
Delacy
Meadows
STAINCROSS, BARNSLEY, SOUTH YORKSHIRE
2, 3 & 4 bedroom luxury homes
in a great location
Ben Bailey
HOMES

A quick guide to our standard features and fittings.

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

TILED AND CARPETED FLOORING THROUGHOUT

BRITISH MADE QUALITY 'MACKINTOSH' KITCHEN FROM OMEGA

CEILING DOWNLIGHTS IN BATHROOM AND EN-SUITE

INTEGRATED APPLIANCES INCLUDING DISHWASHER

HALF WALL-TILED BATHROOMS AND EN-SUITE

ALL HOMES COME WITH DRIVEWAY PARKING AND MANY INCLUDE A GARAGE

TURFED AND FENCED GARDENS

7.4 KW ELECTRIC VEHICLE CHARGER

FULL FIBRE ENABLED BROADBAND

An award-winning group of companies



Braeburn Mews, Bawtry.



Swaine Meadow, Hoylandswaine.



SummerFord, Ingbirchworth.



Forge View, Sheffield.



The Chase, Harrogate



Stocksmead, Huddersfield.

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



A load off your mind...

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

LABC Warranty

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

Guaranteed Valuation Scheme

We can help to sell your existing home...

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

Here's how it works:

1. We will arrange for a valuation on your existing home via an independent local estate agent. The valuation figure is based on achieving an acceptable offer for your home within the 8 week reservation period.
2. Our Sales Executive will discuss the agreed figure with you and if you are happy to market your existing home at the agreed price, you can reserve the Ben Bailey home of your choice and we will place your existing property on the open market. Ben Bailey will pay your estate agents fees and the cost of advertising your existing home to a maximum of £1000.
3. You can now relax knowing that if you receive an acceptable offer on your property (agreed with Ben Bailey) which is lower than the guaranteed valuation, Ben Bailey will make up the difference.

example

We agree that the **guaranteed valuation** of your property is, let's say, **£240,000** and you receive an offer on your existing home of **£235,000**. You can accept the offer of £235,000 in the knowledge that **Ben Bailey will make up the difference by £5,000**. If, of course, you receive an offer higher than the **guaranteed valuation** figure, you will receive the full amount.

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

From *here to there* — at a glance

Travel

By rail, from Darton which is 4 minutes away in the car or 25 minutes on foot, you can reach town centres and cities such as Barnsley, Wakefield, Sheffield and Leeds, offering a variety of entertainment and shopping opportunities.

By car

- **14** MINUTES TO BARNSLEY TOWN CENTRE
- **38** MINUTES TO HUDDERSFIELD TOWN CENTRE
- **32** MINUTES TO LEEDS CITY CENTRE
- **42** MINUTES TO SHEFFIELD CITY CENTRE

By rail

- **7** MINUTES TO BARNSLEY
- **14** MINUTES TO WAKEFIELD KIRKGATE
- **33** MINUTES TO SHEFFIELD MEADOWHALL
- **49** MINUTES TO LEEDS

A great location for nature, schools and entertainment

Delacy Meadows is found in a great location with stunning views over the Pennines. There are plenty of walks and cycling routes in the area as well as two golf courses locally.

Also close by are Cannon Hall Farm, Bretton Country Park and Yorkshire Sculpture Park; all of which offer beautiful spaces for family days out.

The development is just 6 minutes from the M1 junction 38, so it's perfect for those who need to commute. With Darton also having a train station, the options for travel are endless.

For your family's education there are several primary schools close by rated 'Good' by Ofsted, as is Darton Academy secondary school.There are also plenty of other local amenities for you to choose from, including shops, pubs and restaurants.



Staincross. A stunning location to enjoy.

