

air



An exciting development
in the heart of the Gateway
East, Auckley, Doncaster

2, 3 & 4 bedroom homes



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Welcome to **air**

Air is an exciting modern development of First Time Buyer and Family Homes consisting of a mix of nineteen 2, 3 and 4 bedroom homes and eight 1 and 2 bedroom apartments.

Located in a prominent position off Hayfield Lane and Field Lane at the very heart of the Gateway East at Auckley, with local shops, convenience stores and various amenities just a stones throw away including The Hub restaurant and the Yorkshire Wildlife Park all within walking distance.

A variety of children's nurseries, Primary and Secondary Schools as well as 'New College' for further education are located nearby. For commuters the Park and Ride scheme is within a short drive from the development with links on to Doncaster Train Station.

This bespoke development offers a fantastic location for time buyers, families and investors alike.

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Site Plan

Hayfield Lane




 **Stratus**
2 Bedroom Townhouse

 **Alto**
3 Bedroom Townhouse

 **Cumulus**
3 Bedroom Detached

 **Nimbus**
4 Bedroom Detached

 **Cirrus**
Apartment A

 **Cirrus**
Apartment B

 **Cirrus**
Apartment C

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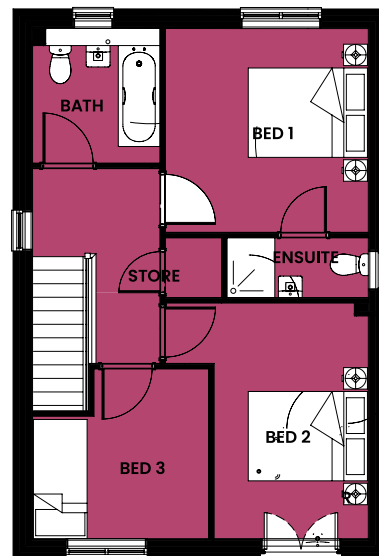
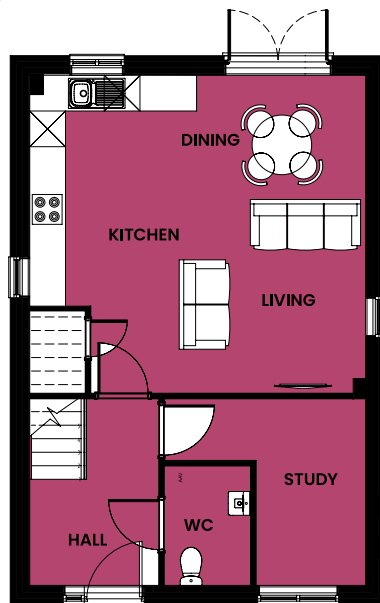
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Alto



Kitchen / Living	5.62m (18.43') x 5.33m (17.48')	Bathroom	2.13m (6.98') x 2.26m (7.41')
Bedroom 1	3.42m (11.22') x 3.47m (11.38')	Study	3.36m (11.02') x 3.11m (10.20')
Bedroom 2	3.40m (11.15') x 3.95m (12.95')	Hall	3.13m (10.26') x 2.18m (7.15')
Bedroom 3	2.88m (9.44') x 2.83m (9.28')	Store	1.00m (3.28') x 0.96m (3.14')
WC	2.04m (6.69') x 1.47m (4.82')		

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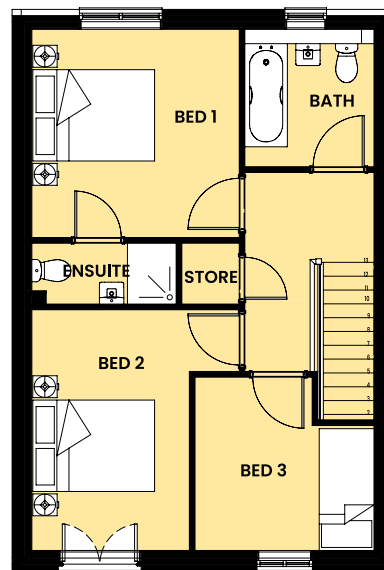
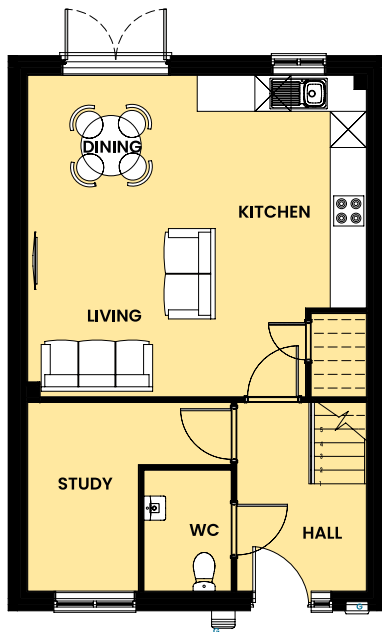
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Cumulus



