



CRESSACRE GREEN

HARLINGTON





HARRON HOMES

CAREFULLY CRAFTED HOMES

Born and bred in Yorkshire, Harron Homes deliver exceptional, luxury homes in carefully selected locations across Yorkshire, Derbyshire and Nottinghamshire.

With a proud track record of ingenuity and originality, Harron Homes is a developer you can trust to fulfil and exceed every expectation.

Harron Homes remains a local business at heart and retains a passion for providing outstanding properties and personal customer service. We pride ourselves on homes that our purchasers fall in love with and options to choose from to personalise your home so it feels like home from day one. We are a company that is large enough to offer you the very best, but small enough to care about your needs.



CRESSACRE GREEN
A PLACE TO CALL HOME







REFINED LIVING

IN A TRULY EXCLUSIVE LOCATION

Situated in a fantastic location in the thriving village of Harlington with open countryside on the doorstep, Cressacre Green is a collection of thoughtfully designed 3 & 4 bedroom family homes.

Designed with modern living in mind, this stunning collection of homes will appeal to families and couples alike, looking for quality, style and location.

Cressacre Green offers more than just a place to live with an array of places to discover and explore right on your doorstep offering flexibility for how you live. We put a lot of thought into our homes so you can live the life you deserve.







SURROUND YOURSELF

WITH A FULL AND ACTIVE LIFE

The village of Harlington, adjoining Barnburgh, offers a charming rural lifestyle with plenty of amenities just a short distance away in Barnsley and Doncaster, both of which offer everything you could need for everyday life.

Cressacre Green is also less than ten miles away from one of the UK's new cities. Doncaster was granted city status during the Queen's Platinum Jubilee celebrations and offers an abundance of chain and independent shops, pubs, and restaurants to explore.

For family days out you'll be spoilt for choice with local gem the Yorkshire Wildlife Park nearby, plus Conisbrough Castle and Cusworth Hall Museum and Park just a short drive away. Nature lovers will fall in love with the Dearne Valley Nature Reserve and Cannon Hall Park within easy reach, promising hours of exploration.





Conisbrough Castle



Cawthorne Cannon Hall



Yorkshire Wildlife Park



WELL CONNECTED

AN ENVIABLE POSTCODE

Harlington is well located with links to the A1(M) and M18, providing easy access to Doncaster, Barnsley and Sheffield, benefitting homeowners whether travelling for work or pleasure.

Homeowners will love Cressacre Green's proximity to Doncaster, one of the UK's newest cities, which offers an abundance of chain and independent shops, pubs, and restaurants, including one of the biggest traditional markets in the North.

To the west, Barnsley has everything you could need with a wide variety of independent boutiques and high street stores, traditional pubs and quality restaurants, providing a unique shopping experience.

For families, there is a good choice of schooling options nearby including the Barnburgh Primary School, Astrea Academy Dearne and the Laurel Academy, all of which were rated 'Good' in their last Ofsted reports.

Harlington village also has its own pre-school and wrap around care, offering care and education for children aged 2 to 9.



- Shop 7 minutes
- Pub 7 minutes
- Playground 10 minutes
- Primary School 11 minutes
- Church 14 minutes
- Pharmacy 17 minutes



- Brodsworth 10 minutes
- Conisbrough 13 minutes
- Doncaster 16 minutes
- Rotherham 18 minutes
- Barnsley 25 minutes
- Sheffield 35 minutes



- From Goldthorpe**
- Rotherham 17 minutes
 - Wakefield 28 minutes
 - Newark-On-Trent 56 minutes
 - Sheffield 33 minutes
 - Leeds 44 minutes
 - Doncaster 59 minutes
 - Barnsley 60 minutes
 - Manchester 1 hour 27 minutes
 - London 3 hours 10 minutes

