



**Right where  
you belong**

---

**at Mynster Fields**

**gleeson**

Homes designed to complement modern day living

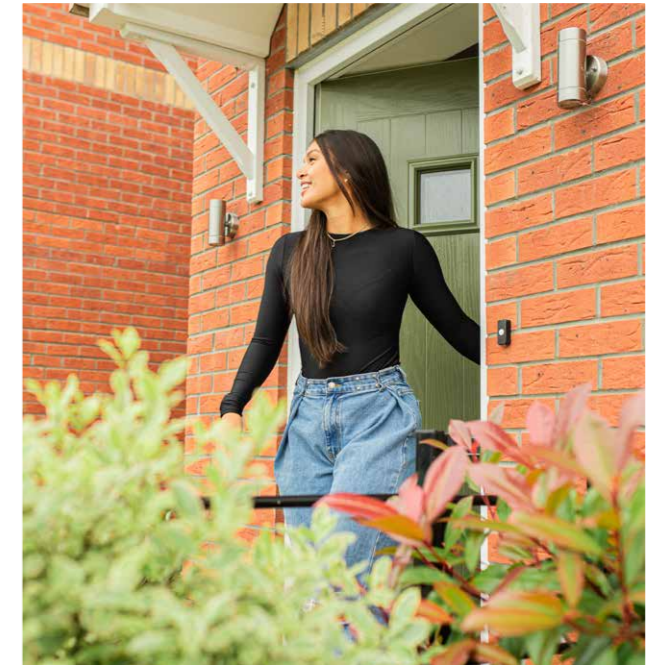


With over 120 years' experience in placemaking, we're perfectly suited to help you navigate your home buying journey

Gleeson builds developments across the North of England, Midlands and into Lincolnshire, meaning we have plenty of choice to help you find your dream home.

Buying a home is a significant life event and whether you're looking to get onto the property ladder for the first time or searching for a home that better suits your needs, we want to help you.

Plus, with an affordable collection of energy efficient, high-quality homes available, we're proud to be making homeownership achievable for everyone.



# Live amongst beautiful open countryside

Welcome to Mynster Fields, a stunning development located within the popular village of Misterton. Enjoy the best of countryside living with all the everyday essentials close at hand. Explore our site plan to discover the range of thoughtfully designed homes available at Mynster Fields.

		
Moy 2 bedroom	Greystones 2 bedroom	Glin 3 bedroom
		
Strade 3 bedroom	Neale 3 bedroom	Clifden 3 bedroom
		
Milford 3 bedroom	Dalkey 4 bedroom	Grange 4 bedroom
		
Blessington 4 bedroom	Bantry 4 bedroom	Shared Ownership (conditions apply)

This site layout is indicative only and subject to change in response to planning or technical requirements, ground conditions, or market demand. It is not drawn to scale and does not show legal boundaries, easements, wayleaves, topography, street lighting, or landscaping proposals. The Affordable Homes shown are those designated as such through the planning process. The remaining homes on the development are available for open market sale (including multi-unit sales) to purchasers, who could be private individuals or another type of purchaser (for example: local authorities, housing associations, or other commercial landlords/investors) and therefore the mix of tenures on the development may change.



# Living in Misterton

The quaint village of Misterton is located in the beautiful county of Nottinghamshire. The town boasts a range of local amenities, including supermarkets, pubs, cafés, and independent shops, along with well-regarded primary schools and healthcare facilities. With easy access to nearby towns such as Gainsborough and Retford, and great transport links to larger cities like Lincoln and Doncaster, Misterton is an ideal location for families, commuters, and those seeking a peaceful yet well-connected lifestyle.

Surrounded by scenic countryside, Misterton offers a perfect blend of rural charm and modern convenience.

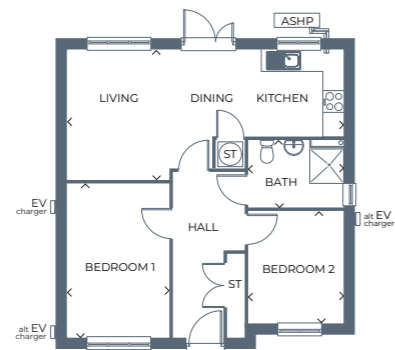




# Moy

2 bedroom, bungalow

A stunning bungalow with a bright and well designed open-plan living space and kitchen-diner, two large bedrooms and a modern bathroom.



**Ground floor**

Room	Metres	Feet & Inches
Kitchen / Dining / Living	7.74 x 3.61	25'5" x 11'10"

Room	Metres	Feet & Inches
Bedroom 1	4.31 x 2.85	14'1" x 9'4"
Bedroom 2	3.06 x 2.69	10' x 8'10"
Bathroom	1.87 x 2.7	6'2" x 8'10"

Gross internal area 654.2ft<sup>2</sup> / 60.78m<sup>2</sup>

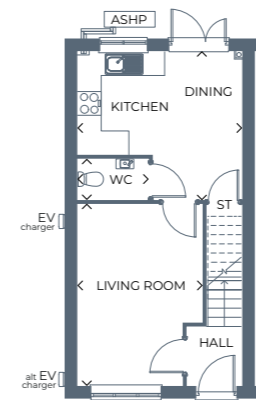
Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.



