



BELLA WOOD VIEW
GOLDTHORPE



A COLLECTION OF
2, 3 & 4 BEDROOM HOMES
bellawoodview.co.uk

Images may include items of non-standard specification. Please see our Sales Consultants for further details.



COUNTRYSIDE
Homes



BELLA WOOD VIEW

BEAUTIFULLY DESIGNED HOMES

Countryside are proud to introduce Bella Wood View, a stunning development of 2, 3 and 4 bedroom homes.

Nestled in the village of Goldthorpe and boasting an impressive collection of 116 beautiful new homes with high-quality finish, there has never been a better time to put down roots and become part of this growing community.

Goldthorpe is steeped in history and offers stunning countryside views. Less than a mile from the development, the highly popular Hickleton Park can be found.

With all of this as well as being within easy reach of neighbouring Barnsley and Doncaster, and only a short drive from vibrant cities such as Leeds and Sheffield, Bella Wood View really does have something for everyone.



LOCAL AREA...

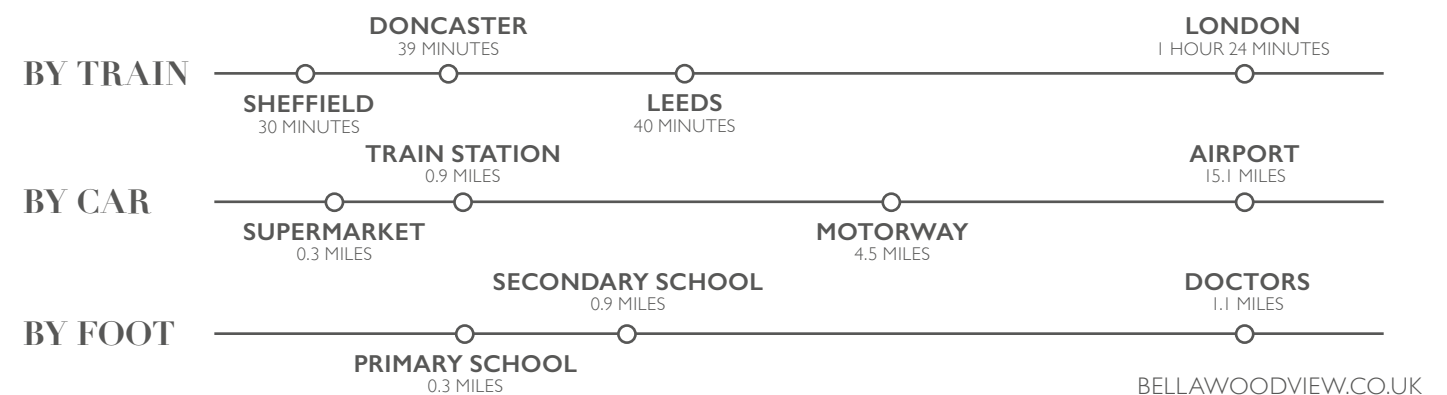
Located in the village of Goldthorpe, the development is perfect for families as it offers a wealth of both local primary and secondary schools, as well as a multitude of opportunities for recreational activity and local amenities.

Commuting for work and leisure is easy, with the motorway only a 10-minute drive away. The neighbouring town of Barnsley can be found just 7 miles west of Goldthorpe, and its recent £120m regeneration project has seen an influx of visitors to experience the new independent businesses and

retail outlets. Doncaster, with its stately homes and well-loved Dome leisure centre, is another option for a wholesome day trip.

For great nights out, nearby Sheffield is within easy reach as you can get there from Goldthorpe Train Station in just 30 minutes or Leeds in 40 minutes. Both boast a vast selection of well-known restaurants, bars and clubs. You are also well connected to other national destinations which can be conveniently reached via routes from the local station.

TRANSPORT LINKS





FEATURED TOWN

Bordering the enchanting Peak District, Barnsley is a thriving market town, attracting thousands of visitors every year. The town is famous for its award-winning markets and a wide array of high street and independent shops, so from designer brands to unique handmade goods, there's something for everyone.

The town centre has recently undergone major transformation, with £120m invested to create new eateries, a cinema, and a new library. With a varied programme of events and exhibitions throughout the year, there is always something going on to do or see, including vintage car rallies and family fun-days. The Experience Barnsley Museum and Cooper Gallery also have a range of activities and interesting topical exhibitions.

For a culture fix, explore the iconic Yorkshire Sculpture Park or the much-loved National Trust site of Wentworth Castle Gardens which sits grandly on the doorstep of Barnsley, offering a day out that is steeped in heritage.

