

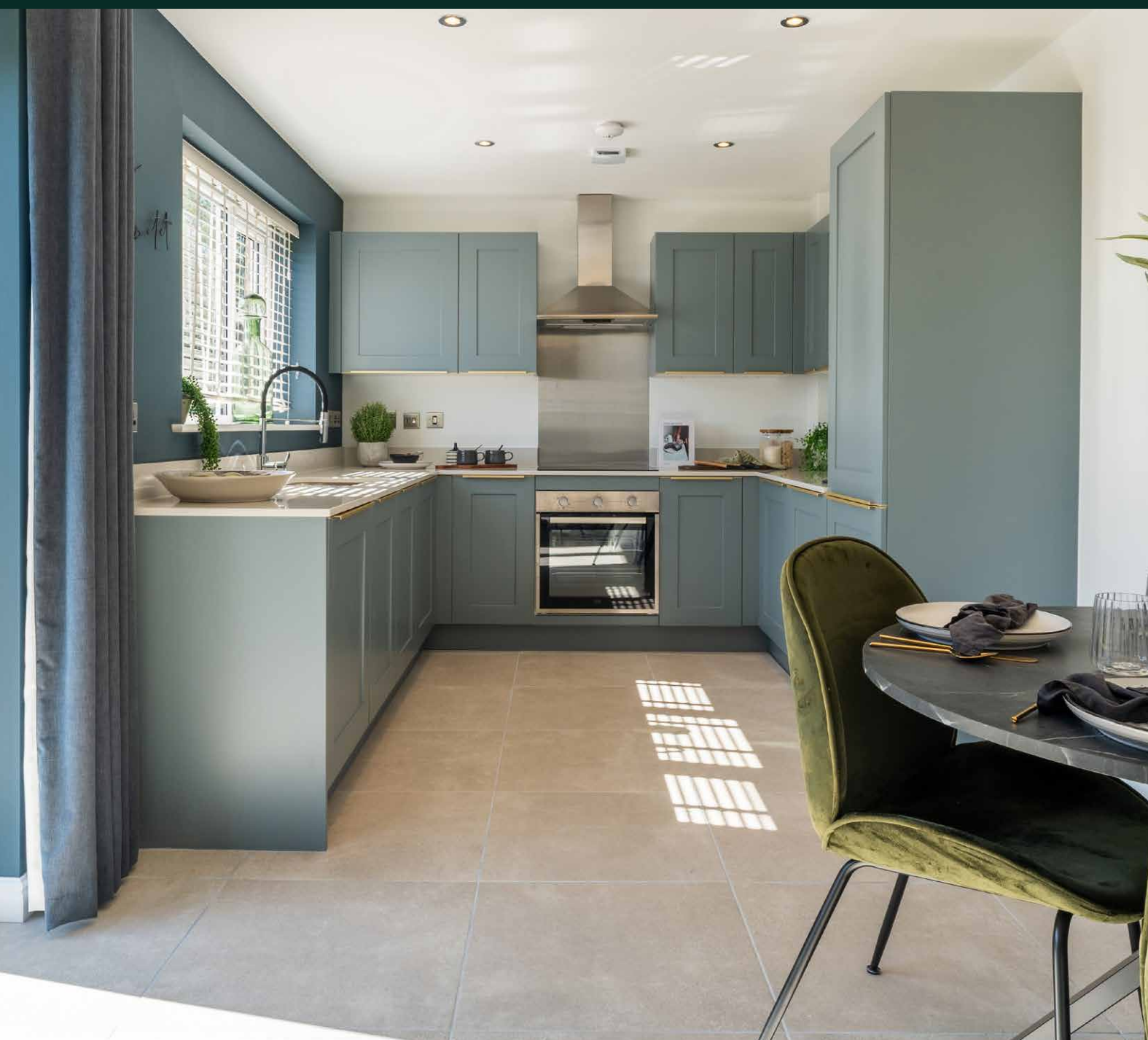


**Right where
you belong**

at **Bluebell Court**

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.



A collection of homes to suit your lifestyle

An exciting development of 2, 3 and 4 bedroom homes, Bluebell Court is the perfect location for those searching for a new home within the Dearne Valley area. Our thoughtfully designed homes are suitable for first-time buyers, growing families and downsizers alike. Explore our site plan to discover the fantastic choice of house styles available at this development.

