



# MERCHANT FIELDS

CLECKHEATON

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## HARRON HOMES

DELIVERING LUXURY

Born and bred in Yorkshire, Harron Homes delivers exceptional luxury 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 your every expectation.

Harron Homes remains a local business at heart and retains a passion for providing outstanding homes. We pride ourselves on creating homes that our purchaser falls in love with from day one, while offering plenty of options to personalise your new home. We are a company that is large enough to offer you the very best, but small enough to care about your needs.



# CAREFULLY CRAFTED HOMES

IN AN EXCEPTIONAL SETTING





## REFINED LIVING

IN A TRULY DESIRABLE LOCATION

Situated in the beautiful countryside of West Yorkshire, Merchant Fields offers a collection of energy-efficient 2, 3 and 4 bedroom homes in the historic town of Cleckheaton.

This collection of homes is perfect for families and couples alike looking for modern living without compromising on space, style or location.

MERCHANT FIELDS BY HARRON HOMES





## SURROUND YOURSELF

WITH A FULL AND ACTIVE LIFE

Located in the heart of the Spen Valley, just a short drive from both Bradford and Leeds, Cleckheaton offers the perfect blend of countryside charm and urban convenience. You'll find everything you need close to home - from scenic parks and walking trails to a great choice of local pubs, restaurants, and cafés.

With a fantastic range of local amenities and with a range of local schools nearby rated 'Good' by Ofsted, Merchant Fields is perfectly placed for growing families and those seeking a vibrant yet peaceful lifestyle.



Cleckheaton Town Hall



Mirfield in Kirklees, West Yorkshire



Golf Courses



Leeds Liverpool Canal



## WELL CONNECTED

AN ENVIABLE POSTCODE

Conveniently located between Bradford, Huddersfield and Halifax, for those travelling by road, Merchant Fields offers convenient access to the M62 motorway, with Bradford just 15 minutes away and the City of Leeds approximately 20 minutes away.

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

MERCHANT FIELDS BY HARRON HOMES



|                |            |
|----------------|------------|
| Park           | 7 minutes  |
| Pub            | 13 minutes |
| Supermarket    | 17 minutes |
| Health Centre  | 21 minutes |
| Pharmacy       | 22 minutes |
| Primary School | 24 minutes |



|              |            |
|--------------|------------|
| Bradford     | 5.6 miles  |
| Dewsbury     | 6.0 miles  |
| Halifax      | 7.7 miles  |
| Huddersfield | 11.2 miles |
| Leeds        | 11.7 miles |
| Harrogate    | 26.3 miles |
| York         | 38.1 miles |



|              |                   |
|--------------|-------------------|
| Bradford     | 7 minutes         |
| Halifax      | 7 minutes         |
| Huddersfield | 31 minutes        |
| Leeds        | 33 minutes        |
| Wakefield    | 1 hour 11 minutes |
| York         | 1 hour 19 minutes |
| Harrogate    | 1 hour 24 minutes |

“ HASSLE FREE TRAVEL FROM YOUR DOORSTEP ”

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

# SITE PLAN



## 2 BEDROOM HOMES

**THE WINDSLOW**  
2 bedroom home  
Plots 98-100, 160-162, 175, 176,  
199-203, 220-222 & 260-262

## 3 BEDROOM HOMES

**THE BRACKLEY**  
3 bedroom home  
Plots 88-91, 101, 102, 104, 105,  
108, 109, 114, 115, 119-124, 158,  
159, 177-180, 197, 198, 210-212,  
223-226, 239-242, 249 & 250

**THE MAWSLEY**  
3 bedroom home  
Plots 107, 112, 118, 132, 134,  
157, 172, 186, 213, 217, 231, 234,  
248 & 251

**THE WARKLEIGH**  
3 bedroom home  
Plots 106, 110, 113, 135, 142, 145,  
147, 150, 155, 156, 171, 188, 216,  
233 & 275

