

HARROP MEWS

SWINTON, SOUTH YORKSHIRE

2, 3 and 4 bedroom family homes
in the heart of Swinton




Ben Bailey
HOMES

Launched in 1933 by Ben Bailey himself, Mexborough-based Ben Bailey Plc was Yorkshire's largest independent house builder, developing more than 700 homes a year when acquired by Gladedale in 2007.

However in 2017, Jon Bailey - grandson of Ben Bailey and now director and board member at Conroy Brook - and his fellow directors decided to approach the owners and ask to buy back the name.

Jon Bailey said: "The whole Bailey family is delighted to see Ben Bailey Homes return under the ownership of a private family-owned company which has a customer focused culture and a track record of building top quality homes in Yorkshire."



The Group

Established in 1996, in 2021 the Conroy Brook Group celebrates 25 years of developing outstanding, craftsman-built developments with a focus on superior quality and consistently high standards.

As a result the private, family-owned business has built a reputation for a commitment to excellence, which has resulted in an array of industry awards for luxury stone-built detached family homes, retirement apartment complexes, specialist care homes and also commercial developments.

Ben Bailey Homes sits alongside the Group's other businesses - Conroy Brook (Developments) Ltd and Conroy Brook Construction - delivering family homes in Yorkshire and the North Midlands, to the same high standards that run through the entire company.

1933
ESTABLISHED



1939: A brand new detached Ben Bailey home in Mexborough with drawing room, living room, kitchenette, larder, 3 large bedrooms, bathroom, 2 W.C's and outside coals! A snip at £575.



The forming founders of Ben Bailey (back row, right) in 1933 - building the foundations of quality family homes for over 4 generations.

An award-winning group of companies



Braeburn Mews, Bawtry.



Swaine Meadow, Hoylandswaine.



SummerFord, Ingirchworth.



Forge View, Sheffield.



The Chase, Harrogate



Stockmead, Huddersfield.

- ★ 2023 winner – ‘The Bricks’ LABC Site Recognition Award for Harrop Mews, Swinton.
- ★ 2023 Winner – Residential Development of the Year – Insider Property Awards for Fountain Fold, Ingirchworth.
- ★ 2020 Finalist - Residential Development of the Year for The Chase, Harrogate (Conroy Brook) - Yorkshire Property Industry Awards.
- ★ 2020 Finalist - Housebuilder of the Year (Ben Bailey Homes/Conroy Brook) - Yorkshire Property Industry Awards.
- ★ 2020 Finalist - Residential Development of the Year Highfields, Clowne (Ben Bailey) - Yorkshire Property Industry Awards.
- ★ 2019 Finalist of LABC Building Excellence Award for Best New Housing Development for Stockmead in Stockmoor.
- ★ 2018 Winner of LABC Building Excellence Award for Best Small New Housing Development (11 - 20 homes) for SummerFord development in Ingirchworth.
- ★ 2018 Winner - Best Small Development (Conroy Brook, Uppertong) - Insider Property Awards.
- ★ Finalist Development of the Year (for Summerford, Ingirchworth) and Housebuilder of the Year 2017 - Insider Property Awards.
- ★ 2017 Finalist in Housebuilder of the Year category Yorkshire Property Industry Awards.
- ★ Finalist in the Best New Care Home category of the 2017 Pinders Healthcare Design Awards.
- ★ 2016 Yorkshire Residential Property Awards finalist for Housebuilder of the Year.
- ★ 2016 Yorkshire Residential Property Awards finalist for ‘Best Small Development’.
- ★ UK Over 50s Housing Awards 2015 Winners of Outstanding Individual Contribution to Over 50s Housing in the UK.
- ★ PLUS over 50 other awards for design & construction excellence including 2010 Housebuilder magazine's small & medium sized UK house builder of the year.

A load off your mind...

Ben Bailey Homes wants to make the whole process of moving into one of our homes as stress free and affordable as possible, and thanks to our fantastic new range of standard features, fixtures and fittings, it's now easier than ever.



LABC Warranty

LABC Warranty provides structural warranties to protect you, the homeowner. Having arranged warranties since 2007, LABC has become the warranty provider of choice for some of the country's leading developers.



We can help to sell your existing home...

Ben Bailey Homes offer a scheme called the **Guaranteed Valuation Scheme**. It's very straight forward and is designed to help find a buyer for your existing home and enable a quick, hassle-free move to a new, superb Ben Bailey home.

Here's how it works:



We will arrange for a valuation on your existing home via an independent local estate agent. The valuation figure is based on achieving an acceptable offer for your home within the 8 week reservation period.



