



BEN BAILEY HOMES

Harrop Mews, Charnwood Street, Swinton, South Yorkshire

Frequently asked Questions

1. How many houses are available at Harrop Mews?

There are 21 properties available on the first phase, a stunning range of 2, 3 and 4 bedroom homes with off road parking and flexible living space. Each property includes Ben Bailey's superb level of standard specification. The first phase will also include 8 housing association homes.

We anticipate plots 23 to 46 on the first phase will be finished by Summer 2024. Ben Bailey Homes, in partnership with Rotherham MBC are also refurbishing the Civic Hall and refurbishing the existing Adult Services building to create a new Library. The existing library will be demolished and the area landscaped.

The second phase of the development (plots 1-20) will feature 20 3 and 4 bedroom homes. This part of the development is subject to planning confirmation, and we anticipate these homes being available for purchase in the early part of 2024.

2. When will the site be completed?

We estimate the construction of the 49 homes will take approximately 24 months to finish.

3. When will the first homes be ready for occupation?

We are estimating the first homes will be ready by late Autumn/Winter 2023. By nature, a new home is a hand-built product and it is possible that the dates can move forward and backwards. Please speak to a member of our team for further guidance.

4. Why is the home I am interested in purchasing at Harrop Mews not currently on the price list?

We are limited to the number of new homes we can release for sale at any given time because each home must be released in a logical order and in line with our build programme. If the home you are interested in is not yet released for sale, we will add you name to our priority list and contact those customers in order when they are available, although priority will be given to customers who are able to exchange contracts in 8 weeks.

5. When can I view a show home at Harrop Mews?

We are planning to open our Showhome towards the end of 2023 with a Marketing Suite open on site in the late Summer. Prior to our Marketing Suite being open on-site homes will be available through our Sales Executive Val Mellor (vmellor@conoroybrook.co.uk), or through appointments at our Showhome at Helme Fold, Meltham, Huddersfield (open Thursday to Monday). Information is also available at BSmart estate agents at 110 Church Street, Swinton.

6. What are the internal finishes in the houses?

You will find a detailed internal specification schedule for our homes enclosed in Specification and Options brochure (also on our website www.ben-baileyhomes.co.uk). Please speak to one of the members of our team if you have any specific questions about the information enclosed.

7. How can I personalise my home?

Homes at Harrop Mews are fitted to a high level of specification - all included in the price. However, dependent on the build stage there are opportunities to personalise your home with a range of tiles, flooring, and kitchen doors/worktops as well optional upgrades at an additional cost.

8. I would like to purchase one of the new homes at Harrop Mews, what happens next?

We are delighted you are interested in purchasing one of our new homes. Please make an appointment with Val Mellor our Sales Executive by emailing vmellor@conroybrook.co.uk or calling 07912 296342.



CONROY BROOK

