



WHITTLE LE WOODS

ROTHERHAM  
TOP FARM

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PRIMROSE



Introducing

## Rotherham Top Farm

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Welcome to Rotherham Top Farm, a rare collection of just eight individually designed homes including the beautifully restored Grade 2 listed farmhouse, that bring heritage and modern living into perfect balance.

At the heart of this new development lies Rotherham Top Farm, itself a landmark building now reimagined for 21st century living whilst honouring the character of its past. The six new homes have been carefully designed and crafted to sit quietly alongside, each one designed with a deep respect for the sites rural charm and a nod to its historical roots.

Welcome to Heritage Reimagined.



ROTHERHAM TOP FARM

A 17th Century landmark  
reborn for modern living,  
where crafted details meet  
contemporary comfort

# Restore

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Heritage Reimagined



ROTHERHAM TOP FARM



## Crafted for Modern Comfort

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Attention to detail is everywhere from fine local craftsmanship to the exceptional interior finishes.



The spirit of Rotherham Top Farm lives on in every home. Traditional, hand-crafted details – galleried staircases with views through expansive windows to landscaped gardens, finely finished architraves, and bespoke timber work – reflect the character and heritage of the original farmhouse.

These carefully considered features bring a sense of authenticity, harmony, and enduring beauty to each residence.

A home can only be truly enjoyed when the fundamentals are carefully considered. These beautifully crafted homes are thoughtfully planned for the way we live today.



Inside, the homes offer generous living spaces designed for today, yet layered with the character of a historic setting.

Spacious kitchens open to family and dining areas, filled with natural light, while intimate sitting rooms and elegant bathrooms provide moments of calm and luxury. Seamlessly blending the old and new, every feature works in quiet harmony.



Enjoy country walks just minutes from your doorstep, along with excellent connectivity via three major motorway links.

# Breathe

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Space to Breathe

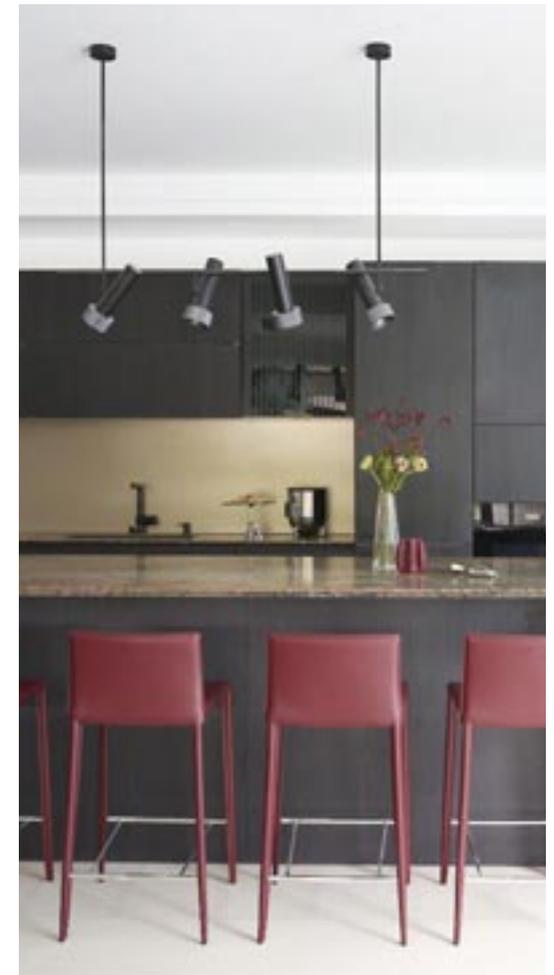


ROTHERHAM TOP FARM



Each home is individually crafted to respect the site's rural charm, creating houses that feel both timeless and connected. Natural materials, textured finishes, and landscaped gardens reflect the surrounding countryside, establishing a true sense of belonging.

One coherent style unites every home, signalling quality and belonging the moment you arrive.





