

Elmhirst Farm



Halifax Road, Thurgoland

Arncliffe



Area information

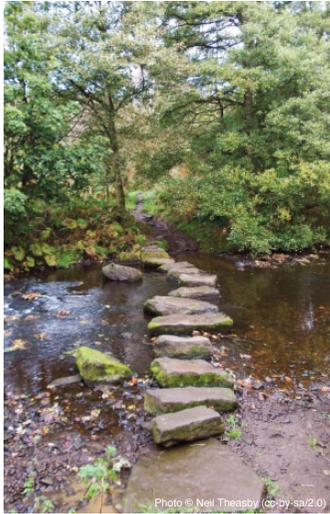


Photo © Neil Theasby (cc-by-sa/2.0)
STEPPING STONES OVER THE RIVER DON

Elmhirst Farm is an outstanding development of just 23, superbly appointed three, four and five bedroomed homes in the highly popular village of Thurgoland, which lies 11 miles north of Sheffield and just 5 miles south of Barnsley.

Each of these spacious and stylish properties has been designed with contemporary living in mind and offers high levels of energy efficiency.

The Thurgoland area benefits from some beautiful scenery, much of which can be enjoyed from the 9-mile Boundary Walk. As its name suggests this is a circular route around Thurgoland which takes in many paths, fields and country lanes, crossing disused railways along the route. It even shares a junction with the trans pennine trail – a true walkers paradise!

Wentworth Castle Gardens is only a short distance from Elmhirst Farm. Operated by the National Trust this is a superb day out for the whole family to enjoy, with nature trails to play areas, wonderful gardens and a delightful café to round off the visit.

Thurgoland falls within the catchment area of several highly regarded schools from nursery through to grammar, Thurgoland C of E Primary School has an Ofsted rating of 'Outstanding' and Penistone Grammar School which is a 10-minute drive away has an Ofsted rating of 'Good'.

Elmhirst Farm offers the discerning buyer a unique opportunity to acquire a brand new, highly specified and energy efficient home in a superb, rural location.



MAGNIFICENT VIEWS FROM THURGOLAND



TRANS PENNINE ROUTE



WENTWORTH CASTLE & GARDENS

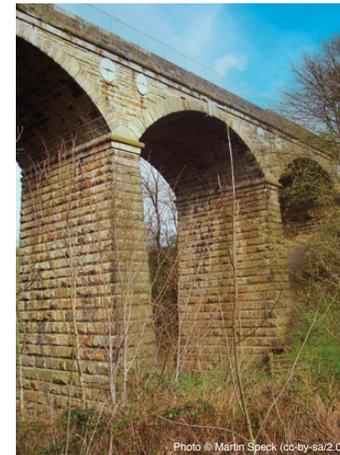


Photo © Martin Speck (cc-by-sa/2.0)
ROMPTICKLE VIADUCT OVER THE RIVER DON

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Farm

Site Plan



- | | |
|---|---|
|  The Ferndown
Plot 10 |  The Birkdale
Plot 12 |
|  The Fulford
Plot 23 |  The Bardsey
Plots 8 & 9 |
|  The Wentworth
Plots 1, 2, 7, 11 & 21 |  The Linton
Plots 3, 4, 5, 6, 19 & 20 |
|  The Sunningdale
Plot 22 | |

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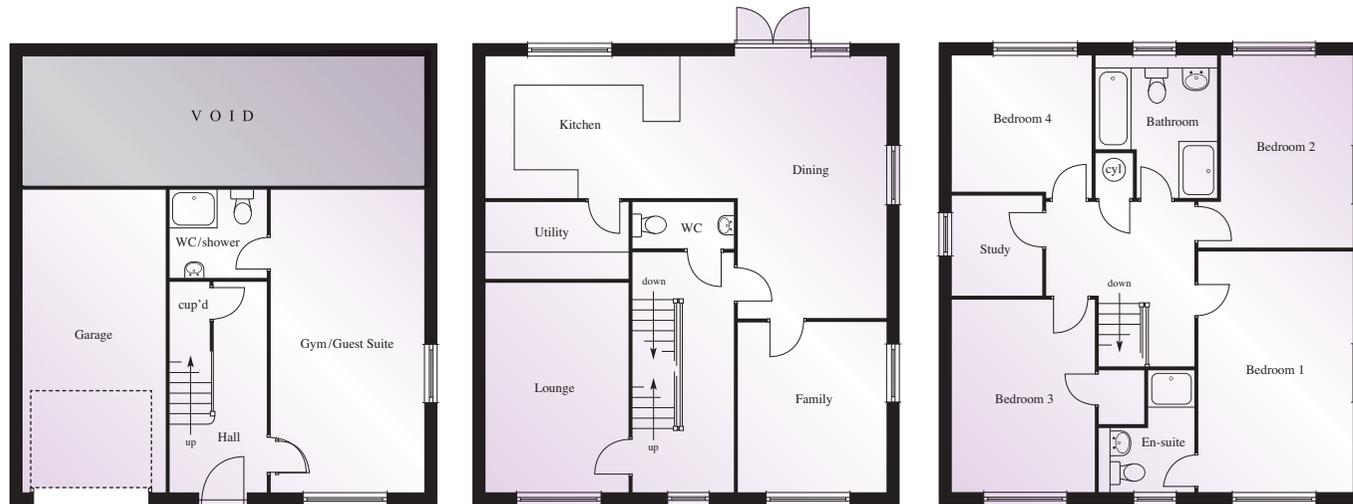


