

*So good to come home to*

STYLISH NEW HOMES  
BROUGHT TO YOU BY  
ORION HOMES

# Development Layout

A beautiful development of 2, 3 & 4 bedroom homes in Barnsley, South Yorkshire

- The Edinburgh**  
2 bedroom home
- The Preston**  
3 bedroom home
- The Arlington**  
3 bedroom home
- The Bamburgh**  
3 bedroom home
- The Chichester**  
4 bedroom home
- The Patterdale**  
4 bedroom home
- The Coniston**  
4 bedroom home
- The Salisbury**  
4 bedroom home
- The Exeter**  
4 bedroom home
- The Washington**  
4 bedroom home



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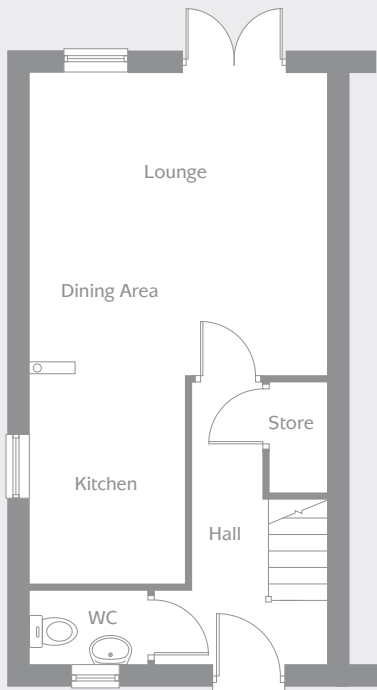
# The Edinburgh

2 bedroom home



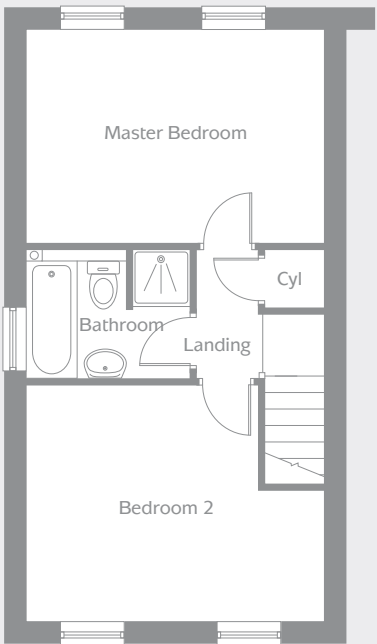
The Edinburgh is a modern two bedroom home ideal for couples or young families.

- Open plan kitchen with dining area and lounge with French doors to the garden
- Two generous bedrooms
- Stylish family bathroom



GROUND FLOOR

Lounge/Dining Area	4.29m x 4.36m	14'1" x 14'3"
Kitchen	2.24m x 3.03m	7'3" x 9'9"
WC	1.70m x 1.09m	5'5" x 3'5"



FIRST FLOOR

Master Bedroom	4.20m x 3.10m	13'7" x 10'1"
Bedroom 2	4.29m x 3.42m	14'1" x 11'2"
Bathroom	2.34m x 1.88m	7'6" x 6'1"



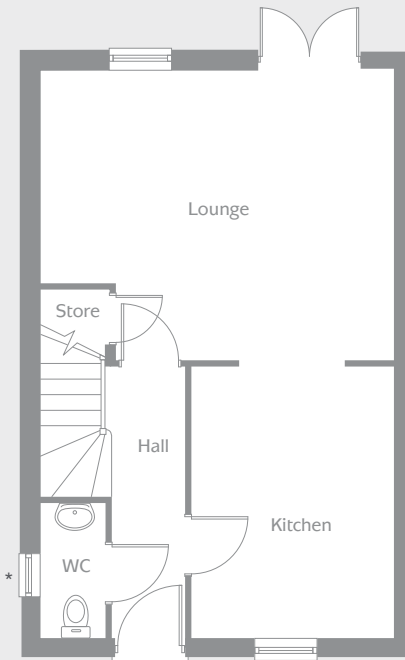
# The Preston

3 bedroom home

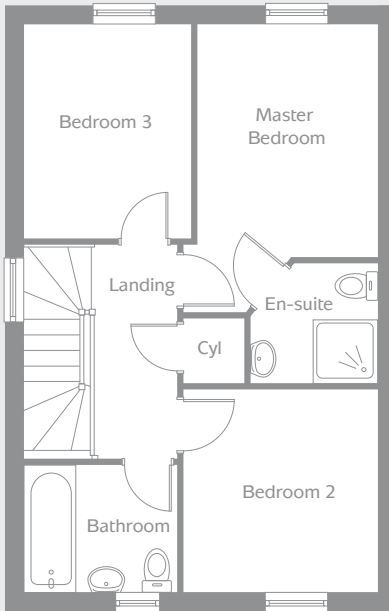


The Preston is a modern three bedroom home ideal for couples and families alike.

