

Manor Croft

Painthorpe Lane, Crigglestone, WF4 3HE



A thoughtfully planned collection of 9 new family homes, offering a mix of sizes, green space woven into the layout, and generous gardens designed for everyday family life.

Set within the village of Crigglestone, this new development offers a calmer countryside feel while staying close to everything you need. You're a short drive from Wakefield, with Leeds within easy reach, plus excellent road links for the wider West Yorkshire area.

With well-regarded local schooling options nearby, a village nursery, and community facilities on the doorstep, Crigglestone is a welcoming place to put down roots.

Plot No	House Type	House Type	Sq. Ft	Price	Expected Completion
1	The Walton	4 Bed Detached & Off-Street Parking	1351	£395,000	Dec 2026
2	The Hartley	3 Bed Semi Detached & Off-Street Parking	1056	£320,000	Dec 2026
3	The Harley	3 Bed Semi Detached & Off-Street Parking	1056	£320,000	Dec 2026
4	The Harley	3 Bed Semi Detached & Off-Street Parking	1056	RESERVED	Feb 2027
5	The Hartley	3 Bed Semi Detached & Off-Street Parking	1056	£320,000	Feb 2027
6	The Calder	3 Bed Detached & Single Garage	1240	£395,000	April 2027
7	The Calder	3 Bed Detached & Single Garage	1240	£395,000	April 2027
8	The Pugney	4 Bed Detached and Integral Garage	1556	£495,000	June 2027
9	The Sandle	4 Bed Detached & Single Detached Garage	1739	£575,000	June 2027



Tel: 01924 637053

Standard Specification

Each property showcases a carefully selected range of premium fixtures and finishes as standard delivering a sophisticated living space for buyers. Colour options and choices are available for early reservations and there is upgrade option available on selected items.

Tenure

Freehold

Maintenance Charges TBC

EPC

Energy Rated B

Green Mortgage Approved

Council

Wakefield Council

Kitchen

Range of Howden wall and base units

Laminate worktops and upstands

Stainless steel splashback

Integral 70/30 fridge freezer

Integral Dishwasher

Integral eye level double oven

Ceramic 4 zone induction hob

Extractor hood

Integral Washer semi-detached plots

Plumbing for washing machine to utility room

Heating & Insulation

Combi boiler with smart gas central heating

Loft insulation in line with building regulations

Cavity wall insulation

White Radiators

External Features

Secure GRP front door

Mains operated smoke detectors to hall and landing

Heat alarm to kitchen

PVCu anthracite - double glazed windows and doors

10 Year Structural Build Warranty

All properties for peace of mind come with a 10-year structural build warranty from 'Advantage' as well as the 2 year standard builder and manufacturers warranties for all appliances.

The builders of this development are an established local firm who have completed developments of a similar nature. As an established developer the pride themselves on offering an end-to-end client experience that includes seamless communication, and solid, quality handiwork every time.

Bathrooms

Part- tiled en suites and bathroom walls.

Vanity units

Contemporary white sanitary ware

Chrome taps & fittings

Chrome towel radiator

Decoration Finish

White panelled doors with chrome ironmongery

White satin paint to woodwork

Flat white finish to ceilings

White emulsion to walls

Electrical

White power points

USB points in kitchen and bedrooms

TV sockets to all bedroom's wall mount position

TV sockets to lounge & kitchen wall mount position

BT master socket to lounge

Electric Car charging point

BT Fibre Point

Solar panels

Garden

Rear garden fence and timber side gate

Patio area's including paths to the side and rear of the house

Turf to front and rear garden

Front & rear external light

Driveways finished in tarmac

Roads finished in block paving

Option & Choices

There are several upgrade options available, subject to the plot and build stage. Please ask the sales team for more information

Site Plan



Site Visits & Viewings

We understand that it is a very exciting time purchasing a new home and having regular updates on the build progress, however health and safety is our paramount concern whilst building your home. Our development sites are strictly for construction staff only. We cannot allow anyone on to site without a prior appointment with our sales team. To avoid disappointment please do not attend the development site without an appointment.