**HASSLE-FREE TRAVEL
FROM YOUR DOORSTEP**

Times based on figures provided by Google Maps and thetrainline.com

SITEPLAN



2 BEDROOM HOMES

THE WINDSLOW
2 bedroom home
Plots 22 & 23

3 BEDROOM HOMES

THE BRACKLEY
3 bedroom home
Plots 6, 7, 8, 9, 17, 18, 25, 32, 38, 39, 48

THE CHEARSLEY
3 bedroom home
Plots 5, 24, 31, 47

THE MAWSLEY
3 bedroom home
Plots 2, 16, 33, 44

4 BEDROOM HOMES

THE BOURTON
4 bedroom home
Plots 29, 43, 46, 51

THE BAYFORD
4 bedroom home
Plot 1

THE EMPINGHAM
4 bedroom home
Plots 4, 26, 30, 56

THE FAVERSHAM
4 bedroom home
Plots 34, 36, 40, 42, 54

THE LANGFORD
4 bedroom home
Plots 45, 52, 53, 58

THE MORETON
4 bedroom home
Plot 11

THE OAKHAM
4 bedroom home
Plots 10, 15, 20, 28, 35, 37, 50

THE SHACKLEFORD
4 bedroom home
Plots 19, 21, 55

THE SHELFORD
4 bedroom home
Plots 3, 13, 41, 57

THE TIDMINGTON
4 bedroom home
Plots 12, 14, 27, 49

*AFFORDABLE HOUSING



THE SHACKLEFORD

FOUR BEDROOM DETACHED HOME
WITH DETACHED GARAGE



GROUND FLOOR

Lounge	3390 x 5190mm	11' 1" x 17' 0"
Kitchen/Dining	4825 x 7775mm	15' 10" x 25' 6" inc bay
Utility	1955 x 2290mm	6' 5" x 7' 6"
WC	1700 x 2240mm	5' 7" x 7' 4"

FIRST FLOOR

Bedroom 1	3800 x 4260mm	12' 6" x 13' 12"
En Suite	1875 x 1640mm	6' 2" x 5' 5"
Bedroom 2	3875 x 3810mm	12' 9" x 12' 6"
Bedroom 3	3920 x 2350mm	12' 10" x 7' 9"
Bedroom 4	3755 x 2350mm	12' 4" x 7' 9"
Bathroom	2250 x 2650mm	7' 5" x 8' 8"

THE SHACKLEFORD

Make the most of the Shackleford's versatility, with plenty of space ready for you to use to your advantage, whatever you may need in everyday life.



GROUND FLOOR



FIRST FLOOR



A PERFECT BALANCE

STYLISH AND PRACTICAL

Offering everything you could wish for in a modern family home, the properties at Cressacre Green have been carefully designed to suit modern living in an exceptional location.

Carefully crafted to suit a range of buyers, these attractive homes showcase light filled areas, contemporary kitchens and stylish bathrooms.





SPECIFICATION

KITCHEN

- Quality Symphony kitchen range with 18mm carcass and 40mm worktop featuring complimentary upstands
- Bosch hob and fan assisted oven as standard with NEFF oven upgrade options available
- Contemporary Caple extractor hood
- Stainless steel sink and drainer with Hansgrohe mixer tap
- Additional Bosch appliance upgrades are available*

UTILITY (where applicable)

- Work surface
- Plumbing for washing machine

CLOAKROOM (where applicable)

- Quality, white, Ideal Standard sanitary ware complemented by chrome fittings and Hansgrohe taps
- Half tiling to appliance walls
- Tiled window cill

MAIN BATHROOM

- Quality, white, Ideal Standard Concept sanitary ware complemented by chrome fittings and Hansgrohe taps
- Half tiling to appliance walls using contemporary tiles by Porcelanosa
- Tiled window cills
- Quality shower enclosure with glazed door and chrome trim (where applicable)
- Hansgrohe chrome thermostatic shower fitting (where applicable)

ENSUITE 1 (where applicable)

- Quality white Ideal Standard sanitary ware complemented by chrome fittings and Hansgrohe taps
- Full tiling to shower area and half tiling to appliance walls using Porcelanosa tiles
- Shower enclosure with glazed door and chrome trim
- Hansgrohe chrome thermostatic shower fitting

WARDROBES

- Hammonds wardrobes to bedroom 1 (additional wardrobes may be provided subject to house type)

