



# THORPE MEADOWS

HOLMEWOOD

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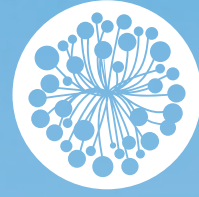


# HARRON HOMES

DELIVERING LUXURY

Born and bred in Yorkshire, Harron Homes delivers exceptional homes in carefully selected locations across the North of England and the Midlands. With a proud track record of ingenuity and originality, Harron Homes is a developer you can trust to fulfil and exceed your every expectation.

Harron Homes remains a local business at heart and retains a passion for providing outstanding properties and personal customer service. We pride ourselves on listening to your needs and working with you to craft your ideal home. We are a company that is large enough to offer you the very best, but small enough to care about your needs.



# CAREFULLY CRAFTED HOMES

IN AN EXCEPTIONAL SETTING





## REFINED LIVING

IN A TRULY EXCLUSIVE LOCATION

This stunning collection of three and four bedroom homes in the village of Holmewood are perfectly designed for an assortment of lifestyles. From couples starting their lives together to well-established families, Harron provides high quality homes for every stage of life, offering the best of modern living.

THORPE MEADOWS BY HARRON HOMES





## SURROUND YOURSELF

WITH A FULL AND ACTIVE LIFE

Close to the rolling countryside of the Peak District, Holmewood boasts the Five Pits Trail, a country park which is a haven for wildlife and links the five villages around Holmewood. Along the trail is Williamthorpe Nature Reserve, a great spot for birdwatching and wildflowers, especially among the reed beds, some of the largest in Derbyshire.



The Peak District



Hardwick Hall



Chesterfield



## WELL CONNECTED

AN ENVIABLE POSTCODE

Set in a picturesque area of North East Derbyshire, Holmewood is in close proximity to the M1, providing commuters with convenient access to Sheffield and Nottingham, both of which are approximately 20 miles away. Even closer is the market town of Chesterfield which is just five miles away and easily accessible via the A617, meaning plenty of options for exploring nearby.

THORPE MEADOWS BY HARRON HOMES



SPAR	3 minutes
Doctors	12 minutes
Post Office	12 minutes
Heath Primary School	23 minutes
Nature Reserve	28 minutes



Hospital	9 minutes
Tesco Extra	10 minutes
Chesterfield	12 minutes
Mansfield	20 minutes
Derby	33 minutes
Sheffield	36 minutes
Nottingham	36 minutes



Sheffield	12 minutes
Derby	18 minutes
Nottingham	30 minutes
Leicester	44 minutes
Leeds	1 hour
London	1 hours 47 minutes

“ HASSLE FREE TRAVEL FROM YOUR DOORSTEP ”

Travel times based on figures provided by Google Maps. Train journey times from the trainline.com are based on travelling from Chesterfield Station.

# SITEPLAN



Plots 110, 114, 123 & 128 feature additional window to side gable. Please refer to the relevant working drawing via the Sales Executive.

## 3 BEDROOM HOMES

**THE BAMBURGH**  
3 bedroom home  
Plots 51, 52, 53, 76, 77, 78, 79, 80, 81, 82, 112, 113, 114, 117, 118, 126 & 127

**THE ALDERTON**  
3 bedroom home  
Plots 10, 11, 37, 39, 40, 73, 95, 104, 107, 109 & 111

## 4 BEDROOM HOMES

**THE BIRKWITH**  
4 bedroom home  
Plots 4, 5, 30, 36, 45, 49, 61, 65, 70, 85, 119 & 120

**THE BAYBRIDGE**  
4 bedroom home  
Plots 8, 9, 21, 31, 38, 48, 55, 58, 67, 96, 102 & 108

**THE NIDDERDALE**  
4 bedroom home  
Plots 6, 7, 19, 23, 24, 28, 44, 68, 91, 93, 100, 103, 121 & 124

**THE SALCOMBE V0**  
4 bedroom home  
Plots 29, 33, 43, 50, 62, 63, 72 & 98

**THE SALCOMBE V1**  
4 bedroom home  
Plots 57, 88 & 92

**THE SETTLE V0**  
4 bedroom home  
Plots 26, 34, 75 & 84

**THE SETTLE V1**  
4 bedroom home  
Plots 35, 46, 54, 71, 83, 89, 99, 123 & 128

**THE TONBRIDGE**  
4 bedroom home  
Plots 1, 12, 22, 41, 69, 86, 94 & 101

**THE WARKWORTH**  
4 bedroom home  
Plot 18

**THE WINDSOR**  
4 bedroom home  
Plots 2, 3, 20, 25, 27, 32, 42, 47, 56, 59, 60, 64, 66, 74, 87, 90, 97, 105, 106, 110, 122 & 125

