

CROSBIE
HOMES



WOODTHORPE
GROVE



WOODTHORPE GROVE

- 05. **Unique In Design**
Seven bespoke family homes.
- 07. **Exclusive. Secluded. Versatile**
Meeting the demands of modern family living.
- 08. **Specialist Touches By Skilled Craftsmen**
Welcoming spaces complemented by the finest materials,
- 11. **Enviably Location**
In an exclusive, private screened location.
- 13. **The Specification**
Carefully considered to deliver high quality living spaces.
- 14 - 19. **The Lodge. Plots 1, 2 & 3**
Layouts, floorplans and dimensions.
- 20 - 27. **New Build Homes. Plots 4, 5, 6 & 7**
Layouts, floorplans and dimensions.
- 28. **Crosbie Homes**
Our heritage and our ethos.
- 29. **Location Map**
Together with information on who to get in touch with.



WOODTHORPE
GROVE

Unique in design,
generous in living space
and carefully considered
in every detail and finish

Nestling in an secluded suburb of Sandal, just two miles south of Wakefield, Woodthorpe Grove is an exclusive collection of just seven unique new homes amidst six acres of mature woodland style grounds.

Formerly the residence and grounds of the Bishop of Wakefield, this collection of individually styled homes is made up of four sizeable new villas and the reinstatement of the main house. Built in 1885 and cleverly reimagined to deliver three highly contemporary, highly spec'd homes behind the original facade.

From the transformation of the main house into three inspiring homes to the security, peace and serenity afforded by a gated parkland development, living within Woodthorpe Grove takes you close to nature and away from the hectic life of the city.

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Image provides CGI representation of Plot 2 in the development



Exclusive. Secluded. Versatile.

Modern family living demands that a new home is versatile enough to accommodate every change in circumstance that comes along. Whether that's a new addition to your family, the creation of a home office or your children growing up and requiring more of their 'own space'.

Woodthorpe Grove has been crafted with this in mind. Each exquisitely finished home occupies a generous plot, is grand in proportion, unique in design and versatile in layout. Materials, fixtures and finishes are of the finest quality and the craftsmanship unrivalled.

Built with energy efficiency at heart, each home features Air source heating, high performance glazing and is highly insulated. Plots 1, 2 and 3 feature PV Solar panels, plots 4, 5, 6 and 7 feature underfloor heating on the ground floor. Every green opportunity has been considered from the EV charging points to the garage roofs which are finished in a material that holds onto water and aids bio diversity.

The result is a wonderful collection of exclusive homes that are hidden from the road in a quiet, natural and undisturbed spot meaning living at Woodthorpe Grove lets you enjoy being on the inside!

Please note: Internal CGI's featured in this brochure are of plot 4.



Welcoming spaces,
complemented by the
finest materials and the
specialist touch of our
skilled craftsmen

/ 08

Our design collaboration with Linear Kitchens and Bagno Bathrooms provide a premium finish, with each selected designer opting for the highest specification combined effortlessly with current colour statements and styles.

Each home is spacious and comes equipped with the contemporary, sleek and practicality of stone worktops and pristine gloss surfaces, alongside soft to the touch porcelain tiles for shower areas. Minimalist in their aesthetic, these

understated natural materials bring a sense of the outdoors inside, complementing each home's earthy and neutral colour palette - the perfect way in which to create a warming feel for you and your family, whilst also adding a hint of sophistication.

It is features like these combined with the unique design, Crosbie Homes exceptional build quality and pinpoint attention to detail that elevate these magnificent homes to an altogether different level.

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The Location

Sitting on the south side of the River Calder on the road from Wakefield to Barnsley, Sandal has long been regarded as the premier residential location.

Woodthorpe Grove is within easy reach of a range of schools, local bars, restaurants and recreational amenities. A broader range of amenities are available within the city of Wakefield and metropolitan Leeds, and an excellent national motorway network is within a five minute drive and easily accessible.

