

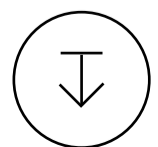
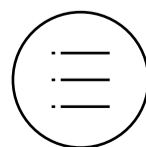


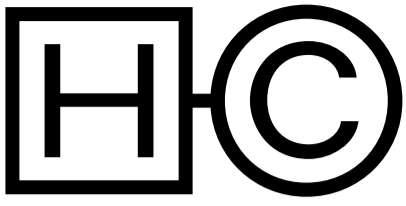
HarperCrewe

HODTHORPE



A new community of
3 & 4 bedroom homes





HarperCrewe

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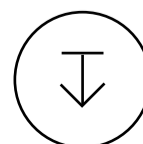
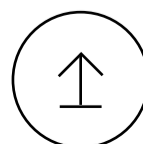
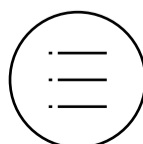
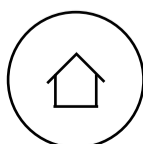
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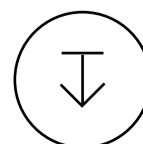
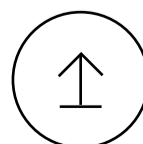
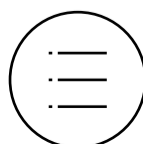
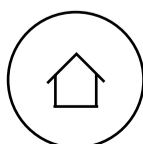


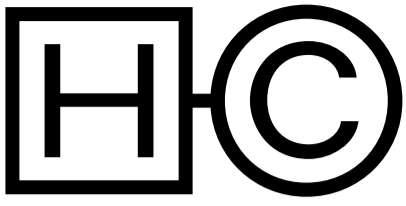
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WELCOME



3

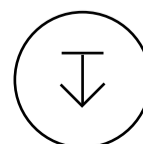
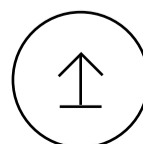
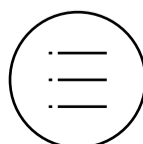
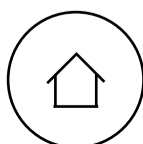


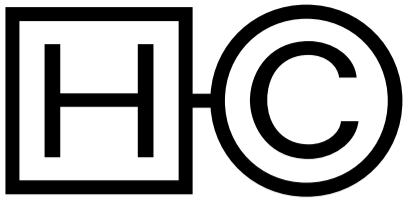


HarperCrewe

Welcome

Welcome to HarperCrewe at Hodthorpe, a new community of 3 & 4 bedroom homes. Hodthorpe 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.

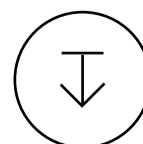
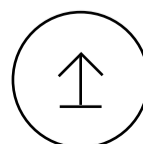
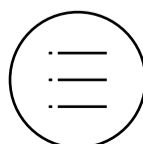
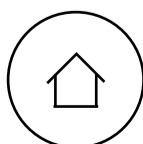




HarperCrewe

Welcome

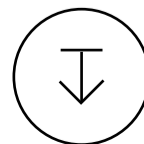
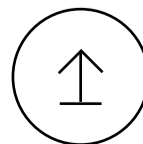
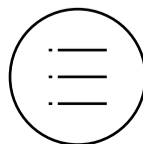
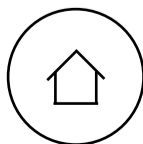
Designed to cater for modern living with style and comfort, each home showcases premium finishes and offers spacious layouts ideal for families, professionals and anyone seeking a perfect blend of elegance and functionality.

