



THE OAKS

LOWER SOMERCOTES





HARRON HOMES

CAREFULLY CRAFTED HOMES

Born and bred in Yorkshire, Harron Homes deliver exceptional, homes in carefully selected locations across Yorkshire, Derbyshire and Nottinghamshire. With a proud track record of ingenuity and originality, Harron Homes is a developer you can trust to fulfil and exceed 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 homes that our purchaser falls in love with and options to choose from to personalise your home so it feels like home from day one. We are a company that is large enough to offer you the very best, but small enough to care about your needs.



THE OAKS
A PLACE TO CALL HOME





REFINED LIVING

IN A TRULY EXCLUSIVE LOCATION

Nestled in the heart of Derbyshire in the well-connected village of Somercotes, The Oaks is a stunning selection of three, four and five-bedroom energy-efficient homes.

Created with modern living in mind, this collection of thoughtfully designed homes will appeal to families or couples alike, looking for quality, style and location.

The Oaks offers the opportunity to join a lifestyle of convenience, with a range of local amenities on your doorstep and excellent transport links, making everyday travel and commuting easy.







SURROUND YOURSELF

WITH A FULL AND ACTIVE LIFE

Lower Somercotes provides all the essentials close to home, including local shops, cosy pubs and everyday amenities, while nearby Alfreton offers a wider choice of supermarkets, restaurants and leisure facilities.

Families will find a great variety of nearby schools for all ages, along with parks and open spaces perfect for weekend walks and quality time. Whether you're relaxing at home or exploring the local area, The Oaks offers the perfect setting for a connected and fulfilling lifestyle.





East Midland Designer Outlet



Crich Tramway Museum



Golden Valley Light Railway

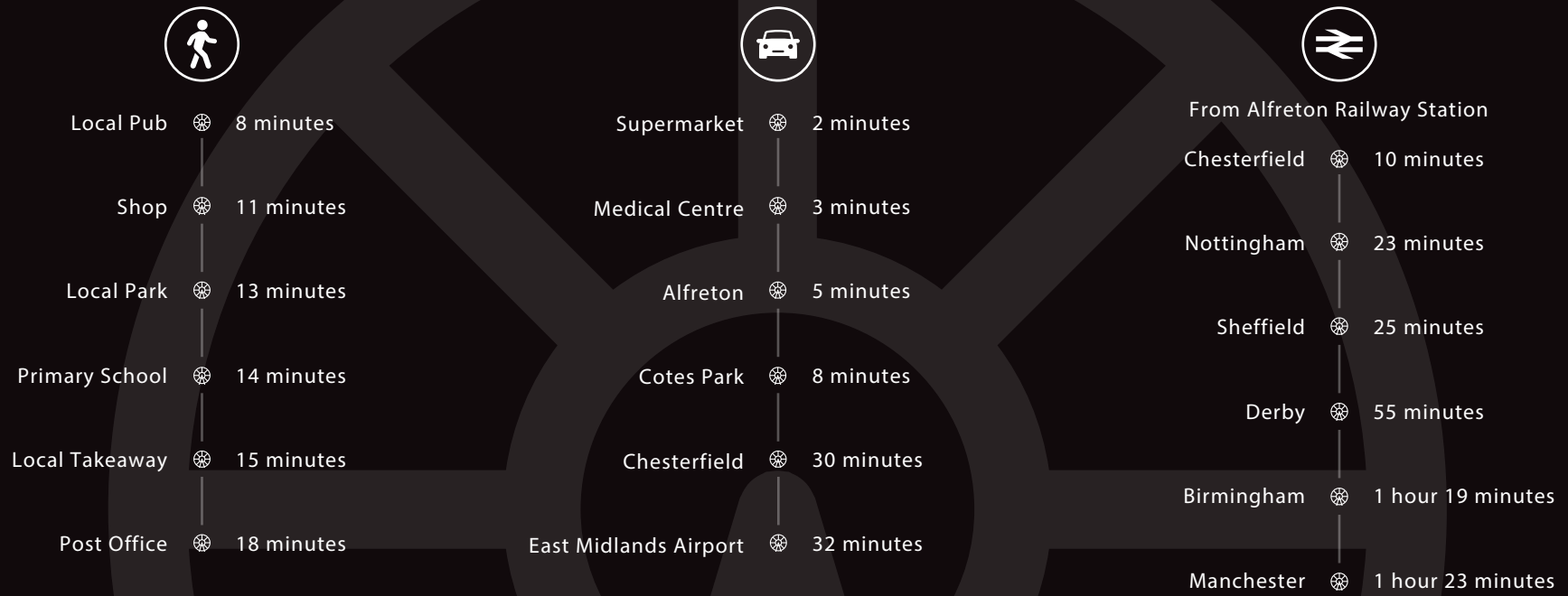


WELL CONNECTED

AN ENVIABLE POSTCODE

Positioned in a well-connected area of Derbyshire, The Oaks offers easy access to nearby towns and cities. Commuters will benefit from direct links to the A38 and M1, providing routes to Derby, Nottingham and Chesterfield. Alfreton Train Station is just an eight-minute drive away, while regular local bus services connect you to the surrounding villages and key amenities.

