

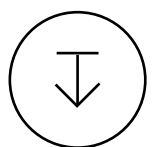
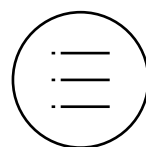


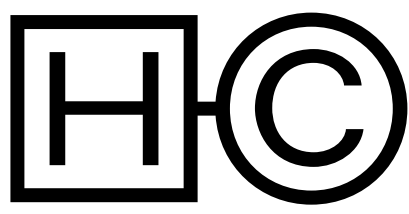
HarperCrewe

HUCKNALL



A new neighbourhood of
1, 2, 3 & 4 bedroom homes





HarperCrewe

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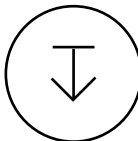
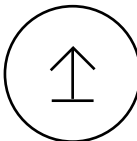
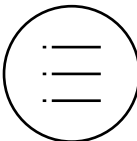
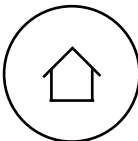
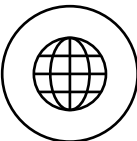
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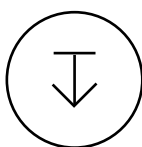
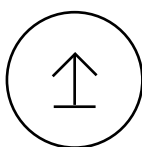
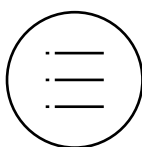
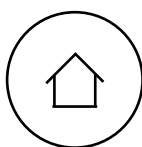
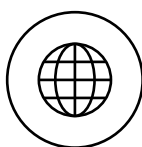


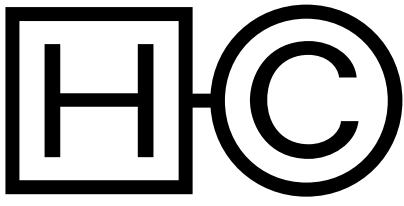
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WELCOME



3



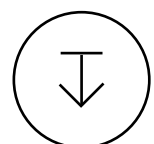
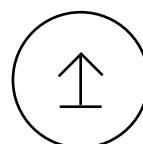
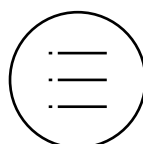
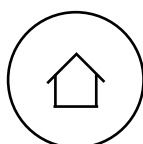


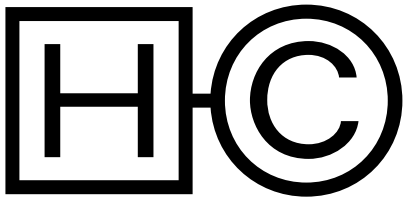
HarperCrewe

Welcome

Welcome to Hucknall, Nottinghamshire.

Welcome to our new neighbourhood of impeccable 1, 2, 3 and 4 bedroom homes being carefully created in collaboration with the Welbeck Estate. Surrounded by beautiful open spaces, Hucknall offers you the chance to be part of a united, new community that benefits from design-led, sustainable homes with in-built eco-technology that evolves as innovations happen.

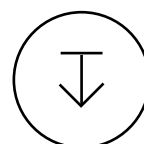
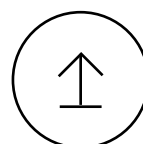
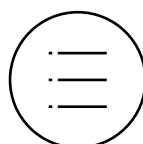
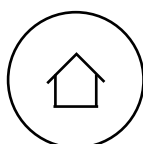




HarperCrewe

Welcome

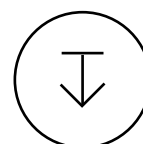
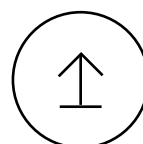
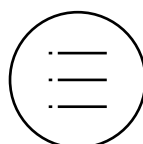
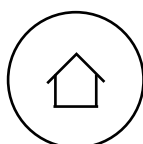
Designed to complement the local surroundings, these homes place community, wellbeing, sustainability and energy efficiency at their core. Hucknall appeals to every lifestyle – whether you’re looking to take a first step onto the property ladder or are seeking more space for a growing family.

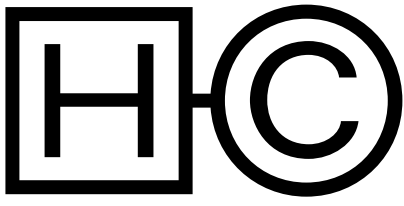




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FUTURE HOMES





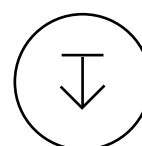
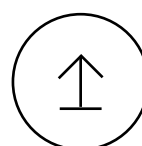
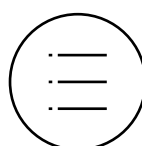
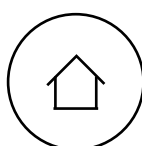
HarperCrewe

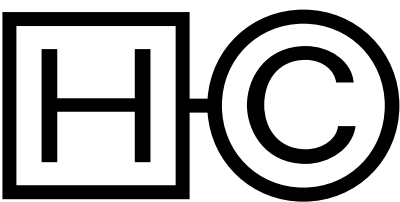
Future homes

Our pledge to create sustainable living is hallmarked by superior quality construction.

In each home we build, we integrate eco-friendly technologies to elevate your daily living, long-term. Highlights include:

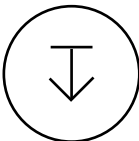
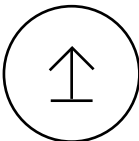
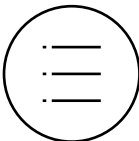
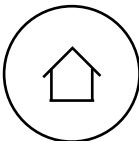
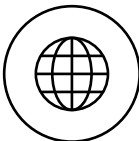
- Zaptec Go 7Kw EV Car Charging Points
- Solar Photovoltaic (PV) Panels
- Waste Water Heat Recovery
- Dedicated Bike Storage
- A fabric first construction method for increased air tightness, better insulation and reduced thermal transmittance.





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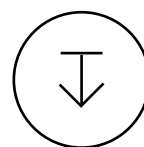
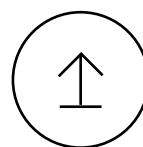
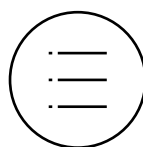
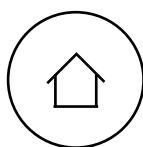
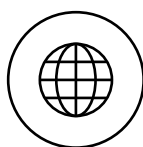
Future homes

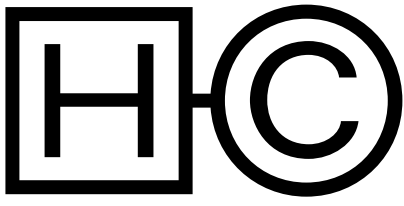




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GOOD FOR THE PLANET



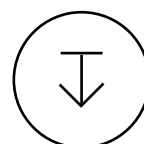
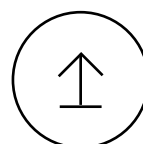
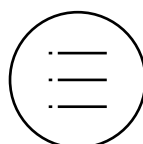
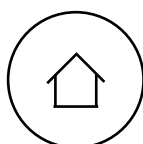


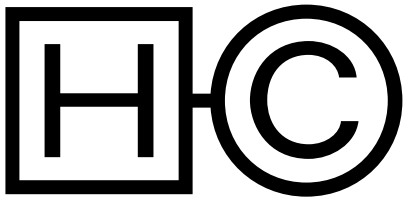
HarperCrewe

Good for the planet

Our homes are kinder
for the planet and easier
on your outgoings.

The technologies we use are cleaner,
greener, and work unobtrusively to manage
the demands of heating, ventilation and hot
water in ways that will increase the comfort
of your living environment, and lower your
fuel consumption.





