



**Right where
you belong**

at The Homesteads

gleeson

Homes designed to complement modern day living

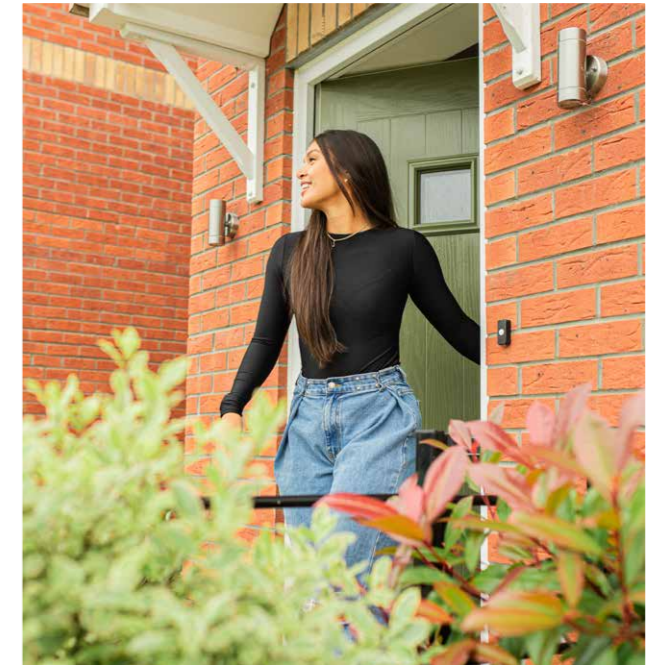


With over 120 years' experience in placemaking, we're perfectly suited to help you navigate your home buying journey

Gleeson builds developments across the North of England, Midlands and into Lincolnshire, meaning we have plenty of choice to help you find your dream home.





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.

Plus, with an affordable collection of energy efficient, high-quality homes available, we're proud to be making homeownership achievable for everyone.



Live with countryside on the doorstep

Located in the popular village of Goldthorpe, The Homesteads boasts a fantastic collection of 2, 3 and 4-bedroom energy-efficient homes. 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.

 Kerry 2 bedroom	 Greystones 2 bedroom	 Moy 2 bedroom	 Clifden 3 bedroom	 Milford 3 bedroom	 Longford 4 bedroom
 Garrison 3 bedroom	 Glin 3 bedroom	 Altan 3 bedroom	 Dublin 4 bedroom	 Broadale 4 bedroom	 Shared Ownership (conditions apply)
 Limerick 3 bedroom	 Rosemount 3 bedroom	 Sandyford 3 bedroom	 First Homes (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.