With such a wealth of things to see and do, visitors to Barnsley are sure to experience a memorable day out.

ABOUT US

Countryside is a leading UK home builder and urban regeneration partner. We believe that where we live matters. We're passionate about creating places people aspire to live, where they feel a true sense of belonging.

Striving to be industry leaders in our approach to social responsibility, we deliver all our homes in an environmentally responsible, ethical, safe and sustainable manner. This is reflected in the execution of our developments, our working practices and the value we bring to communities.

All of our developments and homes carry a signature style and character, designed to work for the way people live today – with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that will stand the test of time. As a result, we hold more Housing Design Awards than any other developer.

From the character of the homes we build, to the planning of environments and the unique detailing of the landscape, our creative approach to placemaking creates places where people feel at home. We provide a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

It is all this and more that enables us to create **places people love.**



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CUSTOMER CARE

We have a dedicated team who are committed to working to our own Customer Charter, ensuring we always deliver the very best service.

From our experienced construction team through to our trained Sales Consultants, we ensure you are fully informed with respect to your purchase. We offer guidance on the complete process involved in buying a Countryside home and we can put you in touch with independent financial advisors and solicitors.

From the moment you reserve your plot, to the day you receive your keys and beyond, a dedicated Sales Progressor will guide you through the process and ensure you receive the very best service from Countryside.

Every Countryside home carries our commitment to quality and improvement. You have the added assurance of every Countryside home benefiting from a 10-year NHBC warranty and insurance policy, protecting against structural defects for a 10-year period following the date of legal completion.

Each property is also quality checked and commissioned by our dedicated Customer Care team before it is handed over to you. Prior to legal completion the Sales Consultant along with the Site Manager will invite you to a home demonstration where they will walk you through all aspects of your new home.

The Sales Consultant will complete a formal handover of your property on legal completion. Our Site Management team will also visit on several occasions to ensure you are settling in.

All of our homes are covered by a comprehensive 2-year Customer Service Warranty as standard, providing you with 24-hour emergency cover.

As registered home builders with a 10-year NHBC warranty and insurance policy we are also a registered developer with the NHQC, which ensures you as a new homeowner are treated fairly and are fully informed about your purchase before and after signing your contract.





THE NEXT STEPS

From taking online virtual tours to visiting our showhomes in person, one-to-one meetings with our Sales Consultants to scheduled telephone appointments, we understand that everyone likes to do things in their own way which is why we can work with you to secure your new dream home using whatever methods work best for you.

We can even put you in touch with an Independent Financial Advisor who can discuss the best financial choices and mortgage options for you. This along with our dedicated Sales Team who will talk you through every step of the buying process means **choosing a new home from Countryside really is as simple as 1, 2, 3...**

STEP 1. VIEWING & TOURS

In order to get you moving we can help you gather as much information as you need. You can take a **virtual tour** from the comfort of your own home, **talk on the phone or online** or visit us at one of our early **on-site Sales Offices**.

We can talk you through the available housetypes, their pricing, the site plan and of course our **luxury Countryside specification**. We can even give you a tour in person or virtually of our stunning showhomes at your chosen or other live developments. Our website also displays an **up-to-date list of all our available homes**.

Our Sales Consultants will be happy to talk to you about any questions you may have so why not **book an appointment today**.

STEP 2. INFORMATION & ADVICE

We can put you in touch with an **Independent Financial Advisor** who can access the **whole market** for lenders, advise on **Help to Buy** plus give you **free independent, confidential advice**.

We are here to talk you through the **Buying Process** and the next steps for **reserving your dream home**.

Our homes have a **fantastic specification as standard**, details of which can be found on our 'Specification' insert. We also have a list of extras that you can purchase through us to **personalise your new home**, including flooring, kitchen upgrades and appliances, extra tiling to bathrooms, spotlights, media plates, plus much more. Our **dedicated Sales Team** will be happy to take you through the full selection.

STEP 3. MAKING A RESERVATION

You can make a reservation with our Sales Consultants in person or alternatively a reservation can be made over the phone and all paperwork can be issued to you by email.

We're here for you **every step of the way**, so that means taking you through **all aspects of the paperwork**, keeping you up to date with the **progress of your new home** and keeping in regular contact with you regarding the next steps of your purchase to ensure you have a **hassle-free move**.

WHY BUY NEW?

