

Building excellence, assuring quality



Providing **quality homes**  
across the North of England



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KMRE are an established local developer, providing quality homes across the North of England.



We take pride in the homes that we build and also the relationship that we develop with our customers. We endeavour at all times to exceed expectations in terms of both quality and customer service.



# Brierscroft

BRIERLEY

## DEVELOPMENT PLAN

### SITEPLAN KEY

-  **The Cottage**  
A spacious 2 bedroom apartment
-  **The Brunner**  
A stunning 3 storey, 3 bedroom family home
-  **The Cadenza**  
A beautiful 3 storey, 4 bedroom family home

**ps.** Parking space

**g.** Garage

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**w www.brierscroft.co.uk**

Welcome to Brierscroft, a contemporary, select development with only 21 stylish homes. There are 2 two bedroom apartments alongside, 19 beautifully designed three & four bedroom homes.

Brierley is ideally placed between the A1(M) and the M1 motorways. The new £9.5million strategic link road (A6195) ensures easy access for this tucked away village to centres of commerce in Barnsley, Doncaster, Rotherham and Sheffield. To the east, is the newly opened A6021 link road from Hemsworth, providing easy access to the A1, Pontefract, Castleford and Leeds.

The nearest train station is located in the village of Fitzwilliam, which is 4 miles away. Trains run to Leeds, Wakefield and Doncaster, where connections can be made to London and Scotland. There is a local bus route through the village with regular services into Barnsley, South Elmsall and Wakefield.



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BRIERLEY

## SPECIFICATION DETAIL

These homes have a modern fitted kitchen with built in chrome electric oven, gas hob and extractor; plus vinyl flooring in all wet areas. There is a downstairs W/C, a family bathroom with separate shower cubicle, plus ceramic tiling in wet areas around the shower and sink. All the properties have en-suites to the master bedrooms plus additional spacious bedrooms. Each home benefits from all mains services and has it's own garage or parking space.

All homes are built with brick walls, uPVC windows, uPVC multi point locking doors with chrome fixtures. All homes are covered by a 10 year new build warranty.

## THE GOVERNMENT BACKED SCHEME

Aimed at helping first time buyers.



**5%  
DEPOSIT**

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## LOCAL AREA:

### Leisure:

Burntwood leisure centre offers a large range of facilities whether it's for business meetings, conferences or weddings. It also offers a health club, Beauty Spa, and a selection of restaurants and bars. There is an array of convenient shops in the village including a post office and newsagents.

Barnsley, town has a large shopping centre packed with all the popular stores and, there is a fantastic selection of bars, pubs and leisure facilities, you'll truly be spoilt for choice!

Barnsley's Town Hall, has been transformed into a state-of-the-art museum, the first devoted to the borough's stories, past and present. It is one of only three Design centres in the country, showcasing the best in contemporary international, national and regional design.