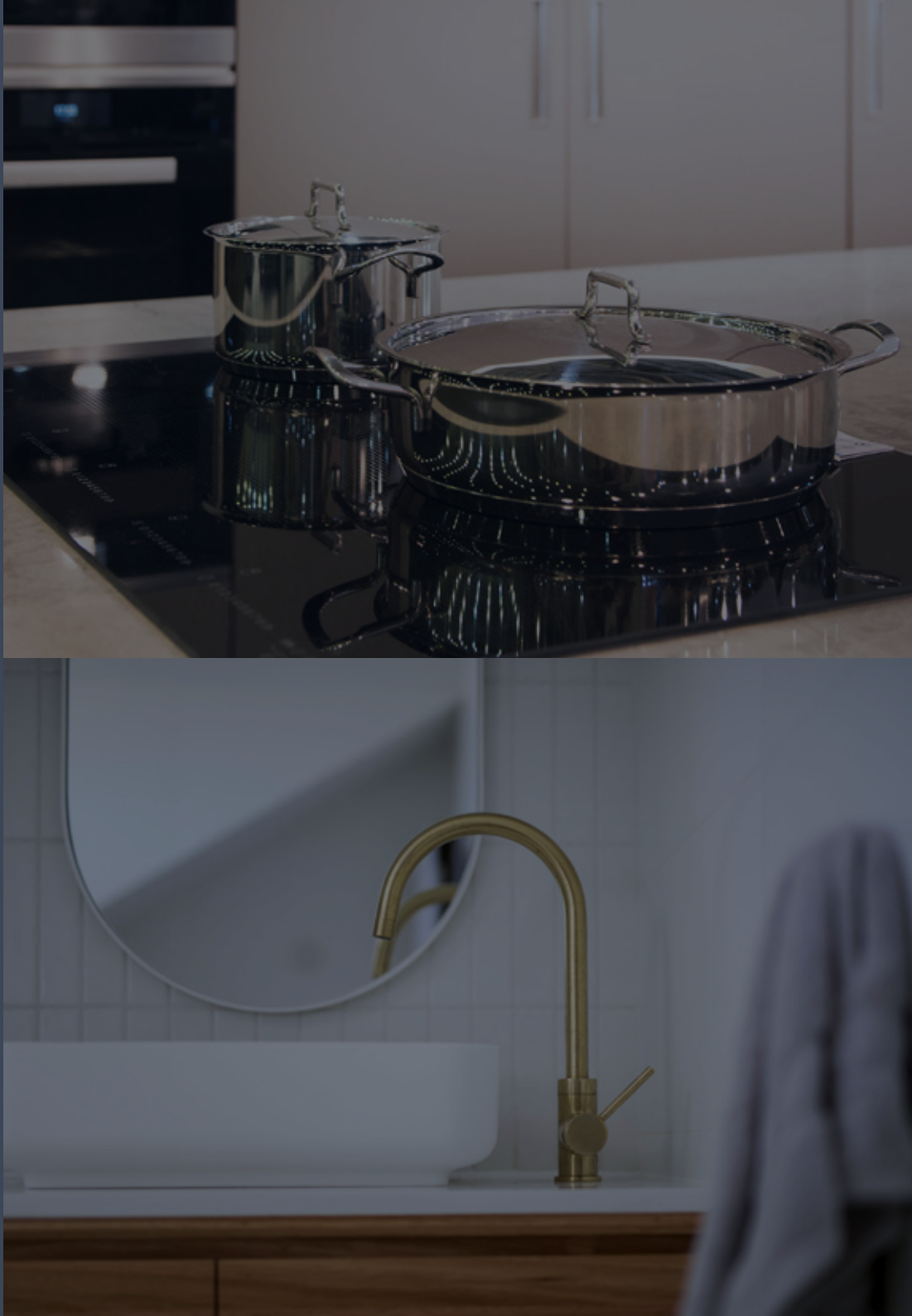
The historic Sandal Castle is close at hand and offers a fantastic opportunity to walk further to the Pugneys nature reserve and the glorious trails around Newmillerdam.

Occupying a secluded setting in a parkland style environment this landmark development presents an unrivalled location which includes a local railway station, ready access to the M1 and M62 motorways and literally round the corner from Wakefield Golf Club.

■ Motorway Networks 5 mins ■ London 2.5 hours ■ Wakefield 2 miles

Property Specification

To make you feel instantly relaxed, comfortable and at home in your new property, we carefully consider every product, material choice and detail to deliver beautiful homes which enhance the lives of their new owners.



Living spaces

- Choice of floor coverings *
- Veneered pre-finished doors
- Chrome door furniture
- Digital Lighting to selected locations

Kitchens and utility rooms

- High End Linear Kitchens
- Siemens Appliances
- Hot Water Tap
- Digital Lighting to selected locations
- LED Lighting Feature

Bathrooms and En-suites

- Bathrooms and En-suites by Bagno
- Choice of ceramic tiling
- Wall mounted dual flush WC
- Rain shower

Bedrooms

- Veneered pre-finished doors
- Chrome door furniture
- Chrome sockets and switches
- TV Points to all bedrooms
- Central pendant light fitting

* Optional Extra

Modern essentials

- Veneered pre-finished internal doors
- Energy efficient glazing
- White Emulsion Walls
- Environmentally friendly green roof system to low level roofs
- Chrome sockets and switches
- Low energy downlights
- Wiring For Audio / Visual Systems*
- Secure By Design front door
- CCTV and Alarm System*
- Interconnected mains smoke & heat alarms
- Carbon monoxide alarms
- Low energy light fittings
- USB Chrome Fittings
- Water Efficient WC & WHB fittings
- Roof mounted solar panels (Plots 1-3)
- 10 Year Premier Build Guarantee
- Sustainable, energy efficient homes
- Highly Insulated
- Full fibre high speed internet
- CAT 6 cabling
- Cabling for Sky TV
- Electrically operated garage doors
- Air source heat pumps
- Radiators
- Underfloor heating downstairs (Plots 4-7)

Exterior

- Gated Community
- Large Woodland Garden
- Private garden with each property
- Electrical Vehicle Charging Point
- Digital Lighting to selected locations

Crosbie Homes reserves the right to change specification throughout the build process.

Please consult with selling agents Richard Kendall if you have any questions on our specification or finish.

