



# SHIPLEY LAKESIDE

HEANOR

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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.





# SHIPLEY LAKESIDE

A PLACE TO CALL HOME





# REFINED LIVING

IN A TRULY EXCLUSIVE LOCATION

Situated in the beautiful countryside of Derbyshire, Shipley Lakeside offers a stunning collection of thoughtfully designed 3, 4 and 5 bedroom family homes. Offering not just a home, but a community on the edge of Shipley Lake.

Finished to the highest specification, this unique collection of homes is perfect for families looking for modern living without compromising on space, style or location.









# SURROUND YOURSELF

WITH A FULL AND ACTIVE LIFE

Offering an abundance of features, Shipley Lakeside offers more than just a place to live. With an array of places to explore, right on it's doorstep.

The development itself, features an onsite country park - with access to the Nutbrook trail, a 10-mile traffic-free route between Shipley Country Park, Long Eaton and Heanor. You'll also benefit from a selection of local superstores and families can enjoy Giltbrook shopping park, just 5 miles away, offering everything from fashion to homeware.





Shipleigh Country Park



Nottingham Town Centre



Shipleigh Countryside



# WELL CONNECTED

AN ENVIABLE POSTCODE

Conveniently located between Nottingham and Derby, for those travelling by road, Shipley Lakeside offers convenient access to the M1 motorway and the A52, with East Midlands Airport approximately 30 minutes away.

Whether travelling for work or pleasure, homeowners will benefit from the excellent commuter links on offer.



- Pub 5 minutes
- Post Office 7 minutes
- Park 11 minutes
- Primary School 15 minutes
- Church 15 minutes
- Supermarket 15 minutes
- Doctors 16 minutes



- Nottingham 10.1 miles
- Derby 11.6 miles
- Mansfield 16 miles
- Chesterfield 23.9 miles



- Ilkeston 5 minutes
- Chesterfield 18 minutes
- Nottingham 24 minutes
- Sheffield 36 minutes
- East Midlands Parkway 48 minutes
- Long Eaton 1 hour 1 minute
- Derby 1 hour 15 minutes

“ HASSLE FREE TRAVEL FROM YOUR DOORSTEP ”



**2 BEDROOM HOMES**

 **THE HADLEIGH**  
2 bedroom home  
Plots 14, 15, 16 & 17


**3 BEDROOM HOMES**

 **THE BAMBURGH**  
3 bedroom home  
Plots 24, 25, 31 & 32

 **THE ALDERTON**  
3 bedroom home  
Plots 3, 5, 10, 19, 22 & 29


**4 BEDROOM HOMES**

 **THE BIRKWITH**  
4 bedroom home  
Plots 13, 18, 27 & 40

 **THE BAYBRIDGE**  
4 bedroom home  
Plots 4, 9, 11, 21 & 28

 **THE NIDDERDALE**  
4 bedroom home  
Plots 12, 26 & 38

 **THE SALCOMBE V0**  
4 bedroom home  
Plots 6 & 33

 **THE SALCOMBE V1**  
4 bedroom home  
Plot 39


 **THE TONBRIDGE**  
4 bedroom home  
Plots 1, 30 & 42

 **THE WARKWORTH**  
4 bedroom home  
Plots 2 & 34

 **THE WINDSOR**  
4 bedroom home  
Plots 20, 23, 35 & 41

**5 BEDROOM HOMES**

 **THE DUNSTANBURGH**  
5 bedroom home  
Plot 36

 **THE EDLINGHAM**  
5 bedroom home  
Plot 37

 **THE KENILWORTH**  
5 bedroom home  
Plots 7 & 8

Please note Plots 1, 13, 26, 27, 30, 34, 38 & 42 have an extra window

\* AFFORDABLE HOUSING



# THE HADLEIGH

TWO BEDROOM SEMI DETACHED HOME

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## GROUND FLOOR

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Lounge	4740 x 2898mm	15' 6" x 9' 6"
Kitchen/Dining	4443 x 2563mm	14' 6" x 8' 4"

## FIRST FLOOR

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Bedroom 1	4740 x 3300mm	15' 6" x 10' 9"
Bedroom 2	4041 x 2649mm	13' 3" x 8' 8"
Bathroom	1991 x 1901mm	6' 6" x 6' 2"

# THE HADLEIGH

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The charming Hadleigh is an attractive property, offering all you need in a quaint yet stylish two bedroom home.