HarperCrewe

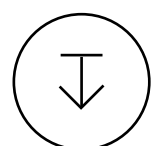
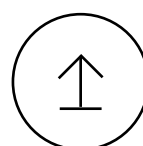
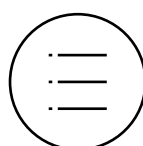
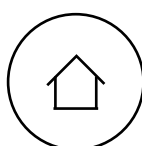
Good for the planet

You might find it even more reassuring to know that the sustainability of Hucknall has been future-proofed to bring both you, and the planet, increasing benefits:

- An average saving of £2,200 per year* on your utility bills
- Reduced carbon emissions (less than one third) compared to an older home
- Benefit from access to Green Mortgage Rates with cash back options from certain lenders
- A-Rated Energy Performance Certificate (EPC)[†]

*Source: Watt a Save! Report by the Home Builders Federation.

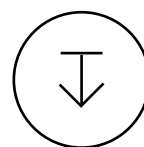
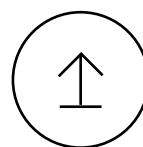
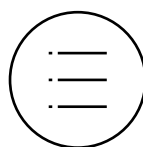
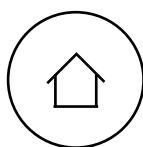
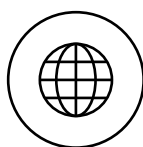
†Majority of homes, please ask your Sales Negotiator for further details.

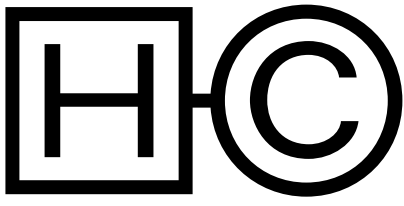




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LOCAL AREA





HarperCrewe

Local area

You're never far from
all you need and want.

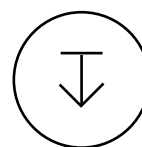
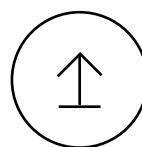
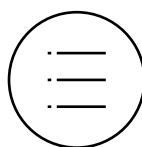
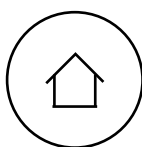
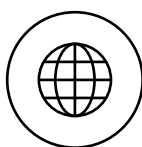
Hucknall is a market town with a rich industrial heritage. There are parks, pastures and playgrounds, schools for all ages, shops, pubs, a health centre, and a cinema: this is a town that caters for your daily needs and more.

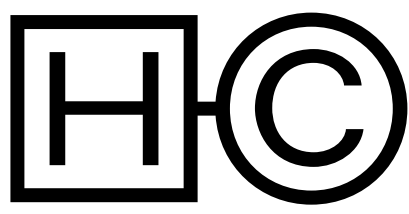


Titchfield Park, Park Dr, Hucknall



Hucknall town centre





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Local area

It benefits from its own train station, with hourly services direct to Nottingham (13 mins); a tram network that can take you from Hucknall straight into Nottingham’s vibrant, busy centre (27 mins); and excellent road links that include the M1, A611 and A38, make travelling to Derby, Leicester, Birmingham or beyond, seamless.

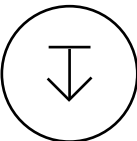
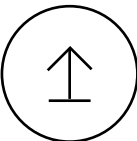
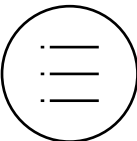
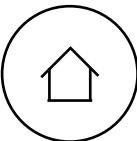
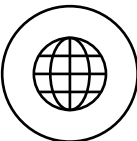
Distances and journey times are approximate and taken from Google Maps and nationalrail.co.uk

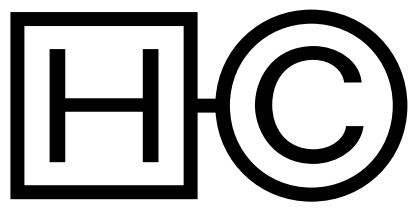


Ballers and Hackers Driving Range, Wigwam Ln, Hucknall



London-bound East Midlands Railway train departing Wellingborough station.





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Local area

Closer to home, there's always something to do.

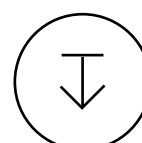
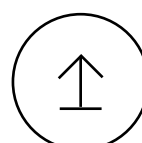
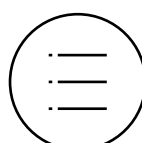
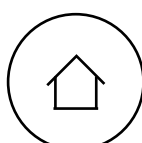
Roam, eat, or be entertained – it's all available in and around Hucknall. From country walks across the 20-hectare Dob Park, to hearty lunches and thirst-quenching drinks in a choice of pubs and bars, Hucknall makes leisure time so pleasantly easy.

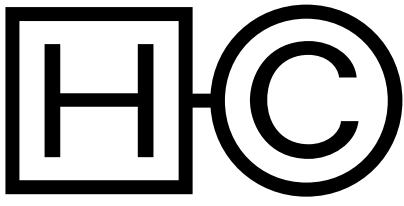


Hucknall town centre



Titchfield Park, Park Dr, Hucknall





HarperCrewe

Local area

There's soft play at Squiggles Playden, Mill Lakes, an area of outstanding natural beauty, a gym and swimming pool at the leisure centre, and a football club. You can even enjoy late-night popcorn crunching in front of the latest blockbuster at The Arc Cinema.

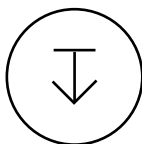
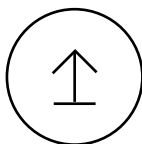
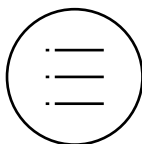
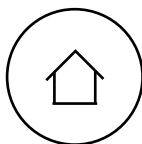
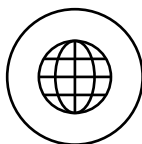
Close by, there are scenic villages and countryside for you to explore, and all the art, culture, retail and amusements you could wish for in Nottingham.

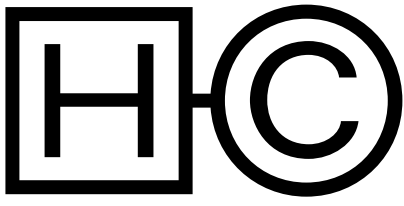


The Arc Cinema, The Byron, High St, Hucknall



The Fruit Corner, High Street, Hucknall town centre





HarperCrewe

Local area

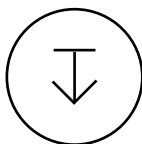
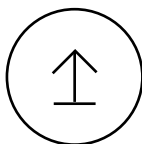
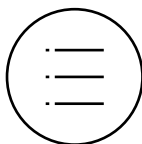
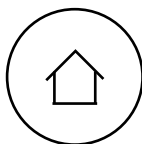
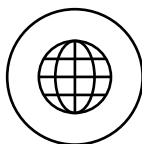
For the essentials, Hucknall offers you a choice of doctors' surgeries, health centres, dental clinics and convenience stores. If you have children, there is a wealth of excellent day nurseries and primary schools, and for secondary school ages the National Church of England Academy and Springfield Academy are nearby.



