

# Wood Mill Rise

A STUNNING COLLECTION  
OF 2 AND 3 BEDROOM HOMES

Homes designed  
for modern lifestyles



## Welcome to **Wood Mill Rise**

Combining modern living and convenience in the heart of Doncaster. Nestled in the well-established suburb of Bentley, this vibrant development offers the perfect blend of suburban comfort and urban accessibility.

Located on a former timber mill site, Wood Mill Rise is undergoing a remarkable transformation from industrial land to a picturesque Community. Today, the site boasts fifty-nine thoughtfully designed two and three-bedroom family homes, all of which are available through Shared Ownership and Affordable Rent.

Situated just two miles north of Doncaster city centre, Wood Mill Rise residents enjoy the perfect balance between family life and city convenience. From easy access to a selection of Good to Excellent-rated primary and secondary schools to shopping destinations, cafés, and bars within easy reach — residents will always have things to do. The nearby Danum Retail Park further enhances the area's appeal, offering a diverse selection of shops and services.

Discover the perfect combination of modern living and Community charm at Wood Mill Rise, where every detail is designed to enhance your quality of life.



## A great place to live

As part of the thriving suburb of Bentley, our residents enjoy access to a host of amenities that cater to every need and lifestyle.

With a superb selection of primary and secondary schools nearby, rated Good to Excellent, families can rest easy knowing that their children's educational needs are well cared for. Whether exploring local shopping destinations, grabbing a bite at a cosy cafe, or unwinding at nearby bars, Wood Mill Rise offers a diverse range of leisure options right at your doorstep.

For those who value easy commuting, Wood Mill Rise is the perfect choice. The A638 York Road provides direct access to major motorways, including the A1(M) and M18, ensuring seamless travel to neighbouring cities.

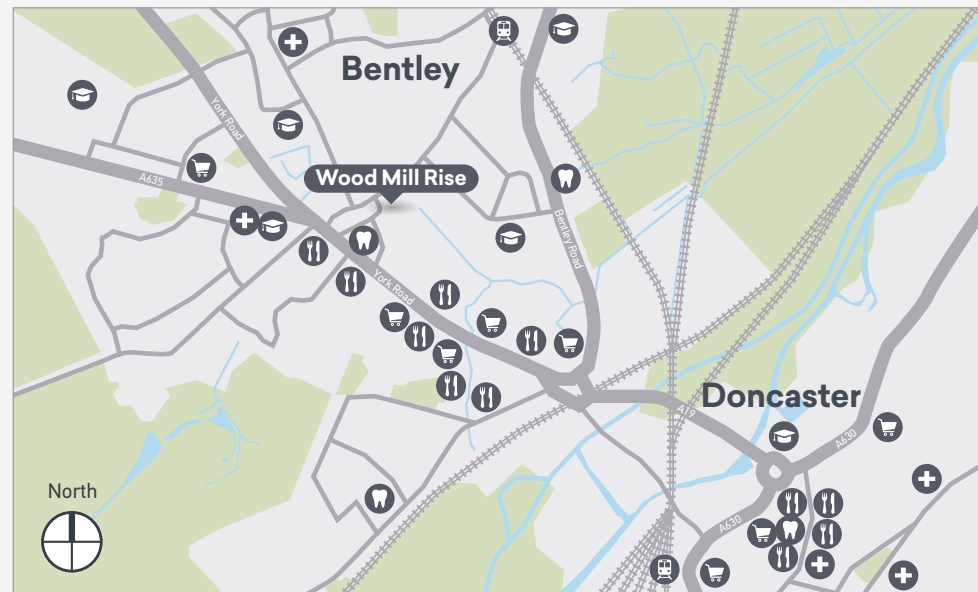
For those who prefer public transport, Bentley train station is a mere 0.5 miles away and offers direct lines to Rotherham, Sheffield, and Leeds, making city exploration a breeze. Regular bus services connect the development to Doncaster city centre and Barnsley, meaning there is an entire range of transportation options whether residents are commuting for work or exploring the surrounding areas for leisure.

At Wood Mill Rise, we understand the importance of Community, making it the ideal choice for young families and individuals alike. Experience the best of suburban living with all the conveniences of urban amenities right at your fingertips with a new home at Wood Mill Rise.



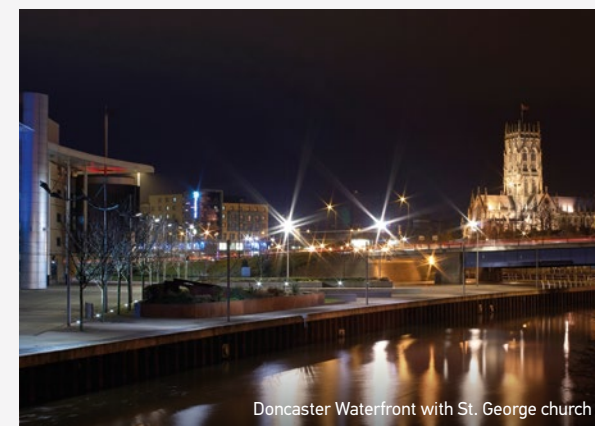
# A place to call home

With a range of two and three-bedroom homes available through affordable initiatives, great education options, and close proximity to road and rail connections, Wood Mill Rise is the perfect place to raise a family without compromising on modern conveniences.