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GROUND FLOOR

FIRST FLOOR

# THE BAMBURGH

THREE BEDROOM SEMI DETACHED HOME

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## 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



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# THE ALDERTON

THREE BEDROOM DETACHED HOME

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## 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"

# THE ALDERTON

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



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# THE BIRKWITH

FOUR BEDROOM DETACHED HOME  
WITH INTEGRAL GARAGE

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## 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.



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# THE BAYBRIDGE

FOUR BEDROOM DETACHED HOME  
WITH INTEGRAL GARAGE

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## 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"

# 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.



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GROUND FLOOR

FIRST FLOOR

# THE NIDDERDALE

FOUR BEDROOM DETACHED HOME  
WITH INTEGRAL GARAGE

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## 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.



GROUND FLOOR



FIRST 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"

# THE SALCOMBE V0

This stylish four bedroom detached property has everything a modern family home needs with high end design features and the added benefit of a detached garage.



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GROUND FLOOR

FIRST FLOOR

# THE SALCOMBE VI

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"

# THE SALCOMBE V1

This stylish four bedroom detached property has everything a modern family home needs with high end design features and the added benefit of a detached garage.



GROUND FLOOR



FIRST FLOOR

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# THE TONBRIDGE

FOUR BEDROOM DETACHED HOME  
WITH INTEGRAL GARAGE

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## 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

FIRST 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"

# THE WARKWORTH

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



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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"

# THE WINDSOR

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



GROUND FLOOR

FIRST FLOOR

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# THE DUNSTANBURGH

FIVE BEDROOM DETACHED HOME  
WITH INTEGRAL DOUBLE GARAGE

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## GROUND FLOOR

Lounge	6080 x 3953mm	19' 11" x 12' 11" inc bay
Kitchen/Dining	6027 x 3910mm	19' 9" x 12' 9"
Dining Room	3910 x 3588mm	12' 9" x 11' 9"
Utility	2188 x 1685mm	7' 2" x 5' 6"

## FIRST FLOOR

Bedroom 1	3563 x 3383mm	11' 8" x 11' 1"
Dressing Area	2475 x 2240mm	8' 1" x 7' 4"
En Suite 1	2475 x 1663mm	8' 1" x 5' 5"
Bedroom 2	4095 x 3796mm	13' 5" x 12' 5"
Bedroom 3	3645 x 3263mm	11' 11" x 10' 8"
En Suite 2	2821 x 1975mm	9' 3" x 6' 5"
Bedroom 4	4003 x 3408mm	13' 1" x 11' 2"
Bedroom 5	2852 x 2823mm	9' 4" x 9' 3"
Study	2775 x 2221mm	9' 1" x 7' 3"
Bathroom	2823 x 2075mm	9' 3" x 6' 9"

# THE DUNSTANBURGH

This grand, thoughtfully designed five bedroom property with integral double garage is truly spacious and offers everything you could wish for in a large family home.



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# THE EDLINGHAM

FIVE BEDROOM DETACHED HOME WITH  
DETACHED DOUBLE GARAGE

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## GROUND FLOOR

Lounge	5028 x 4600mm	16' 5" x 15' 1"
Kitchen/Dining	6115 x 4402mm	20' 0" x 14' 5"
Dining Room	4100 x 3278mm	13' 5" x 10' 9"
Garden Room	3390 x 3375mm	11' 1" x 11' 0"
Study	3278 x 2738mm	10' 9" x 8' 11"
Utility	3278 x 1778mm	10' 9" x 5' 9"

