



CREST
NICHOLSON

COPLEY PARK

SPROTROUGH • DONCASTER

A stunning new development in the sought-after village of Sprotbrough, with great transport links to York, Leeds and Sheffield – Copley Park really does have it all.

2, 3, 4 & 5 BEDROOM HOMES





SPOILT FOR CHOICE IN SPOTBROUGH

With so much to appreciate in the immediate and surrounding area there is something for everyone in Sprotbrough

On your doorstep

Whether it's being amongst nature or socialising over a good meal, life at Copley Park is all about doing what makes you happy. With a beautiful riverside pub and great village facilities, this is the perfect location for you.

- 1 The Boat Inn
- 2 St Mary's Church
- 3 Pickfords Pharmacy
- 4 The Ivanhoe
- 5 Sprotbrough Village Post Office
- 6 Shires Stores
- 7 Sprotbrough Country Club
- 8 The Pantry
- 9 Otto bar and kitchen
- 10 New Lane playground

Education

Copley Park is located close to a wide selection of established primary and secondary schools, that have been rated as 'Good' or 'Outstanding' by Ofsted. There is also an adult education college in nearby Doncaster.

- 11 Copley Junior School
- 12 Orchard Infant School
- 13 Scawsby Junior Academy
- 14 Warmsworth Primary School
- 15 Don Valley Academy (11 – 16 yrs)
- 16 Sir Thomas Wharton Academy (11 – 18 yrs)
- 17 Doncaster College (Higher Education)
- 18 Apple Tree Day Nursery
- 19 Sunny Bright Day Nursery

Travel

Served by excellent transport links, you will always feel connected at Copley Park. Key commuter towns York, Leeds and Sheffield are accessible in less than 30 minutes on the train, and less than an hour via the A1(M) and M18. These roads also give rapid access to the M1 meaning London is just over a three-hour drive away. The development is just a 10 minute drive from Doncaster city centre where you will find the train station which is on the East Coast Main Line.



London Kings Cross – 1 hour 40 minutes
York – 22 minutes
Sheffield – 23 minutes
Leeds – 30 minutes



Doncaster train station 10 minutes
Sheffield – 34minutes
Leeds – 47 minutes
York – 56 minutes





COPLEY PARK

Melton Road, Sprotbrough,
Doncaster DN5 7PA

For all enquiries please call

01302 713 728

crestnicholson.com/copley.park

CONNECTED AND CONVENIENT COUNTRYSIDE LIVING

Copley Park is a collection of 2,3,4 & 5 bedroom houses set in an attractive village alongside the banks of the beautiful River Don.

Sprotbrough is the perfect blend of nature and convenience, and ideal for someone who loves the outdoors but also needs access to modern facilities and commuter routes. The village is beautiful, being dominated by the scenic River Don, which always offers plenty of opportunities for pleasant walks and countryside views.

Sprotbrough is also great for modern family living, meaning you don't have to travel to larger towns for your daily essentials. The hugely popular The Boat Inn serves delicious and affordable meals, and there's also a nearby cafe bar, post office, convenience store, and pharmacy. Plus, parents will love the abundance of play parks to keep the little ones entertained, while they take a well-deserved break.

Just a short stroll from the Copley Park development is the charming village hall, a fantastic meeting place for the community. Here, you can get involved in a variety of activities such as dance, keep fit and yoga classes, as well as plenty of fundraising groups and private hire events.

The riverside area in Sprotbrough is absolutely breathtaking and draws people from far and wide. Sprotbrough Lock, located next to the 17th Century pub The Boat Inn, offers a grassy haven surrounded by natural beauty. Whether you're looking for a Sunday stroll, a leisurely bike ride, some peaceful fishing, or simply a moment to relax and admire the local wildlife, this is the place to be.

And let's not forget about the nearby Sprotbrough Flash Nature Reserve,

which is a little oasis nestled between the River Don and the surrounding woodland. With its diverse habitats, it's a haven for wildlife enthusiasts and photographers alike.

If you're craving a bit more excitement, the bustling city of Doncaster is just a short ten-minute drive away, or you could also reach it by bike or local bus. Doncaster offers endless shopping options, from the Frenchgate and Waterdale Shopping Centres to the Danum Retail Park. Whatever national chain stores you're looking for, you'll find them here.

So why not experience the best of both worlds in gorgeous Sprotbrough – peace, quiet and modern living all in one place.





**CREST
NICHOLSON**

COPLEY PARK

DEVELOPMENT PLAN

Collection of 2, 3, 4 & 5 bedroom homes set in the popular town of Sprotbrough.

2, 3, 4 & 5 BEDROOM HOMES



2 BEDROOM HOMES

- The Calthorpe

3 BEDROOM HOMES

- The Edgeworth
- The Chelmsford
- The Spofforth
- Affordable Rent
- Shared Ownership