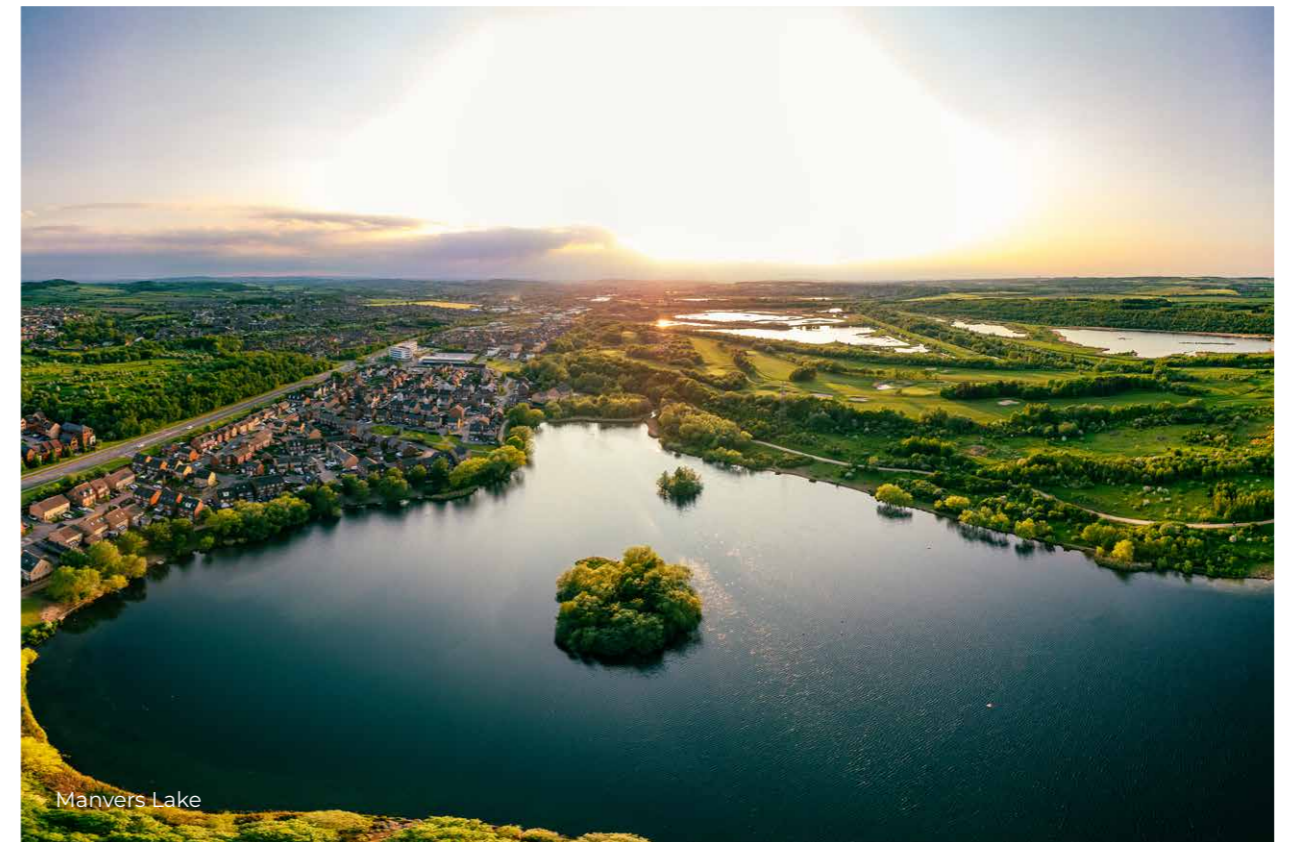
Living in Goldthorpe

Goldthorpe offers a welcoming community with a range of local amenities that make everyday living convenient and enjoyable. From independent shops and supermarkets to schools, healthcare facilities, and green spaces, everything you need is close to home. With strong transport links to Barnsley, Doncaster, and beyond, Goldthorpe strikes a perfect balance between peaceful village life and urban convenience.



Barnsley town hall

The picturesque town of Goldthorpe offers the perfect blend of rural charm and modern convenience.



Manvers Lake



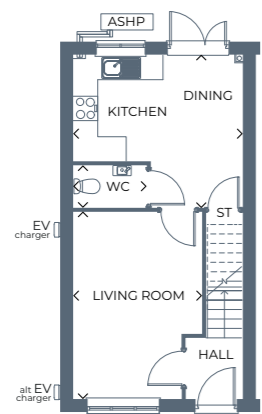
Barnsley



Greystones

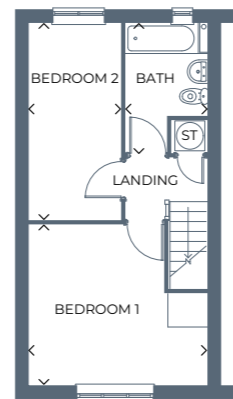
2 bedroom, semi-detached home

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



Ground floor

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"



First floor

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"

Gross internal area 750.7ft² / 69.74m²

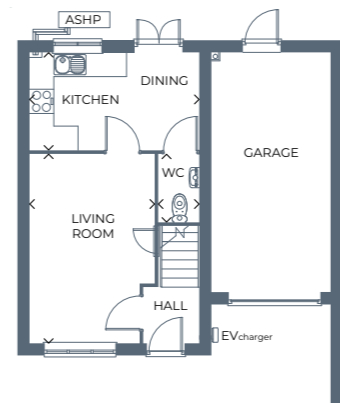
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Garrison

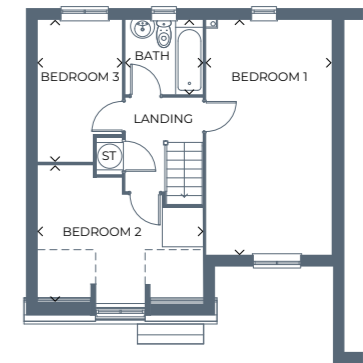
3 bedroom, semi-detached home

A luxurious semi-detached home with an integral garage, boasting three large bedrooms and an open-plan kitchen-diner with French doors.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	4.14 x 2.39	13'7" x 7'10"
Living Room	4.66 x 3.06	15'3" x 10'0"
WC	1.69 x 0.98	5'7" x 3'3"