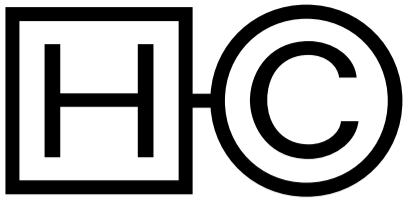




HarperCrewe

FUTURE HOMES





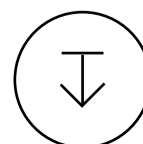
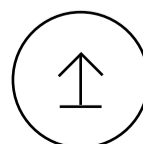
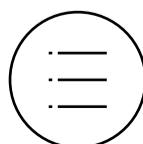
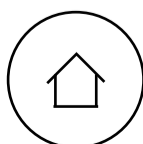
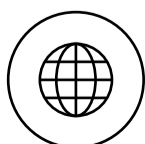
HarperCrewe

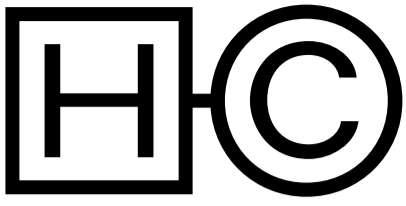
Future homes

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:

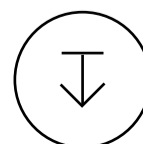
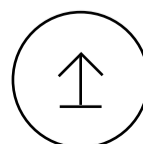
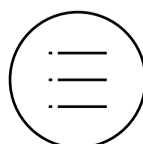
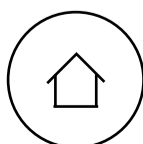
- Zaptec Go 7Kw EV Car Charging Points
- Solar Photovoltaic (PV) Panels
- Waste Water Heat Recovery
- Dedicated Bike Storage
- A fabric first construction method for increased air tightness, better insulation and reduced thermal transmittance.





HarperCrewe

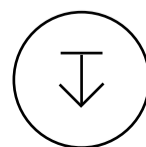
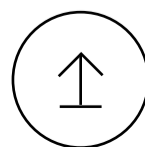
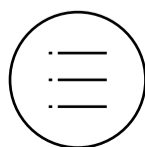
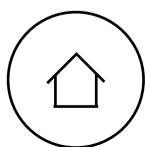
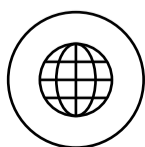
Future homes

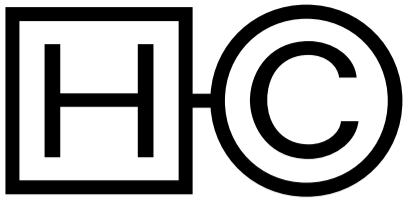




HarperCrewe

GOOD FOR THE PLANET



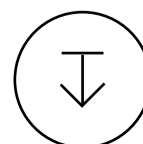
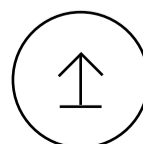
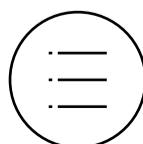
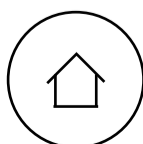
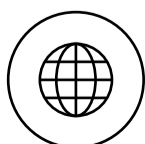


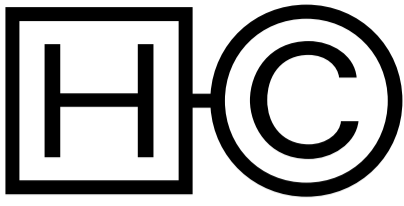
HarperCrewe

Good for the planet

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

Energy efficient features such as solar panels, high performance insulation and double glazed windows ensure that our homes are kinder to the planet. These innovations not only help to conserve energy, but also significantly reduce greenhouse gas emissions, contributing to a healthier environment for future generations.