Farm



PLOT : 10

The Ferndown



Ground Floor

GYM/GUEST SUITE	3.30 x 6.50m	10'10" x 21'4"
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First Floor

LOUNGE	3.07 x 4.50m	10'1" x 14'9"
FAMILY	3.22 x 3.65m	10'7" x 12'0"
DINING	3.22 x 5.62m	10'7" x 18'5"
KITCHEN/B'FAST	5.45 x 3.05m	17'10" x 10'0"
UTILITY	3.07 x 1.65m	10'1" x 5'5"

Second Floor

BEDROOM 1	3.34 x 5.17m	10'11" x 17'0"
EN-SUITE	2.08(max) x 1.80m	6'10"(max) x 5'11"
BEDROOM 2	2.85 x 4.10m	9'4" x 13'5"
BEDROOM 3	3.10 x 4.12m	10'2" x 13'6"
BEDROOM 4	3.02 x 2.92m	9'10" x 9'7"
STUDY	1.95 x 2.15m	6'4" x 7'0"

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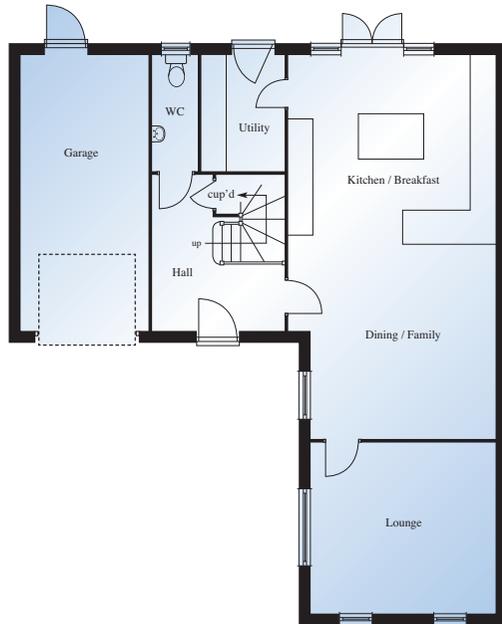


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Floor plans, window configurations and roof designs vary from plot to plot. Please see on-site plans for full details.

The Fulford

PLOT : 23

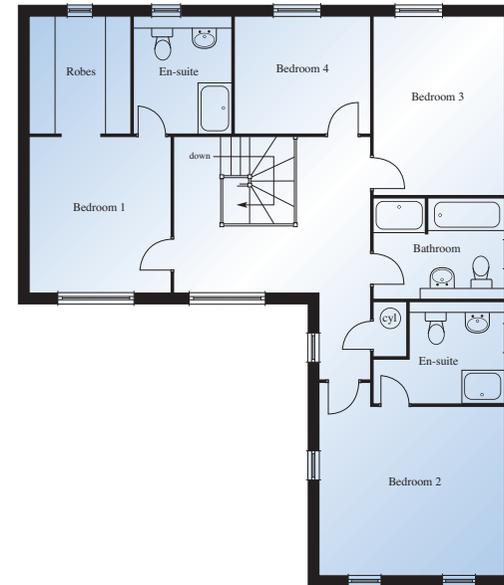


Ground Floor

LOUNGE	4.05 x 4.40m	13'1" x 14'5"
DINING/FAMILY	4.60 x 4.40m	15'1" x 14'5"
KITCHEN/B'FAST	4.50 x 4.95m	14'9" x 16'3"
UTILITY	2.75 x 2.00m	9'0" x 6'6"

First Floor

BEDROOM 1	3.67 x 3.35m	12'1" x 11'0"
ROBES	2.75 x 2.40m	9'0" x 7'10"
EN-SUITE	2.75 x 2.35m	9'0" x 7'8"
BEDROOM 2	4.00 x 4.40m	13'1" x 14'5"
EN-SUITE	2.42 x 3.10m(max)	7'11" x 10'2"(max)
BATHROOM	2.40 x 3.10m	7'10" x 10'2"
BEDROOM 3	4.24 x 3.12m	13'10" x 10'3"
BEDROOM 4	2.75 x 3.26m	9'0" x 10'8"