Kitchen / Living	5.62m (18.43') x 5.33m (17.48')	Bathroom	2.13m (6.98') x 2.26m (7.41')
Bedroom 1	3.42m (11.22') x 3.47m (11.38')	Study	3.36m (11.02') x 3.11m (10.20')
Bedroom 2	3.40m (11.15') x 3.95m (12.95')	Hall	3.13m (10.26') x 2.18m (7.15')
Bedroom 3	2.88m (9.44') x 2.83m (9.28')	Store	1.00m (3.28') x 0.96m (3.14')
WC	2.04m (6.69') x 1.47m (4.82')		

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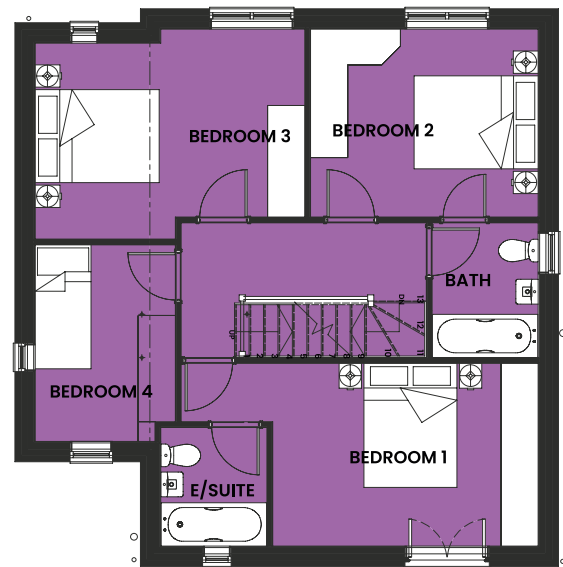
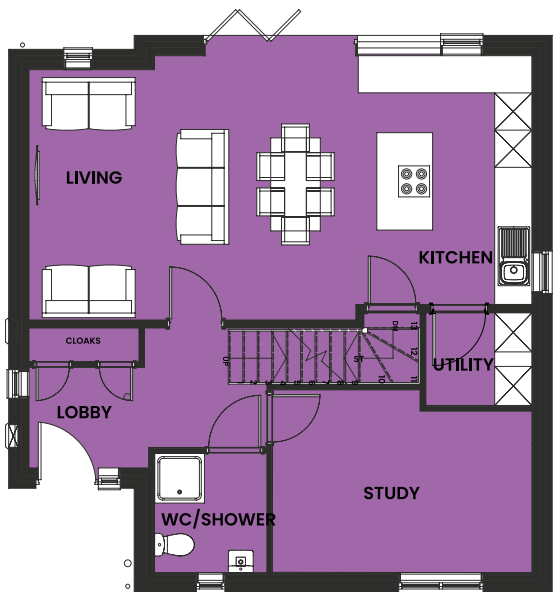
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Nimbus



Kitchen / Living	8.11m (26.60') x 4.29m (14.07')	WC / Shower	1.86m (6.10') x 1.95m (6.39')
Bedroom 1	5.79m (18.99') x 2.91m (9.54')	Bathroom	1.78m (5.83') x 2.19m (7.18')
Bedroom 2	3.01m (9.87') x 3.70m (12.13')	Study	4.18m (13.71') x 2.60m (8.53')
Bedroom 3	3.37m (11.05') x 4.37m (14.33')	Hall	3.83m (12.56') x 1.92m (6.29')
Bedroom 4	3.18m (10.43') x 2.29m (7.51')	Store	1.00m (3.28') x 0.96m (3.14')