Our Sales Executive will discuss the agreed figure with you and if you are happy to market your existing home at the agreed price, you can reserve the Ben Bailey home of your choice and we will place your existing property on the open market. Ben Bailey will pay your estate agents fees and the cost of advertising your existing home to a maximum of £1000.



You can now relax knowing that if you receive an acceptable offer on your property (agreed with Ben Bailey) which is lower than the guaranteed valuation, Ben Bailey will make up the difference.

example

We agree that the **guaranteed valuation** of your property is, let's say, **£250,000** and you receive an offer on your existing home of **£245,000**. You can accept the offer of £245,000 in the knowledge that **Ben Bailey will make up the difference by £5,000**. If, of course, you receive an offer higher than the **guaranteed valuation** figure, you will receive the full amount.

To find out more about this scheme please contact our Sales Executive about your home.



From here to there — at a glance

Swinton train station is just a 2-minute walk where in less than 30 minutes you can reach town centres and cities such as Rotherham, Doncaster and Sheffield offering a variety of entertainment and shopping opportunities.



BY CAR

- 14 MINUTES TO ROTHERHAM TOWN CENTRE
- 23 MINUTES TO DONCASTER CITY CENTRE
- 29 MINUTES TO BARNSELY TOWN CENTRE
- 35 MINUTES TO SHEFFIELD CITY CENTRE



BY RAIL

(from Swinton Interchange which is a 2-minute walk from Harrop Mews.)

- 17 MINUTES TO DONCASTER
- 24 MINUTES TO SHEFFIELD
- 52 MINUTES TO LEEDS
- 1:26 HOURS TO MANCHESTER
- 2:11 HOURS TO LONDON

Schools in the area

For its size Swinton is served by a good selection of schools and nurseries including 3 infant/primary schools and Swinton Academy with sixth form for students aged 11+. Dearne Valley College is just 1.6 miles away and serves the area for students aged 16+ wanting to move on to further/higher education.

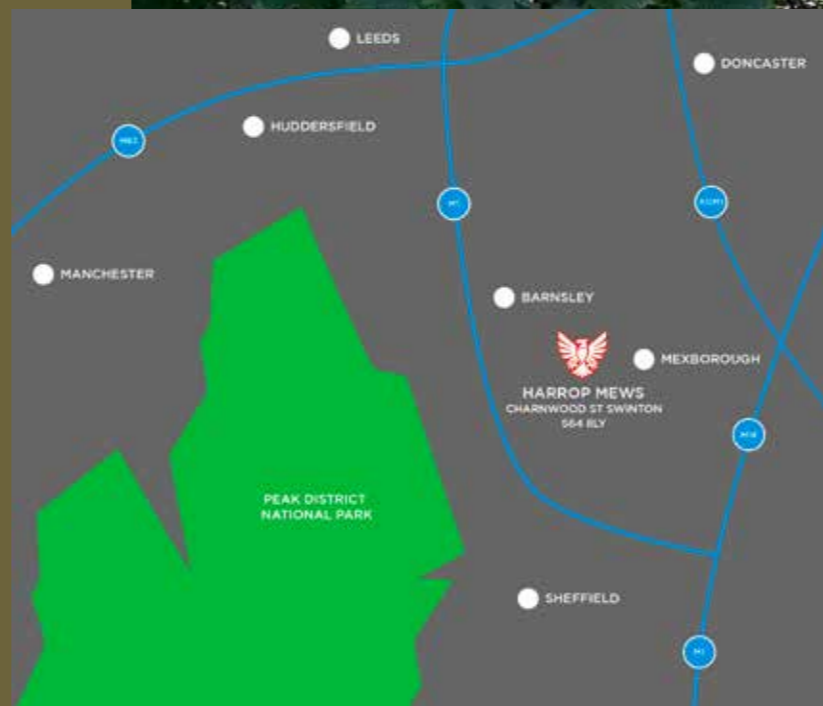
Entertainment and shopping

Swinton has plenty of local pubs and independent shops within a few minutes walking distance of Harrop Mews, with the main supermarket directly across from the development.

- 4 MILES TO PARKGATE SHOPPING PARK
- 4.7 MILES TO CORTONWOOD SHOPPING PARK
- 6 MILES TO ROTHERHAM TOWN CENTRE
- 8 MILES TO MEADOWHALL SHOPPING CENTRE

Nature

A short 3-minute walk will get you to the entrance of Creighton Woods for a delightful woodland stroll, where you can carry on through to Pottery Ponds to view the historic kiln or stop off for a picnic on the green and feed the ducks.



Home from home







Ben Bailey began its business journey back in 1933, from its headquarters just a few miles from Harrop Mews in the nearby town of Mexborough.

