



THE PADDOCKS

WICKERSLEY





HARRON HOMES

CAREFULLY CRAFTED HOMES

Born and bred in Yorkshire, Harron Homes delivers exceptional 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.



THE PADDOCKS
A PLACE TO CALL HOME





Typical Street Scene at The Paddocks



REFINED LIVING

IN A TRULY EXCLUSIVE LOCATION

Situated in the village of Wickersley in beautiful South Yorkshire,
The Paddocks offers a unique collection of thoughtfully designed
4 and 5 bedroom spacious, family homes.

Designed with modern living in mind, this stunning collection of homes is perfect
for families looking for space, style and location.







SURROUND YOURSELF

WITH A FULL AND ACTIVE LIFE

Offering an abundance of features, The Paddocks offers more than just a place to live. There is an array of places to discover and explore, right on it's doorstep.

The picturesque village of Wickersley offers the perfect blend of rural and urban living with scenic landscapes and a collection of local amenities nearby. There is also a selection of good local schools making The Paddocks the ideal location for families.

Just a short drive away, you'll find the town of Rotherham has plenty to offer with award winning independent shops, cafes and bars as well as a bustling indoor market. For those looking for a breath of fresh of air, Wentworth Woodhouse Estate and the popular Valley Park in Herringthorpe are close by, perfect for the whole family to enjoy the best of countryside living.





Clifton Park



Wickersley Town



Roche Abbey



WELL CONNECTED

AN ENVIABLE POSTCODE

Wickersley is well placed for commuting for those travelling by road, The Paddocks has convenient access to the M18 and M1 motorways allowing easy access to Rotherham, Sheffield and Doncaster.

Rotherham Central station is nearby with excellent rail links to Sheffield via the Trans-Pennine Express which stops at Meadowhall Shopping Centre and has frequent connections to Leeds. Whether travelling for work or pleasure, homeowners will benefit from the excellent commuter links on offer.

For families there are a range of excellent nearby schooling options, including the Wickersley Comprehensive which is Ofsted rated Outstanding.





A PERFECT BALANCE

STYLISH AND PRACTICAL

Offering anything you could wish for in a modern family home, the properties at The Paddocks have been carefully design 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.