Building a better future and caring for the environment, Countryside creates quality, eco-friendly and sustainable homes in the best locations.

Our outstanding range of new homes are designed for modern living, offering lower environmental impact, running costs and maintenance. These provide compelling reasons to choose a new home from Countryside. In recognition of this, we have received more than 100 awards for sustainability since 2000.

A new home from Countryside is on average 6.5 times more energy efficient than one built just 30 years ago.

Our developments contribute to a higher quality of life by protecting the environment, promoting social cohesion and strengthening the local economy.

We achieve this through building attractive residential areas with their own architectural character and identity, green open spaces and convenient transport links to essential local amenities such as schools and shops.

In addition, our new homes are well designed, comfortable, safe, adaptable and wherever possible they are constructed from materials that have a reduced impact on the environment.



THE NEW STAMFORD

Images may include items of non-standard specification. Please see our Sales Consultants for further details.

CUSTOMER STORIES



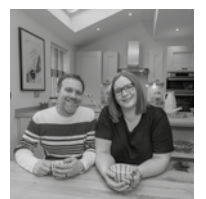
Simon & Caroline

"Countryside's Foss home worked for us with it being open-plan with Velux windows. It just felt right for a family. Having access to the garden from all the spaces downstairs is what we've always wanted."



Jonathan & Wendy

"Countryside's Ellesmere home was absolutely the right choice. Skylight windows, nicely spaced plots and a good sized garden with fencing thrown in – a much more desirable package than what the competition were offering."



Elaine and Andy

"We were stuck in a rent trap for over 20 years and wanted a space we could finally call our own. We had looked at other developers but kept coming back to Countryside because of their reputation and the quality of their homes. We fell in love with the open plan layout of the house, it's perfect for us and for our lifestyle."

HOW TO FIND US



From the A635

Take the first exit onto B6098. Take a left turn onto Barnsley Road and continue onto Doncaster Road for a short distance. Turn right onto Kingsmark Way where you will shortly arrive at the Bella Wood View Sales and Marketing Suite on your right.

FOR YOUR SAT NAV: S63 9JB

Directions are taken from Google Maps and are intended as a guide.

 @ Countryside_PS

 @ Countryside_Homes_UK

To discuss the information contained within this brochure and specific plots, please speak to our Sales Consultants. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Countryside Partnerships reserve the right to amend the specification as necessary and without notice.

This does not constitute or form any part of a contract or sale. Please note choices and upgrades are available subject to build stage of the property. Images are indicative only and may include items of non-standard specification. Distances and travel times taken from www.google.co.uk/maps.

Countryside Partnerships – 27th March 2024. 8274.004.



COUNTRYSIDE
Homes

SITE PLAN



KEY

| |
|---|
| THE ARUN 2 bedroom home (759sqft) |
| THE HOLLINWOOD FCT 3 bedroom home (948sqft) |
| THE HOLLINWOOD 3 bedroom home (948sqft) |
| THE MIDFORD 3 bedroom home (986sqft) |
| THE NEW ASHBOURNE LG 3 bedroom home (1036sqft) |
| THE NEW ASHBOURNE LG FCT 3 bedroom home (1036sqft) |
| THE SANKEY 3 bedroom home (1073sqft) |
| THE BRATHAY 3 bedroom home (1095sqft) |
| THE NEW WALTON LG 3 bedroom home (1116sqft) |
| THE SOUTHWICK 4 bedroom home (1131sqft) |
| THE SOUTHWICK SA 4 bedroom home (1131sqft) |
| AFFORDABLE |