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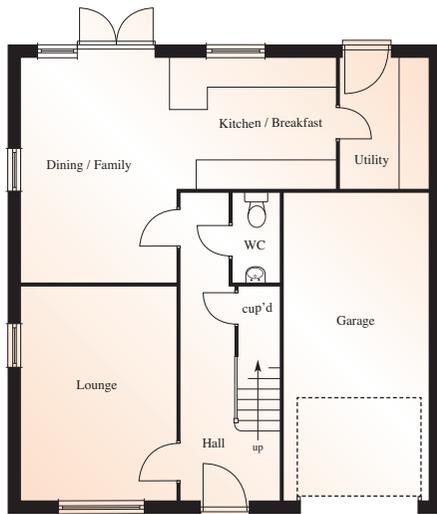
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PLOTS : 1, 2, 7, 11 & 21

The Wentworth

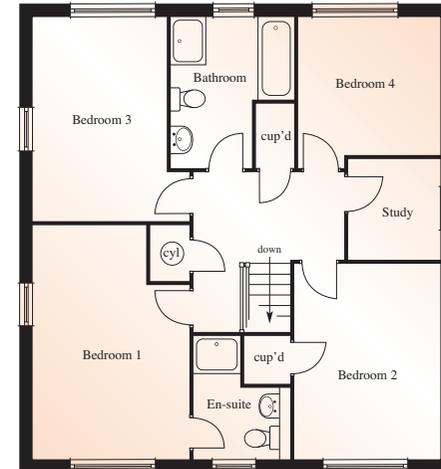


Ground Floor

LOUNGE	3.30 x 4.50m	10'10" x 14'9"
DINING/FAMILY	3.30 x 4.75m	10'10" x 15'7"
KITCHEN	3.40 x 2.75m	11'2" x 9'0"
UTILITY	1.87 x 2.75m	6'2" x 9'0"

First Floor

BEDROOM 1	3.34(max) x 4.95m(max)	10'11"(max) x 16'3"(max)
EN-SUITE	2.08 x 1.80m	6'10" x 5'11"
BEDROOM 2	3.10 x 4.12m	10'2" x 13'6"
BEDROOM 3	2.85 x 4.32m	9'4" x 14'2"
BATHROOM	2.65(max) x 3.20m(max)	8'8"(max) x 10'6"(max)
BEDROOM 4	3.02 x 2.92m	9'10" x 9'7"
STUDY	1.95 x 2.15m	6'4" x 7'0"



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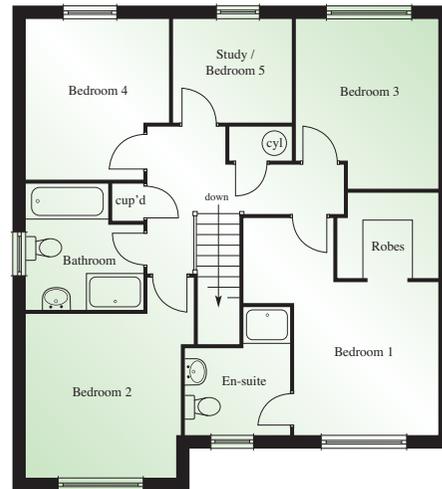
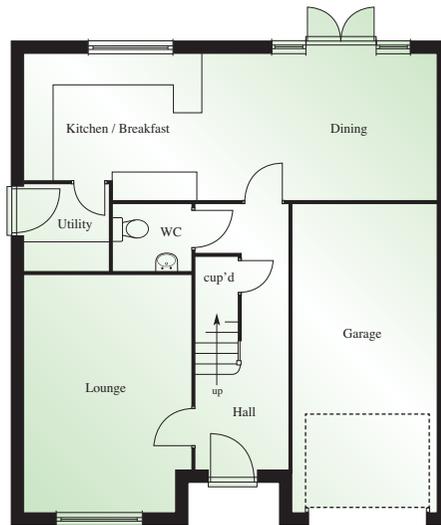
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PLOT : 22

The Sunningdale



Ground Floor

LOUNGE	3.55(max) x 5.00m	11'8"(max) x 16'4"
KITCHEN	3.75 x 3.09m	12'4" x 10'2"
DINING	5.00(max) x 3.09m	16'5"(max) x 10'2"
UTILITY	1.80 x 1.84m	5'11" x 6'0"

First Floor

BEDROOM	4.16(max) x 4.55m(max)	13'8"(max) x 14'11"(max)
EN-SUITE	2.26 x 1.90m	7'5" x 6'3"
BEDROOM 2	3.30 x 3.45m	10'10" x 11'4"
BATHROOM	2.50 x 2.70m(max)	8'2" x 8'10"(max)
BEDROOM 3	3.04 x 3.59m(max)	9'11" x 11'9"(max)
BEDROOM 4	3.05(max) x 3.39m(max)	10'0"(max) x 11'1"(max)
STUDY/BEDROOM 5	2.55 x 2.19m	8'4" x 7'2"