PLOT ONE

WOODTHORPE GROVE



Ground floor

Area	Dimensions	
Formal lounge	5.5m x 6.1m	18.0 ft x 20.0 ft
Snug	5.1m x 5.2m	16.7 ft x 17.0 ft
Dining kitchen	5.5m x 6.8m	18.0 ft x 22.3 ft
Utility	2.5m x 3.6m	8.2 ft x 11.8 ft
WC	2.5m x 1.2m	8.2 ft x 3.9 ft

First floor

Bedroom one	5.5m x 5.2m	18.0 ft x 17.0 ft
Wardrobe	2.8m x 5.2m	9.1 ft x 17.0 ft
En-suite	2.5m x 5.2m	8.2 ft x 17.0 ft
Bedroom two	5.1m x 5.2m	16.7 ft x 17.0 ft
En-suite	3.3m x 1.7m	10.8 ft x 5.5 ft
Bedroom three	5.5m x 5.0m	18.0 ft x 16.4 ft
En-suite	2.5m x 3.9m	8.2 ft x 12.7 ft

Second floor

Bedroom four	5.9m x 3.1m	19.3 ft x 9.8 ft
En-suite	3.0m x 3.1m	9.8 ft x 10.1 ft
Bedroom five	4.4m x 5.2m	14.4 ft x 17.0 ft
En-suite	3.2m x 2.4m	9.8 ft x 7.9 ft



PLOT ONE

Woodthorpe Grove, Sandal, Wakefield

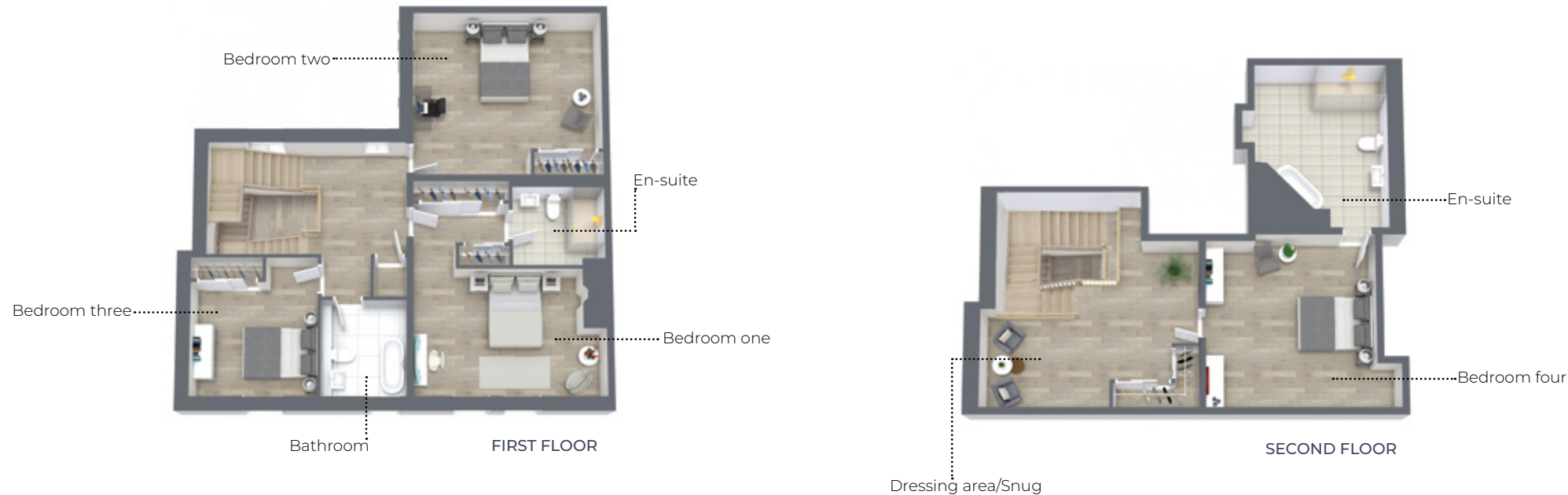
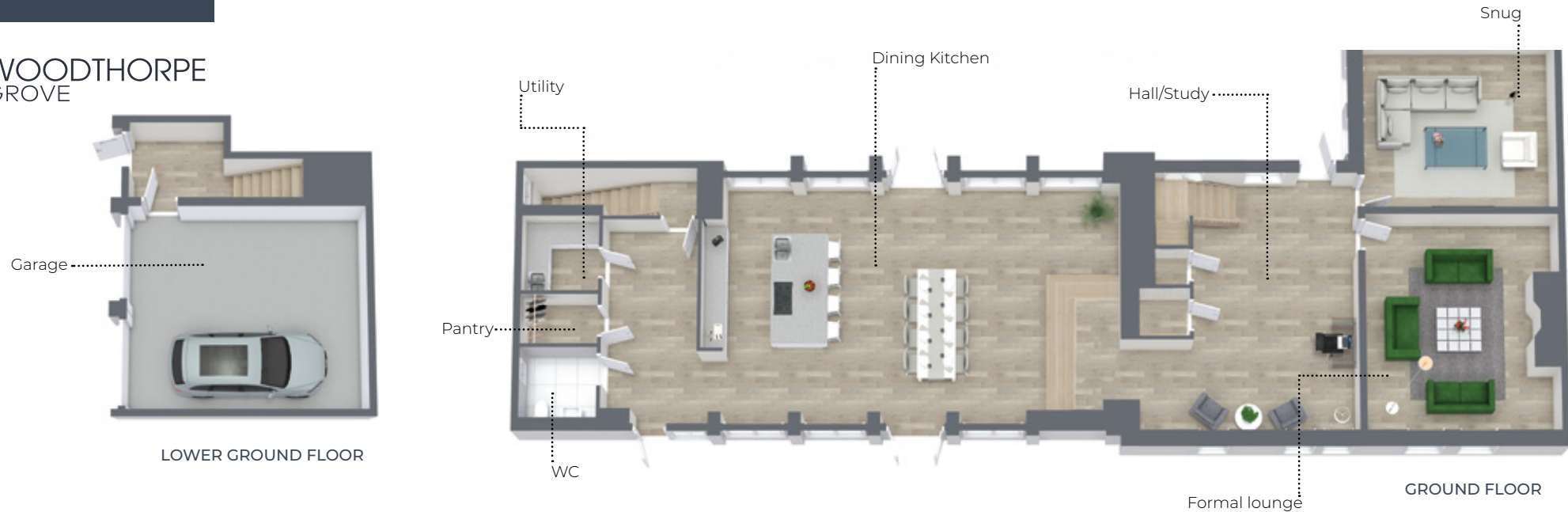
Five bedroom three storey home

