



Bella Wood View

A beautiful collection of
3-bedroom homes

GOLDTHORPE,
SOUTH YORKSHIRE

 **guinness**
homes

Welcome to Bella Wood View

Located in the historic village of Goldthorpe in South Yorkshire, Bella Wood View will offer a small collection of 3-bedroom Shared Ownership homes. Immerse yourself in a tight-knit community with a rich heritage, surrounded by scenic beauty and local amenities.

Whether you're strolling to the village for everyday necessities, indulging in a refreshing morning swim at Dearneside Leisure Centre, exploring a weekend walk at a nearby nature reserve, perfecting your swing at Hickleton Golf Club, or venturing into the town for some retail therapy, Bella Wood View presents an ideal and well-balanced living experience for all.

Computer generated images for indicative purposes only.



Where rural and urban living entwines

With its convenient location, Bella Wood View provides easy access to nearby market towns and cities. The bustling market town of Barnsley boasts shopping centres, cultural attractions, and recreational amenities. The thriving city of Doncaster, renowned for its historic sites, shopping experiences, and acclaimed horse racing events, is also within easy reach.

If you love nature, you're in luck: there's an abundance of green spaces surrounding Bella Wood View.

Discover Dearne Valley Old Moor, a family-friendly nature reserve. With an abundance of wildlife, walking trails, a cafe - and there's even an adventure playground, discovery zone with heritage games, and activities at weekends and school holidays - making it a great year-round destination for a family day out. Spanning more than 550 miles, The Peak District National Park is just a 40-minute drive away. An idyllic sanctuary and one of the most visited national parks in the UK, you can enjoy a wealth of activities, from walking and hiking trails to climbing, caving, and camping.

Connected lifestyle living at Bella Wood View



Top picks



La Boca Steakhouse
7.8 miles | 17 min

Treat yourself to authentic Argentine flavours at La Boca Steakhouse. With a lively atmosphere that will transport you to the heart of Buenos Aires, you can indulge in succulent steaks and delicious wine for a truly unforgettable experience at this family-run restaurant.



Elephant and Castle
7.2 miles | 16 min

Set within the walls of a 17th-century coaching inn, the Elephant and Castle is a family-run British gastropub. The diverse menu, including much loved pub classics, and a large selection of drinks makes the Elephant and Castle ideal for any occasion.



Manvers Boat Club
3.2 miles | 12 min

Manvers Boat Club is a multi-sports club that offers a range of activities, including paddlesports, open water swimming, cycling, running, angling, dragon boating and more – perfect for when you fancy doing something more adventurous.



Doncaster Market
8.1 miles | 20 min

Experience the vibrant atmosphere of Doncaster Markets. Open three days a week, on Mondays, Fridays and Saturdays, the markets are the perfect place to discover local delights and a diverse range of stalls.

Car travel times taken from google.co.uk/maps and are approximate only.

Education that inspires

A well-rounded education is crucial in empowering pupils with the skills, knowledge, and confidence they need to thrive in an ever-evolving world. Schools create nurturing environments and dynamic learning experiences that foster critical thinking, curiosity and personal growth.

Schools, Further and Higher Education

Primary

Sacred Heart Catholic Primary School

Ofsted: Good (2020)

0.6 miles | 12 min walk

Highgate Primary Academy

Ofsted: Good (2022)

1.0 miles | 23 min walk | 5 min drive

Secondary

Astrea Academy Dearne

Ofsted: Good (2023)

1.1 miles | 19 min walk | 4 min drive

The Laurel Academy

Ofsted: Good (2023)

4.2 miles | 13 min drive

Barnsley Academy

7.7 miles | 19 min drive

Further and Higher Education

Doncaster College

7.7 miles | 17 min drive

Sheffield University

27.3 miles | 36 min drive



Points of interest

Bella Wood View is ideally positioned to make the most of what Yorkshire has to offer.