- Open plan lounge, kitchen, dining area with French doors to the garden
- Master bedroom with en-suite shower room
- Two further bedrooms
- Stylish family bathroom



GROUND FLOOR



FIRST FLOOR

Lounge	5.00m x 4.65m	16'5" x 15'3"
Kitchen	3.30m x 2.80m	10'10" x 9'2"

Master Bedroom (max)	4.10m x 2.50m	13'5" x 8'2"
En-suite (max)	1.75m x 1.65m	5'9" x 5'5"
Bedroom 2	2.80m x 2.70m	9'2" x 8'10"
Bedroom 3	3.20m x 2.30m	10'6" x 7'7"
Bathroom	2.10m x 1.75m	6'11" x 5'9"

**Note:**  
 \*Plot specific. Windows only fitted to end properties - See our Sales Advisor for details.



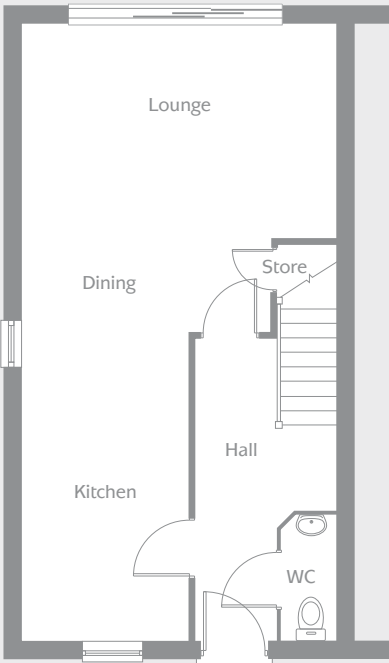
# The Arlington

3 bedroom home

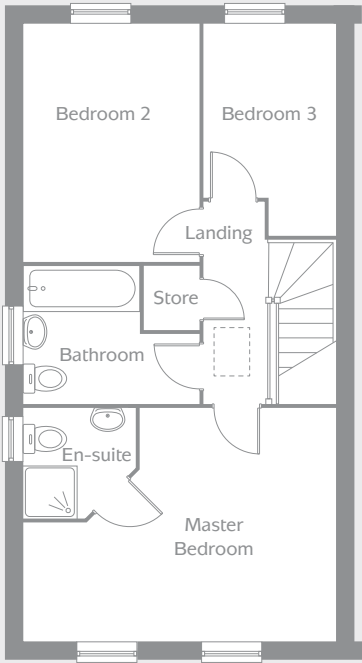


The Arlington is a spacious three bedroom home perfect for young families.

- Open plan lounge, kitchen, dining area with tri-slide doors to the garden
- Master bedroom with en-suite shower room
- Two further bedrooms
- Stylish family bathroom



GROUND FLOOR



FIRST FLOOR

Lounge/Dining	4.65m x 5.40m	15'3" x 17'9"
Kitchen	2.54m x 3.50m	8'4" x 11'6"

Master Bedroom	4.65m x 3.45m	15'3" x 11'4"
En-suite	1.73m x 1.65m	5'9" x 5'5"
Bedroom 2	2.60m x 3.50m	8'6" x 11'6"
Bedroom 3	2.00m x 3.12m	6'7" x 10'3"
Bathroom	2.60m x 2.10m	8'6" x 6'10"

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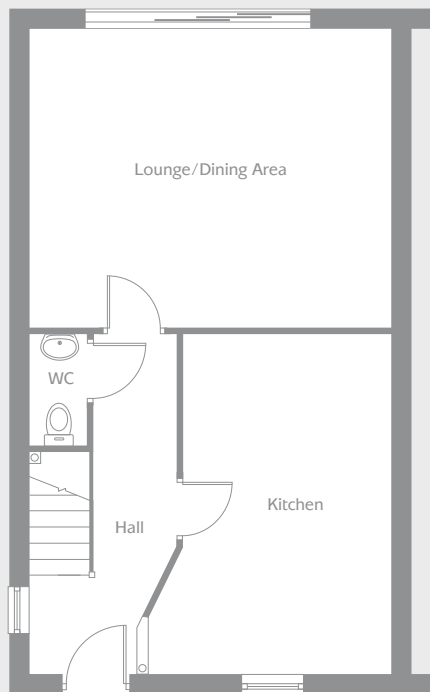
# The Bamburgh

3 bedroom home



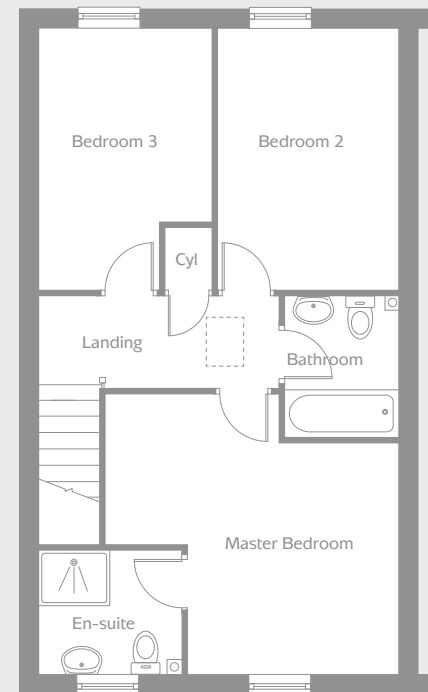
The Bamburgh is a spacious three bedroom home ideal for growing families

- Lounge with dining area and tri-sliding doors to the garden
- Generous kitchen overlooking the front of the home
- Master bedroom with en-suite shower room
- Two further bedrooms
- Stylish family bathroom



