

Clayton Manor

Edgerton, Huddersfield



Our philosophy is simple

Built with you mind

Since 1959, Jones Homes has been delivering high quality, high specification new homes, combining timeless design with modern living in desirable locations.

As one of the UK's leading independent house builders, we develop award-winning homes across the UK, delivering up to 500 properties each year, from stylish mews homes to spacious, bespoke residences for families in premium settings.

More than sixty years on, this commitment continues to define everything we do. With design, detail and customer care at the heart of our business, we build homes that people are proud to own, while remaining committed to protecting and improving the environment in the communities we create.

Our group heritage

As a founder member of The Emerson Group, Jones Homes is part of one of the UK's largest and most successful privately owned property development groups.

Through residential (Jones Homes), commercial (Orbit Developments) and international (Emerson International Inc.) divisions, The Emerson Group's diverse range of experience and skills allows us to continue growing while remaining true to what we do best, creating outstanding new build homes.

Being part of The Emerson Group means we continue to invest in innovation, talent and training. Each of our homes is carefully planned, using the highest specification materials and quality as standard, allowing us to deliver long term value, comfort, security and peace of mind to every customer.



Your Next Chapter Starts Here





Built with you in mind

Stunning attention to detail

Every Jones home is designed to work beautifully for the way you live today with our layouts that are practical, stylish and future-ready.

When you step into one of our homes, you will immediately discover style, functionality and a property built to last. At the heart of your new build home, you will find a kitchen fitted with high-specification appliances, surrounded by plenty of storage, quality cabinetry and durable worktops.

Our bathrooms and en-suites offer luxury sanitaryware and fittings chosen with functionality and durability in mind.



Built with you in mind

New build homes you can trust

Buying a new home is one of life's biggest decisions, but at Jones Homes we're with you throughout the process.

From the moment you start your search to the day you collect the keys, our expert team is here to make the experience straightforward, stress free and enjoyable.

From helpful buying schemes to expert guidance and premium-quality homes that are built with exceptional attention to detail, everything we do is designed to give you confidence in your next move. Whether you're buying your first home, or making the next step, you'll find a beautifully built new home and a dedicated team that puts you first.





Built with you in mind

Built with you in mind

Start your next chapter at Clayton Manor

If you dream of living in a beautiful home, with a luxurious interior, in a sought-after location, it could all be yours at Clayton Manor.

Find your place in one of Huddersfield's newest communities at Clayton Manor, an exclusive collection of 4 and 5-bedroom executive homes in the prestigious Edgerton Conservation Area. This development presents a rare opportunity to enjoy a premium lifestyle, combining the character and charm of a historic Huddersfield suburb with the superior design and specification expected from a Jones home.

Life at Clayton Manor will be shaped by its remarkable surroundings. Tree lined streets and period architecture create an enduring sense of character, while the conveniences of modern living remain effortlessly within reach.

The homes are designed for modern family living, with 4 and 5-bedroom layouts that offer generous living areas, dedicated dining spaces, and open-plan kitchen and family rooms ideal for entertaining. Bedrooms are spacious and well-planned to maximise comfort and privacy, while a high-quality specification and meticulous detailing ensure every space is both beautiful and practical.

Outdoor areas receive the same level of care. The natural contours of the site create elevated gardens in select plots, forming perfect suntraps. Soft-retention terracing allows grass to root seamlessly into the landscape, complemented by timber sleeper steps that provide a natural transition between levels.

For those ready to write their next chapter, Clayton Manor offers more than a new address. It offers a new standard of luxury living in one of West Yorkshire's most desirable locations.



Built with you in mind

The perfect location

A location you'll love.

Edgerton is ideally situated just minutes from Huddersfield town centre, providing easy access to a wide range of shops, cafés, restaurants, and essential services in the market town, as well as panoramic views from the ancient Castle Hill monument.

Supermarkets, healthcare facilities and leisure centres are all nearby, ensuring daily conveniences are always within reach.

Families benefit from close proximity to excellent schools, including the highly regarded The Mount School and Huddersfield Grammar School, while the gold-rated University of Huddersfield and the town centre's comprehensive amenities are just moments away.

Excellent transport links via the M62 provide direct access to Leeds, Manchester, and beyond, offering the perfect balance of peaceful suburban living and urban convenience. For commuters, Edgerton's strong road connections and direct rail services from Huddersfield station to major cities across the region make it an ideal choice for professionals and families alike.



View over Huddersfield



Lindley Clock Tower



Castle Hill Monument



Manor House Hotel and Restaurant, Lindley

Built with you in mind

A place to suit every lifestyle

Perfectly placed for your everyday living.

The setting of Clayton Manor offers an enviable blend of heritage charm and modern accessibility. Nestled within the Edgerton Conservation Area, the development enjoys a prestigious address surrounded by Victorian architecture and leafy surroundings.

The development sits within easy reach of stunning open countryside, with the Peak District and a variety of nearby country parks offering plenty of opportunities to simply unwind and enjoy the outdoors.

Just over a mile from Clayton Manor, the village of Lindley offers a rare blend of traditional charm and modern vibrancy. From its landmark clock tower to its lively local scene, Lindley brings together independent shops, everyday essentials, and a range of modern amenities.



The village's dining and social offering is a standout feature. The Manor House hotel and Eric's restaurant highlight the best of West Yorkshire's produce, while those who prefer something more classic will find plenty of welcoming, characterful pubs.

For those considering a move to Clayton Manor, it is all waiting just beyond your doorstep.

Clayton Manor

-  **The Bollington**
4 bedroom detached home
-  **The Gatehouse**
4 bedroom detached home
-  **The Clayton Knightsbridge**
4 bedroom detached home
-  **The Clayton Knightsbridge GR**
4 bedroom detached home with garden room
-  **The Clayton Knightsbridge 3**
4 bedroom 3 storey detached home
-  **The Clayton Latchford**
5 bedroom detached home
-  **The Clayton Stratton**
5 bedroom detached home
-  **The Clayton Stratton B**
5 bedroom detached home
-  **The Clayton Stratton GR**
5 bedroom detached home with garden room
-  **The Clayton Connaught**
5 bedroom detached home
-  **The Clayton Connaught B**
5 bedroom detached home
-  **The Clayton Connaught GR**
5 bedroom detached home with garden room



 Air Source Heat Pump.
 --- Shows changing level.
 Shows variation in ground level.