THE MIDFORD

THREE BEDROOM HOME



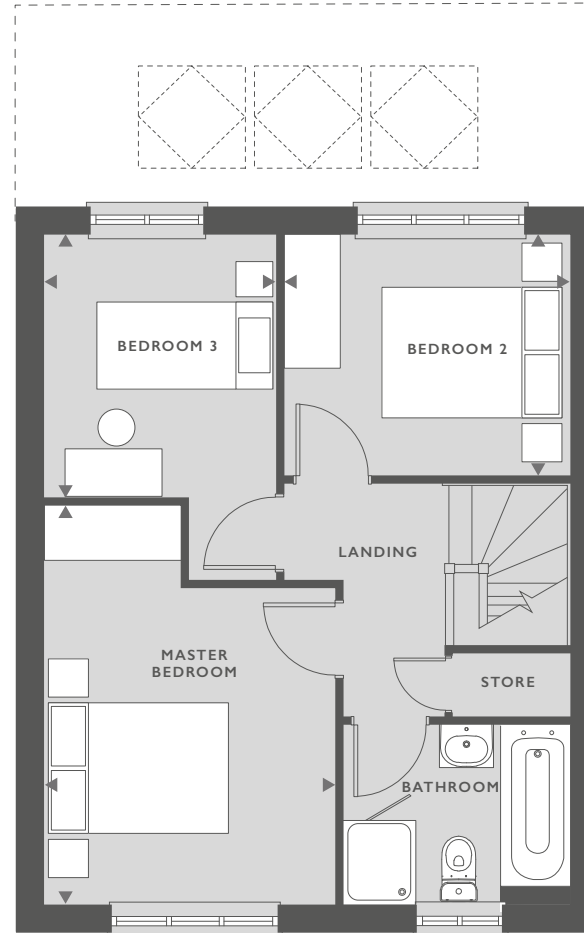
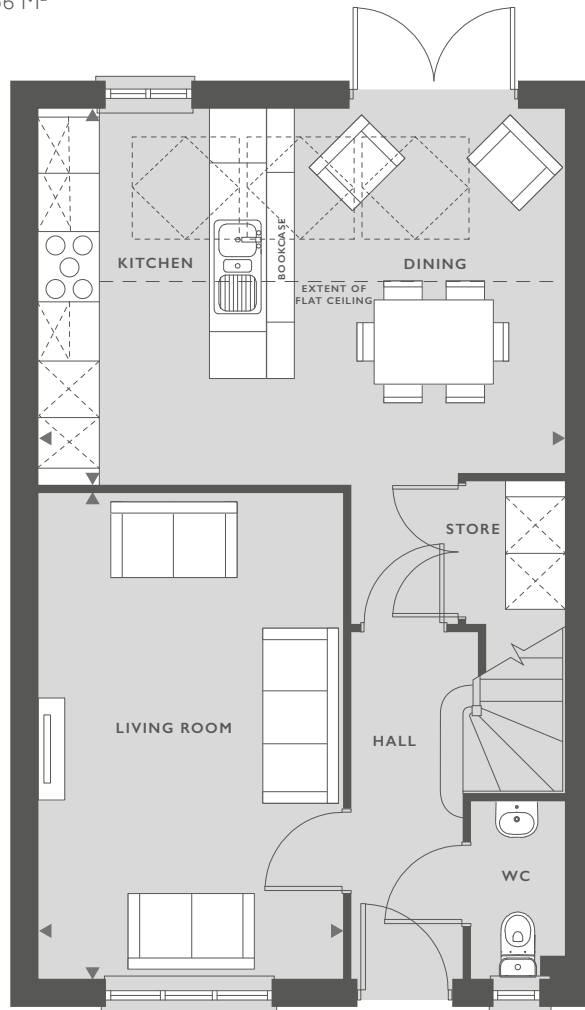
COUNTRYSIDE
Homes

THE MIDFORD

THREE BEDROOM HOME

986 SQFT

91.56 M²



FEATURES:

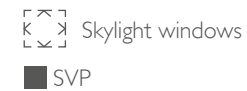
- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room
- Convenient downstairs store room and WC
- Three well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle decorated with Porcelanosa tiles

GROUND FLOOR

| | | |
|---------------------|---------------|----------------|
| KITCHEN/DINING ROOM | 3.99M X 5.49M | 13'1" X 18'1" |
| LIVING ROOM | 5.13M X 3.21M | 16'10" X 10'6" |

FIRST FLOOR

| | | |
|----------------|---------------|----------------|
| MASTER BEDROOM | 3.07M X 4.25M | 10'1" X 13'11" |
| BEDROOM 2 | 3.01M X 2.52M | 9'10" X 8'3" |
| BEDROOM 3 | 2.43M X 2.76M | 8' X 9'1" |



Some plots may be subject to additional gable and bay windows.

All gable and bay windows are plot specific and subject to change. Please note, overall square footage is based on structural dimensions. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. Dimensions do not include bay window. Some properties may be detached or semi-detached and may include a garage. The external elevations, architectural detailing and floor plans of individual housetypes may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only, wardrobes are not included and are only there for illustration purposes. Brick choice, colour and detailing may vary. Computer generated images are indicative only and can be subject to change. Variations to the external design and landscaping may occur. Please check with a Sales Consultant before reservation. All homes are Freehold. To find out about any additional charges relating to these homes please visit: countrysidepartnerships.com. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Partnerships PLC reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of contract or sale. Images are indicative only. Countryside Partnerships PLC – 9th February 2021, The Midford, Revision D, B RB 8335.002.

