



WILLOW HEIGHTS

THURNSCOE

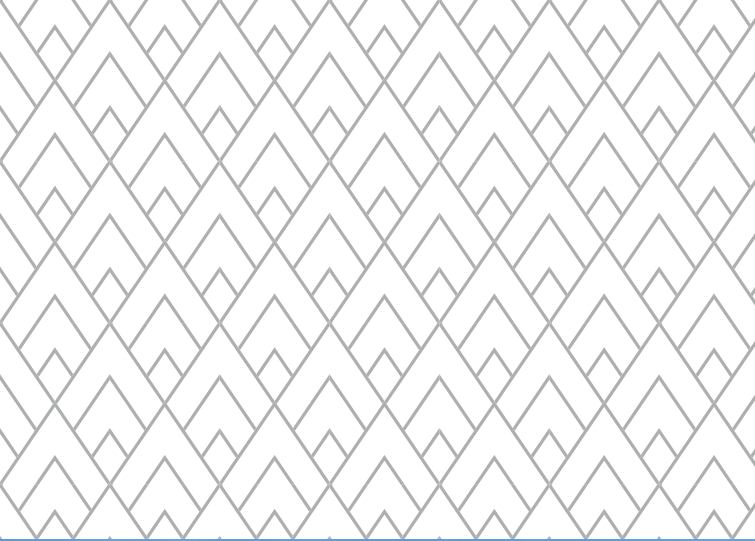
DISCOVER WHAT
MODERN LIVING
IS ALL ABOUT

keepmoat.com





SCHOOL STREET, THURNSCOE, SOUTH YORKSHIRE, S63 0AW



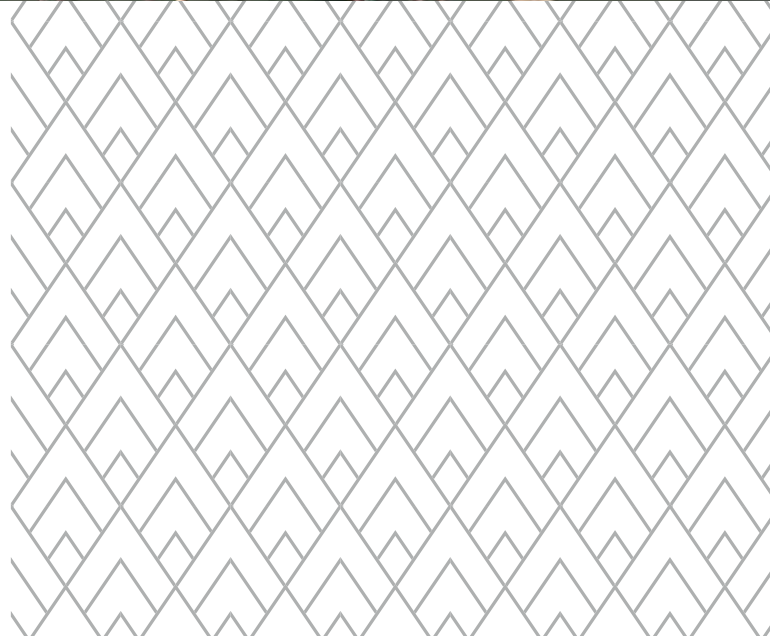
WILLOW
HEIGHTS

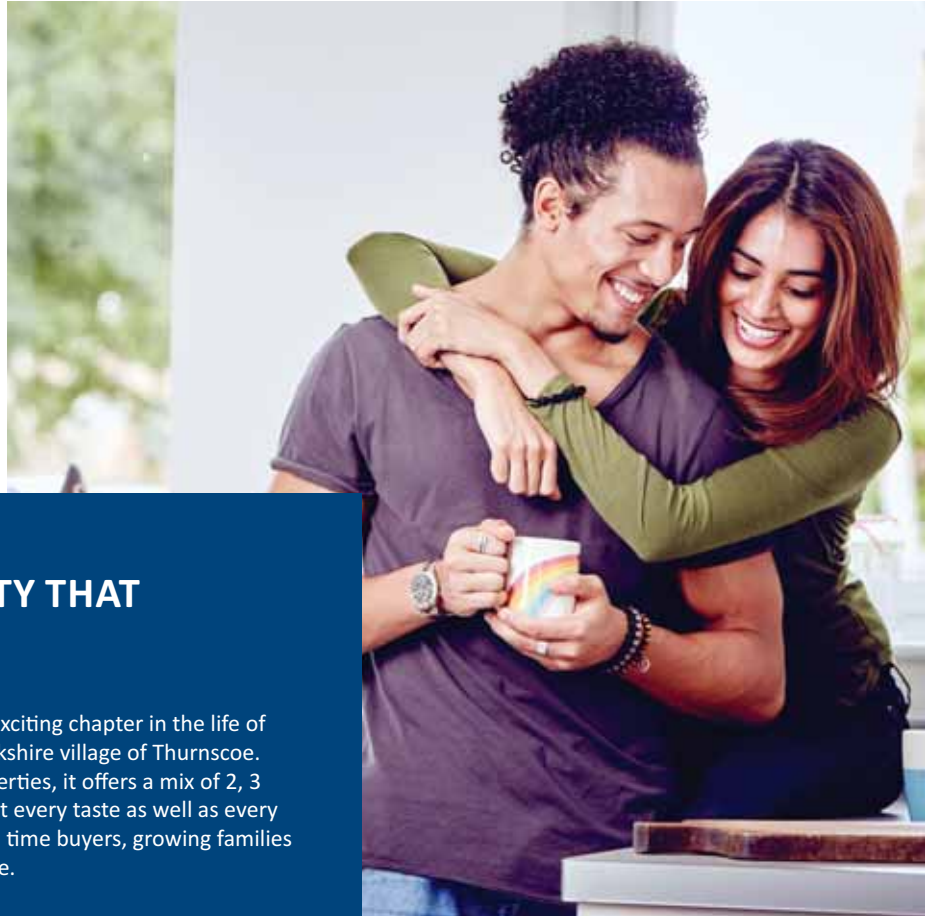
► WELCOME TO
WILLOW HEIGHTS



Artists impression, play equipment is an example only.

