



LAUGHTON GATE

THROPHAM





HARRON HOMES

CAREFULLY CRAFTED HOMES

Born and bred in Yorkshire, Harron Homes delivers modern family homes in carefully selected locations across the North of England and the Midlands. With a proud track record of ingenuity and originality, Harron Homes is a developer you can trust to fulfil and exceed your 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 listening to your needs and working with you to craft your ideal home. We are a company that is large enough to offer you the very best, but small enough to care about your needs.



LAUGHTON GATE
A PLACE TO CALL HOME





Typical street scene at Laughton Gate.



REFINED LIVING

IN A TRULY EXCLUSIVE LOCATION

Situated in beautiful South Yorkshire, Laughton Gate offers a stunning collection of thoughtfully designed 3, 4 and 5 bedroom family homes in the village of Throapham.

This collection of homes is perfect for families looking for modern living without compromising on space or style.







SURROUND YOURSELF

WITH A FULL AND ACTIVE LIFE

Offering an abundance of features, Laughton Gate offers more than just a place to live with an array of places to discover and explore. Throapham is a great location to fulfil a full and active lifestyle on the edge of the countryside.

Whilst the neighbouring town of Dinnington has a great selection of local shops, restaurants and amenities just a short drive away. For those seeking a family day out, Roche Abbey provides a great setting to enjoy a breath of fresh air whilst taking in the picturesque wooded valley and historic stonework of the monastery.





Dinnington Countryside



Yorkshire Wildlife Park



Tropical Butterfly House Wildlife And Falconry Centre



Langold Lake and Country Park



WELL CONNECTED

AN ENVIABLE POSTCODE

Just a stones throw from the neighbouring town of Dinnington, Laughton Gate benefits from excellent commuter links and is ideally located for travelling to Rotherham and Sheffield, Doncaster and Worksop.

Ideal for exploring the very best that the South Yorkshire Peak District has to offer. Whether travelling for work or pleasure, homeowners will benefit from excellent links to the M1.



- Pub 2 minutes
- Church 5 minutes
- Post Office 14 minutes
- Primary School 15 minutes
- Supermarket 16 minutes
- Doctors 17 minutes



- Dinnington 0.8 miles
- Yorkshire Wildlife Park 2.8 miles
- Worksop 8.4 miles
- Rotherham 11.3 miles
- Tropical Butterfly House 15 miles
- Sheffield 15.5 miles



- Worksop 8 minutes
- Sheffield 28 minutes
- Chesterfield 52 minutes
- Rotherham 57 minutes
- Doncaster 1 hour 5 minutes
- Leeds 1 hour 30 minutes

“ HASSLE FREE TRAVEL FROM YOUR DOORSTEP ”

SITE PLAN

2 BEDROOM HOMES

THE HADLEIGH
2 bedroom home
Plots 9, 10, 11, 149, 174, 209, 210, 211,
232 & 277

3 BEDROOM HOMES

THE BAMBURGH
3 bedroom home
Plots 2, 3, 46, 47, 97, 98, 148, 150, 154,
155, 173, 175, 231, 233, 248, 249, 276
& 278

THE ALDERTON
3 bedroom home
Plots 34, 43, 49, 57, 65, 74, 94, 103,
120, 132, 140, 145, 151, 194, 234, 237,
247 & 262

4 BEDROOM HOMES

THE BIRKWITH
4 bedroom home
Plots 1, 7, 12, 20, 24, 36, 50, 55,
76, 87, 89, 96, 104, 111, 122, 131,
135, 156, 191, 198, 208, 217, 241
& 274

THE BAYBRIDGE
4 bedroom home
Plots 8, 13, 15, 17, 23, 48, 84, 88, 95,
99, 105, 121, 130, 136, 153, 166, 169,
177, 190, 196, 236, 239, 254, 257, 271
& 275

THE NIDDERDALE
4 bedroom home
Plots 6, 19, 51, 54, 60, 64, 70, 79, 92,
93, 100, 115, 117, 119, 143, 147, 158,
165, 170, 176, 181, 205, 216, 226, 245,
264, 270, 279 & 284