THE SOUTHWICK SEMI

FOUR BEDROOM HOME



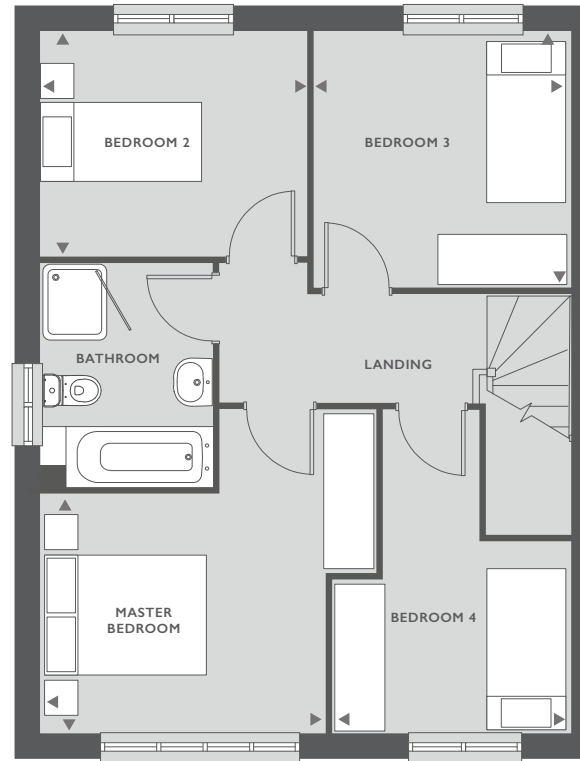
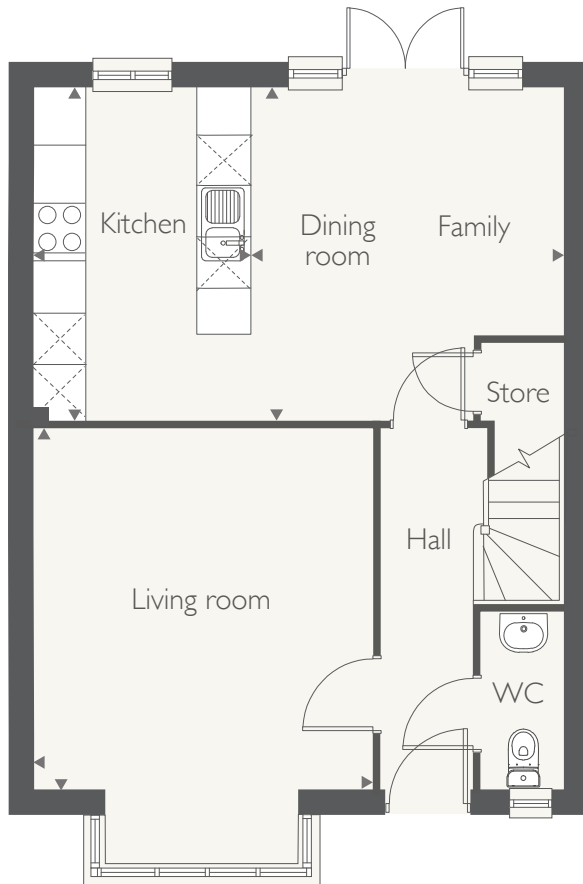
COUNTRYSIDE
Homes

THE SOUTHWICK SEMI

FOUR BEDROOM HOME

1131 SQFT

105 M²



FEATURES:

- Open-plan kitchen/dining room with additional family room
- Impressive French doors opening onto the garden
- Separate living room complemented by bay window
- Convenient store room and downstairs WC
- Spacious master bedroom
- Three further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle featuring Porcelanosa tiles

GROUND FLOOR

| | | |
|-------------|---------------|----------------|
| KITCHEN | 2.60M X 3.89M | 8'7" X 12'9" |
| DINING ROOM | 3.60M X 3.89M | 11'10" X 12'9" |
| LIVING ROOM | 3.96M X 4.22M | 13' X 13'10" |

FIRST FLOOR

| | | |
|----------------|---------------|---------------|
| MASTER BEDROOM | 3.32M X 2.81M | 10'11" X 9'3" |
| BEDROOM 2 | 3.11M X 2.62M | 10'3" X 8'7" |
| BEDROOM 3 | 3.01M X 3.01M | 9'11" X 9'11" |
| BEDROOM 4 | 2.79M X 2.25M | 9'2" X 7'5" |



