



MANOR OAKS
WATH UPON DEARNE



AN EXCLUSIVE DEVELOPMENT OF 29 BRAND
NEW HIGH SPECIFICATION HOMES, IN A
CONVENIENT SEMI-RURAL LOCATION NEAR
ROTHERHAM AND SHEFFIELD.



A LOCATION

THAT HAS IT ALL

Wath upon Dearne is a small town south of the River Dearne in South Yorkshire 5 miles (8km) north of Rotherham and almost midway between Barnsley and Doncaster. Surrounded by countryside, woodland and wetland yet within an easy commute of Sheffield, it's the ideal location to bring up a growing family whilst escaping the daily bustle of city life.

Originally a historic market town, Wath upon Dearne also grew through its pottery, racecourse and, in more recent history, coal-mining industry. About the turn of the 19th century, the poet and newspaper editor James Montgomery, resident at the time, called it "the Queen of Villages". During the Industrial Revolution, as coal mining developed, the area's rapidly-expanding railway system placed Wath as a Yorkshire centre for transportation.

Today the network remains, providing easy access to South Yorkshire's towns and cities. As nearby Rotherham, benefitting from Government-funded town centre overhaul, positions itself as the next property investment hub on the outskirts of Sheffield, setting up home in Wath upon Dearne will also reap financial benefits from the resale market in years to come.



Manvers Lake

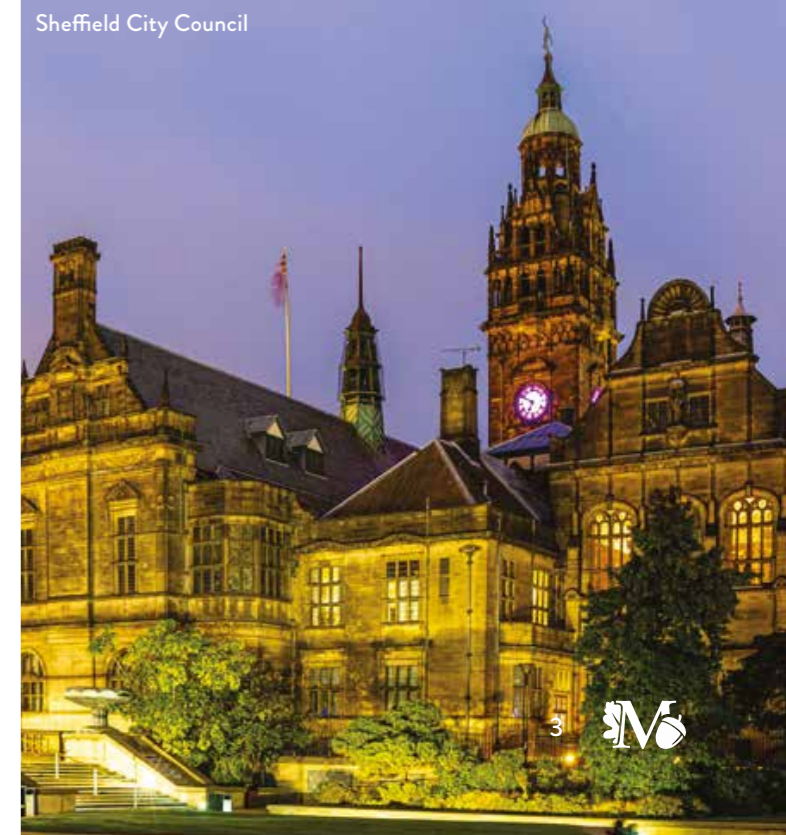


Rotherham Minster

WALK, CYCLE &
EXPLORE IN
THE ABUNDANT
NATURAL BEAUTY



Sheffield City Council



FAMILY LIFE

WITH COMMUNITY AT ITS HEART

Manor Oaks is a brand new development of 29 2, 3 and 4-bed family homes built around a central park area to bring the community together.

All our homes are designed meticulously, with the aim of maximising space and light and minimising running costs. Whatever stage in life you are, whether you're setting up home for the first time, up-sizing to accommodate more children, or downsizing to retire in a peaceful setting, you can enjoy life within the heart of the Manor Oaks community.

