

Sky-House.Co

Waverley Phase 02.

Live Gently.

This is Sky-House.Co

Waverley Phase 02



Lescar Road, Waverley, Rotherham, S60





Based on the 'Back-to-Back' housing concept and sell-out development of Phase 01 at Waverley, Sky-House.Co aims to create sensitively dense, sustainable communities centred around communal gardens and open spaces for residents to enjoy. 'Sky-House' is derived from the houses unique roof gardens and bright, airy interiors.

Waverley Phase 02 is the latest of our development sites at Waverley, Rotherham. The expansive site is located adjacent to Phase 01, complete with public open space, residents communal garden and close to the much-anticipated Olive Lane development.



Waverley: A sensitively compact community centred around green open spaces



Waverley, South Yorkshire's largest ever brownfield development, has created a new residential village across 741 acres between Sheffield and Rotherham, just two minutes from Junction 33 of the M1.

The major project by landowner Harworth Estates offers a lakeside setting with planning consent for the construction of close to 4,000 new homes and 60,000 sqft commercial space.

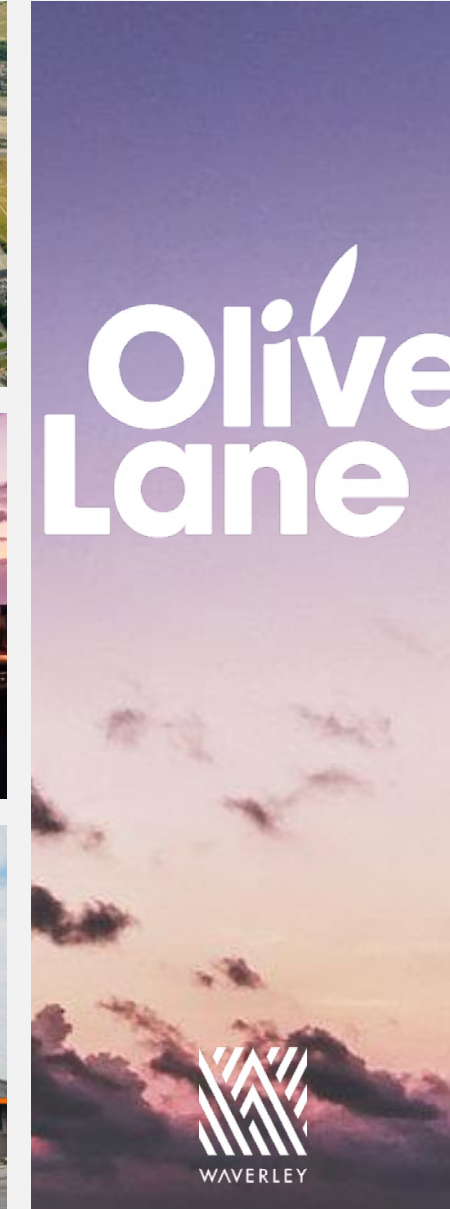
Waverley's 'heart of the community' scheme Olive Lane will provide essential retail uses, a gym, offices, restaurants and cafes, a medical centre and a bus hub, all of which will create a vibrant centre for local residents. This will be located on 10 acres of land that sits between the Advanced Manufacturing Park (AMP) and Sky-House Co's Phase 01 development, and just a stone's throw away from Phase 02.

Sky-House Waverley Phase 02 site is located opposite the newly completed Waverley Junior Academy.





Waverley Phase 02.



Urban living.





Sustainable homes in an urban location



‘Sky House’ is an urban house for those who don’t want to toil and labour with a garden. Our superbly located Waverley Phase 02 development is composed of the best of urban living at the heart of the new residential community in South Yorkshire.

Private external terraces provide a space to enjoy a morning coffee or to catch up with friends. Our signature Sky-Terrace’s make the perfect spot for al fresco entertaining and the odd BBQ (weather permitting!).

The development also boasts a communal pocket park and public open space, providing a safe place for kids to roam or even to connect with your neighbours. Ball games are strictly encouraged!

With minimal Scandi interiors and a fully loaded spec complete with over 1000ft sq of space, our homes offer accommodation above the national average for new homes - something we are proud to shout about!