For days out, residents can enjoy the nearby Alfreton Leisure Centre, local attractions such as Codnor Castle, Cotes Park and the East Midlands Designer Outlet ready to browse, all within easy reach.



HASSLE-FREE TRAVEL
FROM YOUR DOORSTEP

Times based on figures provided by Google Maps and thetrainline.com

Harron Homes The Oaks



2 BEDROOM HOMES



THE BARLEY
2 bedroom home
Plots 8, 9, 24, 25, 49, 50 & 51



THE PADSTOW
2 bedroom home
Plots 10, 11, 12, 13, 26,
27, 28, 29, 47 & 48

3 BEDROOM HOMES



THE HURLEY
3 bedroom home
Plots 52, 53, 58, 59, 61 & 62



THE MAWSLEY
3 bedroom home
Plots 17, 22, 36, 39, 46, 73,
79, 83 & 85

4 BEDROOM HOMES



THE BOURTON
4 bedroom home
Plots 4, 30 & 34



THE MORETON
4 bedroom home
Plots 16, 21, 75, 76 & 78



THE NETHERTON
4 bedroom home
Plots 3, 23, 31, 37, 38, 40, 84,
87 & 88



THE OAKHAM
4 bedroom home
Plots 6, 35, 60, 74, 86 & 90



THE SHELFORD
4 bedroom home
Plots 2, 7, 14, 15, 20, 32, 33,
41, 44, 45, 57, 80 & 82

5 BEDROOM HOMES



THE BANBURY
5 bedroom home
Plots 43, 77, 81 & 89



THE BLOOMSBURY
5 bedroom home
Plots 42, 54 & 56



THE NEWBURY
5 bedroom home
Plots 1, 5, 18, 19 & 55

* AFFORDABLE HOUSING



THE HURLEY

THREE BEDROOM SEMI-DETACHED HOME
WITH PARKING



GROUND FLOOR

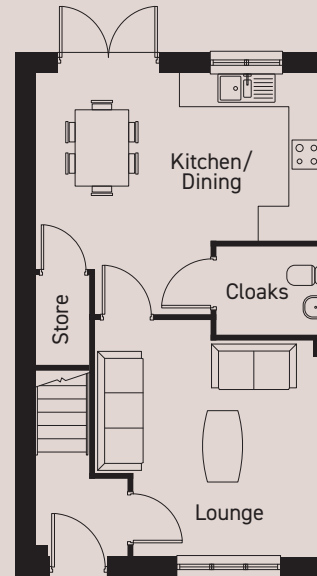
Lounge	3920 x 3735 mm	12' 10" x 12' 3"
Dining Area	2475 x 3390 mm	8' 1" x 11' 1"
Kitchen	2460 x 2900 mm	8' 0" x 9' 6"
WC	1850 x 1500 mm	6' 0" x 4' 11"

FIRST FLOOR

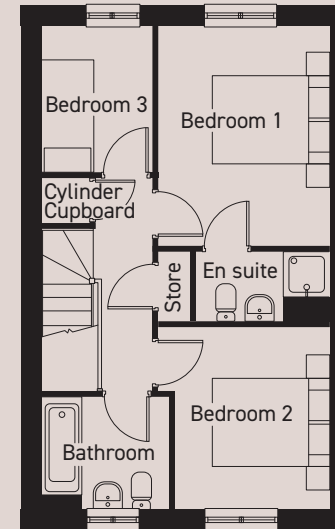
Bedroom 1	2230 x 3785 mm	7' 3" x 12' 5"
En Suite	2280 x 1200 mm	7' 5" x 3' 11"
Bedroom 2	2935 x 3150 mm	9' 7" x 10' 4"
Bedroom 3	1910 x 2525 mm	6' 3" x 8' 3"
Bathroom	2195 x 1950 mm	7' 2" x 6' 4"

THE HURLEY

This stylish, three bedroom semi-detached home with parking offers modern day family living with comfort in mind



GROUND FLOOR



FIRST FLOOR

THE MAWSLEY

THREE BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE



GROUND FLOOR

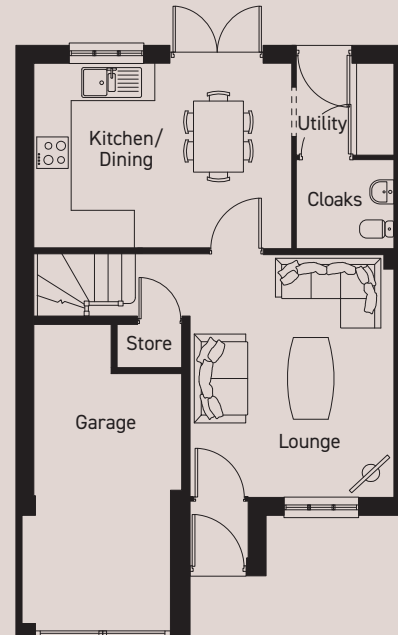
Lounge	3600 x 4345mm	11' 10" x 14' 3"
Kitchen/Dining	4090 x 3150mm	13' 5" x 10' 4"
Utility	1895 x 1500mm	6' 3" x 4' 11"
WC	1895 x 1500mm	6' 3" x 4' 11"