HEATING

- WiFi controlled cylinder
- Panasonic air source heat pump

ELECTRICAL

- Telephone & TV points (as shown on electrical plan)
- Downlighters (where applicable)
- Up and down lights to front of property
- Car charging

INTERNAL DOORS

- Contemporary chrome ironmongery throughout
- 5 panel internal doors
- Contemporary 10 panel glazed doors (where applicable)

WINDOWS & EXTERNAL DOORS

- PVCu double glazed windows (argon filled low E glass) with adjustable ventilators and lockable handles in white
- PVCu double glazed French doors (where applicable)
- GRP front and rear doors (where applicable) with double glazing and sidelights
- Modern chrome handles throughout
- PVCu insulated loft access hatch
- Low maintenance quality garage doors powder coated black

EXTERNAL FEATURES TO HOUSES

- Turf to front gardens
- Riven Buff paving flags to be laid to approved design
- Block paved driveways
- Brown pressure treated fencing and gates where specified (1800m high)
- Trees and shrubs planted to approved design
- Power and light to double garages (For clarification on any of the above items please discuss with the onsite sales executive.)
- Electric Vehicle Charging Points (where applicable)

DECORATION

- White emulsion to walls and ceilings
- White gloss painted woodwork
- Gloss MDF skirting boards
- Clear varnished oak handrails & newel caps to all staircases
- White sockets and switches throughout

GENERAL

- NHBC 10 year warranty
- All properties are constructed using traditional methods

EXCELLENCE

BY HARRON HOMES

Everyone has their own tastes and needs, which is why we offer you the choice of optional extras to style your new Harron home. We invite you to speak to our experienced Sales Executives to help discuss your needs and offer expert advice on our 'Excellence' range.



YOUR KITCHEN

Choose from a wide range of kitchens, offered in the latest exciting colours. There are also upgraded options of granite worktops.



YOUR BEDROOM

We can offer a beautiful range of fitted wardrobes. Mix and match from our selection of wood, high-gloss and mirror finishes.* Master bedrooms also benefit from Hammonds wardrobes as standard.



YOUR LIVING SPACE

Personalise your living space with our wide selection of optional extras, all guaranteed to impress.



YOUR BATHROOM

Create the wow factor with our wide selection of tiling options for your bathrooms and en-suites.*

“

ANOTHER ASPECT OF OUR
COMMITMENT TO YOU

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WE CAN HELP YOU MOVE PART EXCHANGE

Harron Homes could be a cash buyer for your existing property, so you would have no estate agents fees to pay or property chain to contend with. ^

THE BENEFITS OF PART EXCHANGE



A guaranteed cash buyer for your existing property at a genuine 100% market value appraised offer, within seven days of application



A free Part Exchange application process



No costly estate agents fees to pay



No property chain to contend with



Remain in your existing property until your new home is ready



PART EXCHANGE SCHEME





WE CAN HELP YOU MOVE HOMEMOVER

We're committed to making your move to a new Harron home as straight forward and smooth as possible. As part of this commitment we can help you sell your existing home through our Harron Homemover Scheme*.

THE BENEFITS OF OUR HOMEMOVER SCHEME



We will liaise with two local estate agents to value your property



No estate agents fees to pay



We will help you through the buying and selling process



You will have up to 6 weeks exclusivity on your chosen home*



Available for downsizers



HARRON
HOMEMOVER SCHEME

Terms and conditions apply, see website for details. Schemes cannot be used in conjunction with each other, or any other advertised offers. Harron Homes reserves the right to withdraw or alter these offers at any time prior to payment of a reservation fee.

*The Homemover Agreement is for a 4 to 6 week period, dependant on plot and interest in your property. Subject to satisfactory home buyers report.

REVIEWS

DISCOVER WHAT OUR CUSTOMERS SAY ABOUT US

We recently purchased from Harron Homes, utilising the brilliant Part Exchange scheme they offer. Throughout the whole process the sales team were excellent in keeping us up to date and offered us regular visits to the site to see the process of our house being built. We were able to add a range of upgrades to our house on top of the already nice options they offer as standard.