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





A GROWING COMMUNITY THAT HAS IT ALL

The new phase at Willow Heights is the next exciting chapter in the life of this growing new community in the South Yorkshire village of Thurnscoe. Featuring an impressive selection of 360 properties, it offers a mix of 2, 3 and 4 bedroom homes. With something to suit every taste as well as every budget, this is the perfect opportunity for first time buyers, growing families and downsizers alike to own their dream home.

As well as boasting an exciting range of new homes, this new phase also has the benefit of being in the ideal location for commuting. Willow Heights places you between Barnsley, Doncaster, Leeds, Wakefield and Sheffield.

With all this, plus a great selection of shops, supermarkets, schools and recreational facilities all on the doorstep, Willow Heights is sure to tick every box.

Plus with great schemes like Easymove moving could be more straightforward than you think.



Easymove



▶ LIFE IN THURNSCOE

TAKING LIVING TO NEW HEIGHTS

What makes Willow Heights such an attractive option isn't just the superb choice of high-quality homes on offer, but also it's handy location in the village of Thurnscoe. Just a short stroll down the road takes you to a selection of handy local shops, a post office and choice of supermarkets. While a choice of places to eat, drink and meet friends is also yours to discover. Alternatively, hop in the car and take a short drive to either Corton Wood Retail Park or Parkgate Retail World which both offer a great choice of high street favourites.

Families will be pleased to know that children of all ages can look forward to a great education. The village has a choice of local primary schools, while the secondary school of Dearne Academy, is just down the road in the nearby village of Goldthorpe.

Life at Willow Heights is also perfect for those who enjoy their exercise. In the village is a bowling green and multi sports court as well as parks and miles of country walks. Golfers can enjoy a round at nearby Hickleton Golf Course, while those who prefer their sport a bit more active can head to Dearnside Leisure Centre.

Thanks to its great central location in the centre of Yorkshire no two days out need ever be the same. In fact, you only have to go to Xcape in Glasshoughton, just off the M62, for everything from Snowzone and Gravity Rocks to Adventure Golf and Cineworld. You can also head into Leeds or Sheffield with ease to take in the sights and sounds of either buzzing city. Or, if you prefer a more relaxing experience, simply visit Phoenix Park down the road with its climbing wall, carved farmyard animals, maze, and art gallery.