FIRST FLOOR

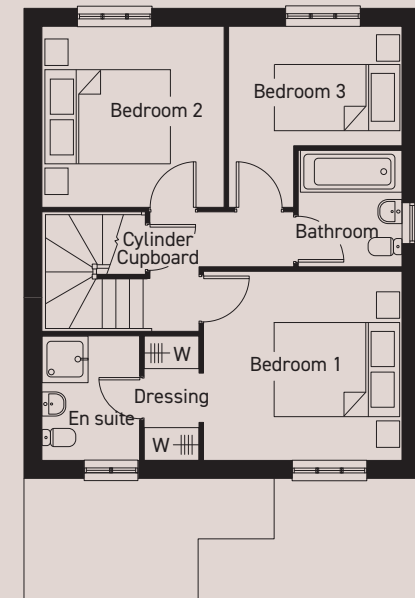
Bedroom 1	2950 x 3000mm	9' 8" x 9' 10"
Dressing	1350 x 2230mm	4' 5" x 7' 4"
En Suite	1585 x 2230mm	5' 2" x 7' 4"
Bedroom 2	2850 x 3150mm	9' 4" x 10' 4"
Bedroom 3	3140 x 2150mm	10' 4" x 7' 1"
Bathroom	1950 x 2200mm	6' 5" x 7' 3"

THE MAWSLEY

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



GROUND FLOOR



FIRST FLOOR

THE NETHERTON

FOUR BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE



GROUND FLOOR

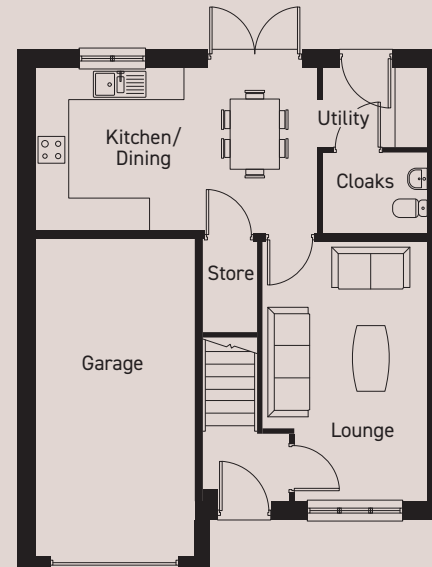
Lounge	3096 x 4860mm	10' 2" x 15' 11"
Kitchen/Dining	5250 x 3100mm	17' 3" x 10' 2"
Utility	1975 x 1500mm	6' 6" x 4' 11"
WC	1975 x 1500mm	6' 6" x 4' 11"

FIRST FLOOR

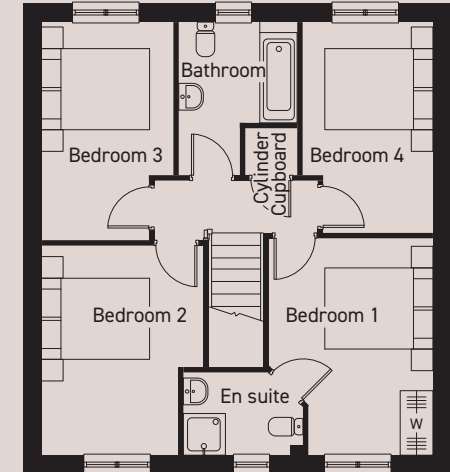
Bedroom 1	3090 x 4075mm	10' 2" x 13' 4"
En Suite	2215 x 1560mm	7' 3" x 5' 1"
Bedroom 2	3030 x 3920mm	9' 11" x 12' 10"
Bedroom 3	2465 x 4090mm	8' 1" x 13' 5"
Bedroom 4	2470 x 3935mm	8' 1" x 12' 11"
Bathroom	2190 x 2880mm	7' 2" x 9' 5"

THE NETHERTON

When looking for a spacious family home, offering versatility for everyday life, look no further than the four-bedroom Netherton.