This plan is prepared for the guidance of prospective purchasers and does not form part of any contract; purchasers are required to rely on deed plans for full boundary details. Jones Homes reserve the right to vary details as may be necessary.

Specification

Finishing Touches

Choice of Wardrobes to bedroom 1*	The Bollington	.	.	.	.	.	.	.	.	.
Level 1 Carpet* to living room, study+, hall, stairs, landing and all bedrooms	The Gatehouse	.	.	.	.	.	.	.	.	.
Level 1 LVT Flooring* to kitchen, dining & family, utility and w/c	The Clayton Knightsbridge/GR	.	.	.	.	.	.	.	.	.
White satinwood vertical 5 panel smooth internal doors with chrome furniture	The Clayton Knightsbridge 3	.	.	.	.	.	.	.	.	.
White satinwood architrave, skirting and smooth white plastered ceiling	The Clayton Latchford	.	.	.	.	.	.	.	.	.
2.7m ceiling height to ground floor	The Clayton Stratton/B/GR	.	.	.	.	.	.	.	.	.
Oak handrail, newel posts and spindles to stairs	The Clayton Connaught/B/GR	.	.	.	.	.	.	.	.	.

Kitchen/Utility

Choice of Symphony kitchen* with coordinating cornice and pelmet	.	.	.	.	.	.	.	.	.
Choice of Quartz worktop, splashback and upstand*	.	.	.	.	.	.	.	.	.
Reginox undermount stainless steel sink and drainer with Hansgrohe tap	.	.	.	.	.	.	.	.	.
Integrated fridge-freezer, dishwasher, induction hob, single oven and microwave	.	.	.	.	.	.	.	.	.
Wine cooler	.	.	.	.	.	.	.	.	.
Free standing washing machine and dryer to utility	.	.	.	.	.	.	.	.	.
LED lighting to kitchen wall units+	.	.	.	.	.	.	.	.	.
LED ceiling downlighters to kitchen area in a choice of finish*	.	.	.	.	.	.	.	.	.

Bathroom/En Suite

Modern bathroom suite in white with Vitra sanitaryware with chrome fittings and Hansgrohe taps	.	.	.	.	.	.	.	.	.
Wall hung vanity units to bathroom and en suite/s+	.	.	.	.	.	.	.	.	.
Vanity unit to wash hand basin recess with choice of worktop* to en suite	.	.	.	.	.	.	.	.	.
Aqualisa shower cubicle to bathroom and en suite/s+	.	.	.	.	.	.	.	.	.
Illuminated vanity mirror with integrated charging socket to bathroom and en suite/s+	.	.	.	.	.	.	.	.	.
Chrome heated ladder towel rail to bathroom and en suite/s+	.	.	.	.	.	.	.	.	.
Fully tiled floors in a choice of tiles from Porcelanosa*	.	.	.	.	.	.	.	.	.
Fully tiled walls in a choice of tiles with feature wall tile+ from Porcelanosa*	.	.	.	.	.	.	.	.	.
LED ceiling downlighters in a choice of finish*	.	.	.	.	.	.	.	.	.

+Where applicable, please refer to working drawings. *Where a choice is stated it will be from our standard range and will be subject to the build stage of your chosen plot. **As per materials layout drawing. ***Please ask Sales Advisor for specific boundary details. These details are prepared for the guidance of prospective purchasers and do not form part of any contract. Furthermore, Jones Homes reserve the right to vary details from time to time as may be necessary. Elevational treatments are indicative and not plot specific. Please ask the Sales Advisor for more details. JHY13338/May 2026.

Electrical

EV car charging point	.	.	.	.	.	.	.	.	.
Polished chrome power points and light switches to all rooms	.	.	.	.	.	.	.	.	.
TV points to living room, family/dining area, study+ and bedroom 1 & 2	.	.	.	.	.	.	.	.	.
Telephone point to kitchen, hall cupboard, study+ and bedroom 1	.	.	.	.	.	.	.	.	.
Media plate to living room	.	.	.	.	.	.	.	.	.
Mains powered smoke detectors with battery back up to both floors	.	.	.	.	.	.	.	.	.
Ring door bell	.	.	.	.	.	.	.	.	.
Alarm system	.	.	.	.	.	.	.	.	.

Heating

Vaillant Air Source Heat Pump	.	.	.	.	.	.	.	.	.
Underfloor heating to ground floor	.	.	.	.	.	.	.	.	.
Underfloor heating to lower ground floor	.	.	.	.	.	.	.	.	.
Radiators to first floor with thermostatic controlled radiator valves+	.	.	.	.	.	.	.	.	.
Energy saving insulation to cavity walls and roof space	.	.	.	.	.	.	.	.	.