4350 sq ft | 404 sq m



PLOT TWO

WOODTHORPE GROVE



Lower ground floor

Area	Dimensions	
Garage	6.7m x 5.4m	21.9 ft x 17.7 ft

Ground floor

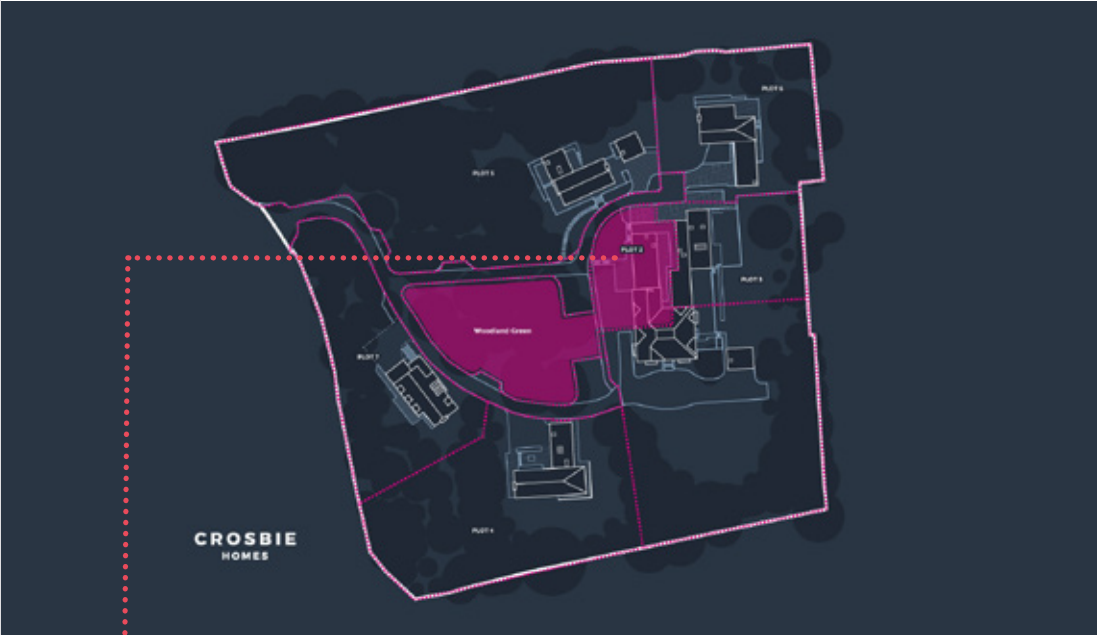
Formal lounge	5.1m x 5.9m	16.7 ft x 19.3 ft
Snug	5.1m x 4.5m	16.7 ft x 14.7 ft
Dining kitchen	10.7m x 6.5m	35.1 ft x 21.3 ft
Utility	2.1m x 2.0m	6.8 ft x 6.5 ft
Pantry	2.2m x 1.3m	7.2 ft x 4.2 ft
WC	2.1m x 2.1m	6.8 ft x 6.8 ft

First floor

Bedroom one	5.1m x 6.0m	16.7 ft x 19.6 ft
En-suite	2.4m x 2.3m	7.8 ft x 7.5 ft
Bedroom two	5.1m x 4.6m	16.7 ft x 15.0 ft
Bedroom three	3.5m x 3.7m	11.4 ft x 12.1 ft
Bathroom	2.2m x 2.6m	7.2 ft x 8.5 ft

Second floor

Dressing area/Snug	5.9m x 2.8m	19.3 ft x 9.1 ft
Bedroom four	5.1m x 4.9m	16.7 ft x 16.0 ft
En-suite	3.7m x 4.6m	12.1 ft x 15.0 ft