SITE PLAN



2 BEDROOM HOMES

 **THE HADLEIGH**
2 bedroom home
Plots 14, 15, 16, 17 & 18

3 BEDROOM HOMES

 **THE BAMBURGH**
3 bedroom home
Plots 10, 11, 12, 13, 19, 20 & 21

4 BEDROOM HOMES

 **THE SALCOMBE V0**
4 bedroom home
Plots 1, 4, 22, 27 & 30

 **THE SALCOMBE V1**
4 bedroom home
Plot 26, 35, 37 & 43

 **THE TONBRIDGE**
4 bedroom home
Plots 6, 9, 28, 31, 34, 36 & 44

 **THE WARKWORTH**
4 bedroom home
Plots 2, 8, 25, 29, 32, 38, 40 & 45

5 BEDROOM HOMES

 **THE DUNSTANBURGH**
5 bedroom home
Plot 24, 33, 39 & 46

 **THE EDLINGHAM**
5 bedroom home
Plot 3, 5, 7, 23, 41 & 42

* AFFORDABLE HOUSING



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

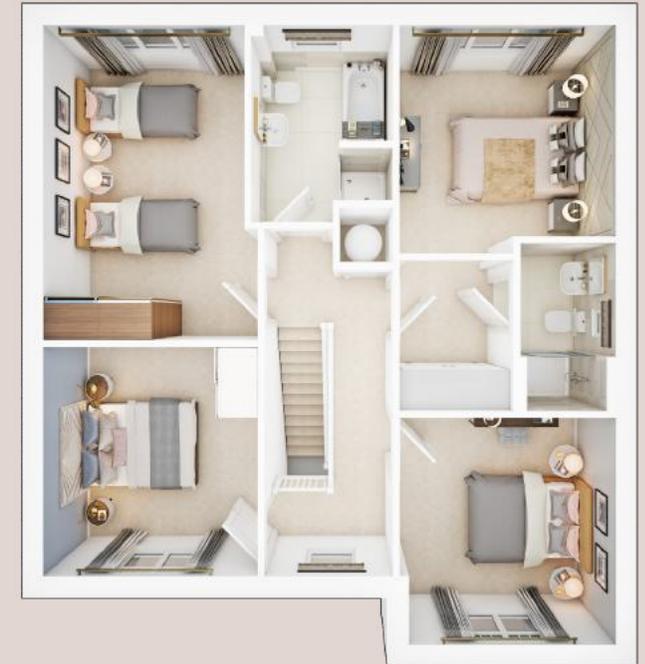
| | | |
|---------------|---------------|---------------------|
| Bedroom 1 | 3360 x 3188mm | 11' 0" x 10' 5" max |
| Dressing Area | 2225 x 1675mm | 7' 3" x 5' 5" |
| En Suite | 2475 x 1413mm | 8' 1" x 4' 7" |
| Bedroom 2 | 4640 x 3165mm | 15' 2" x 10' 4" |
| Bedroom 3 | 3375 x 3165mm | 11' 0" x 10' 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



FIRST FLOOR

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THE SALCOMBE V0

FOUR BEDROOM DETACHED HOME WITH
DETACHED DOUBLE GARAGE



GROUND FLOOR

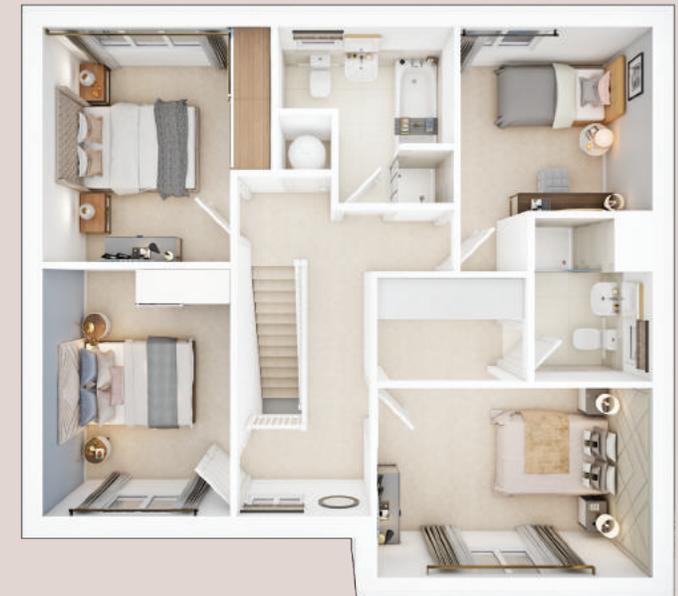
| | | |
|-------------|---------------|--------------------------|
| Lounge | 4665 x 4065mm | 15' 3" x 13' 4" |
| Dining Room | 3765 x 2769mm | 12' 4" x 9' 1" |
| Kitchen | 3330 x 3300mm | 10' 11" x 10' 9" |
| Dining Area | 4390 x 3648mm | 14' 4" x 11' 11" inc bay |
| Utility | 2250 x 1888mm | 7' 4" 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 without compromising on luxury features and high end design with the added benefit of a detached double garage.