Views over Yorkshire Sculpture Park



Site Plan



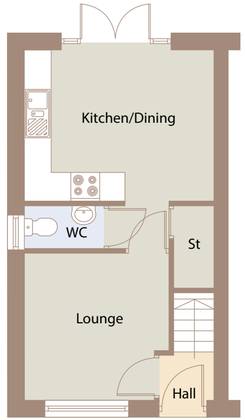
- The Sutton
  2 bedroom home
  685 sq.ft.
- The Newington
  3 bedroom home
  845 sq.ft.
- The Hayton
  3 bedroom home
  918 sq.ft.
- The Farndale
  3 bedroom home
  1051 sq.ft.
- The Wiseton
  4 bedroom home
  1100 sq.ft.
- The Wiseton A
  4 bedroom home
  1260 sq.ft.
- The Penrose
  4 bedroom home
  1309 sq.ft.
- The Farnley
  4 bedroom home
  1440 sq.ft.
- * Housing Association

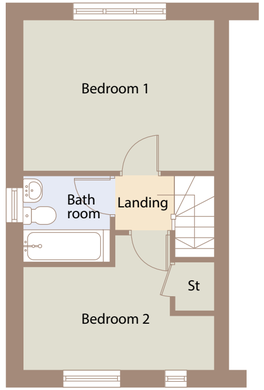
The Sutton

2 bedroom semi-detached home with private, off road parking

Included as standard

See pages 26 & 27 for full specification and optional extras





Ground Floor:
Measurements in metres

Kitchen/Dining	4.2m x 3.3m
Lounge	3.2m (max) x 3.1m (max)
W.C.	1.8m x 1.0m
Storage	1.8m x 0.9m

First Floor:
Measurements in metres

Bedroom 1	4.2m x 3.3m
Bedroom 2	4.2m (max) x 2.3m
Bathroom	1.9m x 1.9m
Storage	1.0m x 1.0m

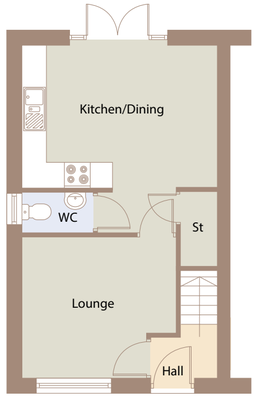


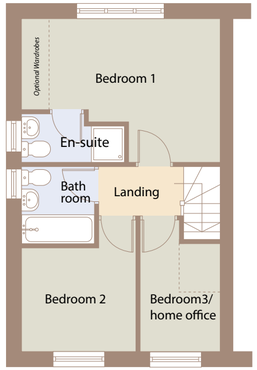
The Newington

3 bedroom semi-detached home with private, off road parking

Included as standard

See pages 26 & 27 for full specification and optional extras





Ground Floor:

Measurements in metres

Kitchen/Dining	4.8m x 3.5m
Lounge	3.6m (max) x 3.4m
W.C.	1.8m x 1.0m
Storage	1.8 m x 0.9m

First Floor:

Measurements in metres

Bedroom 1	4.8 mx 3.5m (max)
En-suite	2.5m (max) x 1.2m
Bedroom 2	2.7m x 2.5m
Bedroom 3/ Home office	3.2m (max) x 2.0m
Bathroom	1.9m x 1.8m

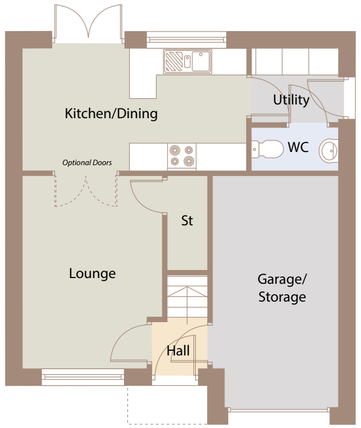


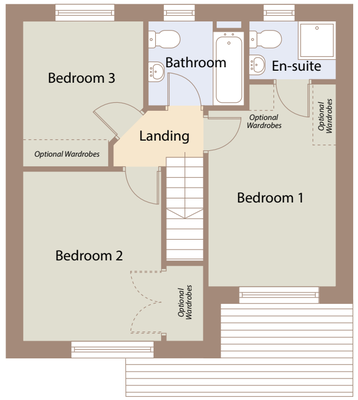
The Hayton

3 bedroom detached home with integral garage

Included as standard

See pages 26 & 27 for full specification and optional extras





Ground Floor:

Measurements in metres

Kitchen/Dining	5.0m x 2.7m
Utility	2.0m x 1.6m
Lounge	4.5m x 3.1m
W.C.	2.0m x 1.0m
Garage/Storage	5.3m x 2.6m
Storage	1.8m x 0.9m

First Floor:

Measurements in metres

Bedroom 1	4.6m (max) x 2.9m
En-suite	2.0m x 1.3m
Bedroom 2	3.8m x 4.1m (max)
Bedroom 3	3.3m x 2.7m
Bathroom	2.2m x 1.7m

Layouts and CGIs are for illustrative purposes only.