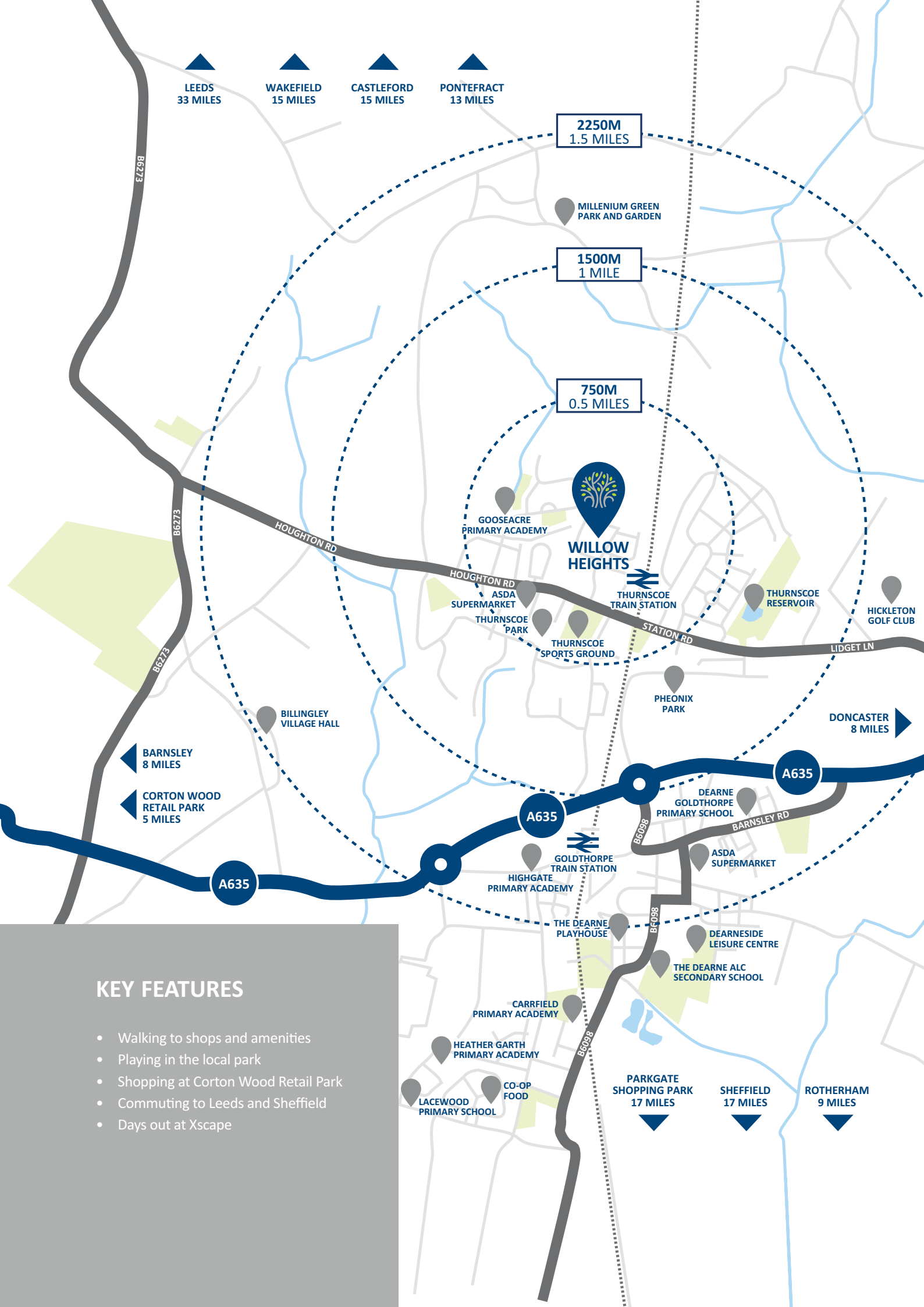


▼ Phoenix Park ▲



Barnsley Town Hall ▲

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KEY FEATURES

- Walking to shops and amenities
- Playing in the local park
- Shopping at Corton Wood Retail Park
- Commuting to Leeds and Sheffield
- Days out at Xscape

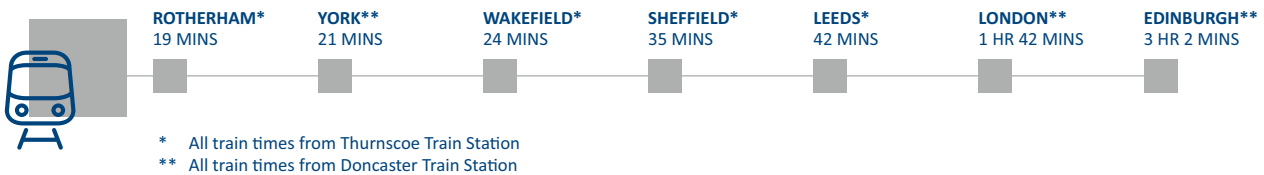
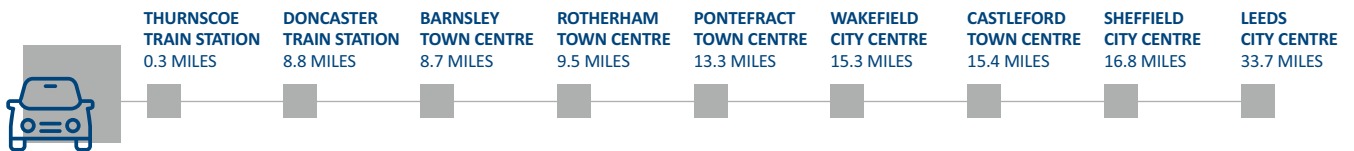
▶ TRAVEL LINKS

THE IDEAL COMMUTING HUB

Willow Heights lets you enjoy the best of village life while still being within an easy commute to a host of cities and towns. Both Barnsley and Doncaster are less than 10 miles away, while Sheffield is then less than 20 miles. Last and by no means least, Leeds is around 30 miles away with easy access along the A1 or M1 motorways.

If you prefer to use the train, then you'll be pleased to know that the village train station is walking distance from your door. With regular services to the bright lights of Sheffield and Leeds, you can travel near and far with ease. Getting about by bus is also a breeze with choice of local services stopping in the area.

It's also just as easy to jump on a plane as Doncaster Sheffield Airport is a half hour drive away. With international flights the world's your oyster.



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

WELCOME

LOCATION

▶ TRAVEL LINKS

PICTURE YOURSELF HERE

SITE PLAN

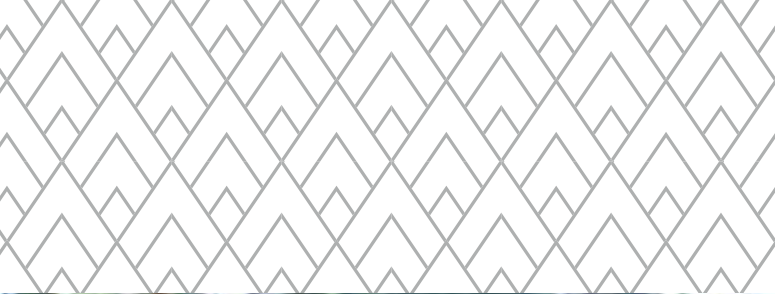
MAKE IT YOUR OWN

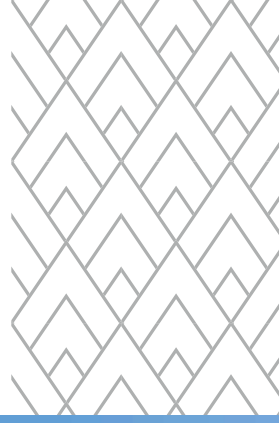
SPECIFICATION

HEALTH & SAFETY

YOUR BUYING GUIDE

30,000 HOMES & COUNTING

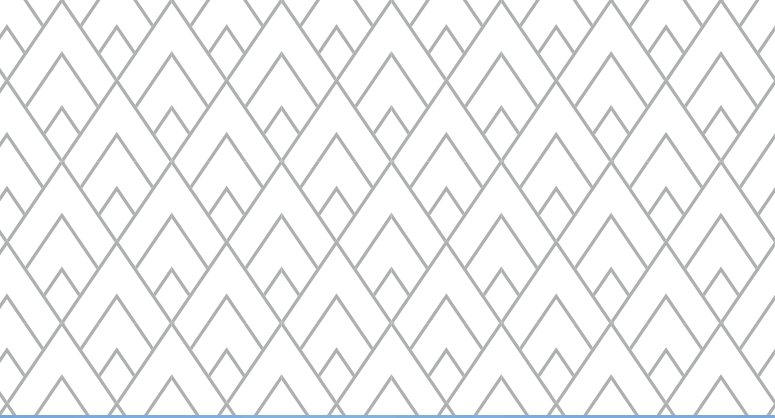




▶ TRAVEL LINKS



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► SITE PLAN

- THE ABBEY
2 bedroom home
- THE LAWTON
2 bedroom home
- THE DANBURY
3 bedroom home
- THE OAKES
3 bedroom home
- THE HADLEY
3 bedroom home
- THE BAMBURGH
3 bedroom home
- THE TURTON
4 bedroom home
- THE HARDWICK
4 bedroom home
- AFFORDABLE HOMES