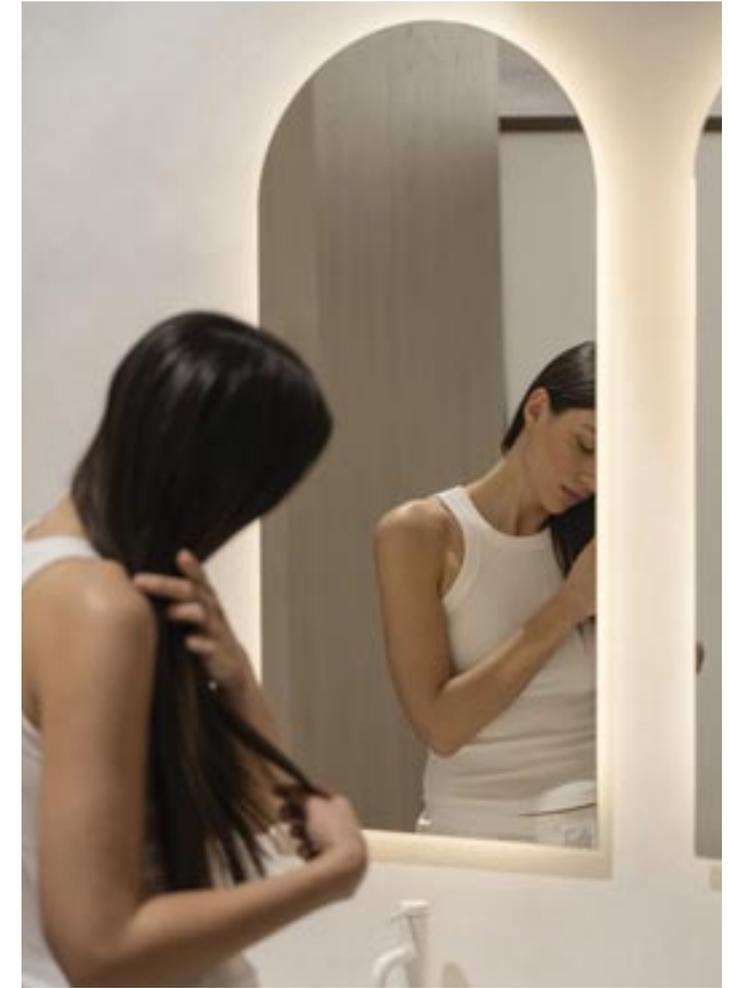
Expect fully integrated SieMatic kitchens, elegant bathrooms by Roca and a luxury specification throughout all delivered in collaboration with Primrose renowned for their considered approach to housebuilding, their attention to detail and elevated design sensibility.



These fabulous family homes have a beautifully appointed kitchen, family and dining room, with doors opening out onto the garden. The ground floor also boasts a utility, cloaks and separate sitting room.



Thoughtfully designed homes that combine high-specification interiors with energy efficiency and ease of access, all set within a semi-rural landscape.



These homes at Rotherham Top Farm, are crafted to complement their surroundings, respecting both the character of the area and the beauty of the environment.



Rotherham Top Farm offers stylish Roca bathrooms, in a choice of luxury finish.



Our passion for delivering attractive and adaptable homes, tailored to the needs of the individual, extends way beyond the ordinary.

Find stillness in solid  
walls, soft light,  
and the calm rhythm  
of village life.

# Quietude

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Heart of Home



ROTHERHAM TOP FARM

# House Plot 1



## Ground Floor

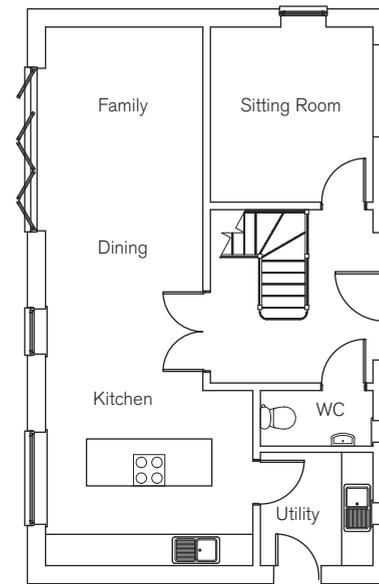
Room	m	ft
Kitchen Dining Family	10.36 x 4.01*	33.99 x 13.16
Sitting Room	3.40 x 3.15	11.15 x 10.33
Utility	2.20 x 2.20	7.22 x 7.22
WC	2.20 x 1.10	7.22 x 3.61