## FIRST FLOOR

Bedroom 1	3400 x 3000mm	11' 1" x 9' 10"
Dressing Area	3474 x 1500mm	11' 4" x 4' 11"
En Suite 1	2400 x 1853mm	7' 10" x 6' 0"
Bedroom 2	3753 x 3127mm	12' 3" x 10' 3" max
En Suite 2	1838 x 1800mm	6' 0" x 5' 10"
Bedroom 3	3703 x 3128mm	12' 1" x 10' 3" max
Bedroom 4	3300 x 3008mm	10' 9" x 9' 10"
Bedroom 5	3474 x 3008mm	11' 4" x 9' 10"
Bathroom	2800 x 2500mm	9' 2" x 8' 2"

# THE EDLINGHAM

This outstanding five bedroom property has a true air of opulence about it. The Edlingham offers classic design features and elegant style through its spacious layout and has the added benefit of a detached double garage.



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# THE KENILWORTH

FIVE BEDROOM DETACHED HOME  
WITH DETACHED GARAGE

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## GROUND FLOOR

Lounge	5203 x 3113mm	17' 0" x 10' 2" inc bay
Family Room	4125 x 2747mm	13' 6" x 9' 0" inc bay
Kitchen/Dining	4853 x 4140mm	15' 11" x 13' 6"
Utility	2113 x 1650mm	6' 11" x 5' 4"

## FIRST FLOOR

Bedroom 1	3878 x 3113mm	12' 8" x 10' 2"
Dressing Area	2450 x 1413mm	8' 0" x 4' 7"
En Suite	2450 x 1600mm	8' 0" x 5' 2"
Bedroom 2	3233 x 2800mm	10' 7" x 9' 2"
Bedroom 5	3095 x 2800mm	10' 1" x 9' 2"
Bathroom	2665 x 2054mm	8' 8" x 6' 8"

## SECOND FLOOR

Bedroom 3	5239 x 3163mm	17' 2" x 10' 4" max
Bedroom 4	3381 x 2774mm	11' 1" x 9' 1" max
Bathroom 2	2774 x 1758mm	9' 1" x 5' 9"

# THE KENILWORTH

The Kenilworth is an exquisite five bedroom family home that offers spacious living over three floors with classic design and stylish features.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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# A PERFECT BALANCE

STYLISH AND PRACTICAL

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

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



# SPECIFICATION

## KITCHEN

- Fitted quality range 18mm carcass kitchen units and 40mm worktops and upstands
- Zanussi stainless steel gas hob and fan assisted oven
- Stainless steel extractor hood
- Stainless steel sink and drainer with Hansgrohe mixer tap
- Fridge/freezer space (where applicable)
- Dishwasher\*