Once everything above has been agreed we will run through the reservation form with you, including all the details about the plot, house type and what is included in the sale the office and ask you to pay the £500 reservation fee.

Please note any payment for upgrades are non-refundable for any reason and must be paid for in advance.

For more information, please call Bridgefords on
01924 637053
or email: richard.parker@bridgefords.co.uk



A well-connected village setting

Crigglestone sits in West Yorkshire, just a short trip from Wakefield (around 3 miles) and within easy reach of Leeds (around 14 miles by road).

Green space on the doorstep

Nearby, Betty Eastwood Park provides a generous area of grass and woodland for local walks, with a BMX track and football area too.

Great for families and everyday life

With a village feel and quick access to larger town and city centres, Crigglestone offers a balanced lifestyle for families who want a calmer setting without feeling cut off.

Local schools and early years

Crigglestone has well-established schooling options close by, including Crigglestone St James CE Primary Academy, Mackie Hill Junior and Infant School and Crigglestone Nursery School.

About Richert Homes

Richert Homes are a Yorkshire family-run housebuilder creating quality new homes on carefully chosen small sites across the region. With a hands-on approach and a focus on detail, they build thoughtfully designed family houses that feel rooted in their setting and made to last.

The developer takes great pride in offering a bespoke and personalised service to every purchaser, placing strong emphasis on customer satisfaction and attention to detail. Having successfully delivered several developments locally, they have built an excellent reputation for constructing high-quality executive homes that combine thoughtful design with superior craftsmanship. Subject to the stage of construction, buyers may be able to select from a range of kitchens, bathrooms, finishes and internal details to create a home tailored to their own tastes and lifestyle.



richerthomes.co.uk

Important Notice - The information contained within this brochure is intended as a general guide only and does not form part of any contract, offer, warranty or representation. dimensions and Floor Plans All dimensions, floor plans, room layouts and site plans have been prepared from architectural drawings and are provided for guidance purposes only. Measurements are approximate and may vary during construction. Purchasers should not rely on these measurements for the fitting of carpets, furniture, curtains or any other items and are advised to take their own measurements once the property is complete. Computer Generated Images and Photography Computer generated images (CGIs), artists' impressions and photographs are indicative only and are intended to provide a visual representation of the development. External materials, landscaping, boundary treatments, levels and surrounding areas may vary from those shown. Fixtures, Fittings and Specifications Fixtures, fittings, finishes, appliances, sanitaryware, kitchen units, worktops, flooring and decorative items shown in marketing material, photographs, CGIs or show homes are for illustrative purposes only and may not be included within the sale price unless specifically stated. The developer reserves the right to alter specifications, materials, layouts and design details where necessary and without prior notice, provided that any substitute is of a similar quality and standard. Landscaping and External Areas Landscaping, planting and external features shown are indicative and may be subject to change. Boundary positions should be confirmed by reference to the legal title plan provided during the conveyancing process. Availability and Pricing property prices, specifications, incentives and availability are correct at the time of publication but may be amended or withdrawn without notice. Prospective purchasers should satisfy themselves as to the accuracy of all information provided and are advised to consult their legal adviser and the developer's sales representative regarding the latest specifications and plans before entering any legal commitment.

Reservation Process

After viewing and reviewing the plans - If you wish to reserve a plot, we require a £500 reservation fee. This will reserve the property for a period of 8 weeks to enable you to secure your mortgage and exchange contracts. If this doesn't happen for any reason, we reserve the right to resell the property to another party. If the reservation is cancelled, you will receive a maximum of £250 refund subject to costs incurred. Before we can reserve a plot and take it off the market, we will ask to check the following:

Part Exchange and Sales Assist

We can offer you a part exchange or sales assist option on selected plots where you can reserve a plot for 8-week subject to the sale of your property. This is only available on selected plots and terms and conditions apply. Please ask the sales team for more information.