Retail & Essentials

1. Aldi
2. Tesco Express
3. Frenchgate Shopping Centre
4. Lakeside Village Outlet Shopping
5. The Glass Works Shopping Centre



Food & Drink

1. Linda's Café
2. Costa Coffee
3. Favela Brazilian Grill Barnsley
4. The Secret Italian
5. La Fiesta Restaurant



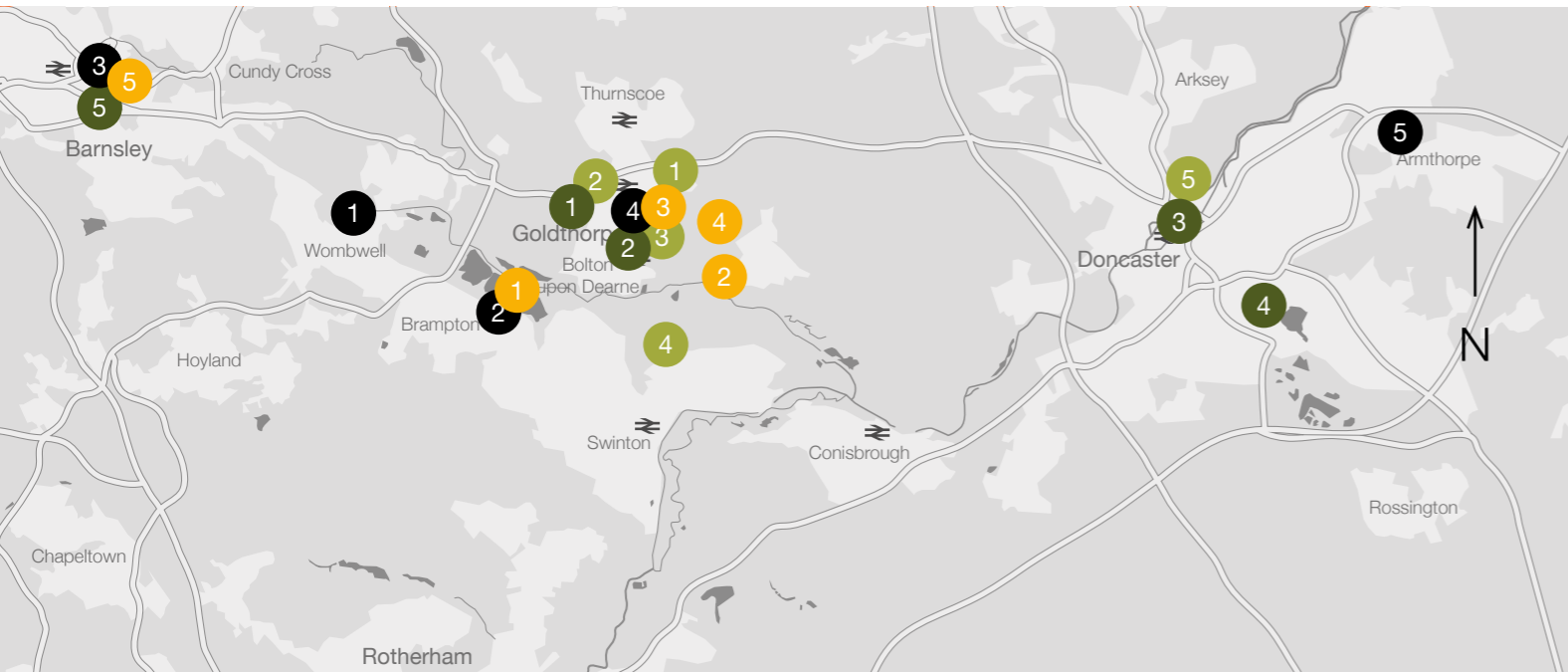
Fitness & Leisure

1. Manvers Waterfront Boat Club
2. RSPB Adwick Washland
3. Dearneside Leisure Centre
4. The Dearne Playhouse
5. Cineworld Barnsley



Education

1. Sacred Heart Catholic Primary School
2. Highgate Primary Academy
3. Astrea Academy Dearne
4. The Laurel Academy
5. Doncaster College