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PLOT : 12

The Birkdale

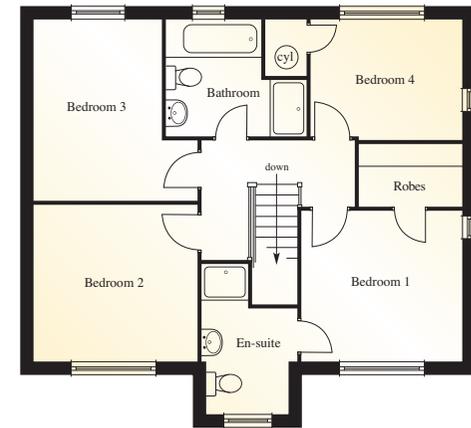
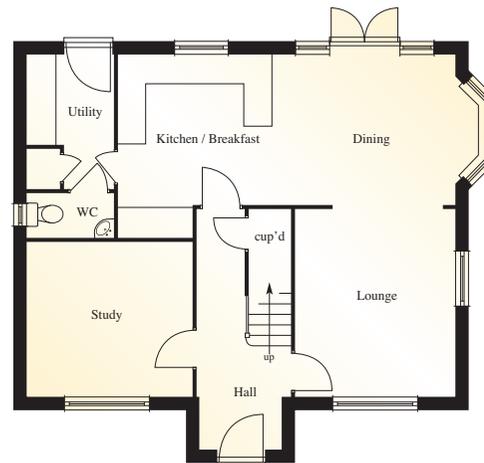


Ground Floor

LOUNGE	3.40 x 3.95m	11'2" x 12'11"
KITCHEN/B'FAST	3.30 x 3.16m	10'10" x 10'4"
DINING	4.40(max) x 3.16m	14'5"(max) x 10'4"
UTILITY	1.85 x 2.85m(max)	6'1" x 9'4"(max)
STUDY/SNUG	3.52 x 3.25m	11'6" x 10'7"

First Floor

BEDROOM 1	3.42 x 3.17m	11'3" x 10'5"
EN-SUITE	2.06(max) x 2.40m(max)	6'9"(max) x 7'10"(max)
ROBES	2.20(max) x 1.34m	7'2"(max) x 4'4"
BEDROOM 2	3.49 x 3.30m	11'5" x 10'9"
BEDROOM 3	3.49(max) x 3.84m	11'5"(max) x 12'7"
BATHROOM	2.25 x 2.48m	7'4" x 8'2"
BEDROOM 4	3.22 x 2.55m	10'7" x 8'4"



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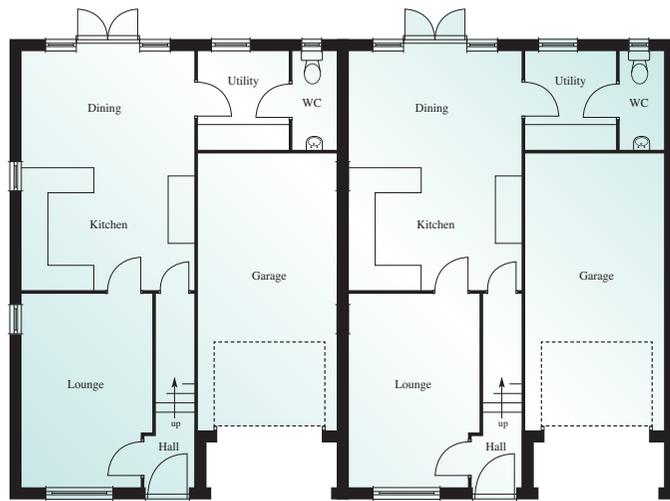
Farm

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PLOTS : 8 & 9

The Bardsey

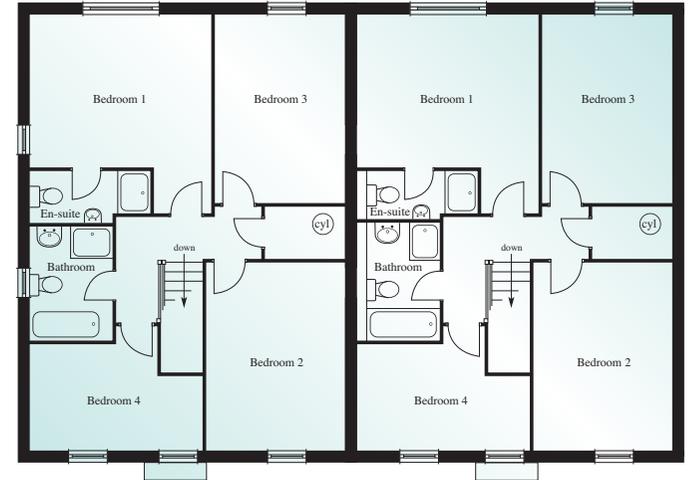


Ground Floor

LOUNGE	3.09(max) x 4.55m	10'2"(max) x 14'11"
KITCHEN/DINING	4.06 x 5.62m	13'4" x 18'5"
UTILITY	2.17 x 2.30m	7'1" x 7'6"

First Floor

BEDROOM 1	4.30 x 4.67m(max)	14'1" x 15'4"(max)
EN-SUITE	2.10 x 1.23m	6'10" x 4'0"
BEDROOM 2	3.30 x 4.42m	10'10" x 14'6"
BEDROOM 3	3.08 x 4.42m	10'1" x 14'6"
BEDROOM 4	4.08(max) x 2.5m	13'4"(max) x 8'2"



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Floor plans, window configurations and roof designs vary from plot to plot. Please see on-site plans for full details.