# Greystones

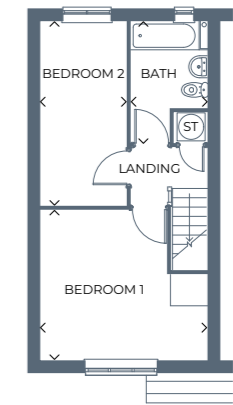
2 bedroom, semi-detached home

Benefitting from a bright living room, leading to a kitchen-diner, a handy cloakroom, two good-sized bedrooms and a family bathroom.



**Ground floor**

Room	Metres	Feet & Inches
Kitchen / Dining	4.14 x 3.74	13'7" x 12'3"
Living Room	4.59 x 3.16	15'1" x 10'4"
WC	1.80 x 1.05	5'11" x 3'5"



**First floor**

Room	Metres	Feet & Inches
Bedroom 1	3.76 x 4.14	12'4" x 13'7"
Bedroom 2	4.58 x 2.15	15'0" x 7'0"
Bathroom	3.02 x 1.90	9'11" x 6'3"

Gross internal area 750.7ft<sup>2</sup> / 69.74m<sup>2</sup>

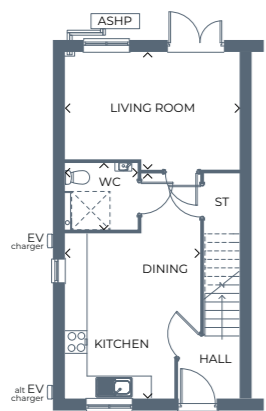
Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.



# Glin

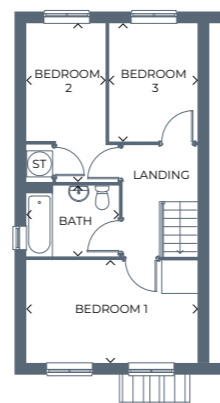
## 3 bedroom, semi-detached home

A stunning home with a spacious open-plan kitchen-diner, a large living area, three versatile bedrooms, and a family bathroom.



**Ground floor**

Room	Metres	Feet & Inches
Kitchen / Dining	5.94 x 3.56	19'5" x 11'8"
Living Room	4.59 x 3.11	15'1" x 10'4"
WC	1.91 x 1.77	6'3" x 5'10"



**First floor**

Room	Metres	Feet & Inches
Bedroom 1	4.59 x 2.75	15'1" x 9'0"
Bedroom 2	4.24 x 2.14	13'11" x 7'0"
Bedroom 3	3.20 x 2.35	10'6" x 7'8"
Bathroom	2.47 x 1.87	8'1" x 6'2"

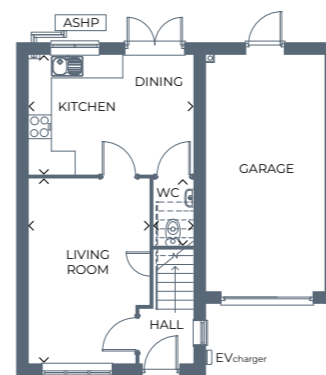
Gross internal area 901.2ft<sup>2</sup> / 83.72m<sup>2</sup>

Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home. Ground floor shower provision and location may differ within this house style; please confirm with your Sales Executive.

# Strade

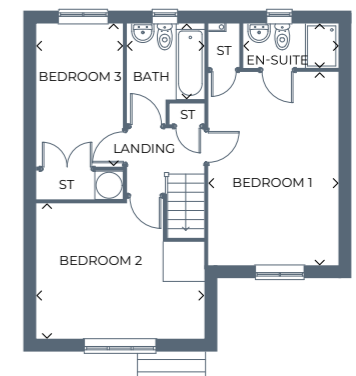
## 3 bedroom, detached home

This detached home features a spacious living room, modern kitchen-diner, with French doors out to the garden and three versatile bedrooms, the master with a luxurious en-suite.



**Ground floor**

Room	Metres	Feet & Inches
Kitchen / Dining	4.14 x 3.01	13'7" x 9'11"
Living Room	4.66 x 3.06	15'3" x 10'0"
WC	1.69 x 0.98	5'7" x 3'3"



**First floor**

Room	Metres	Feet & Inches
Bedroom 1	4.76 x 3.20	15'7" x 10'6"
En-suite	1.08 x 2.33	3'7" x 7'8"
Bedroom 2	4.14 x 3.24	13'7" x 10'8"
Bedroom 3	2.15 x 3.52	7'11" x 11'7"
Bathroom	1.86 x 1.89	6'1" x 6'2"

Gross internal area 1117.5ft<sup>2</sup> / 103.82m<sup>2</sup>

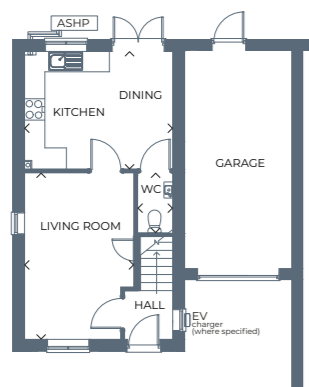
Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm. Gross internal area includes integral garage.