Each Sky-House will also include the latest app-enabled heating systems, solar panels, energy recovery hot water and of course ‘Low E’ everything throughout offering significant energy savings for you and Mother Earth.



Key

- T1/3BED
- T1B/3BED END
- T2/4BED END
- SHOW HOUSE

House Type 01

3BED SKY-HOUSE

93SQ.M/
1,001SQ.FT

Three bedroom back-to-back terrace featuring first floor balcony, large master bedroom and private roof garden.



Key

ST

Store

B

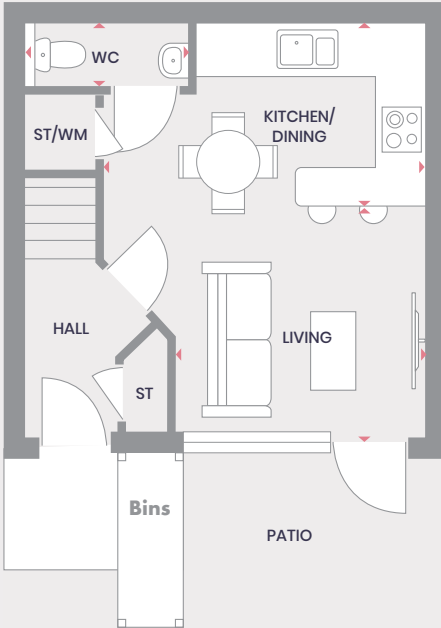
Boiler

W/D

Washer/dryer space

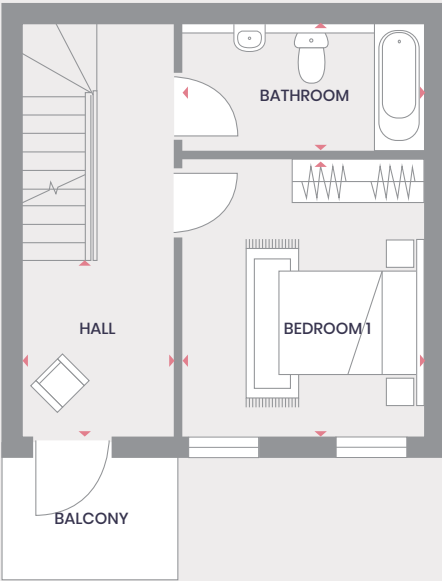
↔

Dimension location



Ground Floor

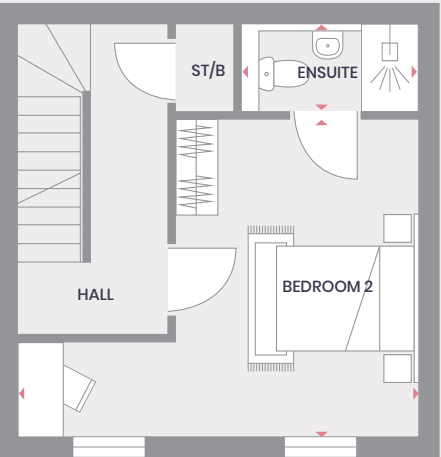
| | |
|----------------|----------------|
| Living | 3200 x 3000 mm |
| Kitchen/Dining | 4200 x 2400 mm |
| WC | 1900 x 900 mm |



First Floor

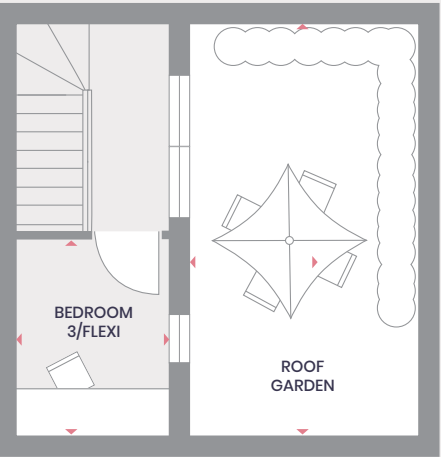
| | |
|-----------|----------------|
| Hall | 2000 x 2100 mm |
| Bathroom | 3100 x 1700 mm |
| Bedroom 1 | 3100 x 3400 mm |
| Balcony | 2100 x 1500 mm |

Waverley Phase 02.