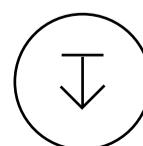
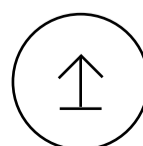
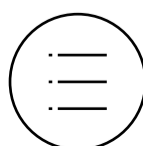
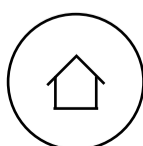
HarperCrewe

Good for the planet

When choosing your new home, it's important to consider both financial and environmental factors. Our homes at Hodthorpe have been designed to save you money and reduce your carbon footprint, meaning you can benefit from:

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

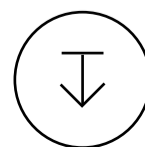
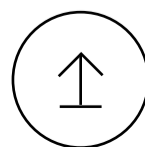
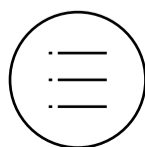
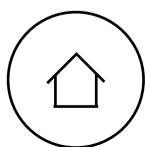
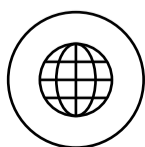
*Source: Watt a Save! Report by the Home Builders Federation.
†Plot specific, please ask your Sales Negotiator for further details.

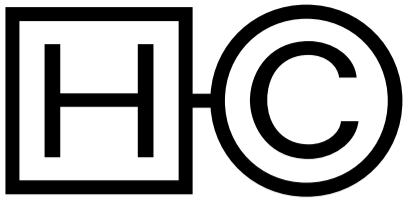




HarperCrewe

LOCAL AREA





HarperCrewe

Local area

You're never far from
all you need and want

Situated on the Nottinghamshire and Derbyshire border, Hodthorpe is within easy reach of key hubs like Worksop (15 mins), Sheffield (35 mins), and Nottingham (50 mins).

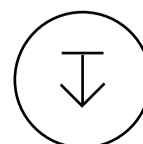
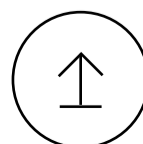
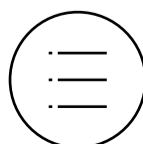
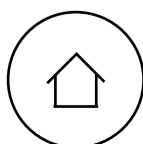
Distances and journey times are approximate and taken from Google Maps and nationalrail.co.uk

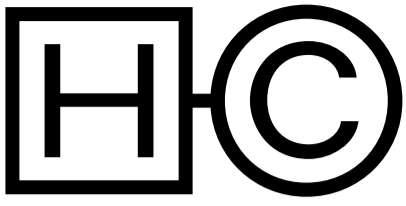


Creswell Crags



Welbeck Estate Farm Shop





HarperCrewe

Local area

Travelling for work or leisure is easy, thanks to an excellent network of A roads that include the A619, A60, A57, A1; the nearby M1 offers direct routes north and south; and regular train services from Whitwell station (3 mins) can sweep you into Worksop in 10 mins, and Nottingham within an hour. Fancy somewhere more exotic? East Midlands Airport (34.2 miles), Leeds Bradford Airport (45.2 miles), and Manchester Airport (48 miles) operate flights across Europe and worldwide.

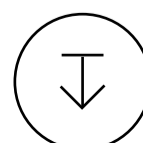
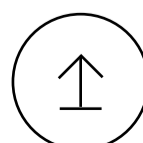
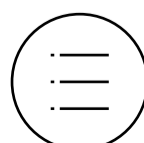
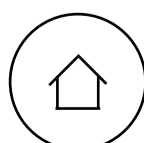
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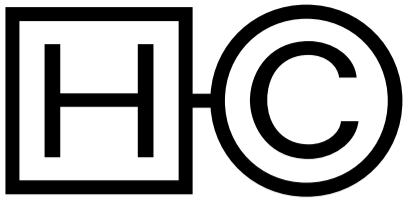


Whitwell Train Network



Whitwell sign



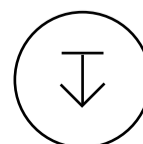
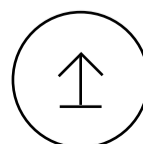
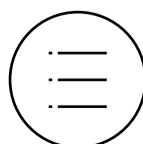
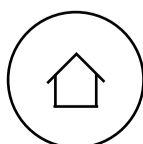


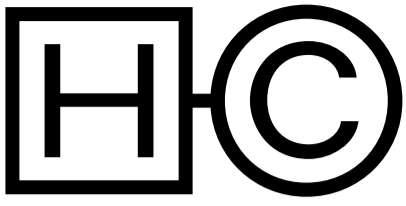
HarperCrewe

Local area

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

Hodthorpe village offers you a gateway to epic landscapes, outstanding shopping, and fantastic entertainment and activities. There are ancient monuments, quaint villages, country parks, and ancient forests to explore.





