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Farriers Reach

Off Main Road, Barleythorpe, Oakham LE15 7EE

A new development of two, three, four and five bedroom homes situated in the traditional English market town of Oakham in the heart of England's smallest county.



LARKFLEET
HOMES

Farriers Reach



Farriers Reach offers a range of traditionally styled 2, 3, 4 and 5 bedroom properties which will suit home buyers looking for a quality home in rural surroundings.

Situated on the outskirts of Oakham, Farriers Reach is part of the Oakham Heights development.

Oakham is a pretty, bustling market town which boasts a regular twice-weekly market which includes stalls selling local produce. A trip to the market or the monthly Farmers' Market could coincide with a visit to the numerous cafes, restaurants and pubs.

There are many high-quality education choices and Rutland is consistently high in GCSE results tables. Nearby Rutland Water is a renowned water sports facility with stunning nature and wildfowl reserves, outdoor adventure centre and cycling and walking routes.

There are excellent road links to the nearby towns of Corby, Grantham, Melton Mowbray and Stamford. The larger towns of Leicester and Nottingham are within 35 miles of Farriers Reach. Oakham railway station provides links to Birmingham, Leicester, Peterborough, Cambridge and Stansted Airport.

Solar panels as standard



Properties at Farriers Reach will include solar photovoltaic (PV) panels that produce electricity from daylight, generating useable power even on cloudy days.

Homeowners at Farriers Reach will therefore enjoy reduced electricity bills. Please ask a sales advisor for further details.

A choice of purchase options including Help to Buy

Larkfleet Homes offers a range of schemes and options to assist you with your home purchase, including:



Part Exchange



Assisted Move



Backed by
HM Government

Properties at this development

Please see separate information sheets for more details.



Hereford (43)



Newbury (2)



Ashford (2)



Nottingham (21)



Dartford (1)



Windsor (3)



Towcester (10)



Kelso (2)



Hexham (13)



Perth (12)



Banbury (5)



Redcar (1)



Dewsbury (3)



Oaklawn (1)



Ashton (14)



Ripon (2)

All CGIs and house type images are for illustrative purposes only and the final building detailing and finishes may vary slightly from what is shown.

Please see our sales advisors for full site specific details.

Farriers Reach

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- **Hereford (43)**
 Two bedroom house
 Plot numbers: 1, 2, 5, 18, 19, 20, 21, 22, 32, 33, 34, 51, 52, 53, 54, 55, 56, 58, 59, 61, 62, 63, 64, 65, 66, 78, 80, 95, 96, 97, 98, 99, 100, 103, 104, 105, 106, 107, 108, 115, 116, 117, 118.
- **Ashford (2)**
 Two bedroom coach house
 Plot numbers: 7, 16.
- **Dartford (1)**
 Two bedroom coach house
 Plot number: 74.
- **Towcester (10)**
 Two bedroom coach house
 Plot numbers: 8, 15, 69, 75, 91, 92, 93, 110, 111, 112.
- **Hexham (13)**
 Two bedroom house
 Plot numbers: 217, 219, 220, 222, 223, 225, 227, 228, 230, 232, 233, 235, 236.
- **Banbury (5)**
 Three bedroom house
 Plot numbers: 221, 224, 231, 234, 237.
- **Dewsbury (3)**
 Three bedroom house
 Plot numbers: 218, 226, 229.
- **Ashton (14)**
 Three bedroom house
 Plot numbers: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 114, 119.
- **Newbury (2)**
 Three bedroom house
 Plot numbers: 25, 26.
- **Nottingham (21)**
 Three bedroom house
 Plot numbers: 6, 17, 23, 31, 47, 49, 50, 57, 60, 67, 68, 73, 79, 87, 90, 94, 101, 102, 109, 113, 120.
- **Windsor (3)**
 Three bedroom house
 Plot numbers: 24, 88, 89.
- **Kelso (2)**
 Four bedroom house
 Plot numbers: 28, 29.
- **Perth (12)**
 Four bedroom house
 Plot numbers: 3, 4, 9, 10, 11, 12, 13, 14, 70, 71, 76, 77.
- **Redcar (1)**
 Four bedroom house
 Plot number: 48.
- **Oaklawn (1)**
 Four bedroom house
 Plot number: 30.
- **Ripon (2)**
 Five bedroom house
 Plot numbers: 27, 72.

Every care has been taken to ensure the accuracy of these particulars but the contents shall not form part of any contract and the vendors reserve the right to alter specification and/or design without notice. Purchasers are advised to check with our sales advisors on the plot of their choice. The site details and individual house types may be subject to planning variation. The landscaping shown on the computer generated illustrations of the development is for illustration purposes only.

Better, because we care

...about quality

All our homes come with a **ten year insurance-backed guarantee** through the LABC and are built to Local Authority Building Control (LABC) standards.

...about customers

We're here to help at every stage of your move – and beyond.

...about your energy bills

Our homes are more energy-efficient than most, **saving you up to £600 per year on fuel bills.***

...about the environment

We build using sustainable materials, we minimise waste and the use of materials during construction and we protect wildlife around our sites.

...about the community

Larkfleet Homes is a local business. We employ local people, place contracts with local suppliers and support local schools and charities.

*Based on an average Larkfleet home having an energy efficiency rating of B and an older home having a rating of G and continuing increases in fuel prices.

Recent awards include...



For more information about this development and our home purchasing options, call the sales office on:

01572 722262

or email: oakham@larkfleethomes.co.uk

www.Larkfleet.com



Oakham Heights

Farriers Reach is part of Oakham Heights, the development which is bringing new homes, employment and community facilities to the Rutland town of Oakham.

CONSUMER CODE FOR HOME BUILDERS

www.consumercode.co.uk

The Consumer Code for Home Builders (the Code) is an industry-led scheme which gives protection and rights to the purchasers of new homes, ensuring that new home buyers are treated fairly and are fully informed about their purchase before and after they sign the contract.

Find out more at www.consumercode.co.uk

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