Second Floor

| | |
|-----------|----------------|
| Ensuite | 2100 x 700 mm |
| Bedroom 2 | 5200 x 3900 mm |



Third Floor

| | |
|-------------|----------------|
| Bedroom 3 | 2000 x 2100 mm |
| Roof Garden | 2900 x 5200 mm |

All plans and dimensions given for each house type are illustrative only, and do not wholly or in part constitute a contract or agreement. Please check with our Sales Team in respect of specific plots and current specification before entering into a contract. Maximum dimensions are given and are for guidance only.



House Type 02

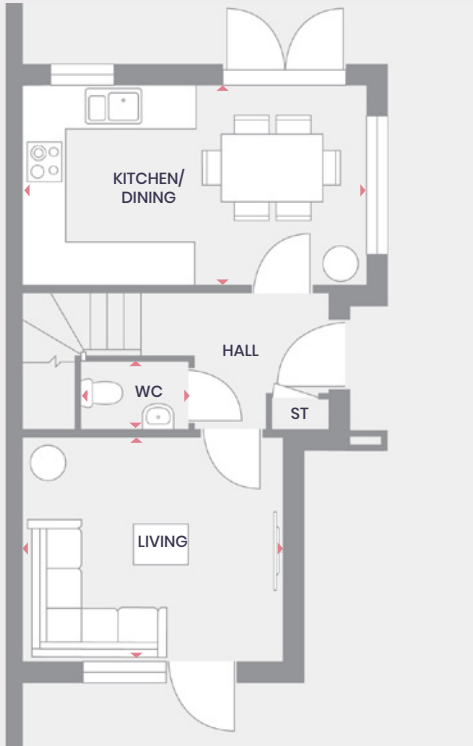
4BED END-TERRACE

110SQ.M/
1,184SQ.FT

Four bedroom end terrace set over three floors, including an ensuite bedroom, roof garden, dual aspect kitchen dining and separate living space

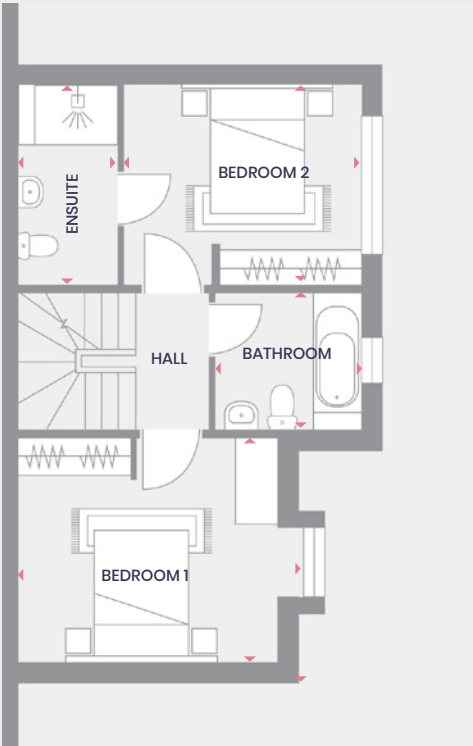
Key

- ST Store
- B Boiler
- W/D Washer/dryer space
- Dimension location



Ground Floor

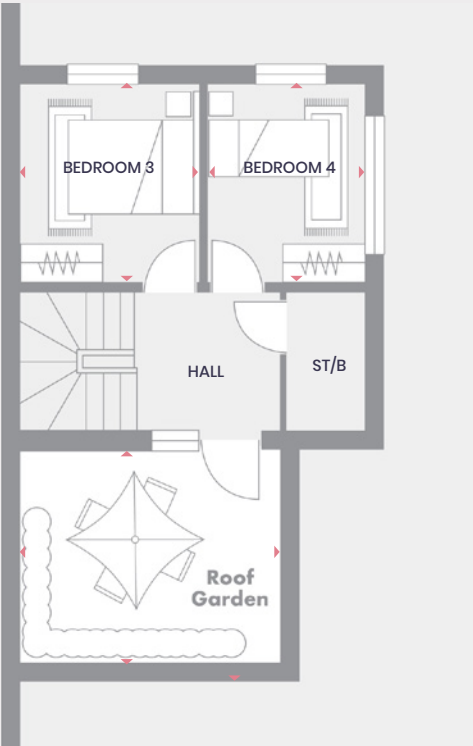
| | |
|----------------|----------------|
| Living | 3900 x 3500 mm |
| Kitchen/Dining | 5100 x 2900 mm |
| WC | 1570 x 950 mm |



First Floor

| | |
|-----------|----------------|
| Bathroom | 2200 x 2000 mm |
| Bedroom 1 | 3800 x 3300 mm |
| Ensuite | 1470 x 2900 mm |
| Bedroom 2 | 3570 x 2900 mm |

Waverley Phase 02.



