

# The Homesteads

Goldthorpe



Right where you belong

gleeson

# Welcome to The Homesteads

Introducing The Homesteads, a stunning development located within the popular village of Goldthorpe, Barnsley. With an exciting collection of 2, 3 and 4 bedroom homes and bungalows available, this development has it all. Perfect for first-time buyers, families and downsizers, The Homesteads is surrounded by an array of local amenities, with the countryside on its doorstep too.



## Why Gleeson?

With over 100 years' experience in building homes, we're perfectly suited to help you navigate your home buying journey. With developments spread across the North of England, Midlands and into Lincolnshire, we have plenty of choice to help you find your dream home. With an affordable collection of energy efficient, high-quality homes available, we're proud to be making homeownership achievable for everyone.

Buying a home is a significant life event and whether you're looking to get onto the property ladder for the first time or searching for a home that better suits your needs, we want to help you.

All our homes are carefully designed, beautifully built and boast plenty of features and space to suit your lifestyle.



# Site plan

Located in the popular village of Goldthorpe, The Homesteads is the perfect place to call home. Nestled amongst a welcoming community with a rich local history and excellent amenities, you will have the opportunity to enjoy the best of both worlds – peaceful surroundings and vibrant town life. Explore our site plan and the various house styles available.

## Explore our house styles

Kerry  
2 bedroom

Garrison  
3 bedroom

Limerick  
3 bedroom

Clifden  
3 bedroom

Dublin  
4 bedroom

First Homes  
(conditions apply)

Greystones  
2 bedroom

Glin  
3 bedroom

Rosemount  
3 bedroom

Milford  
3 bedroom

Broadale  
4 bedroom

Moy  
2 bedroom

Altan  
3 bedroom

Sandyford  
3 bedroom

Longford  
4 bedroom

\*

Shared Ownership  
(conditions apply)



This site layout is intended for illustrative purposes only and may be subject to change, for example in response to technical or planning requirements, ground conditions or market demand. It is not drawn to scale and does not show legal boundaries, easements, wayleaves, land contours or gradients, local authority street lighting or landscaping proposals. For specific property details, plot layouts or elevations, please speak to one of our Sales Executives



# Local area

## Living in Goldthorpe

The picturesque town of Goldthorpe offers the perfect blend of rural charm and modern convenience. The town boasts various amenities such as local shops, schools, healthcare facilities, and parks. With good transport links to nearby towns and cities, including Barnsley and Doncaster, Goldthorpe is an ideal location for those seeking both tranquility and accessibility.

### Parks and outdoor spaces

- 1. Adwick Washland Nature Reserve (0.9 miles)
- 2. Kingsmark Way Park (1.0 mile)
- 3. Phoenix Park (1.4 miles)
- 4. Thurnscoe Park (2.3 miles)
- 5. Manvers Lake (3.3 miles)

### Travel and transport

- 1. Goldthorpe Railway Station (1.0 mile)
- 2. Local bus services connecting Goldthorpe with surrounding areas, including routes to Barnsley, Doncaster, and Rotherham
- 3. A635 (1.7 miles)
- 4. A6022 (4.2 miles), providing access to the M1 motorway, making it convenient for driving to cities such as Sheffield and Leeds.

### Food and drink

- 1. ASDA (0.6 mile)
- 2. Pizza Palace (0.7 mile)
- 3. Aldi (1.5 miles)
- 4. Thaal (3.7 miles)
- 5. The Junction Bar and Bistro (5.0 miles)

### Schools

- 1. Goldthorpe Primary Academy (0.9 mile)
- 2. Sacred Heart Catholic Primary School (0.9 mile)
- 3. Astrea Academy Dearne (0.9 mile)



Manvers Lake



Barnsley town centre



# House styles available at The Homesteads

We offer a range of well-designed homes to suit your every need.



**Kerry**  
2 bedroom, semi-detached



**Greystones**  
2 bedroom, semi-detached



**Moy**  
3 bedroom, detached



**Milford**  
3 bedroom, detached



**Altan**  
3 bedroom, semi-detached



**Longford**  
4 bedroom, detached



**Garrison**  
3 bedroom, semi-detached



**Glin**  
3 bedroom, semi-detached



**Limerick**  
3 bedroom, detached



**Dublin**  
4 bedroom, detached



**Broadale**  
4 bedroom, detached



**Rosemount**  
3 bedroom, semi-detached



**Sandyford**  
3 bedroom, semi-detached



**Clifden**  
3 bedroom, detached

From floorplans, to dimensions and even virtual tours, click through to discover more information about your dream home.