## First Floor

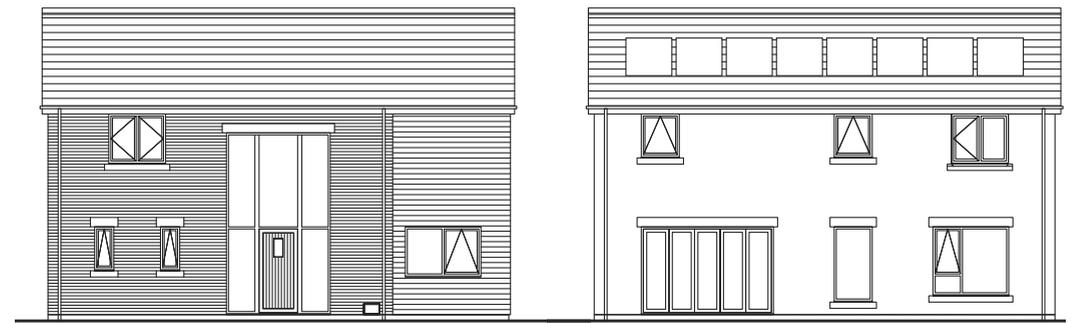
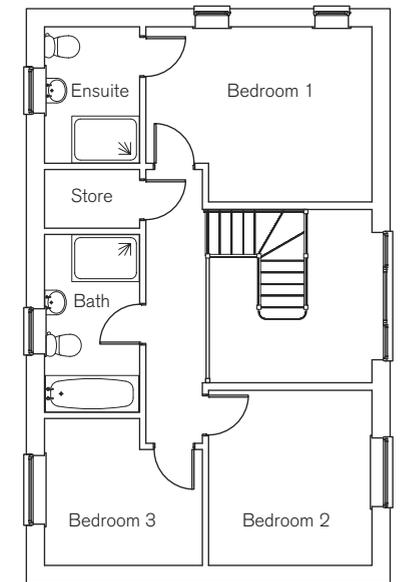
Room	m	ft
Bedroom 1	4.36 x 3.40	14.30 x 11.15
Ensuite	2.65 x 1.85	8.69 x 6.07
Bedroom 2	3.40 x 3.16	11.15 x 10.37
Bedroom 3	3.05 x 2.85	10.01 x 9.35
Bathroom	3.43 x 1.85	11.25 x 6.07

\*Width shown at the widest point

## Ground Floor



## First Floor



# House Plot 2



## Ground Floor

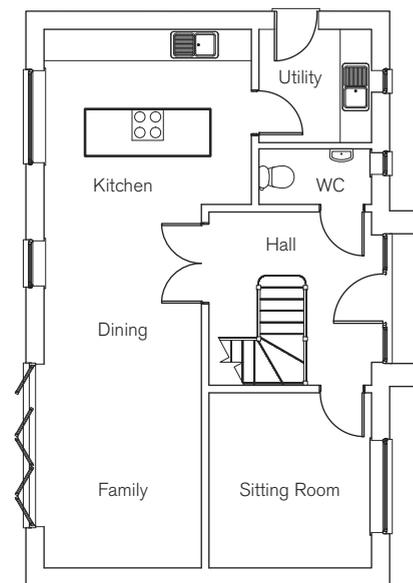
Room	m	ft
Kitchen Dining Family	10.36 x 4.01*	33.99 x 13.16
Sitting Room	3.40 x 3.15	11.15 x 10.33
Utility	2.20 x 2.20	7.22 x 7.22
WC	2.20 x 1.10	7.22 x 3.61

## First Floor

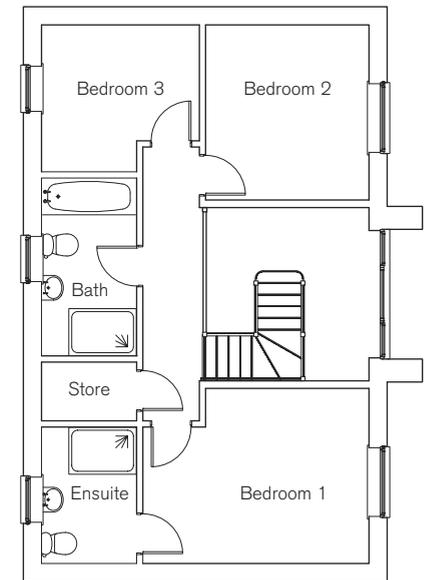
Room	m	ft
Bedroom 1	4.36 x 3.40	14.30 x 11.15
Ensuite	2.65 x 1.85	8.69 x 6.07
Bedroom 2	3.40 x 3.16	11.15 x 10.37
Bedroom 3	3.05 x 2.85	10.01 x 9.35
Bathroom	3.43 x 1.85	11.25 x 6.07

\*Width shown at the widest point

## Ground Floor



## First Floor



# House Plot 3



## Ground Floor

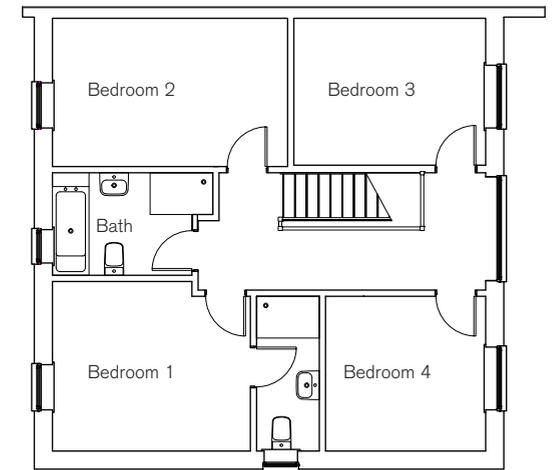
Room	m	ft
Kitchen Dining Family	8.34 x 4.44	27.36 x 14.57
Sitting Room	3.69 x 2.86	12.11 x 9.38
Utility	3.69 x 2.40*	12.11 x 7.87
WC	1.99 x 1.10	6.53 x 3.61