4 BEDROOM HOMES

- The Marlborough
- The Winslow
- Shared Ownership

5 BEDROOM HOMES

- The Buckingham
- The Winchester
- The Stratford

* Mix of 1 & 2 Bed Affordable Rent

BCP Bin Collection Point
 SS Sub Station
 V Visitors Parking





THE CALTHORPE

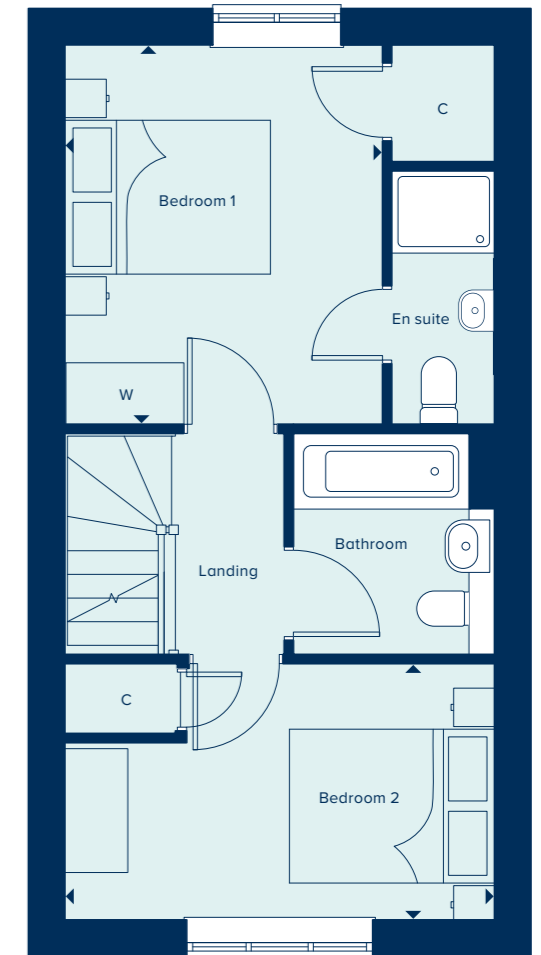
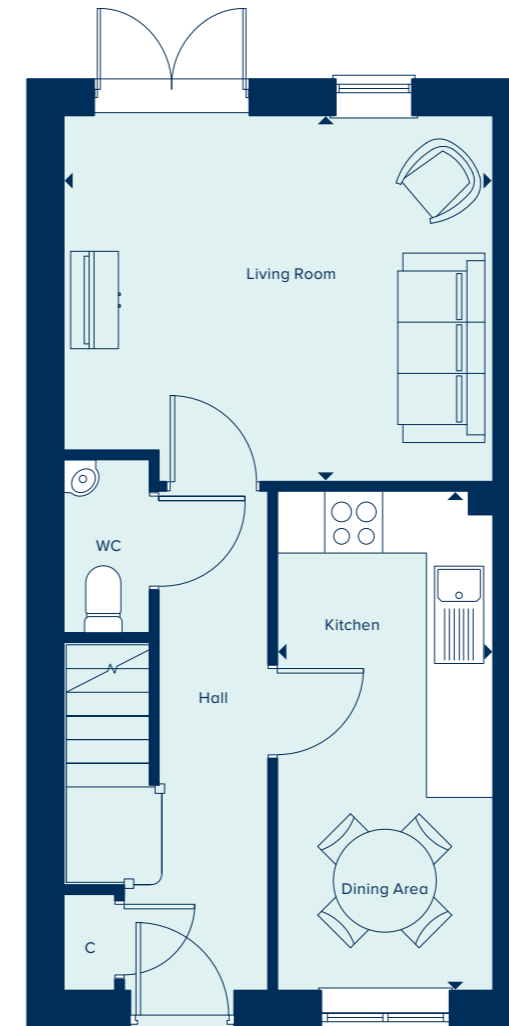
2 Bedroom Home

crestnicholson.com

THE CALTHORPE

The Calthorpe is an exceptionally spacious two bedroom home designed for comfort and convenience. The ground floor includes an open plan fitted kitchen and dining area and a separate spacious living room. Upstairs, benefits from having an en suite shower room to the main bedroom plus a second double bedroom and bathroom.

2 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

4.86m x 2.10m 15'11" x 6'10"

LIVING ROOM

4.18m x 3.56m 13'8" x 11'8"

FIRST FLOOR

BEDROOM 1

3.69m x 3.09m 12'1" x 10'1"

BEDROOM 2

4.18m x 2.49m 13'8" x 8'2"

C Cupboard W Wardrobe

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THE EDGEWORTH

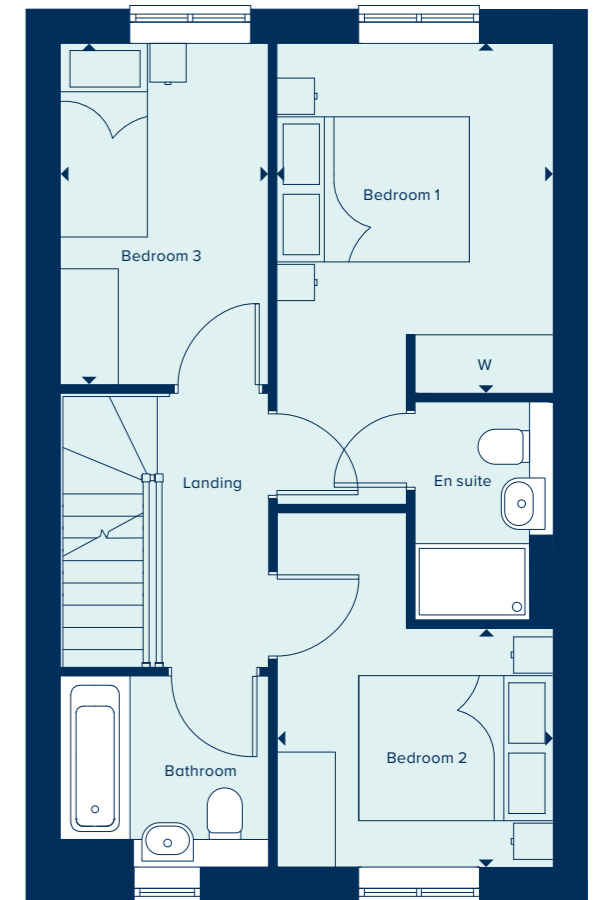
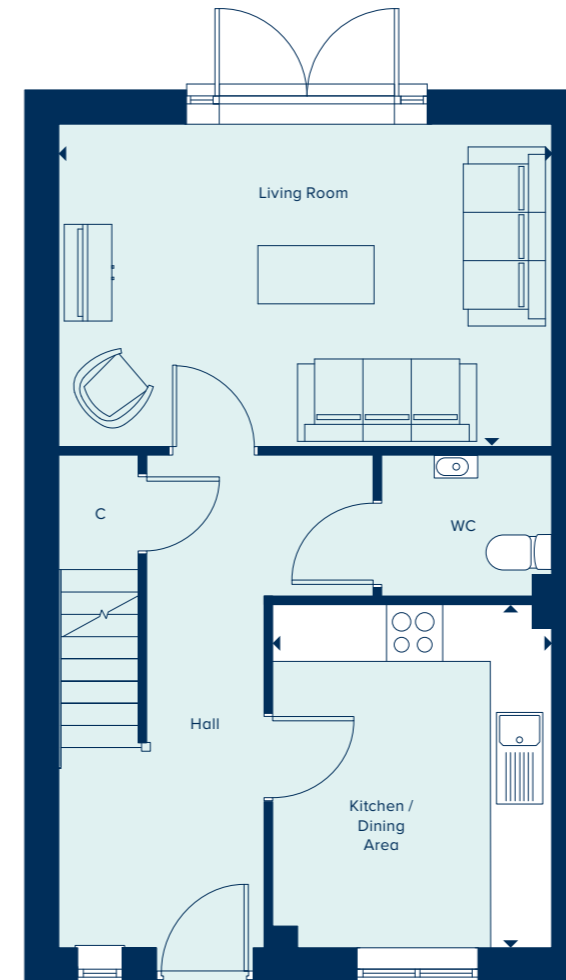
3 Bedroom Home

crestnicholson.com

THE EDGEWORTH

The Edgeworth is a three bedroom home which includes a versatile open plan kitchen and dining area which is ideal for entertaining, in addition to a separate light and airy living room. Bedroom one benefits from a built-in wardrobe and an en suite shower room. The house is perfectly suited to modern living, featuring a high quality kitchen, sanitaryware and fixtures and fittings throughout.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