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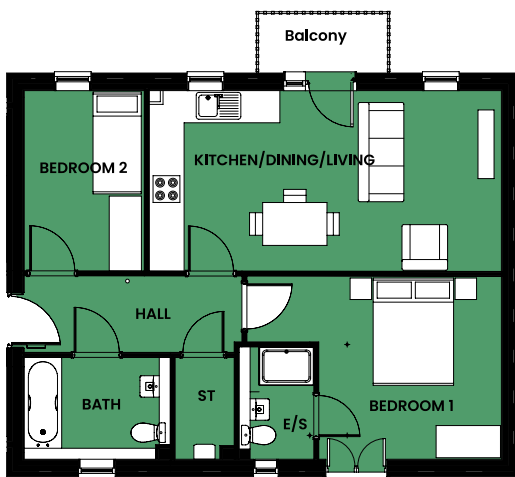
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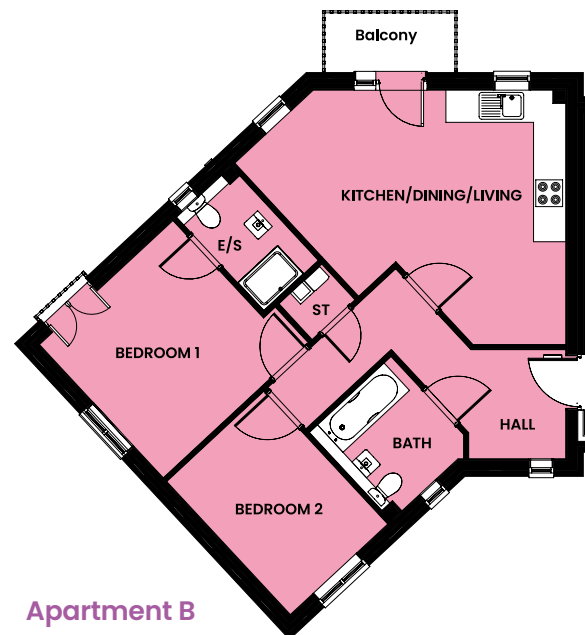


Cirrus



Apartment A

Kitchen / Living	6.60m (21.65') x 3.40m (11.15')
Bedroom 1	4.74m (15.55') x 3.44m (11.28')
Bedroom 2	3.37m (11.05') x 2.20m (7.21')
Bathroom	2.71m (8.89') x 1.87m (6.13')
Hall	4.06m (13.32') x 1.39m (4.56')
Store	1.10m (3.60') x 1.88m (6.16')



Apartment B

Kitchen / Living	6.39m (20.96') x 4.75m (15.58')
Bedroom 1	3.39m (11.12') x 3.44m (11.28')
Bedroom 2	3.39m (11.12') x 2.51m (8.23')
Bathroom	2.13m (6.98') x 2.26m (7.41')
Hall	7.07m (23.19') x 1.99m (6.52')
Store	1.07m (3.51') x 0.90m (2.95')

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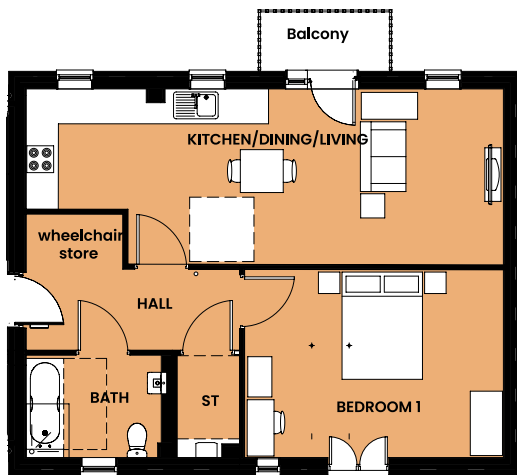
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Cirrus



Apartment C

Kitchen / Living	8.92m (29.26') x 3.26m (10.69')
Bedroom 1	4.86m (15.94') x 3.53m (11.58')
Bathroom	1.91m (6.26') x 2.74m (8.98')
Hall	4.00m (13.12') x 2.64m (8.66')
Store	1.12m (3.67') x 1.90m (6.23')