In this well-connected neighbourhood, chosen for its proximity to local amenities and countryside, you'll never have to travel far for anything whatever your needs or interests may be:

SCHOOLS

- St. Pius Catholic High School
(on your doorstep)
- Wath Central Primary School
(2 min drive, 0.9 miles)
- Wath Victoria Primary School
(4 min drive, 1 mile)
- Swinton Fitzwilliam Primary School
(3 min drive, 1.2 miles)
- Swinton Academy High School
(4 min drive, 1.2 miles,
20 min bus/25 mins walk)



WELL-CONNECTED
NEIGHBOURHOOD
LOCAL
AMENITIES AND
COUNTRYSIDE



FREE TIME AND LEISURE

- Wath upon Dearne state-of-the-art leisure centre with a swimming pool, gym, a full timetable of classes and an outdoor football pitch (2 mins, 0.5 miles, 13 min walk).
- Waterfront Golf (4 mins, 1.6 miles).
- Montgomery Hall Theatre (3 mins, 1.2 miles) boasting a full programme of plays, musicals and dance shows performed by local performing arts groups of all ages.
- Manvers Waterfront Boat Club (4 mins, 1.6 miles) providing paddleboarding, open water swimming, cycling or walking trails.
- RSPB Dearne Valley Old Moor (7 mins, 2.8 miles) nature reserve boasting acres of picturesque wetlands connected through waterways and well-maintained paths. It is a site of Special Scientific Interest, a haven of wildlife and birdlife, and a perfect place for family days out with wild play areas, activities and trails to help you and your loved ones connect with nature.
- Wath Wood and its Roman well (3 mins, 0.7 miles) for walks, cycling trails and picnic places.
- Thrybergh Country Park (10 mins, 4.4 miles) – lake, walks, cycling and café.
- Magna Science Adventure Centre (7 miles, 16 mins).
- Wharnccliffe Crag/Wood (30 mins, 12.3 miles) a hiking territory with over 20 spectacular walks and mountain biking trails.
- Yorkshire Sculpture Park (25 mins, 17.4 miles, M1).



Yorkshire Sculpture Park



ACTIVITIES FOR THE *WHOLE FAMILY*

RSPB Dearne Valley Old Moor



THE CANTLEY

2 BEDROOMS, SEMI-DETACHED
Plots 8, 9, 10 & 11

Always in demand and a very popular house type, this is a spacious and generously proportioned semi-detached 2-bedroom home. There's a separate hallway entrance, ground floor WC and separate storage cupboard. The kitchen/dining room is a generous size. Large French doors in the lounge offer lots of natural light and lead to a private fenced and turfed rear garden. Two double bedrooms and a family bathroom feature on the first floor. The Cantley is perfect for first time buyers or homebuyers looking to downsize.

THE MILTON

3 BEDROOMS, SEMI-DETACHED
Plots 3, 4, 24 & 25

One of Hooper Homes' bestsellers. Our charming semi-detached 3-bedroom family home offers a large and welcoming hallway. There's a spacious kitchen with a dining area, plus a large, airy lounge to relax in comfort. The lounge is complete with French doors leading on to the rear private fenced and turfed garden. Upstairs are two double bedrooms, an ensuite off the principal bedroom, a third bedroom, a family bathroom and a storage cupboard off the landing. It's perfect for families, downsizers and first time buyers, and is an all-round popular choice with all homebuyers.

THE SANDALL

3 BEDROOMS, SEMI-DETACHED
Plots 2, 5, 6, 7, 12, 13 & 23

This lovely semi-detached 3-bedroom family home has a large and welcoming hallway; a popular selling point. The spacious kitchen has a dining area and there's a large, airy lounge with French doors leading on to the rear private fenced and turfed garden. Upstairs are two double bedrooms, a third bedroom, storage cupboard, and a Jack and Jill bathroom that's accessible from the landing and master bedroom. It's ideal for families and first time buyers.