Lawrence Severn & Son, High Street, Hucknall town centre



Vicar Water viewpoint

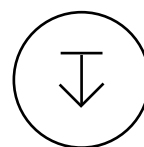
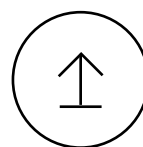
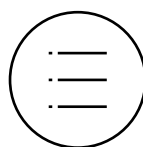
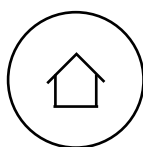
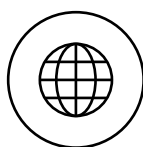


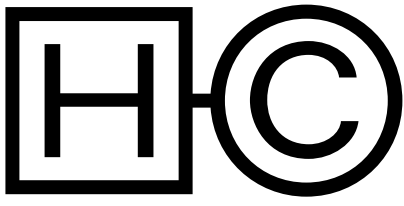


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SPECIFICATION

That's anything but standard



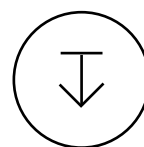
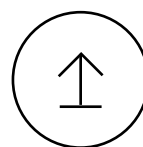
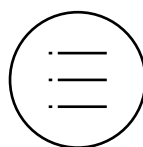
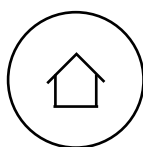


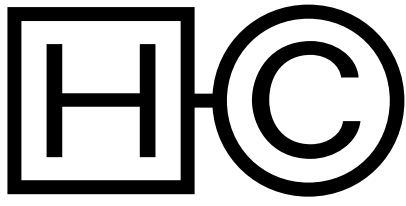
HarperCrewe

Specification

We offer an exceptional specification as standard, as well as options to make your place your own with additional upgrades.

For standard specification included in your new home ask for the HC Selection brochure, for the extra options and upgrades, ask for the HC Collection brochure.



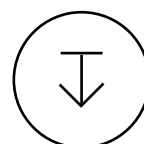
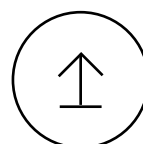
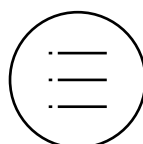
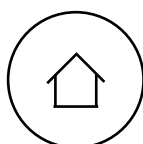


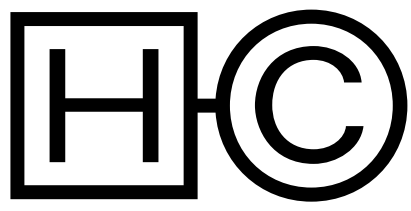
HarperCrewe

Specification

Kitchens

- Fully fitted Symphony Kitchens from the Konzept Range
- All homes are fitted with laminate work surfaces, glass splash backs, Blanco sink and Abode tap
- Our two and three bedroom homes feature a Zanussi single oven, induction hob, integrated fridge/freezer and Electrolux extractor hood
- Our four bedroom homes feature a Zanussi double oven, induction hob, cooker hood (Electrolux) and integrated fridge/freezer



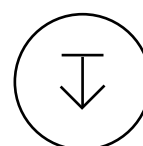
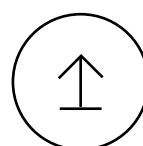
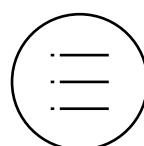
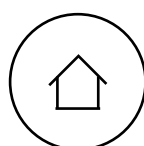


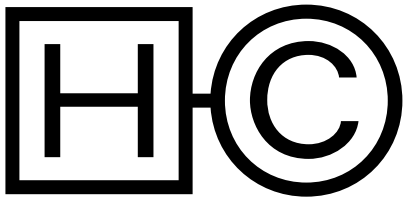
HarperCrewe

Specification

Utility

- Cabinet doors will match kitchen door finishes with space for washing machine/tumble dryer and Franke sink (depending on housetype and layout)



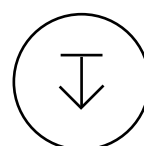
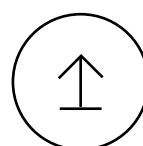
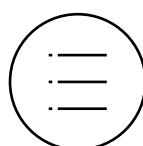
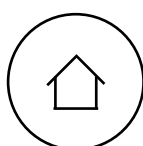


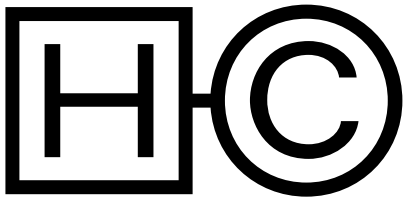
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Specification

Bathroom, En suite and WC

- Roca contemporary style white sanitary ware
- Homes that have a family bathroom with bath and shower enclosure will feature full height tiling and half height tiling to the bath
- Shower cubicle featuring Hansgrohe ECOStat shower
- White heated towel rail to bathroom
- Soft close toilet seats
- A selection of ceramic wall tiles to choose from
- Shaver socket to en suite





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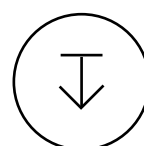
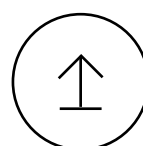
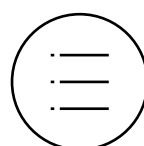
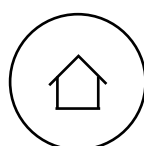
Specification

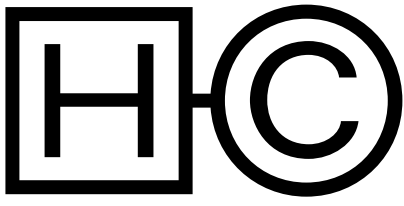
Wardrobes

- Three and four bedroom homes will feature a mirrored finish sliding wardrobe to bedroom one

Heating

- PV Panels (photovoltaic panels)
- Waste water heat recovery
- Individually controlled thermostatic radiators (to certain rooms)





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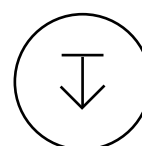
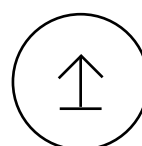
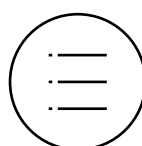
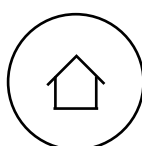
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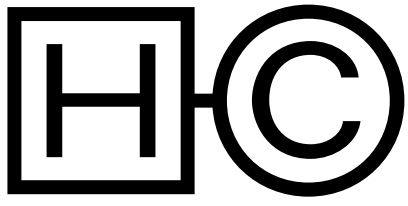
Be connected

- Connect your world with super fast fibre optics by Open Reach
- USB socket to bedroom one
- Multimedia pack to the living room and TV point to bedroom one and family room (depending on housetype)

Electrical

- Electric Vehicle charging point
- Light to front door



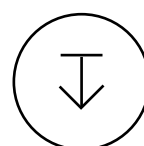
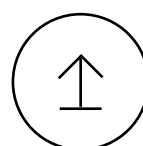
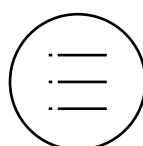
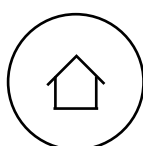


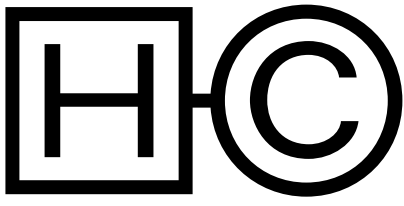
HarperCrewe

Specification

Outside

- External tap to the rear of the property
- Planting to front garden and open spaces (please refer to our sales team for further information)
- Patio area
- Dedicated bin and bike store (please refer to our sales team for further information)
- Solar Photovoltaic (PV) panels





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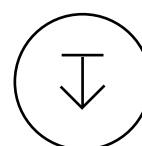
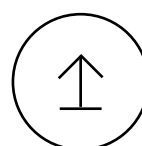
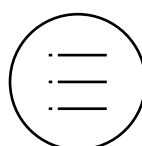
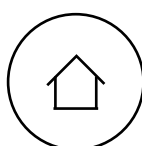
Specification

Options & Upgrades

Personalise your home even further with our customer upgrades, here are just a few:

- AEG appliances
- Silestone work surfaces
- Downlights (to kitchen, bathroom, en suite and WC)
- Amtico flooring
- Carefree and Serenity carpets
- Enhanced tiling
- Additional fitted wardrobe
- USB sockets
- Additional garden patio slabs and turf to rear

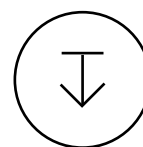
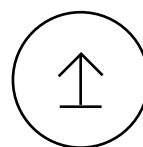
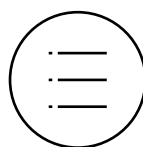
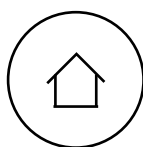
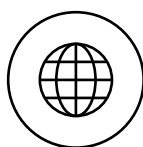
Ask for our Collection brochure for full details.

