



# Woodlark Place

A beautiful collection of  
2 & 3 bedroom homes

FINNINGLEY,  
SOUTH YORKSHIRE

 **guinness**  
homes



## Welcome to Woodlark Place

Tucked away in the historic, sought-after village of Finningley in South Yorkshire, Woodlark Place will offer a small collection of 2 and 3 bedroom Shared Ownership homes. Immerse yourself in rural village living and discover the beauty of nature and tranquillity of surrounding green spaces. Meanwhile, with Doncaster just 6 miles away, Finningley boasts easy access to the city, which offers a plethora of amenities for everyday living.



Distances taken from [google.co.uk/maps](https://www.google.co.uk/maps). 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. Please speak to a member of our Sales Team for more information.



## The best of both worlds

If you're looking for the ideal blend of countryside tranquillity coupled with nearby modern amenities, look no further.

Nestled in the charming village of Finningley, Woodlark Place is set amongst picturesque landscapes, making it the perfect place to call home.

Historic Doncaster is on your doorstep, boasting restaurants, bars, shopping experiences and a range of recreational events that cater to different interests. Not only that, but the fantastic transport connections

mean you can easily explore other major cities in the UK whenever adventure calls.

For nature enthusiasts, The Peak District National Park can be reached in under an hour. Boasting a plethora of activities, including walking, climbing, camping and caving, it promises unforgettable adventures amidst stunning landscapes. Immerse yourself in all of nature's wonders, from rugged peaks to calming valleys, all while embracing the thrill of being in one of the UK's most visited national parks.

## Your gateway to bliss

Woodlark Place offers the perfect combination of balanced living; you're surrounded by the beauty of nature in an idyllic village setting, while being within easy reach of numerous vibrant cities. Extraordinary living awaits at Woodlark Place.



## Top picks



**Lakeside Village Outlet Shopping**  
9.2 miles | 17 min

Discover shopping bliss at Lakeside Village. Boasting over 45 famous stores, you can unearth incredible deals from top brands in fashion and homeware for a retail therapy session like no other.



**Yorkshire Wildlife Park**  
2.6 miles | 7 min

As a vibrant hub for conservation, the park boasts an array of over 400 animals, representing more than 70 diverse species. From majestic lions to mighty polar bears, prepare to be amazed by the sheer beauty of these incredible creatures.



**La Boca Steakhouse**  
7.5 miles | 19 min

Experience authentic Argentinian flavours at La Boca Steakhouse in the heart of Doncaster. Savour the finest cuts of expertly grilled steak, paired with exquisite wine and a vibrant atmosphere for an unforgettable evening.



**South Yorkshire Aircraft Museum**  
6.9 miles | 16 min

Discover aviation's rich history at South Yorkshire Aircraft Museum. The museum is located on the former RAF Doncaster site and houses a vast collection of aircraft and helicopters. Step into the world of vintage planes, aviation artefacts and interactive exhibits, learning about the evolution of groundbreaking technology.

# Building bright futures

As the world continues to change, it's important that pupils are equipped with the skills and knowledge they need to be successful.

Schools enrich children with experiences and opportunities beyond academics, to ensure they develop into well-rounded individuals who are ready to take their next steps in the world. Supportive, inclusive, and nurturing learning environments are key in encouraging the talents and interests of every child, while fostering a love of learning and sense of self-confidence.



## Schools, Further and Higher Education

### Primary

St Oswald's C  
of E Academy  
0.5 miles | 2 min

Auckley School  
2.1 miles | 6 min

Hayfield Lane Primary School  
2.6 miles | 7 min

### Secondary

The Hayfield School  
2.4 miles | 6 min

Rossington All  
Saints Academy  
6.7 Miles | 14 min

### Further and Higher Education

New College Doncaster  
2.7 miles | 7 min

Doncaster College  
8.6 miles | 22 min

Sheffield University  
28.9 miles | 45 min



# Points of interest

At Woodlark Place, you're perfectly placed to enjoy the best of South Yorkshire.



## Retail & Essentials

1. Asda Supermarket
2. Co-op Food, Hayfield Lane
3. McCallums Farm Shop
4. Doncaster Market



## Education

1. St Oswald's C of E Academy
2. Hayfield Lane Primary School
3. Auckley School
4. Rossington All Saints Academy
5. The Hayfield School



