

Copley Park

SPROTBROUGH







Introducing Copley Park, Sprotbrough

New and exclusive, semi-rural homes
at an affordable price.

Development Overview

Auxesia Homes is pleased to present 4x new build homes at Copley Park, Sprotbrough for shared ownership purchase in collaboration with Crest Nicholson. Our collection of homes will be ready to move in from the summer of 2024.

Our properties comprise 1x 3 bedroom end terrace house, 1x 4 bedroom end terrace house and 2x 4 bedroom semi-detached houses. The 4-bedroom properties offer a flexible open-plan kitchen-dining area which features French doors which open out into the rear garden, in addition to a generously sized living room. Upstairs, each of the four bedrooms is well proportioned with plenty of storage space and a spacious house bathroom.

Our 3-bedroom home features a kitchen dining room to the front of the property and a generously sized living room to the rear which features French doors which open out into the rear garden. Upstairs, each of the three bedrooms is well proportioned with plenty of storage space and a spacious house bathroom. All our homes also benefit from a downstairs w/c and 2 off-street parking spaces.





We provide affordable good-quality homes for those who serve our country and communities in collaboration with our housebuilder partners.

We believe that public service workers deserve to be given highest priority when searching for a safe, energy-efficient home, to buy or rent, in a place that they want to live.

To support our mission, our shared ownership properties are offered exclusively for sale to public service workers for the first month of marketing.