External

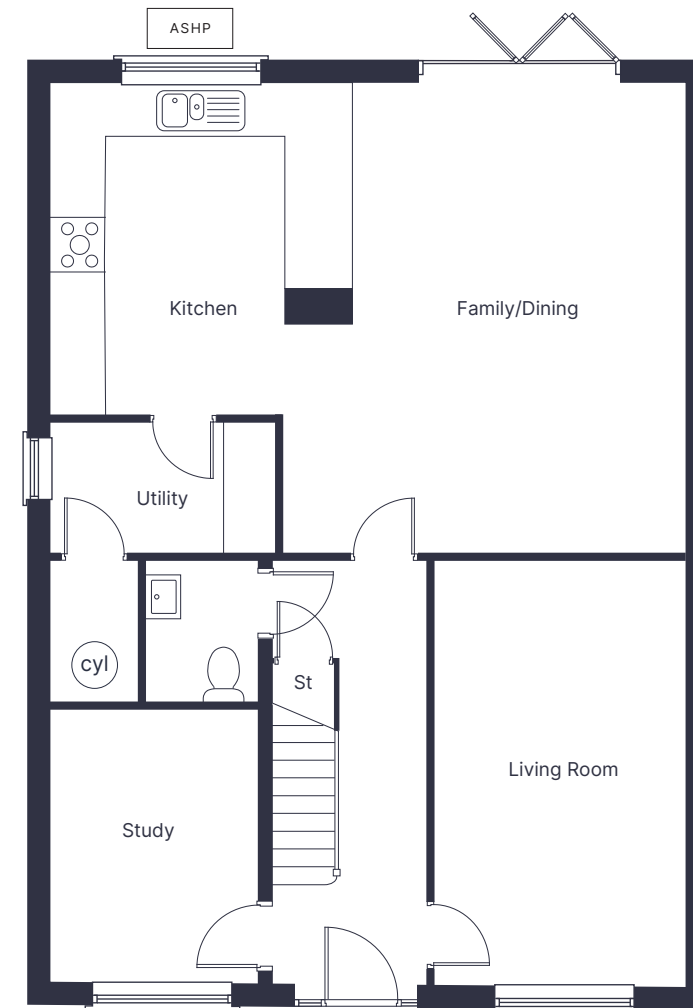
Composite front door with colour coordinating garage door**	.	.	.	.	.	.	.	.	.
Canopy downlight to front door	.	.	.	.	.	.	.	.	.
Double garage with power and light	.	.	.	.	.	.	.	.	.
Automated garage door with remote control	.	.	.	.	.	.	.	.	.
3 Panel aluminium bi-fold doors	.	.	.	.	.	.	.	.	.
PVCu French doors	.	.	.	.	.	.	.	.	.
Juliet balcony	.	.	.	.	.	.	.	.	.
Individual garden designs to enhance the natural contour of the land+	.	.	.	.	.	.	.	.	.
Boundary fencing to the rear garden with coordinating gate***	.	.	.	.	.	.	.	.	.
Brindle blockpaved driveway	.	.	.	.	.	.	.	.	.
NHBC Buildmark cover	.	.	.	.	.	.	.	.	.



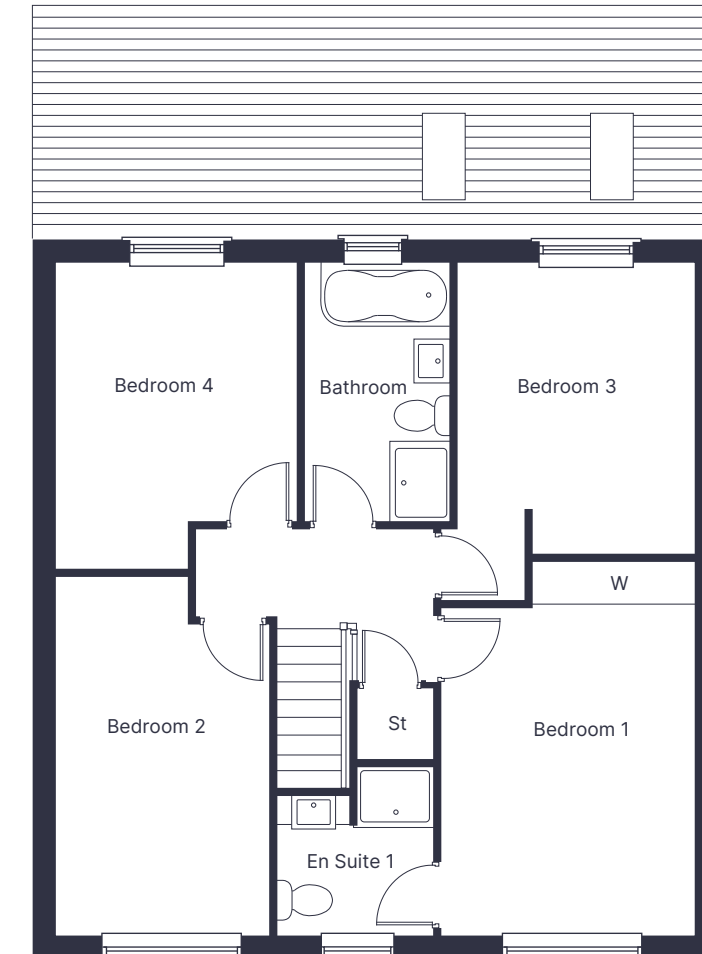
 1763 sq ft

The Bollington

4 bedroom detached home with detached double garage



Ground Floor



First Floor

The Bollington

Ground Floor

Kitchen/Family/Dining
26'8" x 19'8" (8.12m x 5.98m)

Living Room
17'11" x 10'6" (5.46m x 3.19m)

Study
11'8" x 8'8" (3.55m x 2.63m)

Detached Double Garage
18'6" x 18'6" (5.64m x 5.63m)

First Floor

Bedroom 1
15'8" x 10'6" (4.77m x 3.21m)

Bedroom 2
15'1" x 8'10" (4.59m x 2.70m)

Bedroom 3
12'1" x 9'10" (3.68m x 3.00m)

Bedroom 4
12'8" x 10'0" (3.87m x 3.04m)

 Air Source Heat Pump.

 Wardrobe.