PLOTS : 3, 4, 5, 6, 19 & 20



The Linton

Ground Floor

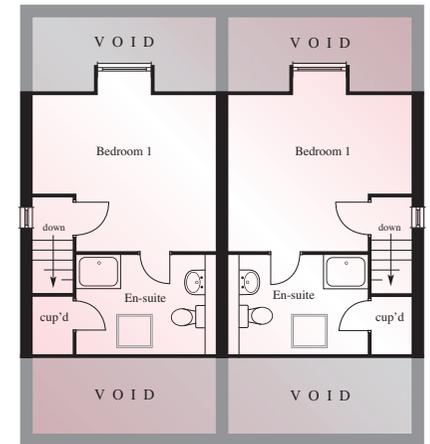
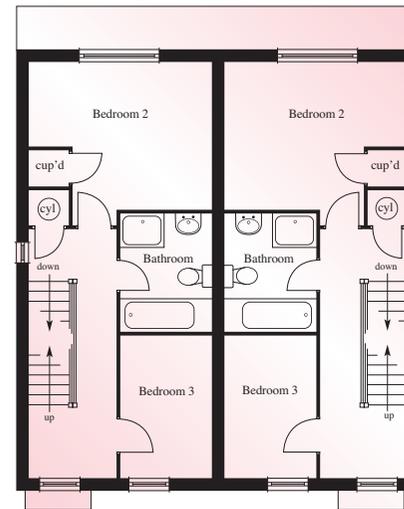
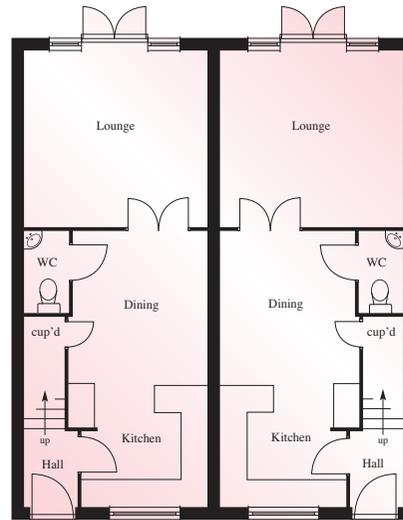
LOUNGE	4.13 x 3.95m	13'7" x 12'11"
KITCHEN/DINING	3.15(max) x 6.15m(max)	10'4"(max) x 20'2"(max)

First Floor

BEDROOM 2	4.13(max) x 3.32m(max)	13'7"(max) x 10'11"(max)
BEDROOM 3	2.08 x 3.20m	6'9" x 10'6"
BATHROOM	2.08 x 2.67m	6'9" x 8'9"

Second Floor

BEDROOM 1	4.13(max) x 3.52m(max)	13'7"(max) x 11'6"(max)
EN-SUITE	3.15 x 2.25m	10'4" x 7'4"



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Specification

EXTERNAL SPECIFICATION

EXTERNAL WALLS OF TRADITIONAL CONSTRUCTION IN FORTICRETE ANSTONE PREMIER RANGE.

WINDOWS AND EXTERNAL GLAZED FRAMES IN LOW MAINTENANCE WHITE PVCU WITH POLISHED CHROME IRONMONGERY.

HIGH EFFICIENCY DOUBLE GLAZED WINDOW UNITS.

COMPOSITE EXTERNAL DOORS FITTED WITH 3-STAR 'ANTI-SNAP' CYLINDER LOCKS.

TURF TO FRONT AND REAR GARDENS AND LANDSCAPING IN ACCORDANCE WITH THE APPROVED PLAN.

EXTERNAL LIGHTS TO FRONT AND REAR AND PUSH BUTTON DOORBELL TO FRONT DOOR.

EXTERNAL TAP.

7KW MODE 3 EXTERNAL CAR CHARGING POINT.



IMAGES SHOWN ARE FOR REPRESENTATION PURPOSES ONLY – ACTUAL PRODUCT SPECIFICATIONS MAY DIFFER

INTERNAL SPECIFICATION

WALLS AND CEILINGS FINISHED IN ALMOND WHITE MATT.