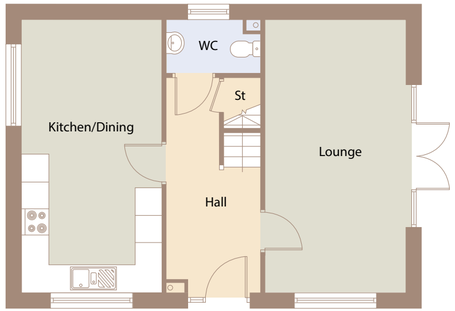


The Farndale

3 bedroom detached home with private off road parking

Included as standard

See pages 26 & 27 for full specification and optional extras





Ground Floor:

Measurements in metres

Kitchen/Dining	5.9m x 3.1m (max)
Lounge	5.9m x 3.1m
W.C.	2.0m x 1.0m
Hall	4.8m (max) x 2.1m
Storage	1.0m x 0.9m

First Floor:

Measurements in metres

Bedroom 1	3.6m x 3.1m
Dressing Area	2.1m x 1.5m
En-suite	2.1m x 1.4m
Bedroom 2	3.1m x 2.9 m
Bedroom 3	3.1m (max) x 2.9m
Bathroom	2.1m x 1.7m
Storage	0.7m x 0.7m

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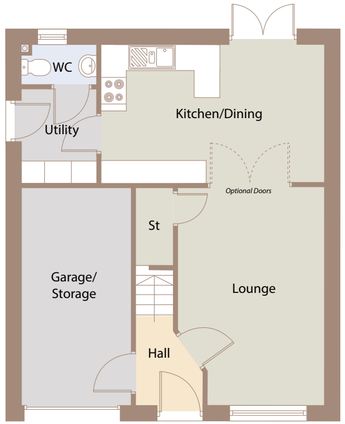


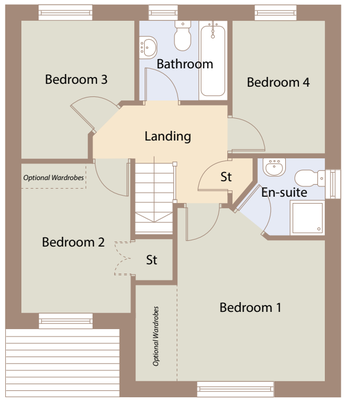
The Wiseton

4 bedroom detached home with integral garage

Included as standard

See pages 26 & 27 for full specification and optional extras





Ground Floor:

Measurements in metres

Kitchen/Dining	5.2m x 3.2m
Utility	2.2m x 1.8m
Lounge	5.1m x 3.3m (max)
W.C.	1.8m x 0.9m
Hall	2.1m x 1.5m
Garage/Storage	5.1m x 2.3m
Storage	1.8m x 0.9m

First Floor:

Measurements in metres

Bedroom 1	4.4m x 4.1m
En-suite	1.8m x 1.5m (max)
Bedroom 2	3.5m x 2.6m
Storage	0.9m x 0.9m
Bedroom 3	3.2m x 2.7m (max)
Bedroom 4	3.1m x 2.1m
Bathroom	2.1m x 1.9m
Storage	1.0m (max) x 0.5m

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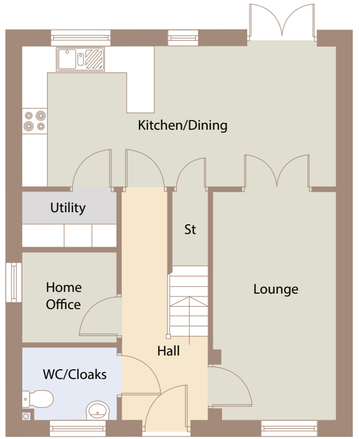


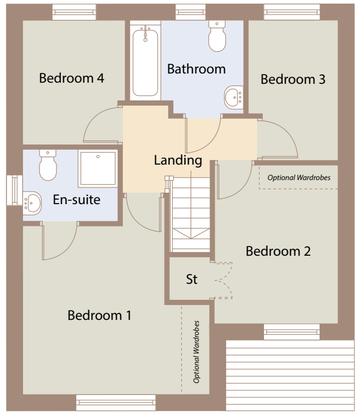
The Wiseton A

4 bedroom detached home with private off road parking

Included as standard

See pages 26 & 27 for full specification and optional extras





Ground Floor:

Measurements in metres

Kitchen/Dining	7.1m x 3.2m
Utility	2.2m x 1.2m
Lounge	5.2m x 2.8m
Home Office	2.2m x 2.1m
W.C. & Cloaks	2.2m x 1.6m
Hall	1.9m x 1.4m
Storage	1.9m x 0.8m

First Floor:

Measurements in metres

Bedroom 1	4.4m (max) x 4.2m
En-suite	2.1m x 1.6m
Bedroom 2	3.6m x 2.8m
Bedroom 3	3.2m x 2.0m
Bedroom 4	2.9m x 2.3m
Bathroom	2.6m x 1.8m
Storage	1.0m x 1.0m

Layouts and CGIs are for illustrative purposes only.



The Penrose

4 bedroom detached home with integral garage

Included as standard

See pages 26 & 27 for full specification and optional extras





Ground Floor:

Measurements in metres

Kitchen/Dining	4.9m (max) x 4.9m (max)
Lounge	4.7m x 3.6m
W.C.	1.9m x 0.9m
Hall	2.1m x 1.5m
Garage	6.0m x 3.0m
Storage	1.5m x 0.9m

First Floor:

Measurements in metres

Bedroom 1	3.3m x 2.6m
Wardrobe area	3.6m x 1.5m
En-suite	2.6m x 1.5m
Bedroom 2	3.6m x 3.0m
Bedroom 3	3.1m x 3.0m
Bedroom 4	3.1m x 2.9m
Bathroom	3.6m (max) x 2.0m
Study Area	1.4m x 1.9m

Layouts and CGIs are for illustrative purposes only.



The Farnley

4 bedroom detached home with integral garage

Included as standard

See pages 26 & 27 for full specification and optional extras





Ground Floor:

Measurements in metres

Kitchen	4.5m (max) x 5.6m
Living/Dining	4.4m x 3.0m
Utility	1.8m X 1.4m
Lounge	4.7m x 2.8m
W.C.	1.8m x 1.3m
Garage	6.0m x 3.0m
Storage	1.3m x 0.8m

First Floor:

Measurements in metres

Bedroom 1	4.4m x 3.2m
En-suite	3.2m x 1.5m
Dressing Area	2.3m x 2.3m
Bedroom 2	3.3m x 3.3m
Bedroom 3	2.9m x 2.8m
Bedroom 4	2.8m x 1.8m
Bathroom	3.0m x 2.1m
Storage	1.8m x 0.8m

Layouts and CGIs are for illustrative purposes only.



Optional extras and features to personalise your home

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

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

— Quartz kitchen work surfaces
— Induction Hob
— Washing Machine/Washer/Dryer
— Additional TV sockets/additional downlights
— Tiled floor surfaces to Hallway
— Coir matting in hall
— Carpet colour choice
— Half and fully tiled walls available in the en-suite, bathroom and W.C.
— Shaver sockets
— Vanity Unit
— Luxury fitted wardrobes
— Fitted media units
— Oak veneered internal doors
— Electrically-operated garage door
— External socket
— Outside Tap
— Wine Cooler

Energy saving features

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

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

- Solar panels
- High quality wall cavity and roof insulation
- Robust double glazing – windows and doors
- Extensive draught proofing measures

Future-proof connectivity

Each home at Delacy Meadows has full fibre broadband capability allowing reliable and speedy internet connectivity.

Delacy Meadows

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

Included in the price of your Ben Bailey home

Properties will be built of Michelmersh Wolds Minster bricks.
Red/Grey roof tiles.
Stylish UPVC cream windows and external doors in Anthracite Grey (white internally).
Up/down ambient light to front and rear.
Turfed garden and generous patio area.
Rear garden fully fenced with gate.
French doors / Bi-fold doors (housetype specific) opening onto the rear garden area.
Omega ‘Mackintosh’ kitchen with soft close drawers, under unit / pelmet lighting and glass splashback below hob.
Gas hob, oven, extractor, fridge freezer and dishwasher.
Full fibre enabled broadband.
Quality Ideal Standard sanitaryware.