## 4 BEDROOM HOMES

**THE BIRCHAM**  
4 bedroom home  
Plots 116, 138, 194, 215 & 237

**THE TIDMINGTON**  
4 bedroom home  
Plots 93, 96, 125, 127, 136, 139,  
143, 152, 165, 167, 169, 173, 182,  
187, 191, 205, 209, 228, 232, 235,  
244 & 256

**THE FAVERSHAM**  
4 bedroom home  
Plots 95, 103, 126, 128, 140, 141,  
146, 151, 164, 168, 170, 183, 190,  
193, 196, 204, 218, 227, 243, 246,  
252, 255 & 257

**THE OAKHAM**  
4 bedroom home  
Plots 87, 92, 97, 117, 130, 133,  
137, 148, 166, 185, 192, 195, 206,  
208, 219, 230, 236, 238, 247 & 259

**THE BOURTON**  
4 bedroom home  
Plots 94, 111, 144, 149, 153, 154,  
163, 174, 184, 189, 207, 214, 229,  
253 & 254

**THE SHELFORD**  
4 bedroom home  
Plots 86, 129, 131, 181, 245 & 258

\* AFFORDABLE HOUSING





## A PERFECT BALANCE

LUXURY & PRACTICALITY

Offering everything you could wish for in a modern home, the properties at Merchant Fields have been carefully designed to suit modern living without compromising on luxury details.

The homes showcase light-filled living areas, contemporary kitchens, and stylish bathrooms.

In addition to their premium finishes, these homes are built with sustainability in mind. Each property features excellent energy-efficiency throughout, helping to reduce both environmental impact and household running costs. Air source heat pumps provide a modern, low-carbon heating solution, ensuring year-round comfort while lowering energy consumption.

MERCHANT FIELDS BY HARRON HOMES

# 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 Symphony kitchen units, 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.

T&Cs apply



## 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 Porcelanosa tiling options for your bathrooms and en-suites.

T&Cs apply

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ANOTHER ASPECT OF OUR COMMITMENT TO YOU

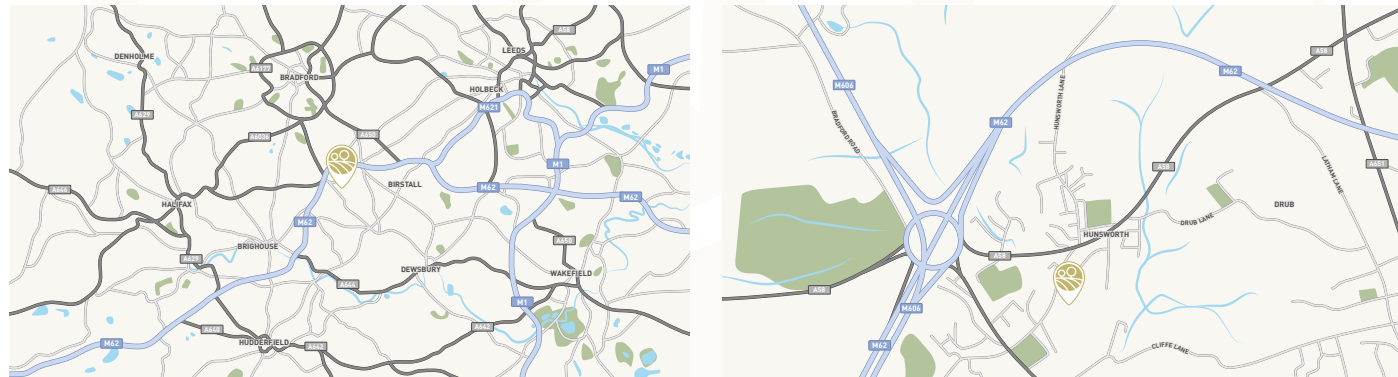
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# HOW TO FIND US

AN ENVIABLE POSTCODE



MERCHANT FIELDS, HUNSWORTH LANE,  
CLECKHEATON, BD19 4EA





MERCHANT FIELDS  
HUNSWORTH LANE  
CLECKHEATON  
BD19 4EA



BUILDING HOMES ACROSS YORKSHIRE, DERBYSHIRE & NOTTINGHAMSHIRE

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