[Find out more](#)

Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home. Ground floor shower provision and location may differ within this house style; please confirm with your Sales Executive.



# Kerry

## 2 bedroom, semi-detached home

This semi-detached home combines a modern open-plan kitchen-diner with a cosy, separate living room, two spacious bedrooms and a family bathroom.



Ground floor      First floor

Room	Metres	Feet & Inches
Kitchen / Dining	3.76 x 2.38	12'5" x 7'10"
Living Room	4.17 x 3.76	13'8" x 12'5"
WC	1.59 x 0.88	5'3" x 2'11"

Room	Metres	Feet & Inches
Bedroom 1	3.76 x 2.47	12'5" x 8'1"
Bedroom 2	3.76 x 2.37	12'5" x 7'10"
Bathroom	1.84 x 1.89	6'1" x 6'2"

Total liveable area 671ft<sup>2</sup> / 62.37m<sup>2</sup>

# Greystones

## 2 bedroom, semi-detached home

Benefitting from a bright living room, leading to a kitchen-diner, a handy cloakroom, two good-sized bedrooms and a family bathroom.



Ground floor      First floor

Room	Metres	Feet & Inches
Kitchen / Dining	4.14 x 3.74	13'7" x 12'3"
Living Room	4.59 x 3.16	15'1" x 10'4"
WC	1.80 x 1.05	5'11" x 3'5"

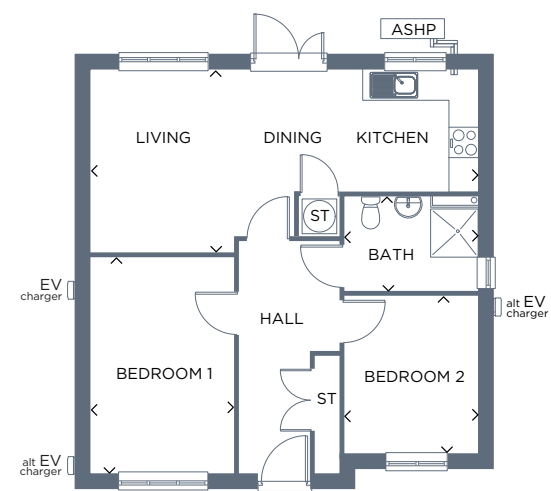
Room	Metres	Feet & Inches
Bedroom 1	3.76 x 4.14	12'4" x 13'7"
Bedroom 2	4.58 x 2.15	15'0" x 7'0"
Bathroom	3.02 x 1.90	9'11" x 6'3"

Total liveable area 753ft<sup>2</sup> / 70.04m<sup>2</sup>

# Moy

## 2 bedroom, detached bungalow

A stunning detached bungalow with a bright and well designed open-plan living space and kitchen-diner, two large bedrooms and a modern bathroom.



Ground floor

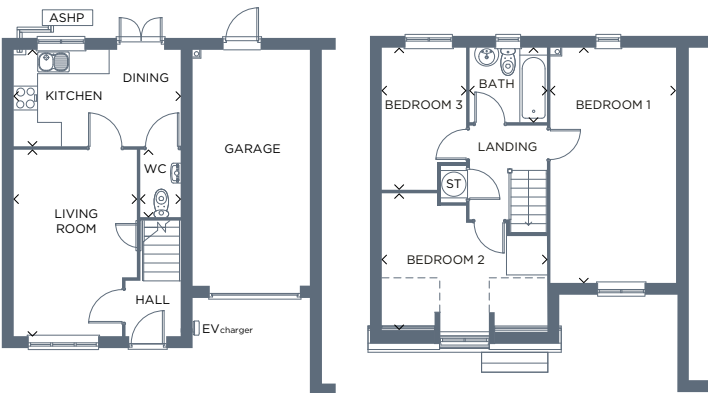
Room	Metres	Feet & Inches
Kitchen / Dining / Living	7.74 x 3.62	25'5" x 11'10"
Bedroom 1	4.34 x 2.85	14'3" x 9'4"
Bedroom 2	3.06 x 2.68	10'1" x 8'10"
Bathroom	2.67 x 1.88	8'9" x 6'2"

Total liveable area 656ft<sup>2</sup> / 61m<sup>2</sup>

# Garrison

## 3 bedroom, semi-detached home

A beautiful semi-detached home benefitting from a bright, airy living room, three spacious bedrooms and a family bathroom.