Finances

We will need to confirm your financial position. If you have already sourced a mortgage, we will just need to confirm the details and will also require your mortgages advisors' name and contact number.

If you have not yet sourced a mortgage deal, our mortgage consultant will be happy to speak to you about the best options for your circumstances. There are no obligations off the back of your initial conversation with them, and they have access to specialist lenders who deal with new builds properties. Please note, there are specific terms and conditions when purchasing a new build property, and not all lenders/products will be suitable.

These properties are also eligible for **GREEN DEAL MORTGAGES** which may save you money on the rates associated with new build energy efficient homes. Please ask the sales advisor for more information.

Any fees payable will be explained in your initial no-obligation appointment before you choose whether to use our Mortgage Services.

Solicitors

We are happy to recommend a solicitor to act on your behalf, one who is familiar with the site to speed up the process. This is because we aim for exchange of contracts within 35 days. If exchange does not happen within this timeframe, you will be at risk of losing the property. You are under no obligation to use our recommended solicitor.

ID

We require all buyers to comply with the Anti Money Laundering regulations and will send you a link through via your mobile phone or you can come into branch to adhere to the regulations. This requires you to have an in-date passport or driving licence. The solicitors and mortgage advisors will also ask you for these documents so have them out ready.

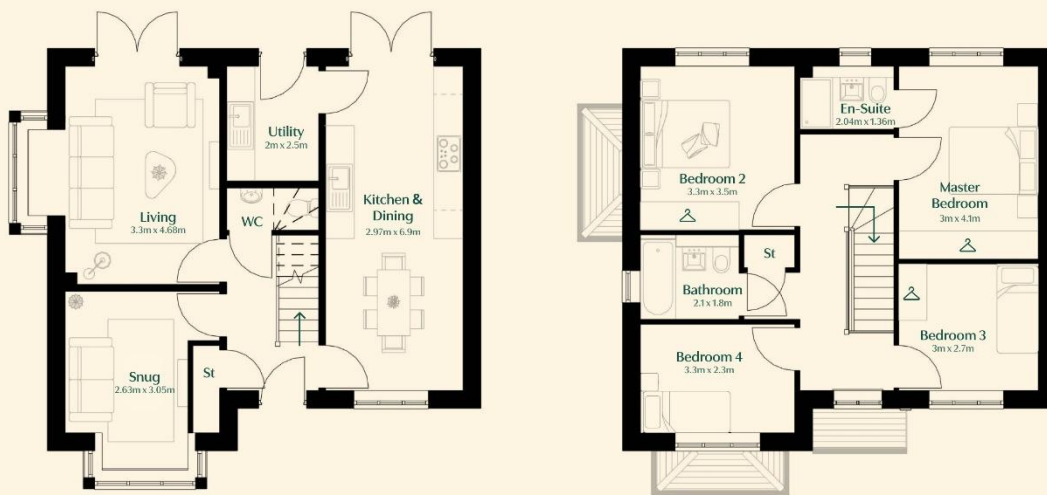
Confirmation of your sale

If you have sold your property, we will ask to check with your estate agent the chain details and will liaise with them throughout the process. For more information, please call Bridgefords on 01924 637053 or email: richard.parker@bridgefords.co.uk



Plot 1

A beautifully designed family home featuring generous bedrooms with en-suites, separate snug and a home office.