"Harron's interesting home designs and location of the site first drew me here. My entire customer experience with Harron has been excellent, from reservation and through the Part Exchange process, then working with Harron's recommend Solicitors & Financial Advisor, the updates from the Site's Sales Team and from HQ."



"We have now reserved our home with Harron Homes and are over the moon! The homes are beautiful and cleverly designed. The customer service has been fantastic throughout and nothing has been too much trouble."

"Words cannot express how much we love our new property. The finish of the home is amazing, and we have literally struggled to find any of the usual new build snags to mention. Any queries or requests have been actioned straight away. I cannot recommend buying a home enough if you're thinking about doing so. We have been extremely happy with the whole process from start to finish!"



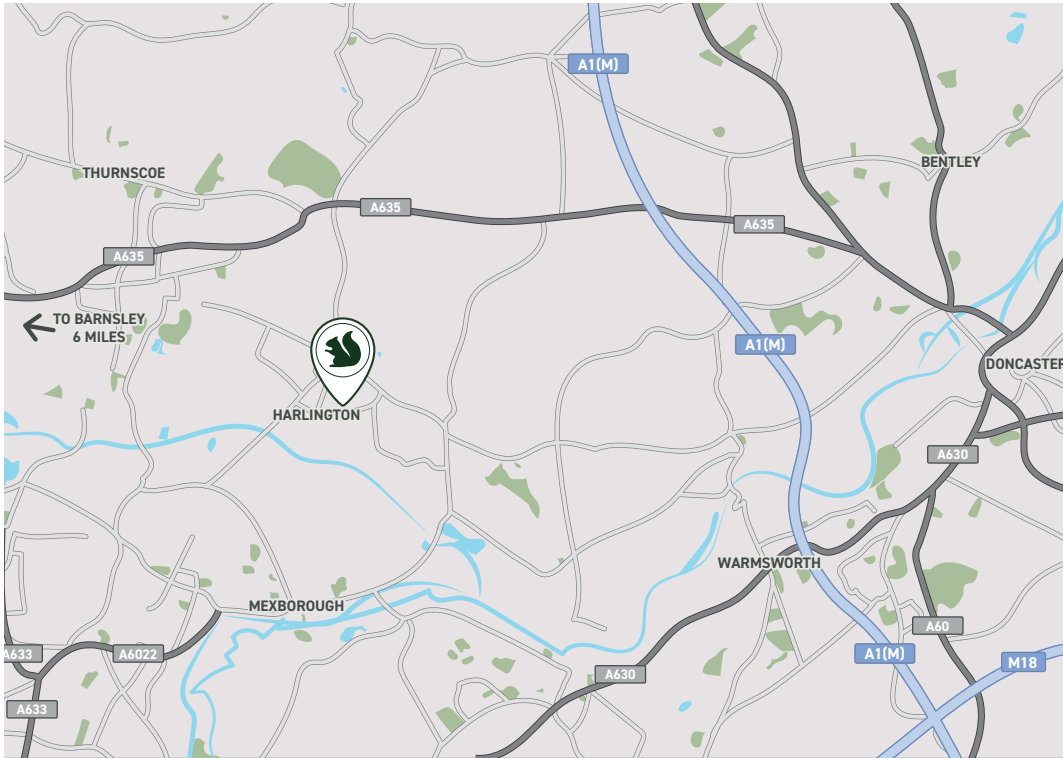
"I have just moved into my beautiful home on the Kings Croft development! It's perfect! The workmanship and attention to detail is superb. Harron Homes have exceeded my expectations. Professional, friendly and definitely builders who go the extra mile in all aspects. Superb customer care."





HOW TO FIND US

AN ENVIABLE POSTCODE



DONCASTER ROAD, HARLINGTON,
DONCASTER DN5 7JF



CRESSACRE GREEN
DONCASTER ROAD,
HARLINGTON,
DONCASTER
DN5 7JF



BUILDING HOMES ACROSS YORKSHIRE, DERBYSHIRE & NOTTINGHAMSHIRE

harronhomes.co.uk