PLOT TWO

Woodthorpe Grove, Sandal, Wakefield

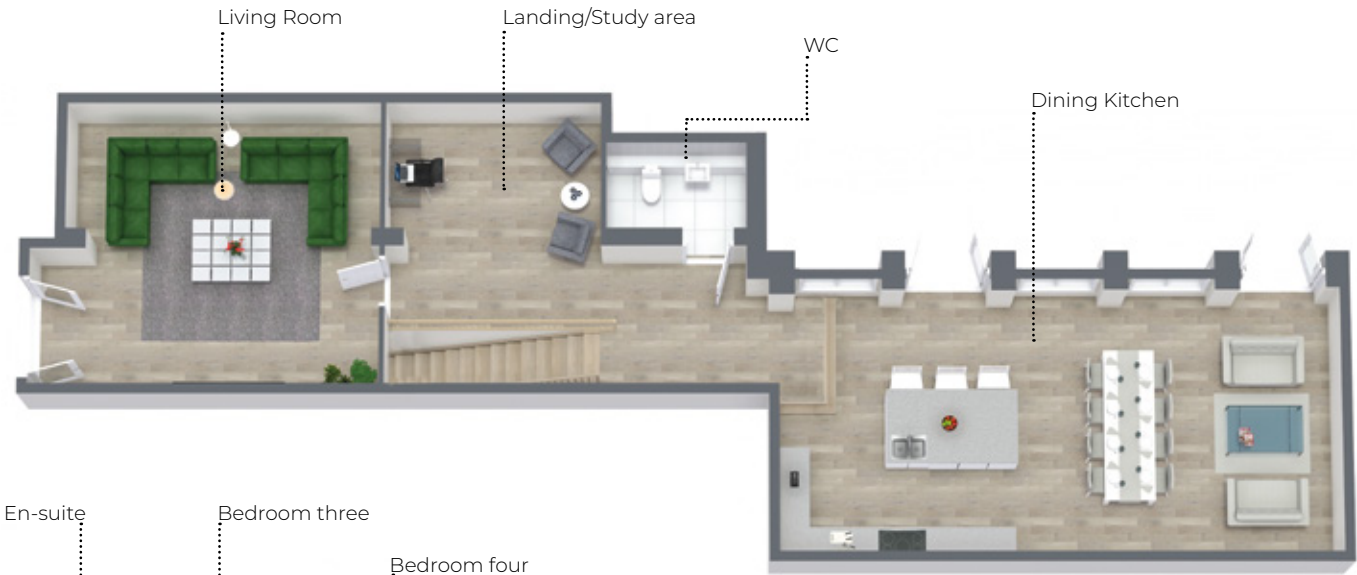
Four bedroom four storey home

3700 sq ft | 344 sq m

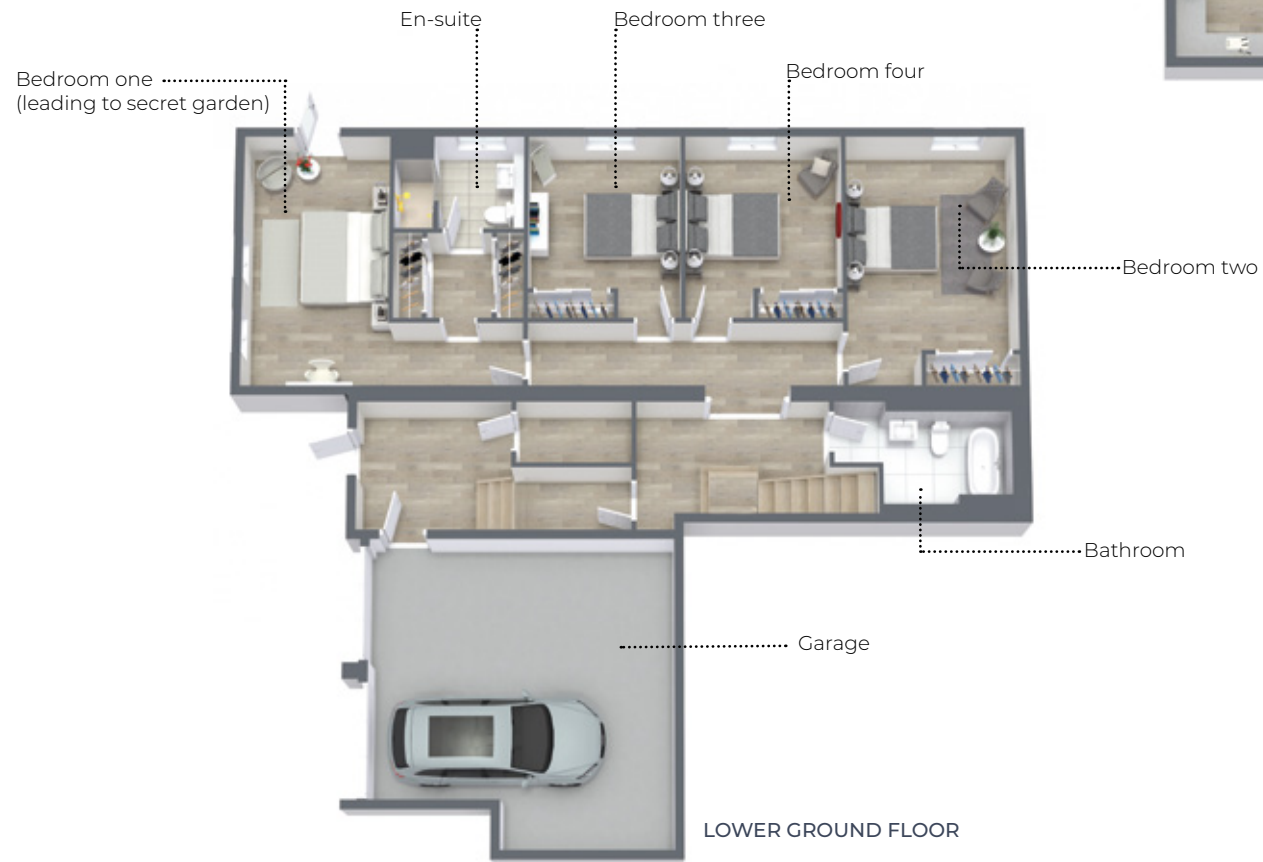


PLOT THREE

WOODTHORPE GROVE



GROUND FLOOR



LOWER GROUND FLOOR

Lower ground floor

Area	Dimensions	
Bedroom one	3.1m x 5.4m	10.1 ft x 17.7 ft
Dressing Room	2.7m x 1.8m	8.8 ft x 5.9 ft
En-suite	2.7m x 1.9m	8.8 ft x 6.2 ft
Bedroom two	3.6m x 5.2m	11.8 ft x 17.0 ft
Bedroom three	3.3m x 3.8m	10.8 ft x 12.4 ft
Bedroom four	3.2m x 3.9m	10.4 ft x 12.7 ft
Bathroom	3.8m x 2.2m	12.4 ft x 7.2 ft
Utility	2.4m x 1.2m	7.8 ft x 3.9 ft
Garage	6.5m x 6.4m	21.3 ft x 20.9 ft

Ground floor

Living Room	6.0m x 5.6m	19.6 ft x 18.3 ft
Cloak/WC	2.8m x 1.6m	9.1 ft x 5.2 ft
Dining Kitchen	10.9m x 5.0m	35.7 ft x 16.4 ft



PLOT THREE

Woodthorpe Grove, Sandal, Wakefield

Four bedroom two storey home