## First Floor

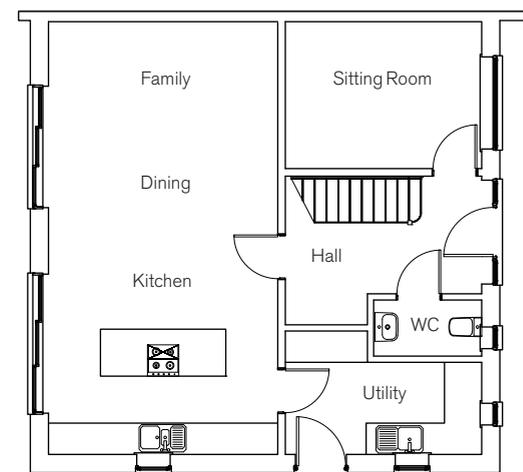
Room	m	ft
Bedroom 1	3.82 x 3.28	12.53 x 10.76
Ensuite	3.0 x 1.23	9.84 x 4.03
Bedroom 2	4.54 x 2.88	14.89 x 9.45
Bedroom 3	3.60 x 2.86	11.81 x 9.38
Bedroom 4	3.00 x 2.99	9.84 x 9.81
Bathroom	2.71 x 1.99	8.89 x 6.53

\*Width shown at the widest point

## First Floor



## Ground Floor



# House Plot 4



## Ground Floor

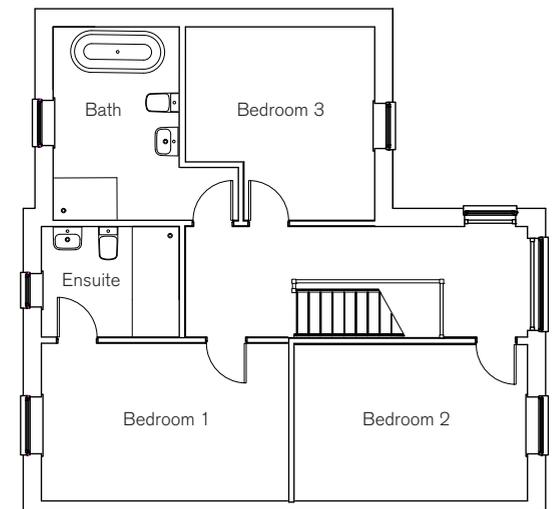
Room	m	ft
Kitchen Dining Family	9.13 x 4.76*	29.95 x 15.62
Lounge	4.49 x 3.04	14.73 x 9.97
Utility	2.43 x 2.15	7.97 x 7.05
WC	2.15 x 1.20	7.97 x 3.94

## First Floor

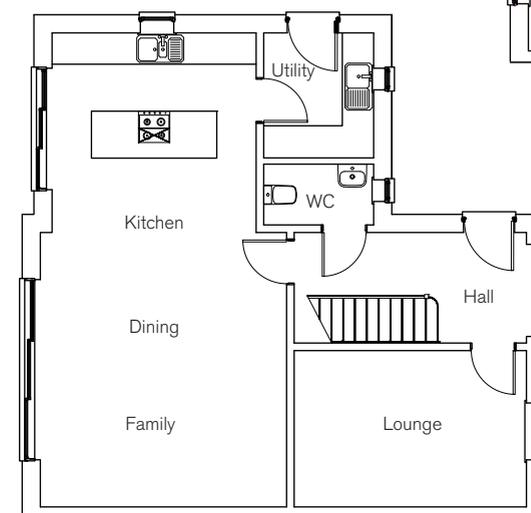
Room	m	ft
Bedroom 1	4.76 x 3.06	15.61 x 10.04
Ensuite	2.68 x 2.14	8.79 x 7.02
Bedroom 2	4.49 x 3.04	14.73 x 9.97
Bedroom 3	3.74 x 3.66	12.27 x 12.01
Bathroom	3.74 x 3.57*	12.27 x 11.71