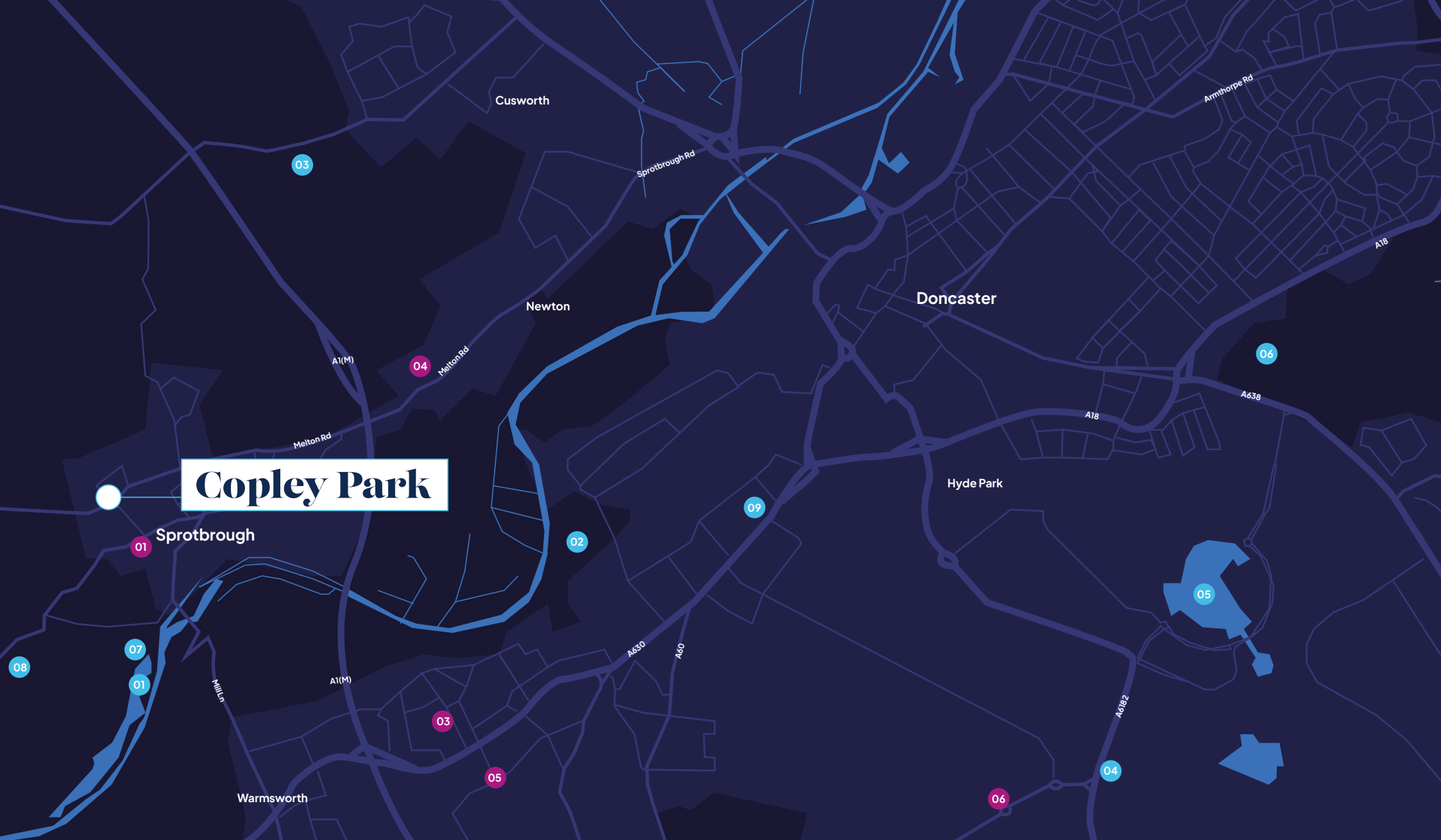
Location

Copley Park is set in the desirable village of Sprotbrough, Doncaster which offers the very best of rural Yorkshire. These homes are in the heart of the village with great schooling and local amenities close by.

Homeowners also benefit from Sprotbrough's proximity to larger cities like Sheffield and Doncaster, ensuring easy access for commuters or days out.

3 Folder Ln, Sprotbrough, Doncaster DN5 7PD





LEISURE

- | | | |
|---------------------------|----------------------------|--------------------------------|
| 01 Sprotbrough Flash | 04 Potteric Nature Reserve | 07 The Boat Inn |
| 02 Hexthorpe Park | 05 Lakeside Lake | 08 The Cadeby Pub & Restaurant |
| 03 Cusworth Museum & Park | 06 Doncaster Racecourse | 09 Westfield Park |

SCHOOLS

- | | |
|---|---------------------------------|
| 01 Sprotbrough Copley Infant & Primary School | 04 Richmond Hill Primary School |
| 02 Warmsworth Primary School | 05 Mallard Primary School |
| 03 Waverley Primary Academy | 06 Carr Lodge Academy |

Site Plan



Availability

Plot No	BEDROOMS	HOUSE TYPE	SQ.FT
14	4	Semi-Detached	1058
15	4	Semi-Detached	1058
44	3	End Terrace	914
54	4	End Terrace	1058