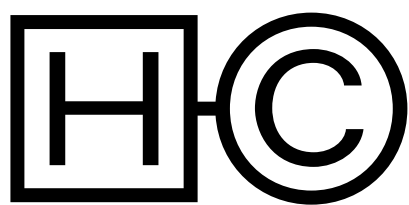




HarperCrewe

OUR HOMES





HarperCrewe

Our homes



The Tove
2 bedroom home
Plots 67 & 68



The Amis
3 bedroom home
Plots 2, 3, 4, 5, 14, 15, 25, 26, 27, 31, 32, 33, 36, 37, 62, 63, 64, 65, 80 & 81



The Joseph
3 bedroom home
Plots 49, 50, 51, 53, 54, 55, 56, 57, 58, 59, 61, 69, 70, 71, 72, 74, 75, 78 & 79



The Thurston
3 bedroom home
Plots 18, 21, 52, 60, 66, 76 & 77



The Elliot
4 bedroom home
Plots 1, 6, 7, 9, 11, 13 & 16

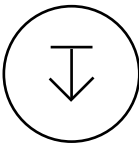
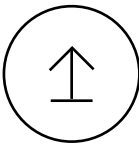
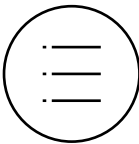
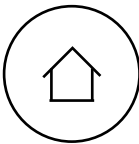
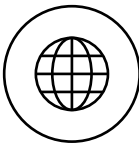


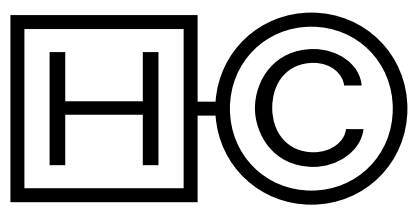
The Huntley
4 bedroom home
Plot 10



The Jarvis
4 bedroom home
Plots 8, 12, 17, 19, 20, 22, 23, 24, 28, 29, 30, 34, 35 & 73

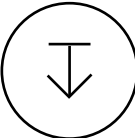
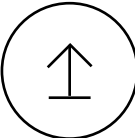
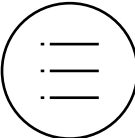
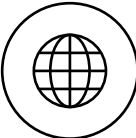
Development plan is a guide for illustrative purposes only and may be subject to change. Landscaping is indicative only. To confirm specific details on our homes please ask your Sales Negotiator.

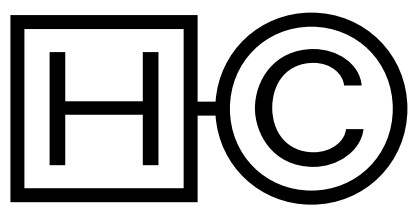




HarperCrewe

Our homes





HarperCrewe

Our homes

The Tove 2 bedroom home



Kitchen/dining
4.84m x 3.04m
(15'11" x 10'0")

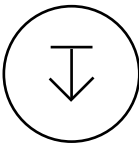
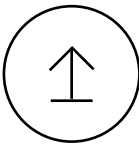
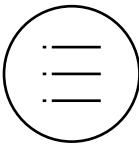
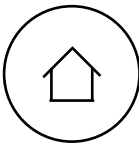
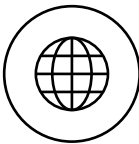
Living
4.41m x 3.85m
(14'6" x 12'8")

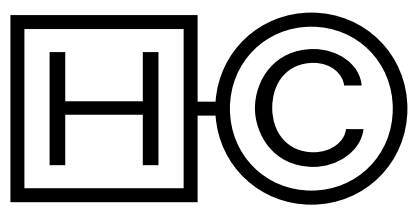
Bedroom 1
4.84m x 2.85m
(15'11" x 9'4")

Bedroom 2
4.84m x 2.34m
(15'11" x 7'8")

Total area: 801 sq ft

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are a maximum measurement and are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Negotiator.



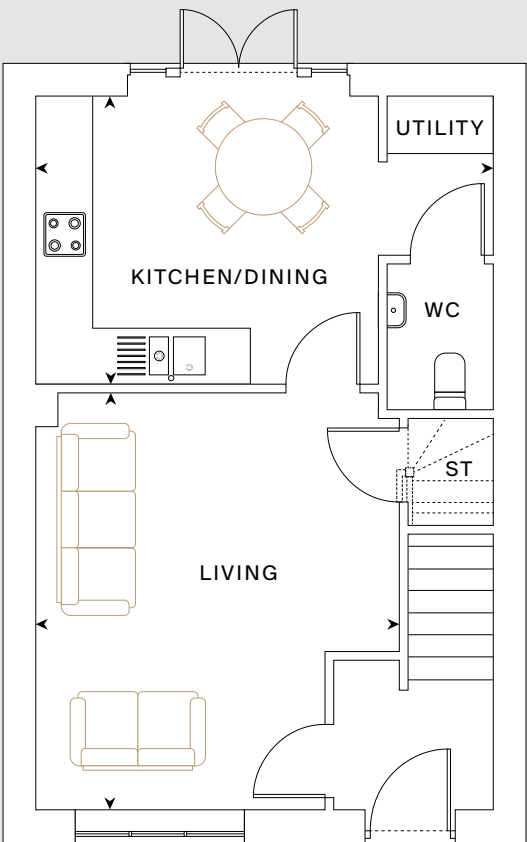


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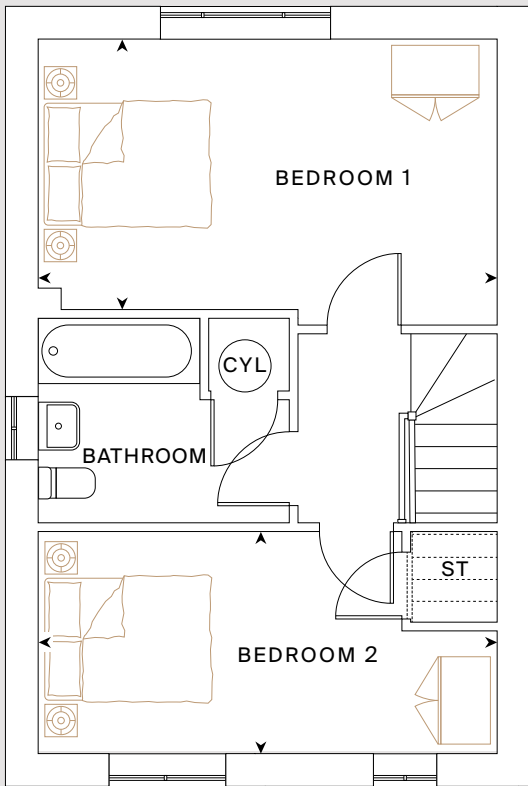
Our homes

The Tove 2 bedroom home

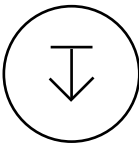
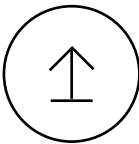
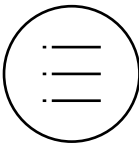
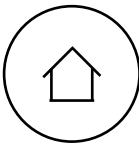
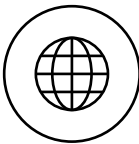
GF

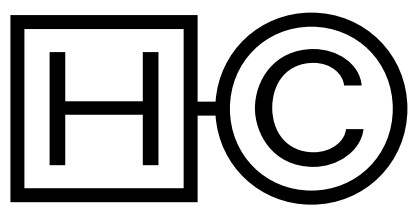


FF



Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are a maximum measurement and are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Negotiator.





