



# NOSTELL FIELDS

LOCAL AMENITIES



 REDROW



Stepping into The Heritage Collection  
at Nostell Fields is truly like

# COMING HOME

Crofton is a hugely popular commuter village, just four miles south east of Wakefield. The development benefits from all the facilities of the city within easy reach, whilst enjoying a friendly village atmosphere in a delightful rural location surrounded by open fields.

Excellent road and rail connections, superb local schools and a close knit local community, combine to make Crofton a very special place to live and raise your family. Choose from a stunning selection of three and four bedroom homes from the award winning Redrow Heritage collection, and enjoy the best of traditional craftsmanship and modern living in an ideal location.

## TRANSPORT

Crofton is perfectly placed for travelling throughout West Yorkshire, with Wakefield 5 miles, Pontefract 8 miles and Leeds just 16 miles away. The M1, M62 and A1(M) are also all within easy reach.

Rail connections from nearby Wakefield will have you in Leeds in just over a quarter of an hour, with regular trains every ten or fifteen minutes in the rush hour. Streethouse (Pontefract) train station is also just 4 miles away from the development. Crofton is also well serviced by buses from Doncaster Road making Wakefield and subsequently all areas of West Yorkshire easily accessible. Leeds Bradford international airport is also within easy reach for holidays and business trips.

## SHOPPING

Crofton has a Sainsbury's Local store for all your day-to-day needs, with a choice of major supermarket chains in nearby Wakefield. There is also a selection of small shops and businesses including a hairdressers, beautician and Post Office.

Wakefield offers a wealth of shopping opportunities, with Westgate Retail and Leisure Park, Trinity Walk and the Ridings Shopping Centre. Leeds City Centre and Pontefract are also within easy reach for more shopping, entertainment and recreational facilities.

## ENTERTAINMENT

There are so many ways to enjoy the spectacular West Yorkshire countryside around Crofton with numerous country parks, including Walton Colliery Nature Park, Anglers Country Park, Pugneys Country Park and Newmillerdam Country Park.

Furthermore, the nearby Nostell Priory, which gives its name to Nostell Fields, is a fascinating country house and formal gardens owned by the National Trust. For evening entertainment, The Royal Oak and Goose and Cowslip are popular locally and both serve traditional food, with a wider selection of pubs and restaurants in Wakefield and Pontefract. Nearby Nostell Priory also hosts a varied selection of events including The Flashback Festival where Jools Holland and his band and UB40 previously headlined.

## SPORT AND LEISURE

For a small village, Crofton has a strong sporting presence, with Crofton Cougars rugby league club, Crofton Sports FC and Crofton Cricket Club on Shay Lane. For keen ramblers and dog walkers the vast open fields and country parks are also ideal.

Wakefield is home to several leisure centres and swimming pools, including Sun Lane Leisure and Lightwaves Leisure Centre. There is also a popular pool and gym at Waterton Park Hotel. Golf can be found locally at the City of Wakefield Golf Club, as well as Low Laithes and Waterton Park.

## SCHOOLS AND SERVICES

Crofton has an excellent choice of schools, with Crofton Infant and Shay Lane Primary school within walking distance from the development. Crofton Junior School and Crofton Academy, which has ranked amongst the top 100 schools for GCSE results and has recently opened a brand new 6th Form Centre, both located less than 1 mile away from Nostell Fields.

Crofton and Sharlston Medical Practice is nearby on Slack Lane (sat nav WF4 1AF, call 08444 993995), and RS Nicholson Dental Practice is located on Crofton High Street (sat nav WF4 1NF, call 01924 863018).



OFF PRIORY RIDGE, WAKEFIELD, YORKSHIRE, WF4 1TF

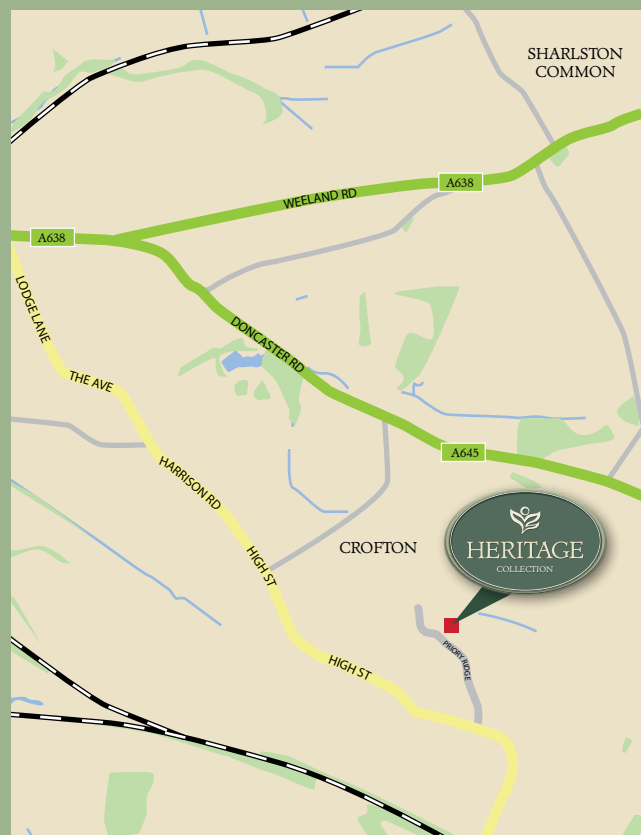
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### Directions

Leave Wakefield on A61 Marsh Way and fork right onto the A638. Continue on the A638 until you reach a right turn on B6378 Lodge Lane. At the roundabout turn onto Harrison Road and continue onto the High Street through the village of Crofton. As you emerge from the village, Priory Ridge will be found on your left hand side and the development is your next right off the first mini roundabout.



All information and computer representations contained in this document are taken from design intent material and may be subject to further design development. The dimensions given in the brochure are approximate. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. Images representative only. March 2009.



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