2700 sq ft | 251 sq m



PLOT
FOUR

WOODTHORPE
GROVE



GROUND FLOOR

FIRST FLOOR

Ground floor

Area	Dimensions	
Formal lounge	6.9m x 4.8m	22.6 ft x 15.7 ft
Office	3.3m x 2.9m	10.8 ft x 9.5 ft
Cloak/WC	1.8m x 2.9m	5.9 ft x 9.5 ft
Dining/Family room	6.9m x 8.0m	22.6 ft x 26.2 ft
Kitchen	4.6m x 5.6m	15.0 ft x 18.3 ft
Pantry	1.6m x 2.1m	5.2 ft x 6.8 ft
Utility	1.7m x 3.4m	5.5 ft x 11.1 ft
Garage	6.3m x 5.6m	20.6 ft x 18.3 ft

First floor

Bedroom one	4.7m x 4.8m	15.4 ft x 15.7 ft
Dressing area	2.1m x 2.3m	6.8 ft x 7.5 ft
En-suite	2.1m x 2.4m	6.8 ft x 7.8 ft
Bedroom two	4.7m x 3.5m	15.4 ft x 11.4 ft
En-suite	2.1m x 2.7m	6.8 ft x 8.8 ft
Dressing area	2.1m x 2.4m	6.8 ft x 7.8 ft
Bedroom three	3.4m x 4.0m	11.1 ft x 13.1 ft
Bedroom four	3.4m x 3.3m	11.1 ft x 10.8 ft
Bedroom five	3.4m x 3.8m	1.11 ft x 12.4 ft
Bathroom	2.1m x 2.3m	6.8 ft x 7.5 ft



