

ORCHARD CROFT

WORTLEY ROAD
HIGH GREEN
SHEFFIELD
S35 4LU



YORKSHIRE'S PREMIER NEW HOME BUILDER

At Erris Homes, we thrive on providing quality new build homes for all types of modern families and after successful developments in South and West Yorkshire, our vision remains the same – to continue building communities for the future. Everything that we do at Erris Homes is built on our solid foundations that were started right here in Yorkshire.

Whether it's your first step on the property ladder, you have a growing family that just need more space or are looking to downsize, we have a home for you.

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 that we do.

Our experienced sales and management team can help you on your new build journey by providing a range of support services to suit all circumstances, including the government backed Help to Buy scheme.

Just like the many families we have already helped into their new Erris home, you can trust us to make sure we find 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 information and I look forward to welcoming you to Orchard Croft.

Michael Howard

Managing Director Erris Homes Ltd.

LET ERRIS BUILD
THE PERFECT
HOME FOR
YOU...



IN AND AROUND THE AREA

Location, Location, Location...

Our Orchard Croft development sits in the delightful small welcoming village of High Green, North of Sheffield city centre. We are located in the heart of the village, a semi-rural setting providing scenic views, with all the amenities you could possibly need, schools, shops, eateries, pubs, rail links, roads to all major cities. There are many walks, sporting facilities including golf clubs, fishing and not to mention the Sheffield Institute of Sport on the doorstep. What colour are you? Sheffield boasts two football clubs, are you a red or a blue?

A commuter's paradise being only 3 minutes away from Jct 36 of the M1 for easy access to Leeds, Doncaster, London and many more cities. The minutes away Tankersly junction offers easy commutes to Manchester and the west. The rail station at Chapeltown brings rail travel to your doorstep with easy access to local towns and cities.

Sitting on the edge of the peak district with walks and views to impress. Meadowhall the retail and leisure extravaganza a mere 15 minute drive away and the City Centre and the more discerning Ecclesall Road area offering a vast array of high class restaurants, bars and entertainment to suit all. The new Fox Valley shopping and recreational hub is only minutes away offering an updated leisure experience for the area.



LOCAL AMENITIES

LOCATION	BY CAR	BY BUS	BY WALKING
Sainsbury's Local	1 minute	1 minute	1 minute
Thorncliffe Leisure Centre	1 minute	4 minutes	5 minutes
Asda Superstore	5 minutes	11 minutes	25 minutes
Chapelton Train Station	5 minutes	12 minutes	27 minutes

DISTANCE TO LOCAL SCHOOLS

LOCATION	BY CAR	BY BUS	BY WALKING
High Green Primary	1 minute	-	2 minutes
St Marys Catholic Primary	1 minute	-	2 minutes
Greengate Lane Academy	2 minutes	4 minutes	8 minutes
Chaucer School	10 minutes	25 minutes	55 minutes

DISTANCE TO NEARBY TOWNS AND CITIES

LOCATION	BY CAR	BY BUS	BY TRAIN
Rotherham Town Centre	16 minutes	42 minutes	47 minutes
Barnsley Town Centre	19 minutes	31 minutes	35 minutes
Sheffield Town Centre	25 minutes	39 minutes	34 minutes
Wakefield Town Centre	28 minutes	48 minutes	56 minutes



Over recent years the area has benefitted from a vast regeneration project from both private and public investment, meaning there is a perfect balance between the rural Sheffield heritage and modern amenities.

Sheffield known as the Steel City famous for its reputation for the production of steel from the 19th century, now boasts the innovative Advanced Manufacturing Park, with names such as Boeing, McLaren and Rolls Royce to name but a few bringing the power of manufacturing in a new era back to Sheffield, long gone are the mines and steel works. This leaves no doubt as to why the Sheffield area is one of the most sought-after places to live within the Yorkshire region.

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



premier
guarantee

Your Erris home

All our homes are designed and built to a high standard; taking into consideration the needs and wants of young professionals, first time buyers, growing families and retired couples.

All the support you need with the Help to Buy scheme

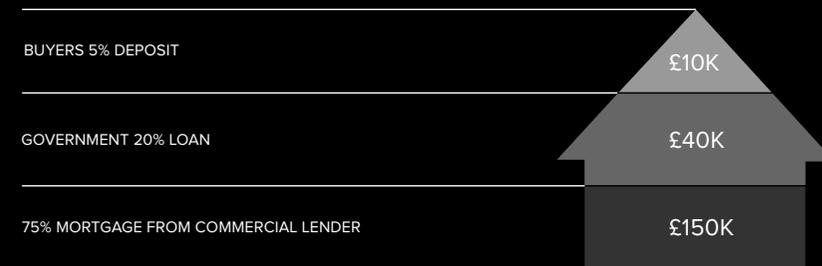
The government has developed the Help to Buy scheme that helps our customers take the necessary steps to buying their new home.