Kitchen Diner - 2.97m x 6.9m

Living Room - 3.3m x 4.68m

Snug - 2.63m x 3.05

Bedroom 1 - 3m x 1.41m

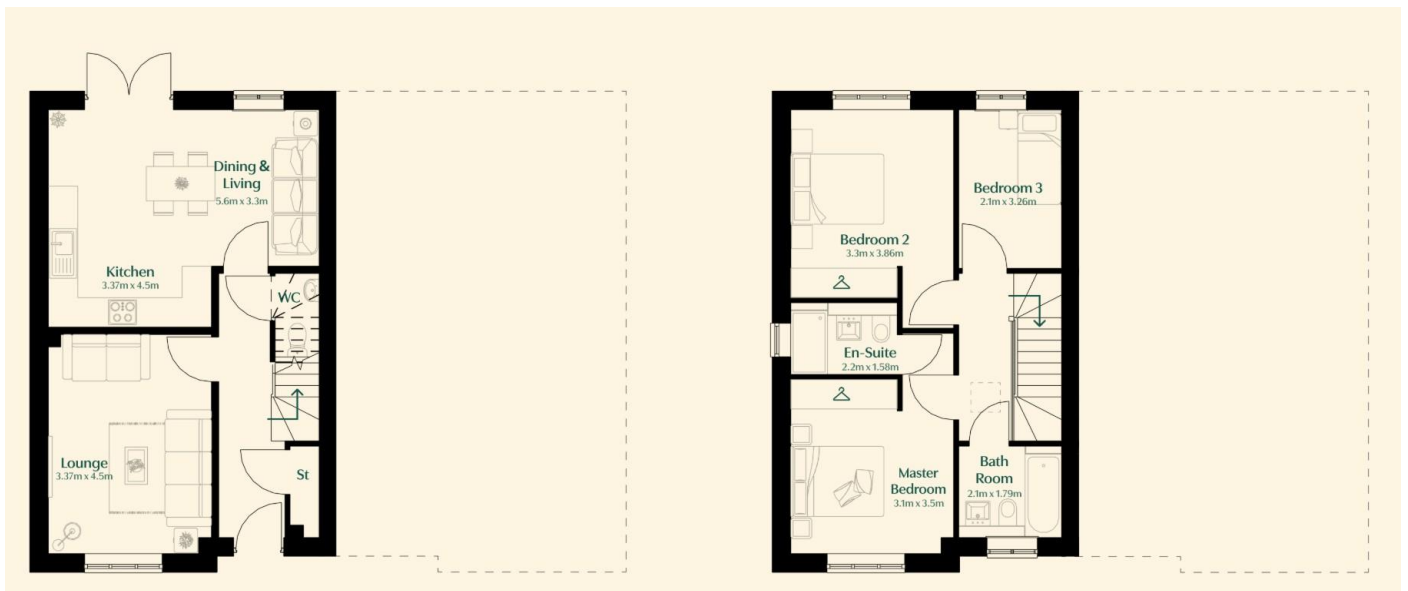
Bedroom 2 - 3m x 2.7m

Bedroom 3 - 3.3m x 3.5m

Bedroom 4 - 3.3m x 2.3

Plot 2

A beautifully designed semi-detached home featuring generous bedrooms, an open plan layout and a home office.



Lounge - 3.37m x 4.5m
Kitchen - 3.37m x 4.5m
Dining & Living - 5.6.x 3.3m
Bedroom 1 - 3.1m x 3.5m
Bedroom 2 - 3.3m x 3.8m
Bedroom 3 - 2.1m x 3.2m