GROUND FLOOR



FIRST FLOOR

THE OAKHAM

FOUR BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE



GROUND FLOOR

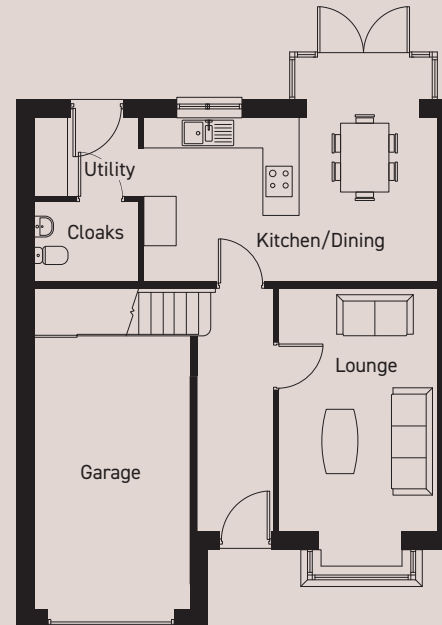
Lounge	3025 x 5250mm	9' 11" x 17' 3" inc bay
Kitchen/Dining	5570 x 4290mm	18' 3" x 14' 1" inc bay
Utility	1990 x 1520mm	6' 6" x 4' 12"
WC	1990 x 1500mm	6' 6" x 4' 11"

FIRST FLOOR

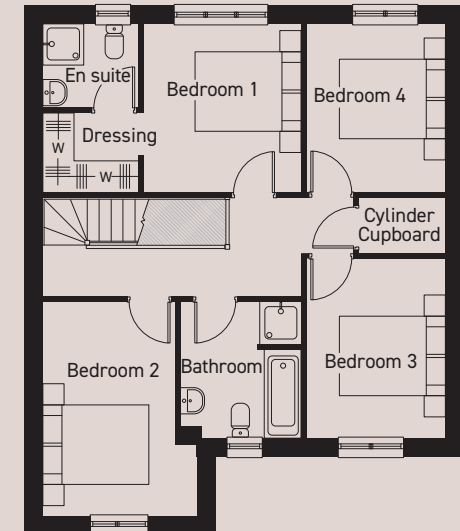
Bedroom 1	3000 x 3215mm	9' 10" x 10' 7"
Dressing	1810 x 1515mm	5' 11" x 4' 12"
En Suite	1810 x 1600mm	5' 11" x 5' 3"
Bedroom 2	2935 x 4060mm	9' 8" x 13' 4"
Bedroom 3	2650 x 3425mm	8' 8" x 11' 3"
Bedroom 4	2650 x 3215mm	8' 8" x 10' 7"
Bathroom	2150 x 2595mm	7' 1" x 8' 6"

THE OAKHAM

At its core, The Oakham prioritises modern living. This stunning four-bedroom home offers all the space you need and more.



GROUND FLOOR



FIRST FLOOR

THE MORETON

FOUR BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE



GROUND FLOOR

Lounge	3050 x 5565mm	10' 0" x 18' 3"
Kitchen/Dining	6125 x 4640mm	20' 1" x 15' 3" inc bay
Utility	2000 x 1500mm	6' 7" x 4' 11"
WC	2000 x 1500mm	6' 7" x 4' 11"

FIRST FLOOR

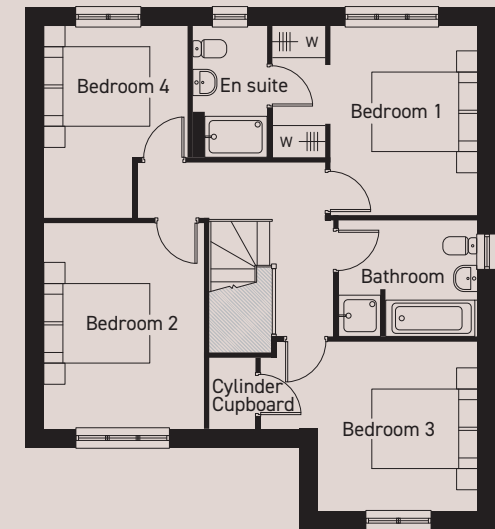
Bedroom 1	2810 x 3610mm	9' 3" x 11' 10"
Dressing	1000 x 2610mm	3' 3" x 8' 7"
En Suite	1410 x 2610mm	4' 8" x 8' 7"
Bedroom 2	3005 x 3900mm	9' 10" x 12' 10"
Bedroom 3	4140 x 3225mm	13' 7" x 10' 7"
Bedroom 4	2700 x 3660mm	8' 10" x 12' 0"
Bathroom	2620 x 2200mm	8' 7" x 7' 3"

THE MORETON

The Moreton provides plenty of room for family life and entertaining friends and families alike, perfect for modern life, including a private ensuite and dressing area to the master bedroom.



