

ROSEMEADE

BANK END LANE
HUDDERSFIELD
WEST YORKSHIRE
HD5 8ES



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 completing successful developments in South and West Yorkshire, our vision remains the same – to continue building communities for the future.

We take pride in turning houses into homes to be enjoyed by the discerning home-buyer at an affordable price. To ensure that we cater for all our customers' needs, we apply modern, luxury design and quality build features across all of our homes with caring family values 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 the government-backed Help to Buy scheme.

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

Over the next few years, we hope many more home-buyers will also enjoy the benefits of living in a new Erris Home and become part of the Erris community.

I'm proud to present our latest development and I look forward to welcoming you to Rosemeade.

Michael Howard

Managing Director Erris Homes Ltd.

LET ERRIS BUILD
THE PERFECT HOME
FOR YOU



IN AND AROUND THE AREA

Our picturesque Rosemeade development is located in the West Yorkshire village of Almondbury. This small Kirklees village is home to approximately 18,360 welcoming Yorkshire folk who are proud to live in Almondbury. This perfectly located development sits only two miles south-east of Huddersfield town centre, making commuting to nearby towns and cities hassle-free.

Almondbury is nestled between a number of quaint villages and hamlets all within short distances of each other, offering the wider community a variety of social events and activities to become involved in.

One of Yorkshire's oldest villages, Almondbury is steeped in local history. After the Norman Conquest, the land around the village of Almondbury was held by the powerful De Lacy family who founded both Nostell and Kirkstall Priors and whose lands once stretched from Clitheroe to Pontefract. The De Lacy family name is still common across Almondbury today and visitors and residents can see their impression on local street names and landmarks.

Popular local attractions in the area are Ravensknowle Park and Tolson Museum which exhibits local archaeology, weaving machinery and natural history with an extensive collection of stuffed birds. Castle Hill is a local attraction with significant historical interest and boasts breath-taking views of the surrounding landscape for 'as far as the eye can see'. Over the decades, it became home to a De Lacy-built castle in 1140 and a famous Yorkshire folly called Victoria Tower, built in 1897 to celebrate Queen Victoria's Diamond Jubilee.

Historic buildings are one precious feature of Almondbury, but nothing catches the attention quite like the scenic backdrop of the village. The area is abundant in countryside trails leading to the Peak District National Park in the South — home to some of England's finest places of outstanding natural beauty.



LOCAL AMENITIES

LOCATION	BY CAR	BY BUS	BY WALKING
Marks & Spencer	5 minute	16 minutes	20 minutes
Almondbury Sports Centre	2 minute	-	12 minutes
Morrisons Superstore	5 minutes	18 minutes	23 minutes
Huddersfield Train Station	8 minutes	23 minutes	38 minutes

DISTANCE TO LOCAL SCHOOLS

LOCATION	BY CAR	BY BUS	BY WALKING
Lowerhouses Junior Infant & Early Years	4 minutes	20 minutes	22 minutes
St Joseph's Catholic Primary	4 minutes	-	18 minutes
King James's School	3 minutes	25 minutes	20 minutes
Heckmondwike Grammar School	23 minutes	76 minutes	-

DISTANCE TO NEARBY TOWNS AND CITIES

LOCATION	BY CAR	BY BUS	BY TRAIN
Huddersfield Town Centre	10 minutes	18 minutes	-
Wakefield Town Centre	30 minutes	-	61 minutes
Barnsley Town Centre	35 minutes	-	78 minutes
Leeds City Centre	38 minutes	-	40 minutes



Venturing north will bring you to the hustle and bustle of Huddersfield which boasts a colourful mix of cosmopolitan bars, restaurants, shopping experiences and lively Yorkshire nightlife. Alternatively, you can stay local and enjoy a range of independent eateries, cafes, gift shops and clothing boutiques in the heart of Almondbury, topped off with a cosy night at The Woolpack or Radcliffe Arms for some real Yorkshire ale.