HarperCrewe

Local area

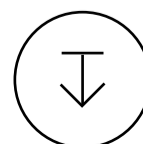
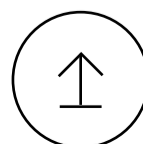
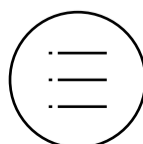
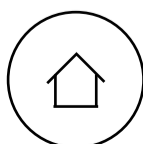
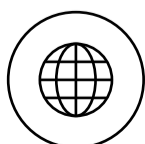
Enjoy the extraordinary archaeology of Creswell Crags or the woodland walks, lake, and Gothic chapel of Clumber Park one day, and the grandeur of Hardwick Hall or Bolsover Castle the next. Catch up with friends over a round of golf at Worksop or Bondhay Golf Club, dine out at the family friendly Parish Oven, or head into the city for some high-end retail therapy and entertainment. There's something for everyone, near Hodthorpe.

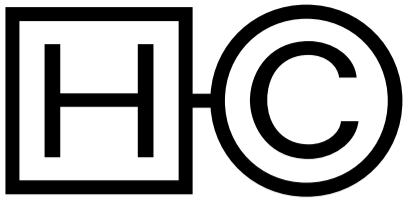


Creswell Crags



Worksop or Bondhay Golf Club close by*





HarperCrewe

Local area

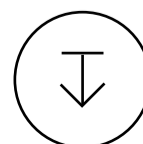
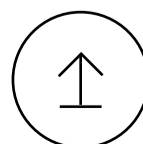
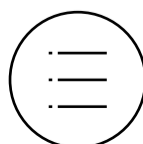
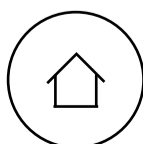
You'll benefit from a well-stocked village store, too, an Ofsted-rated 'Good' primary school within walking distance of our new development, and a fantastic selection of local secondary and tertiary education providers. If you're ready to be part of a boutique, close-knit community with easy access to all the essentials, then Hodthorpe could be just what you're looking for.



Hodthorpe Primary School



Hodthorpe Woodland Walk sign

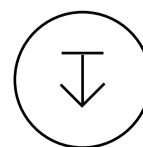
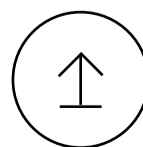
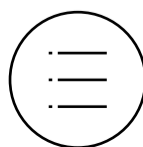
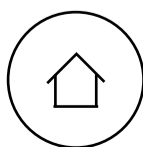
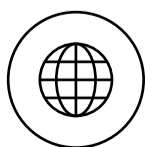


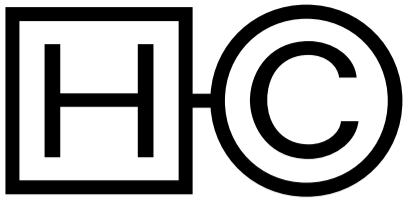


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SPECIFICATION

That's anything but standard



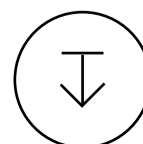
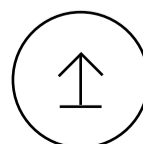
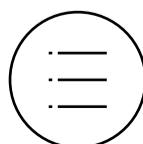
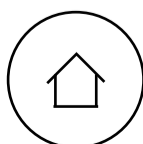
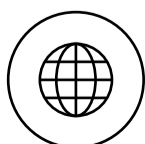


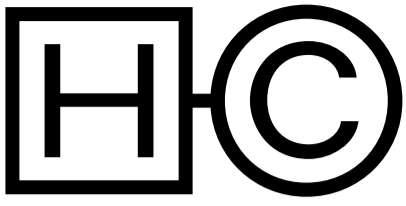
HarperCrewe

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.