## Fitness & Leisure

1. Potteric Carr Nature Reserve
2. The Warren Golf Course
3. Lakeside Lake
4. Doncaster Lawn Tennis Club
5. The Dome

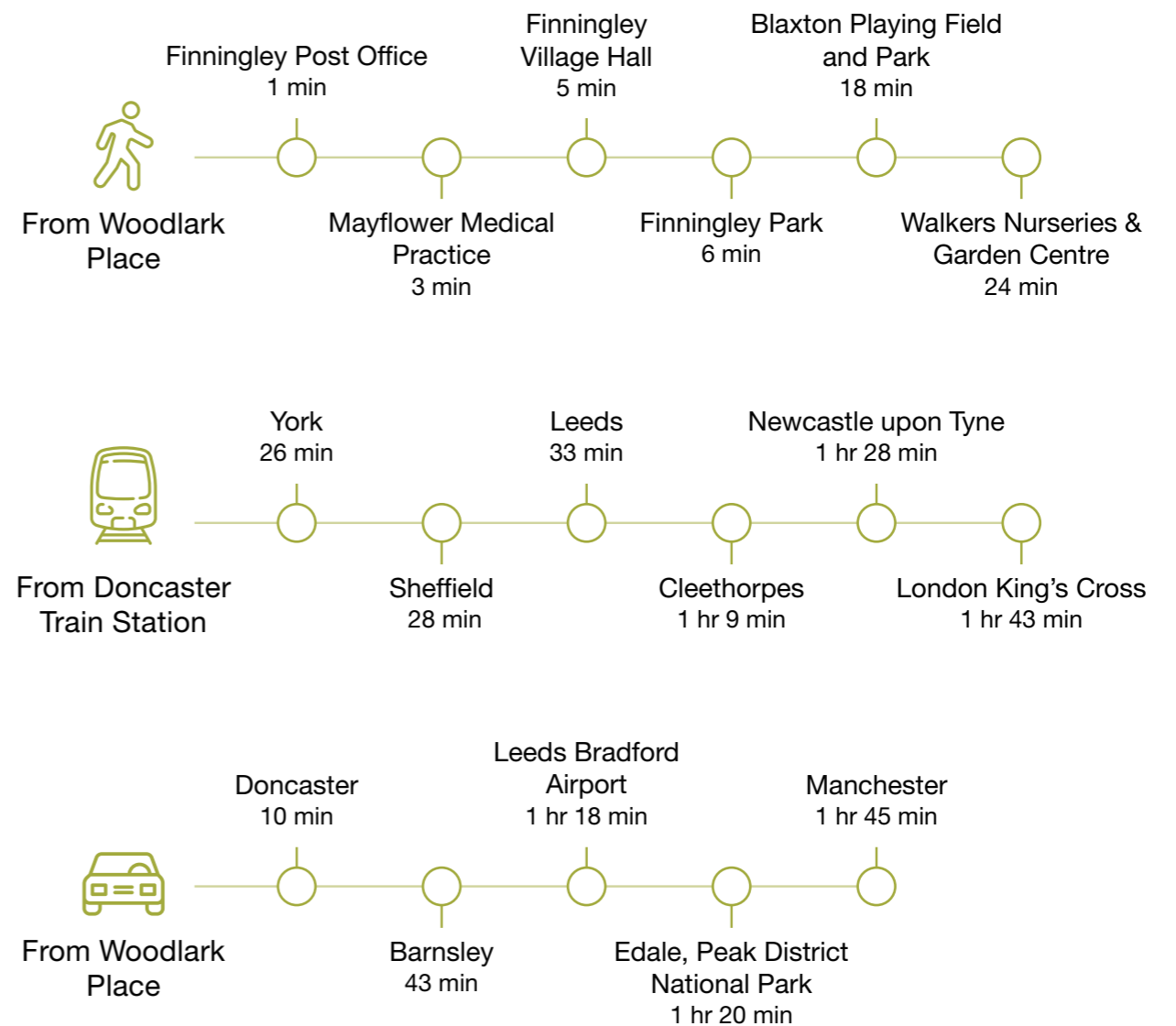
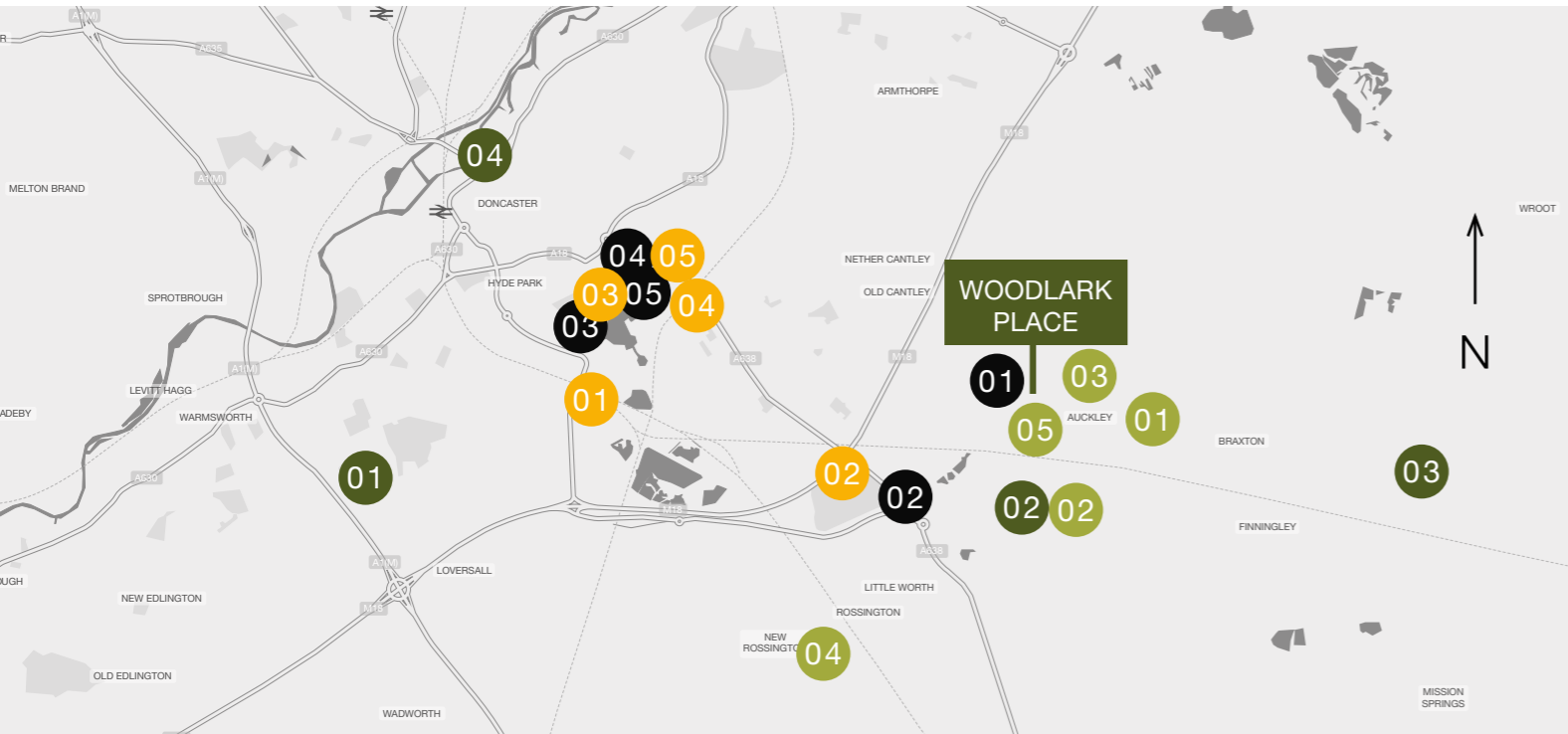