THE SALCOMBE VD
4 bedroom home
Plots 61, 83, 133, 201, 225 & 267

THE SALCOMBE V1
4 bedroom home
Plot 58, 63, 77, 80, 203 & 269

THE SETTLE VD
4 bedroom home
Plots 22, 53, 86, 142 & 243

THE SETTLE V1
4 bedroom home
Plots 14, 16, 30, 38, 45, 62, 85, 123,
128, 139, 160, 161, 168, 180, 185, 192,
197, 202, 215, 218, 238, 244, 255, 272,
282 & 285

THE TONBRIDGE
4 bedroom home
Plots 33, 39, 69, 75, 113, 118, 144,
157, 162, 167, 182, 195, 204, 256,
263 & 273

THE WARKWORTH
4 bedroom home
Plots 18, 21, 29, 67, 129, 159, 179,
193, 196, 242, 266, 268, 280 & 281

THE WINDSOR
4 bedroom home
Plots 25, 32, 35, 44, 52, 56, 66, 78, 81,
90, 101, 102, 106, 112, 114, 116, 146,
152, 164, 183, 184, 199, 206, 207, 235,
240, 246, 258, 265 & 283

5 BEDROOM HOMES

THE DUNSTANBURGH
5 bedroom home
Plots 28, 31, 68, 91, 134,
138 & 178

THE EDLINGHAM
5 bedroom home
Plots 26, 27, 37, 82, 137, 141, 163
& 200

THE PORTCHESTER
5 bedroom home
Plot 59



*AFFORDABLE HOUSING

PLOTS 2, 3, 9, 10, 11, 209, 210, 211, 231, 232 AND 233 ARE DISCOUNTED HOMES, PLEASE SPEAK TO ONE OF OUR EXPERIENCED SALES EXECUTIVES TO FIND OUT MORE.









A PERFECT BALANCE

STYLISH AND PRACTICAL

Offering everything you could wish for in a modern family home, the properties at Laughton Gate have been carefully designed to suit modern living without compromising on space, style or location.

Carefully designed with family living in mind, these stunning homes showcase light filled living areas, contemporary kitchens and stylish bathrooms.

THE BAMBURGH

THREE BEDROOM SEMI-DETACHED HOME



GROUND FLOOR

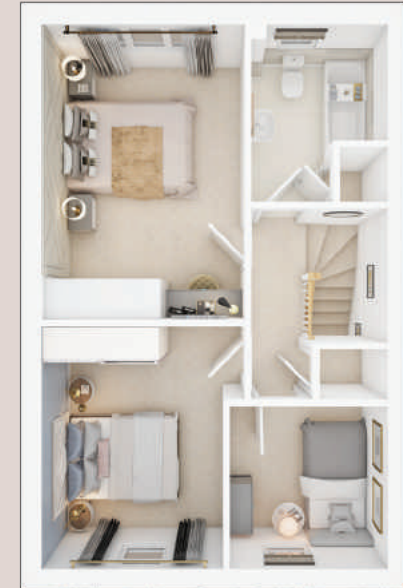
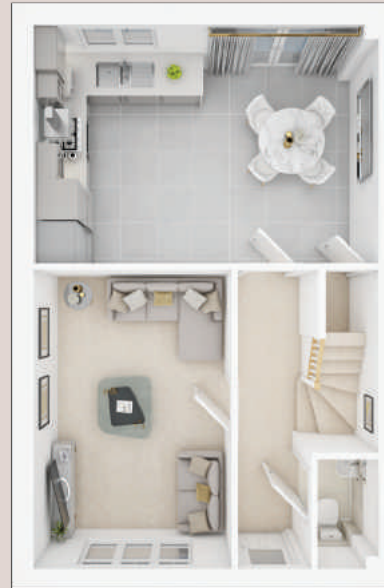
Lounge	4398 x 2913mm	14' 5" x 9' 6"
Kitchen/Dining	5079 x 3505mm	16' 7" x 11' 5"

FIRST FLOOR

Bedroom 1	4338 x 2978mm	14' 2" x 9' 9"
Bedroom 2	3566 x 2663mm	11' 8" x 8' 8"
Bedroom 3	2391 x 2315mm	7' 10" x 7' 7"
Bathroom	2560 x 2000mm	8' 4" x 6' 6"

THE BAMBURGH

Those looking for a modern, three bedroom house with attractive features and classic charm, should look no further than the Bamburgh.