\* AFFORDABLE HOUSING





# THE BAMBURGH

THREE BEDROOM  
SEMI-DETACHED HOME



## GROUND FLOOR

Lounge	4398 x 2913mm	14' 5" x 9' 6"
Kitchen/Dining	5079 x 3505mm	16' 7" x 11' 5"

## FIRST FLOOR

Bedroom 1	4338 x 2978mm	14' 2" x 9' 9"
Bedroom 2	3566 x 2663mm	11' 8" x 8' 8"
Bedroom 3	2391 x 2315mm	7' 10" x 7' 7"
Bathroom	2560 x 2000mm	8' 4" x 6' 6"

# THE BAMBURGH

Those looking for a modern, three bedroom house with attractive features and classic charm, should look no further than the Bamburgh.



GROUND FLOOR



FIRST FLOOR

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# THE ALDERTON

THREE BEDROOM DETACHED HOME  
WITH INTEGRAL GARAGE



## GROUND FLOOR

Lounge	4463 x 3363mm	14' 7" x 11' 0"
Kitchen/Dining	4280 x 2943mm	14' 0" x 9' 7"
Utility	1598 x 1500mm	5' 2" x 4' 11"

## FIRST FLOOR

Bedroom 1	3285 x 3128mm	10' 9" x 10' 3"
En Suite	2048 x 1598mm	6' 8" x 5' 2"
Bedroom 2	3013 x 2993mm	9' 10" x 9' 9"
Bedroom 3	2993 x 2865mm	9' 9" x 9' 4"
Bathroom	1925 x 1700mm	6' 3" x 5' 6"

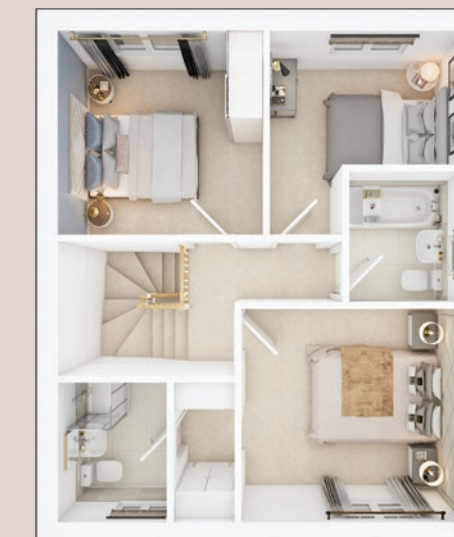
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# THE ALDERTON

This charming, three bedroom home offers luxury qualities with no end of style and high specification design.



GROUND FLOOR



FIRST FLOOR

# THE BIRKWITH

FOUR BEDROOM DETACHED HOME  
WITH INTEGRAL GARAGE



## GROUND FLOOR

Lounge	4563 x 3100mm	14' 11" x 10' 2" max
Kitchen/Dining	6665 x 2690mm	21'10" x 8' 9"
Utility	1609 x 1463mm	5' 3" x 4' 9"

## FIRST FLOOR

Bedroom 1	3803 x 3125mm	12' 5" x 10' 3" max
En Suite	2028 x 1863mm	6' 7" x 6' 1"
Bedroom 2	3813 x 3040mm	12' 6" x 9' 11"
Bedroom 3	3203 x 2975mm	10' 6" x 9' 9"
Bedroom 4	2965 x 2725mm	9' 8" x 8' 11"
Bathroom	2100 x 1975mm	6' 10" x 6' 5"

# THE BIRKWITH

This attractive, four bedroom property offers space and style with modern features that compliment busy family life. The beautiful Birkwith is the perfect place to call home.