### Education:

Brierley CE (VC) Primary School: 0.4 miles

Ladywood Primary School: 1.7 miles

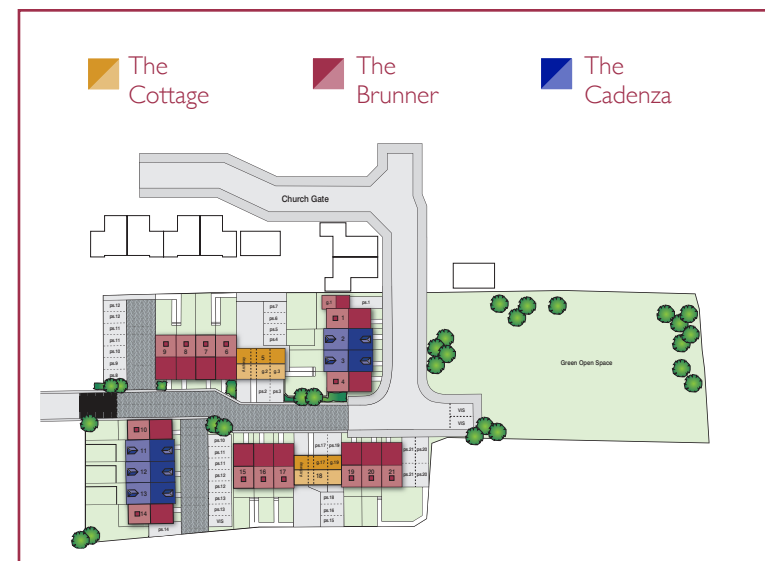
Milefield Primary School: 2.6 miles

### Shopping:

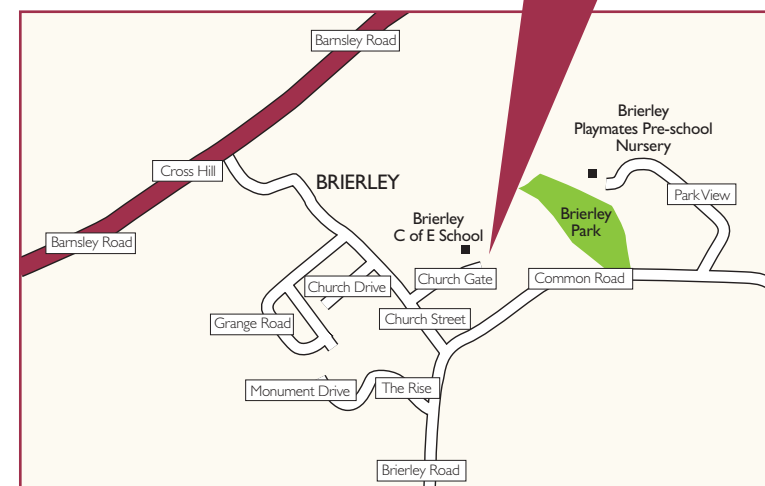
Barnsley's town centre is packed with independent boutiques, shops and high street stores and is home to one of the best markets in South Yorkshire. Surrounding the outskirts of the town, there's an array of hidden farm shops and butchers selling exceptional quality local produce.

Located only 19 miles away, the Meadowhall Shopping centre is the flagship shopping location, offering something for everyone. Home to the latest high street and designer labels, a massive selection of restaurants and bars, Vue cinema and much more!

These images are for illustration only. We operate a policy of continuous product development and individual features, such as windows, elevation treatments and building materials may vary from time to time as may floor plan layouts. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991, or subsequent Acts relating to the same. Nor do they constitute a contract or a warranty. Images are for illustration purposes only. All dimensions are approximate maximum room sizes.



Address: Brierscroft, Off Church Gate, Brierley, S72 9JD



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*Brierscroft*

BRIERLEY

The  
*Cottage*

Plots 5 & 18

A spacious 2 bedroom apartment

FEATURES

Spacious open-plan lounge/dining  
area with fitted kitchen

Master bedroom with en-suite

Further second bedroom

Large family bathroom

Store Cupboard

Parking space



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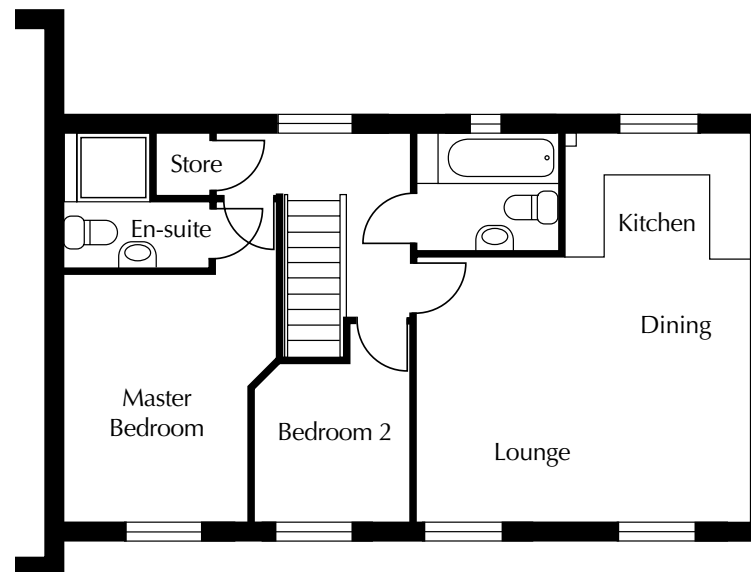