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GROUND FLOOR

FIRST FLOOR

THE ALDERTON

THREE BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE



GROUND FLOOR

Lounge	4463 x 3363mm	14' 7" x 11' 0"
Kitchen/Dining	4280 x 2943mm	14' 0" x 9' 7"
Utility	1598 x 1500mm	5' 2" x 4' 11"

FIRST FLOOR

Bedroom 1	3285 x 3128mm	10' 9" x 10' 3"
En Suite	2048 x 1598mm	6' 8" x 5' 2"
Bedroom 2	3013 x 2993mm	9' 10" x 9' 9"
Bedroom 3	2993 x 2865mm	9' 9" x 9' 4"
Bathroom	1925 x 1700mm	6' 3" x 5' 6"

THE ALDERTON

This charming, three bedroom home offers exceptional qualities with no end of style and high specification design.



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GROUND FLOOR

FIRST FLOOR

THE BIRKWITH

FOUR BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE



GROUND FLOOR

Lounge	4563 x 3100mm	14' 11" x 10' 2" max
Kitchen/Dining	6665 x 2690mm	21'10" x 8' 9"
Utility	1609 x 1463mm	5' 3" x 4' 9"

FIRST FLOOR

Bedroom 1	3803 x 3125mm	12' 5" x 10' 3" max
En Suite	2028 x 1863mm	6' 7" x 6' 1"
Bedroom 2	3813 x 3040mm	12' 6" x 9' 11"
Bedroom 3	3203 x 2975mm	10' 6" x 9' 9"
Bedroom 4	2965 x 2725mm	9' 8" x 8' 11"
Bathroom	2100 x 1975mm	6' 10" x 6' 5"

THE BIRKWITH

This attractive, four bedroom property offers space and style with modern features that compliment busy family life. The beautiful Birkwith is the perfect place to call home.



GROUND FLOOR



FIRST FLOOR

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THE BAYBRIDGE

FOUR BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE



GROUND FLOOR

Lounge	4780 x 3296mm	15' 8" x 10' 9"
Kitchen/Dining	5728 x 2735mm	18' 9" x 8' 11"
Utility	1725 x 1688mm	5' 7" x 5' 6"
WC	1725 x 910mm	5' 7" x 2' 11"

FIRST FLOOR

Bedroom 1	3901 x 3296mm	12' 9" x 10' 9"
En Suite	2115 x 1475mm	6' 11" x 4' 10"
Bedroom 2	3664 x 2663mm	12' 0" x 8' 8"
Bedroom 3	3901 x 3145mm	12' 9" x 10' 3"
Bedroom 4	3664 x 2663mm	12' 0" x 8' 8"
Bathroom	2639 x 2026mm	8' 7" x 6' 7"

THE BAYBRIDGE

This exquisite, four bedroom detached home spoils you with space and style. The charming Baybridge is perfect for the modern family that enjoys fine living.



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GROUND FLOOR

FIRST FLOOR

THE NIDDERDALE

FOUR BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE



GROUND FLOOR

Lounge	4775 x 2940mm	15' 7" x 9' 7" inc bay
Kitchen/Dining	6543 x 3377mm	21' 5" x 11' 0" max
Utility	1797 x 1675mm	5'10" x 5' 5"

FIRST FLOOR

Bedroom 1	4475 x 2940mm	14' 8" x 9' 7"
En Suite	2455 x 1910mm	8' 0" x 6' 3"
Bedroom 2	4202 x 3178mm	13' 9" x 10' 5" max
Bedroom 3	3202 x 2940mm	10' 6" x 9' 7" max
Bedroom 4	3153 x 2575mm	10' 4" x 8' 5"
Bathroom	2200 x 2075mm	7' 2" x 6' 9"

THE NIDDERDALE

This classically designed, four bedroom detached home with integral garage has everything a modern family home needs.