Ground floor

First floor



Room	Metres	Feet & Inches
Kitchen / Dining	4.14 x 2.40	13'7" x 7'10"
Living Room	4.66 x 3.07	15'3" x 10'1"
WC	1.69 x 0.99	5'7" x 3'3"

Room	Metres	Feet & Inches
Bedroom 1	3.20 x 5.94	10'6" x 19'6"
Bedroom 2	4.16 x 3.36	13'8" x 11'0"
Bedroom 3	3.57 x 2.11	11'9" x 6'11"
Bathroom	1.96 x 1.86	6'5" x 6'1"

Total liveable area 839ft<sup>2</sup> / 77.96m<sup>2</sup>

# Glin

## 3 bedroom, semi-detached home

A stunning home with a spacious open-plan kitchen-diner, a large living area, three versatile bedrooms, and a family bathroom.



Room	Metres	Feet & Inches
Kitchen / Dining	5.93 x 3.56	19'5" x 11'8"
Living Room	4.59 x 3.11	15'1" x 10'4"
WC	1.91 x 1.77	6'3" x 5'10"

Room	Metres	Feet & Inches
Bedroom 1	4.59 x 2.75	15'1" x 9'0"
Bedroom 2	4.24 x 2.14	13'11" x 7'0"
Bedroom 3	3.18 x 2.35	10'5" x 7'8"
Bathroom	2.48 x 1.90	8'1" x 6'3"

Total liveable area 904ft<sup>2</sup> / 84.04m<sup>2</sup>

# Limerick

## 3 bedroom, detached home

A beautiful home with a bright, airy living room, spacious kitchen-diner, three versatile bedrooms and a family bathroom.



Room	Metres	Feet & Inches
Kitchen / Dining	4.92 x 3.28	16'2" x 10'9"
Living Room	4.92 x 3.86	16'2" x 12'8"
WC	0.85 x 1.59	2'10" x 5'3"

Room	Metres	Feet & Inches
Bedroom 1	3.58 x 3.29	11'9" x 10'10"
Bedroom 2	3.77 x 2.15	12'4" x 7'0"
Bedroom 3	2.67 x 2.80	8'9" x 9'2"
Bathroom	1.94 x 1.86	6'4" x 6'1"

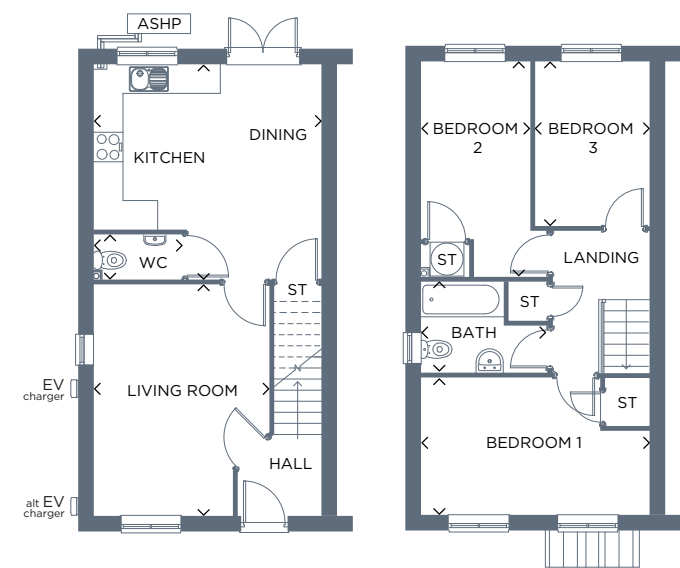
Total liveable area 904ft<sup>2</sup> / 84.04m<sup>2</sup>



# Rosemount

## 3 bedroom, semi-detached home

Offering a bright, spacious living room, modern kitchen-diner, cloakroom, three bedrooms, plus a family bathroom.