First floor

Room	Metres	Feet & Inches
Bedroom 1	3.20 x 5.94	10'6" x 19'6"
Bedroom 2	4.14 x 3.47	13'7" x 11'5"
Bedroom 3	3.57 x 2.10	11'9" x 6'11"
Bathroom	1.94 x 1.85	6'4" x 6'1"

Gross internal area 1062.2ft² / 98.68m²

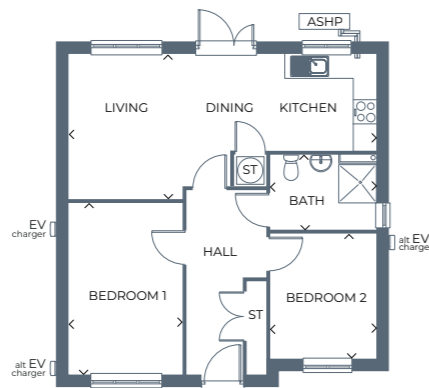
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Moy

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	Room	Metres	Feet & Inches
Kitchen / Dining / Living	7.74 x 3.61	25'5" x 11'10"	Bedroom 1	4.31 x 2.85	14'1" x 9'4"
			Bedroom 2	3.06 x 2.69	10' x 8'10"
			Bathroom	1.87 x 2.7	6'10" x 8'10"

Gross internal area 654.2ft² / 60.78m²

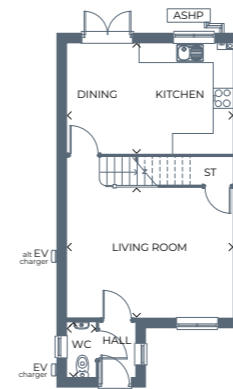
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Limerick

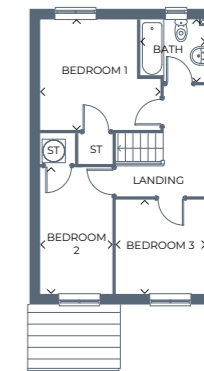
3 bedroom, detached home

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



Ground floor

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"



First floor

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"

Gross internal area 903ft² / 83.89m²

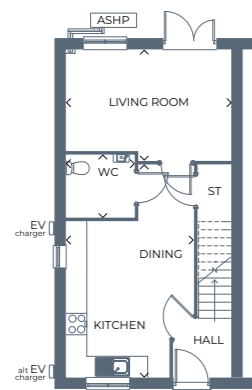
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Glin

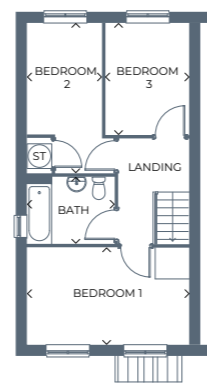
3 bedroom, semi-detached home

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



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	5.94 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"



First floor

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	3.20 x 2.35	10'6" x 7'8"
Bathroom	2.47 x 1.87	8'1" x 6'2"

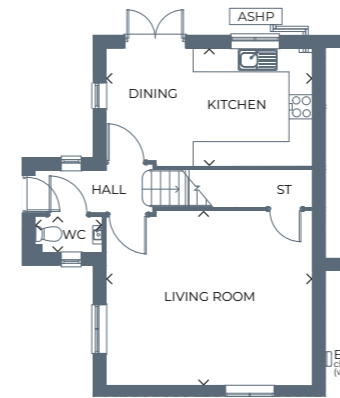
Gross internal area 901.2ft² / 83.72m²

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Sandyford

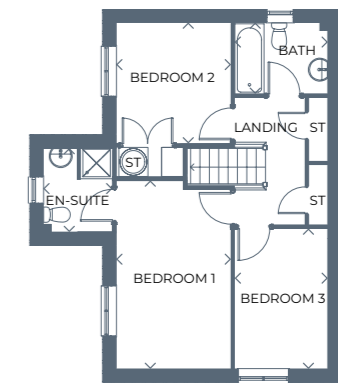
3 bedroom, semi-detached home

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

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"



First floor

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 2.75	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"