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GROUND FLOOR

FIRST FLOOR

THE SALCOMBE V1

FOUR BEDROOM DETACHED HOME
WITH DETACHED GARAGE



GROUND FLOOR

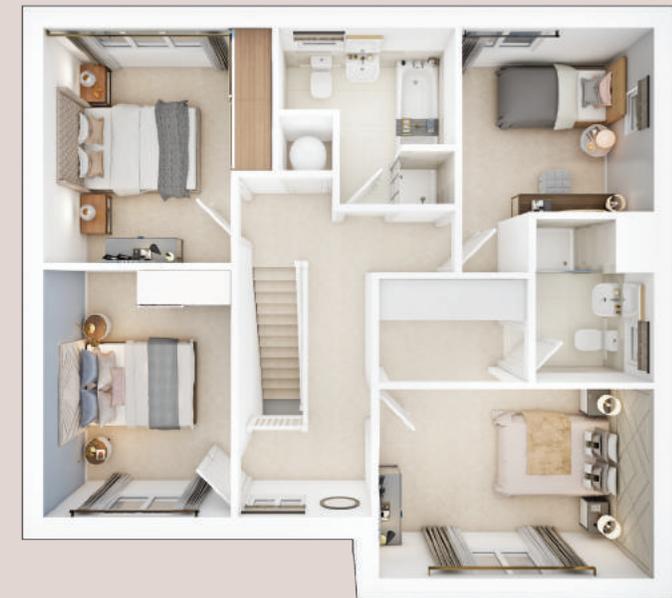
| | | |
|-------------|---------------|--------------------------|
| Lounge | 4740 x 4665mm | 15' 6" x 15' 3" inc bay |
| Dining Room | 3765 x 2769mm | 12' 4" x 9' 1" |
| Kitchen | 6878 x 3330mm | 22' 6" x 10' 11" |
| Dining Area | 4390 x 3648mm | 14' 4" x 11' 11" inc bay |
| Utility | 2250 x 1888mm | 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 without compromising on luxury features and high end design with the added benefit of a detached double garage.



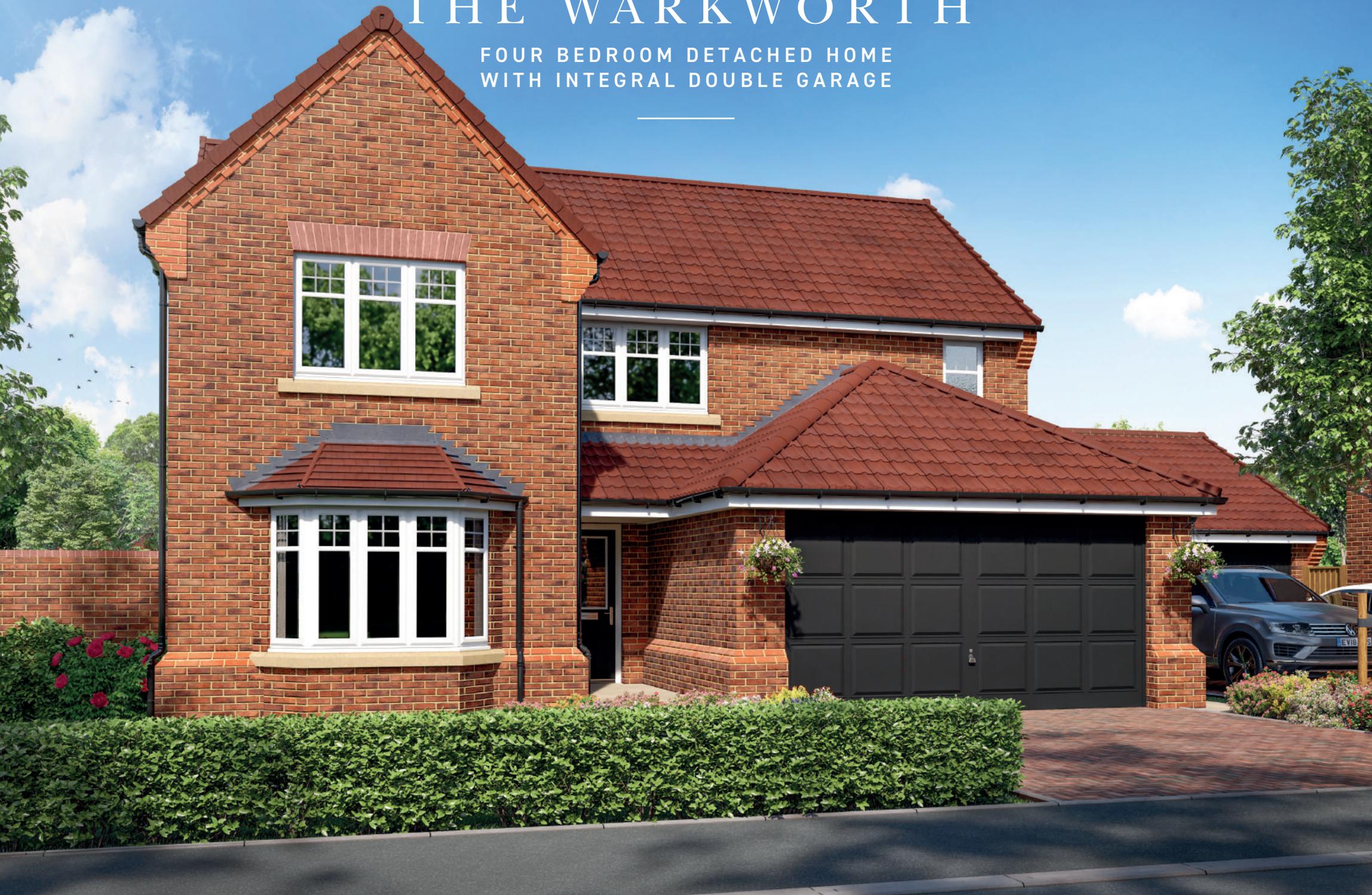
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GROUND FLOOR

