

Please note that as of 1st July 2020 the specification, floorplans and shown dimensions of some of our homes have changed. For further information, please speak to our development sales executive.

# SIMPSON PARK

HARWORTH

A STUNNING COLLECTION OF  
3 & 4 BEDROOM HOMES





This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.





# Welcome to Simpson Park

Situated in the delightful town of Harworth, Simpson Park is a wonderful collection of three and four bedroom homes. This new development is surrounded by an array of exciting amenities to cater for every member of the family.



# Location

At Simpson Park, you'll be ideally located with plenty to do on your doorstep.

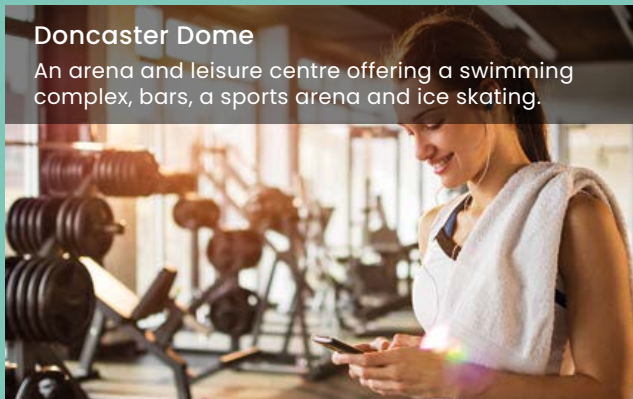
You can find an excellent range of amenities close to home which cater to your daily needs, including a post office, supermarket, doctors' surgery and school – all under a mile away.





### Doncaster Dome

An arena and leisure centre offering a swimming complex, bars, a sports arena and ice skating.