Plot 3

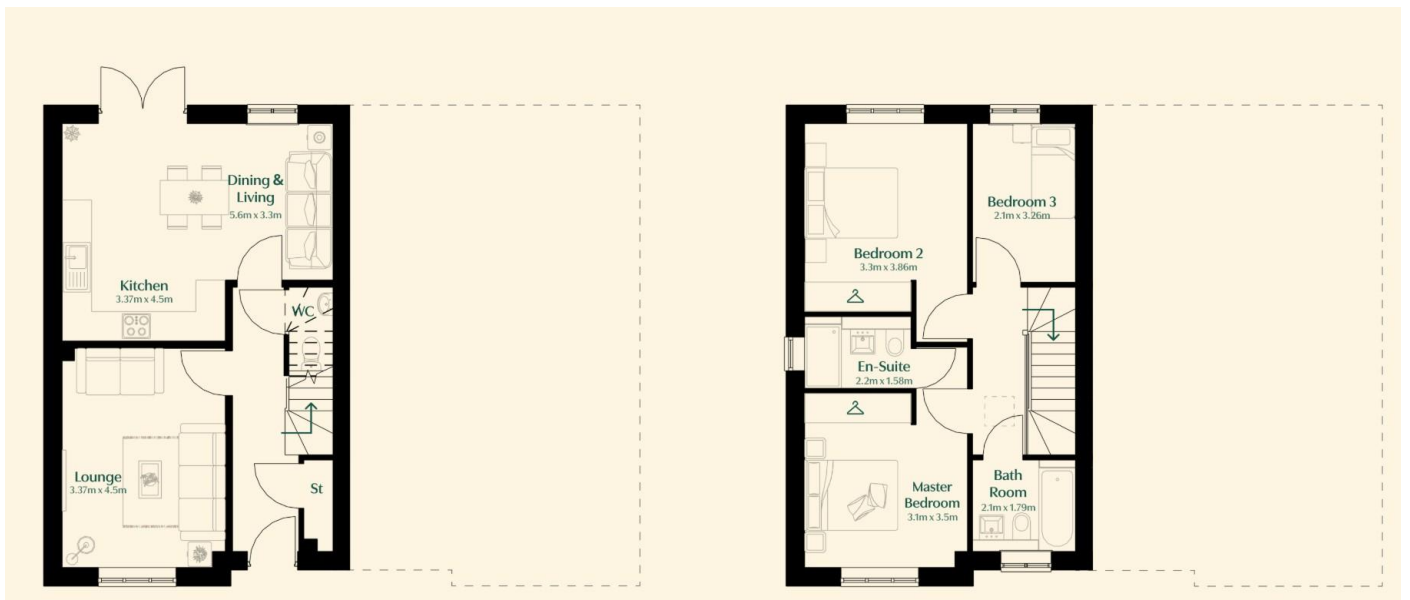
A beautifully designed semi-detached home featuring generous bedrooms, an open plan layout and a home office.



Lounge - 3.37m x 4.5m
Kitchen - 3.37m x 4.5m
Dining & Living - 5.6.x 3.3m
Bedroom 1 - 3.1m x 3.5m
Bedroom 2 - 3.3m x 3.8m
Bedroom 3 - 2.1m x 3.2m

Plot 4

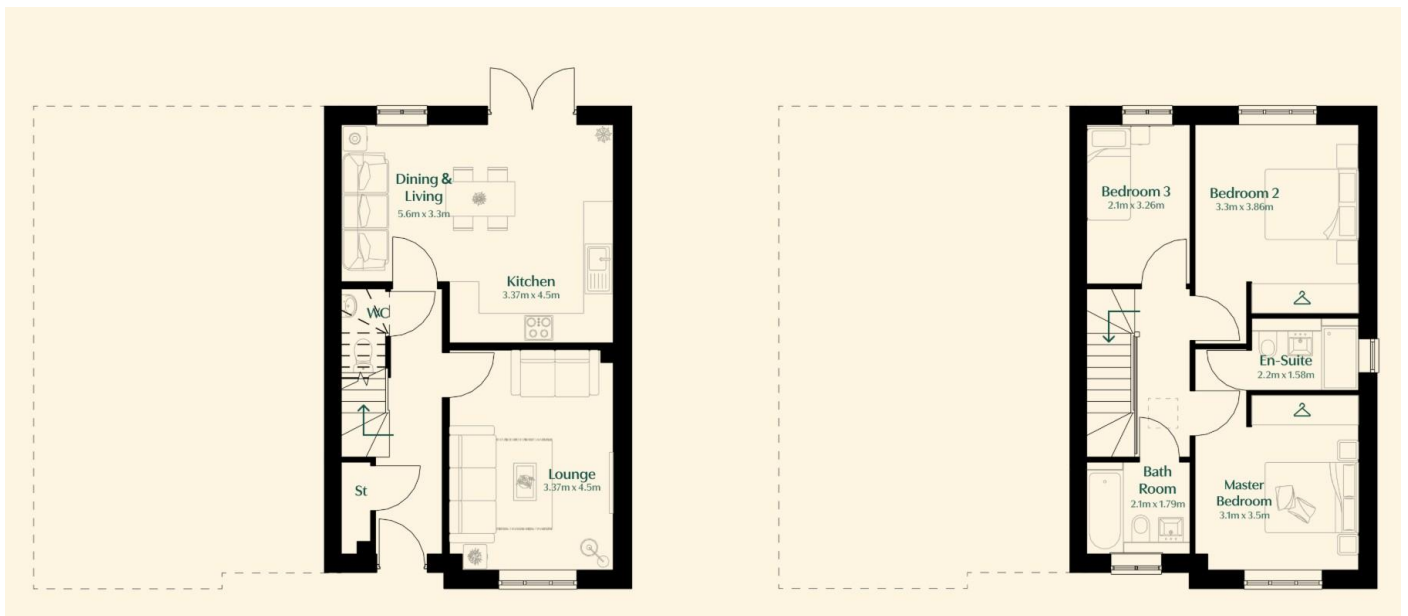
A beautifully designed semi-detached home featuring generous bedrooms, an open plan layout and a home office.