GROUND FLOOR



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# THE BAYBRIDGE

FOUR BEDROOM DETACHED HOME  
WITH INTEGRAL GARAGE



## GROUND FLOOR

Lounge	4780 x 3296mm	15' 8" x 10' 9"
Kitchen/Dining	5728 x 2735mm	18' 9" x 8' 11"
Utility	1725 x 1688mm	5' 7" x 5' 6"
WC	1725 x 910mm	5' 7" x 2' 11"

## FIRST FLOOR

Bedroom 1	3901 x 3296mm	12' 9" x 10' 9"
En Suite	2115 x 1475mm	6' 11" x 4' 10"
Bedroom 2	3664 x 2663mm	12' 0" x 8' 8"
Bedroom 3	3901 x 3145mm	12' 9" x 10' 3"
Bedroom 4	3664 x 2663mm	12' 0" x 8' 8"
Bathroom	2639 x 2026mm	8' 7" x 6' 7"

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# THE BAYBRIDGE

This exquisite, four bedroom detached home spoils you with space and style. The charming Baybridge is perfect for the modern family that enjoys fine living.



GROUND FLOOR



FIRST FLOOR

# THE NIDDERDALE

FOUR BEDROOM DETACHED HOME  
WITH INTEGRAL GARAGE



## GROUND FLOOR

Lounge	4775 x 2940mm	15' 7" x 9' 7" inc bay
Kitchen/Dining	6543 x 3377mm	21' 5" x 11' 0" max
Utility	1797 x 1675mm	5'10" x 5' 5"

## FIRST FLOOR

Bedroom 1	4475 x 2940mm	14' 8" x 9' 7"
En Suite	2455 x 1910mm	8' 0" x 6' 3"
Bedroom 2	4202 x 3178mm	13' 9" x 10' 5" max
Bedroom 3	3202 x 2940mm	10' 6" x 9' 7" max
Bedroom 4	3153 x 2575mm	10' 4" x 8' 5"
Bathroom	2200 x 2075mm	7' 2" x 6' 9"

# THE NIDDERDALE

This classically designed, four bedroom detached home with integral garage has everything a modern family home needs without compromising on luxury features.



GROUND FLOOR



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# THE SALCOMBE V0

FOUR BEDROOM DETACHED HOME  
WITH DETACHED DOUBLE GARAGE



## GROUND FLOOR

Lounge	4665 x 4065mm	15' 3" x 13' 4"
Dining Room	3765 x 2769mm	12' 4" x 9' 1"
Kitchen	3330 x 3300mm	10' 11" x 10' 9"
Dining Area	4390 x 3648mm	14' 4" x 11' 11" inc bay
Utility	2250 x 1888mm	7' 4" x 6' 2"

## FIRST FLOOR

Bedroom 1	4065 x 2790mm	13' 4" x 9' 1"
Dressing Area	2215 x 1525mm	7' 3" x 5' 0"
En Suite	2413 x 1750mm	7' 11" x 5' 8"
Bedroom 2	3463 x 3369mm	11' 4" x 11' 0" max
Bedroom 3	3653 x 2769mm	11' 11" x 9' 1"
Bedroom 4	3600 x 2839mm	11' 9" x 9' 3"
Bathroom	2608 x 2600mm	8' 6" x 8' 6"

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# THE SALCOMBE V0

This stylish four bedroom detached property has everything a modern family home needs without compromising on luxury features and high end design with the added benefit of a detached double garage.



GROUND FLOOR



FIRST FLOOR

# THE SALCOMBE V1

FOUR BEDROOM DETACHED HOME  
WITH DETACHED DOUBLE GARAGE



## GROUND FLOOR

Lounge	4740 x 4665mm	15' 6" x 15' 3" inc bay
Dining Room	3765 x 2769mm	12' 4" x 9' 1"
Kitchen	6878 x 3330mm	22' 6" x 10' 11"
Dining Area	4390 x 3648mm	14' 4" x 11' 11" inc bay
Utility	2250 x 1888mm	7' 4" x 6' 2"

## FIRST FLOOR

Bedroom 1	4065 x 2790mm	13' 4" x 9' 1"
Dressing Area	2215 x 1525mm	7' 3" x 5' 0"
En Suite	2413 x 1750mm	7' 11" x 5' 8"
Bedroom 2	3463 x 3369mm	11' 4" x 11' 0" max
Bedroom 3	3653 x 2769mm	11' 11" x 9' 1"
Bedroom 4	3600 x 2839mm	11' 9" x 9' 3"
Bathroom	2608 x 2600mm	8' 6" x 8' 6"

# THE SALCOMBE V1

This stylish four bedroom detached property has everything a modern family home needs without compromising on luxury features and high end design with the added benefit of a detached double garage.



