

HÄUSER



Bluebell Meadows

Netherthong



TRANQUIL FAMILY LIVING

Bluebell Meadows is a select development of 35 beautifully crafted Häuser low carbon-homes designed with mindful, holistic living in mind. Located on the outskirts of the village of Netherthong, this peaceful site encourages a mindful outdoor lifestyle with residents enjoying direct access to the scenic country walks whilst being a stone's throw from the bustling cultural centre of Holmfirth.

The site offers 2 bed starter homes to large 4 & 5 bed family properties, alongside stylish apartments aimed at customers over the age of 55. Whether you're moving up the property ladder or starting out with your first home, you can begin your new more sustainable lifestyle at Bluebell Meadows.



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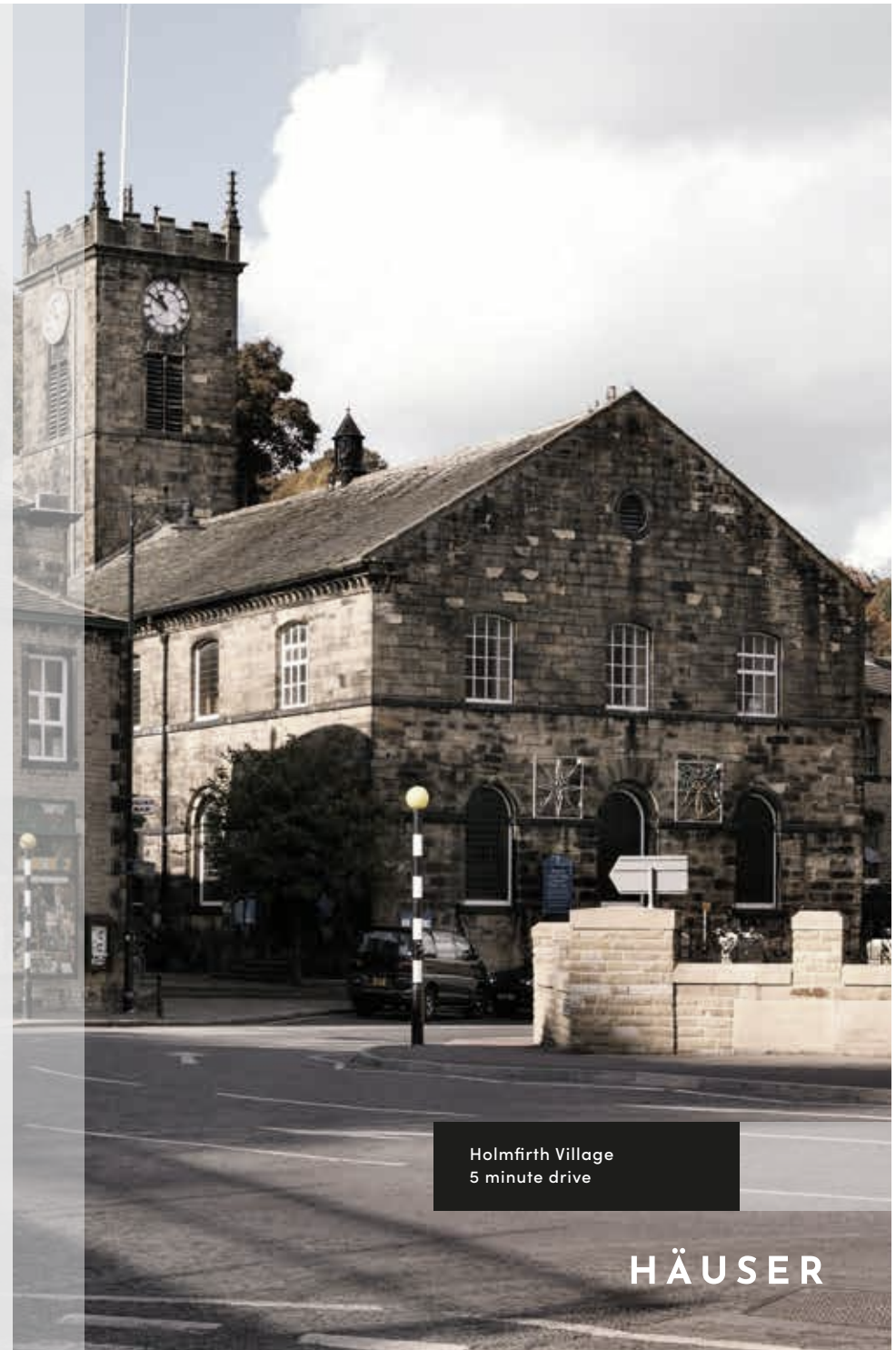