## Neale

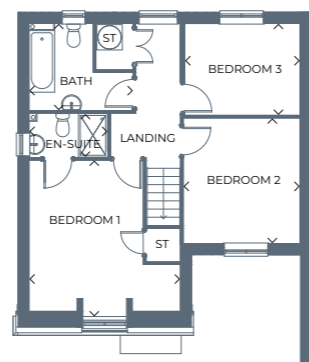
### 3 bedroom, semi-detached home

A stunning semi-detached home with an integral garage, featuring a spacious living room, modern kitchen-diner, three bedrooms, an en-suite and a family bathroom.



**Ground floor**

Room	Metres	Feet & Inches
Kitchen / Dining	4.14 x 3.29	13'7" x 10'10"
Living Room	4.65 x 3.06	15'3" x 10'1"
WC	1.69 x 0.98	5'7" x 3'3"



**First floor**

Room	Metres	Feet & Inches
Bedroom 1	4.14 x 4.16	13'7" x 13'8"
En-suite	2.15 x 1.20	7'0" x 3'11"
Bedroom 2	3.44 x 3.19	11'3" x 10'6"
Bedroom 3	3.14 x 2.51	10'4" x 8'3"
Bathroom	2.84 x 2.37	9'4" x 7'9"

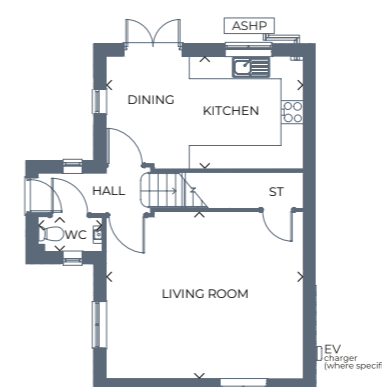
Gross internal area 1149.5ft<sup>2</sup> / 106.79m<sup>2</sup>

Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home. Gross internal area includes integral garage.

## Clifden

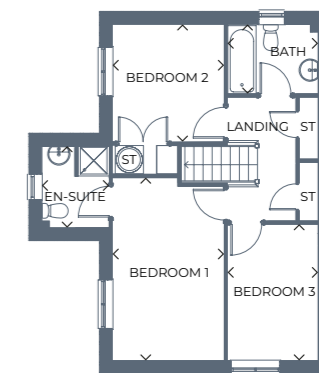
### 3 bedroom, detached home

A beautiful 3 bedroom detached home with a large kitchen-diner, spacious living room, family bathroom, and en-suite.



**Ground floor**

Room	Metres	Feet & Inches
Kitchen / Dining	5.07 x 2.90	16'8" x 9'6"
Living Room	5.07 x 4.30	16'8" x 14'1"
WC	1.66 x 0.88	5'5" x 2'10"



**First floor**

Room	Metres	Feet & Inches
Bedroom 1	4.52 x 2.75	14'10" x 9'0"
En-suite	2.00 x 1.65	6'7" x 5'5"
Bedroom 2	2.90 x 2.74	9'6" x 9'0"
Bedroom 3	3.36 x 2.23	11'0" x 7'4"
Bathroom	2.23 x 1.70	7'4" x 5'7"

Gross internal area 982.1ft<sup>2</sup> / 91.24m<sup>2</sup>

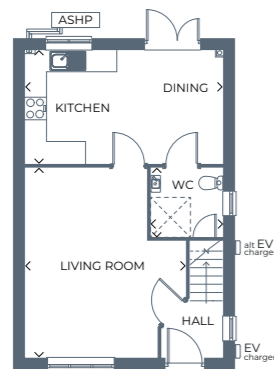
Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.



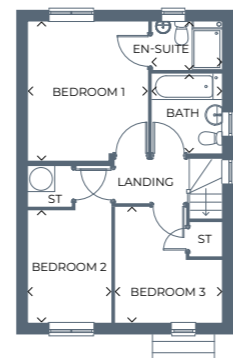
# Milford

## 3 bedroom, detached home

A stunning detached home designed for modern living, with an open-plan kitchen-diner, living room, and three well-proportioned bedrooms.