GROUND FLOOR

Lounge/Dining Area	5.28m x 4.60m	17'3" x 15'1"
Kitchen (max)	3.54m x 4.95m	11'6" x 16'2"
WC	0.89m x 1.63m	2'9" x 5'3"



FIRST FLOOR

Master Bedroom (max)	4.34m x 4.05m	14'2" x 13'3"
En-suite	2.10m x 1.81m	6'8" x 5'9"
Bedroom 2	2.69m x 3.82m	8'8" x 12'5"
Bedroom 3	2.54m x 3.82m	8'3" x 12'5"
Bathroom	1.73m x 2.12m	5'6" x 6'9"

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# The Chichester

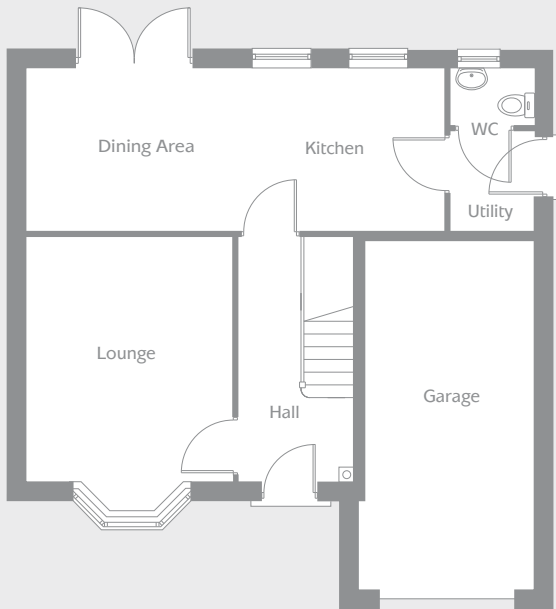
4 bedroom home





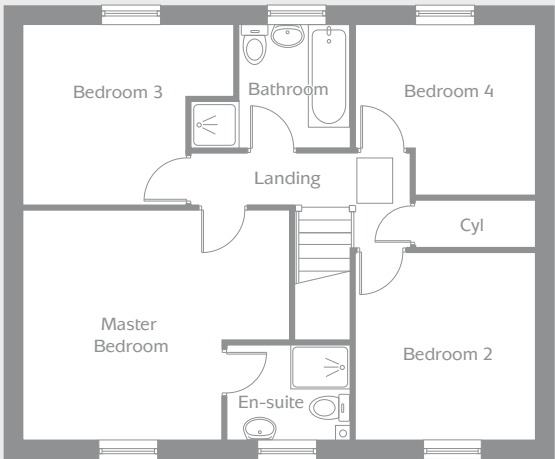
The Chichester is a contemporary four bedroom home perfect for family life.

- Open plan kitchen with dining area, French doors to the garden and a utility room
- Light and airy lounge with bay window
- Master bedroom with en-suite shower room
- Three further bedrooms
- Stylish family bathroom
- Integral single garage



GROUND FLOOR

Kitchen/Dining Area	7.05m x 2.74m	23'2" x 9'0"
Lounge (min)	4.12m x 3.47m	13'6" x 11'5"
Utility	1.67m x 1.40m	5'6" x 4'7"



FIRST FLOOR

Master Bedroom (max)	4.51m x 3.89m	14'9" x 12'9"
En-suite	2.09m x 1.60m	6'10" x 5'3"
Bedroom 2	3.14m x 3.00m	10'4" x 9'10"
Bedroom 3 (max)	3.56m x 3.04m	11'9" x 10'0"
Bedroom 4 (max)	3.00m x 2.86m	9'10" x 9'4"
Bathroom	2.70m x 2.05m	8'10" x 6'9"