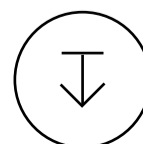
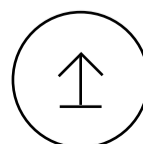
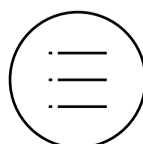
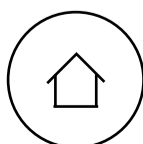


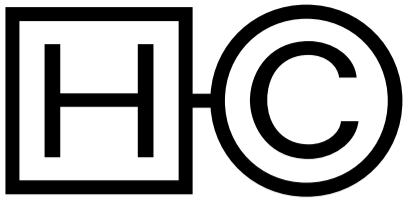
HarperCrewe

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 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



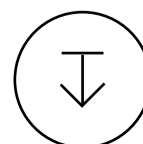
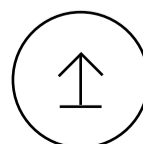
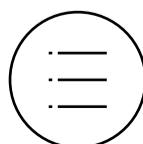
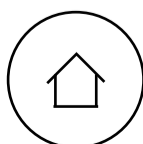


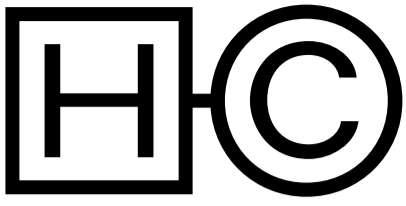
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Specification

Utility

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



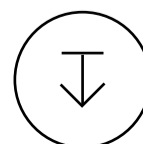
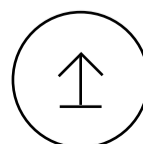
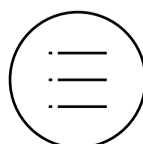
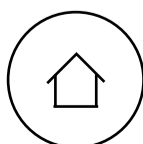


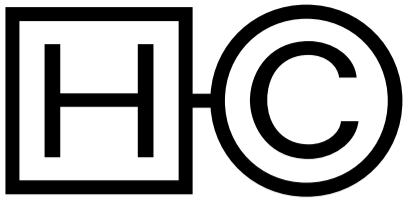
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Specification

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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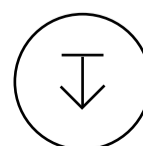
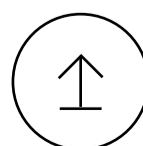
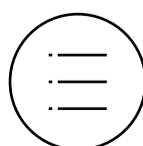
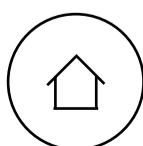
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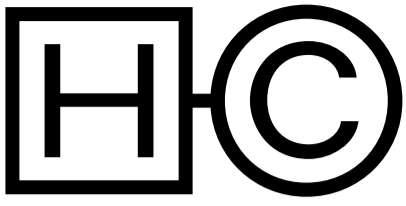
Wardrobes

- All homes will feature a mirrored finished wardrobe to bedroom one

Heating

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





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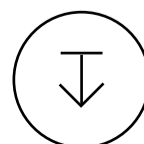
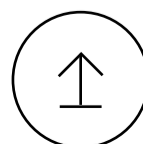
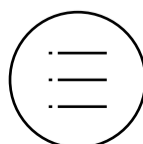
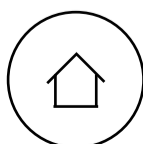
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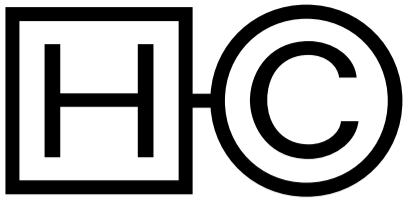
Be connected

- Connect your world with super fast fibre optics by Open Reach
- USB socket to bedroom one
- Multi media 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