**Ground floor**



**First floor**

Room	Metres	Feet & Inches
Kitchen / Dining	5.24 x 3.00	17'2" x 9'10"
Living Room	5.00 x 4.27	16'5" x 14'0"
Utility / WC	1.88 x 1.80	6'2" x 5'11"

Room	Metres	Feet & Inches
Bedroom 1	3.79 x 3.25	12'5" x 10'8"
En-suite	1.89 x 1.30	6'3" x 4'3"
Bedroom 2	2.20 x 3.03	7'2" x 9'11"
Bedroom 3	3.14 x 2.95	10'4" x 9'8"
Bathroom	1.90 x 2.21	6'3" x 7'3"

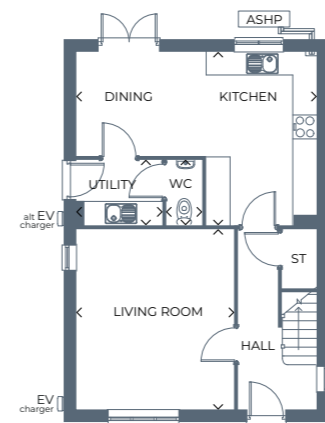
Gross internal area 916.4ft<sup>2</sup> / 85.14m<sup>2</sup>

Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home. Ground floor shower provision and location may differ within this house style; please confirm with your Sales Executive.

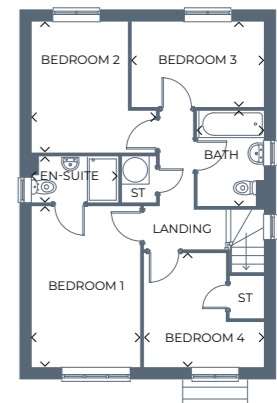
# Dalkey

## 4 bedroom, detached home

This home boasts a great sized living room, modern kitchen-diner, four bedrooms, master en-suite and family bathroom.



**Ground floor**



**First floor**

Room	Metres	Feet & Inches
Kitchen / Dining	6.00 x 4.31	19'8" x 14'2"
Living Room	4.48 x 3.94	14'8" x 12'11"
Utility	2.14 x 1.61	7'0" x 5'3"
WC	1.61 x 0.90	5'3" x 2'11"

Room	Metres	Feet & Inches
Bedroom 1	4.18 x 2.82	13'8" x 9'3"
En-suite	2.24 x 1.16	7'4" x 3'10"
Bedroom 2	3.22 x 3.37	10'7" x 11'1"
Bedroom 3	3.40 x 2.20	11'2" x 7'3"
Bedroom 4	3.09 x 2.95	10'1" x 9'8"
Bathroom	2.47 x 1.71	8'1" x 5'7"

Gross internal area 1155.2ft<sup>2</sup> / 107.32m<sup>2</sup>

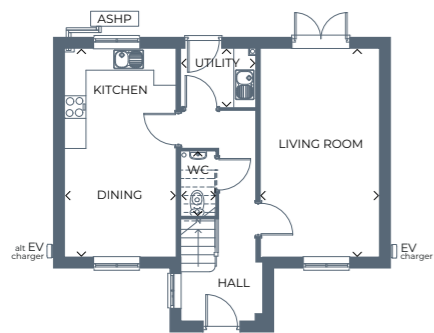
Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.



## Grange

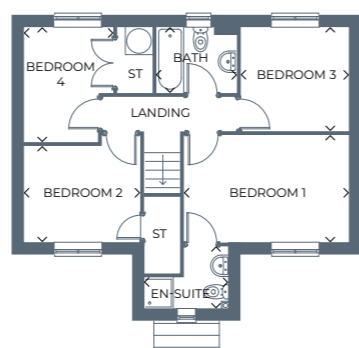
4 bedroom, detached home

A beautiful 4 bedroom detached home with a modern interior featuring an open-plan kitchen-diner, living room, and great-sized bedrooms.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	5.52 x 2.94	18'1" x 9'8"
Living Room	5.52 x 3.12	18'1" x 10'3"
Utility	1.97 x 1.55	6'5" x 5'1"
WC	1.70 x 0.90	5'7" x 3'0"



First floor

Room	Metres	Feet & Inches
Bedroom 1	4.25 x 2.75	13'11" x 9'0"
En-suite	2.14 x 1.59	7'0" x 5'3"
Bedroom 2	2.47 x 2.99	8'1" x 9'10"
Bedroom 3	2.80 x 2.67	9'2" x 8'9"
Bedroom 4	2.28 x 2.95	7'6" x 9'8"
Bathroom	2.05 x 1.70	6'9" x 5'7"

Gross internal area 1068.4ft<sup>2</sup> / 99.26m<sup>2</sup>

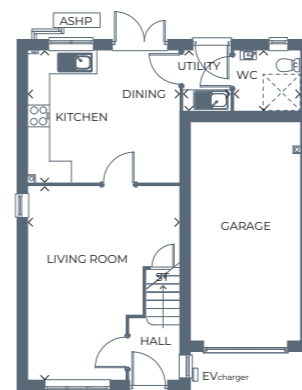
Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home.