PLOT
FOUR

Woodthorpe Grove, Sandal, Wakefield

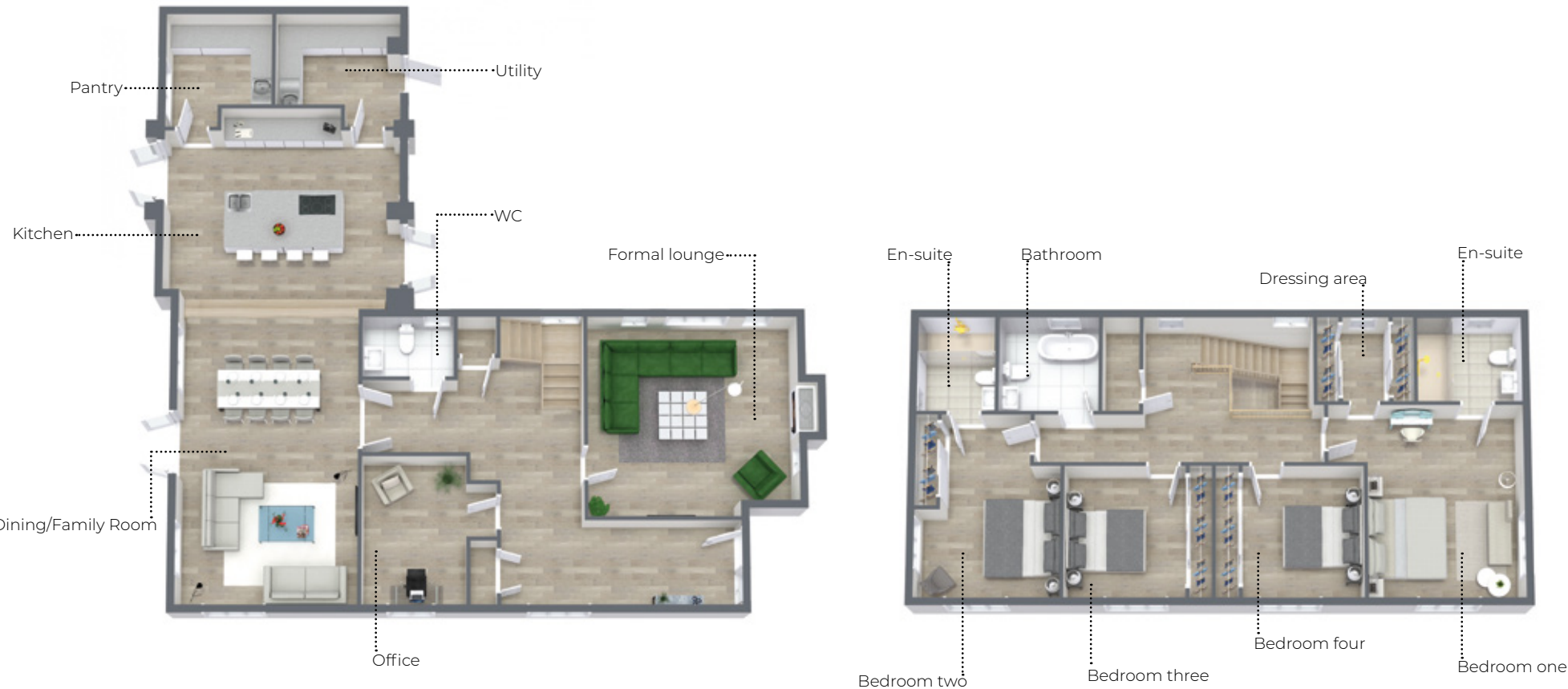
Five bedroom two storey home

3300 sq ft | 307 sq m



PLOT FIVE

WOODTHORPE GROVE



Ground floor

Area	Dimensions	
Formal lounge	5.1m x 4.9m	22.6 ft x 15.7 ft
Dining/Family room	4.5m x 7.4m	10.8 ft x 9.5 ft
Kitchen	5.6m x 4.6m	5.9 ft x 9.5 ft
Pantry	2.6m x 2.8m	22.6 ft x 26.2 ft
Utility	2.8m x 2.8m	15.0 ft x 18.3 ft
WC	2.2m x 1.5m	5.2 ft x 6.8 ft
Office	3.3m x 3.6m	5.5 ft x 11.1 ft

First floor

Bedroom one	4.9m x 4.8m	16.0 ft x 15.7 ft
Dressing area	2.5m x 2.1m	8.2 ft x 6.8 ft
En-suite	2.6m x 2.1m	6.5 ft x 6.8 ft
Bedroom two	3.6m x 4.6m	11.8 ft x 15.0 ft
En-suite	2.0m x 2.5m	6.5 ft x 8.2 ft
Bedroom three	3.7m x 3.3m	12.1 ft x 10.8 ft
Bedroom four	3.7m x 3.3m	12.1 ft x 10.8 ft
Bathroom	2.5m x 2.4m	8.2 ft x 7ft .8 ft