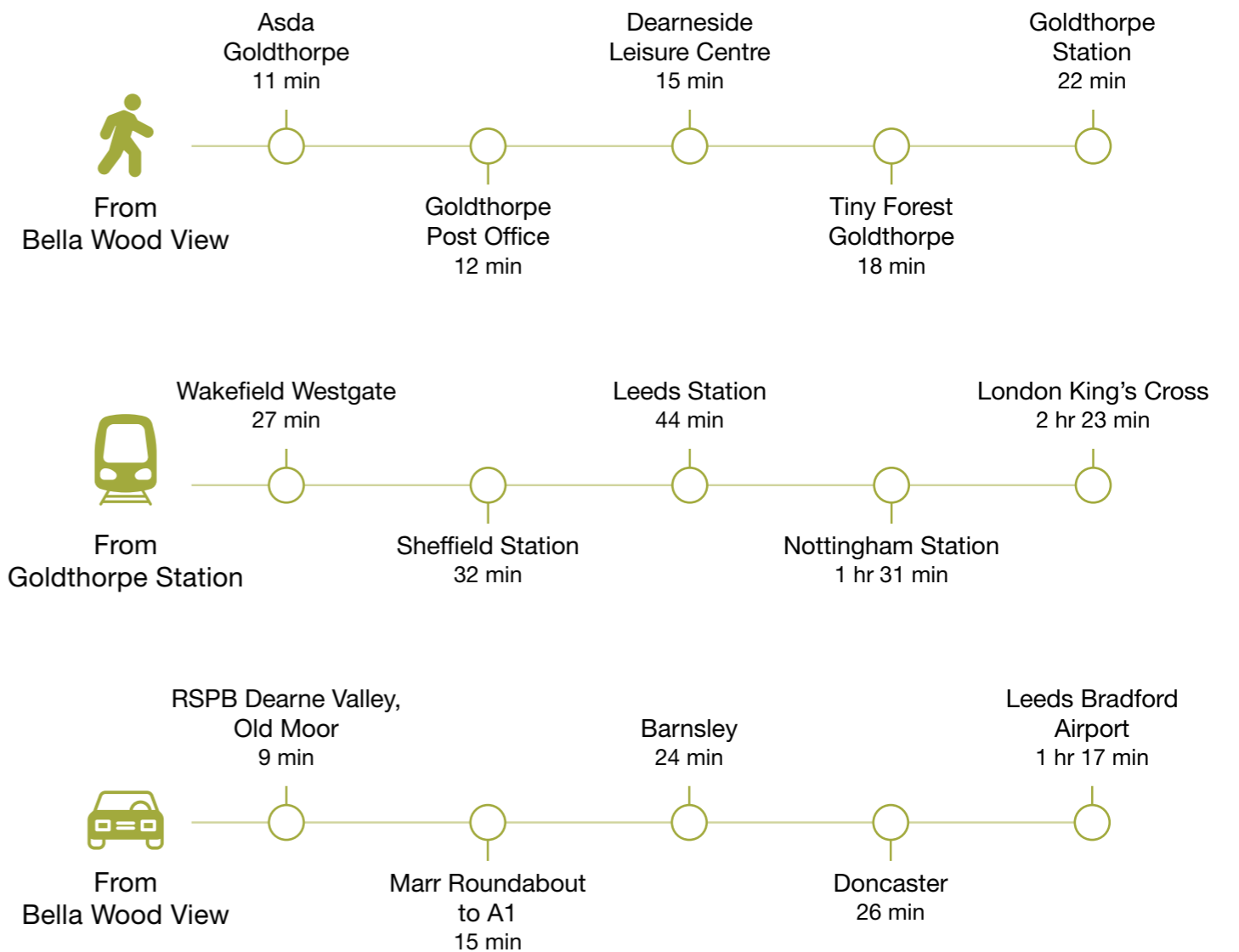


Map not to scale.

Great travel connections

Bella Wood View is the perfect base.

Whether you're commuting for work or exploring in your free time, the A1 is just a ten-minute drive away, offering easy access to both the north and south of the country. Goldthorpe Train Station is just a nineteen-minute walk away and provides direct connections to Sheffield, Wakefield and Leeds.