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# THE SETTLE V0

FOUR BEDROOM DETACHED HOME  
WITH INTEGRAL GARAGE



## GROUND FLOOR

Lounge	5215 x 3615mm	17' 1" x 11' 10" inc bay
Kitchen/Dining	5300 x 3650mm	17' 4" x 11' 11"
Utility	3002 x 1368mm	9' 10" x 4' 5"

## FIRST FLOOR

Bedroom 1	4495 x 4463mm	14' 8" x 14' 7" max
En Suite	2500 x 1570mm	8' 2" x 5' 1"
Bedroom 2	3875 x 3150mm	12' 8" x 10' 4"
Bedroom 3	3700 x 3053mm	12' 1" x 10' 0"
Bedroom 4	3889 x 3078mm	12' 9" x 10' 1" max
Bathroom	2700 x 2050mm	8' 10" x 6' 8"

# THE SETTLE V0

Families will adore this spacious, four bedroom detached family home with integral garage and classic design features.



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# THE SETTLE V1

FOUR BEDROOM DETACHED HOME  
WITH INTEGRAL GARAGE



## GROUND FLOOR

Lounge	5215 x 4139mm	17' 1" x 13' 6" inc bay
Kitchen/Dining	5300 x 3650mm	17' 4" x 11' 11"
Utility	3002 x 1368mm	9' 10" x 4' 5"

## FIRST FLOOR

Bedroom 1	4495 x 4463mm	14' 8" x 14' 7" max
En Suite	2500 x 1570mm	8' 2" x 5' 1"
Bedroom 2	3875 x 3150mm	12' 8" x 10' 4"
Bedroom 3	3700 x 3053mm	12' 1" x 10' 0"
Bedroom 4	3889 x 3078mm	12' 9" x 10' 1" max
Bathroom	2700 x 2050mm	8' 10" x 6' 8"

# THE SETTLE V1

Families will adore this spacious, four bedroom detached family home with integral garage and classic design features.



GROUND FLOOR

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# THE TONBRIDGE

FOUR BEDROOM DETACHED HOME  
WITH INTEGRAL GARAGE



## GROUND FLOOR

Lounge	5233 x 3226mm	17' 2" x 10' 8" inc bay
Kitchen/Dining	6553 x 4215mm	21' 5" x 13' 9"
Utility	1800 x 1448mm	5' 10" x 4' 9"

## FIRST FLOOR

Bedroom 1	3360 x 3188mm	11' 0" x 10' 5" max
Dressing Area	2225 x 1675mm	7' 3" x 5' 5"
En Suite	2475 x 1413mm	8' 1" x 4' 7"
Bedroom 2	4640 x 3165mm	15' 2" x 10' 4"
Bedroom 3	3375 x 3165mm	11' 0" x 10' 4"
Bedroom 4	3343 x 3188mm	10' 11" x 10' 5"
Bathroom	2900 x 2100mm	9' 6" x 6' 10"

# THE TONBRIDGE

The Tonbridge is an attractive, four bedroom detached home, perfect for families looking for style combined with high specification design.



GROUND FLOOR



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# THE WINDSOR

FOUR BEDROOM DETACHED HOME  
WITH INTEGRAL GARAGE



## GROUND FLOOR

Lounge	5163 x 3105mm	16' 11" x 10' 2" inc bay
Dining Area	3253 x 2835mm	10' 8" x 9' 3"
Kitchen	3253 x 3030mm	10' 8" x 9' 11"
Utility	2188 x 1650mm	7' 2" x 5' 4"

## FIRST FLOOR

Bedroom 1	3303 x 3000mm	10' 10" x 9' 10"
Dressing Area	1815 x 1140mm	5' 11" x 3' 8"
En Suite	1815 x 1763mm	5' 11" x 5' 9"
Bedroom 2	4062 x 2940mm	13' 3" x 9' 7" max
Bedroom 3	3303 x 2650mm	10' 10" x 8' 8"
Bedroom 4	3443 x 2650mm	11' 3" x 8' 8"
Bathroom	2600 x 2115mm	8' 6" x 6' 11"

# THE WINDSOR

This stylish, four bedroom detached home with integral garage offers the best in modern day living for families that want luxury and style.