Ground floor      First floor

Room	Metres	Feet & Inches
Kitchen / Dining	4.34 x 4.59	14'3"* x 15'1"
Living Room	4.65 x 3.57	15'3" x 11'8"
WC	1.81 x 0.89	5'11" x 2'11"

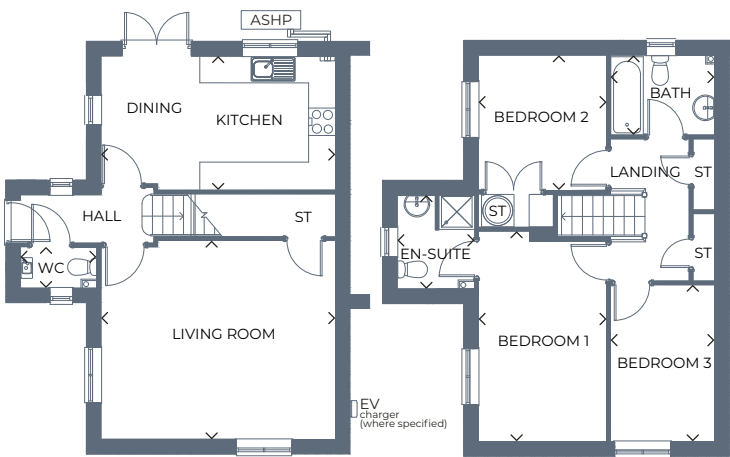
Room	Metres	Feet & Inches
Bedroom 1	4.59 x 2.74	15'1"* x 9'0"
Bedroom 2	4.34 x 2.21	14'3"* x 7'3"
Bedroom 3	3.31 x 2.29	10'10" x 7'6"
Bathroom	2.56 x 1.81	8'5"* x 5'11"

Total liveable area 904ft<sup>2</sup> / 84.04m<sup>2</sup>

# Sandyford

## 3 bedroom, semi-detached home

This semi-detached home offers a modern kitchen-diner with French doors to the garden, spacious living area, three bedrooms, an en-suite and a family bathroom.



Ground floor      First floor

Room	Metres	Feet & Inches
Kitchen / Dining	5.07 x 2.90	16'8" x 9'6"
Living Room	5.07 x 4.30	16'8" x 14'1"
WC	1.66 x 0.88	5'5" x 2'10"

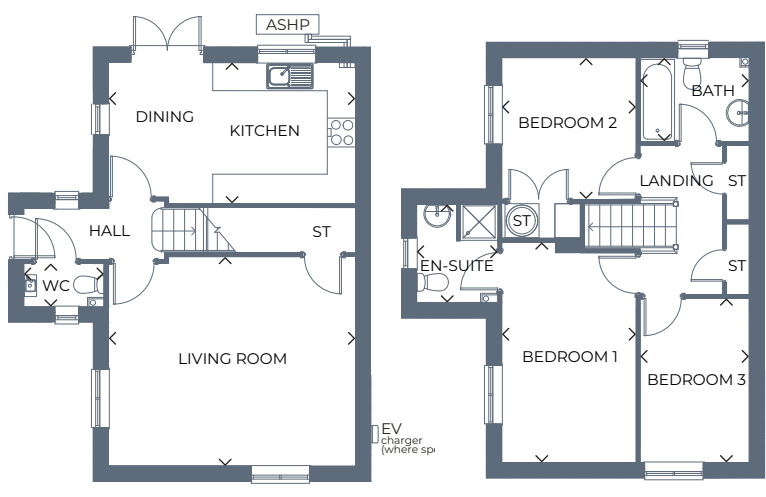
Room	Metres	Feet & Inches
Bedroom 1	4.52 x 2.75	14'10" x 9'0"
En-suite	2.00 x 1.65	6'7" x 5'5"
Bedroom 2	2.90 x 2.74	9'6" x 9'0"
Bedroom 3	3.36 x 2.23	11'0" x 7'4"
Bathroom	2.23 x 1.70	7'4" x 5'7"

Total liveable area 984ft<sup>2</sup> / 91.44m<sup>2</sup>

# Clifden

## 3 bedroom, detached home

A beautiful 3 bedroom detached home with a large kitchen-diner, spacious living room, family bathroom, and en-suite.