## Blessington

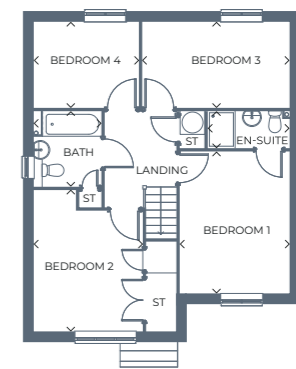
4 bedroom, detached home

An exceptional 4 bedroom detached home with a bright living area, open-plan kitchen-diner, plus utility room and versatile bedrooms.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	3.60 x 4.14	11'10" x 13'7"
Living Room	5.30 x 4.14	17'5" x 13'7"
Utility	1.29 x 1.64	4'3" x 5'5"
WC	1.83 x 1.64	6'0" x 5'5"

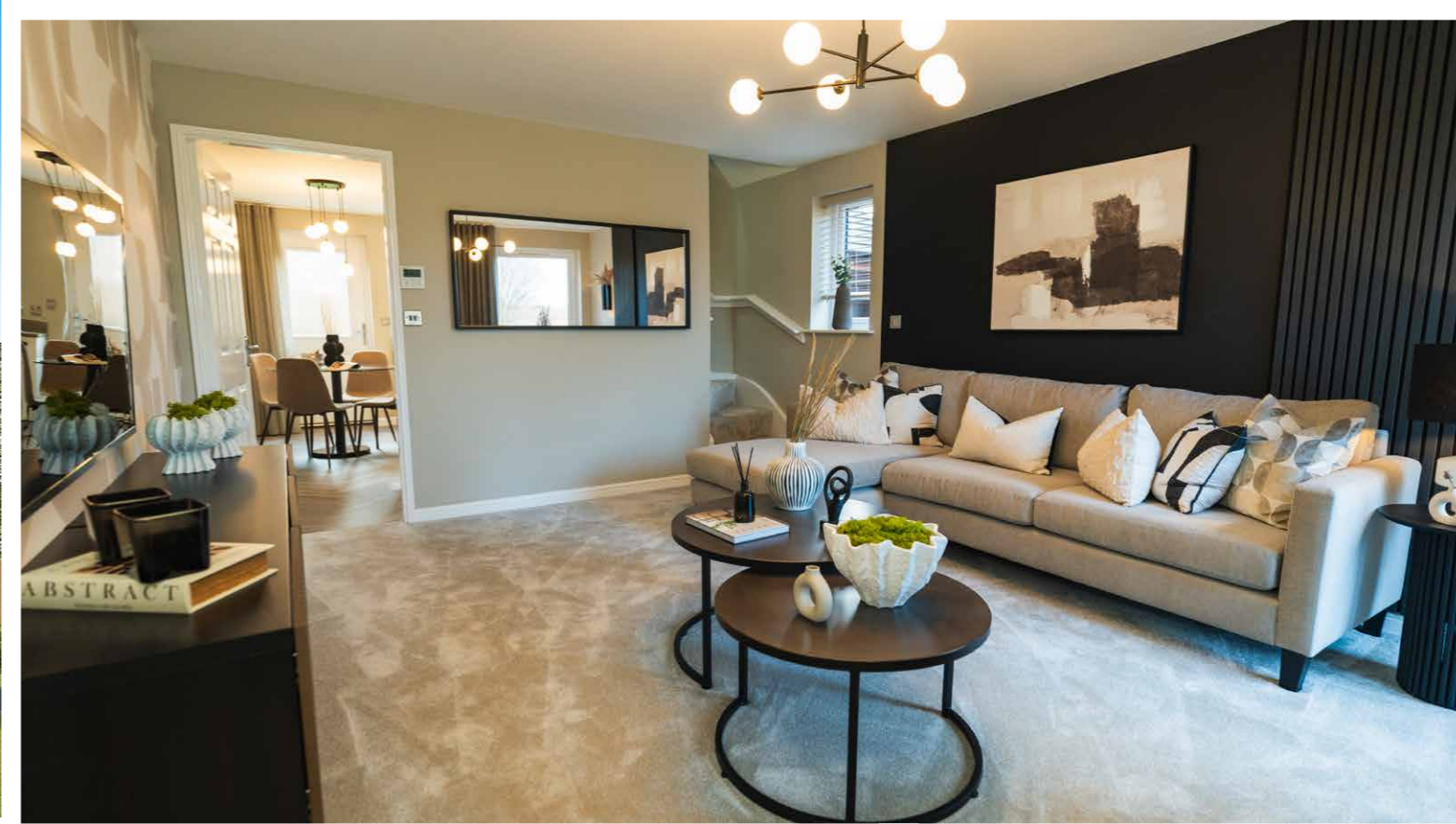


First floor

Room	Metres	Feet & Inches
Bedroom 1	3.20 x 4.15	10'6" x 13'8"
En-suite	2.38 x 1.08	7'10" x 3'6"
Bedroom 2	4.1 x 3.13	13'5" x 10'3"
Bedroom 3	4.29 x 2.51	14'1" x 8'3"
Bedroom 4	3.05 x 2.51	10'0" x 8'3"
Bathroom	2.16 x 1.94	7'1" x 6'4"