ON YOUR DOORSTEP

The picturesque village of Netherthong, known for its charming stone cottages and scenic countryside, is part of the historic Holme Valley. The village features the 'Good' Netherthong primary school, friendly local pubs, a local convenience store and offers access to beautiful walking trails in the surrounding area.

Bluebell Meadows is nestled on the edge of the village with spectacular views, and excellent links to nearby villages. Food and drink lovers are in the perfect spot to enjoy the vibrant bars and eateries of Meltham, Holmfirth and Honley. Whether you have a short drive into Meltham for tapas at the popular Quirky II or head out for culinary delights beneath an Italian moon at La Dantr in the local village of Honley – a fun night out is never far away.

Less than a 5 min drive and you will be in the quaint town of Holmfirth, famous for the filming location for the TV series "Last of the Summer Wine," Amenities are plentiful the busy high street boasts specialised businesses including florists, bakery and butchers – you won't have to venture far to find everything you need.



Holmfirth Village
5 minute drive

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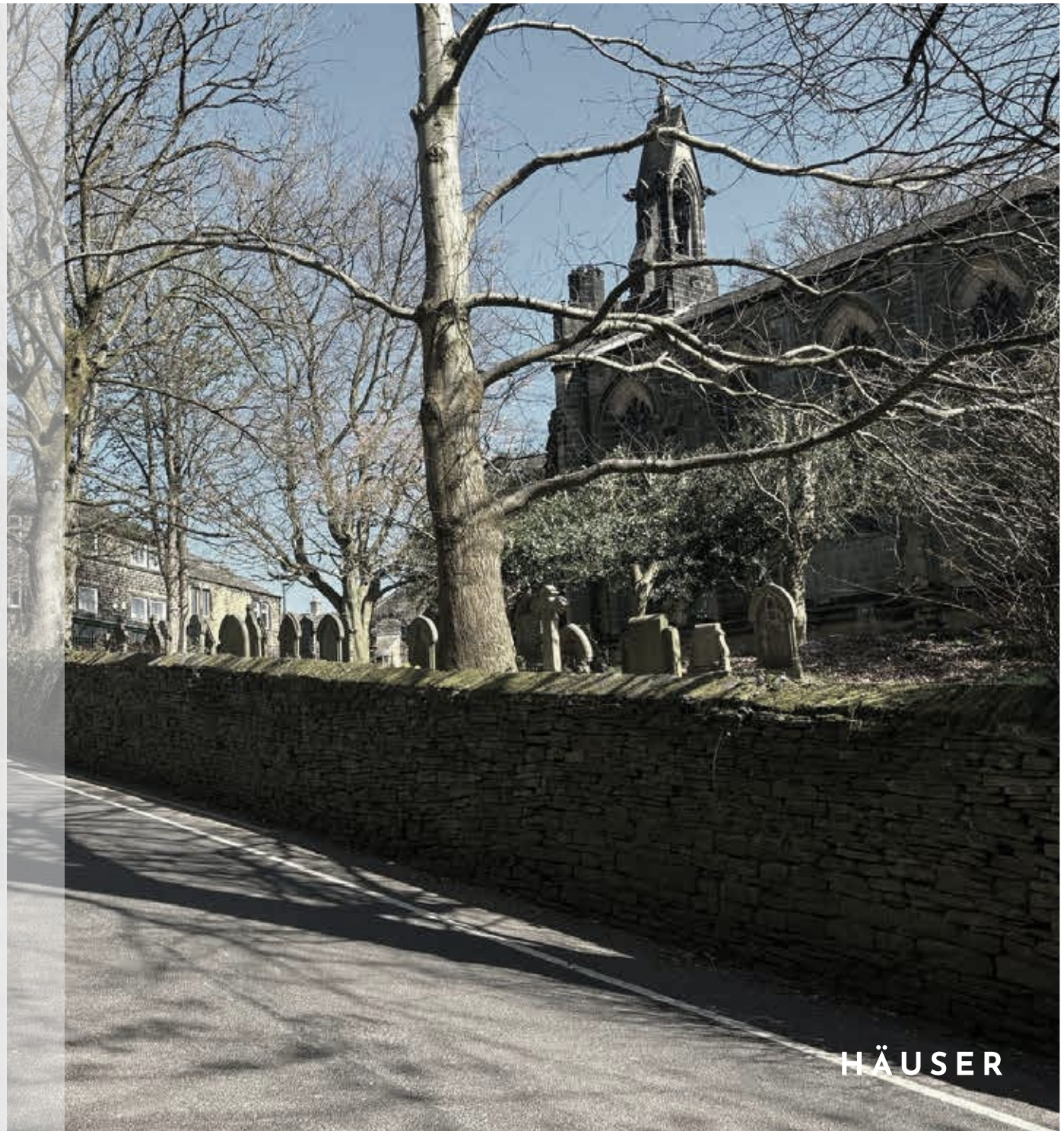