DOORS, ARCHITRAVES AND SKIRTINGS FINISHED IN WHITE GLOSS PAINT.

WHITE PANELLED INTERNAL DOORS.

POLISHED CHROME IRONMONGERY THROUGHOUT.

FULL HEIGHT WALL TILING WITHIN SHOWER ENCLOSURES AND PART TILING TO ALL OTHER BATHROOM WALLS WITH CHOICE FROM THE RANGE PROVIDED.

FLOOR TILING TO BATHROOMS AND DOWN STAIRS WC WITH CHOICE FROM THE RANGE PROVIDED.

ELECTRICAL SOCKETS AND SWITCHES IN WHITE.

LED DOWN LIGHTS TO KITCHEN/BREAKFAST AREAS, UTILITY, BATHROOMS/ENSUITES AND WC.



PRE-WIRED SATELLITE TV POINT TO LOUNGE AND TERRESTRIAL TV POINTS TO LOUNGE, MASTER BEDROOM AND KITCHEN.
DATA DISTRIBUTION POINTS TO LOUNGE, MASTER BEDROOM AND STUDY (WHERE APPLICABLE).

FIBRE OPTIC CABLE LAID TO EACH PROPERTY.

INTRUDER ALARM WITH SENSORS TO GROUND, FIRST FLOORS AND GARAGES.

HIGH EFFICIENCY GAS-FIRED CONDENSING BOILER WITH HEATED TOWEL RAIL TO BATHROOMS AND RADIATORS TO OTHER ROOMS.

A CHOICE OF KITCHEN FINISHES FROM THE RANGE PROVIDED.

KITCHEN APPLIANCES COMPRISING DOUBLE OVEN, CHOICE OF GAS OR CERAMIC HOB, CHIMNEY HOOD, INTEGRATED FRIDGE/FREEZER AND DISHWASHER.

WASHER/DRYER (OR SEPARATE WASHER AND DRYER) IN KITCHEN OR UTILITY ACCORDING TO HOUSE TYPE.

SANITARY-WARE BY IDEAL STANDARD.

SHOWERS BY AQUALISA.

WHERE PURCHASERS ARE OFFERED A CHOICE OF FINISH/STYLE, THIS IS SUBJECT TO THE ITEMS CONCERNED NOT HAVING BEEN FITTED OR ORDERED AT THE TIME OF RESERVATION.

NHBC 10-YEAR BUILDMARK WARRANTY

ARNCLIFFE HOMES LIMITED SUPPORT AND ABIDE BY THE CONSUMER CODE FOR HOME BUILDERS.



THE PURPOSE OF THE CODE IS TO ENSURE THAT HOME BUYERS:

- ARE TREATED FAIRLY;
- KNOW WHAT SERVICE LEVELS TO EXPECT;
- ARE GIVEN RELIABLE INFORMATION UPON WHICH TO MAKE THEIR DECISIONS;
- KNOW HOW TO ACCESS SPEEDY, LOW COST DISPUTE RESOLUTION ARRANGEMENTS IF THEY ARE DISSATISFIED.

A COPY OF THE CODE IS AVAILABLE ON REQUEST OR CAN BE DOWNLOADED FROM: WWW.CONSUMERCODE.CO.UK

THE DETAILS PROVIDED ARE BELIEVED TO BE CORRECT BUT DO NOT CONSTITUTE AN OFFER, WARRANTY OR CONTRACT. ALL ROOM DIMENSIONS ARE APPROXIMATE; THE COMPANY RESERVES THE RIGHT TO ALTER PLANS, SPECIFICATION AND ELEVATIONS AND TO SUBSTITUTE MATERIALS DURING THE COURSE OF CONSTRUCTION.

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Buyer Assistance

ONCE YOU HAVE CHOSEN THE NEW ARNCLIFFE HOME YOU WOULD LIKE, THERE ARE A RANGE OF FACILITIES WE CAN OFFER TO MAKE YOUR PURCHASE THAT MUCH EASIER.

IF YOU DO NOT YET HAVE A BUYER FOR YOUR EXISTING HOUSE, WHY NOT CONSIDER OUR HIGHLY SUCCESSFUL PART EXCHANGE SCHEME?

HUNDREDS OF PURCHASERS HAVE TAKEN ADVANTAGE OF THIS FACILITY, WHICH HAS ENABLED THEM TO PLAN THEIR MOVE WITH CERTAINTY, WITHOUT THE WORRY OF FINDING A BUYER AT THE RIGHT PRICE OR THE HASSLE OF APPOINTING ESTATE AGENTS AND NEGOTIATING WITH POTENTIAL BUYERS.