SALES INFORMATION CENTRE
Plots 242 & 243 Garages

SHOW HOMES
Plots 243 - 247



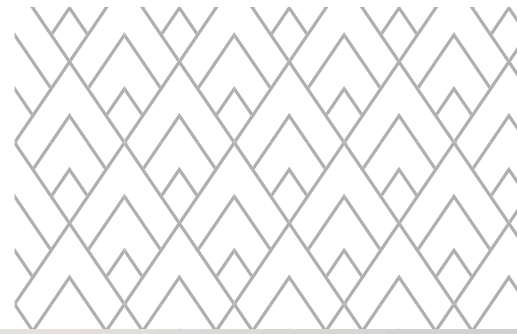
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Please Note: This site plan is only a guide to the above development. It does not bind or imply that the layout will be as indicated. Please see our Home Sales Executive for full specification and plot details at this development.



► 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, smart modern designs and living spaces that are designed with families in mind. Benefitting from 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 with not one, but two warranties. Our two year Keepmoat Homes Customer Care Warranty, as well as the NHBC 10 Year Building Warranty.

Practical and stylish homes that are perfectly suited to the demands of modern living.



► 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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GENERAL

- ✓ Chrome finish ironmongery to internal doors
- ✓ Landscaped front garden*
- ✓ 1.8m close boarded fence* Plot specific treatments should be discussed with your Sales Executive
- ✓ UPVC double glazed windows
- ✓ UPVC double glazed French doors
- ✓ 2 zone programmable gas central heating system with thermostatic radiator valves

DECORATING

- ✓ Matt emulsion painted walls and ceilings
- ✓ White gloss paint to interior woodwork

KITCHEN / UTILITY

- ✓ Choice of kitchen units*
- ✓ Choice of worktop with upstand*
- ✓ Stainless steel conventional electric oven
- ✓ Gas hob
- ✓ Stainless steel splashback
- ✓ Integrated extractor hood
- ✓ Stainless steel single bowl sink
- ✓ Boiler housing

SAFETY & SECURITY

- ✓ Security latches to windows except fire egress
- ✓ Mains fed smoke detectors to hallway and landing

Make it your own with our range of optional extras

BATHROOM

- ✓ Fitted white Sanitaryware
- ✓ Choice of wall tiles to bathroom* (Splashback to basin & around bath)
- ✓ Thermostatic shower over bath with tiled enclosure and glass screen*
- ✓ Extractor fan to bathroom
- ✓ Moisture resistant flush light fitting*

EN-SUITE

- ✓ Fitted white Sanitaryware
- ✓ Choice of wall tiles to shower enclosure* (Splashback to basin & full height to shower enclosure)
- ✓ Thermostatic shower*
- ✓ Extractor fan
- ✓ Moisture resistant flush light fitting*
- ✓ Glass shower enclosure

ELECTRICAL

- ✓ TV aerial socket to lounge
- ✓ BT socket to lounge
- ✓ Fibre broadband to properties
- ✓ White sockets and switches
- ✓ Pendant light fittings
- ✓ Virgin Media ready

4 BEDROOM HOMES

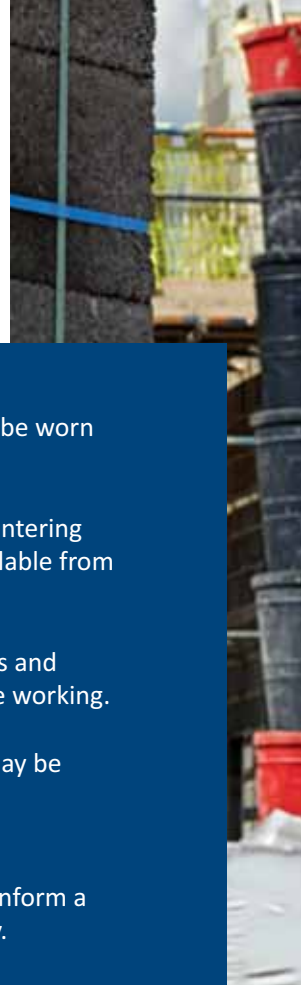
- ✓ Security alarm
- ✓ Upgraded kitchen, plinths and end panels
- ✓ Outside tap
- ✓ Ceiling downlights to Kitchen, Bathrooms, WC & En-suite

Please Note: Availability of optional extras and standard choices are subject to build stage at point of reservation, and are *housetype and plot specific or alternative 4 bedroom home specification. These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only. Please see our Sales Executive for full specification and plot details at this development.



► SPECIFICATION

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.