NETHERTHONG VILLAGE A VIBRANT COMMUNITY

Nestled in peaceful and sheltered valley, mature woodland and Dean Brook forms the northern boundary linked to the site by a carefully landscaped peaceful walking space, the Bluebell Meadows.

Whether you're moving up the property ladder, looking to downsize or starting out with your first home, you can begin your new low carbon life style in the most idyllic of surroundings.

These beautifully crafted homes offer the very best internal finishes that can be sourced from our local suppliers. From kitchens to bathrooms and bedrooms; we work with our customers to design their perfect home and ensure they have the same powerful aesthetic impression inside as we deliver outside.



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GETTING AROUND



Traveling
by car

Huddersfield	<div></div>	15 min (0.0 miles)
M62	<div></div>	18 min (4.1 miles)
M1	<div></div>	29 min (6.2 miles)
Leeds	<div></div>	42 min (6.9 miles)
Manchester	<div></div>	55 min (6.9 miles)



Airport driving
times

Manchester	<div></div>	48 min
Leeds	<div></div>	57 min
Liverpool	<div></div>	77 min
East Midlands	<div></div>	89 min



Train stations from
Bluebell Meadows

Slaithwaite	<div></div>	16 min (6 miles)
Honley	<div></div>	7 min (2.4 miles)
Huddersfield	<div></div>	21 min (6 miles)
Stocksmoor	<div></div>	10 min (3.4 miles)



Cities by train from
Bluebell Meadows

Leeds	<div></div>	19 min
Manchester	<div></div>	31 min
Sheffield	<div></div>	76 min
London	<div></div>	173 min

lifestyle

Nestled in peaceful and sheltered valley, mature woodland and Dean Brook forms the northern boundary linked to the site by a carefully landscaped peaceful walking space, the bluebell meadow.



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SCHOOLS & LOCAL SERVICES IN THE VILLAGE



primary schools

Netherthong Primary School
(Good)
School Street, Netherthong
Holmfirth, HD9 3EB



High Schools

Holmfirth High School (Outstanding)
School Street, Netherthong
Holmfirth, HD9 3EB

Honley High School (Good)
School Street, Netherthong
Holmfirth, HD9 3EB

LOCAL AUTHORITY

- Kirklees Council
24 Commercial Rd,
Huddersfield,
HD8 9AD

POLICE

- Huddersfield Road,
Thongsbridge,
Holmfirth,
HD9 3JL

DOCTORS

- Elmwood Health Centre
Huddersfield Rd,
Thongsbridge,
Holmfirth,
HD9 3TR

DENTISTS

- Holmfirth Dental Surgery
Oaklands, Huddersfield Rd,
Thongsbridge, Holmfirth,
HD9 3TP

SUPERMARKETS

- Aldi
262 Huddersfield Rd,
Thongsbridge,
Holmfirth HD9 3JQ
- Lidl
Riverholme Works,
Huddersfield Rd,
Holmfirth HD9 3TB
- Morrisons
Station St, Meltham,
Holmfirth HD9 5QR

POST OFFICE

- Station Rd,
Holmfirth,
HD9 1AA

RECREATION

- Holmfirth Pool & Fitness Centre
Huddersfield Rd,
Thongsbridge, Holmfirth
HD9 3JL