Houses from £130,750*

*Price based on purchasing a 50% share







4 Bedroom Floor Plan



Ground Floor Plan

Approx 45.7m² / 492 sq ft

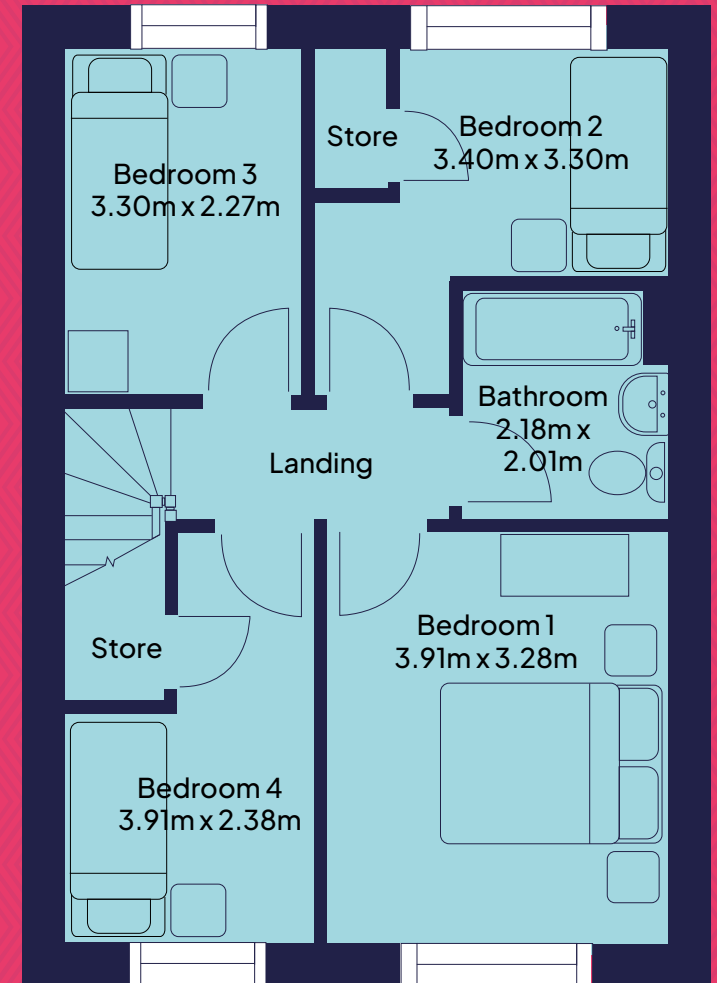
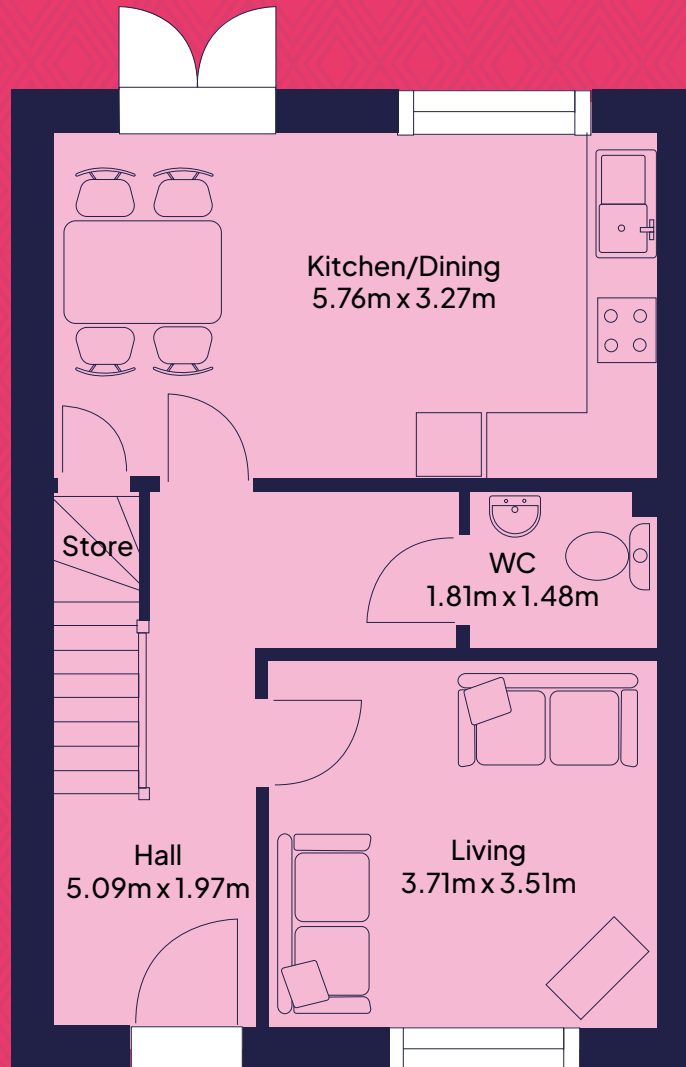