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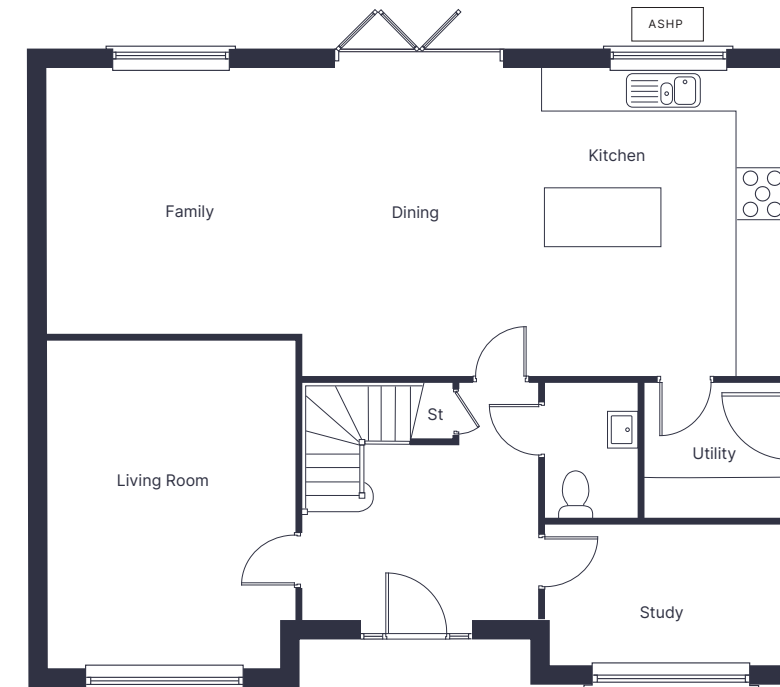




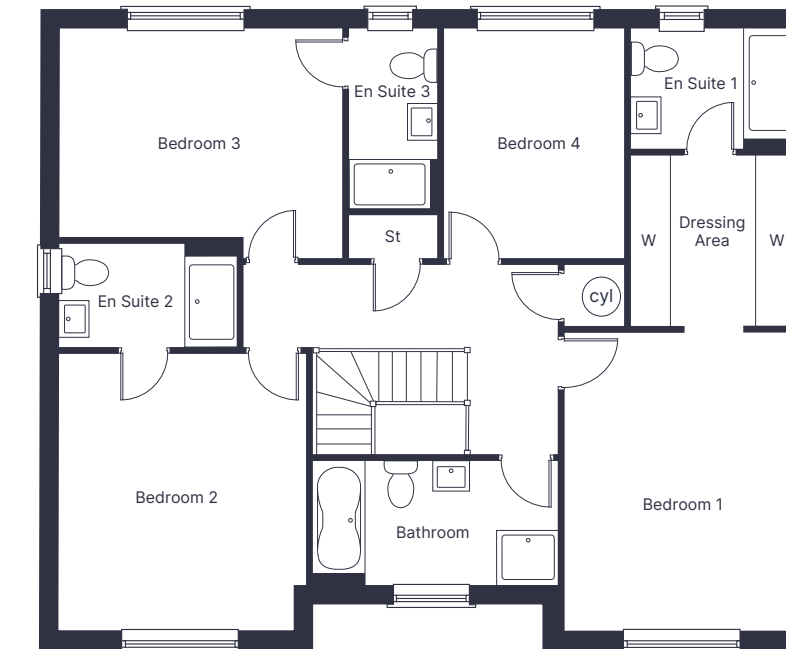
 2153 sq ft

The Clayton Knightsbridge

4 bedroom detached home with detached double garage



Ground Floor



First Floor

The Clayton Knightsbridge

Ground Floor

Kitchen/Family/Dining

36'10" x 15'4" (11.22m x 4.68m)

Living Room

16'1" x 12'3" (4.91m x 3.73m)

Study

11'10" x 7'0" (3.62m x 2.12m)

Detached Double Garage

18'6" x 18'6" (5.64m x 5.63m)

First Floor

Bedroom 1

14'10" x 11'6" (4.52m x 3.51m)

Bedroom 1 Dressing Area

8'8" x 8'3" (2.64m x 2.52m)

Bedroom 2

13'9" x 12'3" (4.19m x 3.73m)

Bedroom 3

14'3" x 11'5" (4.34m x 3.49m)

Bedroom 4

11'5" x 9'1" (3.49m x 2.76m)

 Air Source Heat Pump.

 Wardrobe.

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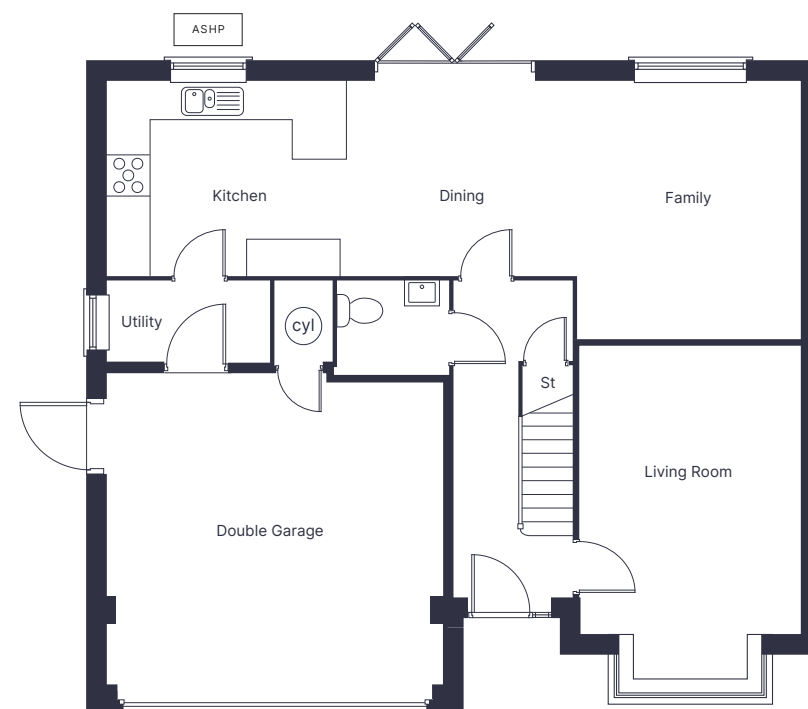




 1867 sq ft

The Clayton Latchford

5 bedroom detached home with integral double garage



Ground Floor



First Floor

The Clayton Latchford

Ground Floor

Kitchen/Family/Dining

36'4" x 13'7" (11.07m x 4.14m)

Living Room

17'7" x 11'6" (5.37m x 3.51m)

Integral Double Garage

17'10" x 17'3" (5.44m x 5.26m)

First Floor

Bedroom 1

16'9" x 11'6" (5.11m x 3.51m)

Bedroom 2

14'5" x 9'5" (4.40m x 2.87m)

Bedroom 3

12'1" x 11'5" (3.69m x 3.47m)

Bedroom 4

12'4" x 10'1" (3.76m x 3.08m)

Bedroom 5

12'3" x 10'1" (3.72m x 3.08m)

 Air Source Heat Pump.