GROUND FLOOR



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# THE WARKWORTH

FOUR BEDROOM DETACHED HOME  
WITH INTEGRAL DOUBLE GARAGE



## GROUND FLOOR

Lounge	5370 x 3615mm	17' 7" x 11' 10" inc bay
Family Room	3740 x 3300mm	12' 3" x 10' 9"
Kitchen/Dining	5515 x 3740mm	18' 1" x 12' 3"
Utility	2678 x 1800mm	8' 9" x 5' 10"

## FIRST FLOOR

Bedroom 1	4905 x 3300mm	16' 1" x 10' 9" max
Dressing Area	2025 x 2015mm	6' 7" x 6' 7"
En Suite	2915 x 1500mm	9' 6" x 4' 11"
Bedroom 2	3650 x 3615mm	11' 11" x 11' 10"
En Suite 2	2491 x 1500mm	8' 2" x 4' 11"
Bedroom 3	3790 x 2750mm	12' 5" x 9' 0"
Bedroom 4	3200 x 2965mm	10' 5" x 9' 8"
Bathroom	1888 x 2790mm	6' 2" x 9' 1"

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# THE WARKWORTH

The Warkworth is a beautifully designed four bedroom, detached family home with an integral double garage.



GROUND FLOOR



FIRST FLOOR

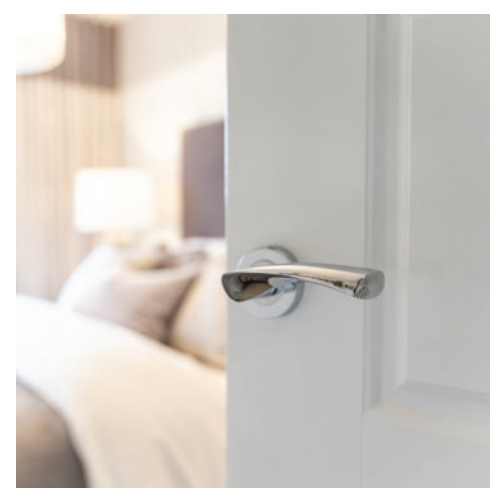


## A PERFECT BALANCE

STYLISH & PRACTICAL

Offering everything you could wish for in a modern family home, the properties at Thorpe Meadows have been carefully designed to suit modern living without compromising on details.

Finished to the highest specification, the homes showcase light filled living areas, contemporary kitchens and stylish bathrooms.



# SPECIFICATION

## KITCHEN

- Quality Symphony kitchen range with 18mm carcass and 40mm worktop featuring complimentary upstands
- Bosch hob and fan assisted oven as standard with NEFF oven upgrade options available
- Contemporary Caple extractor hood
- Stainless steel sink and drainer with Hansgrohe mixer tap
- Additional Bosch appliance upgrades are available\*

## UTILITY (where applicable)

- Work surface (where applicable)
- Plumbing for washing machine (where applicable)

## CLOAKROOM (where applicable)

- Quality white Roca Gap sanitary ware complemented by chrome fittings and Hansgrohe taps
- Half tiling to all appliance walls (where applicable)
- Tiled window cill (where applicable)

## MAIN BATHROOM

- Quality white Roca Gap or Ideal Standard Concept sanitary ware complemented by chrome fittings and Hansgrohe taps
- Half tiling to all walls using contemporary tiles by Porcelanosa
- Tiled window cills
- Quality shower enclosure with glazed door and chrome trim (where applicable)
- Hansgrohe chrome thermostatic shower fitting (where applicable)

## ENSUITE 1 (where applicable)

- Quality white Roca Gap or Ideal Standard Concept sanitary ware complemented by chrome fittings and Hansgrohe taps
- Full tiling to shower area and half tiling to all other walls using Porcelanosa tiles
- Shower enclosure with glazed door and chrome trim
- Hansgrohe chrome thermostatic shower fitting