\*Width shown at the widest point

## First Floor



## Ground Floor



# House Plot 5



## Ground Floor

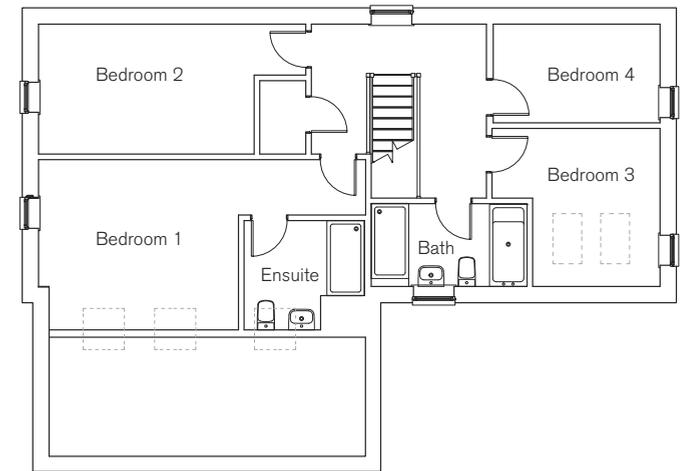
Room	m	ft
Kitchen Dining Family	6.99 x 5.64	22.93 x 18.50
Lounge	5.64 x 3.60	18.50 x 11.81
WC	2.50 x 1.09	8.20 x 3.57

## First Floor

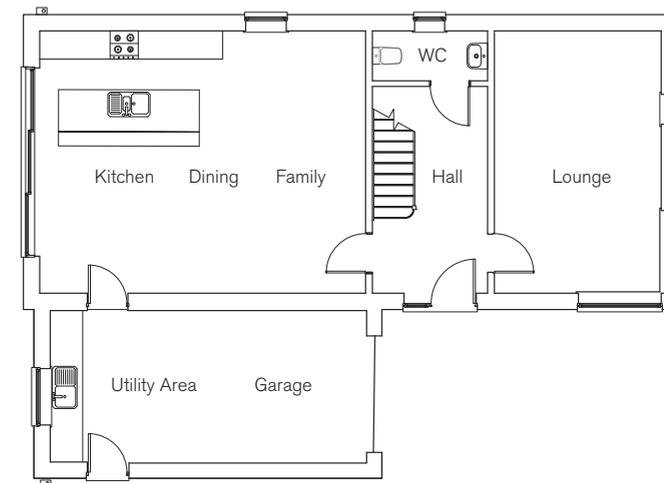
Room	m	ft
Bedroom 1	4.07 x 3.71	13.35 x 12.17
Ensuite	2.62 x 2.41	8.59 x 7.91
Bedroom 2	5.73* x 2.81	18.80 x 9.22
Bedroom 3	3.31 x 2.75	10.86 x 9.02
Bedroom 4	3.60 x 2.14	11.81 x 7.02
Bathroom	3.35 x 1.80	10.99 x 5.90