HarperCrewe

Our homes

The Amis 3 bedroom home



Kitchen/dining
4.89m x 3.98m
(16'0" x 13'0")

Living
4.23m x 3.90m
(13'10" x 12'9")

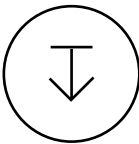
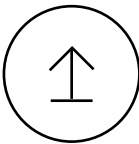
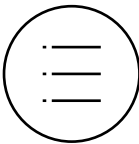
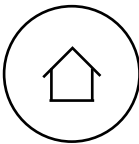
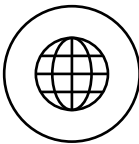
Bedroom 1
4.02m x 3.90m
(13'2" x 12'9")

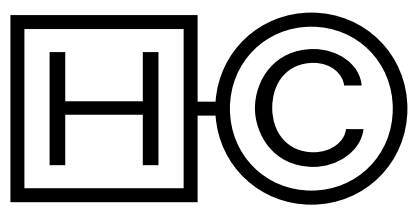
Bedroom 2
4.18m x 2.75m
(13'8" x 9'0")

Bedroom 3
4.04m x 2.75m
(13'3" x 9'0")

Total area: 1,209 sq ft

*Plot specific window. Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are a maximum measurement and are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Negotiator.

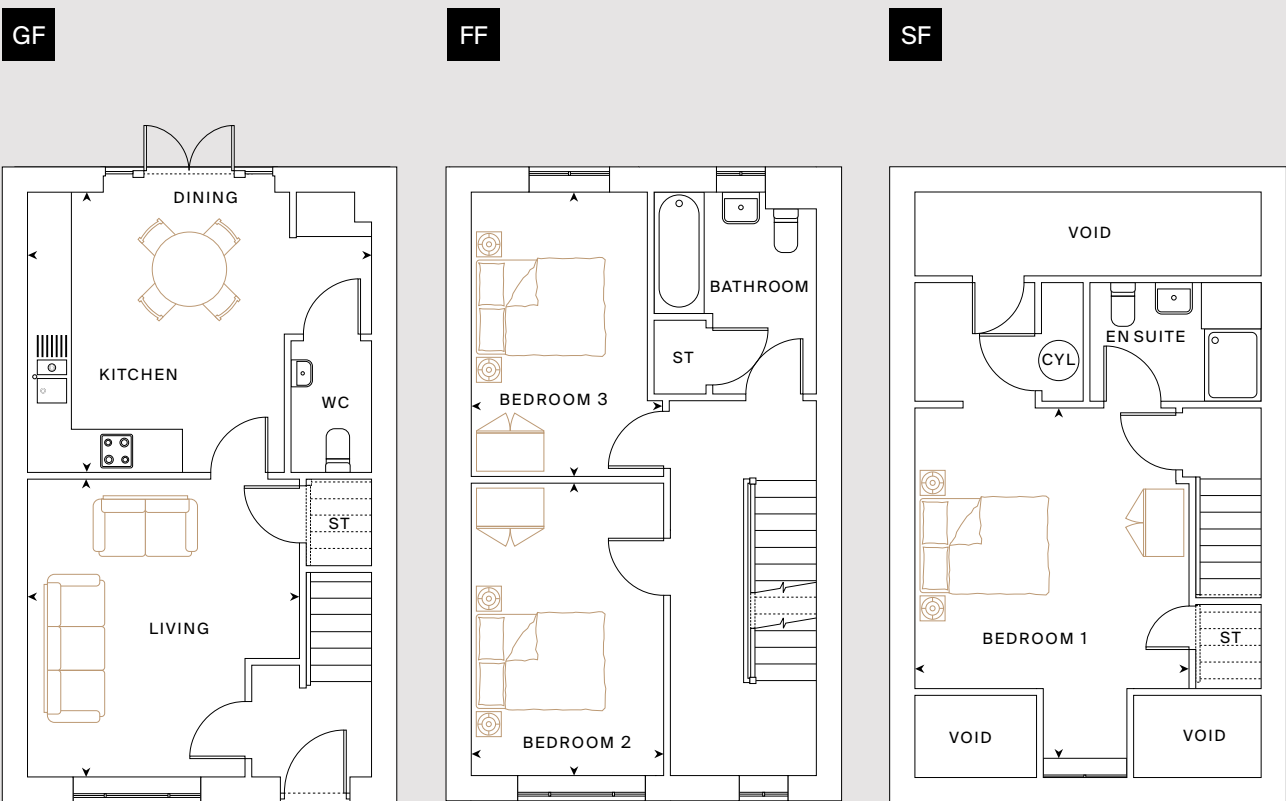




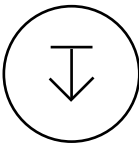
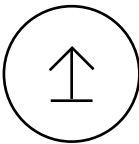
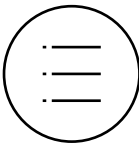
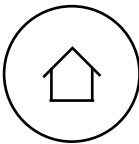
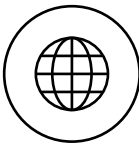
HarperCrewe

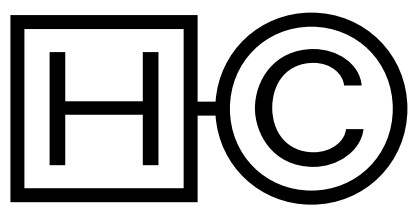
Our homes

The Amis 3 bedroom home



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Our homes

The Joseph 3 bedroom home



Kitchen/dining
4.95m x 3.68m
(16'3" x 12'1")

Living
4.87m x 3.96m
(16'0" x 13'0")

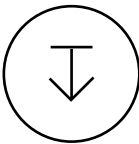
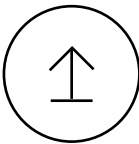
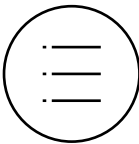
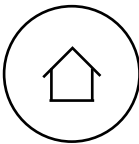
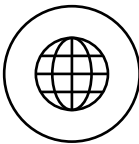
Bedroom 1
3.74m x 3.07m
(12'3" x 10'1")

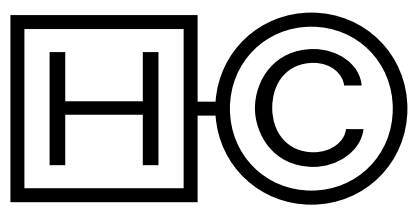
Bedroom 2
3.44m x 2.86m
(11'3" x 9'5")

Bedroom 3
3.44m x 1.98m
(11'3" x 6'6")

Total area: 941 sq ft

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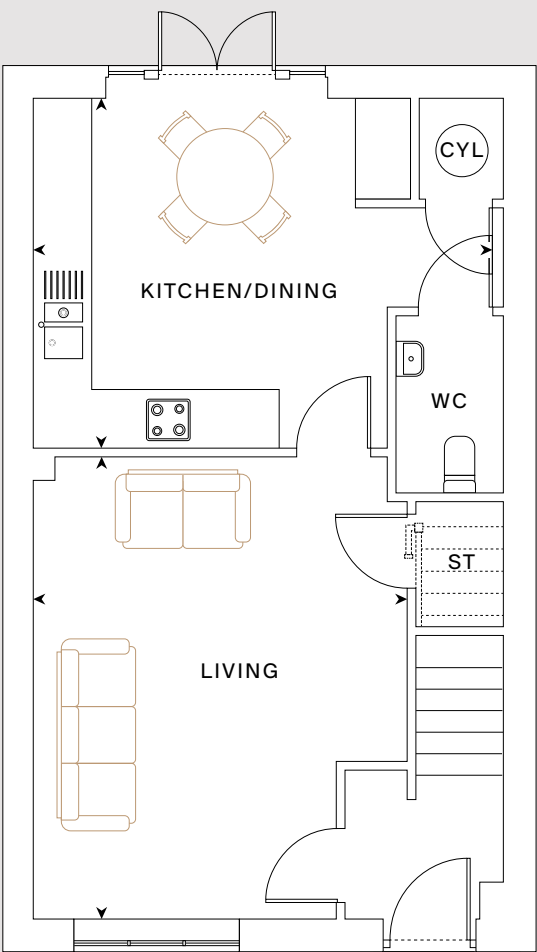