SIMPLY COMPLETE OUR NO-OBLIGATION APPLICATION FORM AND WE WILL ARRANGE A MUTUALLY CONVENIENT TIME TO INSPECT YOUR PROPERTY, FOLLOWING WHICH WE WILL CONFIRM ITS ELIGIBILITY FOR PART EXCHANGE AND DISCUSS OUR VALUATION WITH YOU. ONCE WE HAVE AGREED FIGURES, YOUR PURCHASE CAN PROCEED WITHOUT DELAY AND YOU COULD BE MOVING INTO YOUR BRAND NEW HOME IN WEEKS.

OUR PART EXCHANGE FACILITY IS ENTIRELY WITHOUT OBLIGATION AND IN THE EVENT THAT YOU DECIDE NOT TO PROCEED WITH OUR OFFER, YOU WILL FACE NO CHARGES.

PART EXCHANGE MAY NOT BE APPROPRIATE IN ALL CASES, FOR EXAMPLE IF YOUR EXISTING HOUSE IS OF A SIMILAR OR GREATER VALUE THAN THE NEW HOUSE YOU WISH TO PURCHASE. WE THEREFORE OFFER A SALES ASSISTANCE SCHEME WHEREBY WE APPOINT A LOCAL ESTATE AGENT TO MARKET YOUR PROPERTY AT A MUTUALLY AGREEABLE FIGURE BUT WITH THE BENEFIT OF THE FACILITIES WE OFFER ON OUR NEW HOMES; FOR EXAMPLE PART EXCHANGE, MORTGAGE ASSISTANCE, ETC.

THE MORTGAGE MARKET IS CONSTANTLY CHANGING AND IT IS DIFFICULT TO STAY ABREAST OF THE LATEST PRODUCTS. WE THEREFORE OFFER THE SERVICES OF AN INDEPENDENT FIRM OF FINANCIAL ADVISERS WHO HAVE ACCESS TO ALL MAJOR LENDERS AND CAN GIVE IMPARTIAL ADVICE ON THE BEST DEALS AROUND AT ANY GIVEN TIME.

THESE ADVISERS WILL MEET YOU AT A MUTUALLY CONVENIENT TIME AND PLACE (AT HOME IF YOU WISH) AND TALK THROUGH THE OPTIONS WITH YOU, ON A NO OBLIGATION BASIS. IF YOU DECIDE TO PROCEED WITH ONE OF THEIR SUGGESTIONS, THEY WILL GUIDE YOU THROUGH THE PAPERWORK AND MONITOR PROGRESS OF YOUR APPLICATION THROUGH TO THE TIME A MORTGAGE OFFER IS ISSUED.

ONCE AGAIN, THIS FACILITY IS COMPLETELY FREE OF CHARGE AND ENTIRELY WITHOUT OBLIGATION.

MORTGAGE GUARANTEE SCHEME

THE GOVERNMENT BACKED 95% 'MORTGAGE GUARANTEE SCHEME' IS AVAILABLE FROM SOME LENDERS ON THIS DEVELOPMENT AND MEANS THAT YOU COULD PURCHASE YOUR NEW HOME WITH JUST A 5% DEPOSIT. TERMS AND CONDITIONS APPLY – PLEASE ASK FOR DETAILS.