Ground floor      First floor



Room	Metres	Feet & Inches
Kitchen / Dining	5.07 x 2.90	16'8" x 9'6"
Living Room	5.07 x 4.30	16'8" x 14'1"
WC	1.66 x 0.88	5'5" x 2'10"

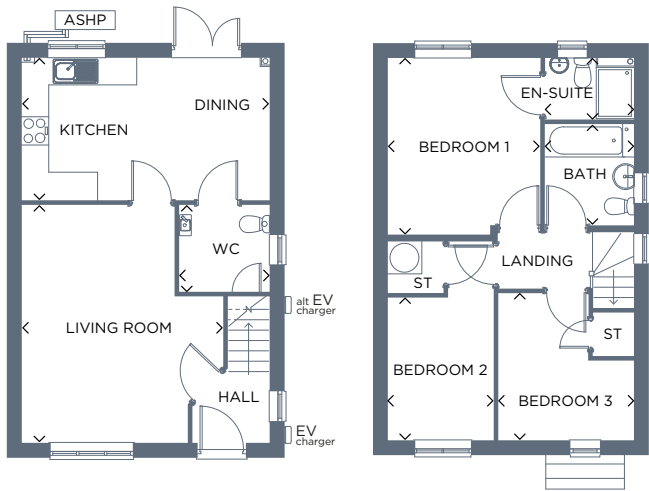
Room	Metres	Feet & Inches
Bedroom 1	4.52 x 2.75	14'10" x 9'0"
En-suite	2.00 x 1.65	6'7" x 5'5"
Bedroom 2	2.90 x 2.74	9'6" x 9'0"
Bedroom 3	3.36 x 2.23	11'0" x 7'4"
Bathroom	2.23 x 1.70	7'4" x 5'7"

Total liveable area 984ft<sup>2</sup> / 91.44m<sup>2</sup>

# Milford

## 3 bedroom, detached home

A stunning detached home designed for modern living, with an open-plan kitchen-diner, living room, and three well-proportioned bedrooms.



Ground floor      First floor



Room	Metres	Feet & Inches
Kitchen / Dining	5.24 x 3.00	17'2" x 9'10"
Living Room	5.00 x 4.27	16'5" x 14'0"
Utility / WC	1.88 x 1.80	6'2" x 5'11"

Room	Metres	Feet & Inches
Bedroom 1	3.79 x 3.25	12'5" x 10'8"
En-suite	1.89 x 1.30	6'3" x 4'3"
Bedroom 2	2.20 x 3.03	7'2" x 9'11"
Bedroom 3	3.14 x 2.95	10'4" x 9'8"
Bathroom	1.90 x 2.21	6'3" x 7'3"

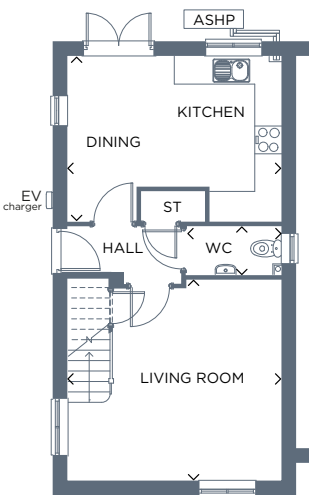
Total liveable area 919ft<sup>2</sup> / 85.4m<sup>2</sup>



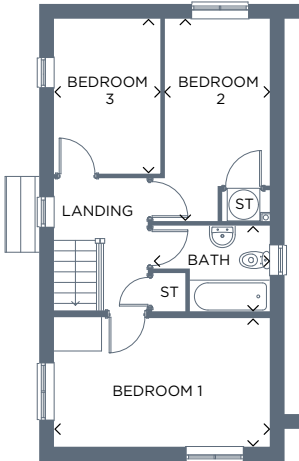
# Altan

## 3 bedroom, semi-detached home

A beautiful semi-detached home benefitting from an open-plan kitchen-diner with a spacious living room, three good-sized bedrooms and a family bathroom.



Ground floor



First floor



Room	Metres	Feet & Inches
Kitchen / Dining	4.59 x 3.54	15'1" x 11'7"
Living Room	4.59 x 4.35	15'1" x 14'3"
WC	2.06 x 1.04	6'9" x 3'5"

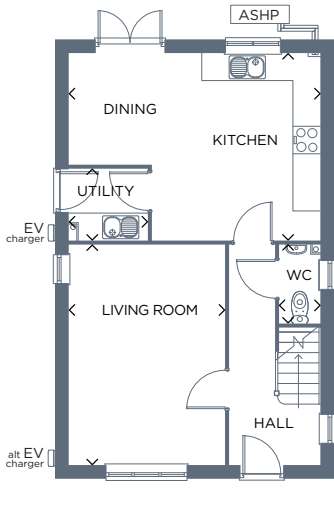
Room	Metres	Feet & Inches
Bedroom 1	4.59 x 2.75	15'1" x 9'0"
Bedroom 2	4.30 x 2.23	14'1" x 7'4"
Bedroom 3	2.27 x 3.31	7'5" x 10'10"
Bathroom	2.50 x 1.84	8'3" x 6'0"