Greystones
2 bedroom

Glin
3 bedroom

Neale
3 bedroom

Milford
3 bedroom

Lanesborough
4 bedroom

Kenmare
2 bedroom

Lucan
3 bedroom

Sandyford
3 bedroom

Dalkey
4 bedroom

*

Shared Ownership
(conditions apply)

Tallow
2 bedroom

Strade
3 bedroom

Clifden
3 bedroom

Grange
4 bedroom

H

First Homes
(conditions apply)



This site layout is indicative only and subject to change in response to planning or technical requirements, ground conditions, or market demand. It is not drawn to scale and does not show legal boundaries, easements, wayleaves, topography, street lighting, or landscaping proposals. The Affordable Homes shown are those designated as such through the planning process. The remaining homes on the development are available for open market sale (including multi-unit sales) to purchasers, who could be private individuals or another type of purchaser (for example: local authorities, housing associations, or other commercial landlords/investors) and therefore the mix of tenures on the development may change.

Living in Goldthorpe

Living in Goldthorpe, Barnsley, offers a vibrant lifestyle with excellent connectivity. This friendly South Yorkshire town is perfect for families, first-time buyers, and commuters looking for value without compromising on convenience. Goldthorpe boasts a range of everyday amenities, including supermarkets, local shops, schools, and healthcare facilities, alongside welcoming cafés and pubs. The area is surrounded by green spaces and nearby nature reserves, ideal for weekend walks and outdoor activities. With easy access to the A635 and A1(M), Goldthorpe provides straightforward travel to Barnsley, Doncaster, Rotherham, and Sheffield, making it a great choice for those who work in the region.

Connected living in the heart of South Yorkshire

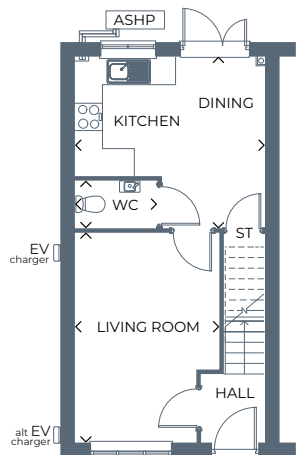




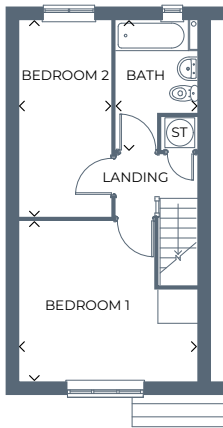
Greystones

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

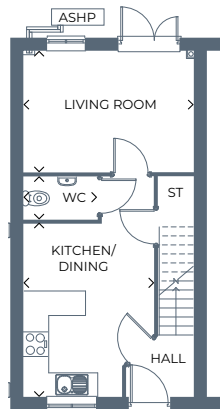


First floor

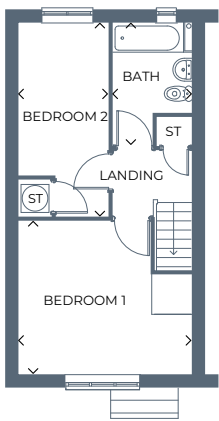
Kenmare

2 bedroom, semi-detached home

A stunning home with an open-plan kitchen-diner, separate living room, and two versatile bedrooms, plus a modern family bathroom.



Ground floor



First floor

Gross internal area 750.7ft² / 69.74m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/greystones

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; please speak to your Sales Executive to confirm.

Gross internal area 751.3ft² / 69.8m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/kenmare

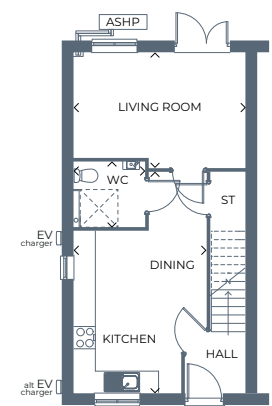
Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will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



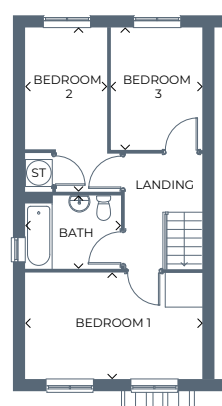
Glin

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



First floor

Gross internal area 901.2ft² / 83.72m²

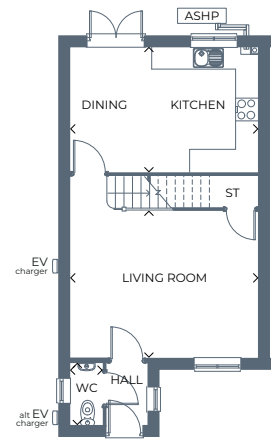
For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/glin

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; please speak to your Sales Executive to confirm. Ground floor shower provision or location may vary; please speak to your Sales Executive.