*Brierscroft*  
BRIERLEY

The  
*Cottage*

Plots 5 & 18

A spacious 2 bedroom apartment



FIRST FLOOR

Lounge / Dining	3936 x 4991	16'4" x 12'11"
Kitchen	1843 x 2767	6'1" x 9'1"
Bathroom	1743 x 2124	5'9" x 7'0"
En-suite	1000 x 2092	3'3" x 6'10"
Master Bedroom	2703 x 3691	8'10" x 12'1"
Bedroom 2	1897 x 2347	6'3" x 7'8"

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The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences, please speak to our Sales Executive for more information.





*Brierscroft*  
BRIERLEY

The  
*Brunner*

Plots 1, 4, 6-10,  
14-17, 19-21

A stunning 3 storey, 3 bedroom family home

FEATURES

Spacious fitted kitchen

Lounge and dining area with feature  
French doors

Master bedroom to second floor  
with en-suite

2 further double bedrooms

Large family bathroom



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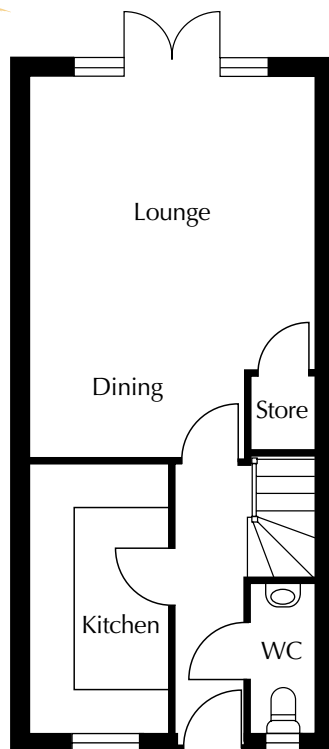


*Brierscroft*  
BRIERLEY

The  
*Brunner*

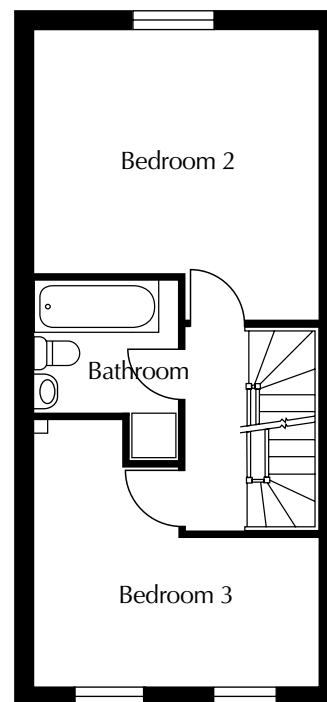
Plots 1, 4, 6-10,  
14-17, 19-21

A stunning 3 storey, 3 bedroom family home



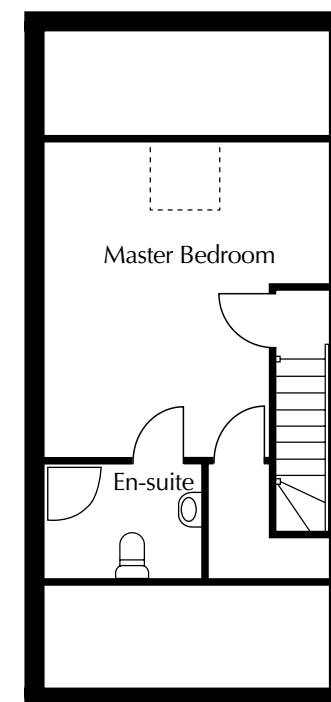
GROUND FLOOR

Kitchen	1913 x 3745	6'3" x 12'3"
Lounge / Dining	5309 x 3964	13'0" x 17'5"
WC	900 x 2045	3'0" x 6'9"



FIRST FLOOR

Bedroom 2	3294 x 3964	10'10" x 13'0"
Bedroom 3	3058 x 3964	10'0" x 13'0"
Bathroom	1960 x 2013	6'5" x 6'7"



