



BRIERLEY HEATH

STANTON HILL





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.



BRIERLEY HEATH
A PLACE TO CALL HOME





REFINED LIVING IN A TRULY EXCLUSIVE LOCATION

Brierley Heath is a beautiful collection of 3 and 4 bedroom homes, nestled in the charming village of Stanton Hill in the Ashfield district of Nottinghamshire.

Not only does the development showcase the epitome of modern living, its location close to the traditional market town of Sutton-in-Ashfield, offers many valued amenities and a warm sense of community spirit.

HARRON HOMES AT BRIERLEY HEATH





SURROUND YOURSELF

WITH A FULL AND ACTIVE LIFE

Retaining its heritage, Stanton Hill showcases several historic features including the 200 year old Troughs on Old Road, Skegby Hall Gardens and the Manor House. The well-equipped village also offers a number of local shops a library and primary schools.

A stone's throw from Brierley Heath is Brierley Forest Park, an expansive 78-hectare wildlife haven with an abundance of footpaths, cycle paths and horse riding networks. Explore the series of woodlands, hay meadows, streams and wetland areas and enjoy numerous recreation facilities including a football pitch, children's play area, fishing, sculpture features and a visitor centre with a café.

BRIERLEY HEATH

BRAND LANE, STANTON HILL,
SUTTON IN ASHFIELD, NG17 3GH





WELL CONNECTED

AN ENVIABLE POSTCODE

Situated on the B6014 road, Brierley Heath provides direct access to Mansfield, offering more opportunity for entertainment and leisure. The town of Sutton-in-Ashfield is around two miles from Junction 28 of the M1 motorway and accessed via the A38 bypass, providing excellent commuter links to London and Leeds.

HARRON HOMES AT BRIERLEY HEATH

		
Church ○ 4 minutes	Mansfield ○ 12 minutes	Nottingham ○ 32 minutes
Pub ○ 4 minutes	Ifreton ○ 18 minutes	Leicester ○ 1 hour 10 minutes
Doctors ○ 6 minutes	Chesterfield ○ 18 minutes	Derby ○ 1 hour 11 minutes
Post Office ○ 26 minutes	Hucknall ○ 24 minutes	Sheffield ○ 1 hour 19 minutes
Dentist ○ 28 minutes	Ilkeston ○ 30 minutes	Birmingham ○ 2 hours 4 minutes
Primary School ○ 28 minutes	Derby ○ 32 minutes	London ○ 2 hours 27 minutes
	Nottingham ○ 34 minutes	

“ HASSLE-FREE TRAVEL
FROM YOUR DOORSTEP ”

Times based on figures provided by Google Maps

SITEPLAN



2 BEDROOM HOMES

THE HADLEIGH
2 bedroom home
Plots 122, 123, 124, 125, 126, 127 & 128

3 BEDROOM HOMES

THE BAMBURGH
3 bedroom home
Plots 118, 119, 120, 121, 151, 152, 153, 154, 155 & 156

THE ALDERTON
3 bedroom home
Plots 79, 82, 83, 100, 102, 157, 160, 169 & 172

THE BRADWELL
3 bedroom home
Plots 19, 22, 30, 31, 63, 66, 67, 80, 93, 95, 101, 112, 114, 116, 131, 133, 134, 149, 158 & 164

4 BEDROOM HOMES

THE BIRKWITH
4 bedroom home
Plots 2, 14, 16, 20, 24, 29, 32, 42, 47, 55, 59, 64, 94, 97, 107, 113, 117, 132, 161, 163 & 165

THE SETTLE V0
4 bedroom home
Plots 4, 25, 33, 37, 56, 75, 76, 89, 115, 145 & 171

THE SETTLE V1
4 bedroom home
Plots 7, 9, 10, 43, 49, 57, 72, 87, 92, 96, 105, 129 & 135

THE SALCOMBE V0
4 bedroom home
Plots 8, 44, 50, 139 & 143

THE SALCOMBE V1
4 bedroom home
Plots 1, 40, 45, 73, 144 & 150

THE WINDSOR
4 bedroom home
Plots 6, 12, 17, 23, 27, 34, 35, 39, 41, 46, 48, 53, 58, 61, 70, 71, 74, 77, 81, 84, 90, 98, 103, 106, 111, 130, 137, 138, 140, 142, 148, 159, 166, 168 & 170

THE TONBRIDGE
4 bedroom home
Plots 13, 15, 26, 38, 52, 60, 65, 69, 78, 86, 88, 104, 109, 136, 162 & 167

THE NIDDERDALE
4 bedroom home
Plots 3, 5, 11, 18, 21, 28, 36, 51, 54, 62, 68, 85, 91, 99, 108, 110, 141, 146 & 147

* AFFORDABLE HOUSING



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 BRADWEL

THREE BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE



GROUND FLOOR

Lounge	4780 x 3295mm	15' 8" x 10' 9"
Kitchen/Dining	5727 x 2735 mm	18' 9" x 8' 11"
Utility	1725 x 1688mm	5' 7" x 5' 6"

FIRST FLOOR

Bedroom 1	3794 x 3901mm	12' 5" x 12' 9"
En Suite	1819 x 2149mm	7' 0" x 5' 11"
Bedroom 2	3901 x 3658mm	12' 9" x 12' 0"
Bedroom 3	4276 x 2663mm	14' 0" x 8' 8"
Study	2744 x 2149mm	9' 0" x 7' 0"
Bathroom	2539 x 1749mm	8' 4" x 5' 8"

THE BRADWEL

A stunningly-crafted, three-bedroom, detached family home
with an integral garage, simply perfect for all the family.