First Floor Plan


Approx 46.4m² / 499 sq ft

Total Area

Approx 92.1m² / 991 sq ft

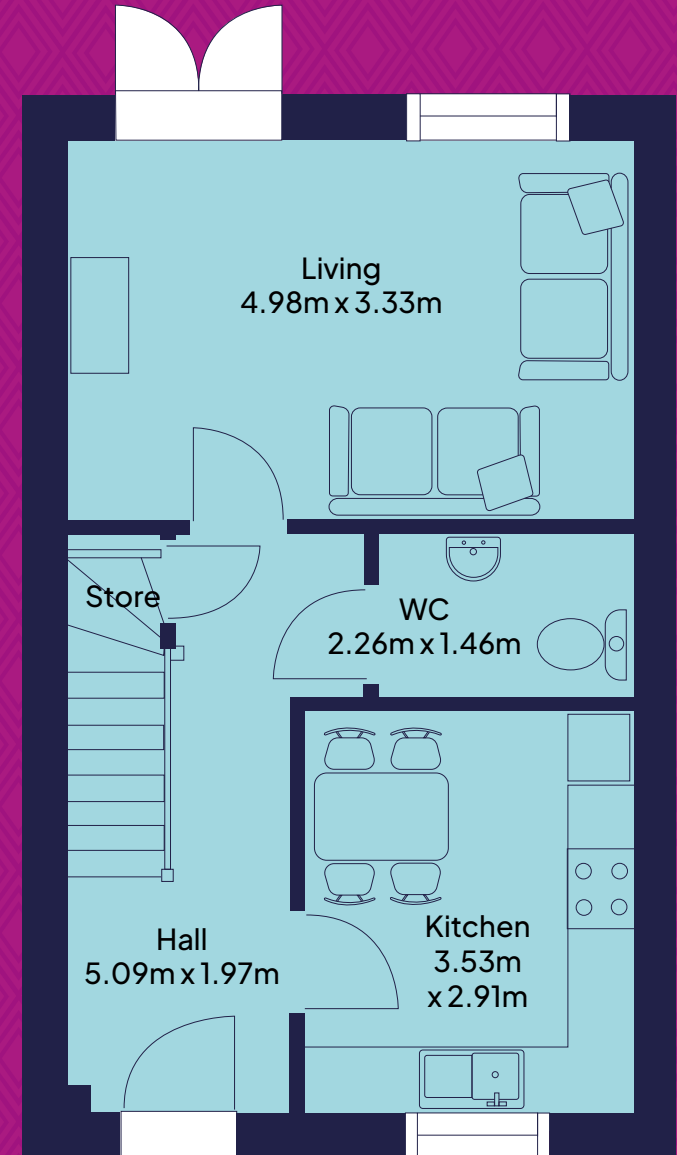
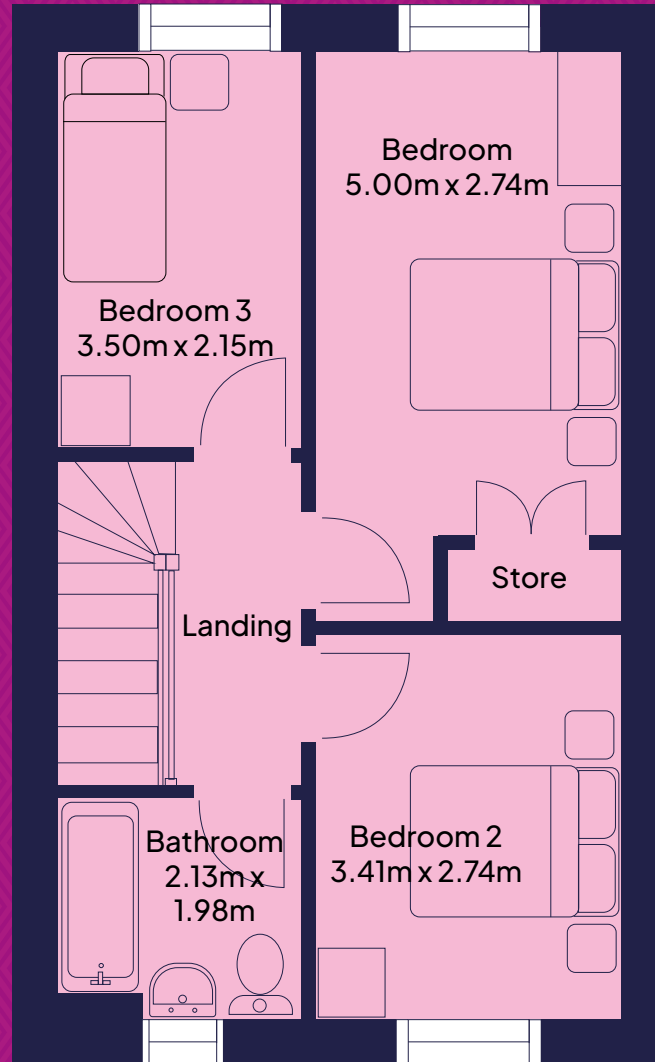


3 Bedroom Floor Plan

 **Ground Floor Plan**
Approx 40.5m² / 431 sq ft

 **First Floor Plan**
Approx 39.4m² / 424 sq ft

Total Area
Approx 79.9m² / 860 sq ft



Specification

KITCHEN

- Electric Single Oven
- Gas Hob
- Extractor Hood
- Laminate Worktop
- Space for Freestanding Fridge
- Space and plumbing for washing machine
- Glass Splashback
- Downlighters

BATHROOM

- Shower Over Bath
- Chrome Heated Towel Rail
- Glass Screen
- Tiling around Shower
- Splashback to Basin

INTERNAL

- White Emulsion Walls & Ceilings
- White Gloss Woodwork
- White 4 panel internal doors
- TV points to Living Room
- Gas Fired Central Heating

EXTERNAL

- Turfed rear garden
- Private parking spaces
- Electric charging point
- Front Door Numerals
- Front & Rear External Light
- Outside Tap to Rear

OTHER

- 10 Year New Homes Warranty

Copley Park, Sprotbrough

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Regulated by the Regulator of Social Housing No. 4765
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