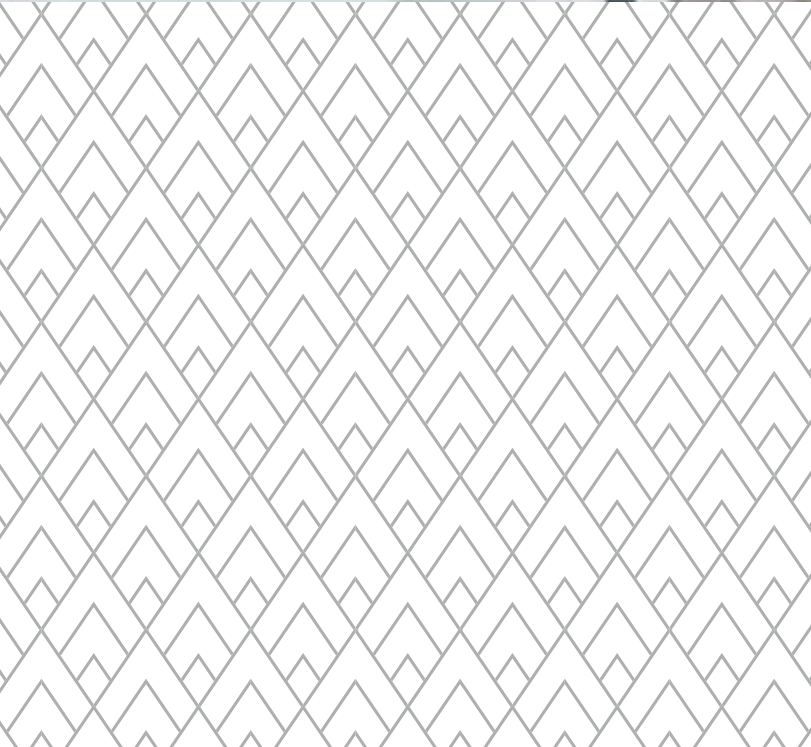
For a safe and enjoyable visit please observe these guidelines at all times.

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SPECIFICATION

► HEALTH & SAFETY

YOUR BUYING GUIDE
30,000 HOMES & COUNTING



► YOUR BUYING GUIDE



STEP 01

Reservation

Once you've chosen the home for you, 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.

If you've got a home to sell, our Easymove scheme could make moving easy as we'll arrange an estate agent and even pay their fees.



STEP 02

The Mortgage and Legal Advisor

If you need a mortgage and haven't already arranged one, you'll need to do so quickly. We can give you the details of some reputable independent financial advisers and solicitors if you need a 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 property.



STEP 03

Exchange of Contracts

Four weeks after reservation (depending on the build stage of your new home) and if all the mortgage and legal documents are in place, we'll exchange contracts†.

At this point you'll need to pay the balance of the deposit and the whole transaction becomes legally binding. Please remember that if your deposit is in an 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.

*If you have a Help to Buy ISA please let us know as soon as possible so we can discuss this with you.

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STEP 04

Build Completion

Usually around four weeks before your home is finished we'll get in touch to let you know of your legal completion date. This is normally within 7 – 14 days of construction ending. Your home will also undergo thorough quality inspections, both internally and externally, to ensure that it meets our quality standards. It will also be subject to several inspections by the National House-Building Council (NHBC).

Around this time we'll invite you to a home demonstration to familiarise yourself with your new home. During the demonstration we'll show you everything from how to work your heating system and appliances to the location of your fuse box.



STEP 05

Legal Completion

You're nearly there. Legal completion is when your lender releases the funds to pay for your home. This is all done through your solicitor.

Through your advisor, you will be notified of the specific completion date, which will take place within a 2 week period after the physical completion of the property. We'll then provide your solicitor with the title deeds of your home and register you as the home owner with the relevant utility companies.



STEP 06

Move in

Your dream Keepmoat home and a great new life awaits... once you've unpacked all the boxes.

Don't forget, we're always on hand to help you every step of the way even after you've moved in. Our regional customer care teams featuring highly trained staff can address any questions or issues that 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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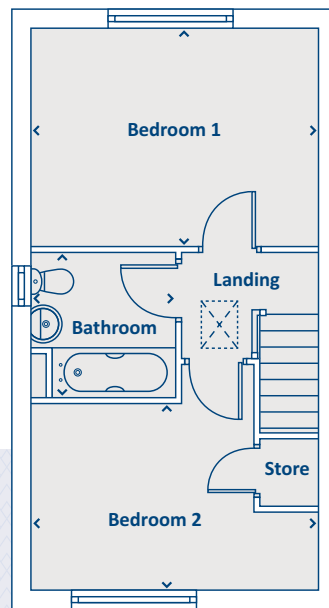
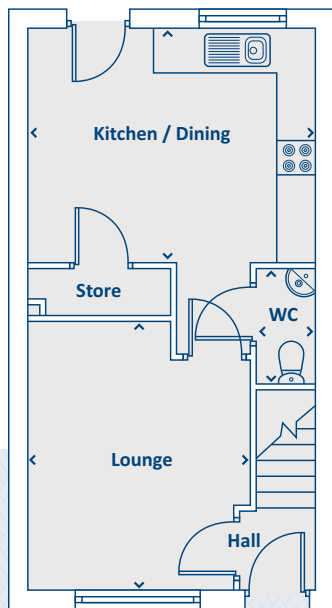
► **30,000 HOMES & COUNTING**

*Start the next
exciting chapter
in your life*



Artists impression, features may vary

THE ABBEY 2 bedroom home



GROUND FLOOR

Kitchen / Dining	3280 x 3993	10'9" x 13'1"
Lounge	3687 x 3045	12'1" x 10'0"
WC	1558 x 855	5'1" x 2'10"

FIRST FLOOR

Bathroom	2016 x 1941	6'7" x 6'4"
Bedroom 1	3011 x 3993	9'11" x 13'1"
Bedroom 2	2560 x 3993	8'5" x 13'1"

› Longest measurement taken

PLEASE NOTE:

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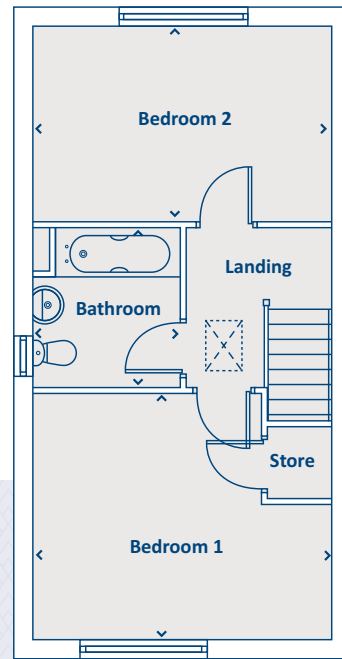
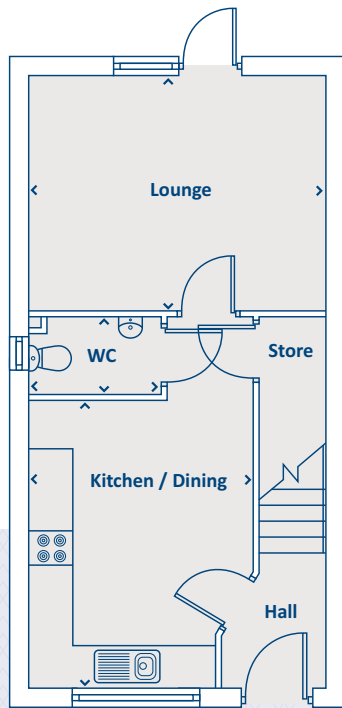
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THE LAWTON 2 bedroom home



GROUND FLOOR

Kitchen / Dining	3903 x 3106	12'10" x 10'2"
Lounge	3200 x 4049	10'6" x 13'3"
WC	1010 x 1775	3'4" x 5'10"

FIRST FLOOR

Bathroom	2161 x 1965	7'1" x 6'5"
Bedroom 1	3302 x 4049	10'10" x 13'3"
Bedroom 2	2650 x 4049	8'8" x 13'3"

› Longest measurement taken

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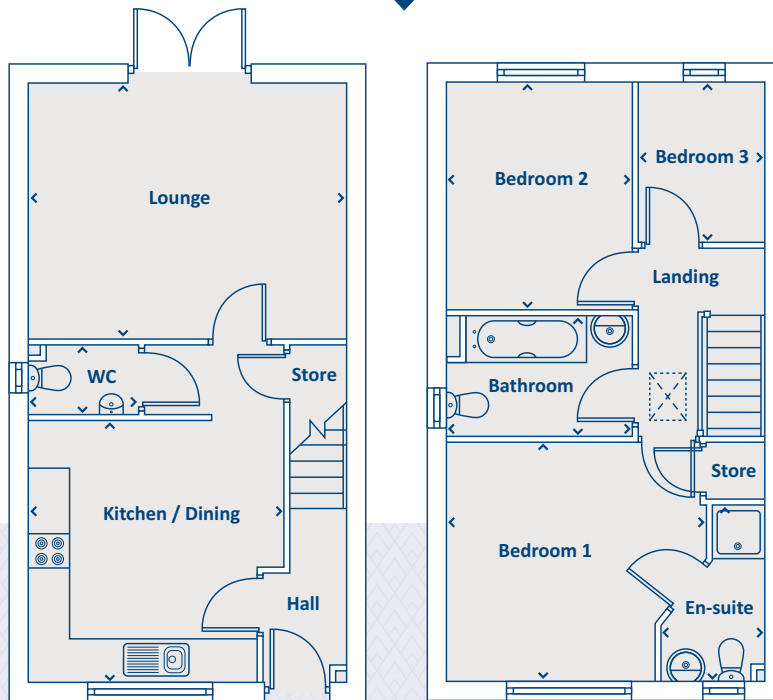
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THE DANBURY 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3700 x 3551	12'2" x 11'8"
Lounge	3602 x 4499	11'10" x 14'9"
WC	960 x 1510	3'2" x 4'11"

FIRST FLOOR

Bathroom	1661 x 2587	5'5" x 8'6"
Bedroom 1	3390 x 3646	11'1" x 12'0"
Bedroom 2	3211 x 2587	10'6" x 8'6"
Bedroom 3	2240 x 1819	7'4" x 6'0"
En-suite	2472 x 1492	8'1" x 4'11"

› Longest measurement taken

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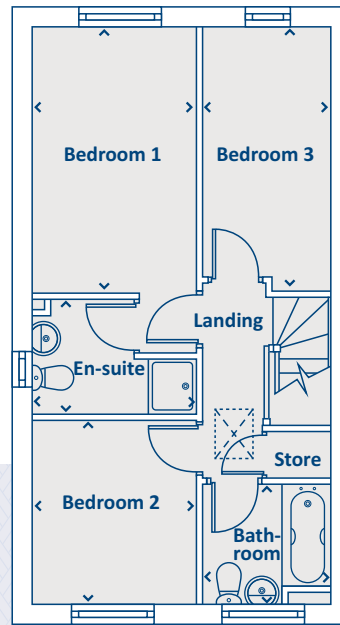
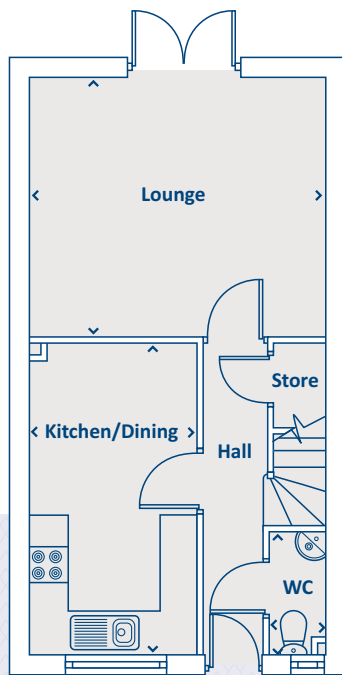
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Artists impression, features may vary

THE OAKES 3 bedroom home



GROUND FLOOR

Lounge	4175 x 4723	13'7" x 15'5"
Dining / Kitchen	4953 x 2685	16'2" x 8'8"
WC	940 x 902	6'3" x 3'0"