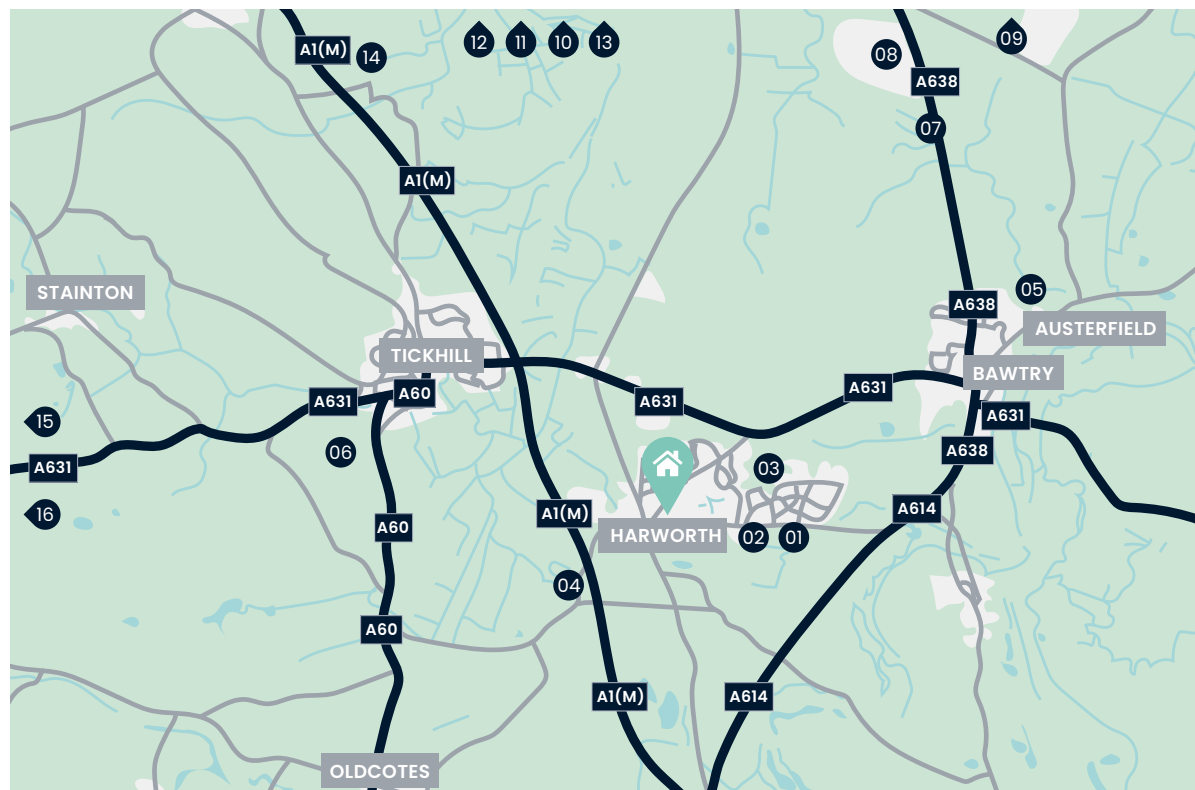
### Lakeside Village Outlet

Located in the heart of Doncaster with a great selection of restaurants and shops.



### Styrrup Hall Golf & Country Club

Styrrup Hall Golf and Country Club is set in 150 acres of beautifully landscaped grounds.



## Your nearest transport links



Doncaster  
Train Station



A1



Leeds/Bradford  
Airport

### Up to 2 Miles

- 01. The Colliery Surgery
- 02. Asda Supermarket
- 03. Bircotes Leisure Centre
- 04. Styrrup Hall Golf & Country Club

### Up to 5 Miles

- 05. Raoul Dowding Vets
- 06. Tickhill Juniors FC
- 07. Bawtry Paintball Fields
- 08. National Horseracing College

### Up to 10 Miles

- 9. Leeds/Bradford Airport
- 10. Doncaster Dome
- 11. Lakeside Village Outlet Shopping
- 12. Doncaster Railway Station

### Up to 25 Miles

- 13. Doncaster Royal Infirmary
- 14. Cusworth Hall Museum and Park
- 15. Meadowhall Shopping Centre
- 16. Sheffield

Map shown is not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk).

# Connections

Our stunning new development of new homes in Harworth, South Yorkshire is situated only 9 miles from Worksop and 10 miles from Doncaster.

Harworth has excellent road links, as the town lies just to the east of the A1(M), which means that Sheffield, Leeds and Nottingham are all within easy driving distance. Public transport links include a dedicated community bus that runs three days a week, enabling access to shopping or social activities in the centre of Harworth.

For trips further afield, Doncaster Sheffield Airport is reachable in 20 minutes from our new homes in Harworth and provides flights to locations such as Alicante, Dubrovnik and Tenerife.



Destinations by car

22  
min

Doncaster

10.3 miles

38  
min

Sheffield

20.9 miles

40  
min

Chesterfield

29 miles



Destinations by train  
Doncaster Train Station

29  
min

Sheffield

45  
min

Leeds

1 21  
hr min

Manchester Piccadilly

Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk).



# Education

Families will benefit greatly at Simpson Park due to its close proximity to several schools.

There is a selection of primary and secondary schools which include St Patrick's Catholic Primary School, Harworth Church of England Academy and Serlby Park Academy.

## St Patrick's Catholic Primary School

St Patrick's Catholic Primary School aims to provide the best possible standards for the children in their care by creating challenging, stimulating and inspirational teaching and learning through an inspiring environment.

## Harworth Church of England Academy

Harworth Church of England Academy enables every child to achieve their individual full potential in a happy, caring and fully inclusive environment based on the core values of Christianity.

## Serlby Park Academy

Serlby Park Academy has an Ofsted rating of 'Good' and first opened its doors in 2011. This school believes firmly in providing young people with the best experiences, the best outcomes and the best opportunities.

Although the schools listed above are nearby, we cannot guarantee admission.



# SIMPSON PARK

## HARWORTH

This outstanding collection of two, three and four bedroom homes is located in the delightful small town of Harworth, situated in the north of Bassetlaw in Nottinghamshire.



2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
<div><div></div> The Denton</div> <div><div></div> The Hatton</div>	<div><div></div> The Cedarwood</div> <div><div></div> The Elderwood</div> <div><div></div> The Hopwood</div> <div><div></div> The Maywood</div> <div><div></div> The Redwood</div>	<div><div></div> The Castleford</div> <div><div></div> The Chelmsford</div> <div><div></div> The Cranford</div> <div><div></div> The Hareford</div>

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Site plan is not to scale. Please speak to our Sales Executives for more details. June 2021.