Gross internal area 980.6ft² / 91.1m²

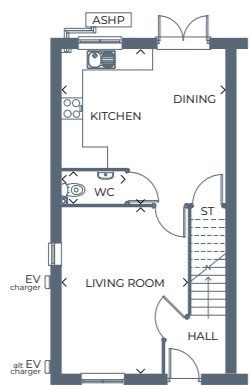
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Rosemount

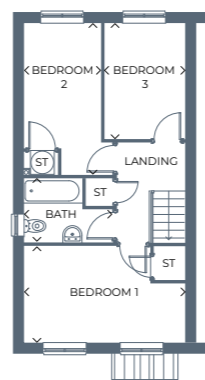
3 bedroom, semi-detached home

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



Ground 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 11'9"
WC	1.81 x 1.01	5'11" x 3'4"



First floor

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 1.80	8'5" x 5'11"

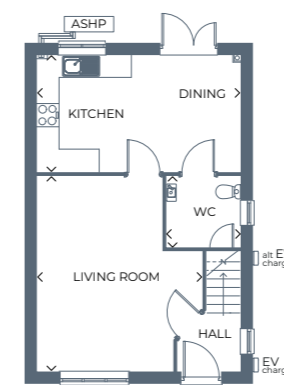
Gross internal area 901.6ft² / 83.76m²

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Milford

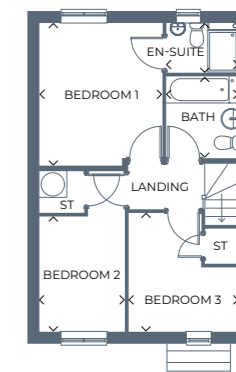
3 bedroom, detached home

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



Ground floor

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"



First floor

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"

Gross internal area 916.4ft² / 85.14m²

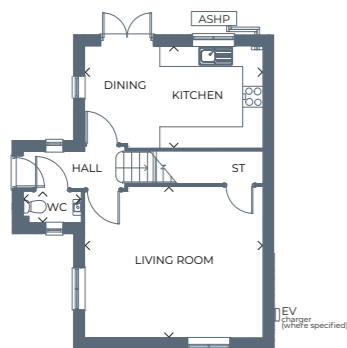
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Clifden

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

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"



First floor

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"

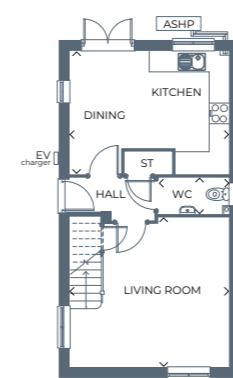
Gross internal area 982.1ft² / 91.24m²

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Altan

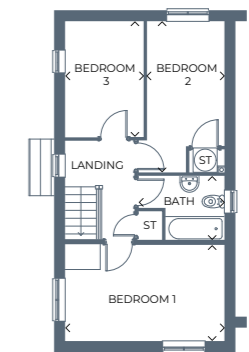
3 bedroom, semi-detached home

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

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"



First floor

Room	Metres	Feet & Inches
Bedroom 1	2.74 x 4.59	9'0" x 15'1"
Bedroom 2	4.31 x 2.15	14'2" x 7'1"
Bedroom 3	2.35 x 3.26	7'8" x 10'8"
Bathroom	2.50 x 1.84	8'2" x 6'0"

Gross internal area 901.6ft² / 83.76m²

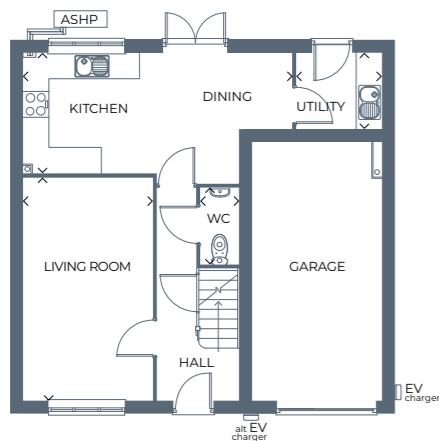
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Dublin

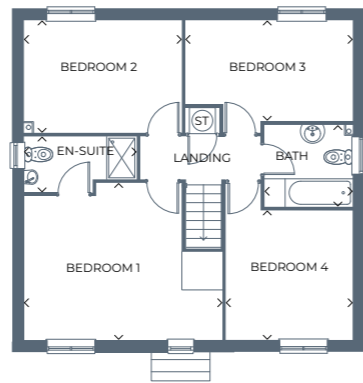
4 bedroom, detached home

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

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"