SECOND FLOOR

Master Bedroom	2985 x 4713	9'9" x 15'6"
En-suite	1816 x 1956	6'5" x 5'11"

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*Brierscroft*

BRIERLEY

The  
*Cadenza*

Plots 2, 3, 11,  
12 & 13

A beautiful 3 storey, 4 bedroom family home

FEATURES

Spacious fitted kitchen

Lounge and dining area with feature  
French doors

Ground floor W/C

Master bedroom with en-suite  
to first floor

A further 3 good sized bedrooms

Family bathroom with separate  
shower area



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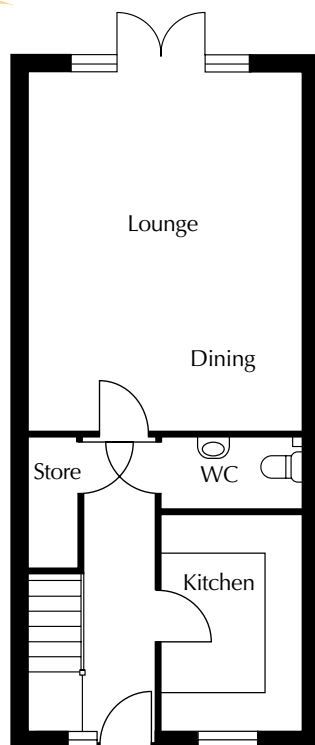


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BRIERLEY

The  
*Edenza*

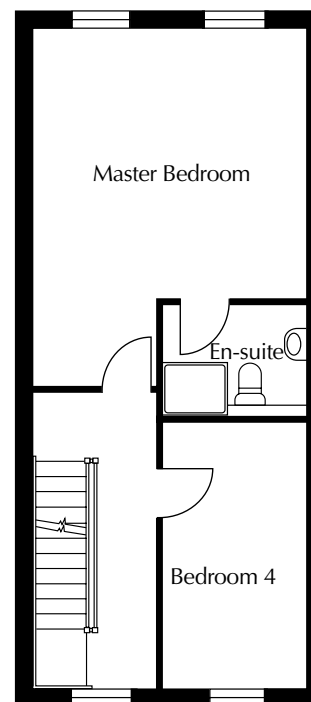
Plots 2, 3, 11,  
12 & 13

A beautiful 3 storey, 4 bedroom family home



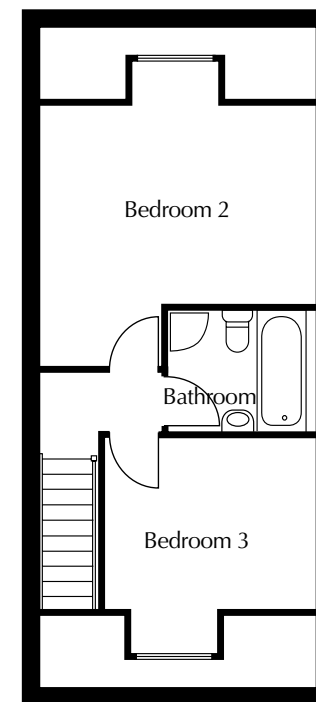
GROUND FLOOR

Kitchen	2166 x 3288	7'1" x 10'9"
Lounge / Dining	4204 x 5466	13'10" x 17'11"
WC	1100 x 2166	3'7" x 7'1"
Store	750 x 2000	2'6" x 6'7"



FIRST FLOOR

Master Bedroom	4103 x 4204	13'6" x 13'10"
En-suite	1700 x 2237	5'7" x 7'4"
Bedroom 4	2237 x 4051	7'4" x 13'3"



SECOND FLOOR

Bedroom 2	2975 x 4204	9'9" x 13'10"
Bathroom	1850 x 2093	6'1" x 6'10"
Bedroom 3	2833 x 3221	9'4" x 10'7"

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We can provide you with help, advice and information about our developments 7 days a week, contact us on:

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-  [info@kmregroup.co.uk](mailto:info@kmregroup.co.uk)
-  Or visit [www.kmregroup.co.uk](http://www.kmregroup.co.uk)

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