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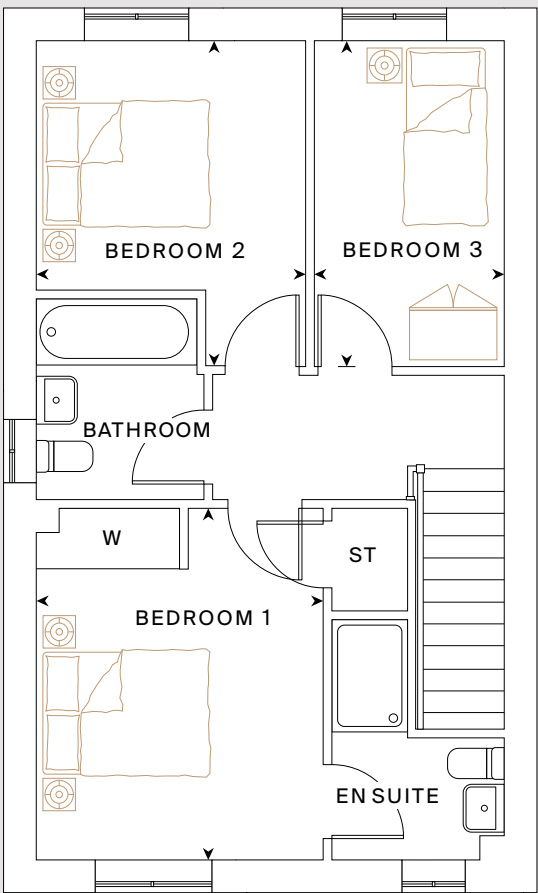
Our homes

The Joseph 3 bedroom home

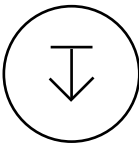
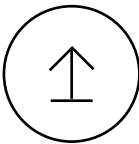
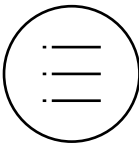
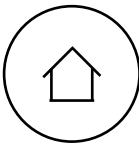
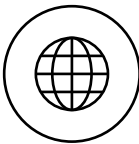
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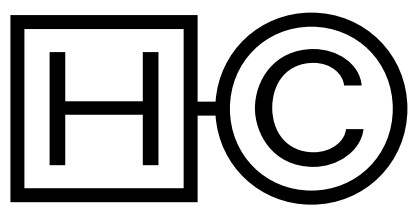


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Our homes

The Thurston 3 bedroom home



Kitchen/dining
3.86m x 3.25m
(12'8" x 10'8")

Living
5.42m x 3.25m
(17'9" x 10'8")

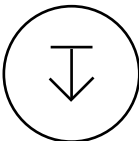
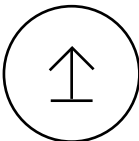
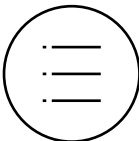
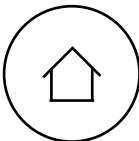
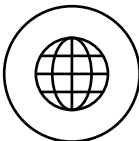
Bedroom 1
4.08m x 3.26m
(13'5" x 10'8")

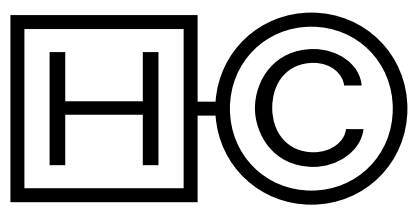
Bedroom 2
3.01m x 2.67m
(9'11" x 8'9")

Bedroom 3
3.29m x 2.64m
(10'10" x 8'8")

Total area: 1,029 sq ft

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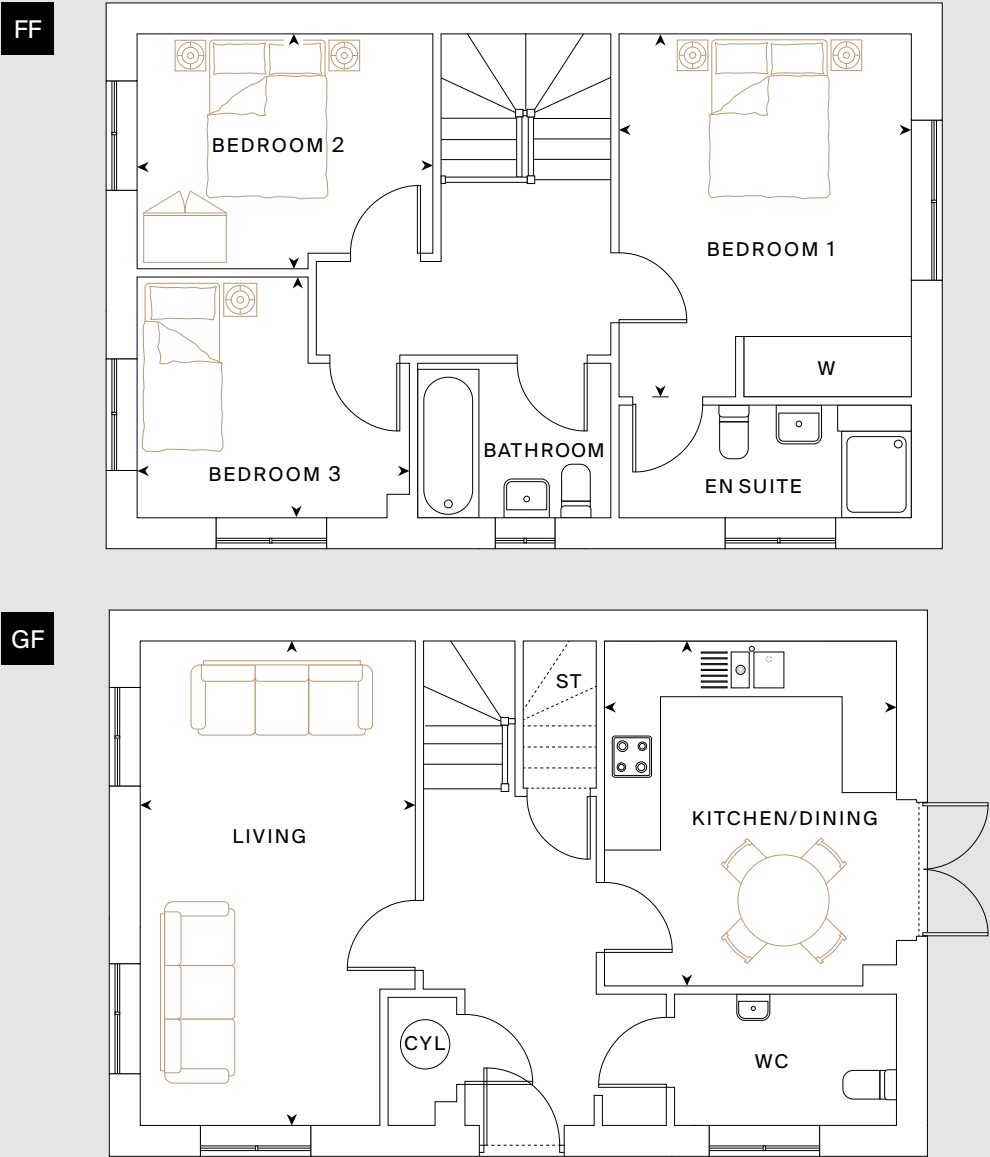