Almondbury also offers a number of schools for primary and secondary age children, including the oldest school in Huddersfield, King James's School, which was founded in 1547.

This rich blend of scenic attractions and local amenities make Rosemeade a wonderful place to live for growing families, young professionals and those of retirement age alike.

RELAX AND ENJOY THE PERFECT FAMILY HOME WITH A 5% DEPOSIT



Backed by
HM Government

premier
guarantee



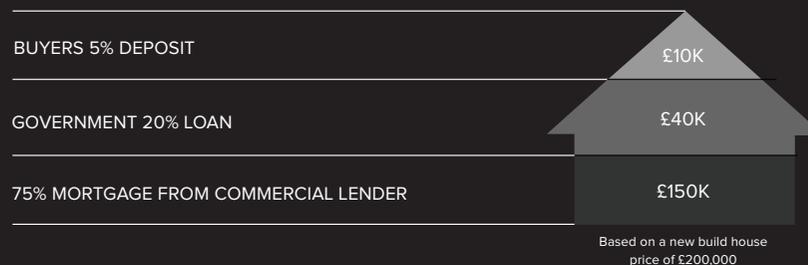
Your Erris Home

All our homes are designed and built to a high standard, taking into account the needs and wants of young professionals, first-time buyers, growing families and those of retirement age.

All the support you need with the Help to Buy scheme

The government-backed Help to Buy scheme helps our customers to be able to afford their new home.

Whether you want to get onto the housing ladder or move up it, the Help to Buy scheme makes it possible to buy a new-build Erris Home from a small 5% deposit. Speak to our sales team for advice on what agreement is best for you and how to apply. Alternatively, visit <https://www.errishomes.com/ways-to-buy/help-to-buy/> for more information.



Take the hassle out of selling your current home

If you have a property to sell, let us take the weight off your shoulders with our Smart Move assisted sale scheme.

Our independent financial advisors are always on hand to find the best financial package to suit your individual needs

In safe hands with Premier Guarantee

For extra peace of mind, Erris Homes is a member of the nationwide Premier Guarantee scheme which offers additional security for its customers when buying a new home.

This means your new home is protected under a 10 year warranty.

Premier Guarantee already arrange cover for over a quarter of a million homes across the UK and Europe, making it the warranty provider of choice for some of the UK's leading property developers.

SIX KEY REASONS TO BUY A NEW ERRIS HOME



BRAND NEW MEANS – A BLANK CANVAS

A brand-new home is a clean, white sheet waiting for you to impress your personal style and character from day one. If you're lucky enough to buy your new home off-plan, Erris Homes also grant you the freedom to fully impart your unique taste and transform it into your dream haven.



SAFETY – INCREASED SECURITY

Your new Erris Home is designed to adhere to rigorous building standards relating to every aspect of structure, ventilation, electrical and fire safety. High-security locks and alarms offer peace of mind and help keep your family safe.



GREENER - MORE ENERGY EFFICIENT

An Erris Home is not only built to the latest environmental standards, it exceeds them. Our excellent energy efficiency is not only good for the planet, it's great for your wallet! With the latest heating systems, excellent loft and wall insulation and intelligent double-glazed windows and doors, a new build home with Erris really can save on utility bills.



BETTER SPECIFICATION – AS STANDARD

All of our new-build homes provide many 'as standard' features, including fully fitted kitchens with energy efficient appliances and stylish modern bathrooms and en-suites compliant with the latest building regulations set by the government.



PEACE OF MIND – BUILDER GUARANTEES AND WARRANTIES

One of the perks of buying a new-build home is that you won't need to undergo any reconstruction work or repairs. Erris Homes offer a ten-year structural guarantee and a two-year warranty, both backed by the independent warranty provider Premier Guarantee. We take care of your house so you can spend more time enjoying your home.