BCP – Bin Collection Point



# The Redwood

## 3 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

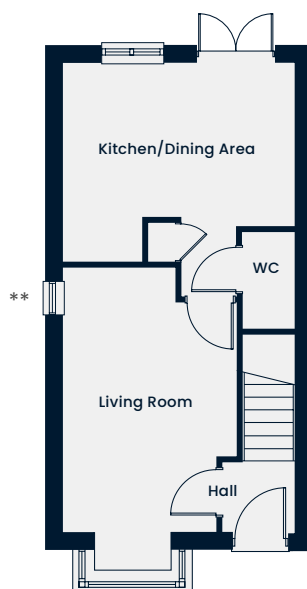


# The Redwood

## 3 Bedroom Home

Total Area 1,093 sq. ft.

An attractive three bedroom semi-detached home, spread over three storeys. The ground floor has an open-plan kitchen/dining area with double doors leading to the rear garden and a stunning front-aspect living room with a bay window feature. The first floor features two bedrooms and a family bathroom whilst the second floor boasts the main bedroom with en suite.



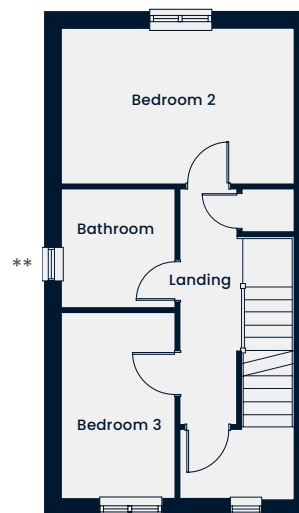
### Ground Floor

Kitchen/Dining Area

4.16m\* x 3.56m\* | 13'8"\* x 11'8"\*

Living Room (excl. bay)

4.80m\* x 3.16m\* | 15'9"\* x 10'5"\*



### First Floor

Bedroom 2

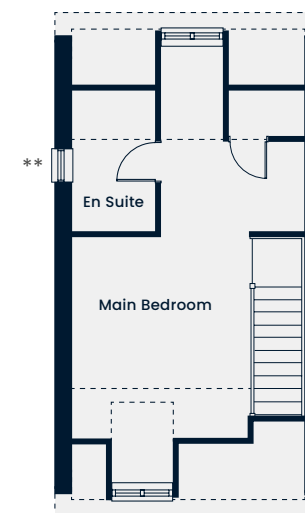
4.16m\* x 2.76m\* | 13'8" x 9'1"

Bedroom 3

3.36m x 2.04m | 11'0" x 6'8"

Bathroom

2.15m x 2.04m | 7'0" x 6'8"



### Second Floor

Main Bedroom (excl. dormers)

5.38m\* x 3.24m\* | 17'8"\* x 10'7"\*

En Suite

2.55m x 1.50m | 8'5" x 4'11"

- - - Reduced Head Height WC - Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. \*Maximum dimensions. \*\*Plot specific windows. April 2022.



# Moving Schemes

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.

Whether you are a first-time buyer struggling to take that first step onto the property ladder, or an existing home owner having problems selling your property, the solution could be right here with Tilia Homes.



## Part Exchange

If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.



## Smooth Move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price – and we'll pay the estate agent's fees.

# Benefits of Buying New

It's time to stop wasting your time and money fixing all of those hidden problems that often come with buying older properties. Buying new offers many benefits and advantages.



This image shows a typical Tilia Homes home and may include optional upgrades at an additional cost.



## Energy-Efficient

New homes are built to the latest specifications and standards meaning a more energy-efficient home.



## No Chain

You are not buying into a chain. This means a faster, easier buying process without the hassle.



## Great Incentives

Benefit from schemes only available when buying a new build, such as our Part Exchange and Smooth Move schemes.



## Have Your Say

If your potential home is still under construction\*, you may have the opportunity to choose your finishes inside your home.



## Low Maintenance

With the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10-year NHBC warranty to cover structural defects.



## It's Brand New

Be the first to live in the property. Built with high specifications. It's brand new – and all yours!

\*Available only at specified stages of build.



# Customer Commitment

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process – and beyond.

Helping build homes and communities we can all be proud of, for many years to come.



Simpson Park  
Harper Hill Gardens  
Harworth  
South Yorkshire  
DN11 8JT

Find us using what3words  
///chat.decks.tastier

01302 517396  
simpsonparksales@tiliahomes.co.uk  
tiliahomes.co.uk