GROUND FLOOR



FIRST FLOOR

THE BOURTON

FOUR BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE



GROUND FLOOR

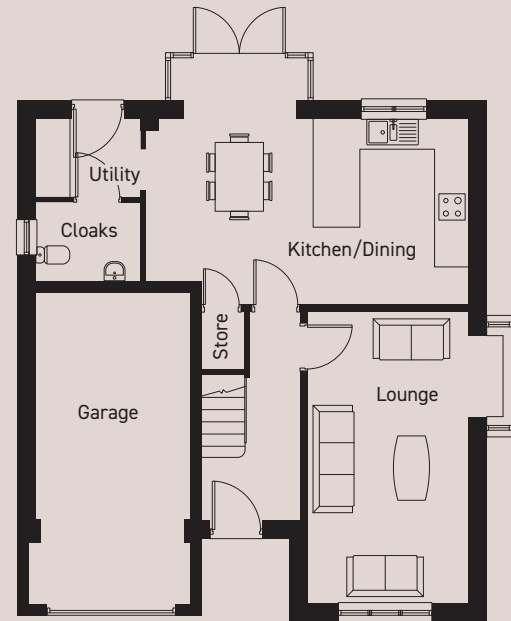
Lounge	3050 x 5550mm	10' 0" x 18' 3"
Kitchen/Dining	6125 x 4640mm	20' 1" x 15' 3"
Utility	2000 x 1500mm	6' 7" x 4' 11"
WC	2000 x 1500mm	6' 7" x 4' 11"

FIRST FLOOR

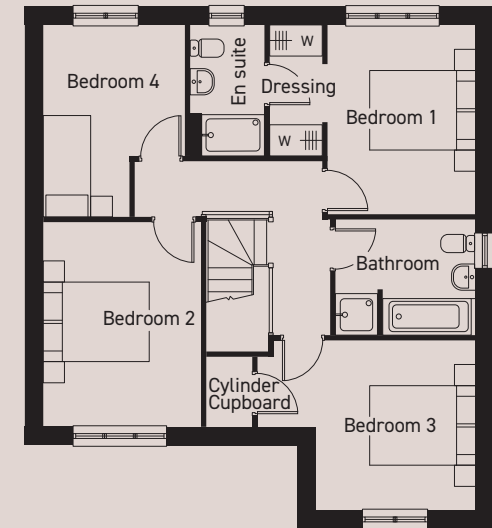
Bedroom 1	2810 x 3610mm	9' 3" x 11' 10"
Dressing	1000 x 2610mm	3' 3" x 8' 7"
En Suite	1410 x 2610mm	4' 8" x 8' 7"
Bedroom 2	3005 x 3900mm	9' 10" x 12' 10"
Bedroom 3	4140 x 3225mm	13' 7" x 10' 7"
Bedroom 4	2700 x 3660mm	8' 10" x 12' 0"
Bathroom	2620 x 2200mm	8' 7" x 7' 3"

THE BOURTON

This charming four bedroom detached home with integral garage is perfect for modern family living with space, style and quality throughout.



GROUND FLOOR



FIRST FLOOR

THE SHELFORD

FOUR BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE



GROUND FLOOR

Lounge	3160 x 5260mm	10' 4" x 17' 3"
Dining	2560 x 4165mm	8' 4" x 13' 8"
Kitchen	2680 x 4165mm	8' 9" x 13' 8"
Utility	1510 x 2310mm	4' 11" x 7' 7"

FIRST FLOOR

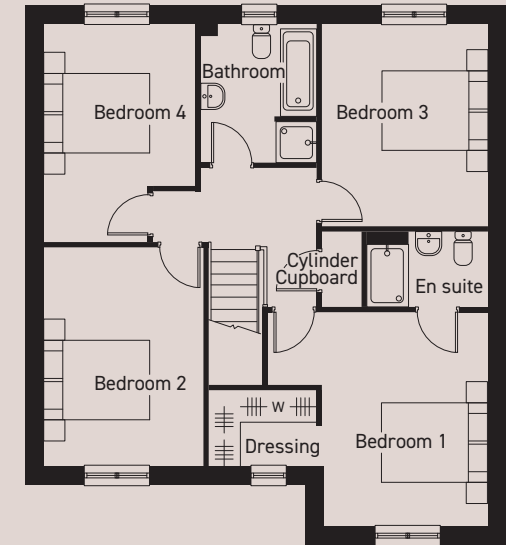
Bedroom 1	4185 x 4070mm	13' 9" x 13' 4"
Dressing	2045 x 1450mm	6' 8" x 4' 9"
En Suite	2300 x 1420mm	7' 6" x 4' 8"
Bedroom 2	3045 x 4175mm	10' 0" x 13' 8"
Bedroom 3	3150 x 3890mm	10' 4" x 12' 9"
Bedroom 4	2900 x 4170mm	9' 6" x 13' 8"
Bathroom	2200 x 2685mm	7' 2" x 8' 10"

THE SHELFORD

The beautiful Shelford is a stylish four-bedroom home with classic design features.