3.55m x 2.89m 11'6" x 9'5"

LIVING ROOM

5.09m x 3.33m 16'8" x 10'11"

FIRST FLOOR

BEDROOM 1

3.60m x 2.85m 11'9" x 9'4"

BEDROOM 2

3.67m x 2.85m 12'0" x 9'4"

BEDROOM 3

3.52m x 2.15m 11'6" x 7'0"

C Cupboard W Wardrobe

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THE EDGEWORTH (PLOTS 42 & 43)

The Edgeworth is a three bedroom home which includes a versatile open plan kitchen and dining area which is ideal for entertaining, in addition to a separate light and airy living room. Bedroom one benefits from a built-in wardrobe and an en suite shower room. The house is perfectly suited to modern living, featuring a high quality kitchen, sanitaryware and fixtures and fittings throughout.

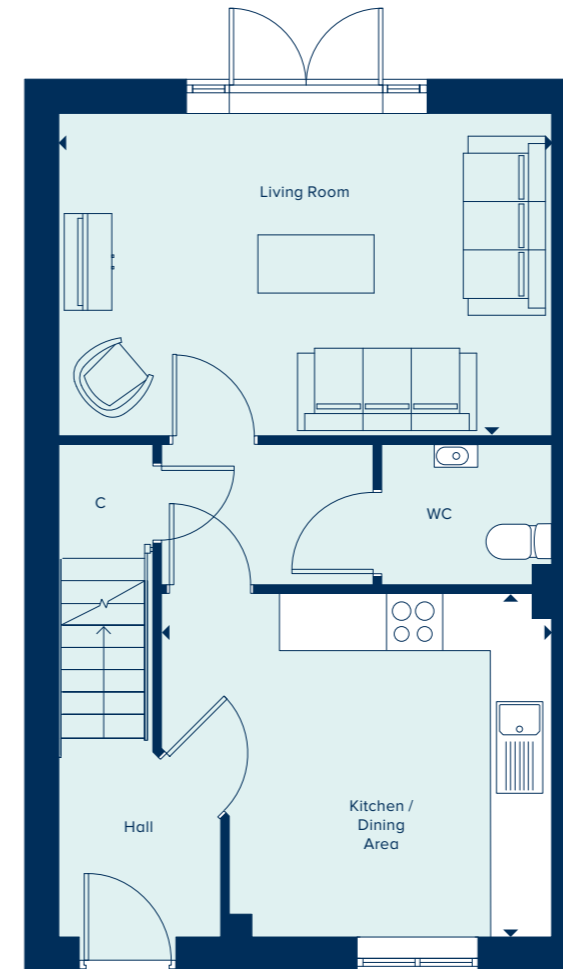
3 BEDROOM HOME



THE EDGEWORTH (PLOTS 42 & 43)

3 Bedroom Home

crestnicholson.com



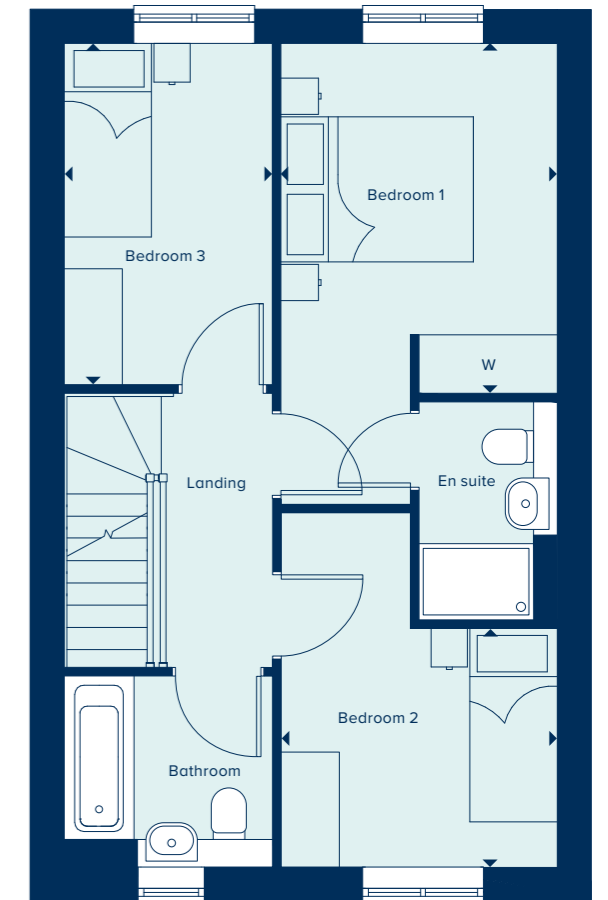
GROUND FLOOR

KITCHEN / DINING AREA

4.04m x 3.55m 13'3" x 11'8"

LIVING ROOM

5.09m x 3.33m 16'8" x 10'11"



FIRST FLOOR

BEDROOM 1

3.60m x 2.85m 11'9" x 9'4"

BEDROOM 2

3.67m x 2.85m 12'0" x 9'4"

BEDROOM 3

3.52m x 2.15m 11'6" x 7'0"

C Cupboard W Wardrobe

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THE CHELMSFORD

The Chelmsford is a generously sized three bedroom property. Inspired by tradition, it has a double fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious rooms: an open plan kitchen and dining area, along with a spacious living room. Upstairs, the main bedroom benefits from an en suite shower room and a built-in wardrobe. There is an additional two double bedrooms plus a family bathroom.