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GROUND FLOOR

FIRST FLOOR

THE SALCOMBE V0

FOUR BEDROOM DETACHED HOME WITH
DETACHED DOUBLE GARAGE



GROUND FLOOR

Lounge	4665 x 4065mm	15' 3" x 13' 4"
Dining Room	3765 x 2769mm	12' 4" x 9' 1"
Kitchen	3330 x 3300mm	10' 11" x 10' 9"
Dining Area	4390 x 3648mm	14' 4" x 11' 11" inc bay
Utility	2250 x 1888mm	7' 4" x 6' 2"

FIRST FLOOR

Bedroom 1	4065 x 2790mm	13' 4" x 9' 1"
Dressing Area	2215 x 1525mm	7' 3" x 5' 0"
En Suite	2413 x 1750mm	7' 11" x 5' 8"
Bedroom 2	3463 x 3369mm	11' 4" x 11' 0" max
Bedroom 3	3653 x 2769mm	11' 11" x 9' 1"
Bedroom 4	3600 x 2839mm	11' 9" x 9' 3"
Bathroom	2608 x 2600mm	8' 6" x 8' 6"

THE SALCOMBE V0

This stylish four bedroom detached property has everything a modern family home needs with high end design features and the added benefit of a detached garage.



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GROUND FLOOR

FIRST FLOOR

THE SALCOMBE V1

FOUR BEDROOM DETACHED HOME
WITH DETACHED GARAGE



GROUND FLOOR

Lounge	4740 x 4665mm	15' 6" x 15' 3" inc bay
Dining Room	3765 x 2769mm	12' 4" x 9' 1"
Kitchen	6878 x 3330mm	22' 6" x 10' 11"
Dining Area	4390 x 3648mm	14' 4" x 11' 11" inc bay
Utility	2250 x 1888mm	7' 4" x 6' 2"

FIRST FLOOR

Bedroom 1	4065 x 2790mm	13' 4" x 9' 1"
Dressing Area	2215 x 1525mm	7' 3" x 5' 0"
En Suite	2413 x 1750mm	7' 11" x 5' 8"
Bedroom 2	3463 x 3369mm	11' 4" x 11' 0" max
Bedroom 3	3653 x 2769mm	11' 11" x 9' 1"
Bedroom 4	3600 x 2839mm	11' 9" x 9' 3"
Bathroom	2608 x 2600mm	8' 6" x 8' 6"

THE SALCOMBE V1

This stylish four bedroom detached property has everything a modern family home needs with high end design features and the added benefit of a detached garage.



GROUND FLOOR

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THE SETTLE V1

FOUR BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE



GROUND FLOOR

Lounge	5215 x 4139mm	17' 1" x 13' 6" inc bay
Kitchen/Dining	5300 x 3650mm	17' 4" x 11' 11"
Utility	3002 x 1368mm	9' 10" x 4' 5"

FIRST FLOOR

Bedroom 1	4495 x 4463mm	14' 8" x 14' 7" max
En Suite	2500 x 1570mm	8' 2" x 5' 1"
Bedroom 2	3875 x 3150mm	12' 8" x 10' 4"
Bedroom 3	3700 x 3053mm	12' 1" x 10' 0"
Bedroom 4	3889 x 3078mm	12' 9" x 10' 1" max
Bathroom	2700 x 2050mm	8' 10" x 6' 8"

THE SETTLE V1

Families will adore this spacious, four bedroom detached family home with integral garage and classic design features.