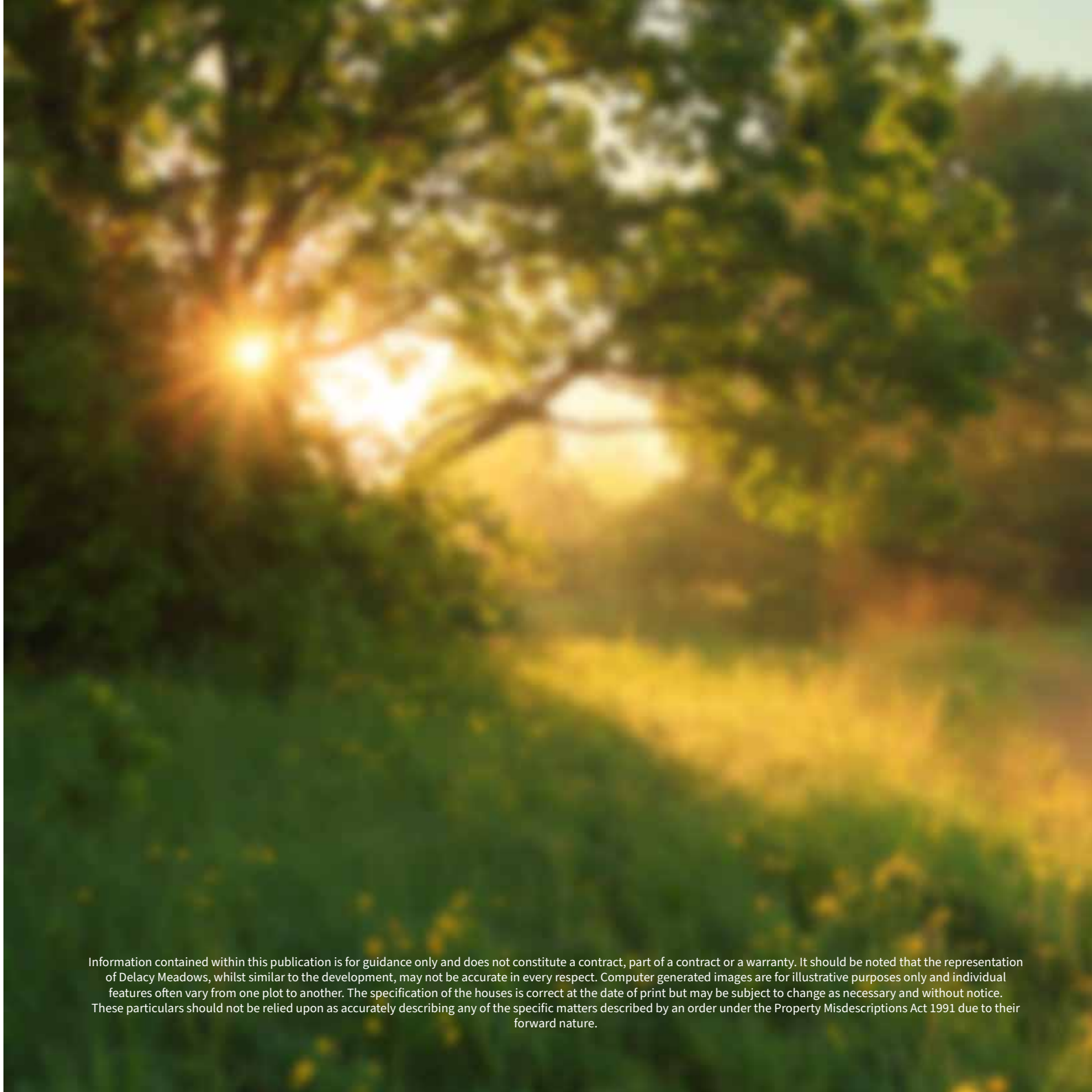
Chrome heated towel rail to family bathroom.
White internal doors and chrome handle.
Energy-efficient gas fired central heating system.
Brushed chrome downlights to bathroom and en-suite.
Carpets and tiling to all floor surfaces.
Mains operated smoke/carbon monoxide detector.
Extensive sockets throughout.
Manually operated garage door.
7.4kw vehicle charging point.
Garage personnel door (housetype specific).
Solar panels on the roof.

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

Ben Bailey
HOMES

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