



# — CALDER MEWS —

Rochdale Road, Greetland, Halifax, HX4 8HE



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# YORKSHIRE'S PREMIER NEW HOME BUILDER

**At Erris Homes, we take pride in providing quality new homes for the modern family. Whether it's your first step on the property ladder, you have a growing family in need of more space or you're looking to downsize, we have a home for you.**

**After several years of building developments across Yorkshire, our vision remains the same – to continue building communities for the future.**

Erris Homes takes pride in our design-led approach which helps us to ensure we cater for all our customers' needs. We apply modern, luxury design and quality build features across all our homes with a family-friendly ethos at the centre of everything we do.

Our experienced sales and management team are happy to help you on your new-build journey and can provide a range of support services to suit all circumstances, including our popular Smart Move and Part Exchange schemes.

Just like the families we have already helped into their new Erris homes, you can trust us to make sure we build the perfect home that suits your needs.

I am proud to present our latest development and I look forward to welcoming you to Calder Mews.

*Michael Howard*

CEO at Erris Homes

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# WELCOME TO THE ERRIS LIFE



## Family friendly values

We pride ourselves on turning new build houses into family homes. To help us do this, we ensure our core values are the lifeblood of everything we do. We are proud and passionate Yorkshire home builders who endeavour to curate lifelong communities across the region and provide an outstanding home-buying journey for each and every one of our customers.



## A personal touch

'My home is smart, modern and in an ideal location. It reminds me of my London living but with all the Yorkshire charm! We like the way Erris work as a smaller housebuilder - we definitely received a more personal service.'

**Carly**  
**Erris Homes Customer**



## Building communities

At every Erris Homes site, we make a conscious effort to get involved with local community groups, schools, and environmental projects to help build better, happier communities for our customers to live. Since 2019, we have donated a whopping £17,000 to local charities and community projects across Yorkshire!









WELCOME TO  
CALDER MEWS



# IN AND AROUND THE AREA

Nestled alongside the small river of Black Brook and only a stone's throw away from the centre of Greetland, Calder Mews is the ideal solution for families who value a peaceful backdrop during the working week and the simmering energy of the village centre on weekends.

Residents at Calder Mews will never be too far from a range of family-friendly activities, including a range of sports pitches, Halifax's culturally renowned Piece Hall, and the popular Eureka! museum.

Fancy a relaxing day on the high street? Look no further than Greetland's very own village centre where you'll discover several cosy independent bars, pubs, eateries, boutique stores and professional salons.

Fans of the outdoors will love that Calder Mews is only a short walk to North Dean Woods and a quick 7-minute drive from the award-winning acres of Manor Heath Park.

Calder Mews' ideal location also makes this development the perfect place to settle for commuters, with easy access to nearby towns and cities including Huddersfield, Bradford, Leeds, and Manchester.

## LOCAL AMENITIES

Bow Bridge Café	0.2mi
Tesco Express and Co-op	0.3mi
Viaduct Pub and Kitchen	0.4mi
Post Office	0.4mi

## LOCAL SCHOOLS

West Vale Academy	0.3mi
Greetland Academy	0.5mi
Sunnybank Pre-School	0.7mi
Ravenscliffe High School	2mi

## TRAVEL

To Halifax	Car 11min Bus 23min Cycle 20min
To Huddersfield	Car 18min Bus 28min Cycle 36min
To Leeds	Car 32min Public Transport 1hr 10min
To Manchester	Car 50min Public Transport 1hr 12min

## LEISURE

The Piece Hall	3mi
Eureka!	3mi
Manor Heath Park	2mi
The Shay Stadium	2.5mi



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# THE SMART WAY TO SAVE ENERGY

It doesn't matter if you're cosying up watching Netflix or the kids are playing computer games, you can rest assured your energy bills aren't costing the earth in your new Erris home.

Not only does an Erris home meet the latest energy-efficient building regulations, but we are also pleased to say that it exceeds them! This means an Erris home can be over 57% more energy efficient than an updated Victorian home using the same energy suppliers.

Exceptional modern building techniques such as additional airtightness measures, super-insulated roof spaces, intelligent double-glazing and high efficiency boilers ensure you won't catch a frosty winter chill from draughts and general heat loss.

With our state-of-the-art building approach, you can save over £1,400 a year on your heating bills\* compared to other average UK homes.

\* Zero Carbon Hub and NHBC Foundation 2013.

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**The PIR insulation** used in the roof and the installation protocols are to a high specification, retaining heat more efficiently to keep you warm and the running costs down

**Intelligent glazing** that reduces heat loss and traps in UV heat from the sun, with great acoustic properties

**Award winning boilers** keep you cosy and reduce your energy bills thanks to their built-in intelligent controls

**Low energy light fittings** to lower your electricity usage

**Independent monitoring** at key construction stages and post-completion testing ensure we maximise the quality and efficiency of every home

**Air tight construction techniques** combined with post-completion testing further improve thermal performance by keeping cold and noise out









BUILDING TRUST.  
BUILDING COMMUNITIES.  
BUILDING HOMES FOR THE FUTURE.



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# WHAT OUR CUSTOMERS SAY

**We are pleased to say that 100% of Erris Homes customers recently surveyed would recommend us to a friend!\***

But what exactly makes an Erris home so special? We asked our customers to share their honest experiences and let us know...



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**LYDIA AND JACK, ROSEMEADE**

**Huddersfield**

*“Buying a new build is always stressful, but I felt supported and reassured throughout! The sales team were with us throughout the process with weekly updates which definitely put our minds at ease, especially when we reserved from a plot on a map. Even now we have moved in, nothing is too difficult for the team if we ever need help and assistance.”*

\*100% of Erris Homes customers surveyed since March 2020 would recommend Erris Homes to a friend.  
Data correct at time of publication.

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**MATTHEW AND LAURA, ROSEMEADE**

**Huddersfield**

*“Erris Homes’ Smart Move scheme attracted us initially, and we were made to feel welcome by the sales staff we spoke to. The process of buying a new home from Erris has been amazing. The family friendly ethos of the company made us feel welcomed and listened to, and the customer service team are so helpful. Erris have been fantastic; they really can’t do enough for us. We feel really looked after.”*



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**CARLY, ORCHARD CROFT**

**Sheffield**

*“Our friends told us about Orchard Croft and said it was perfect for us. Communication has been thoughtful, efficient, and helpful. I have always found everyone on site helpful and really friendly, and I like the way Erris work as a smaller building company. [We received a] more personal service and I have recommended Erris Homes to friends.”*





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It is only possible to convey a general impression of the layouts and configuration of the property on a schematic publication of this sort. We operate a policy of continuous product development and consequently there may be material differences evident between the layout / configuration / sizes depicted and that achieved in the finished property. Please do not hesitate to speak with a member of our team to confirm the exact layout / specification / configuration during the sale period.

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