3 BEDROOM HOME



THE CHELMSFORD

3 Bedroom Home

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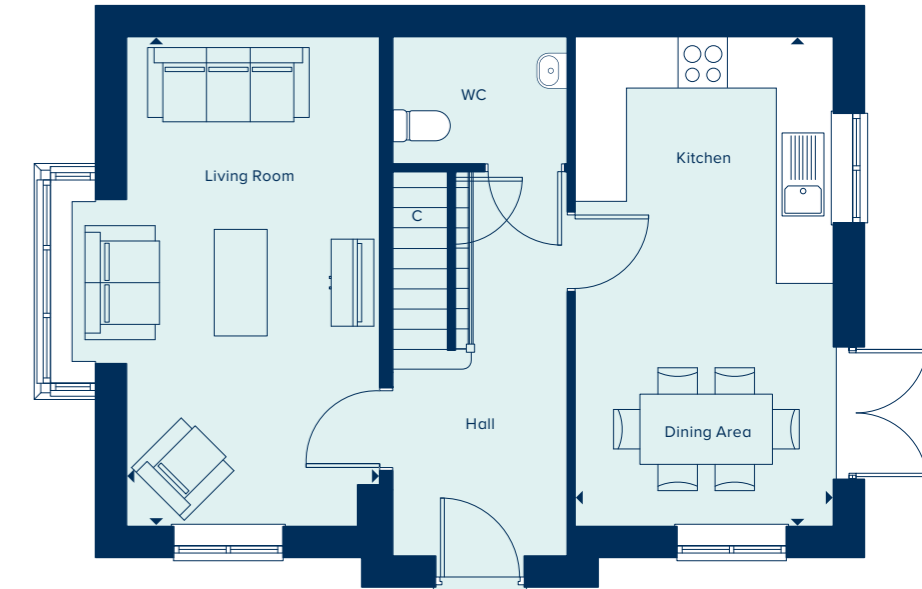
GROUND FLOOR

KITCHEN / DINING AREA

5.58m x 2.95m 18'4" x 9'8"

LIVING ROOM

5.58m x 2.89m 18'4" x 9'5"



FIRST FLOOR

BEDROOM 1

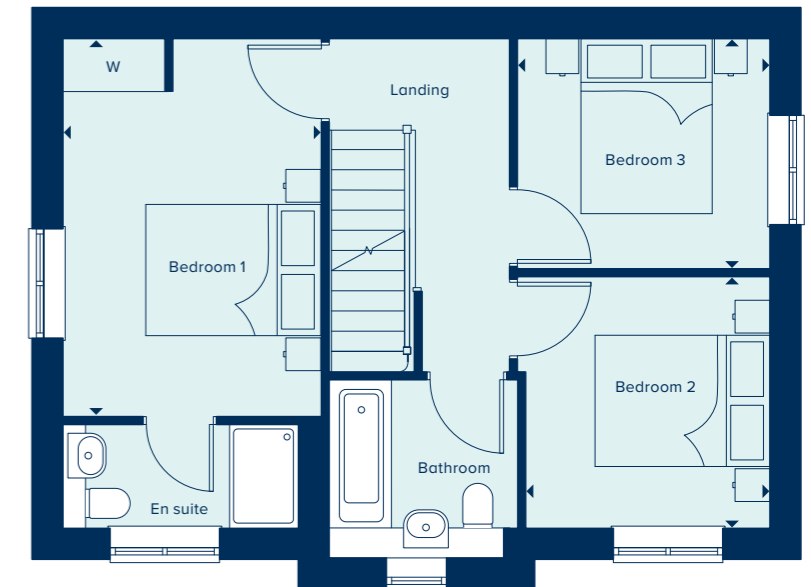
4.31m x 2.95m 14'1" x 9'8"

BEDROOM 2

2.87m x 2.79m 9'5" x 9'1"

BEDROOM 3

2.88m x 2.63m 9'5" x 8'7"



C Cupboard W Wardrobe

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THE SPOFFORTH

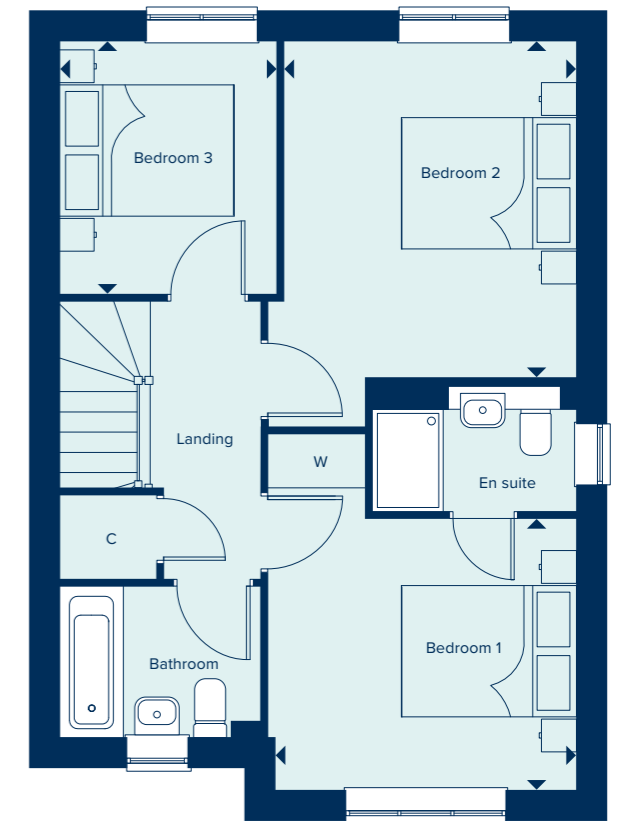
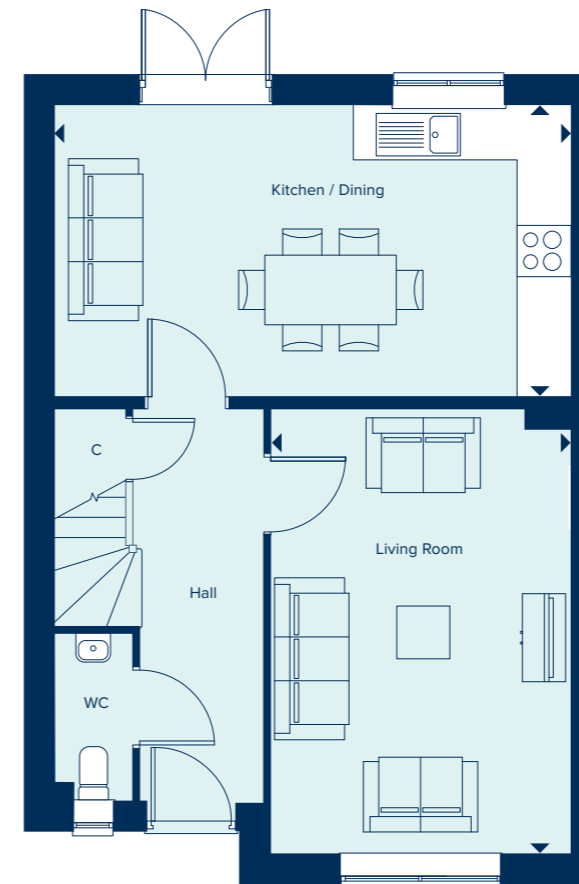
3 Bedroom Home

crestnicholson.com

THE SPOFFORTH

One of the appealing factors of The Spofforth is its open plan kitchen diner which provides direct access to the garden allowing for ample natural light. Another is the generous main bedroom suite, which, with its triple-panelled window, is a light and airy room. Each of the three bedrooms is generously proportioned and the house also includes convenient storage space.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING