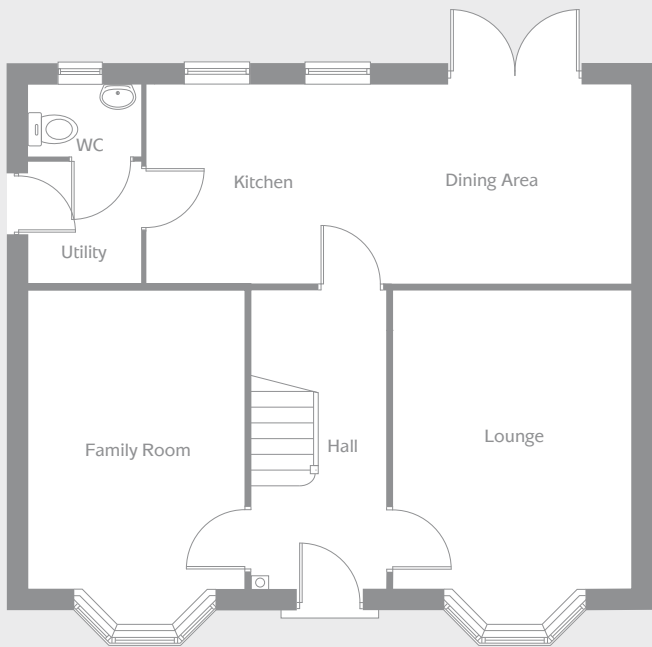
# The Patterdale

4 bedroom home

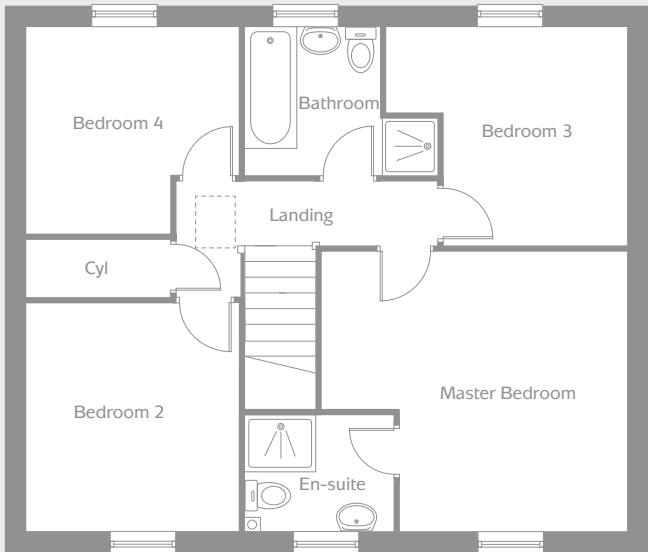


The Patterdale is a contemporary four bedroom home perfect for family life.

- Open plan kitchen with dining area, French doors to the garden and a utility room
- Spacious lounge with bay window
- Separate family room also with bay window
- Master bedroom with en-suite shower room
- Three further bedrooms
- Stylish family bathroom



GROUND FLOOR



FIRST FLOOR

Lounge	3.31m x 4.16m	10'8" x 13'6"
Kitchen/Dining Area	6.78m x 2.78m	22'2" x 9'1"
Utility	1.46m x 1.70m	4'7" x 5'5"
Family Room	3.02m x 4.16m	9'9" x 13'6"

Master Bedroom	4.29m x 3.92m	14'1" x 12'8"
En-suite	2.12mx 1.58m	6'9" x 5'2"
Bedroom 2	2.99m x 3.20m	9'8" x 10'4"
Bedroom 3	3.39m x 3.07m	11'1" x 10'1"
Bedroom 4	2.99m x 2.90m	9'8" x 9'5"
Bathroom	1.92m x 2.09m	6'2" x 6'8"



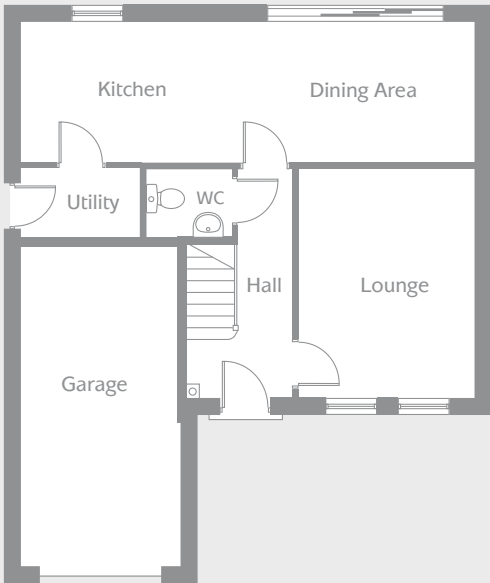
# The Coniston

4 bedroom home

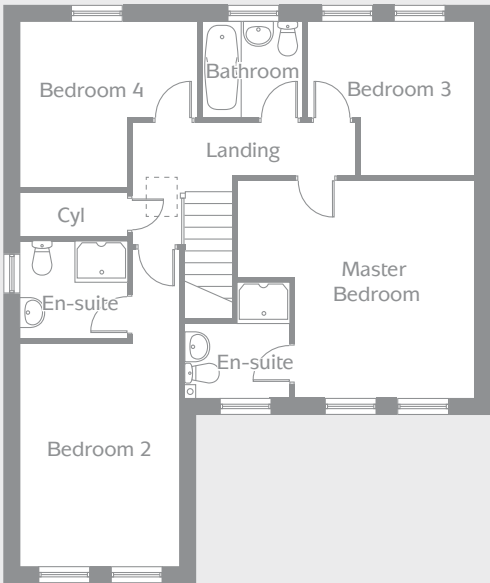


The Coniston is a stylish four bedroom home well suited to families.

- Open plan kitchen with dining area, tri-slide doors to the garden and a utility room
- Spacious lounge overlooking the front of the home
- Two double bedrooms with en-suite shower rooms
- Two further bedrooms and a family bathroom
- Integral single garage



GROUND FLOOR



FIRST FLOOR

Kitchen/Dining Area	8.45m x 2.61m	27'9" x 8'7"
Lounge	4.25m x 3.26m	13'11" x 10'8"
Utility	2.25m x 1.24m	7'5" x 4'1"

Master Bedroom (max)	4.34m x 4.07m	14'3" x 13'4"
En-suite	2.18m x 2.13m	7'2" x 7'0"
Bedroom 2 (max)	4.18m x 2.95m	13'9" x 9'8"
En-suite	2.00m x 1.84m	6'7" x 6'0"
Bedroom 3	3.09m x 2.86m	10'2" x 9'5"
Bedroom 4	3.30m x 3.09m	10'10" x 10'2"
Bathroom	1.90m x 1.79m	6'3" x 5'10"