GROUND FLOOR



FIRST FLOOR

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THE TONBRIDGE

FOUR BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE



GROUND FLOOR

Lounge	5233 x 3226mm	17' 2" x 10' 8" inc bay
Kitchen/Dining	6553 x 4215mm	21' 5" x 13' 9"
Utility	1800 x 1448mm	5' 10" x 4' 9"

FIRST FLOOR

Bedroom 1	3360 x 3188mm	11' 0" x 10' 5" max
Dressing Area	2225 x 1675mm	7' 3" x 5' 5"
En Suite	2475 x 1413mm	8' 1" x 4' 7"
Bedroom 2	4640 x 3165mm	15' 2" x 10' 4"
Bedroom 3	3375 x 3165mm	11' 0" x 10' 4"
Bedroom 4	3343 x 3188mm	10' 11" x 10' 5"
Bathroom	2900 x 2100mm	9' 6" x 6' 10"

THE TONBRIDGE

The Tonbridge is an attractive, four bedroom detached home, perfect for families looking for style combined with high specification design.



GROUND FLOOR



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THE WINDSOR

FOUR BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE



GROUND FLOOR

Lounge	5163 x 3105mm	16' 11" x 10' 2" inc bay
Dining Area	3253 x 2835mm	10' 8" x 9' 3"
Kitchen	3253 x 3030mm	10' 8" x 9' 11"
Utility	2188 x 1650mm	7' 2" x 5' 4"

FIRST FLOOR

Bedroom 1	3303 x 3000mm	10' 10" x 9' 10"
Dressing Area	1815 x 1140mm	5' 11" x 3' 8"
En Suite	1815 x 1763mm	5' 11" x 5' 9"
Bedroom 2	4062 x 2940mm	13' 3" x 9' 7" max
Bedroom 3	3303 x 2650mm	10' 10" x 8' 8"
Bedroom 4	3443 x 2650mm	11' 3" x 8' 8"
Bathroom	2600 x 2115mm	8' 6" x 6' 11"

THE WINDSOR

This stylish, four bedroom detached home with integral garage offers the best in modern day living for families that want comfort and style.



GROUND FLOOR

FIRST FLOOR

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THE EDLINGHAM

FIVE BEDROOM DETACHED HOME WITH
DETACHED DOUBLE GARAGE



GROUND FLOOR

Lounge	5028 x 4600mm	16' 5" x 15' 1"
Kitchen/Dining	6115 x 4402mm	20' 0" x 14' 5"
Dining Room	4100 x 3278mm	13' 5" x 10' 9"
Garden Room	3390 x 3375mm	11' 1" x 11' 0"
Study	3278 x 2738mm	10' 9" x 8' 11"
Utility	3278 x 1778mm	10' 9" x 5' 9"

FIRST FLOOR

Bedroom 1	3400 x 3000mm	11' 1" x 9' 10"
Dressing Area	3474 x 1500mm	11' 4" x 4' 11"
En Suite 1	2400 x 1853mm	7' 10" x 6' 0"
Bedroom 2	3753 x 3127mm	12' 3" x 10' 3" max
En Suite 2	1838 x 1800mm	6' 0" x 5' 10"
Bedroom 3	3703 x 3128mm	12' 1" x 10' 3" max
Bedroom 4	3300 x 3008mm	10' 9" x 9' 10"
Bedroom 5	3474 x 3008mm	11' 4" x 9' 10"
Bathroom	2800 x 2500mm	9' 2" x 8' 2"

THE EDLINGHAM

This outstanding five bedroom property has a true air of opulence about it. The Edlingham offers classic design features and elegant style through its spacious layout and has the added benefit of a detached double garage.



GROUND FLOOR



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THE HADLEIGH

TWO BEDROOM SEMI DETACHED HOME



GROUND FLOOR

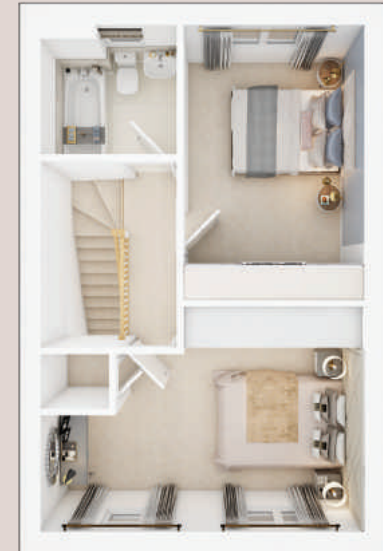
Lounge	4740 x 2898mm	15' 6" x 9' 6"
Kitchen/Dining	4443 x 2563mm	14' 6" x 8' 4"