 Wardrobe.

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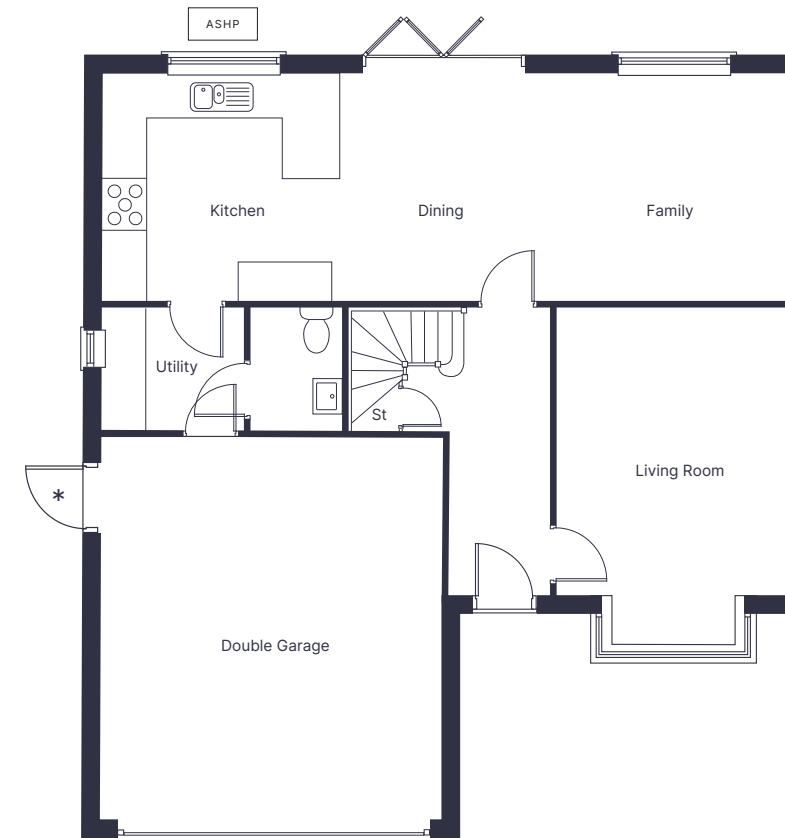




 2002 sq ft

The Clayton Stratton

5 bedroom detached home with integral double garage



Ground Floor



First Floor

The Clayton Stratton

Ground Floor

Kitchen/Family/Dining
35'8" x 12'3" (10.88m x 3.73m)

Living Room
17'4" x 12'3" (5.28m x 3.72m)

Integral Double Garage
19'9" x 17'7" (6.02m x 5.37m)

First Floor

Bedroom 1
17'5" x 11'3" (5.31m x 3.44m)

Bedroom 1 Dressing Area
10'6" x 8'3" (3.21m x 2.52m)

Bedroom 2
13'5" x 11'6" (4.08m x 3.51m)

Bedroom 3
13'5" x 9'8" (4.09m x 2.93m)

Bedroom 4
11'11" x 11'11" (3.62m x 3.62m)

Bedroom 5
9'11" x 8'2" (3.02m x 2.48m)

 Air Source Heat Pump.


* No personnel door to garage of Plot 14.

W Wardrobe.

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 2035 sq ft

The Clayton Stratton B

5 bedroom detached home with integral double garage



The Clayton Stratton B

Ground Floor

Kitchen/Family/Dining
35'8" x 15'3" (10.88m x 4.65m)

Living Room
17'4" x 12'3" (5.28m x 3.72m)

Integral Double Garage
19'9" x 17'7" (6.02m x 5.37m)

First Floor

Bedroom 1
17'5" x 11'3" (5.31m x 3.44m)

Bedroom 1 Dressing Area
10'6" x 8'3" (3.21m x 2.52m)

Bedroom 2
13'5" x 11'6" (4.08m x 3.51m)

Bedroom 3
13'5" x 9'8" (4.09m x 2.93m)

Bedroom 4
11'11" x 11'11" (3.62m x 3.62m)

Bedroom 5
9'11" x 8'2" (3.02m x 2.48m)

 Air Source Heat Pump.

 Wardrobe.