# The Salisbury

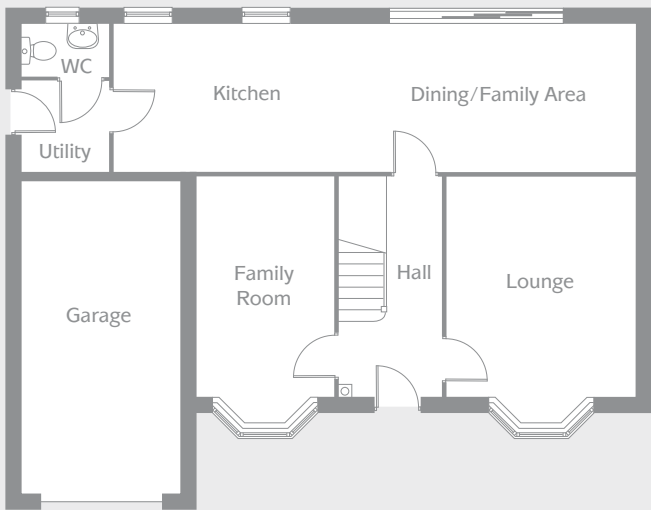
4 bedroom home



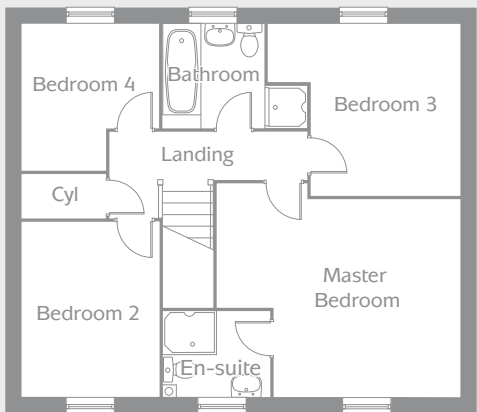


The Salisbury is a spacious four bedroom home ideal for families.

- Open plan kitchen with dining/family area, tri-slide doors to the garden and a utility room
- Spacious lounge with bay window overlooking the front of the home
- Family room also with bay window
- Master bedroom with en-suite shower room
- Three further bedrooms and a family bathroom
- Integral single garage



GROUND FLOOR



FIRST FLOOR

Kitchen	5.19m x 2.74m	17'0" x 9'0"
Dining/Family Area	4.62m x 2.74m	15'2" x 9'0"
Lounge (min)	4.12m x 3.52m	13'6" x 11'7"
Family Room (min)	4.12m x 2.55m	13'6" x 8'4"
Utility	1.59m x 1.66m	5'3" x 5'5"

Master Bedroom (max)	4.56m x 3.71m	14'11" x 12'2"
En-suite	2.02m x 1.60m	6'8" x 5'3"
Bedroom 2	3.29m x 2.58m	10'10" x 8'6"
Bedroom 3 (max)	3.61m x 3.22m	11'10" x 10'7"
Bedroom 4 (max)	2.74m x 2.58m	9'0" x 8'6"
Bathroom (max)	1.93m x 2.70m	6'4" x 8'10"

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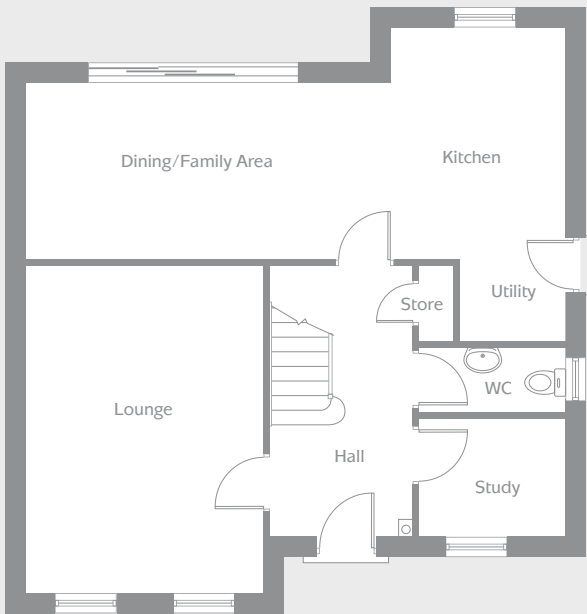
# The Exeter

4 bedroom home



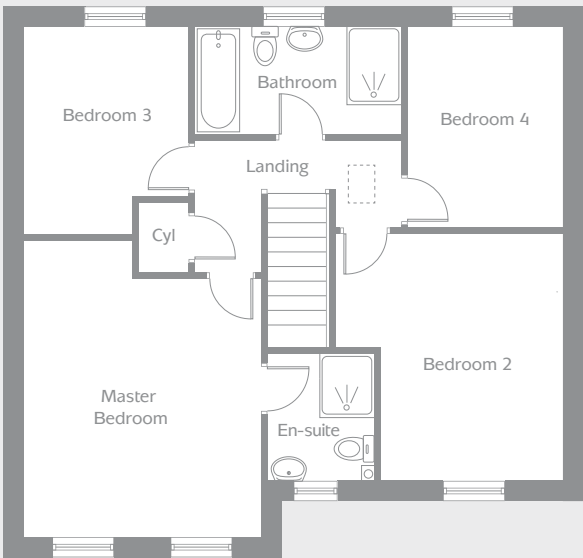
The Exeter is a contemporary four bedroom home perfect for growing families.