5.86m x 3.31m 19'3" x 10'9"

LIVING ROOM

5.05m x 3.42m 16'7" x 11'2"

FIRST FLOOR

BEDROOM 1

3.49m x 3.07m 10'1" x 11'5"

BEDROOM 2

3.82m x 3.31m 12'6" x 10'10"

BEDROOM 3

2.87m x 2.47m 9'5" x 8'1"

C Cupboard W Wardrobe

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THE MARLBOROUGH

4 Bedroom Home

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THE MARLBOROUGH

The Marlborough is ideally suited to modern family living, featuring ample flexible spaces. The elegant hallway provides access to the central living areas: an open-plan kitchen-dining area with utility room and a spacious, light-filled living room. Upstairs are four large bedrooms, with the main bedroom benefiting from an en suite bathroom.

4 BEDROOM HOME



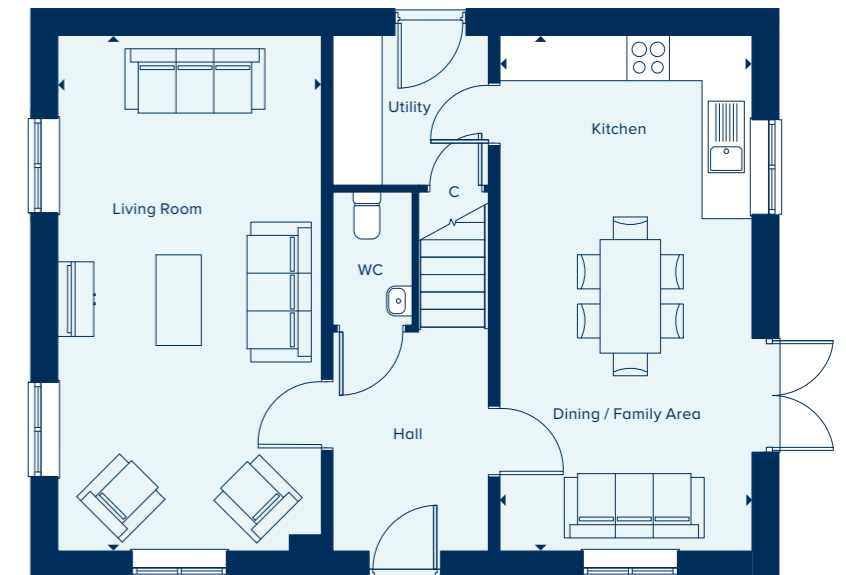
GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

6.82m x 3.33m 22'6" x 10'11"

LIVING ROOM

6.82m x 3.49m 22'4" x 11'5"



FIRST FLOOR

BEDROOM 1

3.63m x 3.05m 11'11" x 10'0"

BEDROOM 2

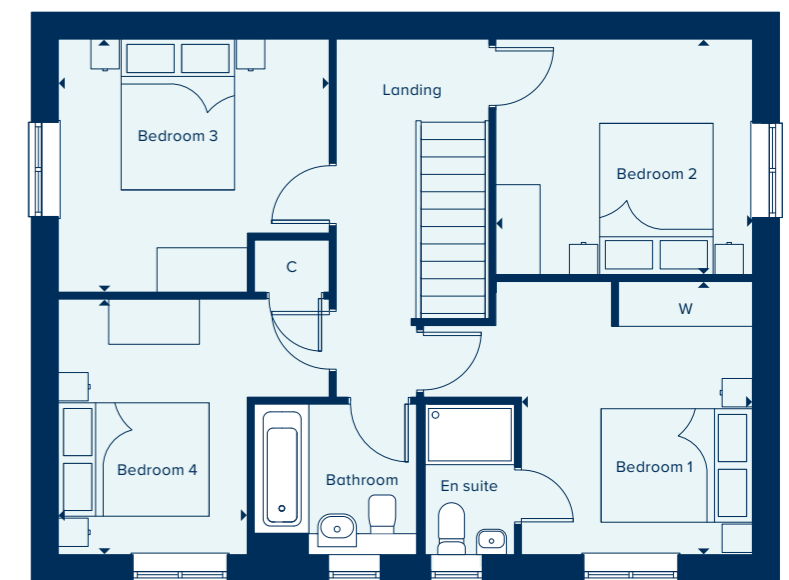
3.39m x 3.09m 11'2" x 10'2"

BEDROOM 3

3.58m x 3.35m 11'9" x 11'0"

BEDROOM 4

3.38m x 2.50m 11'1" x 8'2"



C Cupboard W Wardrobe

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THE WINSLOW
4 Bedroom Home

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THE WINSLOW

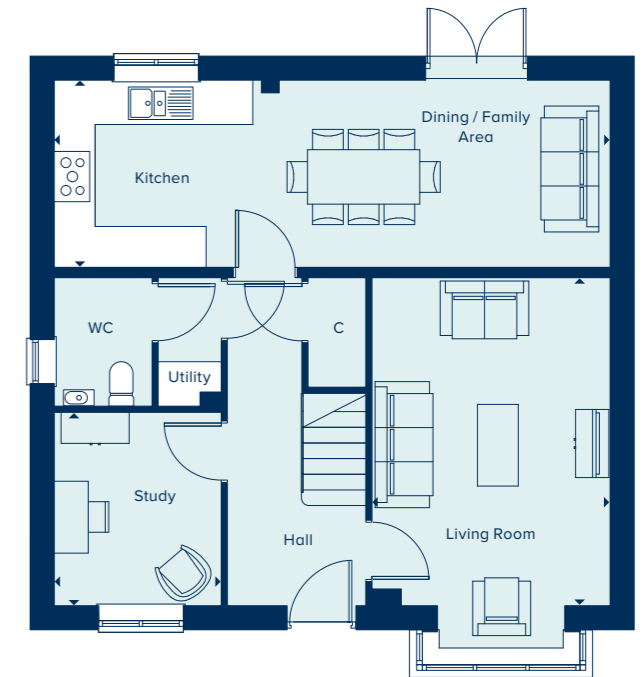
The Winslow is an enviable family home. Its ample space perfectly accommodates entertaining, family life and homeworking. The downstairs features a flexible open-plan kitchen-dining area, in addition to a generously-sized living room and a separate home office. Upstairs, each of the four bedrooms are well proportioned with the large main bedroom featuring an en suite bathroom.