\*Width shown at the widest point

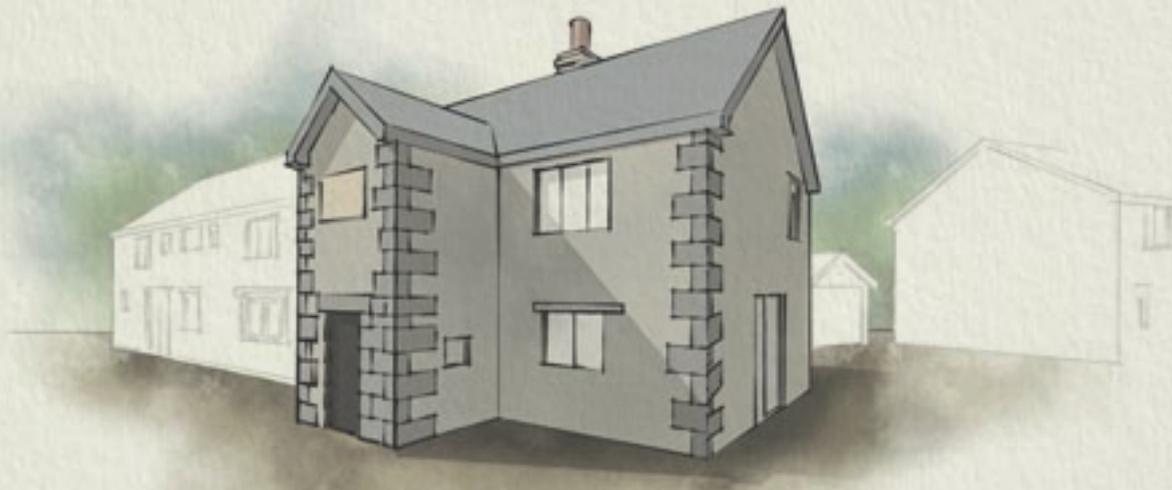
## First Floor



## Ground Floor



# Farmhouse Plot 6



## Ground Floor

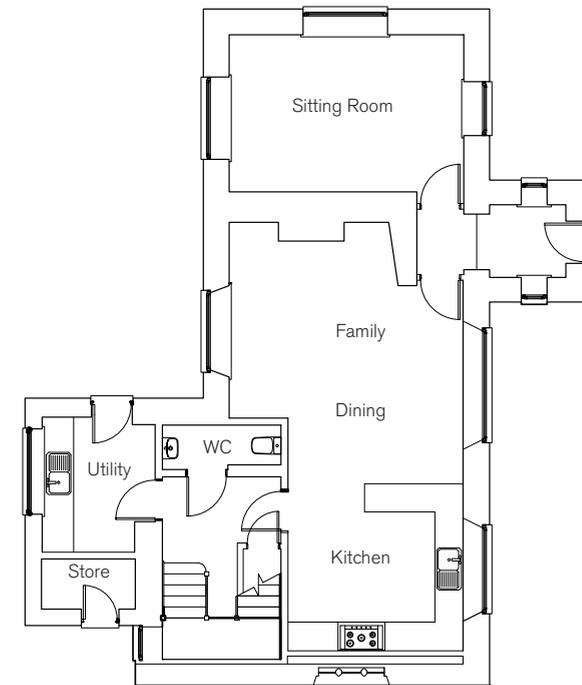
Room	m	ft
Kitchen Dining Family	9.15 x 5.00*	30.02 x 16.40
Sitting Room	5.00 x 3.35	16.40 x 10.99
Utility	2.93 x 2.45	9.61 x 8.04
WC	2.50 x 0.90	8.20 x 2.95

## First Floor

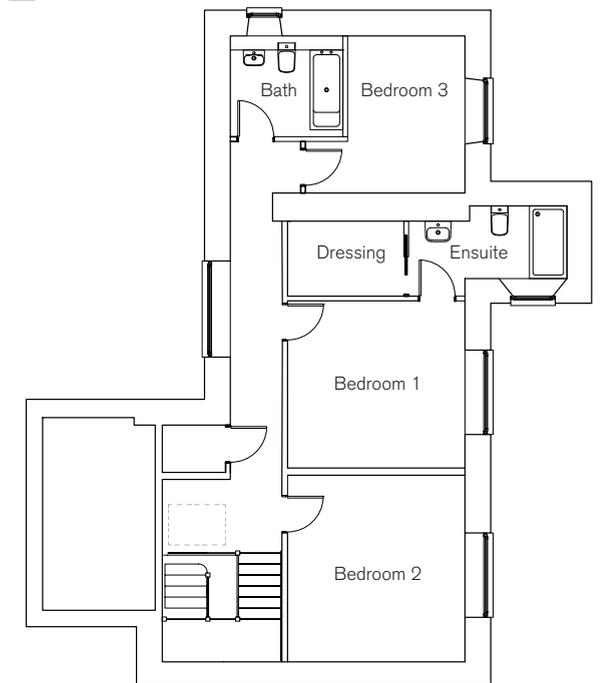
Room	m	ft
Bedroom 1	3.78 x 3.57	12.40 x 11.71
Ensuite	3.38 x 1.55	11.10 x 5.08
Dressing	2.48 x 1.60	8.14 x 5.25
Bedroom 2	3.98 x 3.78	13.06 x 12.40
Bedroom 3	3.35 x 2.50	10.99 x 8.20
Bathroom	2.40 x 2.15	7.87 x 7.05

\*Width shown at the widest point

## Ground Floor



## First Floor



# Farmhouse Plot 7



## Ground Floor

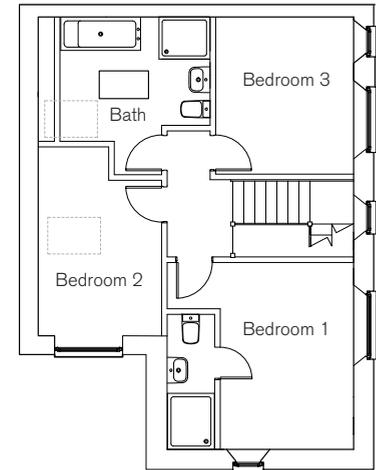
Room	m	ft
Kitchen Dining	5.68 x 5.32*	18.63 x 17.45
Lounge	5.08 x 4.29	16.66 x 14.07
Study	3.34 x 2.35	10.96 x 7.71
Inner Hall	3.32 x 2.32	10.89 x 7.61
WC	2.12 x 0.81	6.95 x 2.66