Site plan

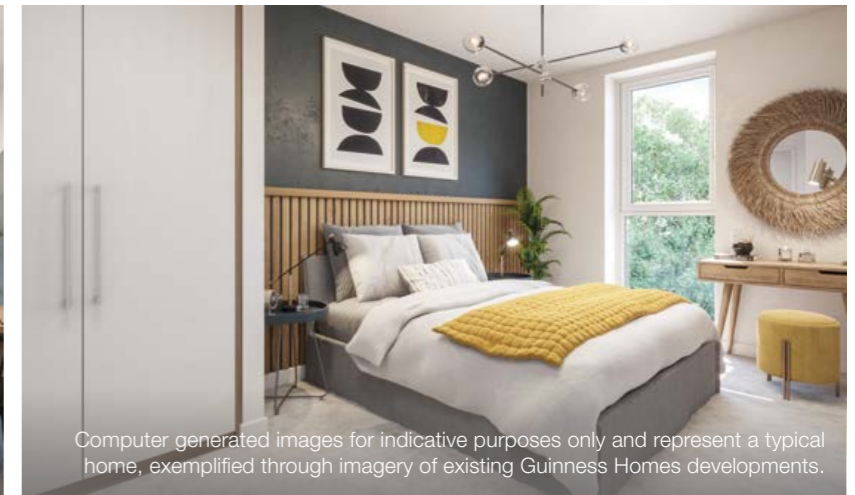
Bella Wood View offers a small collection of sixteen 3-bedroom homes in the village of Goldthorpe. Situated just a ten-minute walk away, you'll find a diverse range of local amenities to cater to your needs.

Key

- The Hollinwood
Plots 11, 12, 16, 17, 26, 27, 102 & 103
- The New Ashbourne
Plots 37, 38, 41 & 92
- The New Walton
Plots 35 & 36
- The Midford
Plots 44 & 45

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a member of our Sales Team for more details.





Computer generated images for indicative purposes only and represent a typical home, exemplified through imagery of existing Guinness Homes developments.

Detailed design

Our energy-efficient homes have been carefully designed to maximise space and light while saving you money. High quality, with elegant finishing touches, our homes boast modern interiors, spacious living spaces and integrated appliances.

BATHROOM

- White bathroom suite including bath, basin and WC
- Shower enclosure and thermostatic shower to en-suite
- Chrome mixer tap
- Porcelanosa tiling in bathroom and en-suite
- Shower enclosure to en-suite

KITCHEN

- Symphony range kitchen with laminate worktop
- Stainless steel sink and drainer with single lever mixer tap
- AEG or Indesit hob and oven
- Fridge/freezer space
- Space for integrated dishwasher and washing machine

GENERAL

- White painted walls throughout
- Appolo range carpets
- Front door with multi-point locking system and security chain
- Double glazed PVCu double doors and windows
- Ideal Logic combi boiler and Honeywell thermostat
- Wall lamp to front exterior and eyelid light to rear
- TV point to living room and family room (where applicable)
- Enclosed fenced rear garden, and garden gate
- NHBC Buildmark cover

The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.



Building for the future

We are one of the biggest housing and care providers in the country, with over 66,000 homes across the UK and over 140,000 customers.

We are focused on improving people's lives by building new homes and improving services, and we have been doing it for 130 years. We combine our deep heritage with our forward-thinking ambition and commitment to sustainability.

We recognise that the world around us is changing, and while our purpose will always remain the same, we're constantly evolving to make sure we're building energy-efficient homes that last for future generations.

Shared Ownership explained

If you decide to use the Shared Ownership scheme you'll soon realise that it's an alternative way to buy your home in Goldthorpe.

You buy the percentage of the home you can afford, and then pay rent to Guinness on the percentage share you don't own. You'll also pay a monthly service charge to Guinness for keeping the development looking its best.

Shared Ownership isn't house-sharing, it's just a more affordable way onto the property ladder for many people across UK. You live there, you decorate it, and you decide when the time is right to sell.

Buying a percentage of the home, instead of the whole value, often requires a smaller deposit and a smaller mortgage, making buying a home a more achievable dream for many.



Photography shows a Shared Ownership customer of Guinness Homes at our Leaside Lock development. Guinness Homes and The Guinness Partnership support the development of mixed tenure communities and are proud to provide homes for Shared Ownership and affordable rent. The tenure of these homes may change subject to demand. Details correct at time of going to print. Shared Ownership – Terms and conditions apply. This scheme is subject to status and fitting criteria. Minimum and maximum share values will apply and rent is payable on the unsold share.



Tamara and Terence bought their dream home at Leaside Lock with Shared Ownership* at only £125,625 for a 25% of a full market value of £502,500.

Tamara and Terence always dreamed of owning their own home. But with the high cost of housing in London, they thought it would never happen. Then they learned about Shared Ownership.

With Shared Ownership*, they were able to buy a 2 bedroom apartment in Leaside Lock for just £125,625.* They're so grateful for the opportunity to own their own home, and they love the fact that they can afford to live in a great neighbourhood.





0300 456 0522
www.guinnesshomes.co.uk