NO CHAIN – NO NEED TO WAIT FOR THE OWNERS OF THE PROPERTY TO MOVE OUT

Itching to move into your new dream home? Once you reserve your Erris Home, we will give you an approximate completion date to help you start planning your move with complete ease. With no existing residents waiting to vacate the property, a new-build home takes out the stress and uncertainty associated with buying a second-hand property.



Our PIR insulation and installation protocols are to a high standard, meaning our homes retain heat more efficiently. This lowers energy costs and keeps your family warm

Award-winning boilers keep you cosy and reduce energy bills with built-in intelligent controls

Intelligent glazing reduces heat loss, locks in natural UV rays from the sun and boasts great acoustic properties

Low-energy light fittings to reduce your electricity usage

Independent monitoring at key construction stages and post-completion testing ensures we maximise the quality and efficiency of every Erris Home

Airtight construction techniques coupled with post-completion testing further improves thermal performance and keeps excess noise out of the home

THE SMART WAY TO SAVE ENERGY

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

An Erris Home can be over 50% more energy efficient than standard housing stock 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 £1,300 a year on your heating bills* compared to other average UK homes.

* Zero Carbon Hub and NHBC Foundation 2012.

THE ERRIS HOMES FIVE KEY VALUES

PRIDE

We are proud and passionate
Yorkshire homebuilders.

DREAM

Our dream is your dream. At Erris
Homes we strive to turn your dreams
into reality.

TRUST

Trust in us to deliver on value,
efficiency, quality and performance.

COMMUNITY

To us it's not just a development,
we build a community.

JOURNEY

Your journey is our journey; together
every step of the way.

JUST A FEW OF
THE PREMIUM
BRANDS WE
WORK WITH...