Total liveable area 904ft<sup>2</sup> / 84.04m<sup>2</sup>

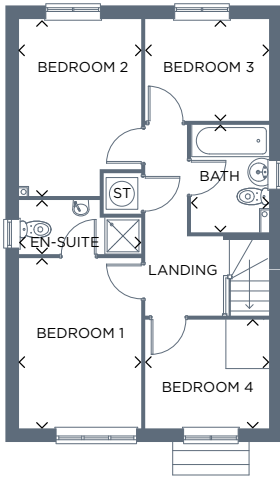
# Longford

## 4 bedroom, detached home

A stunning 4 bedroom detached home with a large living area, kitchen-diner, great-sized bedrooms, en-suite and a family bathroom.



Ground floor



First floor



Room	Metres	Feet & Inches
Kitchen / Dining	5.44 x 4.06	17'10" x 13'4"
Living Room	4.74 x 3.39	15'7" x 11'1"
Utility	1.71 x 1.62	5'7" x 5'4"
WC	1.70 x 0.89	5'6" x 3'3"

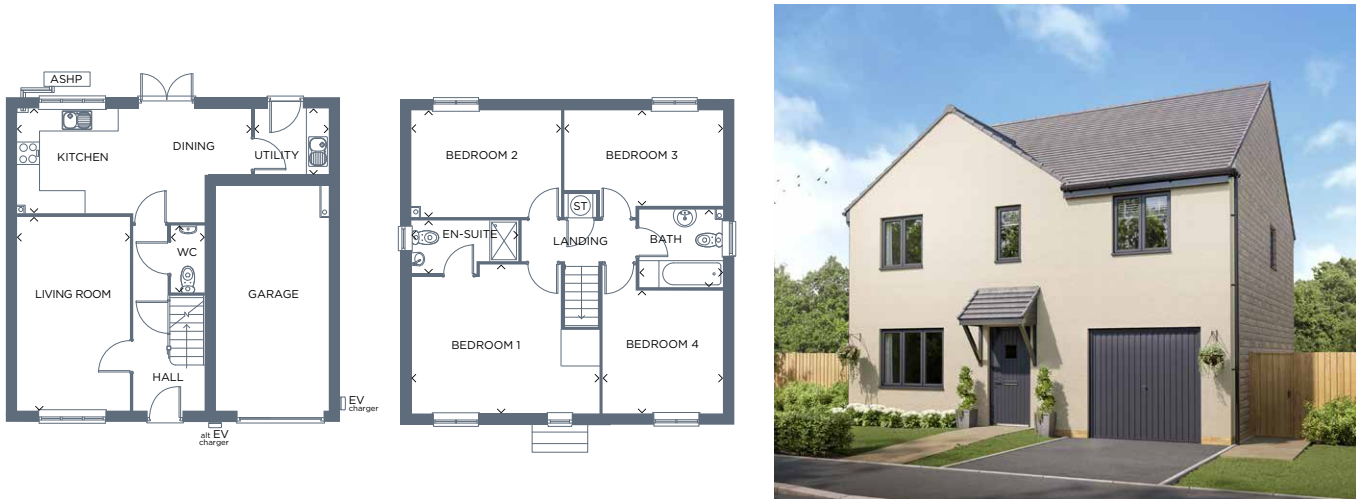
Room	Metres	Feet & Inches
Bedroom 1	3.71 x 2.66	12'2" x 8'9"
En-suite	2.66 x 1.20	8'9" x 3'11"
Bedroom 2	3.80 x 2.66	12'6" x 8'9"
Bedroom 3	2.70 x 2.21	8'10" x 7'3"
Bedroom 4	2.70 x 2.36	8'10" x 7'9"
Bathroom	2.36 x 1.72	7'9" x 5'8"

Total liveable area 1066ft<sup>2</sup> / 99.00m<sup>2</sup>

# Dublin

## 4 bedroom, detached home

A stunning detached home with an open-plan kitchen-diner, French doors out to the garden, four versatile bedrooms, a private master en-suite and a family bathroom.