GROUND FLOOR



FIRST FLOOR

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THE BANBURY

FIVE BEDROOM DETACHED HOME
WITH INTEGRAL DOUBLE GARAGE



GROUND FLOOR

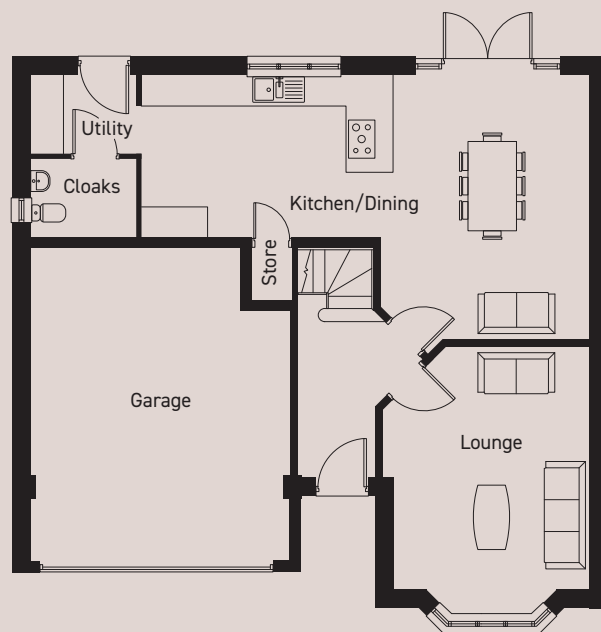
Lounge	5070 x 3725mm	16' 8" x 12' 3"
Family/Dining Area	3945 x 5025mm	12' 11" x 16' 6"
Kitchen	4825 x 3090mm	15' 10" x 6' 10"
Utility	1950 x 1500mm	6' 5" x 4' 11"

FIRST FLOOR

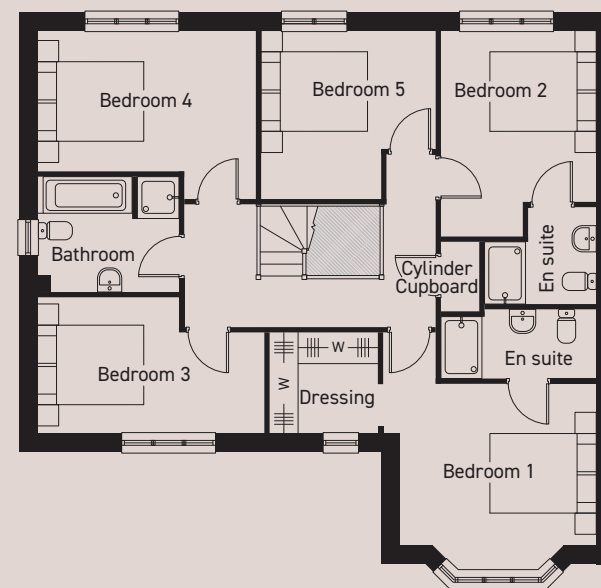
Bedroom 1	3725 x 3550mm	12' 3" x 11' 8"
Dressing Area	2050 x 1970mm	6' 9" x 6' 5"
En Suite	2950 x 1315mm	9' 8" x 4' 4"
Bedroom 2	2945 x 3915mm	9' 8" x 12' 10"
En Suite	2120 x 1850mm	6' 11" x 6' 0"
Bedroom 3	4300 x 2640mm	14' 1" x 8' 8"
Bedroom 4	4125 x 2675mm	13' 6" x 8' 9"
Bedroom 5	3320 x 3170mm	10' 11" x 10' 5"
Bathroom	2685 x 2150mm	8' 10" x 7' 1"

THE BANBURY

This spacious and stunning five bedroom property has been thoughtfully designed with an integral double garage and offers everything you can wish for in a large family home.



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THE BLOOMSBURY

FIVE BEDROOM DETACHED HOME
WITH INTEGRAL DOUBLE GARAGE



GROUND FLOOR

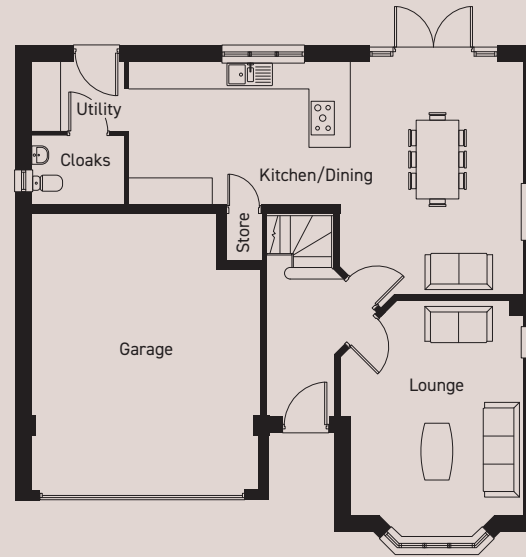
Lounge	3990 x 5160 mm	13' 1" x 16' 11"
Dining Area	4110 x 5090 mm	13' 6" x 16' 8"
Kitchen	4450 x 3210 mm	14' 7" x 10' 6"
Utility	2065 x 1570 mm	6' 9" x 5' 2"
WC	2070 x 1550 mm	6' 9" x 5' 1"