Gross internal area 1372.7ft<sup>2</sup> / 127.53m<sup>2</sup>

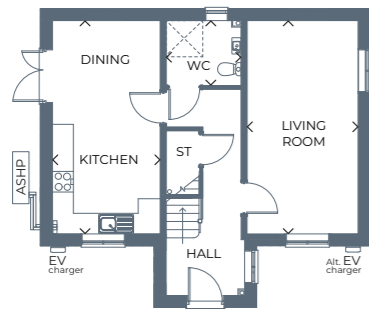
Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm. Ground floor shower provision or location may vary; please speak to your Sales Executive. Gross internal area includes integral garage.



# Bantry

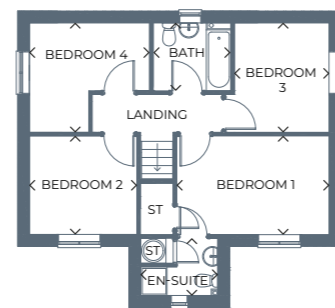
4 bedroom, detached home

A stunning 4 bedroom detached home featuring an open-plan kitchen-diner, living room, four spacious bedrooms, a family bathroom and a master en-suite.



**Ground floor**

Room	Metres	Feet & Inches
Kitchen / Dining	2.94 x 5.89	9'8" x 19'4"
Living Room	3.03 x 5.89	9'11" x 19'4"
WC	2.05 x 1.80	6'9" x 5'11"



**First floor**

Room	Metres	Feet & Inches
Bedroom 1	4.24 x 2.75	13'11" x 9'0"
En-suite	2.14 x 1.60	7'0" x 5'3"
Bedroom 2	2.99 x 2.75	9'10" x 9'0"
Bedroom 3	2.88 x 3.05	9'5" x 10'0"
Bedroom 4	3.34 x 3.05	11'0" x 10'0"
Bathroom	2.17 x 1.90	7'1" x 6'3"

Gross internal area 1135.9ft<sup>2</sup> / 105.53m<sup>2</sup>

Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home. Ground floor shower provision or location may vary; please speak to your Sales Executive



From floorplans, to dimensions and even virtual tours, visit our website to discover more information about your dream home.

Images, dimensions, and layouts are indicative only and are not plot-specific. Some images may also show optional upgrades at additional cost. Plot-specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home, and ground floor shower provision and location may differ; please confirm with your Sales Executive.

# Our standard specification

We work with well known brands to deliver a high level of specification, all at an affordable price.