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THE BRATHAY

THREE BEDROOM HOME



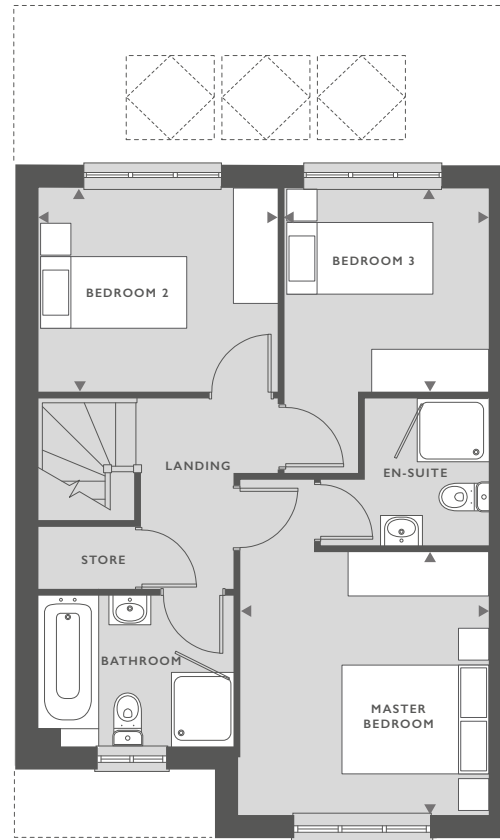
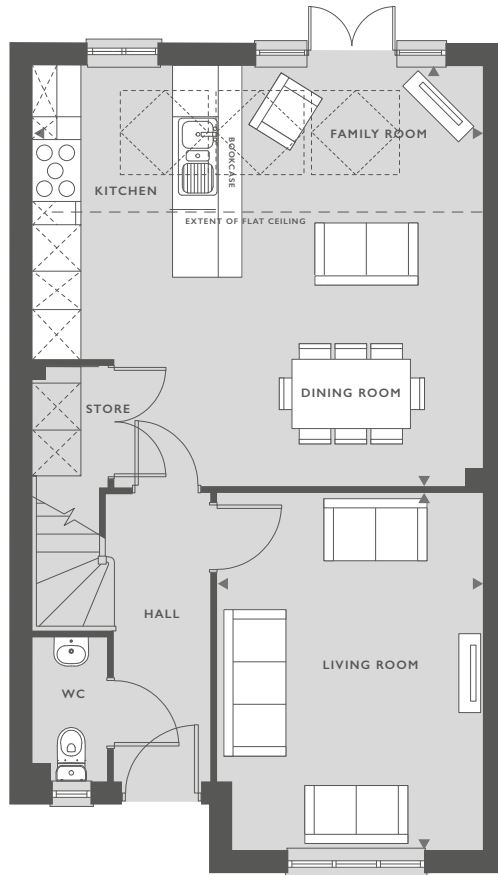
COUNTRYSIDE
Homes

THE BRATHAY

THREE BEDROOM HOME

1095 SQFT

101.7 M²



FEATURES:

- Open-plan kitchen/dining room with additional family room
- Impressive skylight windows and French doors opening onto the garden
- Separate large living room
- Convenient store room and downstairs WC
- Spacious master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle featuring Porcelanosa tiles

GROUND FLOOR

| | | |
|----------------|---------------|-----------------|
| KITCHEN/DINING | 5.77M X 5.44M | 18'11" X 17'10" |
| LIVING ROOM | 3.40M X 4.58M | 11'1" X 15' |

FIRST FLOOR

| | | |
|----------------|---------------|----------------|
| MASTER BEDROOM | 3.19M X 3.35M | 10'5" X 10'11" |
| BEDROOM 2 | 3.09M X 2.64M | 10'1" X 8'7" |
| BEDROOM 3 | 2.56M X 2.65M | 8'4" X 8'8" |