FIRST FLOOR

Bedroom 1	2604 x 4275	8'5" x 14'0"
Bedroom 2	2604 x 2945	8'5" x 9'6"
Bedroom 3	2026 x 4200	6'6" x 13'8"
Bathroom	2026 x 1940	6'6" x 6'3"
En-suite	1786 x 2564	5'7" x 8'4"

› Longest measurement taken

PLEASE NOTE:

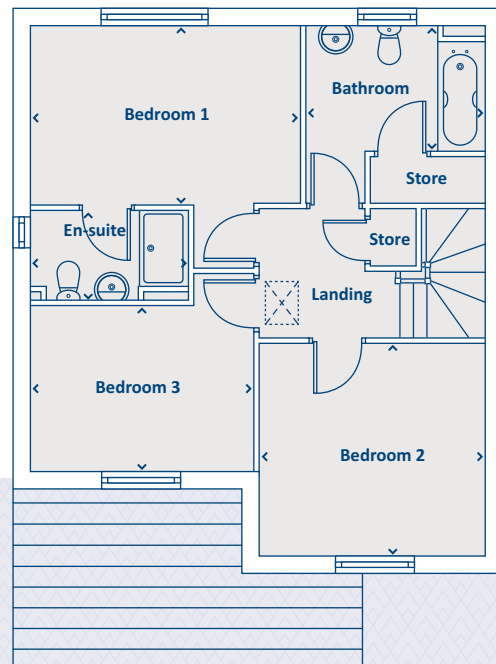
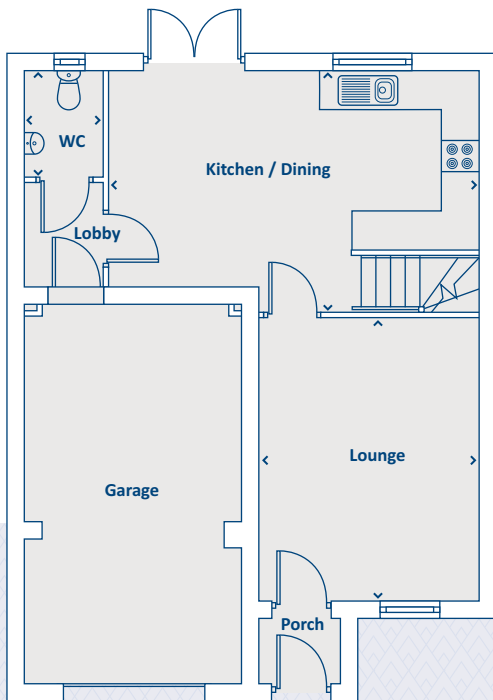
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THE HADLEY 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3328 x 5722	10'11" x 18'9"
Lounge	4394 x 3385	14'5" x 11'1"
WC	1650 x 1150	5'5" x 3'9"

FIRST FLOOR

Bathroom	1960 x 2760	6'5" x 9'1"
Bedroom 1	2775 x 4132	9'1" x 13'7"
Bedroom 2	3302 x 3385	10'10" x 11'1"
Bedroom 3	2614 x 3507	8'7" x 11'6"
En-suite	1410 x 2377	4'7" x 7'10"

› Longest measurement taken

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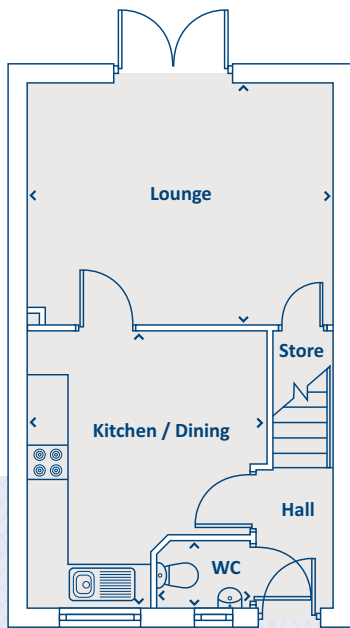
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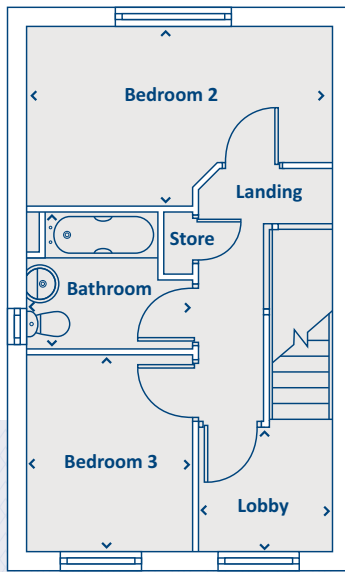
Artists impression, features may vary

THE BAMBURGH 3 bedroom home



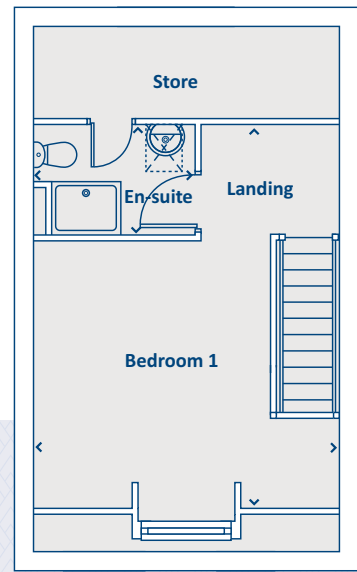
GROUND FLOOR

Kitchen / Dining	3551 x 4100	11'8" x 13'5"
Lounge	4499 x 3580	14'9" x 11'9"
WC	1408 x 1010	4'7" x 3'4"



FIRST FLOOR

Bathroom	2465 x 2034	8'1" x 6'8"
Bedroom 2	4499 x 2670	14'9" x 8'9"
Bedroom 3	2465 x 2883	8'1" x 9'6"
Lobby	1941 x 1777	6'4" x 5'10"