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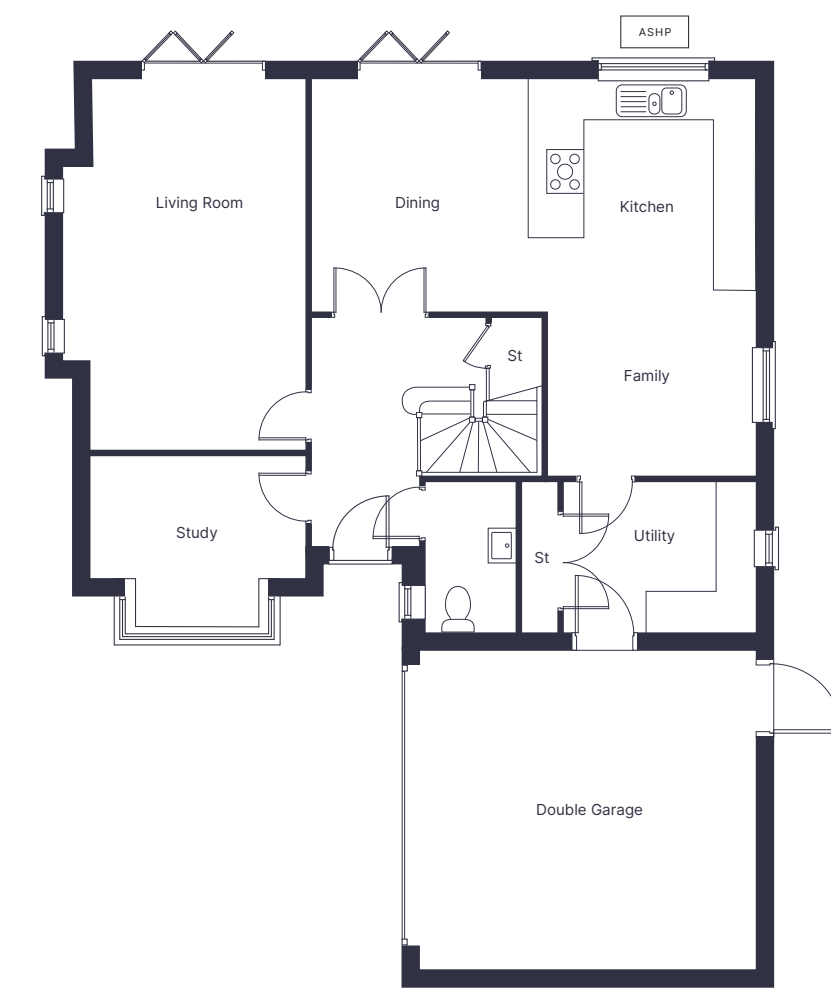




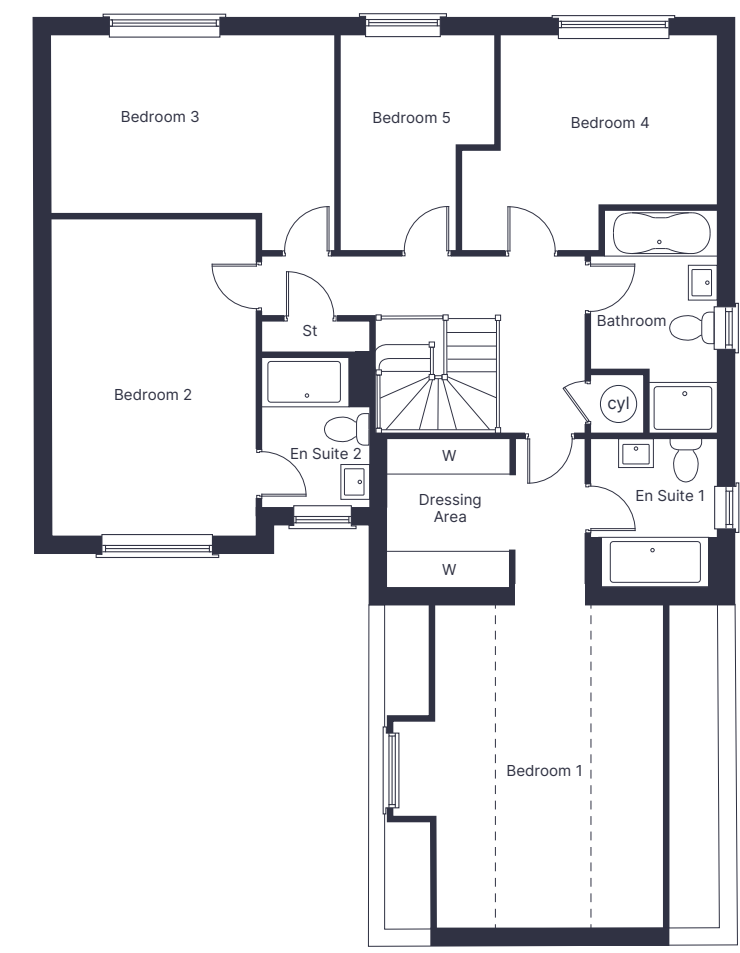
 2188 sq ft

The Clayton Connaught


5 bedroom detached home with integral double garage



Ground Floor



First Floor

 Air Source Heat Pump.
 ----- Reduced ceiling height.
 W Wardrobe.

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The Clayton Connaught

Ground Floor

Kitchen/Dining
 23'2" x 12'11" (7.06m x 3.94m)

Family Area
 10'9" x 9'1" (3.28m x 2.77m)

Living Room
 19'7" x 12'9" (5.96m x 3.89m)

Study
 11'3" x 8'7" (3.44m x 2.62m)

Integral Double Garage
 17'7" x 16'11" (5.37m x 5.16m)

First Floor

Bedroom 1
 16'9" x 12'1" (5.10m x 3.68m)

Bedroom 1 Dressing Area
 7'11" x 6'6" (2.42m x 1.99m)

Bedroom 2
 16'8" x 10'9" (5.08m x 3.28m)

Bedroom 3
 14'11" x 9'3" (4.54m x 2.83m)

Bedroom 4
 11'3" x 11'3" (3.43m x 3.43m)

Bedroom 5
 11'3" x 8'4" (3.43m x 2.54m)