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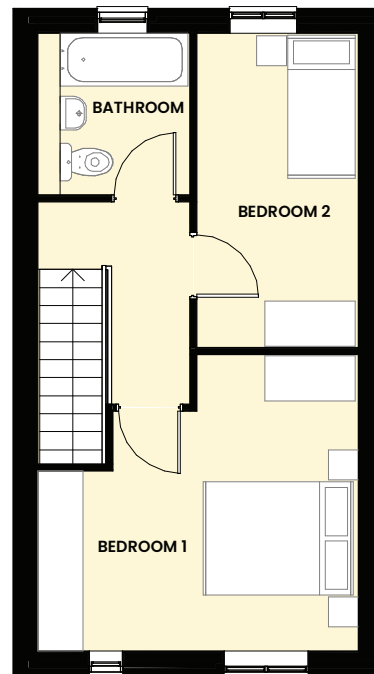
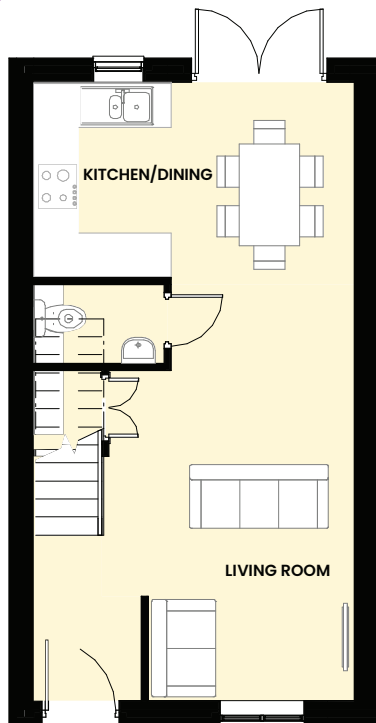
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Stratus



Kitchen/ Dining Lounge	8.25m (27.06') x 4.33 m (11.04') Lounge - 3.368m (11.04')	WC	1.85m (6.06') x 1.05m (3.44')
Bedroom 1	4.33m (14.20') x 3.95 m (12.95')	Bathroom	2.02m (6.62') x 2.07m (6.79')
Bedroom 2	4.22m (13.84') x 2.25m (7.38')		

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Why buy a Fenwood new build home

Brand new means – Make it your own

A Fenwood new build home is bright, clean, untouched and neutral giving you the opportunity to furnish your new home with your style and personality from day one.

Greener – More energy efficient

Fenwood new build homes are built to the latest environmental standards, improved energy efficiency is not only good for the planet but saves money too. With the latest heating systems, excellent loft and wall insulation and double-glazed windows and doors, a Fenwood new build home really can save on your utility bills.

Peace of mind – Builder guarantees and warranties

There is no need to be a DIY expert as your Fenwood new build home will not need any renovation work or repairs. It will come with a 10 year warranty and builder guarantee. Your new home will be checked at every build stage to make sure quality is assured. It's a bit like driving a brand-new car out of the showroom with the peace of mind it is covered by the maker's warranty, not like buying a second-hand car and not really knowing what the future will bring.

Higher specification – As standard

A Fenwood new build home provides many 'as standard' features, such as fully fitted kitchens with energy-efficient appliances, modern sanitary ware, flooring/ carpets throughout, bathrooms and en-suites all complying with the latest building regulations. We offer choices in order for you to personalise your new home.

Safety – Fenwood new build homes offer increased security and safety

Fenwood new build homes are designed to adhere to high building standards relating to every aspect of structure, ventilation, electrical and fire safety. Locks and alarms give peace of mind.

No Chain – You will not have to wait for the owners of the property to find a new home

Once you reserve your Fenwood new build home you will be given a completion date and can start planning your move with no existing residents to vacate the property. This reduces the stress and uncertainty associated with buying a second-hand property.