SECOND FLOOR

Bedroom 1	4499 x 5735	14'9" x 18'10"
En-suite	2369 x 1660	7'9" x 5'5"

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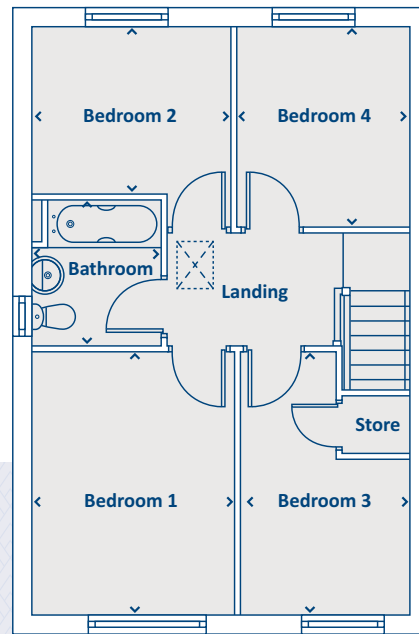
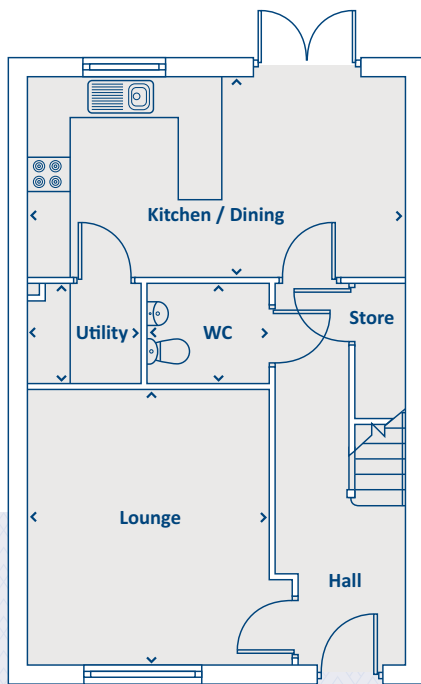
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THE TURTON 4 bedroom home



GROUND FLOOR

Kitchen / Dining	5568 x 3000	18'3" x 9'10"
Lounge	3570 x 4113	11'9" x 13'6"
Utility	1637 x 1461	5'4" x 4'10"
WC	1800 x 1450	5'11" x 4'9"

FIRST FLOOR

Bathroom	1925 x 2150	6'4" x 7'1"
Bedroom 1	3025 x 3901	9'11" x 12'10"
Bedroom 2	2975 x 2500	9'9" x 8'2"
Bedroom 3	2450 x 3901	8'0" x 12'10"
Bedroom 4	2500 x 3000	8'2" x 9'10"

› Longest measurement taken

PLEASE NOTE:

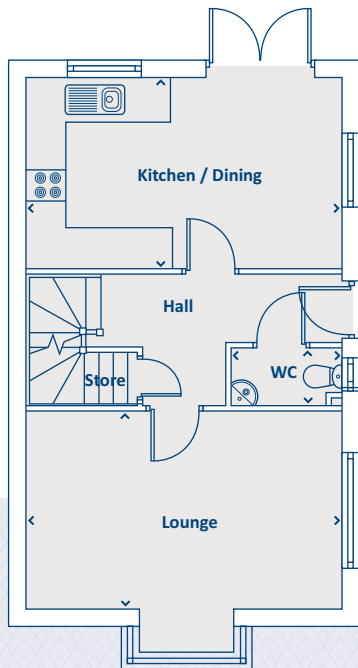
For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.

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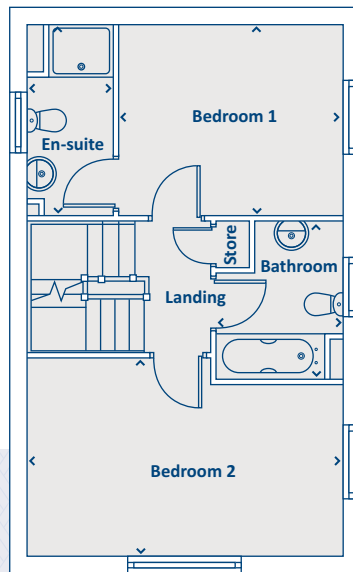
Artists impression, features may vary

THE HARDWICK 4 bedroom home



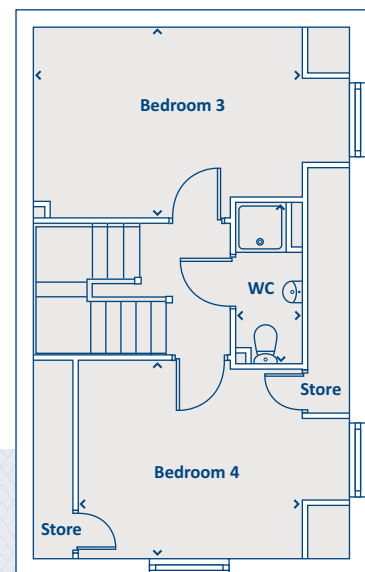
GROUND FLOOR

Kitchen / Dining	2909 x 4848	9'7" x 15'11"
Lounge	3048 x 4848	10'0" x 15'11"
WC	900 x 1660	2'11" x 5'5"



FIRST FLOOR

Bathroom	2423 x 1941	7'11" x 6'4"
Bedroom 1	2960 x 3440	9'9" x 11'3"
Bedroom 2	3048 x 4848	10'0" x 15'11"
En-suite	2960 x 1315	9'9" x 4'4"



FIRST FLOOR

Bedroom 3	2960 x 4153	9'9" x 13'7"
Bedroom 4	2910 x 3458	9'7" x 11'4"
WC	2480 x 999	8'2" x 3'3"

› Longest measurement taken

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