FIRST FLOOR

THE WARKWORTH

FOUR BEDROOM DETACHED HOME
WITH INTEGRAL DOUBLE GARAGE



GROUND FLOOR

| | | |
|----------------|---------------|--------------------------|
| Lounge | 5370 x 3615mm | 17' 7" x 11' 10" inc bay |
| Family Room | 3740 x 3300mm | 12' 3" x 10' 9" |
| Kitchen/Dining | 5515 x 3740mm | 18' 1" x 12' 3" |
| Utility | 2678 x 1800mm | 8' 9" x 5' 10" |

FIRST FLOOR

| | | |
|---------------|---------------|---------------------|
| Bedroom 1 | 4905 x 3300mm | 16' 1" x 10' 9" max |
| Dressing Area | 2025 x 2015mm | 6' 7" x 6' 7" |
| En Suite | 2915 x 1500mm | 9' 6" x 4' 11" |
| Bedroom 2 | 3650 x 3615mm | 11' 11" x 11' 10" |
| En Suite 2 | 2491 x 1500mm | 8' 2" x 4' 11" |
| Bedroom 3 | 3790 x 2750mm | 12' 5" x 9' 0" |
| Bedroom 4 | 3200 x 2965mm | 10' 5" x 9' 8" |
| Bathroom | 1888 x 2790mm | 6' 2" x 9' 1" |

THE WARKWORTH

The Warkworth is a beautifully designed four bedroom, detached family home with an integral double garage.



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GROUND FLOOR

FIRST FLOOR

THE DUNSTANBURGH

FIVE BEDROOM DETACHED HOME
WITH INTEGRAL DOUBLE GARAGE



GROUND FLOOR

| | | |
|----------------|---------------|---------------------------|
| Lounge | 6080 x 3953mm | 19' 11" x 12' 11" inc bay |
| Kitchen/Dining | 6027 x 3910mm | 19' 9" x 12' 9" |
| Dining Room | 3910 x 3588mm | 12' 9" x 11' 9" |
| Utility | 2188 x 1685mm | 7' 2" x 5' 6" |