FIRST FLOOR

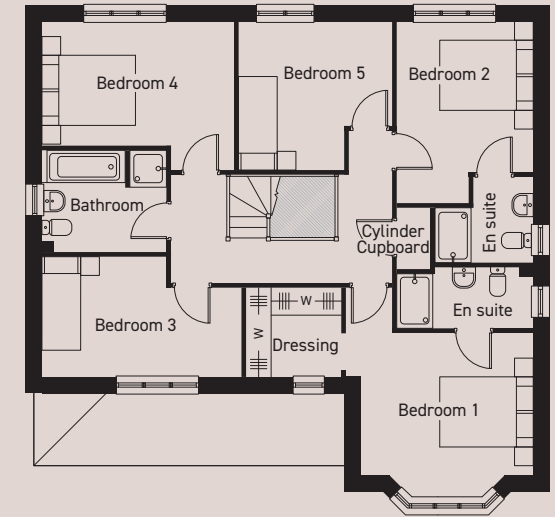
Bedroom 1	3735 x 4560 mm	12' 3" x 15' 0"
En Suite	3010 x 1325 mm	9' 11" x 4' 4"
Bedroom 2	3020 x 3985 mm	9' 11" x 14' 1"
Bedroom 3	4470 x 2650 mm	14' 8" x 8' 8"
Dressing	1925 x 1955 mm	6' 4" x 6' 5"
Bedroom 4	4195 x 2760 mm	13' 9" x 9' 1"
Bedroom 5	3320 x 3270 mm	10' 11" x 10' 9"
Bathroom	2750 x 2220 mm	9' 0" x 7' 3"

THE BLOOMSBURY

The beautiful 5 bedroom Bloomsbury offers ultimate comfort for modern family living, including an integral double garage and spacious living areas throughout.



GROUND FLOOR



FIRST FLOOR

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THE NEWBURY

FIVE BEDROOM DETACHED HOME
WITH INTEGRAL DOUBLE GARAGE



GROUND FLOOR

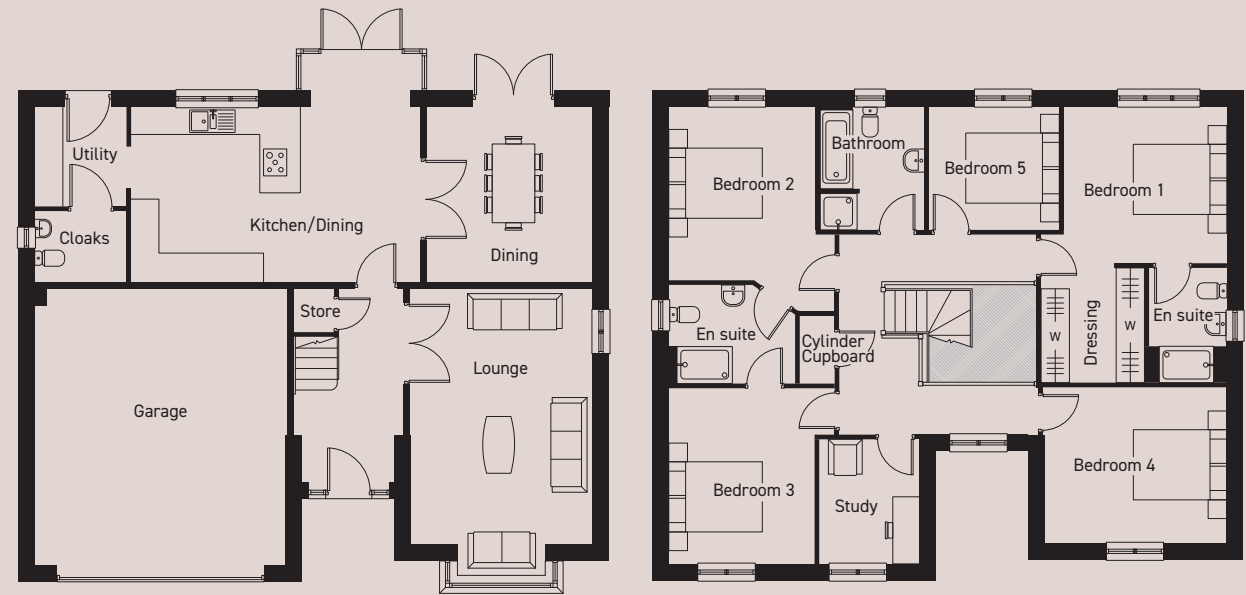
Lounge	3950 x 6200mm	12' 12" x 20' 4"
Kitchen/Dining	6225 x 4895mm	20' 5" x 16' 1"
Dining	3575 x 3810mm	11' 9" x 12' 6"
Utility	2000 x 2165mm	6' 7" x 7' 1"
WC	2000 x 1500mm	6' 7" x 4' 11"