TRAIN STATIONS

- Slaithwaite (6 miles)
- Honley (2.4 miles)
- Brockholes (1.9 miles)
- Huddersfield (6 miles)
- Stocksmoor (3.4 miles)



Ofsted rates all the
schools very highly

HÄUSER



GET MOVING, SAVE MONEY, SELL FASTER

Our Sales Assist scheme is designed to be a convenient way to sell your existing property quickly and efficiently whilst allowing you to reserve the Häuser home of your choice. Not only that – it saves you money as the estate agents fees are significantly reduced.

Our 5 step guide explains how it works:

- 1** Find your perfect home – your first step is to find your perfect Häuser home. Visit us at our Showroom or www.hauser-eco.com to view the different house styles and available plots.
- 2** Agree valuation for your property – our trusted local Estate Agents will visit your existing property and provide a valuation. Once this has been agreed you are ready to reserve your plot!
- 3** Reserve your plot – you can now reserve the home of your dreams! The plot is secured and removed from sale.
- 4** Market and sell your property – the estate agents will work to sell your property within 8 weeks.
- 5** Move into your new home – After we have built your personalised home, you can move into your new home.



HÄUSER



BUYING NEW, LIVING GREENER

From the quality of the build to the superior internal finish, when you buy a Häuser home, we take care of everything so all you have to do is turn the key and step into your new sustainable lifestyle.

Our low carbon homes are built to increase energy efficiency for our homeowners, significantly contributing to lowering carbon footprints and shaping a more sustainable future.

For extra peace of mind, all our homes are backed by a 10 year Building Warranty by ICW. You can move into your new home knowing it has been inspected by independent surveyors and met all the latest building standards.

A Häuser home is simply the best home you'll ever buy.



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OUR PARTNERS

MORTGAGES

Now you've chosen your perfect plot at Bluebell Meadows it's time to get your finances in place and our partnership with Evolve Financial Planning can help you.

With our EPC A rated properties you will have access to Green Mortgages . On top of the savings you'll make on your energy bills each month, with Green Deal mortgages lenders give you cashback and/or a better interest rate when you take out a green mortgage on an A rated energy-efficient property.

We have partnered with Jamie at Evolve Financial Planning to secure you the best deals, with a whole market approach to mortgage and protection advice, ensures that the best deal is found based on your circumstances. What's more, they can take the stress out of the process by liaising with developers, solicitors and estate agents on your behalf, ensure your home purchase goes smoothly from start to finish.

Jamie.megson@sipp.co.uk 01484 556245

CONVEYANCING

To make the process of buying your new Häuser home as smooth as possible, we have teamed up with conveyancing specialists Holden Smith to deliver all your legal home-buying needs.

Their customer centred approach offers a personal and trusted service to reduce the stress of moving home. Our partnership allows us to offer our buyers preferential and transparent legal fees when buying a Häuser home.

LEGAL FEES

Researve a property with us and we will pay your conveyancing fees with our partnering solicitor Holden Smith.

All searches, insurance and document fees are payable by the home buyer.



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GENERAL SPECIFICATION

KITCHEN

- Choice of Kitchen cabinets and Laminated work tops with upstand and stainless steel splash back to hob
- Solid work tops (4 and 5 Bedroom Properties)
- Gas Hob and extractor (plots 3/4/5 electric hob as standard)
- Recessed lighting throughout
- Stainless steel sink
- Under cupboard lighting
- Integrated white goods where applicable for each property*

*These vary per property type please ask sales advisor for more information

UTILITY

- Choice of kitchen units and laminated work tops with upstand
- Recessed lighting throughout
- 1 bowl stainless steel sink
- Space for Washer

LOUNGE

- TV Point

W/C

- Contemporary white sanitary wear
- Chrome brasswear
- Choice of ceramic tile splash back as standard

MAIN BATHROOM

- Contemporary white sanitary wear
- Wall hung basin
- Vanity unit (4/5 Beds -where applicable for each property *)
- Chrome brasswear
- Thermostatic bath filler
- Separate shower
- Choice of ceramic tile -half tile as standard/ full tiling to shower area
- Recessed lights throughout
- Heated towel rail
- Shaver socket