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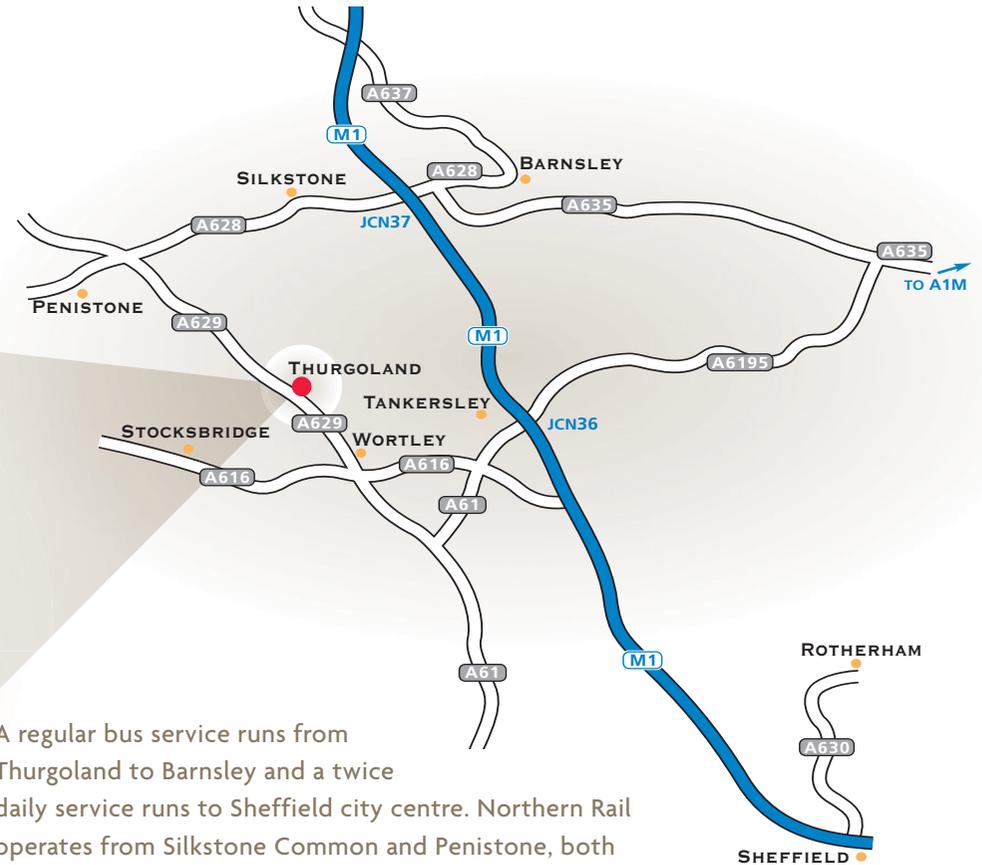
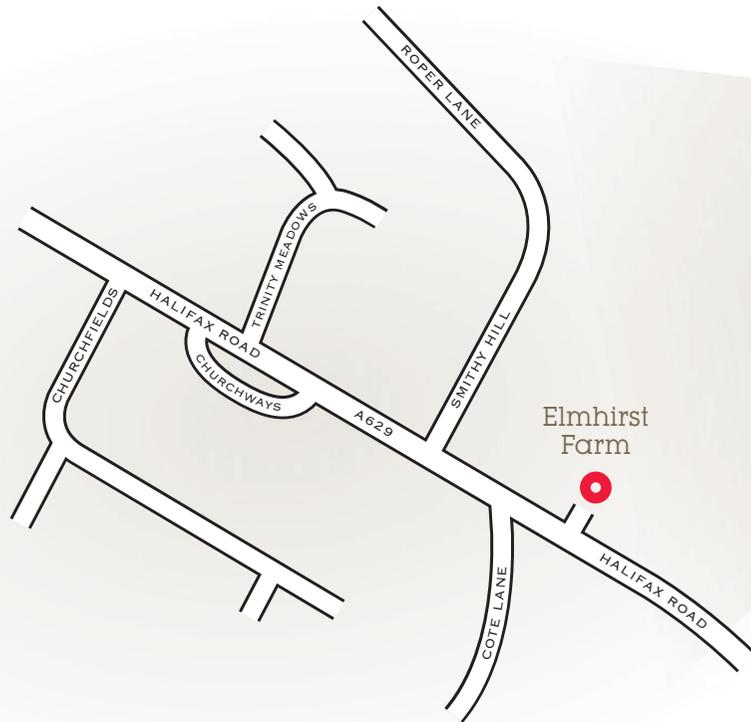


Farm

Location & Transport

Thurgoland is conveniently located off the A629, just 5 miles to the south of Barnsley and 11 miles north of Sheffield. There is access to the M1 motorway at junction 36 just over 4 miles away.

For Sat Nav use S35-7EB



A regular bus service runs from Thurgoland to Barnsley and a twice daily service runs to Sheffield city centre. Northern Rail operates from Silkstone Common and Penistone, both of which are approx. 4 miles away and offer regular services to Barnsley and Sheffield.

Both Manchester and Leeds/Bradford airports are a little under 40 miles away and can be reached in approximately 1 hour and 1½ hours, respectively.

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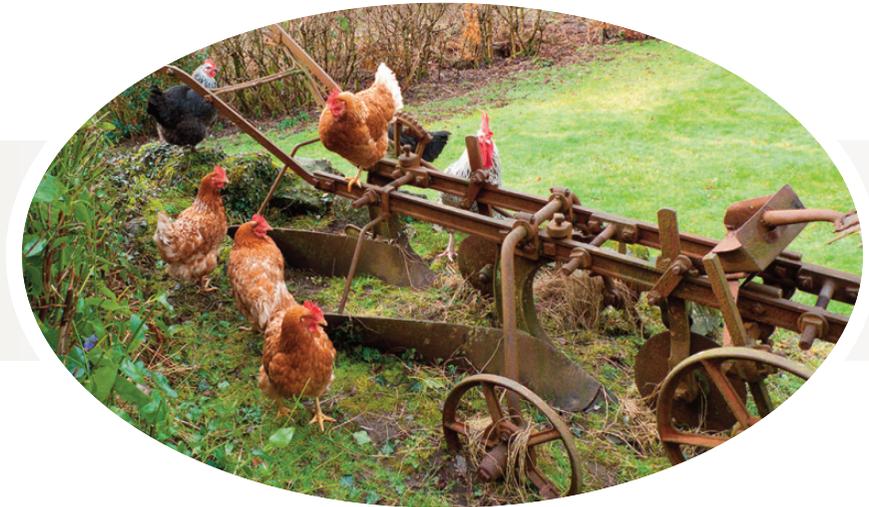
Halifax Road,
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Arncliffe

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