## 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

# 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 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

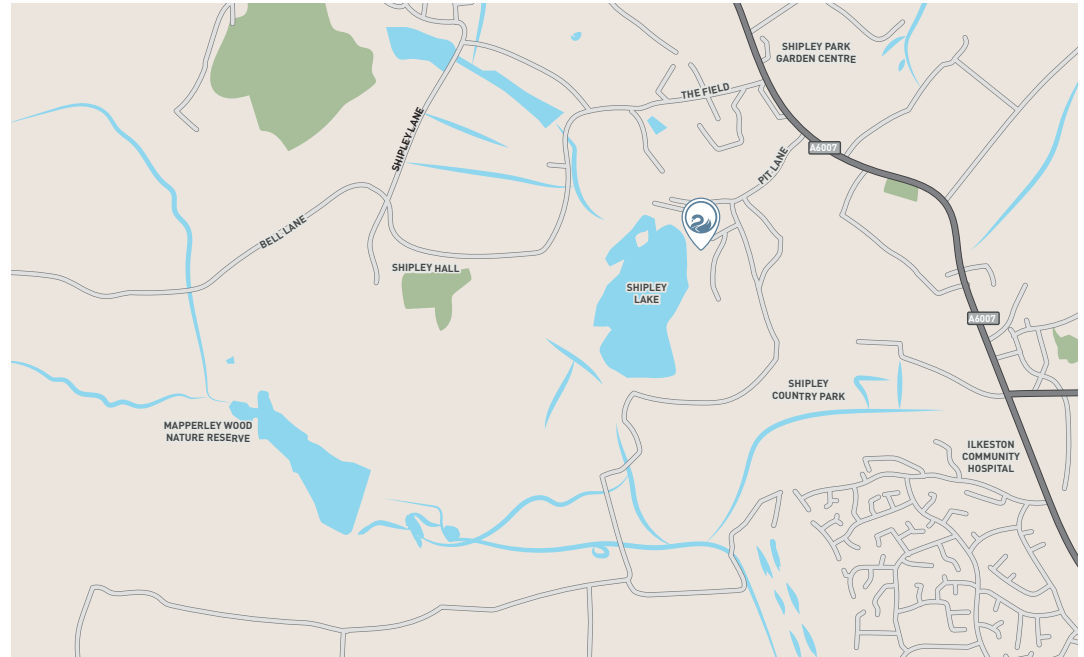
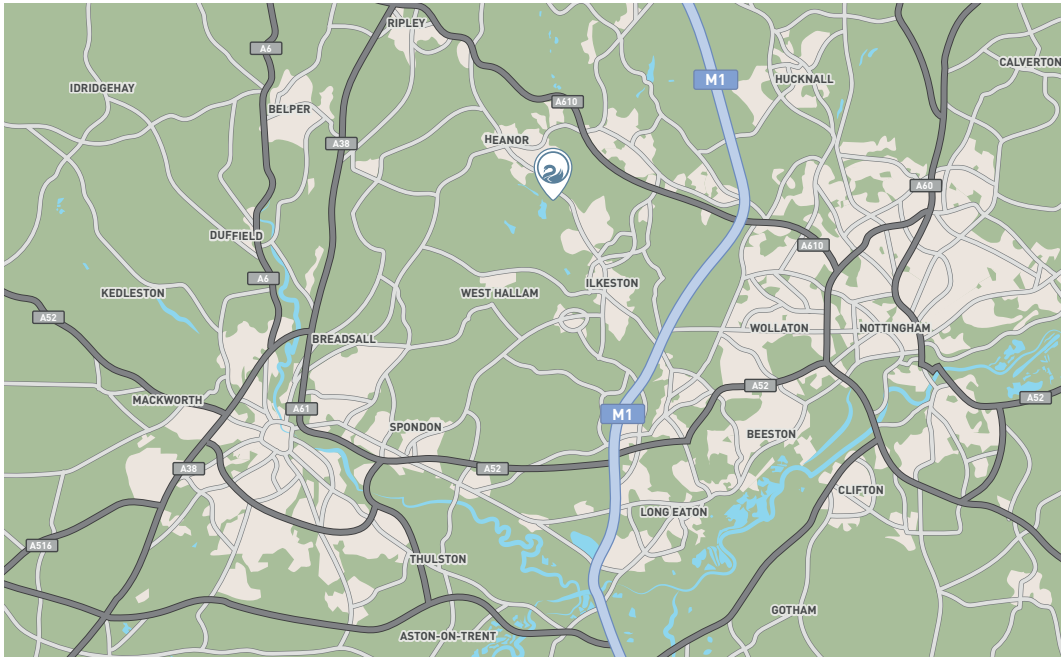
Terms and conditions apply, see website for details. Schemes cannot be used in conjunction with each other, or any other advertised offers. Harron Homes reserves the right to withdraw or alter these offers at any time prior to payment of a reservation fee.

^Part Exchange available on selected plots only & offer subject to Part Exchange Manager inspection & valuations within 7 days from reservation. Subject to satisfactory home buyers report.



# HOW TO FIND US

AN ENVIABLE POSTCODE



SHIPLEY LAKESIDE, PIT LANE,  
LAKESIDE, SHIPLEY DE75 7JS

**CONSUMER  
CODE FOR  
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[www.consumercode.co.uk](http://www.consumercode.co.uk)



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BUILDING HOMES ACROSS YORKSHIRE, DERBYSHIRE & NOTTINGHAMSHIRE

[harronhomes.co.uk](http://harronhomes.co.uk)