Travel times by car  
(Estimate only)  
Doncaster – 6 mins  
Sheffield – 40 mins  
Leeds – 45 mins  
York – 45 mins  
Manchester – 1 hr 30 mins

- Airport
- School
- Restaurant
- Train Station
- Supermarket
- Doctors
- Dentist



A selection of fifty-nine two and three-bedroom homes thoughtfully designed with modern family living in mind.



Thirty-six homes are available through Shared Ownership and a further twenty-three are available for Affordable Rent.



Direct rail links to major destinations like Rotherham, Sheffield, and Leeds via Bentley train station, located just 0.5 miles away.



Located just two miles from Doncaster city centre for easy access to city conveniences.



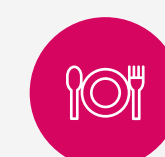
Fantastic road connections to the A1 and M18 via the A638 York Road.



Superb selection of Good to Excellent-rated primary and secondary schools, ensuring the highest standard of education.



Regular bus services to Doncaster city centre and Barnsley, providing easy transportation options for the whole family for both work and leisure.



Easy access to a range of leisure amenities including cafés, bars, and popular shops in the local Bentley Rise area which is further enhanced by the nearby Danum Retail Park.

Why buy new?

**Buying a brand-new home with Places for People is one of the easiest decisions you'll ever make. Designed for modern living, with plenty of space to relax, work or entertain, all you need to do is unpack and start making your home your own.**

[placesforpeople.co.uk/woodmillrise](https://placesforpeople.co.uk/woodmillrise)



Research by the Home Builders Federation (HBF)\* shows that new homes are much more environmentally friendly than older equivalent properties, emitting just 1.4 tonnes of carbon a year, compared to the 3.6 tonnes that existing properties emit.

At Places for People, we design and build our homes to maximise energy efficiency, using energy-saving lighting, eco-appliances and water-saving devices as well as excellent insulation to reduce your carbon footprint and keep your utility costs down. Our homes are rated from A to C.

Buying a new home can be good for your bank balance too. The HBF calculates that buyers of new homes save on average £2,510.73

on household bills each year, with buyers of houses saving even more at £3,117.85 (around £260 per month).

When you buy your new home at Wood Mill Rise, our experienced sales team will be with you every step of the way to guide you through the home-buying process. Our homes also benefit from a 10-year insurance-backed warranty, meaning you can move in with peace of mind (without the worry of expensive structural repairs) and simply enjoy the thrill of turning a blank canvas into your dream home.

Plus — you and your new neighbours are all getting to build a new Community together — what's not to love?

\*Home Builders Federation Watt a Save report Feb 2023





Computer Generated Image — Wood Mill Rise

## Sustainable living for less

When you buy new with us, you can look forward to all the benefits of an energy and cost-efficient home without having to compromise on comfort or quality.

Designed and built to sustainable environmental standards, our energy-efficient homes feature efficient heating systems and energy-saving technology along with an exquisite finish you'll love.

You'll use less energy, spend less on utility bills and still have the warm, welcoming home you've always wanted.

And with everything you need conveniently located nearby — from shops and schools to leisure facilities and green spaces — Wood Mill Rise is the perfect place to enjoy a more sustainable lifestyle, supporting the local economy while building connections to last a lifetime.



**Car charging points**  
One for every house, encouraging greener travel.



**Forward-thinking fabric design**  
Our well-insulated homes are designed to maximise energy efficiency and reduce running costs, now and in the future.



**Energy-efficient lighting**  
LED light fittings and bulbs lower energy use as well as your bills.

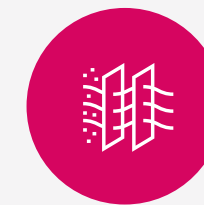


**Water-saving devices**  
Our kitchen and bathroom fittings save both water and money.

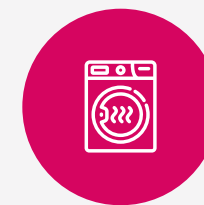
At Wood Mill Rise, you can enjoy a more comfortable home that costs less to run, with everything you need close by.