## First Floor

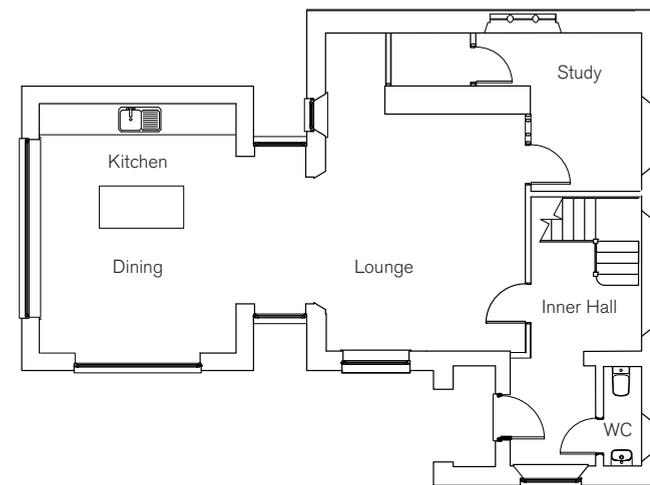
Room	m	ft
Bedroom 1	3.99 x 2.84	13.09 x 9.32
Ensuite	2.88 x 1.01	9.44 x 3.31
Bedroom 2	4.03 x 2.62	13.22 x 8.59
Bedroom 3	3.34 x 2.94	10.95 x 9.64
Bathroom	3.22 x 2.64	10.56 x 8.66

\*Width shown at the widest point

## First Floor



## Ground Floor



# Site Layout

This site plan for Rotherham Top Farm presents a thoughtfully designed layout for this exclusive development.

At its heart is the beautifully restored Grade II listed farmhouse, complemented by a collection of individually designed new homes. Each residence sits on a generous plot with a private driveway, offering space, privacy, and a strong connection to the surrounding rural landscape.

Shared access roads and communal spaces have been seamlessly integrated, enhancing the development's cohesive atmosphere. The plan offers a clear overview of the site, allowing you to appreciate the unique setting and the careful positioning of each home within this distinctive and historic location.

-  House Plot 1
-  House Plot 2
-  House Plot 3
-  House Plot 4
-  House Plot 5
-  Farmhouse Plots 6 and 7

The areas shown on this site plan indicate the position of each property and are not representative of individual plot sizes.



# Specification

## Construction

<b>Walls</b>	Traditional cavity wall construction in brick finishes (some plots feature cladding).
<b>Roof</b>	Sandtoft Rivius roof tiles in anthracite, laid over air-permeable felt.
<b>Windows</b>	Double-glazed PVCu windows to all properties, with trickle ventilation and lockable casements to ground floor windows.

## Exterior

<b>External Doors</b>	Aluminium bi-fold doors (plot specific). GRP composite front and rear doors with multi-point locking systems.
<b>Garage</b>	Electrically operated garage doors. Powder-coated roller shutter or up-and-over garage doors (plot specific).  Personnel door to garage (plot specific).  Double electrical socket and internal lighting to all garages.
<b>Charging Point</b>	Electric vehicle charging point provided.
<b>Exterior Lighting</b>	Front entrance door, and main rear door.
<b>Patio/Pathways</b>	Indian stone or equivalent, patio and pathways.
<b>Driveway</b>	Tarmacadam driveway.
<b>Boundary</b>	1.8m fencing and rear access gate to garden, as per planning drawings.  PVCu fascias and bargeboards.  Black rainwater goods.
<b>Landscaping</b>	Front gardens planted in accordance with approved landscape scheme.  Rear gardens turfed or seeded (season dependent).
<b>Services</b>	Outside tap. External electrical double socket. Tarmacadam finish to road.

## Interior

<b>Walls</b>	Off-white emulsion finish to walls, with matching woodwork in satin.
<b>Ceilings</b>	Flat skim plaster finish throughout.
<b>Chimney</b>	Plot 6 and 7, feature Class 1 chimney.
<b>Internal Doors</b>	Internal doors in a choice of finishes.
<b>Door Furniture</b>	Choice of ironmongery to complement door selection.
<b>Internal Joinery</b>	5-inch skirting and 3-inch architrave profiles as standard.
<b>Staircase</b>	Feature open or closed string staircase (plot specific), with spindles and newel posts finished in off-white satin paint, and an oak handrail.  Galleried Landing (plot specific).
<b>Heating and Energy Efficiency</b>	Programmable gas central heating. Thermostatically controlled underfloor heating to ground floor, radiators to the first floor.  Photovoltaic panels fitted to roofs (plot specific).
<b>Telephone Point</b>	To Lounge or Hall.
<b>TV Point</b>	Standard to all rooms, with the exception of Bathrooms, Utility and Cloaks.
<b>Internal Lighting</b>	LED ceiling downlights fitted to Kitchen, Dining Family Rooms, Bathroom and En-Suite. Pendant lighting to all other rooms.
<b>Smoke Detectors</b>	Mains-powered smoke and carbon monoxide detectors with battery back-up in the event of a power failure.