## Food & Drink

1. The Harvey Arms
2. Miller & Carter Bessacarr
3. Costa Coffee
4. Estabulo Rodizio Bar & Grill
5. DUNKIN' Herten Triangle

# Great travel connections

Whether it's for work or pleasure, Woodlark Place boasts excellent transport connections. The M18 is easily accessed from St Catherine's Interchange – just a 9 minute drive away. This offers connectivity to other major road networks including the M1 and M62, making it convenient for those accessing various destinations, whether that be north or southbound. Doncaster Train Station is a transportation hub just a 20 minute drive away from Woodlark Place, offering direct connections to cities around the country.



Map not to scale. Distances taken from google.co.uk/maps. Car travel times and walking times taken from google.co.uk/maps and are approximate only. Train travel times and distances taken from nationalrail.co.uk and are approximate only.



# Site plan

Woodlark Place offers a small collection of twenty-three 2 and 3 bedroom Shared Ownership homes in the village of Finningley. There are a range of local amenities which are within walking distance.

## Key

- The Jay  
3 Bedroom Home  
Plots: 1
- The Finch  
3 Bedroom Home  
Plots: 2, 3, 4, 7, 8, 11-14 & 17-27
- The Wren  
2 Bedroom Home  
Plots: 15 & 16
- Affordable Rent  
Plots: 5, 6, 9, 10, 28, 29, 30, 31, 32 & 33



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.



## Detailed design

Our homes incorporate energy-saving features to increase efficiency and are thoughtfully designed to optimise space and light.

We use high quality materials, premium finishing touches, and integrated appliances to create modern interiors and stylish living spaces.

### KITCHEN

- Fully fitted kitchen featuring soft close doors by Moores
- Integrated Zanussi Electric Oven
- Gas Hob
- Extractor Hood
- 1 ½ bowl Stainless Steel Sink with mixer tap
- Valliant Gas Fired Boiler
- Vinyl Flooring

### BATHROOM

- White Bathroom Suite by Sandringham
- Over bath shower with screen
- Tile splash back over sink
- Vinyl flooring

### GENERAL

- Gas Central Heating
- Carpet to all non wet areas
- Walls finished in White emulsion
- Ceiling finished in White emulsion
- Patio and turf to rear garden
- Rain water harvesting butt



## Building for the future

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

We're focused on improving people's lives by building new homes and improving services, and we've 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

If you decide to use the Shared Ownership scheme, you'll soon realise that it's an alternative way to buy your own home in this area of Finningley, Doncaster.

Shared Ownership is another way to buy your home. You buy a percentage, pay rent on the rest, and pay a service charge. Guinness Homes owns part of it – but you're living there, you decorate it, and you decide when to sell.

Buying a percentage means a smaller deposit and a smaller mortgage. It's a sooner first step on the ladder for lots of people.



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Tamara & Terence bought their dream home at Leaside Lock with shared ownership

From 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](http://www.guinnesshomes.co.uk)