PLOT FIVE

Woodthorpe Grove, Sandal, Wakefield

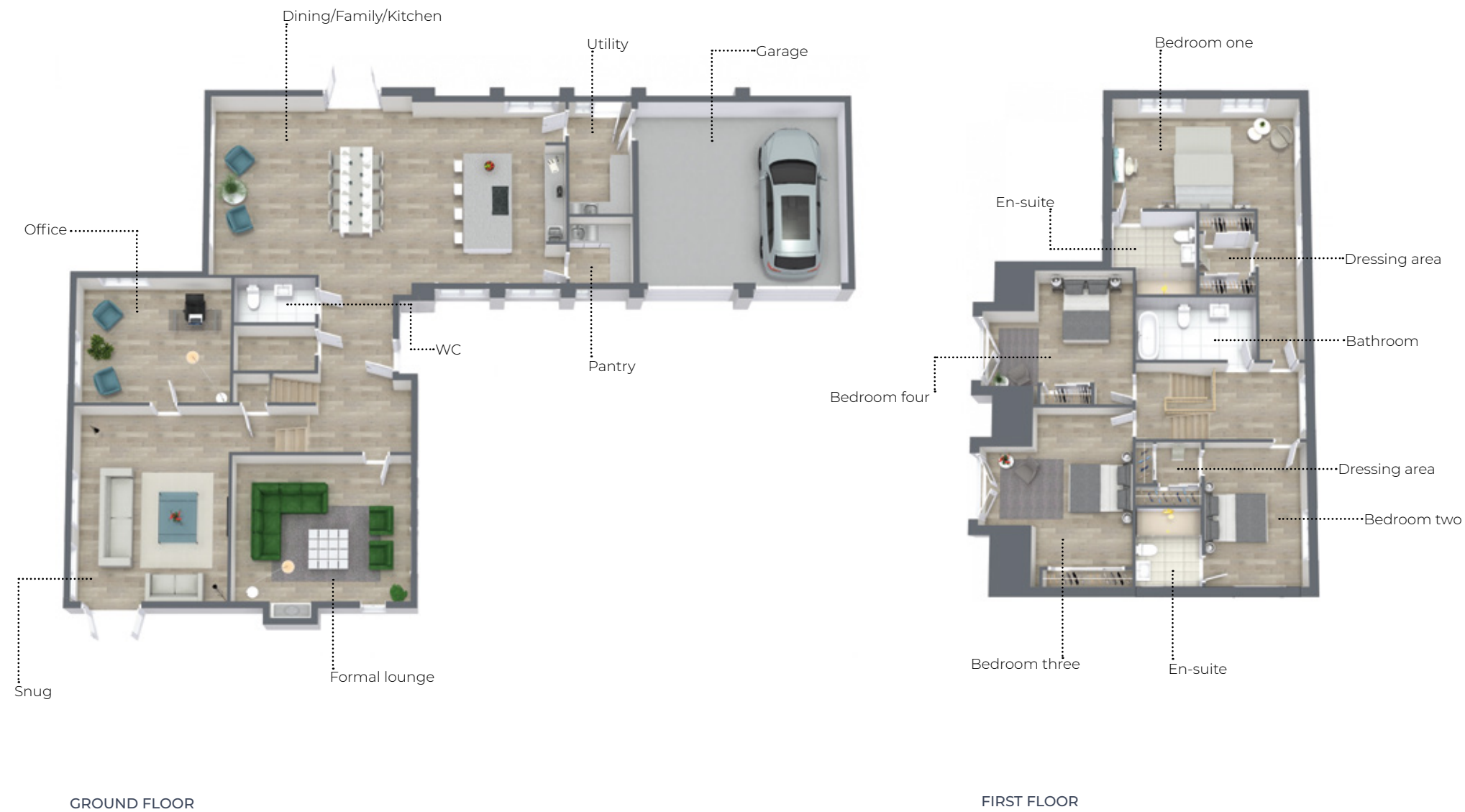
Four bedroom two storey home

2750 sq ft | 255 sq m



PLOT SIX

WOODTHORPE GROVE



Ground floor

Area	Dimensions	
Formal lounge	5.2m x 4.4m	17.0 ft x 14.4 ft
Snug	4.6m x 5.9m	15.0 ft x 19.3 ft
Office	4.6m x 3.8m	15.0 ft x 12.4 ft
Dining/Family/Kitchen	10.8m x 5.4m	35.4 ft x 17.7 ft
Utility	1.8m x 3.5m	5.9 ft x 11.4 ft
Pantry	1.8m x 2.0m	5.9 ft x 6.5 ft
WC	2.4m x 1.5m	7.8 ft x 4.9 ft
Cloaks	2.4m x 1.3m	7.8 ft x 4.2 ft
Garage	6.3m x 5.6m	20.6 ft x 18.3 ft

First floor

Bedroom one	6.0m x 3.6m	19.6 ft x 11.8 ft
Dressing area	1.8m x 2.6m	5.9 ft x 8.5 ft
En-suite	2.7m x 2.6m	8.8 ft x 8.5 ft
Bedroom two	3.1m x 4.4m	10.1 ft x 14.4 ft
Dressing area	2.5m x 2.4m	8.2 ft x 7.8 ft
En-suite	2.0m x 1.9m	6.5 ft x 6.2 ft
Bedroom three	4.6m x 5.4m	15.0 ft x 17.7 ft
Bedroom four	4.6m x 4.2m	15.0 ft x 13.7 ft
Bathroom	3.8m x 2.0m	12.4 ft x 6.5 ft



PLOT SIX

Woodthorpe Grove, Sandal, Wakefield

Four bedroom two storey home

3200 sq ft | 297 sq m



PLOT SEVEN

WOODTHORPE GROVE



Ground floor

Area	Dimensions	
Formal lounge	6.0m x 5.4m	19.6 ft x 17.7 ft
Dining kitchen	6.1m x 7.0m	20.0 ft x 22.9 ft
Pantry	1.8m x 2.2m	5.9 ft x 7.2 ft
Utility	2.0m x 2.5m	6.5 ft x 8.2 ft
Office	4.8m x 2.6m	15.7 ft x 8.5 ft
WC	1.8m x 2.0m	5.9 ft x 6.5 ft
Cloaks	2.1m x 1.7m	6.8 ft x 5.5 ft
Garage	5.7m x 6.3m	18.7 ft x 20.6 ft

First floor

Bedroom one	6.0m x 5.7m	19.6 ft x 18.7 ft
Dressing area	3.0m x 2.0m	9.8 ft x 6.5 ft
En-suite	2.6m x 2.3m	8.5 ft x 7.5 ft
Bedroom two	3.7m x 6.1m	12.1 ft x 20.0 ft
En-suite	2.2m x 2.0m	7.2 ft x 6.5 ft
Bedroom three	3.6m x 4.9m	11.8 ft x 16.0 ft
Bedroom four	3.7m x 4.9m	12.1 ft x 16.0 ft
Bathroom	3.0m x 2.0m	9.8 ft x 6.5 ft



PLOT SEVEN

Woodthorpe Grove, Sandal, Wakefield

Four bedroom two storey home

2878 sq ft | 267 sq m





Our history and heritage

Delivering bespoke homes in prime locations, Crosbie Homes is the private residential arm of Morris & Spottiswood. An ambitious company with a very clear strategy, we aim to deliver high quality, beautiful and flexible new build homes by embracing the latest technologies to allow us to maximise energy efficiencies and sustainability whilst at the same time redefining quality and craftsmanship.

We understand that a residential property isn't just a building – it's a home and we go the extra mile to make it an outstanding one.

Strong ethics and customer care are the defining principles of our business and are what we stand for. We work tirelessly to create bespoke environments where people want to live and will thrive in.

Design and detail is our passion and we strive to embed innovation in every home we build.

Such sharply defined focus is what makes Crosbie Homes different and a unique and compelling alternative to large scale house builders.

Find out more: www.crosbiehomes.co.uk



WOODTHORPE GROVE

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