The world has changed a lot since then, but our values remain a constant. Our commitment to design and build fabulous value, quality family homes, with care and attention to detail is as strong now as it was 90 years ago. A promise from our family to yours.

Opposite: Pottery Ponds



Site Plan

-  The Harrop
2 bedroom home
790 sq. ft.
-  The Edendale
3 bedroom home
964 sq. ft.
-  The Farrington
4 bedroom home
1051 sq. ft.
-  The Penrose
4 bedroom home
1309 sq. ft.
-  The Farnley
4 bedroom home
1440 sq. ft.
-  The Oxford
4 bedroom home
1539 sq. ft.

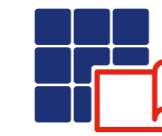


A quick guide to our standard features and fittings.

Ben Bailey homes include a whole range of fabulous fixtures and fittings which are all included in the price.



BRITISH MADE QUALITY
MACINTOSH KITCHEN BY OMEGA



TILED AND CARPETED
FLOORING THROUGHOUT



APPLIANCES INCLUDING
DISHWASHER



TURFED AND FENCED
GARDENS



GARAGE INCLUDED



PRIVATE OFF ROAD
PARKING



SOLAR
PV PANELS



ELECTRIC VEHICLE
CHARGER

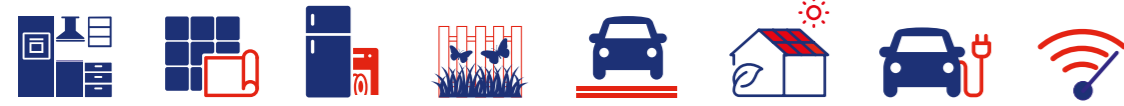


FULL FIBRE ENABLED
BROADBAND

Harrop

2 bedroom home with private, off road parking.

Included as standard



See pages 22 & 23 for full specification and optional extras



Ground Floor:
Measurements in metres

Kitchen/dining	4.5 x 4.4
Living	4.4 x 3.3
W.C.	1.7 x 1.0
Storage	1.1 x 1.0



First Floor:
Measurements in metres

Bedroom 1	4.4 x 3.3
Bedroom 2	4.4 (max) x 2.4
Bathroom	2.3 (max) x 1.9
Storage	1.0 x 0.7



Harrop

Edendale 3 bedroom home with private, off road parking.

Included as standard



See pages 22 & 23 for full specification and optional extras



Ground Floor:		
Kitchen/living/dining	5.7 x 4.0	
Hall	2.9 x 2.1 (max)	
Lounge	3.8 x 3.5	
W.C.	1.9 x 0.9	
Storage	1.3 x 0.8	



First Floor:		
Bathroom	2.1 x 1.9	
Bedroom 1	3.6 (max) x 3.5	
En-suite	2.0 x 1.5	
Bedroom 2	3.4 (max) x 3.0	
Bedroom 3	3.4 (max) x 2.6	
Storage	0.9 x 0.7	



Edendale

Farringdon

4 bedroom detached home with private, off road parking.

Included as standard



See pages 22 & 23 for full specification and optional extras



Ground Floor:		
Kitchen/living/dining		4.3 x 5.9 (max)
Hall		1.5 x 4.2
Lounge		4.4 x 3.0
W.C.		1.8 x 1.2
Storage		1.8 x 0.8



First Floor:		
Bathroom		1.9 x 1.8
Bedroom 1		3.9 x 3.0
En-suite		2.2 x 1.4
Bedroom 2		3.0 x 2.8
Bedroom 3		2.8 x 2.3
Bedroom 4		2.8 x 1.8
Storage		1.4 x 0.7



Farringdon

Penrose 4 bedroom detached home with integral garage.

Included as standard



See pages 22 & 23 for full specification and optional extras



Ground Floor:		
Kitchen/dining	4.9 (max) x 5.0 (max)	
Lounge	4.7 x 3.6	
W.C.	2.3 x 0.8	



First Floor:		
Bathroom (inc. cupboard)	3.6 x 2.2	
Bedroom 1	2.6 x 3.1	
En-suite	2.6 x 1.5	
Wardrobe Area	3.6 x 1.6	
Bedroom 2	3.6 x 3.0	
Bedroom 3	3.1 x 3.0	
Bedroom 4	3.1 x 2.9	
Study Area	1.4 x 1.7	



Penrose

Farnley

4 bedroom detached home with integral garage.