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Features

Kitchen	Alto	Cumulus	Nimbus	Cirrus A	Cirrus B	Cirrus C
Fully fitted kitchen in a range of styles to suit your personal taste	•	•	•	•	•	•
Soft close doors and drawers on all units	•	•	•	•	•	•
Choice of laminate worktops and matching splash back/backboard	•	•	•	•	•	•
Integrated, high quality stainless steel fan oven	•	•	•	•	•	•
State of the art electric hob	•	•	•	•	•	•
Modern extractor fan	•	•	•	•	•	•
Integrated dishwasher	•	•	•	•	•	•
Full size integrated fridge/freezer	•	•	•	•	•	•
1.5 bowl stainless steel sink and drainer	•	•	•	•	•	•
Stylish chrome mixer tap	•	•	•	•	•	•
Low voltage down lighters to ceiling	•	•	•	•	•	•
Under lit wall units	•	•	•	•	•	•
Choice of floor coverings	•	•	•	•	•	•
Bathroom	Alto	Cumulus	Nimbus	Cirrus A	Cirrus B	Cirrus C
Range of contemporary wall tiling in a selection of colours including feature tile and chrome trim	•	•	•	•	•	•
Choice of floor tiling in a range of colours/ styles	•	•	•	•	•	•
White modern sanitary ware including wall hung vanity unit in white /graphite	•	•	•	•	•	•
Stylish chrome mixer tap	•	•	•	•	•	•
Graphite heated towel rail	•	•	•	•	•	•
Low voltage downlighters	•	•	•	•	•	•
Shower over bath	•	•	•	•	•	•
Modern glass bath screen	•	•	•	•	•	•
En-suite	Alto	Cumulus	Nimbus	Cirrus A	Cirrus B	Cirrus C
Range of contemporary wall tiling in a selection of colours including feature tile and chrome trim	•	•	•	•	•	•
Choice of floor tiling in a range of colours/ styles	•	•	•	•	•	•
White modern sanitary ware including wall hung vanity unit in white /graphite	•	•	•	•	•	•
Stylish chrome mixer tap	•	•	•	•	•	•
Shower enclosure with chrome features and white tray	•	•	•	•	•	•
Contemporary chrome shower with large feature head plus small handheld at lower level	•	•	•	•	•	•
Graphite heated towel rail	•	•	•	•	•	•
Shaver socket	•	•	•	•	•	•
Low voltage downlighters	•	•	•	•	•	•
Internal	Alto	Cumulus	Nimbus	Cirrus A	Cirrus B	Cirrus C
Gas central heating with radiators throughout	•	•	•	•	•	•
Heat / smoke detectors throughout	•	•	•	•	•	•
Light grey emulsion to walls, white emulsion to ceilings	•	•	•	•	•	•
White gloss internal joinery	•	•	•	•	•	•
Modern pre finished doors with Anthracite/chrome door furniture	•	•	•	•	•	•
Choice of carpets / tiles / laminate throughout	•	•	•	•	•	•
High quality Security alarm to all houses and GF Apts only	•	•	•	•	•	•
EV charging point to garage	•	•	•	•	•	•
External	Alto	Cumulus	Nimbus	Cirrus A	Cirrus B	Cirrus C
Outside tap to each property	•	•	•			
Front and rear external lighting	•	•	•	•	•	•
Turf to rear gardens	•	•	•			
Planting to front/sides of property where applicable	•	•	•	•	•	•
Paving to paths / patio areas	•	•	•	•	•	•

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Autumn Winter 2023

House Types	Plot Number	Number of Bedrooms	Price	Availability
Cumulus	1	3	£275,000	Available
Cumulus	2	3	£275,000	Available
Cumulus	3	3	£275,000	Available
Cumulus	4	3	£270,000	Available
Cumulus	5	3	£270,000	Available
Stratus	6	2	£TBC	Not Released
Stratus	7	2	£TBC	Not Released
Stratus	8	2	£TBC	Not Released
Stratus	9	2	£TBC	Not Released
Stratus	10	2	£TBC	Not Released
Cirrus	11	2	£129,995	Available
Cirrus	12	2	£132,995	Available
Cirrus	13	2	£132,995	Available
Cirrus	14	2	£134,950	Available
Cirrus	15	2	£139,950	Available
Cirrus	16	2	£139,950	Available
Cirrus	17	2	£145,000	Available
Cirrus	18	2	£145,000	Available
Nimbus	19	4	£375,000	Available
Nimbus	20	4	£375,000	Available
Alto	21	3	£265,000	Available
Alto	22	3	£260,000	Available
Alto	23	3	£265,000	Available
Alto	24	3	£TBC	Not Released
Alto	25	3	£TBC	Not Released
Alto	26	3	£TBC	Not Released
Alto	27	3	£TBC	Not Released

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