FIRST FLOOR

Bedroom 1	4740 x 3300mm	15' 6" x 10' 9"
Bedroom 2	4041 x 2649mm	13' 3" x 8' 8"
Bathroom	1991 x 1901mm	6' 6" x 6' 2"

THE HADLEIGH

The charming Hadleigh is an attractive property, offering all you need in a quaint yet stylish two bedroom home.



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GROUND FLOOR

FIRST FLOOR



SPECIFICATION

KITCHEN

- Fitted quality range 18mm carcass kitchen units and 40mm worktops and upstands
- Zanussi stainless steel gas hob and fan assisted oven
- Stainless steel extractor hood
- Stainless steel sink and drainer with Hansgrohe mixer tap
- Fridge/freezer space (where applicable)
- Dishwasher*

UTILITY (where applicable)

- Work surface (where applicable)
- Plumbing for washing machine (where applicable)

CLOAKROOM (where applicable)

- Quality white Roca Gap sanitary ware complemented by chrome fittings and Hansgrohe taps
- Half tiling to all appliance walls (where applicable)
- Tiled window cill (where applicable)

MAIN BATHROOM

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

WARDROBES

- Hammonds wardrobes to bedroom 1 (subject to house type)

HEATING

- Gas fired central heating with high efficiency boilers with individual thermostatic radiator valves

ELECTRICAL

- Telephone & TV points (as shown on electrical plan)
- Downlighters (where applicable)
- Coach lamps to front of property

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 patterned double glazing and sidelights
- Modern chrome handles throughout
- PVCu insulated loft access hatch
- Low maintenance quality Garador garage doors 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 integral garages only
- (For clarification on any of the above items please discuss with the onsite sales executive.)

DECORATION

- White emulsion to walls
- White gloss painted woodwork
- Contemporary style skirting boards
- Clear varnished oak handrails & newel caps to all staircases
- Turned colonial spindles to all balustrades
- Skimmed plastered ceilings with white emulsion
- 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 shaker-style kitchens, offered in a variety of chic white, cream and grey tones. Kitchen upgrades are also available, including granite worktops and fully integrated kitchen appliances.



YOUR BEDROOM

We can offer a beautiful range of fitted wardrobes. Mix and match from our selection of wood, high-gloss and mirror finishes.



YOUR LIVING SPACE

Personalise your living space with a wide selection of optional extras, including everything from luxurious carpets to LED downlighters.



YOUR BATHROOM

Create the wow factor with our wide selection of tiling options for your bathrooms and en-suites. Floor to ceiling tiling looks superb as well as being highly practical.

“

ANOTHER ASPECT OF OUR
COMMITMENT TO YOU

”



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



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 home until your new property is ready