Lounge - 3.37m x 4.5m
Kitchen - 3.37m x 4.5m
Dining & Living - 5.6m x 3.3m
Bedroom 1 - 3.1m x 3.5m
Bedroom 2 - 3.3m x 3.8m
Bedroom 3 - 2.1m x 3.2m

Plot 5

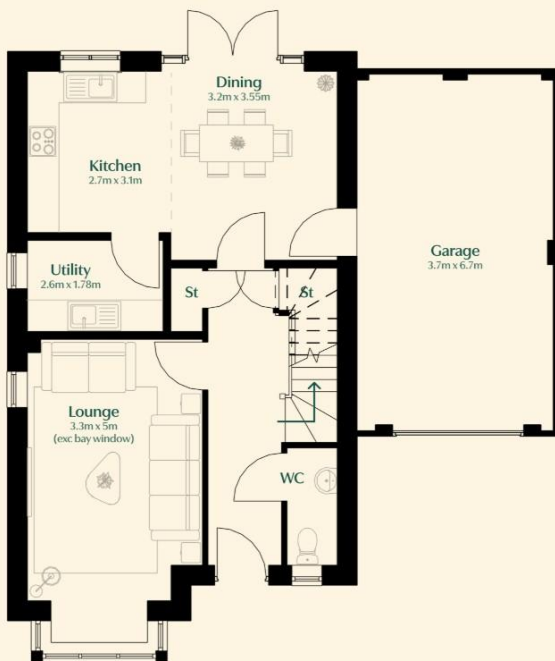
A beautifully designed semi-detached home featuring generous bedrooms, an open plan layout and a home office.



Lounge - 3.37m x 4.5m
Kitchen - 3.37m x 4.5m
Dining & Living - 5.6.x 3.3m
Bedroom 1 - 3.1m x 3.5m
Bedroom 2 - 3.3m x 3.8m
Bedroom 3 - 2.1m x 3.2m

Plot 6

A beautifully designed family home featuring generous bedrooms, an open plan kitchen & dining with separate living room, and an integrated garage.