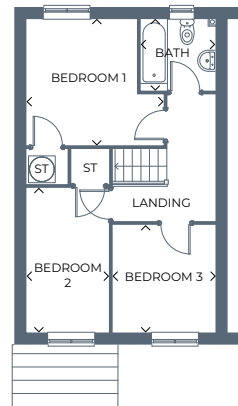
Lucan

3 bedroom, semi-detached home

A stunning home featuring a bright and spacious living room, open-plan kitchen-diner, three bedrooms and a family bathroom.



Ground floor



First floor

Gross internal area 901.4ft² / 83.74m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/lucan

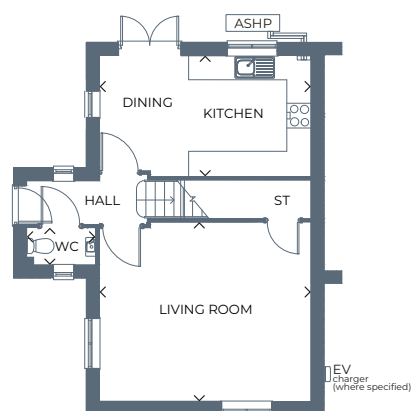
Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will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



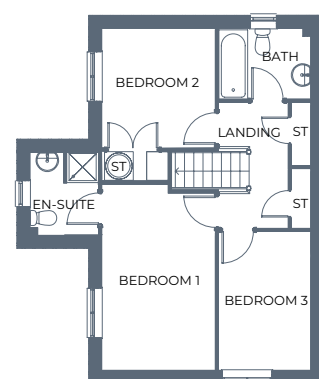
Sandyford

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

Gross internal area 980.6ft² / 91.1m²

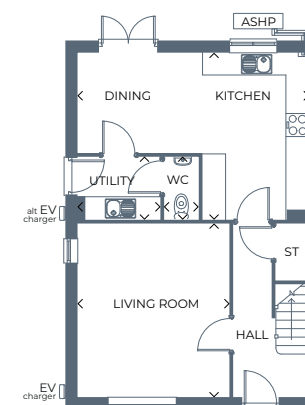
For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/sandyford

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; please speak to your Sales Executive to confirm.

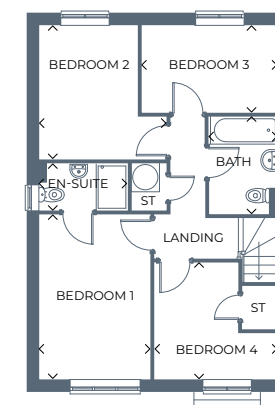
Dalkey

4 bedroom, detached home

This home boasts a great sized living room, modern kitchen-diner, four bedrooms, master en-suite and family bathroom.



Ground floor



First floor

Gross internal area 1155.2ft² / 107.32m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/dalkey

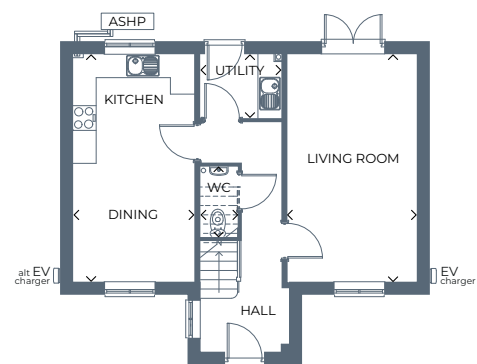
Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will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



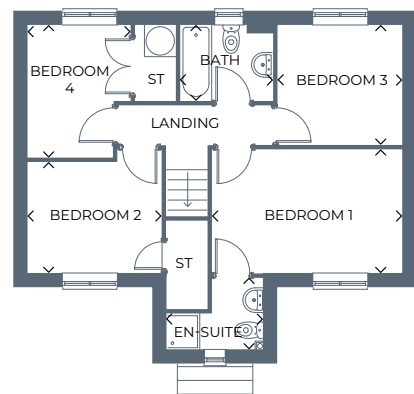
Grange

4 bedroom, detached home

A beautiful 4 bedroom detached home with a modern interior featuring an open-plan kitchen-diner, living room, and great-sized bedrooms.