FIRST FLOOR

| | | |
|---------------|---------------|------------------|
| Bedroom 1 | 3563 x 3383mm | 11' 8" x 11' 1" |
| Dressing Area | 2475 x 2240mm | 8' 1" x 7' 4" |
| En Suite 1 | 2475 x 1663mm | 8' 1" x 5' 5" |
| Bedroom 2 | 4095 x 3796mm | 13' 5" x 12' 5" |
| Bedroom 3 | 3645 x 3263mm | 11' 11" x 10' 8" |
| En Suite 2 | 2821 x 1975mm | 9' 3" x 6' 5" |
| Bedroom 4 | 4003 x 3408mm | 13' 1" x 11' 2" |
| Bedroom 5 | 2852 x 2823mm | 9' 4" x 9' 3" |
| Study | 2775 x 2221mm | 9' 1" x 7' 3" |
| Bathroom | 2823 x 2075mm | 9' 3" x 6' 9" |

THE DUNSTANBURGH

This grand, thoughtfully designed five bedroom property with integral double garage is truly spacious and offers everything you could wish for in a large family home.



GROUND 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.

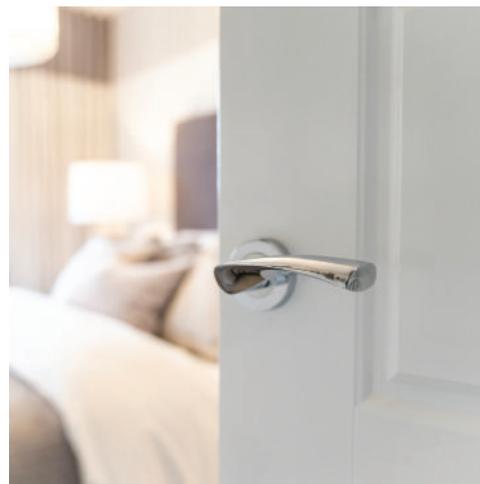


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SPECIFICATION

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 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