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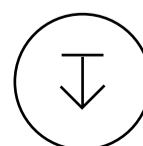
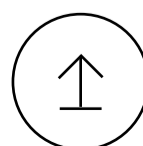
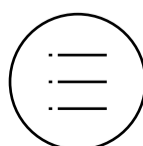
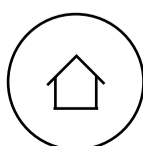
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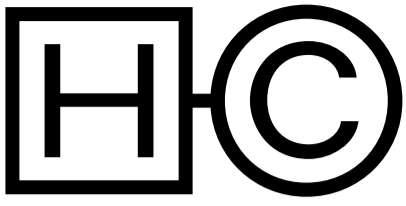
Outside

- 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 store (please refer to our sales team for further information)
- Solar Photovoltaic (PV) panels*

Ask for our Selection and Collection brochure for full details.

*Plot specific. Please speak to your sales negotiator for full details.





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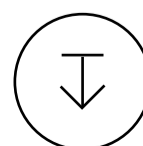
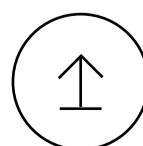
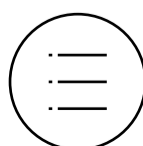
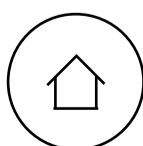
Specification

Option & 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 (to kitchen, bathroom, en suite, WC and utility)
- Carefree and Serenity carpets
- Enhanced tiling
- Additional fitted wardrobes
- USB sockets
- Additional garden patio slabs and turf to rear

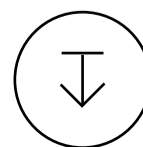
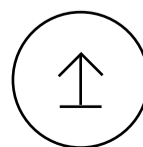
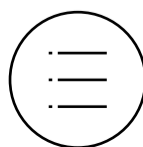
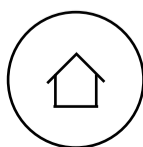
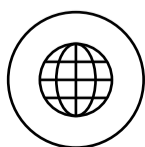
Ask for our Collection brochure for full details.

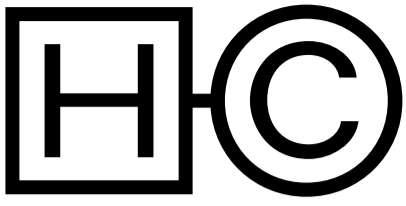




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OUR HOMES





HarperCrewe

Our homes



The Madden

3 bedroom home

Plot 15, 16, 18, 19, 29, 30, 39 & 40



The Thurston

3 bedroom home

Plots 11, 17, 24, 33 & 38



The Elliot

4 bedroom home

Plots 6, 13, 35, 41 & 46



The Fraser

4 bedroom home

Plot 8, 9, 20, 21, 22, 26, 27, 28 & 31



The Huntley

4 bedroom home

Plots 1, 2, 36, 37, 43 & 44



The Jarvis

4 bedroom home

Plots 3, 4, 14, 23 & 34

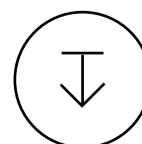
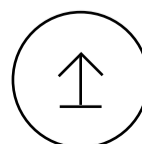
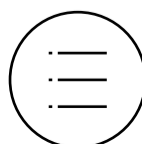
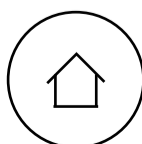


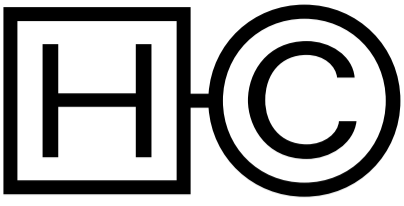
The Murphy

4 bedroom home

Plots 5, 7, 10, 12, 25, 32, 42 & 45

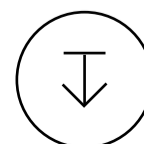
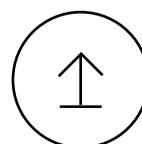
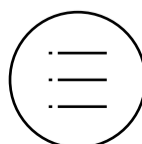
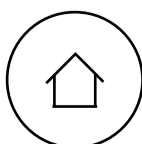
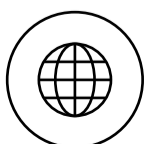
Development plan is a guide for illustrative purposes only and may be subject to change. Landscaping is indicative only. To confirm specific details on our homes please ask your Sales Negotiator.