AFFORDABLE HOUSING

Plots 16-22



THE ORMONDE

4 BEDROOMS, DETACHED
Plots 1 & 29

This is a delightful 4-bedroom detached family home. It has a charming hallway entrance, a downstairs WC, large lounge and a generous kitchen/dining area with a separate utility room for added storage space. French doors lead from the dining area to a large garden, a private space with fencing and turf included. Four lovely, spacious bedrooms reside on the first floor, along with an ensuite off the principal bedroom, a storage cupboard and family bathroom. This home also benefits from a double driveway.

THE STRAFFORD

3 BEDROOMS, 3 STOREY, SEMI-DETACHED
Plots 14, 15, 27 & 28

Our much-loved 3-storey townhouse is very popular with first time buyers and families alike – an all-round favourite, especially with those who work from home. What's particularly special is the large bedroom on the top floor, which includes a separate dressing room and large ensuite. There's a large double bedroom and third bedroom on the first floor, with a family bathroom. An open plan kitchen/dining area on the ground floor is accessed from the hallway entrance, which then leads to the relaxing lounge area. Large French doors in the lounge allow for plenty of natural light and lead to the private fenced and turfed rear garden. A downstairs WC is also included.

THE WENTWORTH

3 BEDROOMS, DETACHED WITH INTEGRAL GARAGE
Plot 26

The Wentworth is an ever-popular detached home with an integrated garage and single driveway. There's a spacious lounge, large open-plan kitchen/dining area and downstairs WC. Two sets of large French doors lead out from the kitchen/diner to a generous fenced and turfed rear garden. Upstairs is a large family bathroom, three spacious bedrooms and an ensuite off the principal bedroom. There's also a storage cupboard off the landing.

THE CANTLEY

2 BEDROOMS



GROUND FLOOR

KITCHEN/DINING

3.31m x 4.71m
10'10" x 15'5"

LOUNGE

4.39m x 3.42m
14'4" x 11'2"

WC

0.99m x 1.57m
3'2" x 5'1"

FIRST FLOOR

BED 1

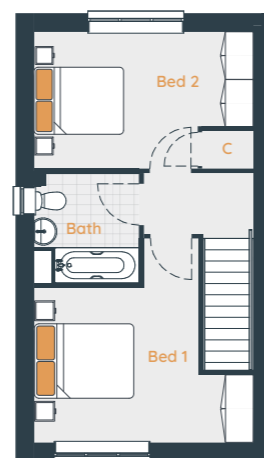
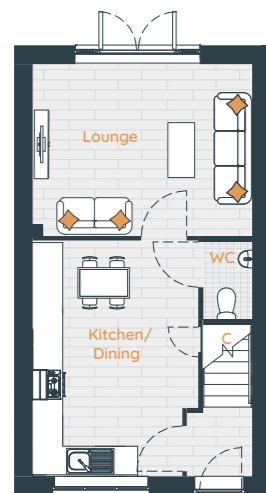
4.40m x 4.09m
14'5" x 13'5"

BED 2

4.39m x 2.74m
14'4" x 11'8"

BATHROOM

2.10m x 2.21m
6'10" x 7'3"



Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to home specific drawing and information in sales office. C = Cupboard.

THE SANDALL

3 BEDROOMS



GROUND FLOOR

KITCHEN/DINING

2.57m x 5.59m
8'5" x 18'4"

LOUNGE

4.61m x 3.18m
15'1" x 10'5"

WC

0.94m x 2.16m
3'1" x 7'1"

FIRST FLOOR

BED 1

2.74m x 4.45m
8'11" x 14'7"

BED 2

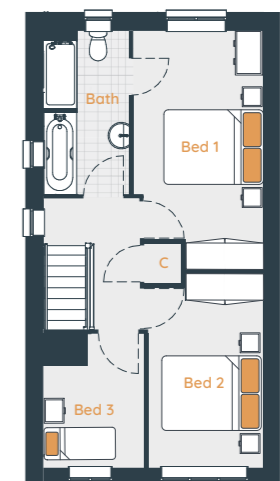
2.41m x 3.77m
7'10" x 12'4"