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 with a small 5% deposit. Speak to our sales team for advice on which scheme is best for you and how to apply.

Alternatively visit: www.errishomes.com/help-to-buy/ for more information.

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 housing units across the UK and Europe, making it the warranty provider of choice for some of the UK's leading property developers.



Based on a new build house price of £200,000

WHY BUY A NEW BUILD? SIX KEY REASONS FOR BUYING A NEW BUILD



BRAND NEW MEANS – A BLANK CANVAS

A new home is bright, clean, untouched and neutral giving you the opportunity to give your new home your style and personality from day one. It's like a blank artist's canvas - ready for you to paint your perfect picture!



SAFETY – INCREASED SECURITY

New homes are designed to adhere to rigorous building standards relating to every aspect of structure, ventilation, electrical and fire safety. Hi-security locks and alarms give peace of mind.



GREENER – MORE ENERGY EFFICIENT

New build homes are built to the latest environmental standards (which we surpass), improved energy efficiency is not only good for the planet but saves money too. With the latest heating systems, excellent loft and wall insulation and intelligent double glazed windows and doors, a new build home really can save on utility bills.



BETTER SPECIFICATION – AS STANDARD

A new build home provides many 'as standard' features, such as fully fitted kitchens with energy efficient appliances, bathrooms and en-suites all complying with the latest building regulations set by the government. We will offer choices for your new home to be personalised to your style.



PEACE OF MIND – BUILDER GUARANTEES AND WARRANTIES

There is no need to be a DIY expert as your new home will not need any renovation work or repairs. It comes with a 10 year structural guarantee, as well as a 2 year warranty, both backed by Premier Guarantee an independent warranty provider.



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

Once you reserve your new home you will be given an approximate completion date and can start planning your move with no existing residents to vacate the property. This reduces the stress and uncertainty associated with buying a second hand property.



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

Award winning boilers keep you cosy and reduce your energy bills because of their built-in intelligent controls

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

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 house

Air tight construction techniques, combined with post completion testing further improve thermal performance by keeping the cold and noise out of the home

THE SMART WAY TO SAVE ENERGY

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

A new Erris Home can be over 50% more energy efficient than standard housing stock using the same energy suppliers. modern, very effective building techniques are used at Erris Homes such as additional airtightness measures, super insulated roof spaces, intelligent double-glazing and high efficiency boilers which all make sure draughts and general heat loss won't cause you any frosty winter chills.

In some cases you can save over £1,300 a year on your heating bills* compared to other average UK homes. Using some smart techniques to be more energy efficient, these savings could be even greater.

* 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®

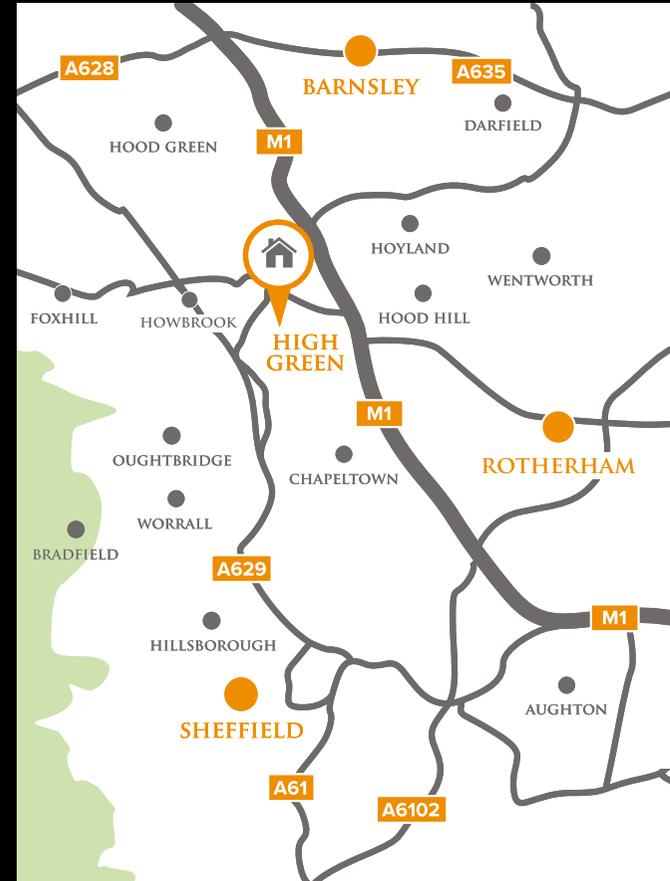
 Stelrad

 VADO

 GEBERIT



MAP OF THE AREA



Come and be part of the community



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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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CODE FOR
HOME BUILDERS**

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