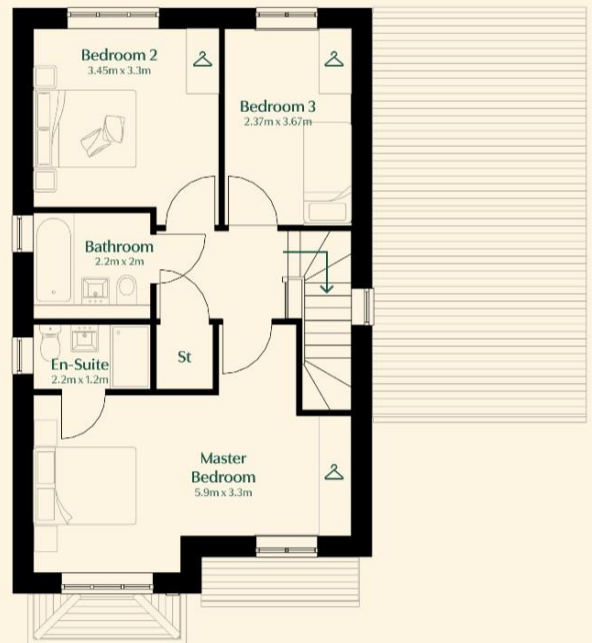
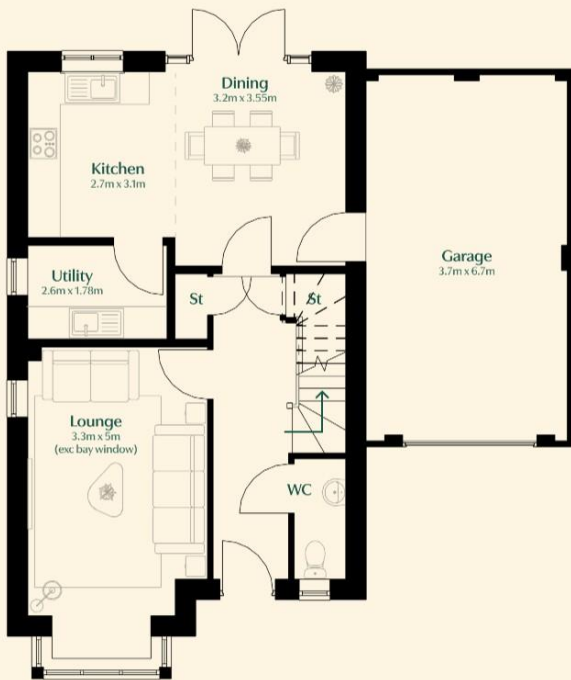


Lounge - 3.3m x 5m
Dining - 3.2m x 3.5m
Kitchen - 2.7m x 3.1x
Utility - 2.6 x 1.78
Garage - 3.7m x 6.7m

Bedroom 1 - 5.9m x 3.3m
Bedroom 2 - 3.45m x 3.3m
Bedroom 3 - 2.37m x 3.6m

Plot 7

A beautifully designed family home featuring generous bedrooms, an open plan kitchen & dining with separate living room, and an integrated garage.