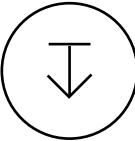
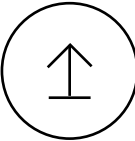
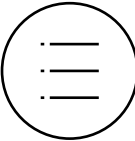
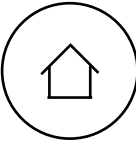
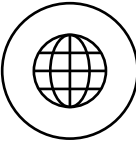
HarperCrewe

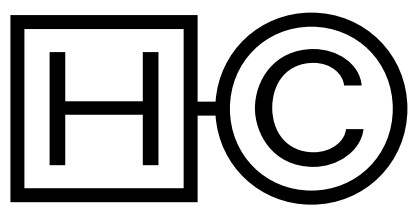
Our homes

The Thurston 3 bedroom home



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Our homes

The Elliot 4 bedroom home



Kitchen/dining
6.43m x 3.50m
(21'1" x 11'6")

Living
5.22m x 3.35m
(17'2" x 11'0")

Bedroom 1
3.47m x 3.36m
(11'5" x 11'0")

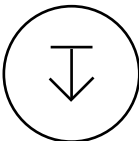
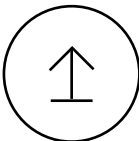
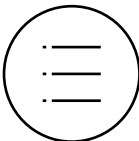
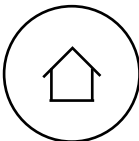
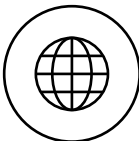
Bedroom 2
3.54m x 3.35m
(11'7" x 11'0")

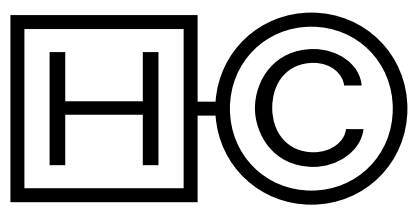
Bedroom 3
3.42m x 2.85m
(11'3" x 9'4")

Bedroom 4
2.97m x 2.63m
(9'9" x 8'8")

Total area: 1,297 sq ft

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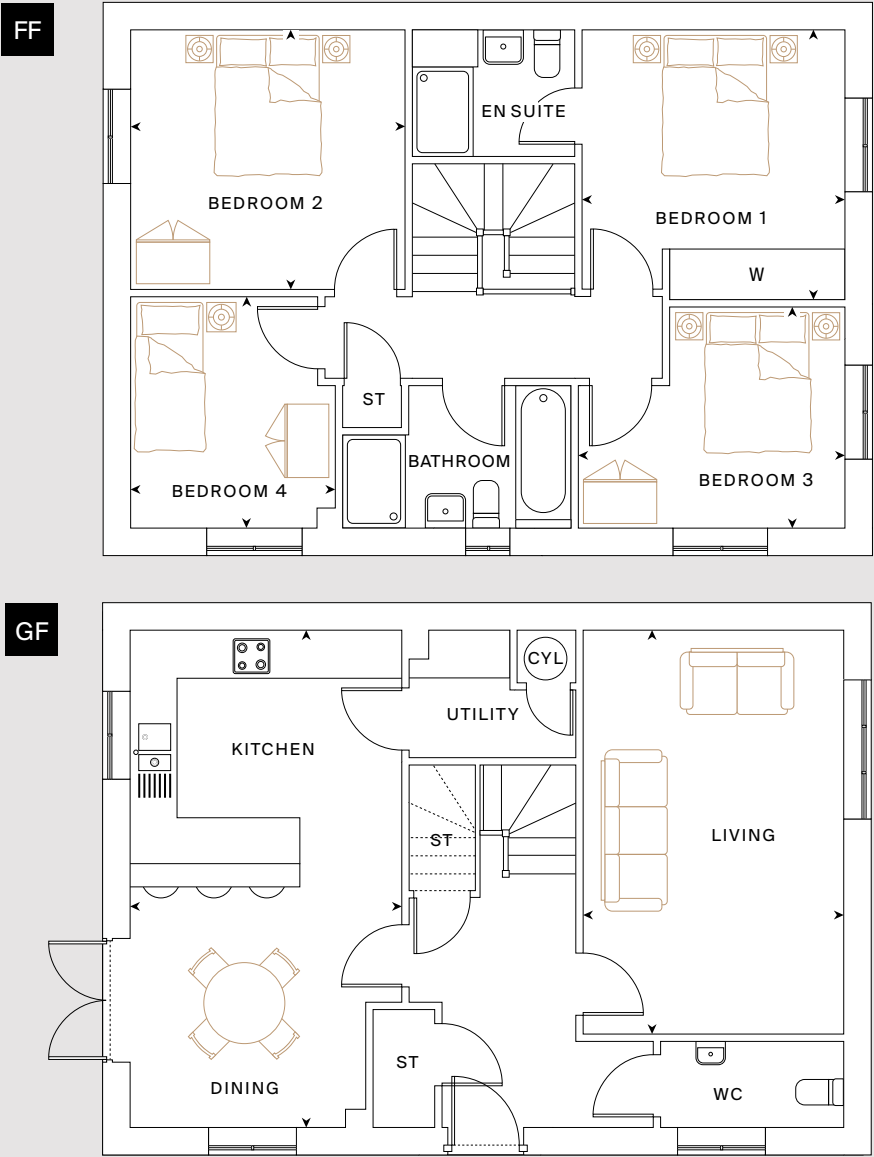




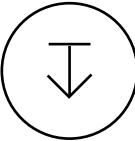
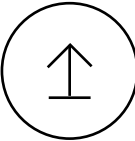
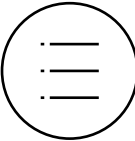
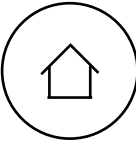
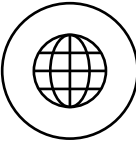
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Our homes

The Elliot 4 bedroom home



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Our homes

The Huntley

4 bedroom home



Kitchen/dining

7.90m x 3.06m

(25'11" x 10'0")

Study

2.50m x 1.81m

(8'2" x 5'11")

Bedroom 1

4.38m x 3.10m

(14'4" x 10'2")

Bedroom 3

3.42m x 3.01m

(11'3" x 9'11")

Living

4.80m x 3.20m

(15'9" x 10'6")

Bedroom 2

3.96m x 3.04m

(13'0" x 10'0")

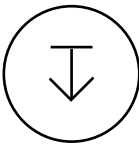
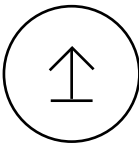
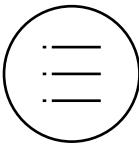
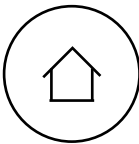
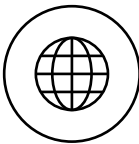
Bedroom 4

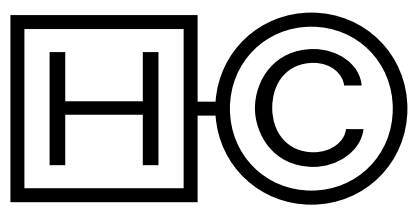
2.86m x 2.63m

(9'5" x 8'8")