## WARDROBES

- Hammonds wardrobes to bedroom 1 (subject to house type)

## HEATING

- Gas fired central heating with high efficiency boilers with individual thermostatic radiator valves

## ELECTRICAL

- Telephone & TV points (as shown on electrical plan)
- Downlighters (where applicable)
- Coach lamps to front of property

## INTERNAL DOORS

- Contemporary chrome ironmongery throughout
- 5 panel internal doors
- Contemporary 10 panel glazed doors (where applicable)

## WINDOWS & EXTERNAL DOORS

- PVCu double glazed windows (argon filled low E glass) with adjustable ventilators and lockable handles in white
- PVCu double glazed French doors (where applicable)

- GRP front and rear doors (where applicable) with patterned double glazing and sidelights
- Modern chrome handles throughout
- PVCu insulated loft access hatch
- Low maintenance quality Garador garage doors coated black

## EXTERNAL FEATURES TO HOUSES

- Turf to front gardens
- Riven Buff paving flags to be laid to approved design
- Block paved driveways
- Brown pressure treated fencing and gates where specified (1800m high)
- Trees and shrubs planted to approved design
- Power and light to integral garages only (For clarification on any of the above items please discuss with the onsite sales executive.)

## DECORATION

- White emulsion to walls
- White gloss painted woodwork
- Contemporary style skirting boards
- Clear varnished oak handrails & newel caps to all staircases
- Turned colonial spindles to all balustrades
- Skimmed plastered ceilings with white emulsion
- White sockets and switches throughout

## GENERAL

- NHBC 10 year warranty
- All properties are constructed using traditional methods

\*Available as an upgrade, subject to build stage. Harron Homes reserve the right to amend/substitute make and models to the equivalent or higher value without prior notification, should any product become unavailable/discontinued. We operate a policy of continuous product development and may vary this from time to time. Consequently this information should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. For individual property specification, please contact your sales executive.

# EXCELLENCE

BY HARRON HOMES

Everyone has their own tastes and needs, which is why we offer you the choice of optional extras to style your new Harron home. We invite you to speak to our experienced Sales Executives to help discuss your needs and offer expert advice on our 'Excellence' range.



## YOUR KITCHEN

Choose from a wide range of shaker-style kitchens, offered in a variety of chic white, cream and grey tones. Kitchen upgrades are also available, including granite worktops and fully integrated kitchen appliances.



## YOUR BEDROOM

We can offer a beautiful range of fitted wardrobes. Mix and match from our selection of wood, high-gloss and mirror finishes.



## YOUR LIVING SPACE

Personalise your living space with a wide selection of optional extras, including everything from luxurious carpets to LED downlighters.



## YOUR BATHROOM

Create the wow factor with our wide selection of tiling options for your bathrooms and en suites. Floor to ceiling tiling looks superb as well as being highly practical.

“ ANOTHER ASPECT OF OUR COMMITMENT TO YOU ”



DISCOVER

# THE RIGHT WAY TO MOVE HELP TO BUY

If you are a first time buyer using the Government-backed Help to Buy: Equity Loan Scheme, you could move with just a 5% deposit.\*

## THE BENEFITS OF PART EXCHANGE

Available to first time buyers only

You only need a 5% deposit and 75% mortgage

The Government funds the remaining 20% with a Help to Buy: Equity Loan

You own 100% of your new Harron home

You won't be charged interest for the first five years

## HERE'S HOW IT WORKS

Example based on a 3 bedroom home priced at £203,995



£10,200  
£40,799  
£152,996

5% Buyers deposit  
20% Help to Buy: Equity Loan  
75% Mortgage from lender



Backed by  
HM Government





# WE CAN HELP YOU MOVE HOMEMOVER

We're committed to making your move to a new Harron home as straight forward and smooth as possible. As part of this commitment we can help you sell your existing home through our Harron Homemover Scheme.\*

## THE BENEFITS OF OUR HOMEMOVER SCHEME



We will liaise with two local estate agents to value your property



No estate agents fees to pay



We will help you through the buying and selling process



You will have up to 6 weeks exclusivity on your chosen home\*



Available for downsizers



HARRON  
HOMEMOVER SCHEME

Terms and conditions apply, see website for details. Schemes cannot be used in conjunction with each other, or any other advertised offers. Harron Homes reserves the right to withdraw or alter these offers at any time prior to payment of a reservation fee.