BED 3

2.14m x 2.81m
7'0" x 9'2"

BATHROOM

1.81m x 3.47m
5'11" x 11'4"



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THE MILTON

3 BEDROOMS



GROUND FLOOR

KITCHEN/DINING
2.57m x 5.59m
8'5" x 18'4"

LOUNGE
4.61m x 3.63m
15'1" x 11'10"

WC
0.94m x 2.16m
3'1" x 7'1"

FIRST FLOOR

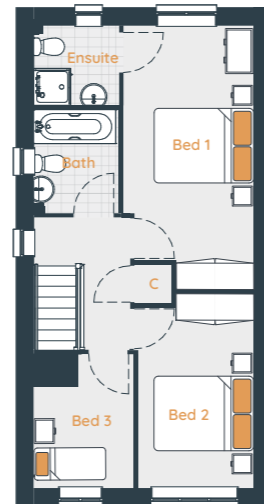
BED 1
2.74m x 4.90m
8'11" x 16'0"

ENSUITE
1.66m x 1.70m
5'5" x 5'6"

BED 2
2.41m x 3.77m
7'10" x 12'4"

BED 3
2.14m x 2.81m
7'0" x 9'2"

BATHROOM
1.81m x 2.15m
5'11" x 7'0"



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THE WENTWORTH

3 BEDROOMS WITH GARAGE



GROUND FLOOR

KITCHEN/DINING
5.69m x 3.67m
18'8" x 12'0"

LOUNGE
3.83m x 5.12m
12'6" x 16'9"

WC
1.00m x 2.22m
3'3" x 7'3"

GARAGE
2.80m x 5.61m
9'2" x 18'4"

FIRST FLOOR

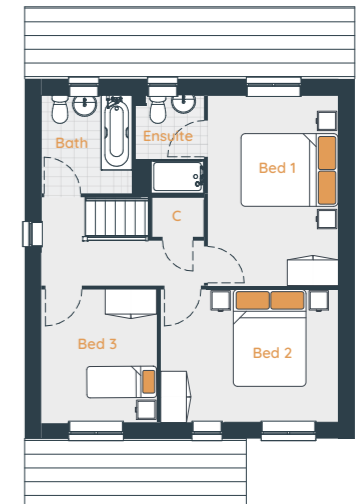
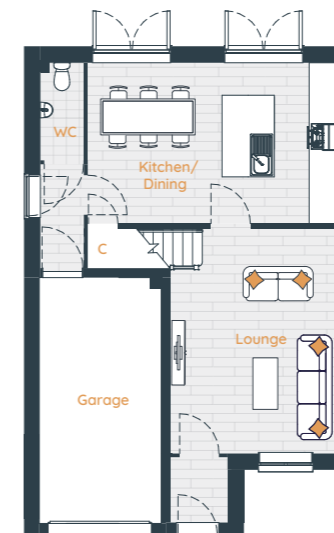
BED 1
2.97m x 4.34m
9'8" x 14'2"

ENSUITE
1.55m x 2.16m
5'1" x 7'1"

BED 2
4.05m x 3.02m
13'3" x 9'10"

BED 3
2.63m x 3.02m
8'7" x 9'10"

BATHROOM
2.07m x 2.23m
6'9" x 7'3"



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THE STRAFFORD

3 BEDROOM TOWNHOUSE



GROUND FLOOR

KITCHEN/DINING
3.18m x 4.63m
10'5" x 15'2"

LOUNGE
4.17m x 3.51m
13'8" x 11'6"

WC
0.86m x 1.16m
2'9" x 3'9"

FIRST FLOOR

BED 2
4.17m x 3.28m
13'8" x 10'9"

BED 3
2.22m x 3.07m
7'3" x 10'0"