First floor

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"

Gross internal area 1426.5ft² / 132.53m²

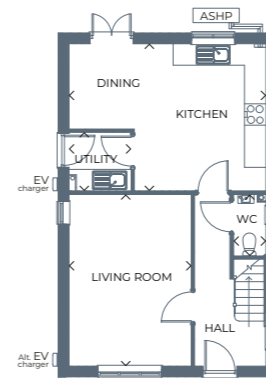
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Longford

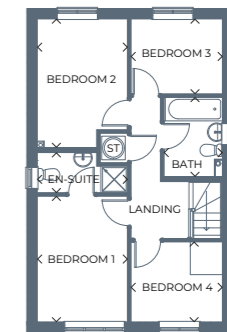
4 bedroom, detached home

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



Ground floor

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"

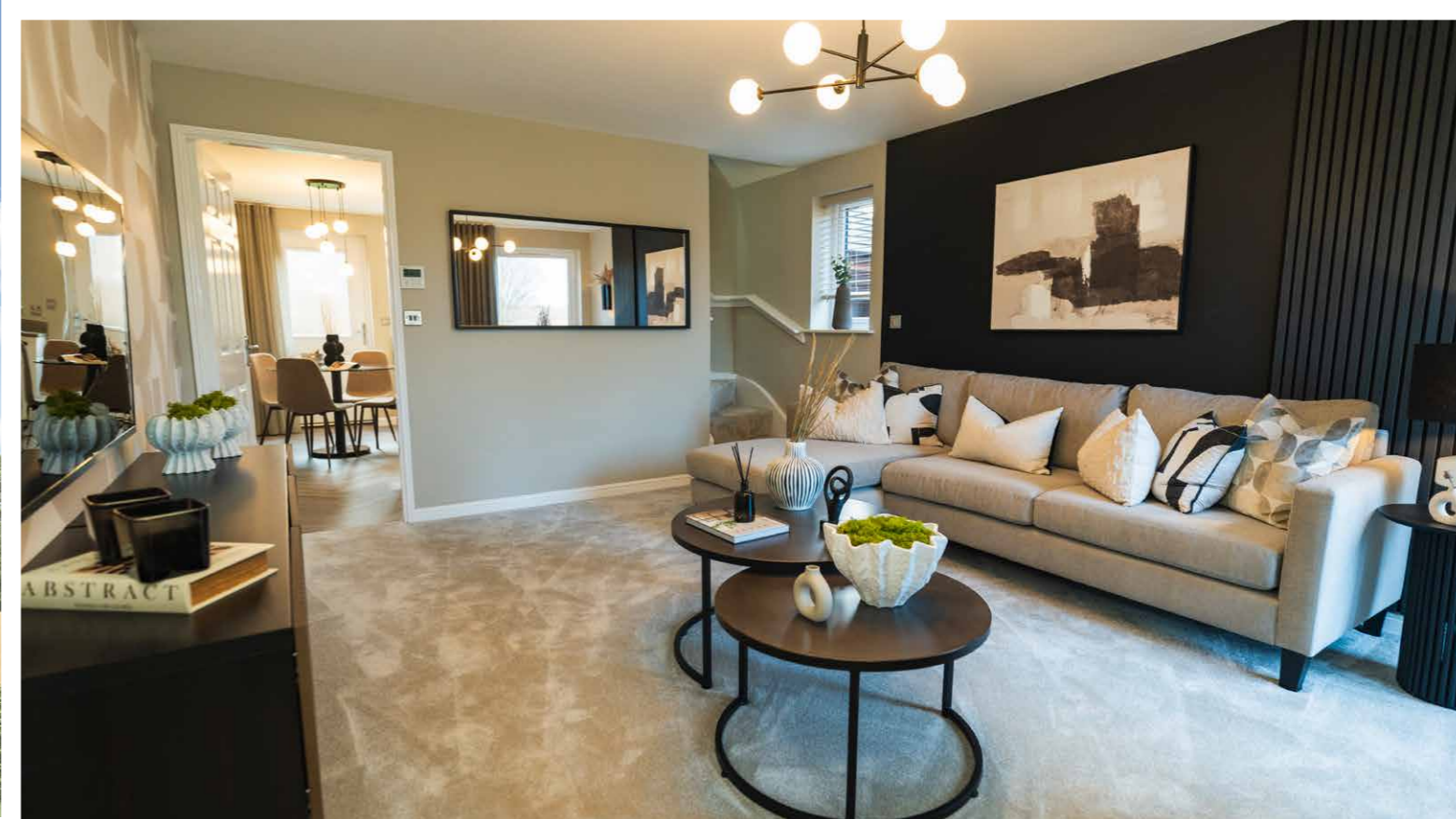


First floor

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"