- Open plan kitchen with dining/family area, tri-slide doors to the garden and a utility area
- Spacious lounge overlooking the front of the home
- Separate study
- Master bedroom with en-suite shower room
- Three further bedrooms
- Stylish family bathroom



GROUND FLOOR

Kitchen (max)	4.92m x 2.75m	16'2" x 9'0"
Dining/Family Area	5.71m x 2.77m	18'9" x 9'1"
Lounge	5.11m x 3.70m	16'9" x 12'2"
Study	2.30m x 1.79m	7'7" x 5'10"



FIRST FLOOR

Master Bedroom (max)	4.67m x 3.70m	15'4" x 12'2"
En-suite	1.97m x 1.69m	6'6" x 5'7"
Bedroom 2 (max)	3.87m x 3.55m	12'8" x 11'8"
Bedroom 3 (max)	3.26m x 2.59m	10'8" x 8'6"
Bedroom 4	3.15m x 2.46m	10'4" x 8'1"
Bathroom	3.26m x 1.70m	10'8" x 5'7"

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# Specification

Making your house a home



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## Interior features

### WALLS

Crown Off White Matt Emulsion to all walls.

### INTERNAL DOORS

Vertically boarded cottage style doors painted in White.

### INTERNAL DOOR FURNITURE

Polished Chrome ironmongery.

### STAIRCASE

Square chamfered spindle and newel post painted White with Ash handrail and newel cap.

### CEILINGS

Crown Brilliant White Matt Emulsion.

### WOODWORK

White Gloss.

### LIGHTING

All pendant lights are fitted with LED low energy bulbs.

### CENTRAL HEATING

Dual Zone heating to allow different heat and timer settings for living areas and bedrooms. Ideal standard system Boiler and Cylinder or Combi Boiler.

### INTRUDER ALARM SYSTEM

Alarm system with PIR sensors.

### TELEPHONE POINT

Fitted in the Lounge.

### TV POINT

Fitted to Lounge and Master Bedroom - cabling to be provided to the loft for occupier's future provision of aerial.

### ELECTRICAL SOCKETS

White. Multi point socket for aerial, telephone and power points in the Lounge. USB sockets in Kitchen, Lounge and all Bedrooms.

### SMOKE DETECTOR

Mains operated with battery back up.

### ROOF SPACE

450mm insulation.

## Kitchen & Utility features

### KITCHEN STYLES

A range of kitchens in modern styles.

### WORK SURFACES

In a range of colour and design choices.

### LIGHTING

LED lights underneath wall cupboards. Downlighters to ceiling.

### SINK

Stainless steel one and a half bowl sink with Chrome taps.

### APPLIANCES

Bosch appliances.\*

### SPLASHBACK

Glass-in a choice of colours.

### FLOORING

Tiling to Kitchen, Dining, Utility, Bathroom and En-suites.

## Bathroom, En-suite & Cloakroom features

### SANITARYWARE

Ideal Concept Air Cube range in White.

### BATHROOM & EN-SUITE (S) SHOWERS

Hans Grohe Crometta Vario  
Thermostatic Chrome Shower.

Mira Flight Low Profile shower trays.

Mira Elevate shower enclosure.

### LIGHTING

Recessed LED downlighters in Chrome.

### HEATED TOWEL RAIL

White.

### SHAVER SOCKET

Master Bedroom En-suite.

### WALL & FLOOR TILES

See Sales Advisor for details.

## Bedrooms

### USB SOCKET

Fitted to all bedrooms.

### WARDROBES

Fitted to Master Bedroom.\*



# Specification

Making your house a home



## Exterior features

### WINDOWS

PVCu windows in White with Argon filled low E glass to increase thermal energy efficiency and sound proofing.

### FASCIA

PVCu fascia's in Black.

### RAINWATER GOODS

Black.

### FRONT EXTERNAL DOOR

4 panel door with opaque glazing painted in Anthracite Dark Grey externally and White internally having Chrome door furniture.

### HOUSE NUMBER

To be fitted along with Chrome letter box and handle.

### FRONT AND REAR DOOR LOCKING SYSTEM

Multi point locking system.

### GARAGE

Hormann steel door, vertically boarded painted Anthracite Dark Grey. Double power point & light.

### Exeter Housetype

Hormann Ilkley with glazed panels in Anthracite Dark Grey.

### FRENCH DOORS

PVCu in White (Internally and externally).\*

### TRI SLIDE DOORS

PVCu in Grey (Internally and externally).\*

### EXTERNAL LIGHTS

Front and rear light with low energy bulbs.

### EXTERNAL TAP

To be fitted as standard.

### DRIVEWAY

Tarmac driveways.

### FENCING

1800mm fencing.

### GARDENS

Turf to rear garden.