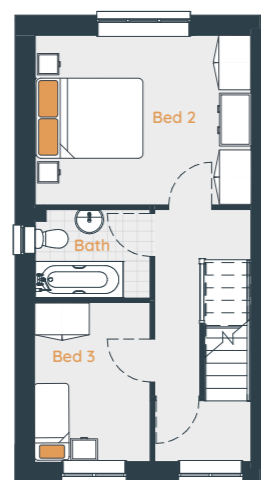
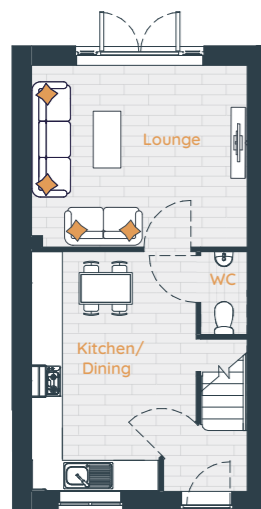
BATHROOM
2.22m x 1.70m
7'3" x 5'6"

SECOND FLOOR

BED 1
4.17m x 4.28m
13'8" x 14'0"

ENSUITE
2.11m x 2.00m
6'11" x 6'6"

DRESSING ROOM
1.97m x 2.00m
6'5" x 6'6"



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THE ORMONDE

4 BEDROOMS



GROUND FLOOR

KITCHEN/DINING
3.39m x 6.21m
11'1" x 20'4"

LOUNGE
3.69m x 6.21m
12'1" x 20'4"

UTILITY
2.29m x 2.44m
7'6" x 8'0"

WC
1.29m x 1.90m
4'2" x 6'2"

FIRST FLOOR

BED 1
3.73m x 3.37m
12'2" x 11'0"

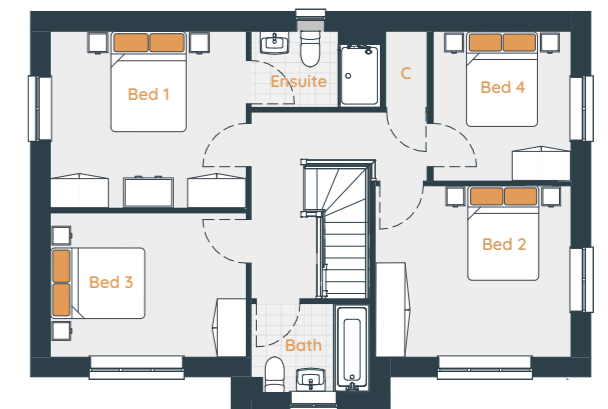
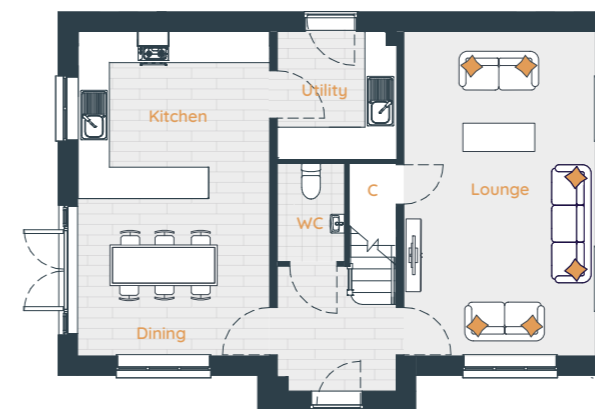
ENSUITE
2.47m x 1.45m
8'1" x 4'9"

BED 2
3.73m x 3.27m
12'2" x 10'8"

BED 3
3.73m x 2.75m
11'3" x 9'0"

BED 4
2.64m x 2.85m
8'7" x 9'4"

BATHROOM
2.27m x 1.70m
7'5" x 5'6"



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SPECIFICATION

KITCHEN OR KITCHEN/DINER

- Choice of Plaza or Melrose kitchen units
- Choice of laminate worktop with matching upstand
- Choice of glass splashback
- Electrolux high-level single oven
- Electrolux induction hob
- Electrolux stainless steel chimney hood extractor
- Stainless steel sink and tap
- Downlights (number dependent on house type)
- Choice of Karndean flooring