Ground floor



First floor

Gross internal area 1068.4ft² / 99.26m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/grange

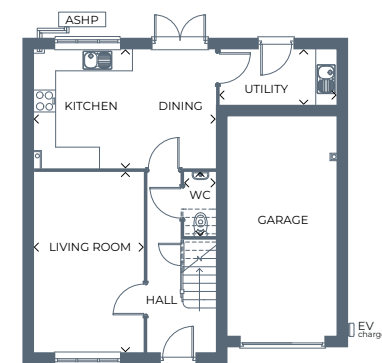
Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will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



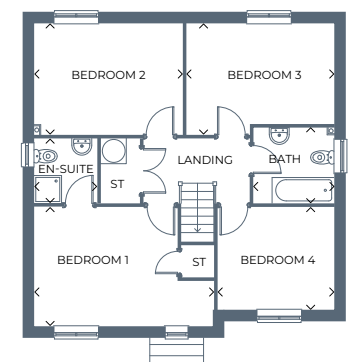
Lanesborough

4 bedroom, detached home

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



Ground floor



First floor

Gross internal area 1434.8ft² / 133.3m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/lanesborough

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; please speak to your Sales Executive to confirm. Gross internal area includes integral garage.

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, 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.

Upgrades and extras are subject to build stage and availability

Read more

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



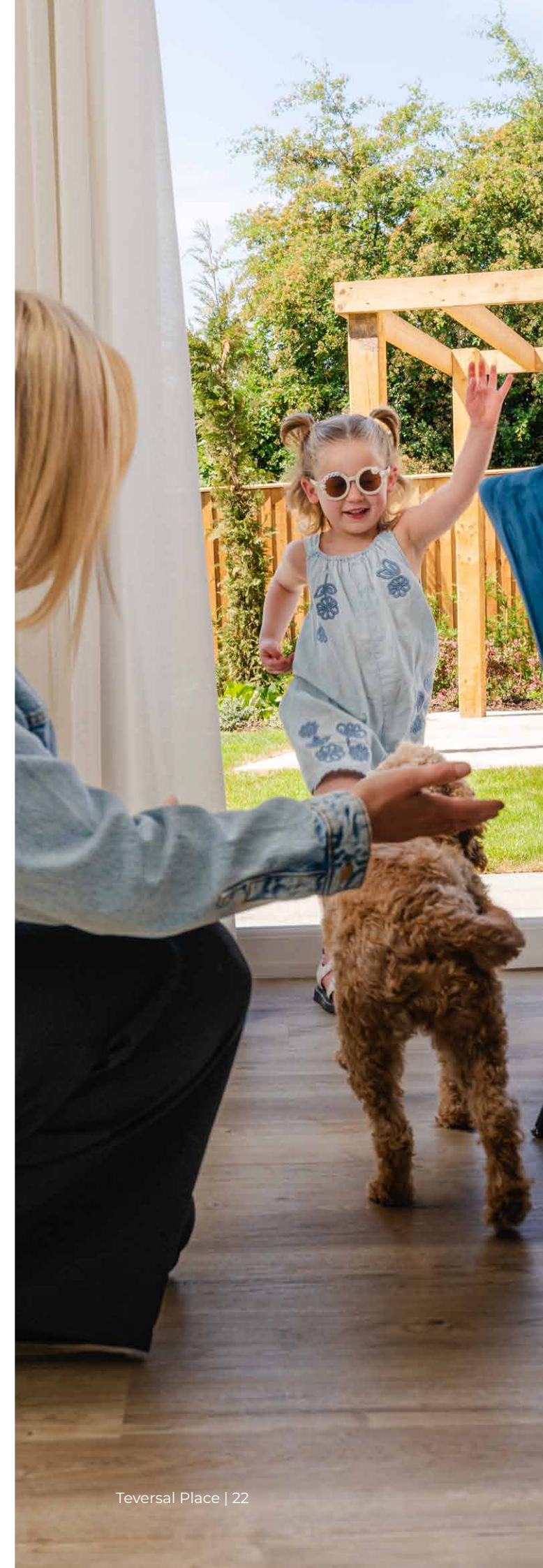
Let us help you

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.



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

How to find us

Visit us Bluebell Court, East Street, Goldthorpe, Barnsley, S63 9JP

Contact us 0114 261 4743

gleesonhomes.co.uk/developments/bluebell-court/

How to find us

From Barnsley (approx. 15 minutes):

Take the A635 towards Goldthorpe/Doncaster. Stay on the A635 until you reach Goldthorpe, then follow signs into the village centre. Turn onto East Street, where Bluebell Court is located.

From Sheffield (approx. 30 minutes):

Take the M1 northbound, exiting at Junction 37 for Barnsley. Join the A628, then follow signs for A635 Goldthorpe. Continue into Goldthorpe and turn onto East Street.

From Doncaster (approx. 25 minutes):

Take the A635 towards Barnsley. Continue into Goldthorpe village centre, then turn onto East Street where the development is situated.



All information correct at time of production, 18 September 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.

DB-36-V2