Gross internal area 1046.9ft² / 97.26m²

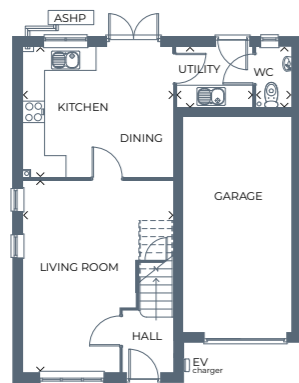
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Broadale

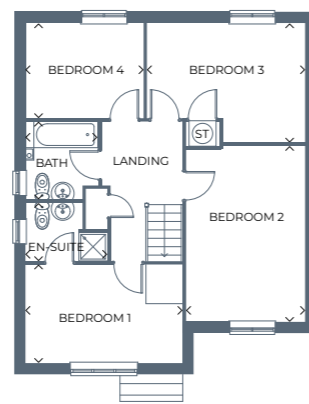
4 bedroom, detached home

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

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"



First floor

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"

Gross internal area 1372.6ft² / 127.52m²

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From floorplans, to dimensions and even virtual tours, visit our website to discover more information about your dream home.

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Our standard specification

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

✓ Standard features ⭐ Upgrades available, subject to build stage

Kitchens

Kitchen units, doors and handles from **Symphony Kitchens** ✓ ⭐

Choice of worktops with matching upstands supplied from **Symphony Kitchens** ✓ ⭐

Stainless steel splashback supplied from **Symphony Kitchens** ✓ ⭐

Oven, hob and integrated cooker hood by **Beko** ✓ ⭐

Bathroom

Taps from **Methven** ✓

Standard splashback tiling from **Porcelanosa** ✓ ⭐

Standard height tiles to bathroom and en-suites from **Porcelanosa** ✓ ⭐

White sanitaryware by **Twyford** ✓

Finishing touches

Matt white paint finish to walls and ceilings by **Crown or Dulux** ✓

Peace of mind

Two year **Gleeson warranty** from legal completion date ✓

A further eight years of cover via your **NHBC Buildmark Warranty** ✓

All of the specification listed is included in our houses as standard. Correct at time of production, October 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 you can personalise your new home from the moment it starts being built thanks to our wide range of optional upgrades and extras.

[Read more](#)

Upgrades and extras are subject to build stage and availability

Let's make it happen

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 on our website >](#)



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.