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Sales Information Centre open Thursday to Monday 11am - 5pm

Tel: 01924 831 030 | Email: [sales@orionhomes.co.uk](mailto:sales@orionhomes.co.uk) | Visit: [orionhomes.co.uk](http://orionhomes.co.uk)

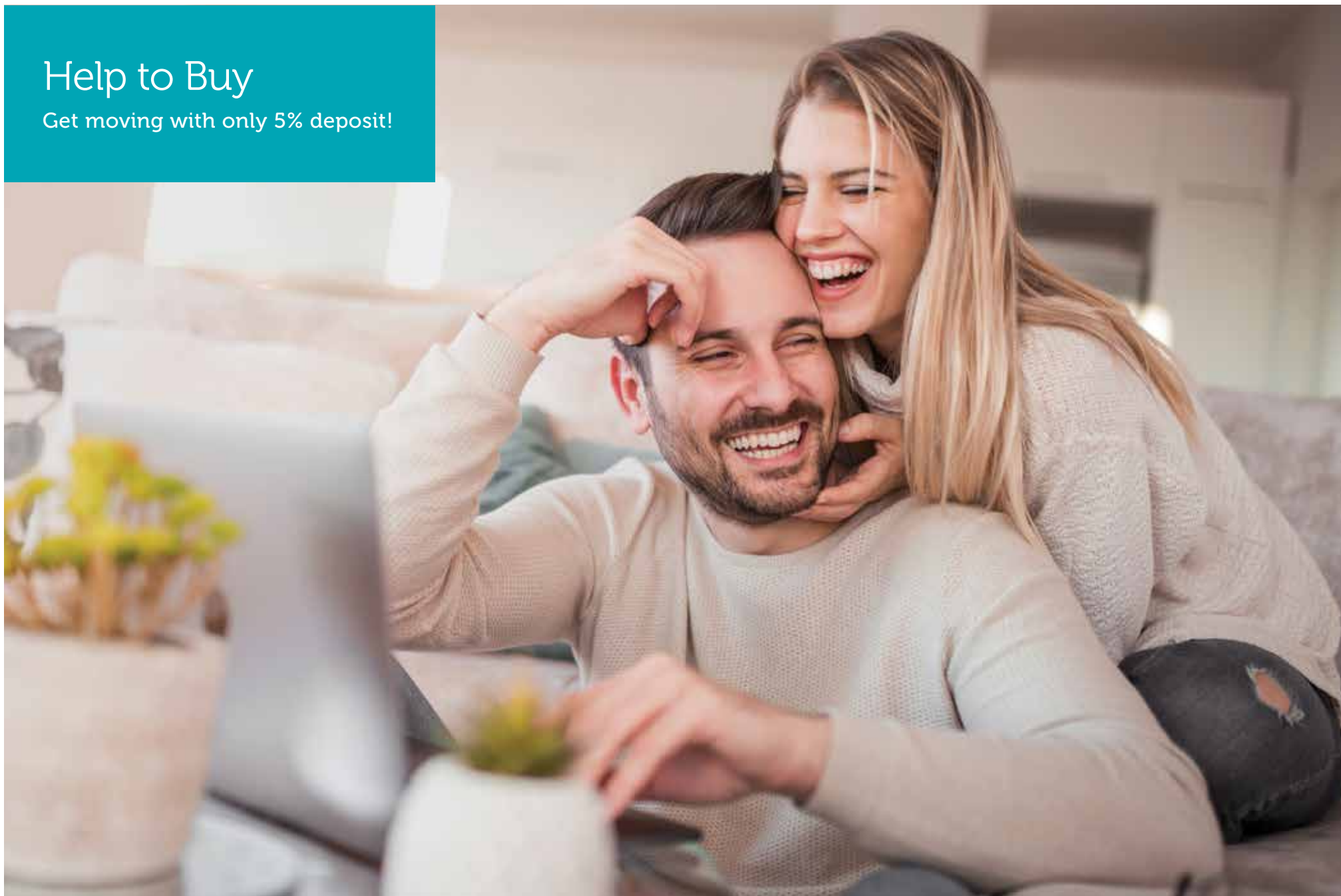
\*Housetype specific, see Sales Advisor for details. Although every effort is made to ensure accuracy, exact details may vary during the course of construction and no responsibility can be accepted for any mis-statements on the specification, which is not a contract, nor forms part of any contract. The Company also reserves the right to alter specifications without notice.

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# Help to Buy

Get moving with only 5% deposit!





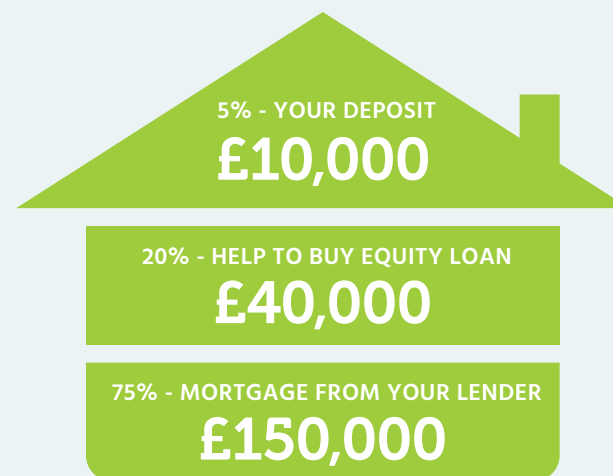
Help to Buy is a Government-backed scheme designed to help First Time Buyers get on the property ladder. It is available on new build homes up to a maximum purchase price of £228,100 and can make buying so much more affordable.