\*The Homemover Agreement is for a 4 to 6 week period, dependant on plot and interest in your property. Subject to satisfactory home buyers report.



# WE CAN HELP YOU MOVE PART EXCHANGE

Harron Homes could be a cash buyer for your existing property, so you would have no estate agents fees to pay or property chain to contend with.\*

## THE BENEFITS OF PART EXCHANGE



A guaranteed cash buyer for your existing property at a genuine 100% market value appraised offer, within seven days of application



A free Part Exchange application process



No costly estate agents fees to pay



No property chain to contend with



Remain in your existing home until your new property is ready

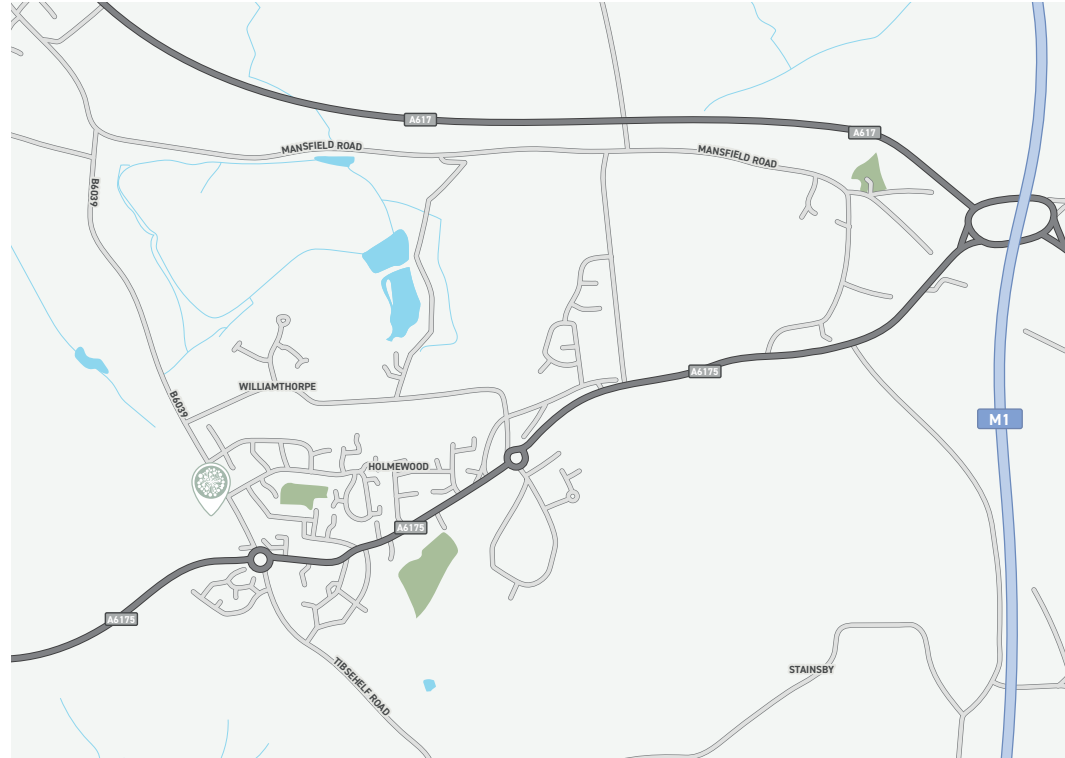


**PART EXCHANGE  
SCHEME**



# HOW TO FIND US

## AN ENVIABLE POSTCODE



THORPE MEADOWS, CHESTERFIELD ROAD,  
HOLMEWOOD, CHESTERFIELD, S42 5TD

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THORPE MEADOWS  
CHESTERFIELD ROAD  
HOLMEWOOD  
CHESTERFIELD  
S42 5TD



BUILDING HOMES ACROSS YORKSHIRE, DERBYSHIRE & NOTTINGHAMSHIRE

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