First-time Buyer Assist

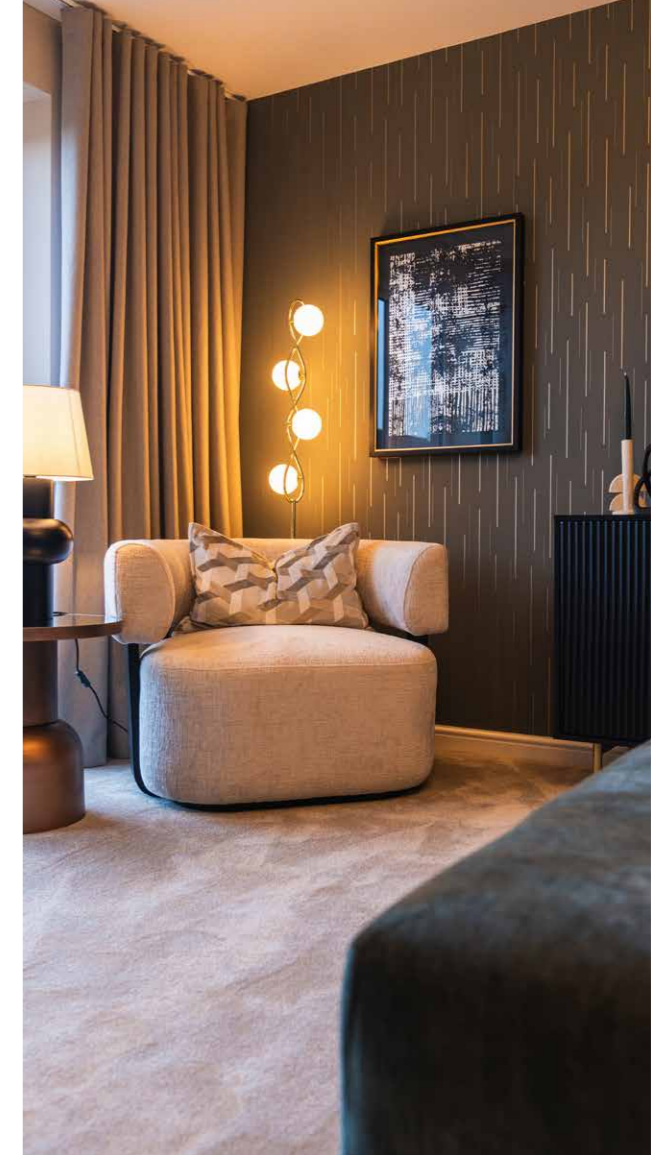
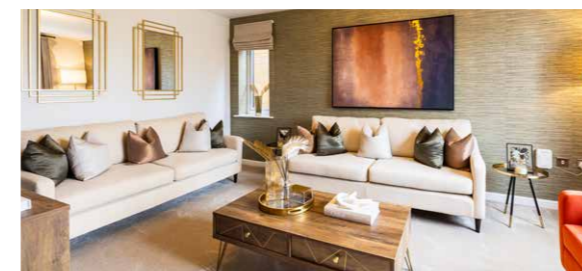
At Gleeson, we have many years of experience selling homes to first-time buyers and through our first-time buyer assist scheme, we're proud to offer some extra help to get you on the property ladder.

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 affordable.

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.



Part Exchange

Our Part Exchange scheme takes the hassle out of selling your existing home. Instead of waiting for a buyer, we become your guaranteed purchaser, saving you time and money.

Own New Rate Reducer

Own New Rate Reducer can provide homebuyers with reduced monthly mortgage payments for an initial two or five-year period, making it more affordable for first-time buyers and existing homeowners to purchase their dream home.

What happens next?

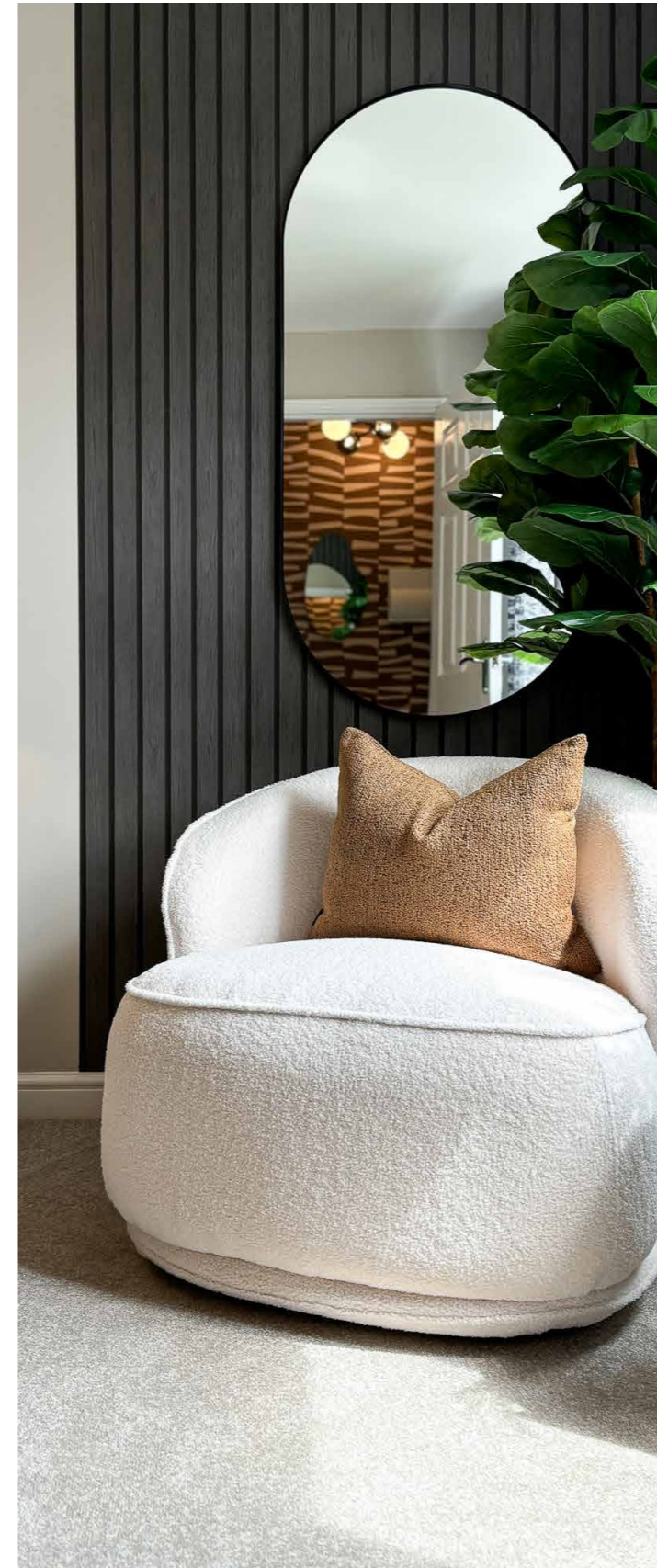
Whether you're embarking on a journey towards buying your very first home, or you're thinking about upsizing or rightsizing, Gleeson have the home for you.