GROUND FLOOR



FIRST FLOOR

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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"

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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



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"

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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



FIRST FLOOR

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"

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

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THE SALCOMBE V1

FOUR BEDROOM DETACHED HOME
WITH DETACHED 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"

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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.



GROUND FLOOR

FIRST FLOOR

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"

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THE SETTLE V0

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



GROUND FLOOR



FIRST FLOOR

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"

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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



FIRST FLOOR

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"

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THE TONBRIDGE

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



GROUND FLOOR



FIRST FLOOR

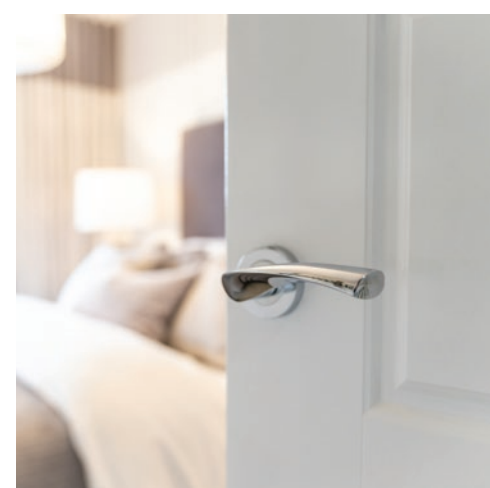


A PERFECT BALANCE

STYLISH & PRACTICAL

The homes at Brierley Heath have been thoughtfully designed to fit with the local landscape and the area's historical charm, while offering contemporary touches to suit modern family life.

The great level of sophistication reflected in the high specification kitchens, smart bathrooms and generous living areas, makes Brierley Heath the perfect place to call home.



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 ”



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**



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

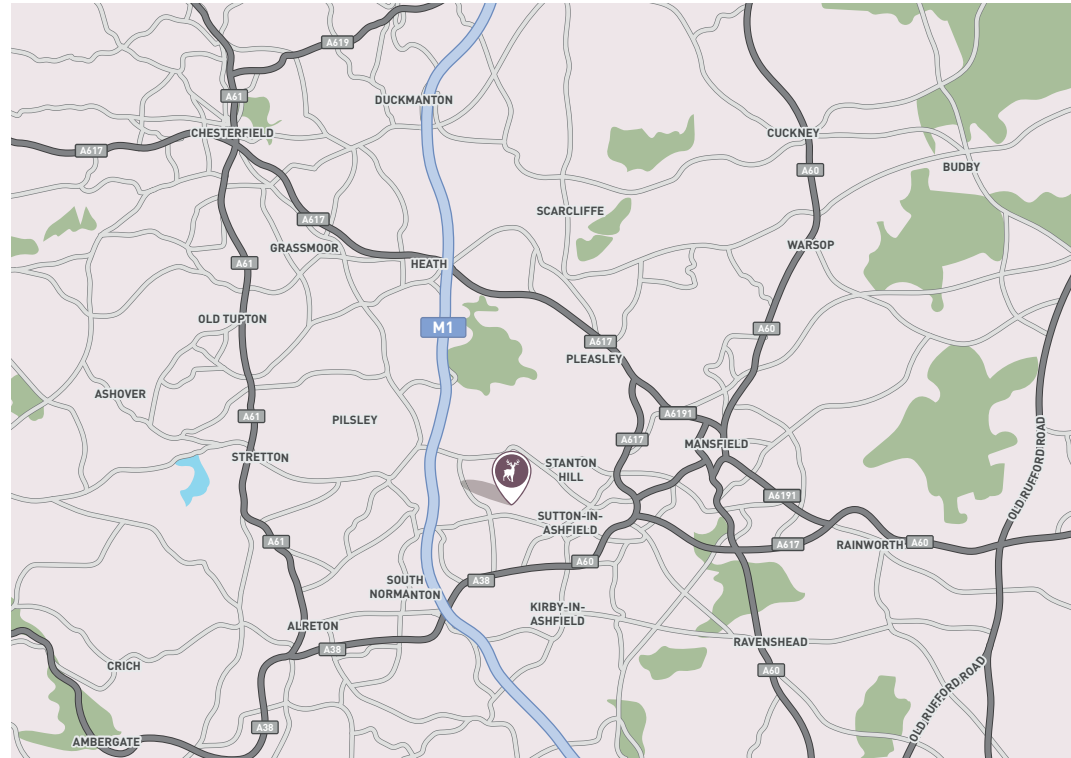
Terms and conditions apply, see website for details. Schemes cannot be used in conjunction with each other, or any other advertised offers. Harron Homes reserves the right to withdraw or alter these offers at any time prior to payment of a reservation fee.

*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.



HOW TO FIND US

AN ENVIABLE POSTCODE



BRIERLEY HEATH, BRAND LANE, STANTON HILL,
SUTTON IN ASHFIELD, NG17 3GH

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BRIERLEY HEATH
SUTTON IN ASHFIELD
NG17 3GH
01623 549002



BUILDING HOMES ACROSS YORKSHIRE, DERBYSHIRE & NOTTINGHAMSHIRE

harronhomes.co.uk