 Skylight windows

 SVP

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THE HOLLINWOOD

THREE BEDROOM HOME



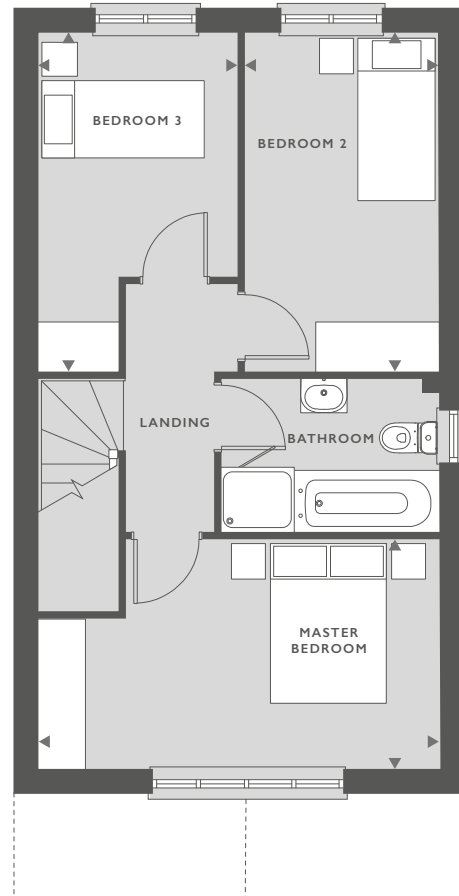
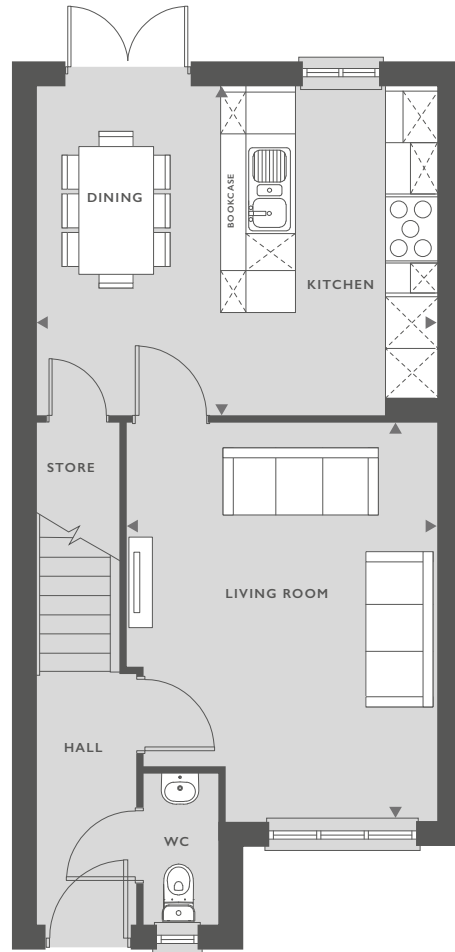
COUNTRYSIDE
Homes

THE HOLLINWOOD

THREE BEDROOM HOME

948 SQFT

88.07 M²



FEATURES:

- Open-plan kitchen/dining room
- Impressive French doors opening onto the garden
- Separate living room
- Convenient store room and downstairs WC
- Spacious master bedroom
- Two further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle featuring Porcelanosa tiles

GROUND FLOOR

| | | |
|----------------|---------------|----------------|
| KITCHEN/DINING | 4.79M X 3.92M | 15'9" X 12'10" |
| LIVING ROOM | 3.73M X 4.78M | 12'2" X 15'8" |

FIRST FLOOR

| | | |
|----------------|---------------|--------------|
| MASTER BEDROOM | 4.82M X 2.78M | 15'9" X 9'1" |
| BEDROOM 2 | 2.32M X 3.99M | 7'7" X 13'1" |
| BEDROOM 3 | 2.37M X 4.04M | 7'9" X 13'3" |

■ SVP

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BELLA WOOD VIEW

Goldthorpe

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the Personalise range of extras available.



3 bedroom
The Hollinwood
The Midford
The Southwick

KITCHEN

| | | | |
|--|---|---|---|
| Choose from a selection of custom designed kitchens with laminate worktops* | • | • | • |
| Upstands to worktops | • | • | • |
| Kitchen units with soft closers and bookcase in kitchen island (selected homes only) | • | • | • |
| Stainless steel 1½ bowl sink | • | • | • |
| Single lever mixer taps | • | • | • |
| Integrated double electric oven with five ring gas hob and glass splashback† | • | • | • |
| Glass/stainless steel chimney hood | • | • | • |
| Pelmet lights | • | • | • |
| Integrated fridge-freezer | • | • | • |
| Chrome LED downlights | • | • | • |
| Chrome effect sockets & USB points | • | • | • |