4 BEDROOM HOME



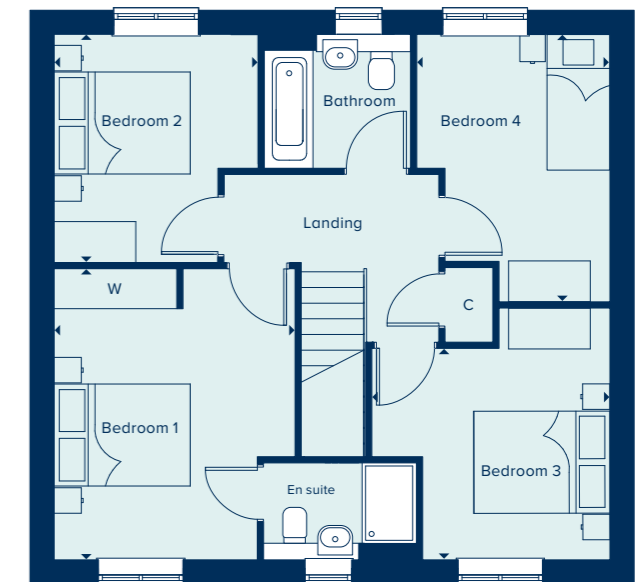
GROUND FLOOR

KITCHEN / DINING / FAMILY AREA		
8.17m x 2.75m		26'8" x 9'0"
LIVING ROOM		
4.82m x 3.50m		15'10" x 11'6"
STUDY		
2.84m x 2.47m		9'3" x 8'1"



FIRST FLOOR

BEDROOM 1		
4.27m x 3.48m		14'0" x 11'5"
BEDROOM 2		
3.35m x 2.99m		11'0" x 9'10"
BEDROOM 3		
3.50m x 3.10m		11'6" x 10'2"
BEDROOM 4		
3.93m x 2.84m		12'11" x 9'4"



C Cupboard W Wardrobe ● Specification

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THE BUCKINGHAM

The Buckingham is a spacious five-bedroom family home ideally suited to a large family or those who enjoy entertaining. An extensive kitchen, dining and family area extends across the rear of the property, with French doors opening into the garden, the ground floor also benefits from a separate living room, study and utility room. Upstairs, the main bedroom suite enjoys an en suite and the four further bedrooms share the modern family bathroom. Attention to detail and quality products feature throughout.

5 BEDROOM HOME



THE BUCKINGHAM

5 Bedroom Home

crestnicholson.com

GROUND FLOOR

KITCHEN / BREAKFAST / FAMILY AREA

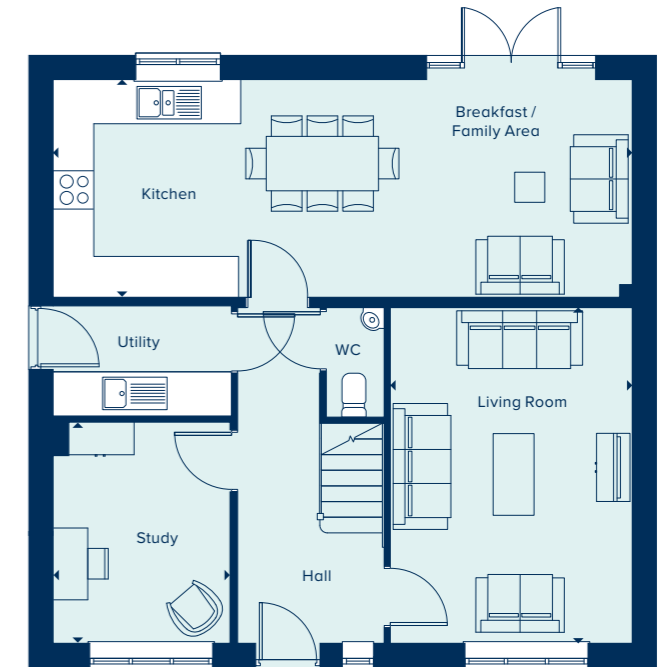
8.51m x 3.20m 27'9" x 10'6"

LIVING ROOM

4.94m x 3.56m 16'2" x 11'8"

STUDY

3.25m x 2.60m 10'8" x 8'6"



FIRST FLOOR

BEDROOM 1

4.24m x 3.77m 13'11" x 12'4"

BEDROOM 2

3.95m x 2.59m 13'0" x 8'6"

BEDROOM 3

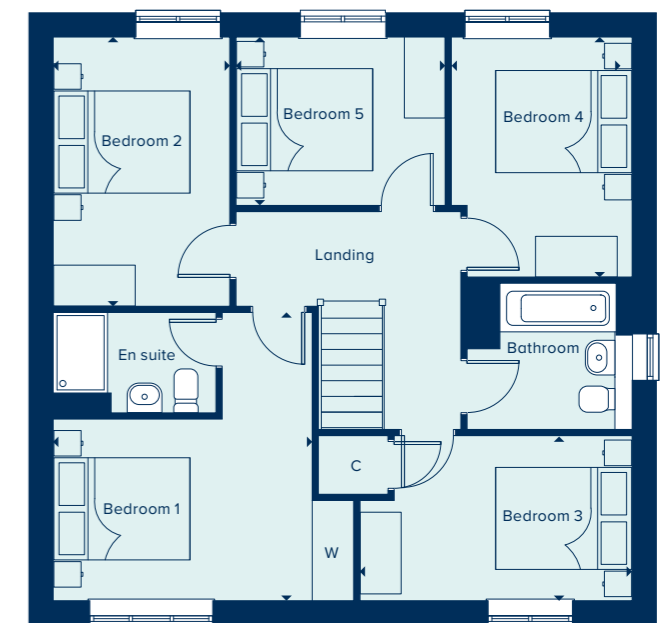
4.00m x 2.43m 13'1" x 7'11"

BEDROOM 4

3.53m x 2.66m 11'7" x 8'8"

BEDROOM 5

3.07m x 2.48m 10'1" x 8'1"