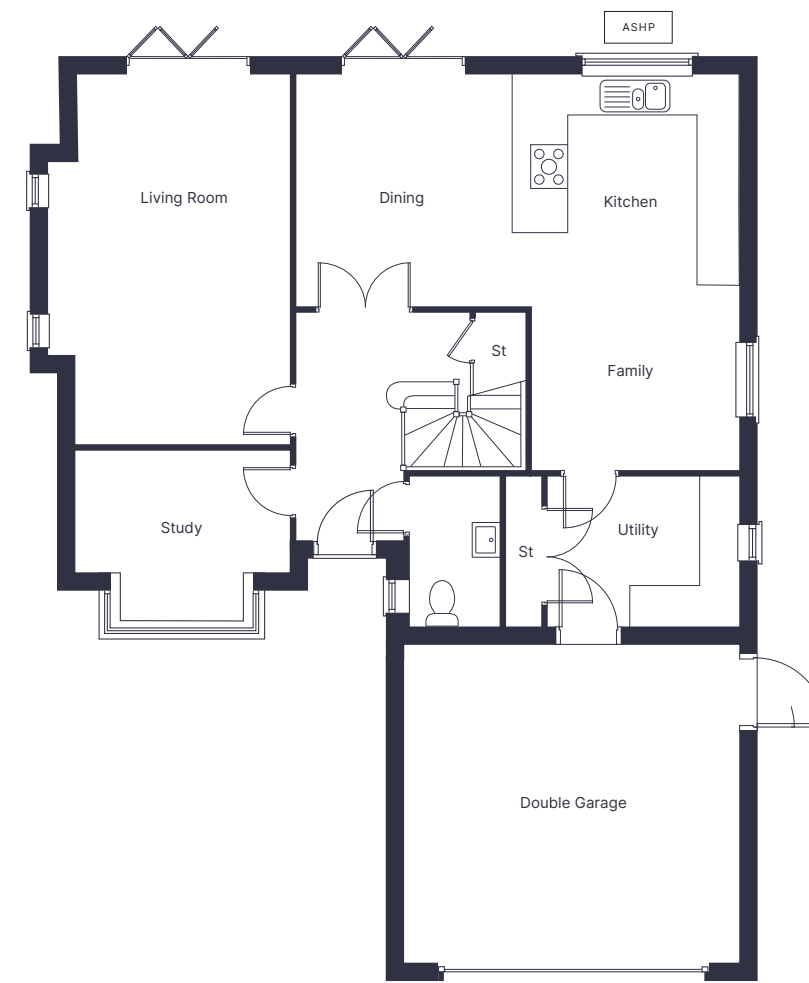




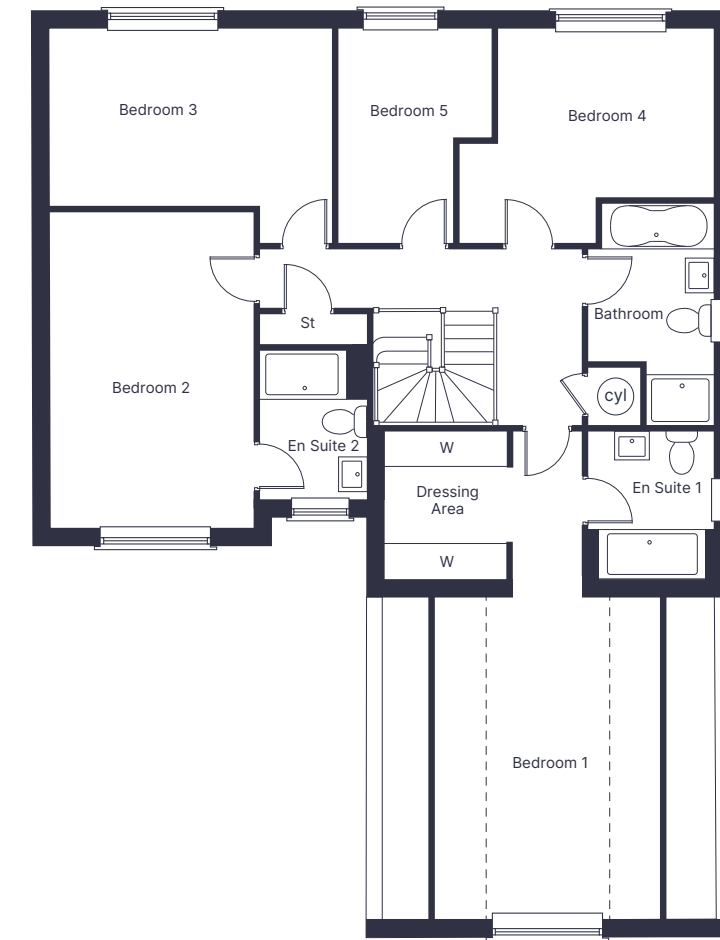
 2188 sq ft

The Clayton Connaught B

5 bedroom detached home with integral double garage



Ground Floor



First Floor



The Clayton Connaught B

Ground Floor

Kitchen/Dining

23'2" x 12'11" (7.06m x 3.94m)

Family Area

10'9" x 9'1" (3.28m x 2.77m)

Living Room

19'7" x 12'9" (5.96m x 3.89m)

Study

11'3" x 8'7" (3.44m x 2.62m)

Integral Double Garage

17'7" x 16'11" (5.37m x 5.16m)

First Floor

Bedroom 1

16'9" x 12'1" (5.10m x 3.68m)

Bedroom 1 Dressing Area

7'11" x 6'6" (2.42m x 1.99m)

Bedroom 2

16'8" x 10'9" (5.08m x 3.28m)

Bedroom 3

14'11" x 9'3" (4.54m x 2.83m)

Bedroom 4

11'3" x 11'3" (3.42m x 3.43m)

Bedroom 5

11'3" x 8'4" (3.43m x 2.54m)

 Air Source Heat Pump.

----- Reduced ceiling height.

W Wardrobe.

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Built with you in mind

Buying a Jones home is easier than you think

We have packages tailored to help you move.

Sell your house scheme.

SimpleMove* is our assisted move scheme that helps you secure your new Jones home while we help sell your existing one. With no need to manage estate agents yourself, and with Jones Homes contributing up to £3,000 towards your estate agent fees, it is designed to make moving simpler, faster and more convenient.

Our Assisted Move Specialists and trusted agents will handle the details on your behalf, so you can focus on what matters.

Let us offer you a helping hand.

Our **Helping Hand**** scheme is designed with you in mind, providing support when you need it most. We know that moving into a new home comes with many considerations, so whether you need a deposit top-up, help with mortgage repayments or assistance covering legal fees, we are here to make your move as manageable as possible.

Every homebuyer's situation is different, which is why Helping Hand is built to be flexible and tailored to you. Our Sales Advisors will take the time to understand your circumstances and guide you through the options available, helping you find the right solution to get you moving.