- With Help to Buy, you only need a 5% deposit
- The Government will lend you 20% of the value of your new home via an equity loan, interest free for 5 years
- You will only need to secure a 75% mortgage, giving you access to competitive rates
- The Help to Buy equity loan can be repaid at any time or on the sale of your home

## How Help to Buy could work for you

- Help to Buy is available on all new Orion Homes up to a maximum of £228,100 and is available to first time buyers.
- You can discuss everything with our Sales Advisor, and once you have chosen your perfect home they will put you in touch with our recommended Independent Mortgage Advisor, so you can discuss your Help to Buy mortgage requirements and the costs involved.
- Whilst the Government will provide you with the 20% equity loan, the home is 100% yours from day one.
- The equity loan is interest free for the first five years. From year six onwards a fee of 1.75% is payable on it – and this rises annually by the Retail Price Index inflation plus 1%.

Here's how Help to Buy could work on a new home worth £200,000



Ask our Sales Advisor for more information

For more information

Tel: 01924 831 030 | Email: [sales@orionhomes.co.uk](mailto:sales@orionhomes.co.uk) | Visit: [orionhomes.co.uk](http://orionhomes.co.uk)

\*Terms and conditions apply. For full details please speak to an Orion Homes Sales Advisor.



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## Part Exchange

We could be your cash buyer!





Part Exchange makes moving up to a new Orion home so easy. Rather than worry about trying to sell your current home, with Part Exchange we could buy it from you – meaning you could be in your new home within 6 weeks.

- We could be your cash buyer for your existing home
- We manage the marketing and selling of your current home
- You can plan your move with confidence - no worrying about selling your current home
- As soon as your new home is ready and the legal work is complete you can move in!

## How Part Exchange could work for you

- Once you've chosen your perfect Orion home, speak to one of our Sales Advisors to check if Part Exchange is available as the scheme isn't available on every property. Your existing home should be worth no more than 75% of the purchase price of your new Orion home.
- They will then put you in touch with our recommended Independent Mortgage Advisor so you can discuss your mortgage requirements and the costs.
- Once you have paid your initial reservation fee, we will arrange for two independent valuations of your existing home.
- Orion Homes will then make you a realistic offer based on these valuations and the price the valuers believe your property would sell for.
- If this offer is acceptable, you pay the balance of the reservation fee and we will instruct solicitors, arrange for Chartered Surveyors to carry out a Homebuyers Report and place your existing home on the market.

Ask our Sales Advisor for more information

For more information

Tel: 01924 831 030 | Email: [sales@orionhomes.co.uk](mailto:sales@orionhomes.co.uk) | Visit: [orionhomes.co.uk](http://orionhomes.co.uk)

\*Terms and conditions apply. For full details please speak to an Orion Homes Sales Advisor.





## Assisted Sale

We'll help sell your current home!







If you're finding it difficult to sell your current home, then Assisted Sale from Orion Homes could be just the thing for you. The scheme lets you benefit from our sales and marketing expertise whilst enabling you to relax as we handle the whole process for you.

- We'll market your home at a realistic price to achieve a quick sale
- We'll even pay your Estate Agents fees!

## How Assisted Sale could work for you

- Assisted Sale is available to all buyers – even if your existing property is worth more than your new Orion home.
- Once you have chosen your perfect Orion home and paid your initial reservation fee, our Sales Advisor will put you in touch with our recommended Independent Mortgage Advisor so you can discuss your mortgage requirements and the costs involved. At this stage we will also arrange for two independent valuations of your existing home.
- Orion Homes will then agree a marketing strategy based on these valuations and the realistic price the valuers believe your property will sell for.
- Once this is agreed we will arrange for your home to go on the market.
- Once your property is sold you should pay the balance of your reservation fee.
- Your Sales Advisor will handle the whole process and keep in touch with you throughout.

Ask our Sales Advisor for more information

For more information

Tel: 01924 831 030 | Email: [sales@orionhomes.co.uk](mailto:sales@orionhomes.co.uk) | Visit: [orionhomes.co.uk](http://orionhomes.co.uk)

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# How to find us

Mount Vernon Place, Barnsley, S70 4DP

## DIRECTIONS FROM BARNSELY TOWN CENTRE:

- Take the A61 Sheffield Road out of town and once you have passed the A6133, bear right on Mount Vernon Road.
- You'll find Mount Vernon Place ahead of you.

## DIRECTIONS FROM THE M1 JUNCTION 36:

- Take the A61 towards Barnsley. This will take you through Birdwell.
- After you have passed The Red Lion and Worsbrough Mill & Country Park, bear left on Vernon Road.
- At the top of the hill you'll find a small roundabout – take the third exit here onto Mount Vernon Road and you'll find the development ahead of you.



## About the area

Mount Vernon Place offers a choice of two, three & four bedroom mews, semi-detached and detached homes in an easily accessible location on the edge of Barnsley town centre.

Worsbrough is a popular spot for families and first time buyers as it offers all you need for daily life. You can be in the town centre in less than 5 minutes meaning the popular Morrisons supermarket, Alhambra Shopping Centre and the rest of the shops and local amenities are all within easy reach.

The A6195 Dearne Valley Parkway is also close by with the recently built Starbucks and Costa Coffee as well as the Cortonwood Shopping Park.

Excellent commuter links by road and rail are available as Barnsley Train Station can be reached in less than half an hour on foot or the M1 in under 10 minutes.

Sales Information Centre open Thursday to Monday 11am - 5pm

Tel: 01226 890292 | Email: [mountvernonplace@orionhomes.co.uk](mailto:mountvernonplace@orionhomes.co.uk) | Visit: [orionhomes.co.uk](http://orionhomes.co.uk)