## Kitchen and Utility

<b>Kitchen</b>	SieMatic fully fitted kitchen, available in a choice of colours and finishes with complementary worktops.
<b>Sockets</b>	Brushed steel sockets fitted above Kitchen and Utility worktops.
<b>Appliances</b>	Integrated appliances including single oven, combination microwave, vented induction hob (plot specific), extractor, fridge freezer, and dishwasher.

## Bathroom and En-suite

<b>Cloakroom</b>	Elegant WC by Roca, with vanity unit offered in a range of colours and finishes.
<b>Main Bathroom</b>	Contemporary Roca sanitaryware paired with Hansgrohe taps and showers.  Showers feature both a fixed head and handheld rinse set (plot specific). Vanity units by Roca, available in a choice of colours and finishes.
<b>Shower</b>	IBox concealed installation system fitted to main Bathroom and En-Suite 1 for a clean, streamlined finish.
<b>Wall/Floor Tiles</b>	Wall tiling in a choice of colours and designs, available in ceramic or porcelain (client choice). Full-height tiling to shower areas; partial wall tiling elsewhere.  Floor tiling throughout Bathrooms and En-suites.
<b>Heating</b>	Chrome-effect heated towel warmers fitted as standard to Bathrooms and En-suites.
<b>Accessories</b>	Shaver points provided to all Bathrooms and En-suites for added convenience.

Properties within this development will be sold as Freehold, meaning purchasers will own their homes and the land they stand on outright. However, the access road and any communal areas within the site will remain private and will not be adopted by the local authority.

To ensure their ongoing upkeep and management, a Management Company will be established for residents, who will collectively oversee and contribute to the maintenance, repair, and general administration of these shared spaces.

Please note:  
The information provided in this specification overview, is intended for general guidance purposes only. It does not form part of any contract, nor should it be relied upon as constituting a representation, warranty, or guarantee.

Disclaimer:  
Images shown in this brochure are for illustrative lifestyle purposes only and do not represent the final room fit-outs at Rotherham Top Farm.



Pride of Place

## About Primrose

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Over the past 30 years, Primrose has quietly built a reputation as one of the region's most respected and accomplished property developers.

Their work is contemporary in spirit, yet rooted in a deep respect for place, tradition and material integrity. Each project is shaped by a pursuit of timelessness and an architectural language defined by simplicity, elegance and lasting quality. While their influences span from local vernacular to modernist ideas, every Primrose home carries a distinct identity, one that is considered, characterful, and unmistakably their own.



ROTHERHAM TOP FARM

Designing with conscience.  
Building with care.

At the heart of Primrose's approach is a commitment to creating with care, considering not just form and function, but also the wider impact of every decision we make. We believe good design is thoughtful, responsible, and rooted in a deep respect for people, place, and the future.

With over 30 years' experience, Primrose has built a trusted reputation for delivering high quality, beautifully designed, age-exclusive homes. Our passion lies in crafting attractive, adaptable living spaces, homes that are thoughtfully tailored to individual needs and aspirations.

At Primrose, we believe a home should offer more than just a place to live. It should provide comfort, security, and a lasting investment, delivering peace of mind today and for the future.

Our reputation is founded on combining traditional craftsmanship and technical expertise with a clear, imaginative vision. We understand that the essentials must be perfect before a home can truly be enjoyed. Every detail matters, and we are committed to bringing creativity, care, and unique character to every property we create.

## Primrose Homes

Built for life, crafted with care.

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# PRIMROSE

### Elevations and Floor Plans

Illustrations are typical of elevations and may vary. All room dimensions are subject to a +/-55mm (2.2 inches) tolerance and are based on the maximum measurements within each room. This information is for guidance only and does not form part of any contract or constitute a warranty. Please speak to our sales consultant for specific elevations, room dimensions and external paint finishes.

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These particulars are issued without any responsibility on the part of the agent or the vendor and are not to be construed as containing any representation or fact upon which any person is intended to rely. Neither the agent the vendor, nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property.

**May 2025**

### Sales Enquiries

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christine@primroseholdings.co.uk

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Primrose Holdings (1995) Ltd.  
Registered in England and Wales  
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### Architects

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213 Preston Road  
Whittle-le-Woods Chorley  
Lancashire PR6 7PS

01257 261555  
www.lmparchitects.co.uk

LMP Architectural Consultants  
is the trading name of  
Lawson Margerison Practice Ltd.  
Registered in England and Wales  
No. 5597973

### Brochure

Design by Design LSC  
01254 832691  
www.designlsc.com

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Primrose Pledge

## Our Legacy

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We believe we have a responsibility to this and future generations; to ensure that the legacy we leave behind, is one that we are extremely proud of.



ROTHERHAM TOP FARM



ROTHERHAM TOP FARM