



A taste of **local life**

A brand new community in the township of Conisbrough,
Kings Brook places you within easy reach of everything
South Yorkshire has to offer.

Kings Brook

Old Road, Conisbrough, DN12 3LR | **01709 264 366**

Linden
Homes

Welcome to Kings Brook

Step into the ideal example of countryside life in this development of 2, 3, and 4-bedroom homes in Conisbrough, set amongst the picturesque villages of Hooton Roberts, Thrybergh, and Ravenfield.

Located between Doncaster and Rotherham, and just 15 miles from the city of Sheffield, Conisbrough is a welcoming, well-connected village that has everything you need to live life at your own pace.

There's green open space just a few steps from your front door, with walking and cycling routes to keep you active, and the town centre of Conisbrough has all the amenities you'll need. With supermarkets, pubs, well regarded schools and parks, all close at hand.



The perfect location

Enjoy the peace and quiet of village life with excellent connectivity, daily amenities, and ample outdoor space, all centered around a welcoming, family-friendly community.

Convenience on one side, and countryside on the other; the perfect combination. Kings Brook is situated on the edge of Conisbrough, with its restaurants, shops, pubs, and historic attractions. Green open space spreads out to the south, east, and west of the development, with convenient road access to Hooton Roberts and Thrybergh.

Everything you need, right on your doorstep

From daily essentials to days out, Conisbrough and the surrounding areas have everything you'll need. ASDA supermarket is 2 miles away, with Sainsbury's Local and a range of convenience stores all within a mile. For families with children, there are several well-regarded primary and secondary schools in the area.

You'll be spoilt for choice for cafés, restaurants and pubs in Conisbrough itself, the charming neighbouring villages, and nearby Doncaster and Rotherham. For outdoor lovers, there's walking and cycling routes aplenty. Take in the history of the area and explore Conisbrough Castle, or admire the views of the River Don and the sprawling green countryside of Conisbrough Viaduct.

Homes designed for modern living

From first-time buyers to growing families, and buyers who are looking for a better fit, Kings Brook has a home for everyone. As a 5-star HBF Housebuilder for 7 years running, we pride ourselves on building high quality, spacious and energy efficient homes that are a joy to live in.

Relax in your cosy living room, host your friends and family in your kitchen/dining area, or enjoy outdoor living in your private garden. Thanks to energy efficient appliances, and features like EV charging points and solar panels, our homes are 21% cheaper to run than older properties - that's an average saving of £420 a year.*

Explore, escape, enjoy

Take a walk through one of Conisbrough's many parks, Thrybergh Country Park, or head to the Sprotborough Flash nature reserve just 10 minutes away to connect with wildlife. Golf fans can grab their clubs and tee off at Crookhill Park Golf Course, and Dearne Valley Leisure Centre offers plenty of options for staying active.

Commuters and day trippers are well catered for, too. With Conisbrough Station just a mile away, you can hop on a train and head to Doncaster, or visit the expansive city of Sheffield, with various connections to major stations around the country. For trips even further afield, you can reach Leeds Bradford Airport in just over an hour via the M1. Other key roads nearby include the A1 (M), and the M18.

Kings Brook - Your dream home, your perfect lifestyle.

Kings Brook

Conisbrough Castle

1 mile | 3 mins drive

Conisbrough Train Station

1.6 miles | 4 mins drive

Crookhill Park Golf Course

1.9 miles | 5 mins drive

ASDA Conisbrough

2.2 miles | 5 mins drive

Thrybergh Country Park

2.4 miles | 5 mins drive

Montagu Hospital

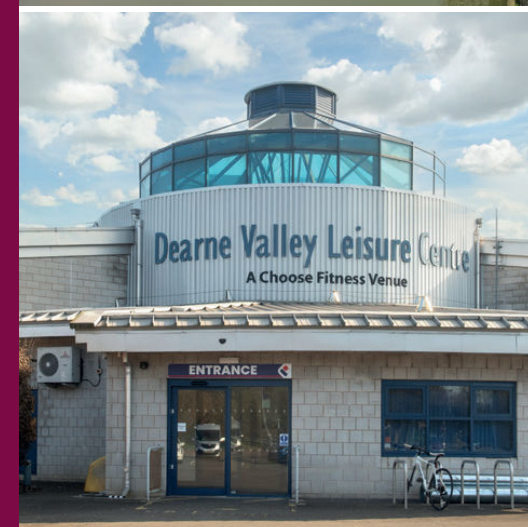
3.2 miles | 9 mins drive

Parkgate Shopping Centre

5.8 miles | 12 mins drive

Hellaby Hall

5.8 miles | 13 mins drive





Purchase assistance schemes

Wherever you are in the home-buying market - a **first-time buyer**, looking to **step up** the property ladder or a **downsizer** - we have a variety of great purchase assistance schemes!

Smooth Move

Smooth Move is our scheme for all existing property owners to save time and money. We work with the estate agents to sell your home and even pay the estate agents' fees!

Key Worker

Helping essential **key workers** get on the housing ladder with assistance from Linden Homes and access to purchase assistance schemes requiring as little as a 5% deposit.





Personalise your new home with upgrades and extras from our **Enhance** range, where the choice is yours

There's nothing more exciting than reserving your dream new Linden home, with **Enhance** there is even more reason to look forward to moving day.

Enhance offers you the chance to personalise your new home with a wide range of options and upgrades available. It suits your needs and wants perfectly and moving day can't come quick enough!

From customising your kitchen with stylish cupboards and worktops to having the latest modern appliances.

Choose your tiles in the bathroom or complete your bedroom with fitted wardrobes. Whatever your style, it's your canvas to make your own and allow your personality to sing.

The best thing is that you don't have to decide all this at the time of reserving - you can think about how you want your new home to look in the comfort of your current home.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide you with guidance.

We're here to help you make it completely unique, so express yourself with **Enhance**.





Green living starts here

We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to have invested over **£30,000** in initiatives to support the community surrounding your new home in Conisbrough.

Our homes are **Greener by Design!** From solar panels, high class installation and EV charging points, our homes have everything you need to save on your energy bills.

Green initiatives found at Kings Brook:

HEDGEHOG HIGHWAYS TO ALL PLOTS	WASTE WATER HEAT RECOVERY SYSTEMS	VEHICLE CHARGING POINTS TO ALL PLOTS
		
2.5km OF NEW HEDGEROWS	PV PANELS TO EVERY HOME	TONNES OF WASTE DIVERTED
		



Some of our **community contributions** include:

IMPROVED PUBLIC TRANSPORT FACILITIES	PUBLIC OPEN SPACES	NEW CYCLE ROUTES	HIGHWAY AND ROAD IMPROVEMENT
			

Scan me
for directions



Kings Brook

Old Road, Conisbrough, DN12 3LR

01709 264 366

Cover photography of Conisbrough Castle. Not view from the development. The street scene shown has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.

Vistry East Yorkshire region

Suite 2/3, 1175 Thorpe Park, Century Way, Leeds, LS15 8ZB. Telephone: 0113 204 4400

Produced by Rock Kitchen Harris.

When you have finished with this leaflet please recycle it.

102299 / 06.26

Linden
Homes