BATHROOM

- Bath/shower mixer tap
- Fully tiled above bath and half tiled to sanitaryware wall in choice of Porcelanosa tiles
- Chrome towel radiator
- Downlights (number dependent on house type)
- Choice of Porcelanosa floor tiles

W/C

- Tiled splashback in choice of Porcelanosa tiles
- Choice of vinyl flooring



ENSUITE (WHERE APPLICABLE)

- Milos thermostatic twin outlet bar shower mixer in chrome
- Tiled shower enclosure and splashback in choice of Porcelanosa tiles
- Chrome towel radiator
- Downlights (number dependent on house type)
- Choice of Porcelanosa floor tiles

FLOORING

- Choice of carpets to lounge, hall, stairs, landing and bedrooms

EXTERNAL

- Front garden landscaped
- Turf to rear gardens
- External tap
- 6-foot timber fencing with matching gate
- External lights to front and rear
- Block paved driveway

ENERGY

- Solar panels
- EV charging point



ABOUT US

We are a family business with lifetimes of experience, whose primary ethos is one of building to enhance our local communities

We have a close network of local architects, surveyors and craftspeople to personally create our design, specification and build of each home to our incredibly high standards. We work hard to maintain traditional values but continue to adapt our product to changing needs of our environment and customers. We deliver our product focussing on quality, appearance and style, using highly skilled tradespeople.

Our home buyers can get involved with the process, right from the reservation, choosing from a range of designer kitchens through to flooring and tiling. Due to our family ethos, we can offer a one-to-one service and you can be sure Hooper Homes has everything covered for you.

We are proud to build quality homes with care, and all our new homes come with a comprehensive 2-year Hooper Homes warranty. This covers most defects including (but not limited to):

- Electric and gas appliances
- Wiring
- Gutters and downpipes
- External windows and door frames
- Internal walls
- Paths and drives
- Fences
- Garage doors
- Internal doors
- Central heating boilers and controls
- Taps and sanitaryware

For added peace of mind, we provide a 10-year builder's warranty covering any structural defects.



ENJOY THE EXPERIENCE OF CREATING
YOUR HOME WITH US

PAST DEVELOPMENTS

We pride ourselves on delivering high-quality homes that combine thoughtful design with exceptional craftsmanship

Our previous projects showcase a commitment to creating vibrant communities, offering homes that blend style, comfort and modern living. From charming residential neighbourhoods to more contemporary developments, each project reflects our dedication to innovation and excellence.

Every property is built with attention to detail and a focus on enhancing the lives of our residents. At Hooper Homes, we don't just build houses – we build homes.

Recently completed across Yorkshire:

- Thorpe Gardens, Off Bennetthorpe, Doncaster
- The Water's Edge, Wath upon Dearne, Rotherham
- Pearson Croft, Wombwell, Barnsley
- Bryndale Court, Bircotes
- Bolton upon Dearne, Barnsley
- Hemsworth, Yorkshire
- Hoyland, Barnsley
- Mapplewell, Barnsley
- Stairfoot, Barnsley



Thorpe Gardens



Pearson Croft, Wombwell, The Milton



The Strafford at Bryndale Court, Bircotes



The Water's Edge

TRAVEL

LEEDS

HULL

HUDDERSFIELD

SCUNTHORPE

BARNSLEY



DONCASTER

ROTHERHAM

SHEFFIELD

CHESTERFIELD

LINCOLN

CAR

Rotherham, A633, 10 mins (6 miles)
Barnsley, A633, 20 mins (8.9 miles)
Doncaster, 22 mins (11.4 miles)
Sheffield, A630, 28 mins (14.9 miles)
M1, J 41, 18 mins

BUS / TRAIN

Rotherham, 30 mins
Doncaster, 35 mins
Sheffield, 45 mins
Barnsley, 54 mins

AIR

East Midlands, 1hr 7 mins (54 miles)
Leeds/Bradford, 1hr 13 mins (41 miles)
Manchester Airport, 1hr 15 mins (61 miles)

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CONTACT US

T 01709 718900

E sales@hooperhomes.co.uk





T 01709 718900
E sales@hooberhomes.co.uk