**Good ventilation**  
Our homes come with good ventilation for a comfortable environment.



**Double glazed windows**  
Benefit from a reduction in heat loss, noise and energy payments.



**Eco-appliances**  
Most of our fitted appliances are A rated so cheaper to run.



**Seasonally efficient**  
Our homes reduce the risk of overheating in the warmer months.





# When you buy a home from Places for People, you know you're in safe hands...

### What we do

We are a property developer and manager with a proven track record for delivering high-quality homes in thriving Communities right across the UK. With us, you can look forward to outstanding quality and service, because we handle the whole development process — from acquiring the land, planning our sites and designing our homes, to building and selling or renting them.

As the UK's leading Social Enterprise, our overriding purpose is to create homes where Community matters. From small housing developments to large-scale regeneration projects, we tailor our homes to the needs of local People, take responsibility for our environmental impact, and put People First to build a sense of Community.

### Our approach

With more than 50 years' experience of managing and developing homes, we know what it takes to build happy, healthy and inclusive places to live. All our Communities are delivered by our award-winning, specialist placemaking, property investment and management companies across the UK, who ensure the places we create meet a variety of needs, not just now but well into the future. Where others think in years, we think in decades.

### What makes us different

We believe our homes should be attainable for everyone, which is why we offer a wide range of buying options, including shared ownership. So, whether you're taking your first step onto the property ladder or looking for your forever home, there's a place to suit your individual needs.

We listen to our Customers too — and give them what they ask for: bright, spacious homes with flexible living areas that easily adapt to work or play, plenty of storage and that all-important private outdoor space. In our well-connected Communities, you'll have all the services and facilities you need on your doorstep — from shops, restaurants, schools and healthcare to beautiful green open spaces offering a natural retreat from the busyness of modern life.

Because when you buy from us, you're not just buying a home — you're buying into a Community; a place where you can belong, build connections and put down roots to last a lifetime.

**CONSUMER CODE FOR HOME BUILDERS**  
www.consumercode.co.uk

**tsi**  
**APPROVED CODE TRADING STANDARDS.UK**

Aerial image of Brooklands — Milton Keynes





# steps to secure your dream home

Here's what your Shared Ownership home buying journey looks like...

Purchasing a Places for People home with Shared Ownership has never been easier. Whether you're buying for the first time or you've owned a property before, we've kept things simple so you're free to enjoy this next exciting phase.

From the moment you get in touch to that exhilarating day when you pick up your keys (and even after you've settled in), our friendly, experienced Sales team will be right by your side, supporting and guiding you every step of the way.

## Get expert advice

The first step is to get in touch with our Sales team. We'll talk you through the Shared Ownership process and either refer you for an affordability assessment or arrange for you to visit.

## Determine your budget

We will ask you to complete an affordability assessment with an Advisor, which includes filling in a 5-year budget planner to determine the level of share you can purchase.

## Apply for a mortgage

If you're purchasing your new home with a mortgage, your affordability assessment is also when you will arrange with your mortgage lender or Advisor to proceed with your Shared Ownership mortgage application.

## Exchange contracts

This is when things become official! Once you're happy with the legal contracts, you can sign them, pay your deposit and receive a completion date to move into your new Shared Ownership home.

## Attend a home demonstration

Before completing, we'll arrange for you to attend your new home demonstration and access your Home User Guide, so you can get to know your Shared Ownership home and understand how everything works.

## Start things moving

When you visit, we will check you meet the scheme's eligibility and affordability criteria. First and foremost is that your household income needs to be under £80,000 a year (£90,000 in London).

## Reserve your home

Once your finances are in place, you can formally reserve one of our Shared Ownership properties and pay your reservation fee! Our team will continue to guide you through the process.

## Instruct a solicitor

Now you've reserved your new home, you'll need to instruct a solicitor experienced in Shared Ownership to handle the legal aspects of the purchase. We can refer you to independent solicitors if needed.

## Get ready to move

Now is the time to organise contents insurance, arrange removals quotes and set up or transfer accounts for TV, internet and utilities suppliers ready for when you change address.

## Complete and move in

Legal completion is that happy moment when you own a share of your new home! Your mortgage lender transfers the funds, we arrange handover of your keys and you start living life your way!

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**“Everyone I’ve dealt with at Places for People has been so friendly and gone out of their way to help, no matter what your query. They’ve been brilliant and have kept in constant touch with us throughout.”**

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Christian, Places for People Customer



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**“We already loved the area so it only took us five minutes to decide this was the home for us! It’s so convenient here; we’re close to work and we have beautiful walks and a café on our doorstep.”**

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Ellie, Places for People Customer



**We create homes where  
Community matters. We improve  
our Customers' lives every day  
through the homes we build and  
the Communities we manage.**



**Because Community Matters**  
#WeAreCommunity  
Proud to be creating sustainable  
Communities for the long term




[placesforpeople.co.uk/woodmillrise](https://placesforpeople.co.uk/woodmillrise)

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#BecauseCommunityMatters