Vaillant

Wienerberger

Polypipe

Twyford
Geberit Group

Symphony®

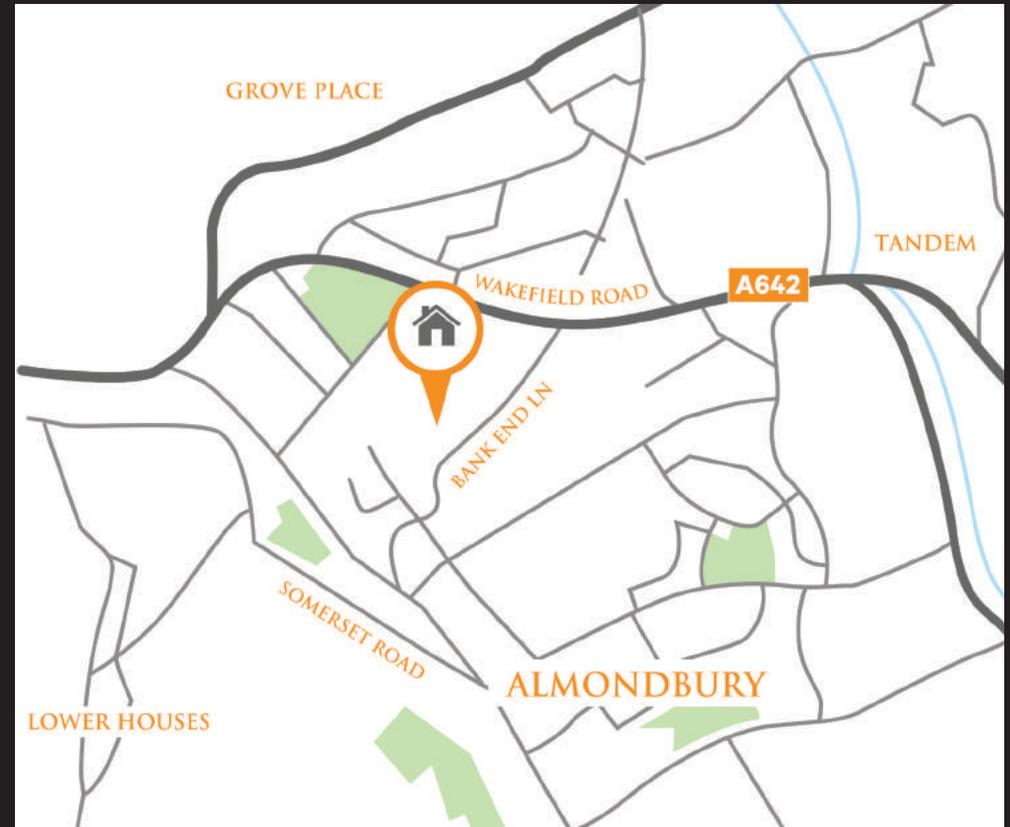
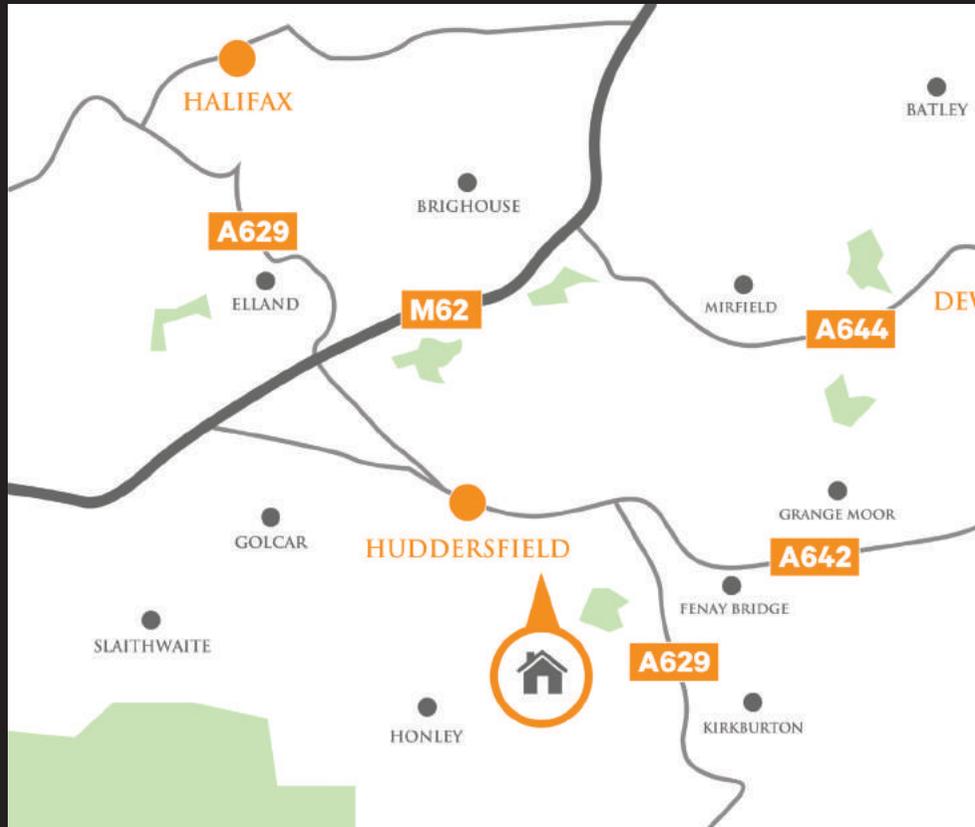
Stelrad

VADO

■ GEBERIT



MAP OF THE AREA



Come and be part of the community



Unit 11
Acorn Business Park
Killingbeck Drive
Leeds
LS14 6UF

0113 531 0000
sales@errishomes.com

www.errishomes.com

It is only possible to convey a general impression of the site layout, house type configurations and settings on a publication and CGI's of this sort. We operate a policy of continuous product development and improvement, consequently there be material differences between the layout / configuration and sizes, and that achieved in the finished product. Please do not hesitate to speak with a member of the team to confirm the exact layout / specification / configuration during the sale period.

Registered in England and Wales No. 6886429



www.consumercode.co.uk



Backed by
HM Government

premier
guarantee



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