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

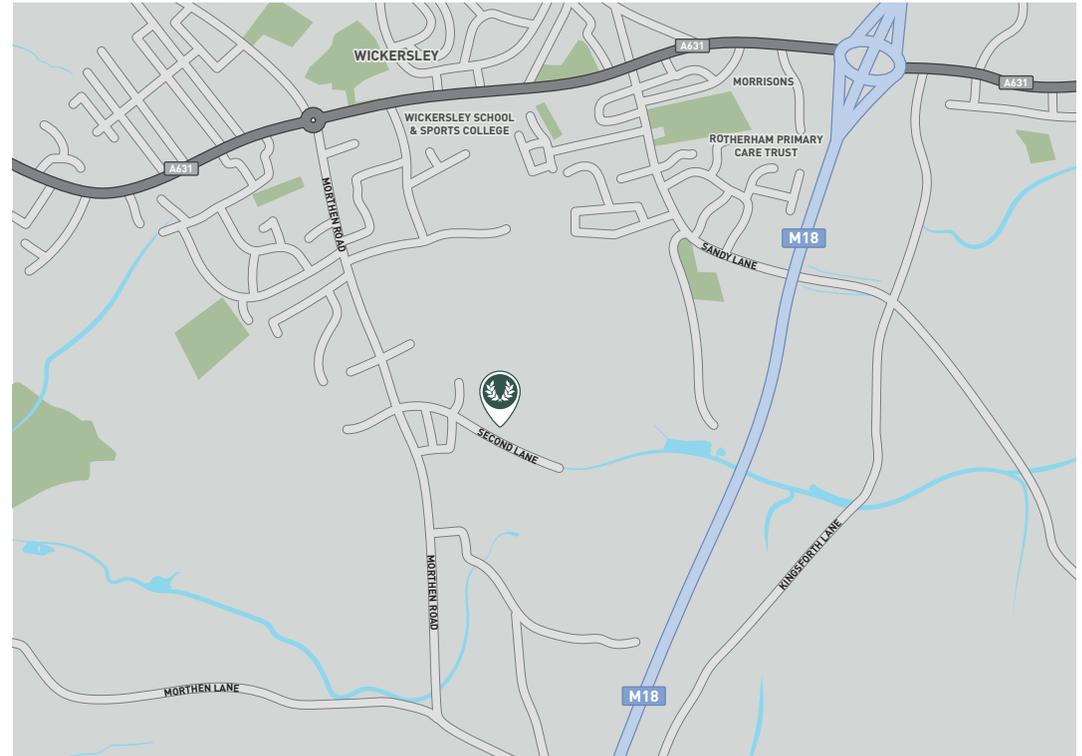
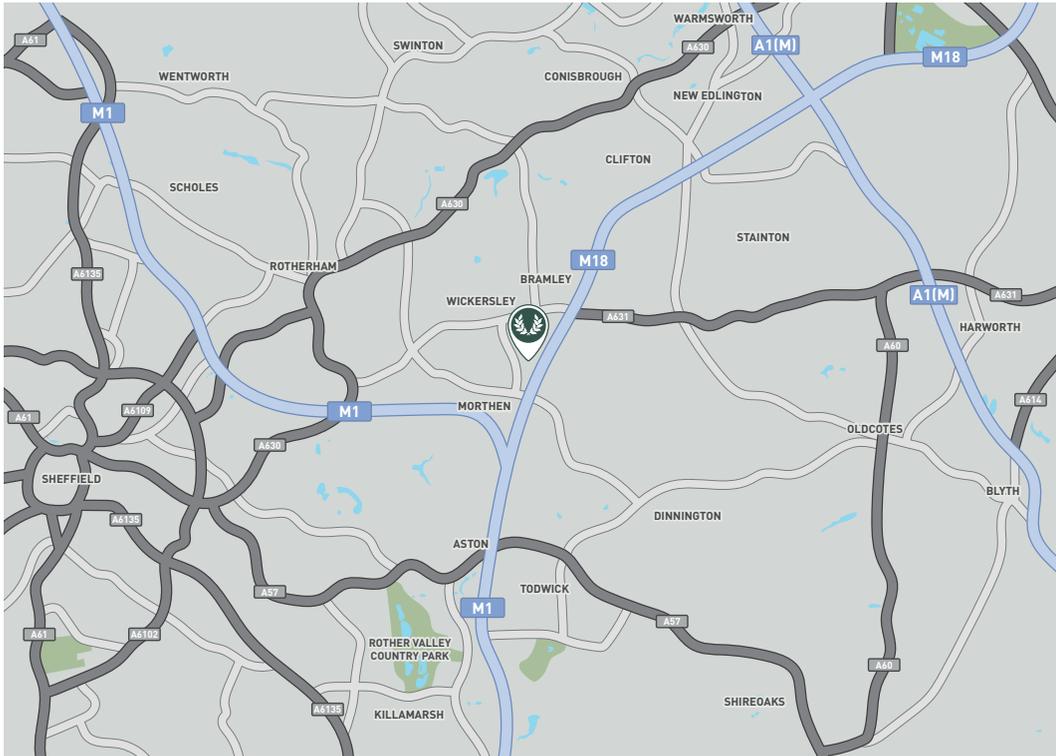
Terms and conditions apply, see website for details. Schemes cannot be used in conjunction with each other, or any other advertised offers. Harron Homes reserves the right to withdraw or alter these offers at any time prior to payment of a reservation fee.

*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.



HOW TO FIND US

AN ENVIABLE POSTCODE



THE PADDOCKS, SECOND LANE,
WICKERSLEY, ROTHERAM, S66 1DA

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



THE PADDOCKS
SECOND LANE
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S66 1DA



BUILDING HOMES ACROSS YORKSHIRE, DERBYSHIRE & NOTTINGHAMSHIRE

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