Ground floor      First floor

Room	Metres	Feet & Inches
Kitchen / Dining	6.23 x 2.74	20'5" x 9'0"
Living Room	5.12 x 2.99	16'9" x 9'10"
Utility	1.93 x 1.72	6'4" x 5'8"
WC	1.79 x 0.87	5'11" x 2'10"

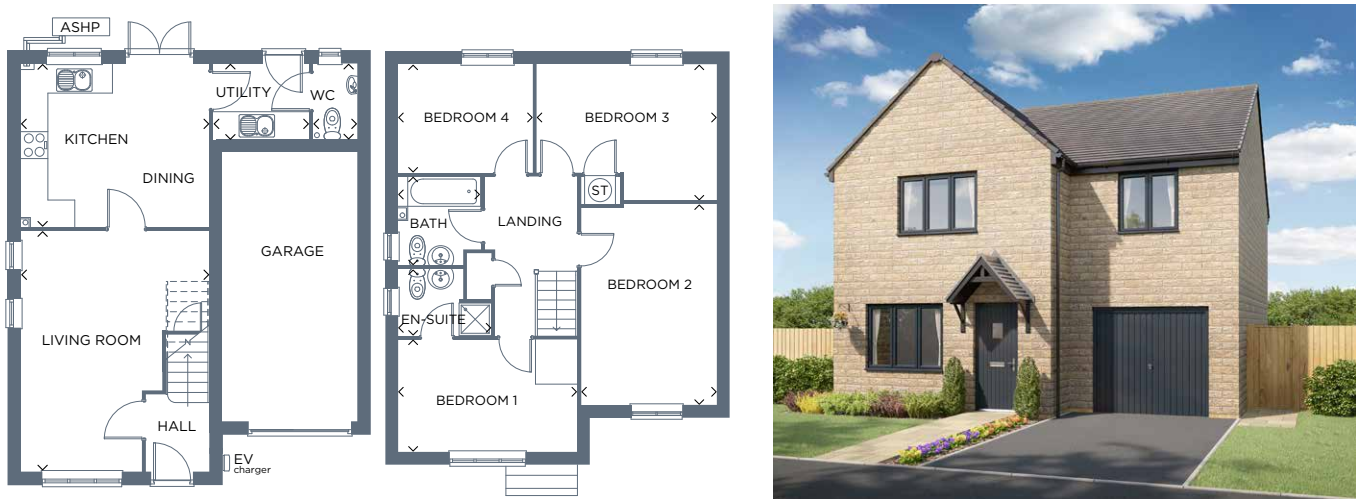
Room	Metres	Feet & Inches
Bedroom 1	4.97 x 3.93	16'4" x 12'11"
En-suite	2.82 x 1.42	9'3" x 4'8"
Bedroom 2	3.89 x 2.81	12'9" x 9'3"
Bedroom 3	4.28 x 2.52	14'0" x 8'3"
Bedroom 4	3.25 x 3.20	10'8" x 10'6"
Bathroom	2.22 x 2.08	7'3" x 6'10"

Total liveable area 1221ft<sup>2</sup> / 113.45m<sup>2</sup>

# Broadale

## 4 bedroom, detached home

A beautiful detached home featuring four spacious bedrooms, a family bathroom and en-suite, a large kitchen-diner and great-sized living area.



Ground floor      First floor

Room	Metres	Feet & Inches
Kitchen / Dining	4.14 x 3.59	13'7" x 11'9"
Living Room	4.14 x 5.30	13'7" x 17'4"
Utility	2.15 x 1.64	7'1" x 5'5"
WC	0.96 x 1.64	3'2" x 5'5"

Room	Metres	Feet & Inches
Bedroom 1	4.14 x 2.61	13'7" x 8'7"
En-suite	2.16 x 1.56	7'1" x 5'1"
Bedroom 2	3.18 x 4.67	10'5" x 15'4"
Bedroom 3	4.22 x 3.19	13'10" x 10'5"
Bedroom 4	3.13 x 2.52	10'3" x 8'3"
Bathroom	2.04 x 1.92	6'8" x 6'4"

Total liveable area 1167ft<sup>2</sup> / 108.45m<sup>2</sup>



# Our standard specification

We work with well known brands to deliver a high standard specification, all at an affordable price.