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



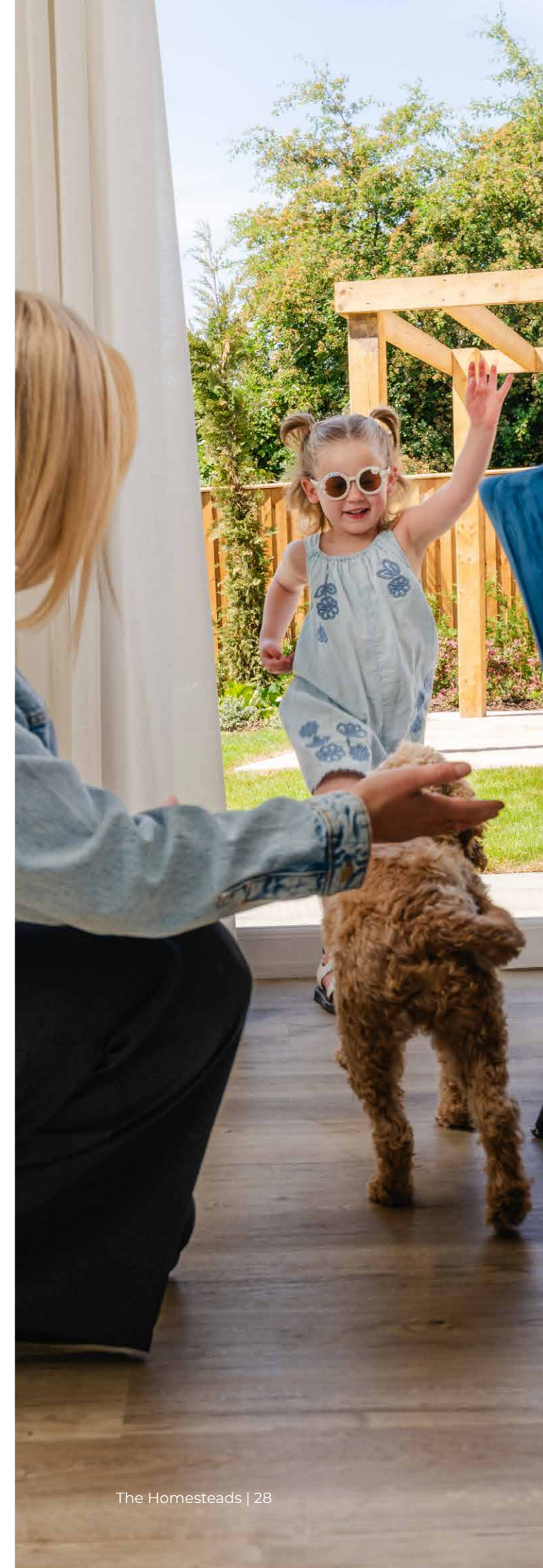
Let us help you

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



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



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/

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

Hear from our customers

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

[Customer stories](#)



All information correct at time of production, 2 June 2026. 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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