BATHROOMS AND EN SUITE(S)

| | | | |
|---|---|---|---|
| White bathroom suite with shower over bath# | • | • | • |
| Fitted glass screen above bath where no separate shower enclosure within the same bathroom. Some housetypes feature | • | • | • |
| White porcelain washbasin with chrome mixer tap and pop-up waste | • | • | • |
| Vanity unit to family bathroom and en-suite | • | • | • |
| Porcelanosa tiles, with half height tiling to bath, full height tiling to shower cubicles | • | • | • |
| Heated chrome towel rail with summer setting | • | • | • |
| Polished edge mirror | • | • | • |
| Chrome LED downlights | • | • | • |
| Glass shelving with lighting behind bath† | • | • | • |

INSIDE YOUR HOME

| | | | |
|---|---|---|---|
| Gas-fired boiler heating system | • | • | • |
| Compact radiators | • | • | • |
| Mains powered smoke detectors | • | • | • |
| Contemporary V groove skirting boards | • | • | • |
| Internal woodwork painted brilliant white gloss – ash handrails to stairs | • | • | • |
| Oak foil internal doors with polished chrome door furniture | • | • | • |
| Whole house ventilation system | • | • | • |

OUTSIDE YOUR HOME

| | | | |
|--|---|---|---|
| Skylight windows | • | • | • |
| White UPVC windows and French doors with double-glazed units | • | • | • |
| Polished chrome front door furniture | • | • | • |
| Outside tap | • | • | • |
| Turf, shrubbery and fencing to front and rear gardens where applicable | • | • | • |

SECURITY

| | | | |
|--|---|---|---|
| Intruder alarm | • | • | • |
| Exterior lights to front and rear | • | • | • |
| 1.8 metre timber fencing to garden between houses | • | • | • |
| Multi-point locking system to front and French doors | • | • | • |

GENERAL

| | | | |
|--|---|---|---|
| Chrome effect sockets and switch faceplates featured downstairs | • | • | • |
| White plastic sockets and switch faceplates elsewhere | • | • | • |
| Energy-efficient LED lighting | • | • | • |
| White matt emulsion to walls and ceilings | • | • | • |
| All the below come as part of our integrated multimedia points: | | | |
| Telephone points provided in living room | • | • | • |
| Multimedia points in living room, master bedroom and family area | • | • | • |
| USB charging points | • | • | • |

3 bedroom
The Hollinwood
The Midford
The Southwick

* Subject to stage of construction
† Selected features are included where housetype size allows
In some cases, shower over bath is hand held

BELLA WOOD VIEW

Goldthorpe

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the Personalise range of extras available.



3 bedroom
The Brathay

KITCHEN

| | |
|--|---|
| Symphony Konzept range kitchen with laminate worktop | • |
| Stainless steel sink and drainer (single bowl) with chrome mixer tap | • |
| Indesit hob (60cm) with Indesit built-in single oven, with stainless steel splashback and integrated silver hood | • |
| White pendant light holder | • |
| Fridge/freezer space | • |
| Space for integrated dishwasher with plumbing and electrics | • |
| Space for washing machine with plumbing and electrics in utility | • |

BATHROOMS AND EN SUITE(S)

| | |
|--|---|
| Ideal Standard contemporary white Tempo sanitaryware | • |
| Ideal Standard close coupled WC to cloakroom | • |
| Ideal Standard low profile shower tray with glass enclosure in ensuite | • |
| Handheld hair wash attachment in bathroom | • |
| Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle) | • |
| White batten light holder | • |

DOORS AND WINDOWS

| | |
|--|---|
| Front door with multi-point security locking system and security chain | • |
| PVCu double glazing to windows | • |
| Double glazed PVCu French doors | • |
| Skylight windows | • |
| Internal ladder door style pre-primed with Brass Satin finish handles | • |
| Paving outside French/bifold door and path to garage personnel door (where applicable) | • |

GENERAL

| | |
|---|---|
| White painted walls and smooth white ceilings | • |
| TV point to lounge and family room (where applicable) | • |
| Master telephone socket to lounge and study (where applicable) | • |
| Ideal combi-boiler with Honeywell heating control and room thermostat(s) | • |
| Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control) | • |
| Contemporary lantern to front door and wiring only to the rear door | • |
| Mains wired smoke detectors with battery back-up | • |
| Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor | • |
| Power and lighting to garage (where in curtilage of the plot) | • |
| Enclosed fenced rear garden, and garden gate (where applicable) | • |
| NHBC Buildmark cover | • |
| First two years' customer service support from Countryside Homes | • |

3 bedroom
The Brathay



BELLA WOOD VIEW
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Images may include items of non-standard specification. Please see our Sales Consultants for further details.