EN- SUITES

- Contemporary white sanitary wear
- Wall hung basin
- Chrome brasswear
- Separate shower
- Choice of ceramic tile -half tile as standard/ full tiling to shower area
- Recessed lights throughout
- Heated towel rail
- Shaver socket



GENERAL SPECIFICATION

HEATING

- Gas fired central heating
- Thermostatic controlled radiator valves
- Underfloor heating (4/5 Bedroom properties)
- Energy saving insulation to cavity walls and roof space

HALL AND LANDING

- Oak stained handrail; Newel post, spindles and treads in painted white gloss
- Solid Oak Hand rail and newel post (4/5 Bedroom properties)

ELECTRICAL

- White switches and sockets as standard
 - Low energy LED recessed lighting in kitchens and bathrooms for energy-efficient recessed
 - Low energy LED pendant lighting in kitchens and bathrooms for energy-efficient recessed
 - 7 kwh Electric car charging point
 - Solar panels
 - Heat & Smoke Detectors
- Alarm system

JOINERY

- Oak veneer flush doors in all properties

DECORATION

All properties are decorated in Farrow and Ball colour Cornforth White paint matt emulsion with ceilings in white matt emulsion and woodwork in white satin.

EXTERNAL

- Modern outdoor lighting to rear and front
- Black Dekota Indian stone to paved areas and patio
- Natural stone walling
- Greys Artstone Welsh Blue Slate
- Outdoor tap
- Outdoor gate
- 1.8m fencing to all rear boundaries
- Turfed garden to front and seeded to rear
- Landscaping as per plan



SITE PLAN

*All the images are for
artist impression only

VERT

4 Bedroom detached
with int garage
Plots 1/2

OLIVE

3 Bedroom townhouse
Plots 3/4/5/10/12

SAGE

2 Bedroom townhouse
Plots 8

CELADON

5 Bedroom detached
with int garage
Plots 13/14

VERDANT

4 Bedroom detached
with int garage
Plots 15/17

CHARTREUSE

5 Bedroom detached
with int garage & gym
Plots 19

VIRIDIAN

4 Bedroom detached
with int garage
Plots 16/18

IVY

3 Bedroom townhouse
Plots 7/9

GLADE

2 Bedroom townhouse
Plot 11

EDEN

5 Bedroom detached
Plot 6

FERN

3 Bedroom Semi
Detached
Plots 24/25

MOSS

3 Bedroom Semi
Detached
Plots 34/35

THE WILLOWS

2 Bedroom apartment
Plots 26/27/28/29
Affordable over 55's

THE PINES

2 Bedroom apartment
Plots 30/31/32/33
Affordable over 55's

THE FIRS

2 Bedroom apartment
Plots 20/21/22/23
Affordable over 55's





OUR CONCEPT

Häuser create the most advanced eco-homes without architectural compromise. Advanced fabric techniques hidden behind the scenes ensure our builds respect locality, provide lifetime energy savings and promote a healthier way of living.... Both for our customers and our wonderful planet. Our concept is to provide EPC A rated properties to all our Home Owners, the first development within Kirklees to hold this concept

THE VISION

Imagine a future where Stunning House designs and luxurious comfort meets sustainable living: lower energy bills, a greener footprint, and a healthier planet. Bluebell Meadows is a vision where economic savings harmonise with environmental conservation, presenting a brighter, more sustainable future for everyone.

LIVE BETTER

A Rated EPC Homes

Hauser Homes proudly hold A-rated Energy Performance Certificates, ensuring not only increased energy efficiency for our homeowners but also a significant contribution to lowering carbon footprints and shaping a more sustainable future.

- Timber frame construction
- High level of airtightness
- Installation of PV solar panels
- MVHR systems where necessary
- Triple-glazed windows for enhanced insulation
- Electric vehicle (EV) car chargers to accommodate lifestyle changes
- Exceptional insulation for improved energy conservation
- LED light fittings for energy-efficient lighting
- Water storage heating systems for optimised energy usage
- Dual flush toilets to minimize water consumption
- Kelda BubbleSpa® Concealed Shower System

With these features, Hauser Homes are designed to prioritise energy efficiency, sustainability, and environmental responsibility, offering homeowners a greener and more sustainable living experience.



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