Total area: 1,417 sq ft

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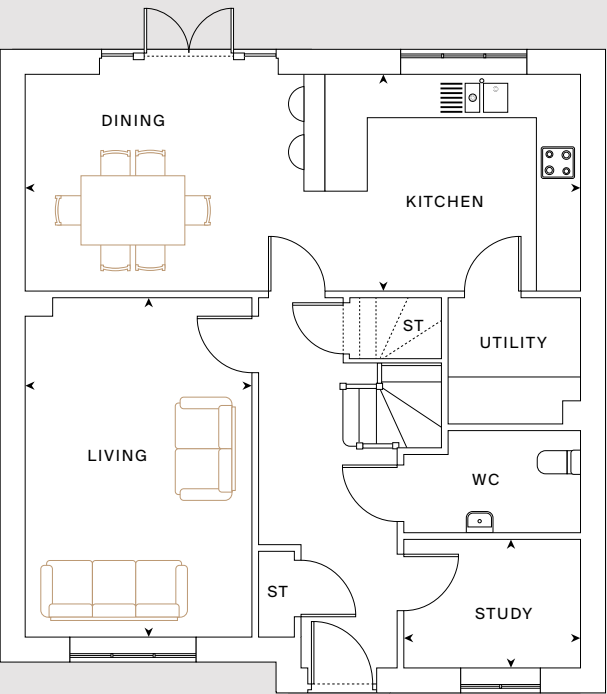


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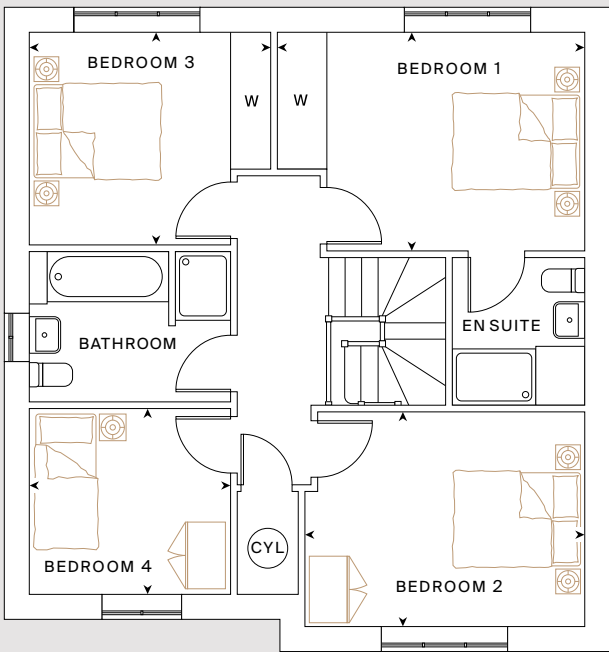
Our homes

The Huntley 4 bedroom home

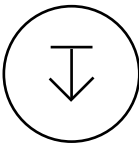
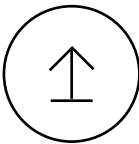
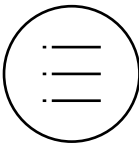
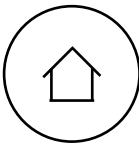
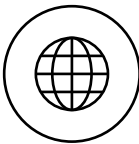
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Our homes

The Jarvis 4 bedroom home



Kitchen/dining
7.00m x 3.73m
(23'0" x 12'3")

Living
4.70m x 3.94m
(15'5" x 12'11")

Bedroom 1
3.70m x 3.60m
(12'2" x 11'10")

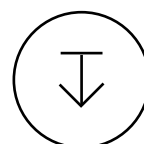
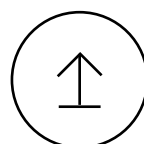
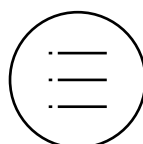
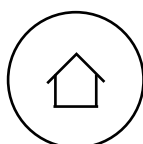
Bedroom 2
4.09m x 3.20m
(13'5" x 10'6")

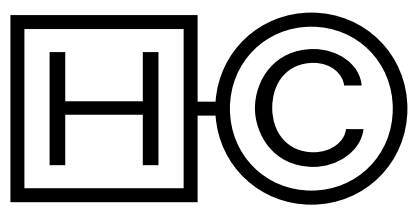
Bedroom 3
3.20m x 2.80m
(10'6" x 9'2")

Bedroom 4
3.43m x 2.66m
(11'3" x 8'9")

Total area: 1,308 sq ft

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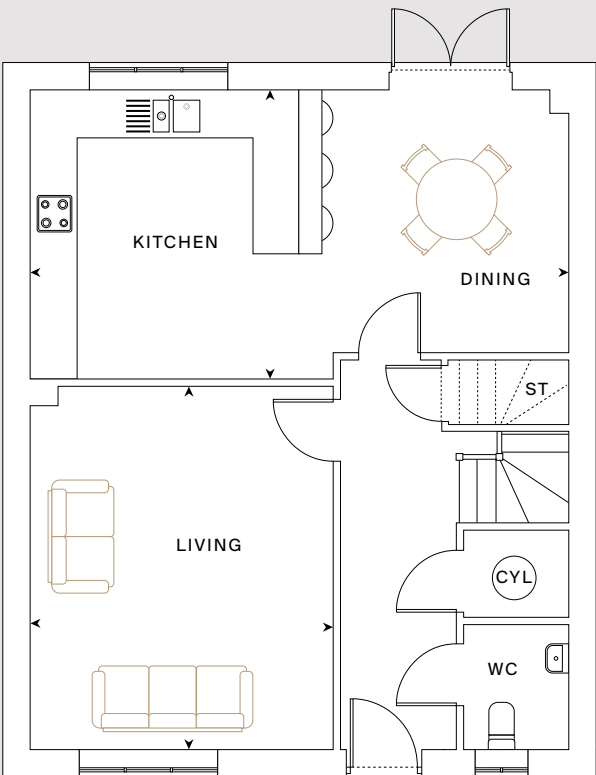


HarperCrewe

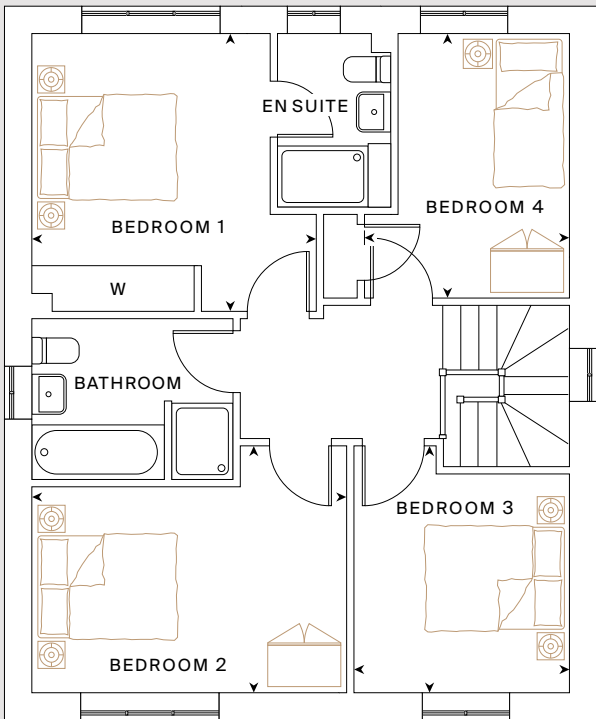
Our homes

The Jarvis 4 bedroom home

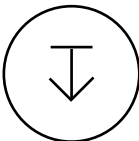
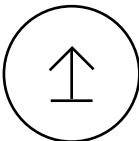
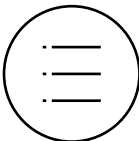
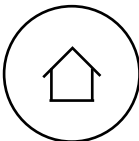
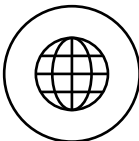
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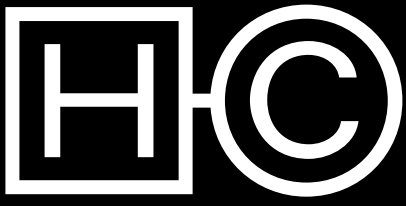


FF



Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are a maximum measurement and are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Negotiator.





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