Second Floor

| | |
|-------------|----------------|
| Bedroom 3 | 2650 x 2900 mm |
| Bedroom 4 | 2350 x 2900 mm |
| Roof Garden | 3800 x 3100 mm |





Our Sky-Houses takes reference from the regions industrial past with saw-toothed roofs in a contemporary style, complemented by bright airy interiors and low-energy fittings.

Our in-house designers have worked hard to achieve a high specification as standard, with a focus on design, quality and sustainability. Optional upgrades are available to customise your Sky-House for added comfort.

Complete with high-spec handle-less kitchens, beautiful worktops and splashbacks in a hand-picked range of finishes. Integrated appliances also come as standard, including electric hob, dishwasher and fridge freezer with optional extras.

Contemporary bathrooms benefit from large-format tiles with chrome fittings and heated towel rails, with vanities and black fittings as optional upgrades.

A range of flooring options are also available in a range of styles including stone, concrete and wood.

Specification.

Kitchen

- Designer handleless kitchen units with premium soft-close cabinets and drawers
- Integrated oven, fridge-freezer and dishwasher
- High quality 40mm worktop with matching splashback
- Electric hob and cooker hood
- Stainless steel sink with mixer tap
- USB sockets

Bathroom

- Designer bathroom suite
- Polished chrome shower, screen and handset over bath
- Half-height wall tiling; full height to bath

En-Suite

- Designer bathroom suite
- Rain-head shower with low-profile shower tray and sliding screen
- WHB splashback and full height tiling to shower

W/C

- Designer two-piece suite
- WHB splashback

Internal Features

- White painted throughout
- Stylish white ladder doors
- White recessed down-lights
- Ceilings and walls finished in white emulsion throughout
- Satin finish to woodwork
- High-efficiency app-controlled electric heating system
- Photovoltaic panels
- Digital pre-wired aerial
- TV points and telecoms connection
- USB socket to master bedroom and kitchen

External Features

- Sage coloured window profiles
- Glazed front door with black numbering
- Highly efficient double glazing
- Timber-clad bin enclosure
- First floor balcony
- Sun terrace with composite decking
- Rainwater harvesting planter
- External lighting
- External tap and socket
- Dedicated parking bay with EV charging capabilities

Please speak to our Sales Team for options and upgrades.



A carbon neutral development with 100% renewable heating and electric charging



Waverley Phase 02.



Zero gas.

100% renewable heating.

App-controlled.

Solar.

Our Sky-House's are naturally efficient by design, effectively retaining heat and reducing monthly running costs. The average household omits 2.7 tonnes of CO₂ every year through heating. However, our zero gas homes have the ability to be powered with 100% renewable energy.

An indoor heat pump recycles waste energy from within the home and converts it to low-cost renewable hot water. For every 1kW of energy consumed, the system can produce up to 4.5kW of thermal energy. Our Sky-Houses also benefit from passive cooling by drawing cool air in from the ground, allowing hot air to rise and exit

through the roof terrace. Some homes will also include solar panels, providing residents with a source of clean, renewable energy.

Natural landscaped areas and a public open space will provide ideal habitats for pollinating insects and an oasis for residents to enjoy the outdoors. Living green walls will also be offered on roof gardens to further enhance the enjoyment of the homes whilst supporting local ecosystems.

The development will be carbon neutral. Up to 80 tonnes of CO₂ per home is omitted during the construction of all new build homes. We have offset these carbon emissions on the development by supporting projects across the UK and overseas, including planting 400 trees locally – 10 trees for each home we have built.

As part of our commitment to zero carbon emissions, the development will also provide each property access to an electrical vehicle charging point.



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**Please get in touch to
find out more!**



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