Included as standard



See pages 22 & 23 for full specification and optional extras



Ground Floor:
Measurements in metres

Kitchen	4.5 (max) x 5.6
Living/dining	2.7 x 4.5
Lounge	3.0 x 4.7
W.C.	1.8 x 1.3
Storage	0.7 x 1.3
Garage	6.1 x 3.0

First Floor:
Measurements in metres

Bathroom	2.1 x 3.0
Bedroom 1	4.5 x 3.3
Walk-in-wardrobe	2.3 x 2.3
En-suite	1.4 x 3.3
Bedroom 2	3.3 x 3.2
Bedroom 3	2.9 x 3.0
Bedroom 4	1.8 x 2.8
Store & Cylinder	1.5 x 0.9



Farnley

Oxford

4 bedroom home with private, off road parking.

Included as standard



See pages 22 & 23 for full specification and optional extras



Ground Floor:
Measurements in metres

Kitchen	3.1 x 2.7
Dining/Family Room	6.4 x 3.3
Living Room	5.3 x 3.4
Hall	3.5 x 1.4
W.C.	1.9 x 0.9

First Floor:
Measurements in metres

Bedroom 2	4.1 (max) x 3.4
Bedroom 3	4.0 (max) x 3.4
En-suite	2.1 (max) x 1.7 (max)
Bedroom 4	3.0 x 2.4
Bathroom	2.4 x 1.9

Second Floor:
Measurements in metres

Bedroom 1	6.2 x 3.5
En-suite	2.8 x 2.3
Storage	1.4 x 1.1



Oxford

Optional extras and features to personalise your home

Our team can help further enhance your home by advising you on the purchase of a range of selected items. The earlier in the build process you reserve your home, the more options are available to you to add your style and personality.

Please ask us for details on how we can further personalise your home.

- Quartz kitchen work surfaces
- Induction Hob
- Washing Machine/Washer/Dryer
- Additional TV sockets/additional downlights
- Matt Black/Nickel/Brushed Chrome socket covers
- Coir matting in hall
- Carpet colour choice
- Half/fully tiled walls in en-suites and bathrooms
- Chrome towel rail to W.C./en-suite
- Shaver sockets
- Vanity Unit
- Luxury fitted wardrobes
- Oak veneered internal doors
- Intruder alarm
- Electrically-operated garage door
- External socket
- Outside Tap

Energy saving features

A new house could save you over £2500 per year in energy bills compared to an older property!

Your new Ben Bailey home will feature all the latest energy saving features to reduce consumption, keep heat locked in and stay cosy during the worst of the British weather and yet stay cool in Summer.

- Integrated Solar PV Panels
- High quality wider cavities with increased insulation thickness throughout
- Robust double glazing – windows and doors
- Extensive draught proofing measures

Future-proof connectivity

Each home at Harrop Mews has full fibre broadband capability allowing reliable and speedy internet connectivity.

Settle into your brand new home from day one, made possible by our comprehensive All-Inclusive specification.

Included in the price of your Ben Bailey home

- Properties will be built of Calderstone Claret bricks.
- Interlocking red/grey roof tiles.
- Stylish UPVC cream windows and external doors in Anthracite Grey (white internally).
- Security lighting to rear.
- Modern exterior up/down light to front of property.
- Turfed garden and generous patio area.
- Rear garden fully fenced with gate.
- French doors / Bi-fold doors (housetype specific) opening onto the rear garden area.
- British made Omega kitchens with Duropal laminate worktop and soft close door system.
- Gas hob, oven, extractor, fridge freezer and dishwasher.
- Up to the moment sanitaryware range.
- Full fibre enabled broadband.
- Chrome heated towel rail to bathroom.
- White internal doors and chrome handle.
- Energy-efficient gas fired central heating system.
- Carpets and tiling to all floor surfaces.
- Mains operated smoke/carbon monoxide detector.
- Extensive sockets throughout.
- Manually operated garage door in Anthracite Grey.
- Each home will be provided with an electric vehicle charging point.
- Integrated Solar PV Panels.
- Upgrade insulation throughout.

The above specification has been prepared to indicate the materials and fittings proposed to be used in the construction of the dwelling and associated works. Due to our commitment for continuous improvement and subject to availability, Ben Bailey Homes reserve the right to change design, method of construction, materials and fittings included in the works as specified.



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Ben Bailey Homes is part of the Conroy Brook Group

Information contained within this publication is for guidance only and does not constitute a contract, part of a contract or a warranty. It should be noted that the representation of Harrop Mews, whilst similar to the development, may not be accurate in every respect. Computer generated images are for illustrative purposes only and individual features often vary from one plot to another. The specification of the houses is correct at the date of print but may be subject to change as necessary and without notice. These particulars should not be relied upon as accurately describing any of the specific matters described by an order under the Property Misdescriptions Act 1991 due to their forward nature.