C Cupboard W Wardrobe ● Specification

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THE WINCHESTER

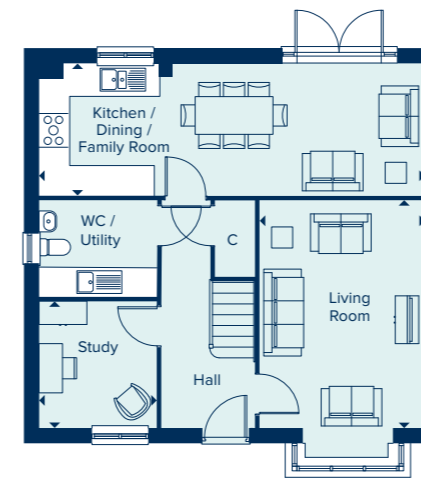
5 Bedroom Home

crestnicholson.com

THE WINCHESTER

The Winchester is a sizeable family home with five double bedrooms, two bathrooms, study, separate utility room and substantial living spaces. The open plan kitchen, dining and family room features French doors which open out into the rear garden. Bay windows provide elegance, interest and light. But perhaps the greatest attraction is bedroom one which features an en suite shower room and built-in wardrobes.

5 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING / FAMILY ROOM

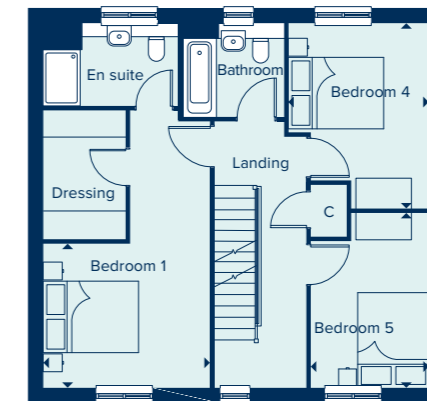
8.16m x 2.74m 26'9" x 9'0"

LIVING ROOM

4.83m x 3.50m 15'10" x 11'6"

STUDY

2.66m x 2.47m 8'7" x 8'1"



FIRST FLOOR

BEDROOM 1

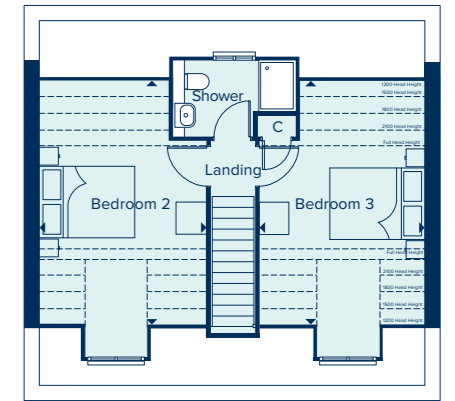
3.54m x 3.00m 11'7" x 9'8"

BEDROOM 4

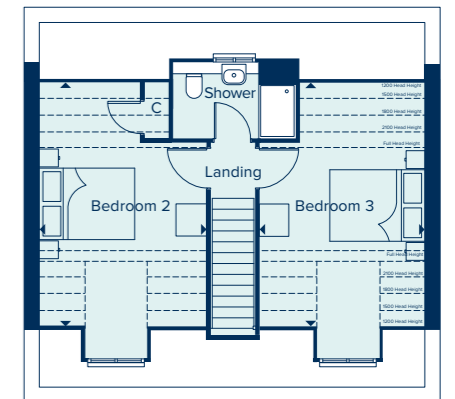
3.95m x 2.96m 13'0" x 9'8"

BEDROOM 5

3.68m x 2.43m 12'1" x 7'11"



HOMES 12, 13, 23, 24, 25, 30, 31 & 33



HOMES 16, 17, 18, 27 & 29

SECOND FLOOR

BEDROOM 2

4.52m x 3.54m 14'10" x 11'7"

BEDROOM 3

4.52m x 3.50m 14'10" x 11'6"

C Cupboard W Wardrobe --- Ceiling Heights

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THE STRATFORD

5 Bedroom Home

crestnicholson.com

THE STRATFORD

An ultimately flexible home, the Stratford can accommodate a large or extended family. It features generous downstairs living spaces and five bedrooms, two of which have en suite bathrooms. There's ample potential for a home office, a games room or a home cinema, and the Stratford also has the benefit of a double garage, in addition to two parking spaces. The property also benefits from a utility room and extensive storage capacity.

5 BEDROOM HOME



GROUND FLOOR

KITCHEN / FAMILY / DINING AREA

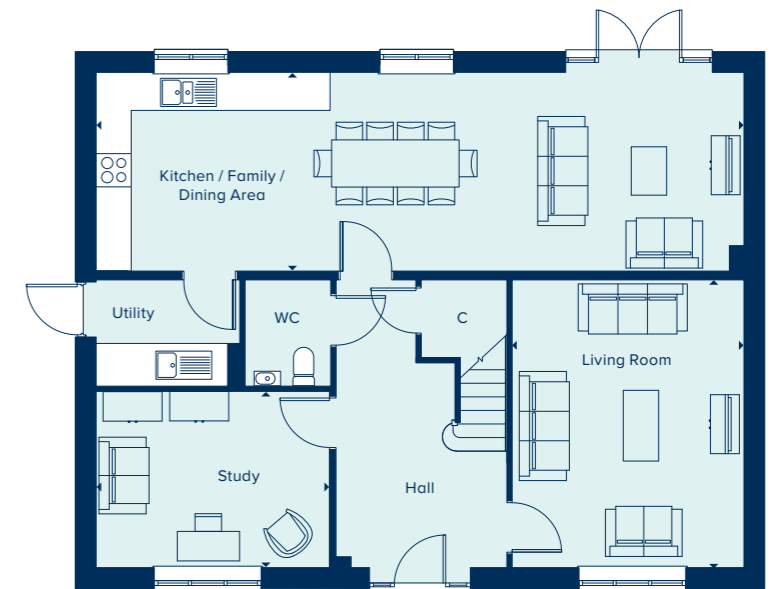
10.98m x 3.36m 36'0" x 11'0"

LIVING ROOM

4.87m x 3.93m 16'0" x 12'9"

STUDY

3.96m x 2.98m 13'0" x 9'8"



FIRST FLOOR

BEDROOM 1

4.00m x 3.44m 13'1" x 11'3"

BEDROOM 2

4.63m x 3.40m 15'2" x 11'2"