*On selected plots only. To hold a property under the scheme, a holding fee will be required, of which a proportion will be retained by Jones Homes to cover administration costs, should the SimpleMove reservation be cancelled or expire. The scheme is subject to Jones Homes terms and conditions. Please speak to our Sales Team who will advise you in this respect. The scheme may be removed without notice at any time. Your estate agent's fees, up to a maximum of £3,000, will be paid by us on legal completion of your new Jones home.

**Helping Hand incentives are available on selected developments and plots only and cannot be used in conjunction with any other cash incentive. Incentives are offered at Jones Homes' discretion and the Helping Hand scheme may not always be available. Terms & conditions apply. Speak to our Sales Advisors for further information.



1 Reserve your new home

Once you complete the reservation form and pay the reservation fee, the property will be taken off the market, securing your new home while you progress through the purchasing process.

2 Apply for a mortgage

Our Sales Advisor can recommend an independent financial advisor to help you choose the right mortgage and guide you through every step of your home-buying journey.

3 Appoint a solicitor

A solicitor will manage the legal side of your purchase, known as conveyancing, from searches through to exchange of contracts and legal completion. Our Sales Advisor can recommend a trusted solicitor experienced in new-build purchases.

4 Personalise your new home

Enjoy the opportunity to make it feel like home with a choice of kitchen units, wall and floor tiles, and a selection of optional extras and upgrades (subject to build stage).

5 Exchange and complete

Our Sales Advisor will guide you through the process, liaising with your solicitor, financial advisor and any related chain. Once legal checks are complete your solicitor will confirm when contracts are ready to exchange, at which point the agreed deposit is paid and the sale becomes legally binding. The remaining balance will be paid on legal completion once your home is finished and ready to move into.

6 Move in

Once legal completion has taken place and key release is confirmed, our Sales Advisor will be delighted to hand over the keys and welcome you to your brand new Jones home.

Built with you in mind

Our commitment to you

We promise to deliver more than a house. We're dedicated to making the entire process professional, helpful and open. That's why we have created our Customer Charter, a straightforward guarantee that outlines the service you can expect if you buy your home with Jones Homes.

Jones Homes are proud to adopt the Consumer Code for Home Builders – it is displayed in our sales offices and our staff are trained to understand the responsibility this entails.

During the build process we will provide:

- Clear details about your new home and our customer services during the buying process.
- Fair and clear terms and conditions in our contract of sale.
- Choices and options available to you.
- Regular progress reports throughout the construction process.
- Health and safety advice to minimise risks when visiting our site.
- An explanation as to how your exchange deposit will be protected.
- Full details of the Warranties and Guarantees that will cover your new home.

Once construction is complete, we will:

- Invite you to a demonstration of your new home's functions and facilities.
- Arrange follow up contact from the sales advisor and site manager to ensure you have settled in and to address any queries you may have.
- Advise you of the after sales service available to you after you have moved in.
- Provide details of who to contact if you believe we have not satisfactorily fulfilled our Charter Commitments to you.



Protection for new-build home buyers

www.consumercode.co.uk



At Jones Homes, we have invested in your future so you don't have to. With a new state-of-the-art heating system and underfloor heating system to complement it*, rest assured, our homes are fully future proofed.

Comfort for your home with a state-of-the-art heating system

Jones Homes strive to future proof all of our new homes and as such, each home will be fitted with a Vaillant air source heat pump; the **aroTHERM plus**. We are proud to stand by the fact that each air source heat pump is installed by Vaillant approved technicians with the accredited air source heat pump training.

Air source heat pumps do require electricity to operate, and approximately 75% of the energy required is generated from the outside air, with only 25% being required from electricity. This means that 75% of the energy you use will be from a renewable source, which will reduce your emissions and CO₂ impact.

*Underfloor heating to detached homes only.
Have peace of mind with extended warranty service packages available.



aroTHERM plus air source heat pump outdoor unit

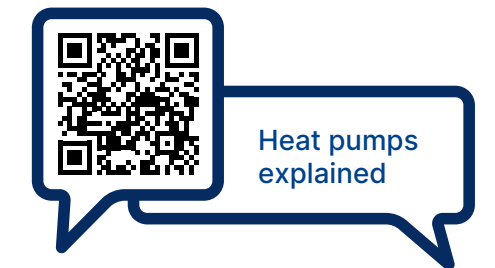
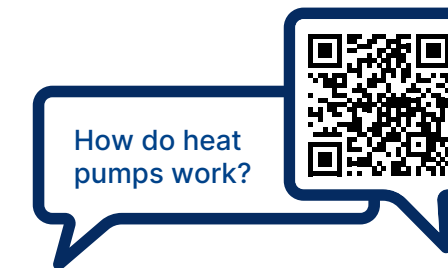
What is an air source heat pump?

Air source heat pumps extract thermal energy (heat) from the outside air and convert this into heating and hot water for your home.

They are designed to work in cold temperatures and are suitable for a range of homes, from a small apartment to a large detached property. The heat pump needs to be located outside the property: it's very quiet in operation, being no louder than a domestic fridge.

Air Source heat pumps are a tried and tested product that has been used throughout Europe for years.

The **aroTHERM plus** provides heating and hot water from renewable sources. It's perfect for your new build home providing a reliable, highly efficient, and an environmentally friendly solution.



For more information, please contact the Sales Advisor at your chosen development.

Built with you in mind

Designed for the way you live today

Choosing a new build home from Jones Homes provides you with the opportunity to start fresh in a space that is thoughtfully designed and built to meet the demands of your modern life.

Every one of our homes is built to meet the demands of modern living, blending quality finishes with practical layouts to make everyday living easier. You don't need to worry about costly renovations or unexpected repairs – just move in and enjoy.

Built with you in mind

Built with care and backed by the NHBC

Buying a new home is a big decision and at Jones Homes we believe that peace of mind should come as standard. That's why every new home that we build is sold with the NHBC Buildmark Warranty, one of the United Kingdom's most trusted warranties.

When you choose a Jones home, you're not just buying a beautiful brand new home – you're buying a home with industry-leading protection, built to surpass and meet the highest standards of quality and craftsmanship.





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