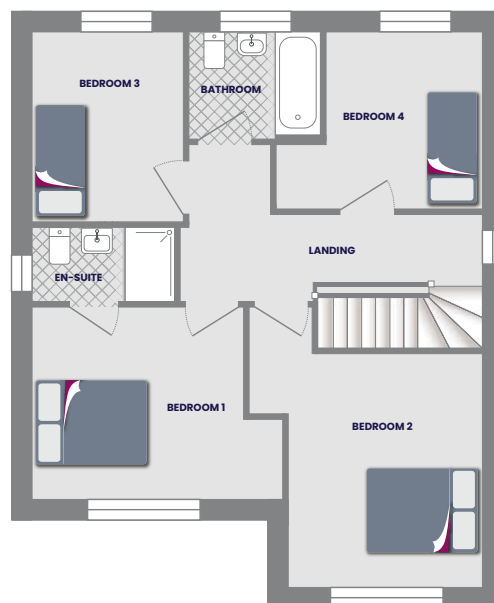


2 Bathroom



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

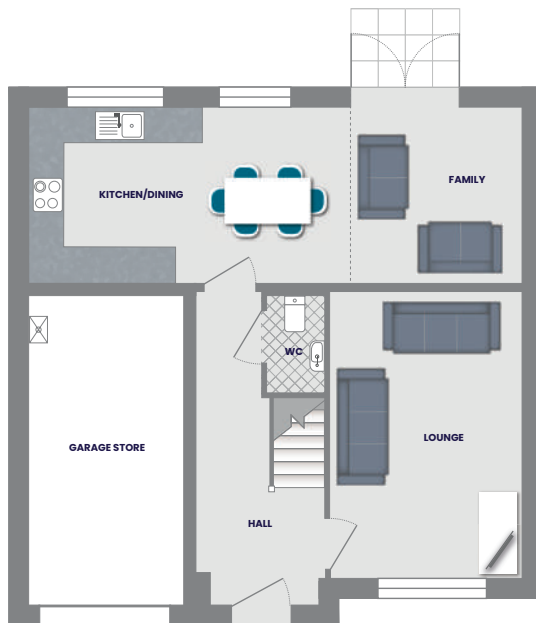
The Cookbury



4+ Bedroom

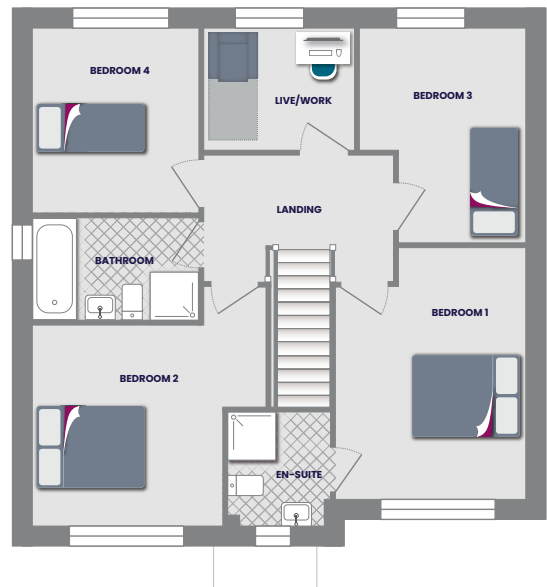


2 Bathroom



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



Specification

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 french door to access rear garden
- Low maintenance black UPVC fascia
- UPVC 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

**Ask your Sales
Advisor about
our Options
and Upgrades!**

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
- Stainless steel extractor hood
- Stainless steel splash back behind the hob
- 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
Askham	2	6	8 + 5 appliances	n/a	-	n/a	6	n/a	n/a
Baildon	2	6	8 + 5 appliances	n/a	-	n/a	6	4	4
Cookbury	2	6	10 + 5 appliances	n/a	-	n/a	6	4	4
Ferndale	2	6	8 + 5 appliances	n/a	-	n/a	6	4	n/a
Horbury	2	6	8 + 4 appliances	4 + 2 appliances	-	4	6	4	4
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
Oakwood	-	6	8 + 5 appliances	n/a	-	n/a	6	4	4
Ripley	2	6	8 + 5 appliances	n/a	-	n/a	6	4	n/a
Salbury	2	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
n/a	n/a	-	n/a	n/a	2	n/a	4	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	4	n/a
n/a	n/a	-	-	n/a	2	n/a	4	n/a
4	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	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	2	n/a	n/a	n/a
n/a	n/a	-	-	-	2	2	4	n/a
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
Website: www.jlfs.co.uk

SAFEGUARD FINANCIAL SERVICES LTD

Phone: 0191 500 8740 | Email: advice@safegfs.co.uk
Website: 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
Website: www.emsleys.co.uk

G M WILSON

Phone: 01924 291111 | Email: lisa@gmwilson.co.uk
Website: www.gmwilson.co.uk

CARTER'S SOLICITORS

Phone: 01977 703 224 | Email: info@carterssolicitors.co.uk
Website: www.carterssolicitors.co.uk

PLS

Phone: 0330 024 4536 | Email: newbusinessteam@pls-solicitors.co.uk
Website: www.pls-solicitors.co.uk



PLEASE NOTE: Avant Homes can not offer legal or financial advice. Our Panel professionals are entirely independent – Avant Homes receives no incentive for recommending them. There is no obligation to select from our Panel, but you are advised to seek financial and legal guidance when buying a new home.



Quality homes, for **everyone**.

Smithy Wood Gate

Calver Lane, Barnsley
S75 3QW

T: 01202 026970

E: smithywoodgate.sales@avanthomes.co.uk

www.avanthomes.co.uk/smithywoodgate



Avant Homes 2025
Version 1.0.3

The information contained herein is for general guidance only. Photographs portray a reasonable impression of the properties we build and sell, but some images and show homes may include upgrades or options that have since been discontinued or do not form part of a standard specification. Changes in circumstances or availability of materials may force us to make changes to finishes or elevations from those illustrated. Floor plans demonstrate the general layout of the property and room dimensions are duplicated from working drawings but these are not precise measurements to be relied upon as slight variances will occur on construction of individual properties. Site plans show the intended layout of the development, but we reserve the right to alter layouts subject to appropriate planning consents. Avant Homes cannot offer you financial or legal advice. Please speak to an independent IFA or Solicitor for financial and legal guidance when buying a new home