✓ Standard features    ⭐ Upgrades available, subject to build stage

## Kitchens

Kitchen units, doors and handles from **Symphony Kitchens** ✓⭐

Choice of worktops with matching upstands supplied from **Symphony Kitchens** ✓⭐

Stainless steel splashback supplied from **Symphony Kitchens** ✓⭐

Oven, hob and integrated cooker hood by **Beko** ✓⭐

## Bathroom

Taps from **Methven** ✓

Standard splashback tiling from **Porcelanosa** ✓⭐

Standard height tiles to bathroom and en-suites from **Porcelanosa** ✓⭐

White sanitaryware by **Twyford** ✓

## Finishing touches

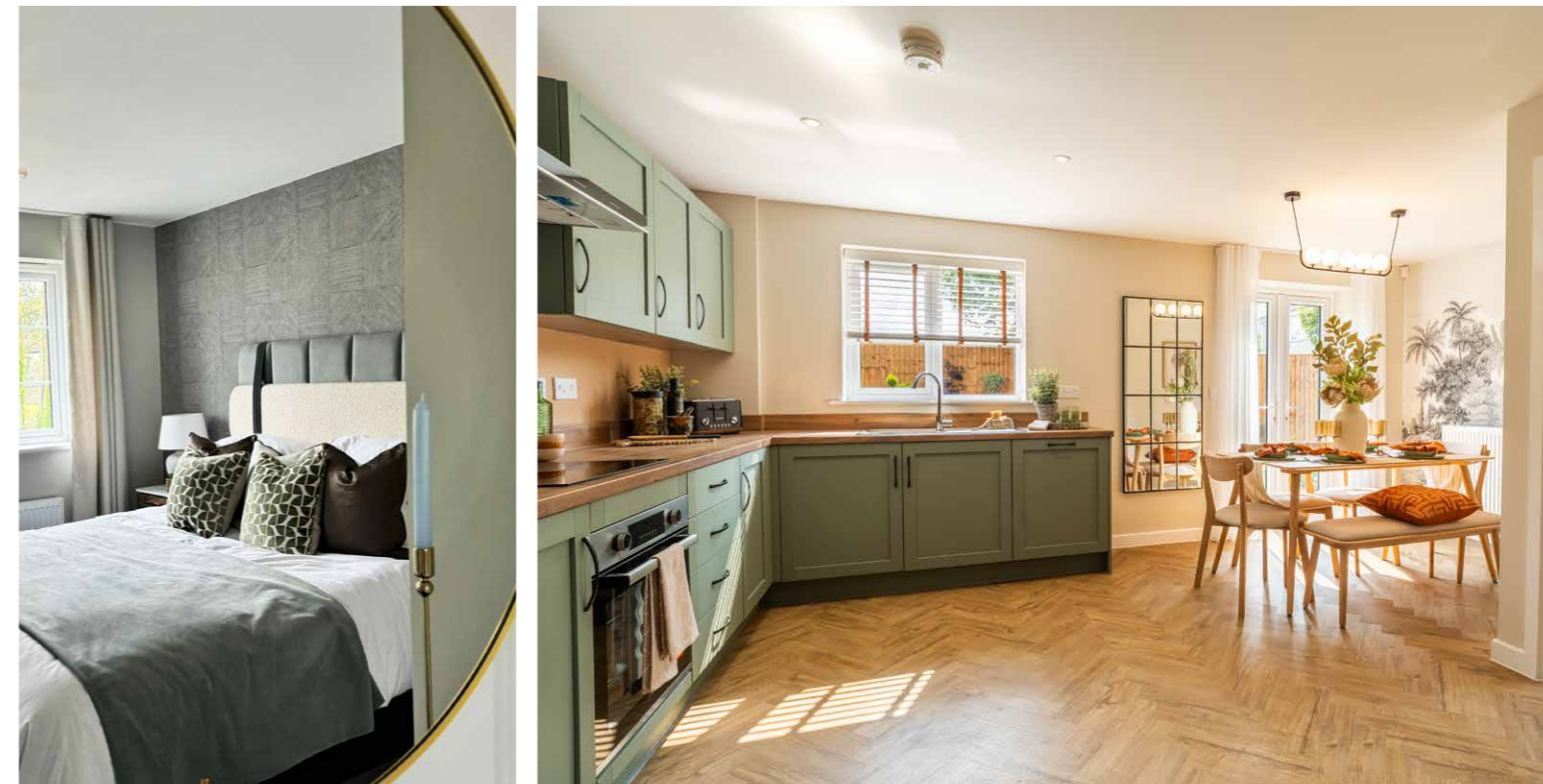
Matt white paint finish to walls and ceilings by **Crown or Dulux** ✓

## Peace of mind

Two year **Gleeson warranty** from legal completion date ✓

A further eight years of cover via your **NHBC Buildmark Warranty** ✓

All of the specification listed is included in our houses as standard. Correct at time of production, October 2025, and subject to change without notice. Any options and extras are subject to build stage. Please contact a Gleeson Sales Executive for further information.



## Personalise your home

There are so many ways you can personalise your new home from the moment it starts being built thanks to our wide range of optional upgrades and extras.

Upgrades and extras are subject to build stage and availability

[Read more](#)

# Let's make it happen

When buying a home with Gleeson, there are lots of helpful schemes to make homeownership even easier to achieve. We're here to help every step of the way, from your initial enquiry right through to getting the keys to your beautiful new home.

[Read more on our website >](#)



Special terms and conditions apply. Please see <https://gleesonhomes.co.uk/special-terms> for more information. Schemes can be subject to plot and development. Please speak to your Gleeson Sales Executive for more information.