BEDROOM 3

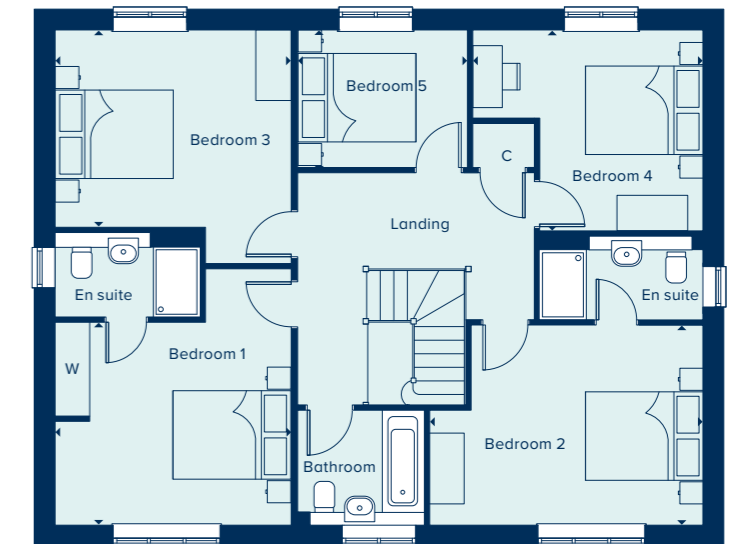
4.00m x 3.35m 13'1" x 10'11"

BEDROOM 4

3.90m x 3.40m 12'9" x 11'2"

BEDROOM 5

2.88m x 2.32m 9'5" x 7'7"



C Cupboard W Wardrobe

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SPECIFICATION

COPLEY PARK PLOTS 1-5, 14-20, 27-29, 33-36, 44-49, 51-69

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
KITCHEN				
Choice of soft close fitted kitchen complete with laminate work surface and upstand (subject to stage of construction)	•	•	•	•
Electric single built-in oven in stainless steel	•			
Electric built-under 1 ½ oven in stainless steel		•		
Electric built-in double oven in stainless steel			•	•
4 ring gas hob in stainless steel	•	•		
5 ring gas hob in stainless steel			•	•
Stainless steel splashback behind hob	•	•	•	•
Stainless steel chimney extractor hood	•	•	•	•
Energy efficient integrated fridge/freezer	•	•	•	•
Energy efficient integrated dishwasher		•*	•	•
Energy efficient integrated washing machine	•	•**		
Single bowl sink and drainer in stainless steel	•	•		
1.5 bowl sink and drainer in stainless steel			•	•
Single lever chrome mixer tap	•	•	•	•
BATHROOM, EN SUITE AND CLOAKROOM				
Contemporary white sanitaryware	•	•	•	•
Chrome mixer taps and shower fittings	•	•	•	•
Soft close toilet seats	•	•	•	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	•			
Half height tiling around bath where a separate shower facility is provided in the home	•	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•
Energy efficient downlights in cloakroom	•	•	•	•

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room.

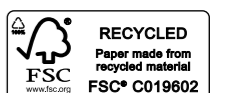


	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
UTILITY ROOM				
Sink to utility rooms ***	•	•	•	•
External door to utility rooms ****	•	•	•	•
ELECTRICAL				
Low energy LED downlighters in white to kitchen	•	•	•	•
Low energy LED downlighters in white to bathroom, cloakroom and en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room & TV point to main bedroom	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•
DECORATION				
White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•
JOINERY AND DOORS				
Front door with multipoint locking system and chrome ironmongery	•	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobes to main bedroom with soft close sliding mirror fronted doors	•	•	•	•
HEATING				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
EXTERNAL FINISHES				
Front gardens to be landscaped	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•
SECURITY AND PEACE OF MIND				
Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete NHBC ten year warranty	•	•	•	•

Where a utility room is fitted *Where a sink is shown on the floor plans

Crest Nicholson follows NHBC guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

Whilst every effort has been made to ensure that the contents and specification in this brochure is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the contents and specification at any time prior to completion. This contents and specification does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1012441/March 2025.





SPECIFICATION COPLEY PARK PLOTS 6-13, 21-26, 30-32, 37-43, 50

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
KITCHEN				
Choice of soft close fitted kitchen complete with laminate work surface and upstand (subject to stage of construction)	•	•	•	•
Electric single built-in oven in stainless steel	•			
Electric built-under 1 ½ oven in stainless steel		•		
Electric built-in double oven in stainless steel			•	•
4 ring gas hob in stainless steel	•	•		
5 ring gas hob in stainless steel			•	•
Stainless steel splashback behind hob	•	•	•	•
Stainless steel chimney extractor hood	•	•	•	•
Energy efficient integrated fridge/freezer	•	•	•	•
Energy efficient integrated dishwasher		•*	•	•
Energy efficient integrated washing machine	•	•**	•**	
Single bowl granite sink and drainer in Arctic white	•	•		
1.5 bowl granite sink and drainer in Arctic white			•	•
Aquafocus chrome mixer tap	•	•	•	•
BATHROOM, EN SUITE AND CLOAKROOM				
Contemporary white sanitaryware	•	•	•	•
Chrome mixer taps with shower fittings	•	•	•	•
Full height tiling around bath with shower and folding bath screen	•	•	•	•
Full height tiling to enclosed shower cubicle	•	•	•	•
Half height tiling to walls where other sanitaryware is fitted	•	•	•	•
Heated chrome towel rail to bathrooms and en suites	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•

• Homes under 1350 sq ft • Homes over 1350 sq ft

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room.

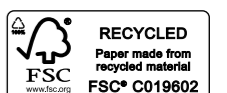


	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
UTILITY ROOM				
Sink to utility rooms ***	•	•	•	•
External door to utility rooms ****	•	•	•	•
ELECTRICAL				
Low energy LED downlighters in white to kitchen	•	•	•	•
Low energy LED downlighters in white to bathroom, cloakroom and en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room & TV point to bedroom 1	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•
USB double socket to kitchen, bedroom 1 and lounge	•	•	•	•
DECORATION				
White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•
JOINERY AND DOORS				
Front door with multipoint locking system and chrome ironmongery	•	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobes to bedroom 1 with soft close sliding mirror fronted doors	•	•	•	•
HEATING				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
EXTERNAL FINISHES				
Front gardens to be landscaped	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•
SECURITY AND PEACE OF MIND				
Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete ten year warranty	•	•	•	•

Where a sink is shown on the floor plans *Where a utility room is fitted

Crest Nicholson follows warranty provider guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

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**CREST
NICHOLSON**

COPLEY PARK

Melton Road, Sprotbrough,
Doncaster DN5 7PA

For all enquiries please call

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crestnicholson.com/copley.park



House Type Illustration

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Development Map/Site Plan

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