✓ Standard features    ★ Upgrades available, subject to build stage

Kitchens	
Kitchen units, doors and handles from <b>Symphony Kitchens</b>	✓★
Choice of worktops with matching upstands supplied from <b>Symphony Kitchens</b>	✓★
Stainless steel splashback supplied from <b>Symphony Kitchens</b>	✓★
Oven, hob and integrated cooker hood by <b>Beko</b>	✓★
Bathroom	
Taps from <b>Methven</b>	✓
Standard splashback tiling from <b>Porcelanosa</b>	✓★
Standard height tiles to bathroom and en-suites from <b>Porcelanosa</b>	✓★
White sanitaryware by <b>Twyford</b>	✓
Finishing touches	
Matt white paint finish to walls and ceilings <b>by Crown or Dulux</b>	✓
Peace of mind	
10 year <b>NHBC Buildmark Warranty</b>	✓
Two year <b>Gleeson warranty</b> , two years from legal completion date.	✓

All of the specification listed is included in our houses as standard. Correct at time of production, January 2025, and subject to change without notice. Any options and extras are subject to build stage. Please contact a Gleeson Sales Executive for further information.



## Personalise your home

There are so many ways that you can personalise your new home from the moment it starts being built. With a huge combination of styles, you can tailor your home to your taste with choices and upgrades, making it truly your home, your way.

Upgrades and extras are subject to build stage and availability

Read more



# Ways to buy with Gleeson

Here are just some of the ways that Gleeson can help get you moving.

When buying a home with Gleeson, there are lots of helpful schemes to make homeownership even easier to achieve. We're here to help every step of the way, from your initial enquiry right through to getting the keys to your beautiful new home.

Read more

## Own New Rate Reducer

Own New works with home builders and lenders behind the scenes, taking a contribution from the home builders and using this with the lender to reduce the interest on mortgage payments for the initial term.



## Part Exchange

Part Exchange takes the hassle out of selling your existing home. Selling directly through part exchange offers a guaranteed sale and eliminates the usual time delays associated with the open market.



Special terms and conditions apply. Please see <https://gleesonhomes.co.uk/special-terms> for more information. Schemes can be subject to plot and development. Please speak to your Gleeson Sales Executive for more information.

## Key Worker

If you're a key worker and considering taking your first steps onto the property ladder, or planning your next move, we will give you £1,500 towards additional extras to further personalise your new home.



## Shared Ownership

With Shared Ownership, you buy a share of your Gleeson home and pay a monthly rent on the part you don't buy. Your budget will decide the size of the share you buy, making homeownership more accessible.



## First-time Buyer Assist

At Gleeson, we have many years of experience selling homes to first-time buyers and through our First-time Buyer Assist scheme, we're proud to offer some extra help to get you on the property ladder.





# Ready to make your move?

## What happens next?

Whether you're embarking on a journey towards buying your very first home, or you're thinking about upsizing or rightsizing, Gleeson have the home for you.

### Browse our website

Head over to our website to find your dream home and development!

Find your dream home



### Make an appointment

We're ready when you are, why not book an appointment to visit our sales centre and view our show homes! You can also use this as an opportunity to have any questions you may have answered by your Gleeson Sales Executive.

Contact us

### Hear from our customers

If you're looking for inspiration or wondering whether buying a Gleeson home is right for you, read our customers home buying stories to discover why they chose a Gleeson home and more about their experience.

Customer stories



### Let us help you

We're here to help you every step of the way, When buying a home with Gleeson, there are lots of helpful schemes to make moving even easier. Find out more about our buying schemes and make your dream become a reality with Gleeson.

Find out more

## How to find us

**Visit us** The Homesteads, West Moor Croft, Goldthorpe,  
Barnsley, S63 9FL

**Contact us** 01226 445458

[gleesonhomes.co.uk/developments/the-homesteads/](https://gleesonhomes.co.uk/developments/the-homesteads/)

### How to find us

From Barnsley Road, take a right onto High Street, and at the end of the road near to the corner shop, take the left onto Barnburgh Lane. Continue up this road and take the third right onto West Moor Croft to arrive at The Homesteads.



All information correct at time of production, 23 July 2025. All images in this brochure are for illustrative purposes only and may depict upgrades available at an additional cost, subject to build stage and availability. Dimensions and layouts within this brochure are indicative only and not plot specific. Elevations and finishes may vary by plot; please check with your Sales Executive for more information.

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