FIRST FLOOR

Bedroom 1	3515 x 3405mm	11' 6" x 11' 2"
Dressing	2185 x 2475mm	7' 2" x 8' 1"
En Suite	1665 x 2475mm	5' 6" x 8' 1"
Bedroom 2	3200 x 3780mm	10' 6" x 12' 5"
En Suite	2760 x 2125mm	9' 1" x 6' 12"
Bedroom 3	3175 x 3810mm	10' 5" x 12' 6"
Bedroom 4	3950 x 3385mm	12' 12" x 11' 1"
Bedroom 5	2795 x 2695mm	9' 2" x 8' 10"
Study	2140 x 2715mm	7' 0" x 8' 11"
Bathroom	2245 x 2695mm	7' 4" x 8' 8"

THE NEWBURY

The charming Newbury is an attractive five-bedroom property with home office, offering instinctive design and carefully considered layouts.



GROUND FLOOR

FIRST FLOOR



A PERFECT BALANCE

STYLISH AND PRACTICAL

Offering everything you could wish for in a modern family home, the properties at The Oaks have been carefully designed to suit a range of lifestyles without compromising on quality.

Crafted with exceptional detail, each property features light-filled living areas, contemporary kitchens, and stylish bathrooms - all finished to the highest specification.



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 kitchens, offered in the latest exciting colours. There are also upgraded options of granite worktops.



YOUR BEDROOM

We can offer a beautiful range of fitted wardrobes. Mix and match from our selection of wood, high-gloss and mirror finishes.* Master bedrooms also benefit from Hammonds wardrobes as standard.



YOUR LIVING SPACE

Personalise your living space with our wide selection of optional extras, all guaranteed to impress.



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

Ready to make your dream Harron home a reality in the next 3 months but have a property to sell? Part Exchange* could be the perfect solution.

This scheme is ideal if you're looking to upsize and allows you to reserve your new home before selling your current property, meaning we'll be your guaranteed cash buyer, eliminating the cost of estate agent fees.

DISCOVER THE EASY STEPS OF PART EXCHANGE



Three independent valuations of your property's selling price



Guaranteed cash buyer for your property



Estate agent fees taken care of and no messy chains to manage



**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.



WE CAN HELP YOU MOVE ASSISTED MOVE

Looking for your dream home but still have a property to sell?
Our Assisted Move* scheme is the perfect solution!

We'll invite three independent, local estate agents to value your property and get our specialist property team to work on a bespoke plan to get your old home sold.

Once your home is sold, you'll be free to reserve a new Harron home.

DISCOVER OUR EASY STEPS TO SELL YOUR HOME WITH HARRON



Three independent estate agent valuations



A personalised marketing plan to sell your existing home



Estate agent fees taken care of



ASSISTED MOVE



REVIEWS

DISCOVER WHAT OUR CUSTOMERS SAY ABOUT US

We recently purchased from Harron Homes, utilising the brilliant Part Exchange scheme they offer. Throughout the whole process the sales team were excellent in keeping us up to date and offered us regular visits to the site to see the process of our house being built. We were able to add a range of upgrades to our house on top of the already nice options they offer as standard.



"Harron's interesting home designs and location of the site first drew me here. My entire customer experience with Harron has been excellent, from reservation and through the Part Exchange process, then working with Harron's recommend Solicitors & Financial Advisor, the updates from the Site's Sales Team and from HQ."



"We have now reserved our home with Harron Homes and are over the moon! The homes are beautiful and cleverly designed. The customer service has been fantastic throughout and nothing has been too much trouble."

"Words cannot express how much we love our new property. The finish of the home is amazing, and we have literally struggled to find any of the usual new build snags to mention. Any queries or requests have been actioned straight away. I cannot recommend buying a home enough if you're thinking about doing so. We have been extremely happy with the whole process from start to finish!"



"I have just moved into my beautiful home on the Kings Croft development! It's perfect! The workmanship and attention to detail is superb. Harron Homes have exceeded my expectations. Professional, friendly and definitely builders who go the extra mile in all aspects. Superb customer care."





HOW TO FIND US

AN ENVIABLE POSTCODE



THE OAKS, LOWER SOMERCOTES,
ALFRETON, DERBYSHIRE, DE55 4NQ

This brochure is for illustrative purposes only. We operate a policy of continuous product development and may vary this from time to time. Consequently this brochure 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 adviser.



THE OAKS,
LOWER SOMERCOTES,
ALFRETON,
DERBYSHIRE,
DE55 4NQ



what3words

///PICNIC.OCEAN.JOLT



BUILDING HOMES ACROSS YORKSHIRE, DERBYSHIRE & NOTTINGHAMSHIRE

harronhomes.co.uk