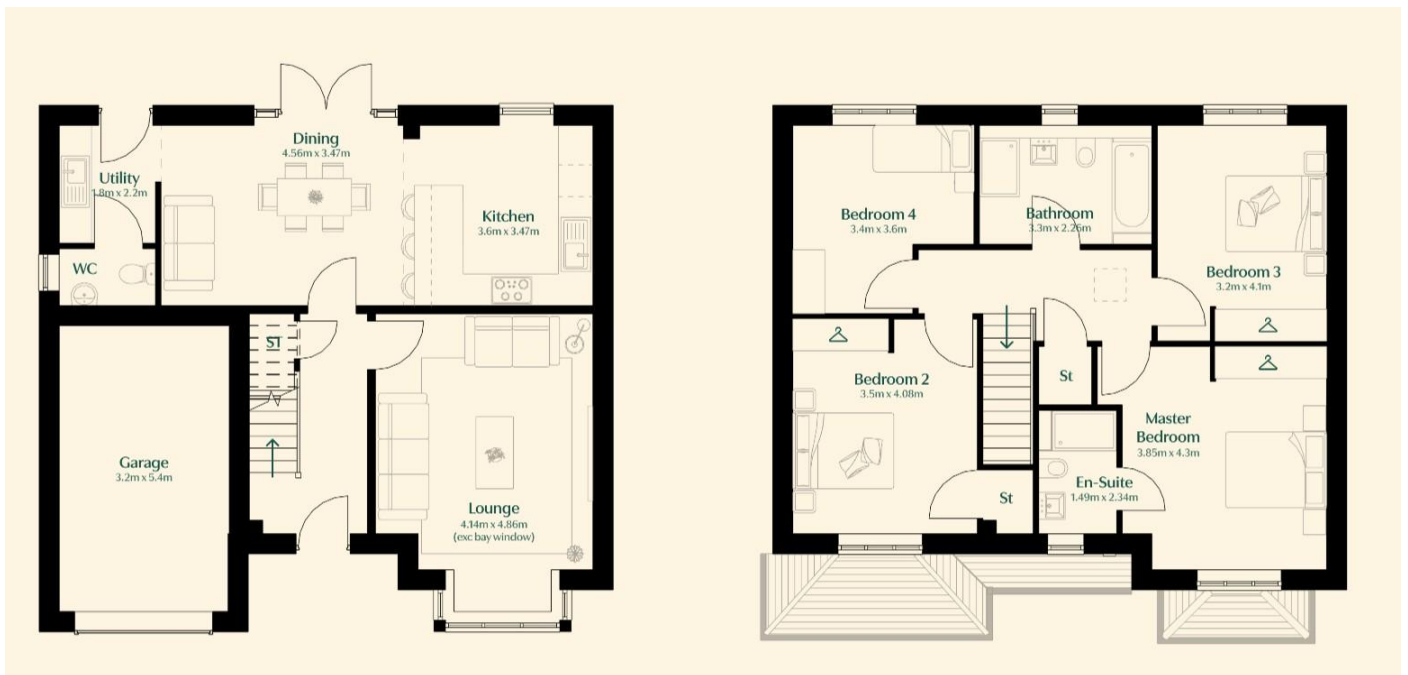


Lounge - 3.3m x 5m
Dining - 3.2m x 3.5m
Kitchen - 2.7m x 3.1m
Utility - 2.6 x 1.78

Bedroom 1 - 5.9m x 3.3m
Bedroom 2 - 3.45m x 3.3m
Bedroom 3 - 2.37m x 3.6m
Garage - 3.7m x 6.7m

Plot 8

A spacious detached family home with generous bedrooms with en-suites, an open plan layout with separate living room, and an integrated garage.

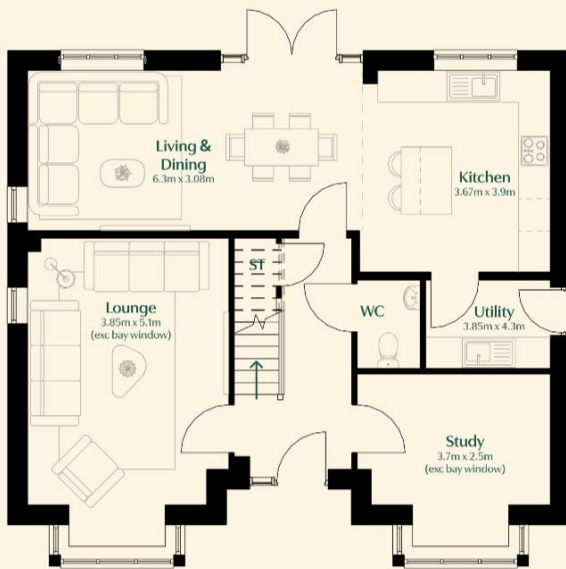


Lounge – 4.1m x 4.8m
Kitchen – 3.6m x 3.4m
Dining – 4.5m x 3.4m
Utility – 1.8m x 2.2m
Garage – 3.2m x 5.4m

Bedroom 1 – 3.8m x 4.3m
Bedroom 2 – 3.5m x 4.8m
Bedroom 3 – 3.2m x 4.1m
Bedroom 4 – 3.4m x 3.6m

Plot 9

A spacious detached family home with generous bedrooms, an open plan layout with separate living room, and a detached garage.



Lounge - 3.8m x 5.1m
Study - 3.7m x 2.5m
Kitchen - 3.6m x 3.9m
Utility - 3.7m x 2.5m
Living Dining - 6.3m x 3.8m

Bedroom 1 - 3.9m x 4.9m
Bedroom 2 - 3.9m x 3.3m
Bedroom 3 - 3.9m x 3.9m
Bedroom 4 - 2.7m x 3.26m
Garage - 3.7m x 6.7m