## First-time Buyer Assist

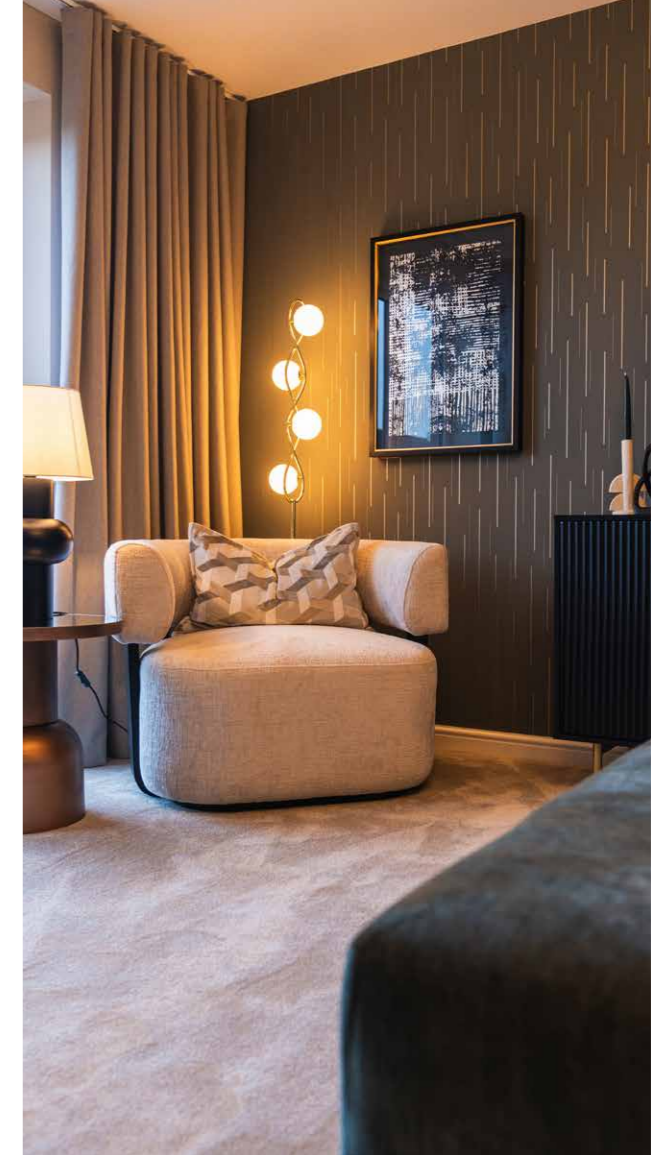
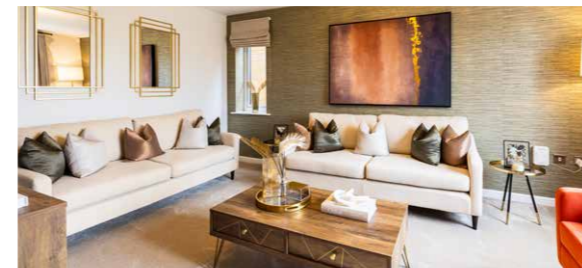
At Gleeson, we have many years of experience selling homes to first-time buyers and through our first-time buyer assist scheme, we're proud to offer some extra help to get you on the property ladder.

## Shared Ownership

With Shared Ownership, you buy a share of your Gleeson home and pay a monthly rent on the part you don't buy. Your budget will decide the size of the share you buy, making homeownership more affordable.

## Key Worker

If you're a key worker and considering taking your first steps onto the property ladder, or planning your next move, we will give you £1,500 towards additional extras to further personalise your new home.



## Part Exchange

Our Part Exchange scheme takes the hassle out of selling your existing home. Instead of waiting for a buyer, we become your guaranteed purchaser, saving you time and money.

## Own New Rate Reducer

Own New Rate Reducer can provide homebuyers with reduced monthly mortgage payments for an initial two or five-year period, making it more affordable for first-time buyers and existing homeowners to purchase their dream home.

# What happens next?

Whether you're embarking on a journey towards buying your very first home, or you're thinking about upsizing or rightsizing, Gleeson have the home for you.



## Make an appointment

We're ready when you are. Why not book an appointment to visit our sales centre and view our show homes? You can also use this as an opportunity to have any questions you may have answered by your Gleeson Sales Executive.

Contact us



## Let us help you

When buying a home with Gleeson, there are lots of helpful schemes to make moving even easier. Find out more about our buying schemes and make your dream become a reality with Gleeson.

Find out more



All our homes are **carefully designed, beautifully built** and boast plenty of features and space to suit your lifestyle.



## Hear from our customers

If you're looking for inspiration or wondering whether buying a Gleeson home is right for you, read our customer's home buying stories to discover why they chose a Gleeson home and more about their experience.

[Customer stories](#)

### How to find us

**Visit us** Fox Covert Lane, Misterton, Doncaster, DN10 4EJ

**Contact us** 01427 801 217

[gleesonhomes.co.uk/developments/mynster-fields](https://gleesonhomes.co.uk/developments/mynster-fields)

### How to find us

From Bawtry – turn left onto the A631/Tickhill Road towards Gainsborough, continue on the A631 then turn left onto the B1403 Green Road at Gringley on the Hill, turn right onto Gravelholes Lane, turn right onto Grovewood Road which becomes Fox Covert Lane and the site is on the left hand side.

From Gainsborough – turn right onto the A631/ The Flood Road, at the first roundabout go straight ahead to stay on the A631 towards Bawtry, at the second roundabout turn right second exit onto the A161/Beckingham Road, at the roundabout take the 1st exit onto Marsh Lane staying on the A161, at the roundabout take the 2nd exit onto Fox Covert Lane the site is on the right hand side.

From Retford – take the A638/Arlington Way, turn right onto the A620/Moorgate, turn left onto the B1403/Main street, turn right to stay on the B1403/Clayworth Common, turn left to stay on the B1403/Town Street, turn right to stay on the B1403/Gringley Road, turn right onto the A631, turn left onto the B1403/Green Road, turn right into Gravelholes Lane, turn right into Grovewood Road, turn left into Fox Covert Lane and the site is on the right hand side.



All information correct at time of production, 4 June 2026. All images in this brochure are for illustrative purposes only and may depict upgrades available at an additional cost, subject to build stage and availability. Dimensions and layouts within this brochure are indicative only and not plot specific. Elevations and finishes may vary by plot; please check with your Sales Executive for more information.

DB-012-V7