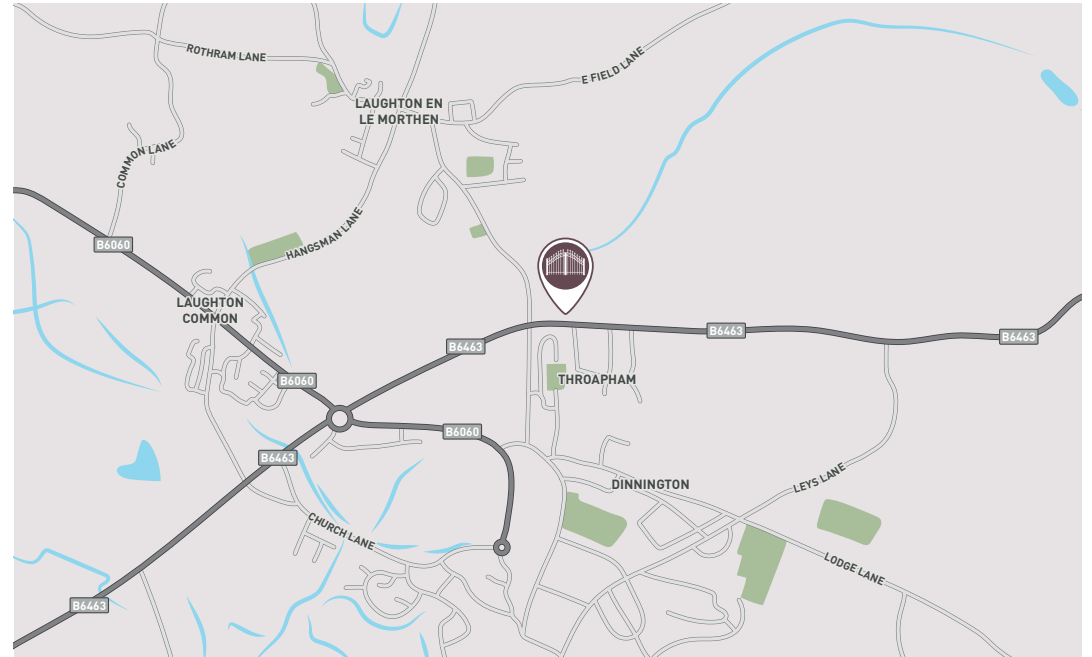
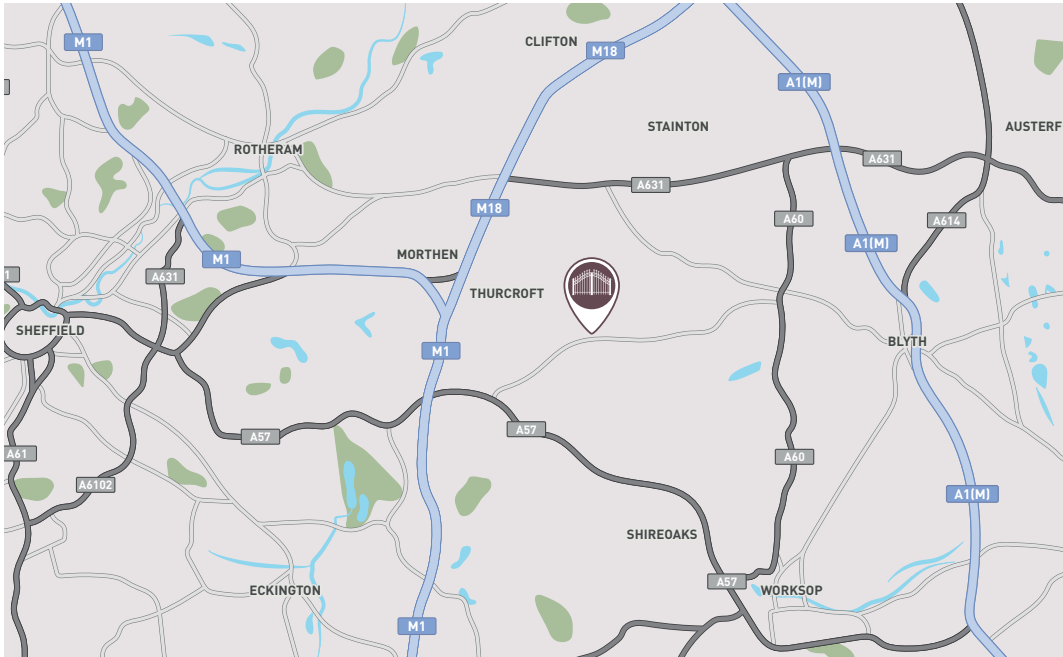


PART EXCHANGE SCHEME



HOW TO FIND US

AN ENVIABLE POSTCODE



LAUGHTON GATE, OLD COTES ROAD,
THROAPHAM, DINNINGTON, S25 2QS



LAUGHTON GATE
OLD COTES ROAD
THROAPHAM
DINNINGTON
S25 2QS



BUILDING HOMES ACROSS YORKSHIRE, DERBYSHIRE & NOTTINGHAMSHIRE

harronhomes.co.uk