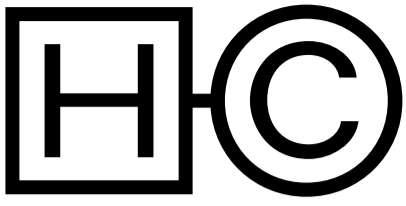




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Our homes





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Our homes

The Madden 3 bedroom home



Kitchen/dining
5.01m x 4.09m
(16'5" x 13'5")

Living
4.23m x 4.01m
(13'10" x 13'1")

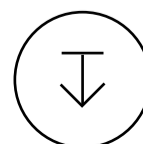
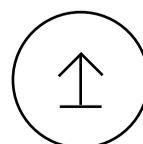
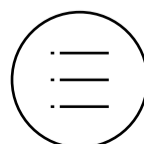
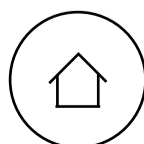
Bedroom 1
4.02m x 4.01m
(13'2" x 13'1")

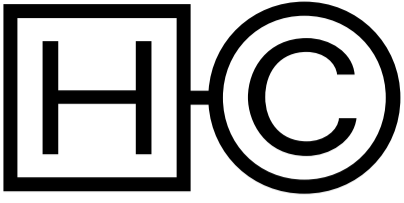
Bedroom 2
4.18m x 2.86m
(13'8" x 9'4")

Bedroom 3
4.16m x 2.86m
(13'7" x 9'4")

Total area: 1,233 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.



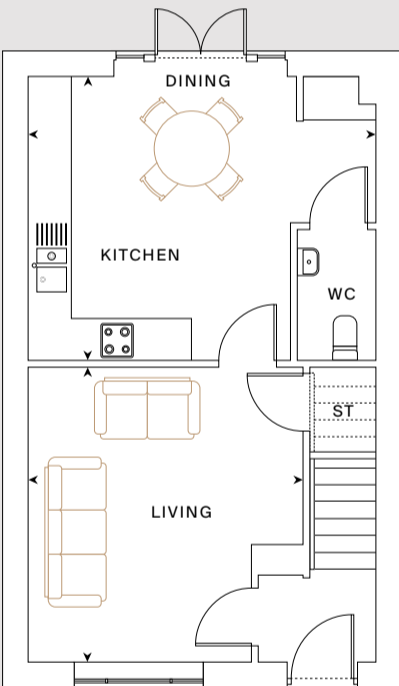


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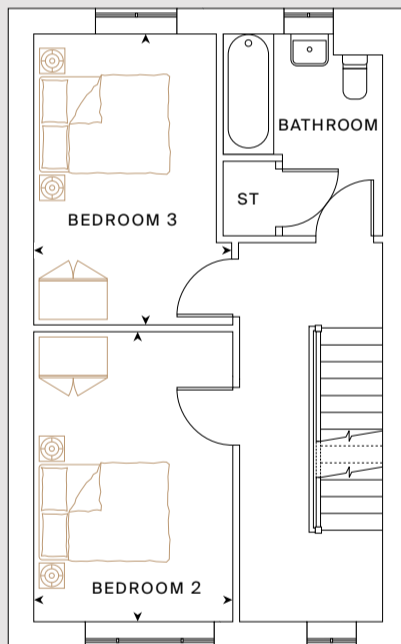
Our homes

The Madden 3 bedroom home

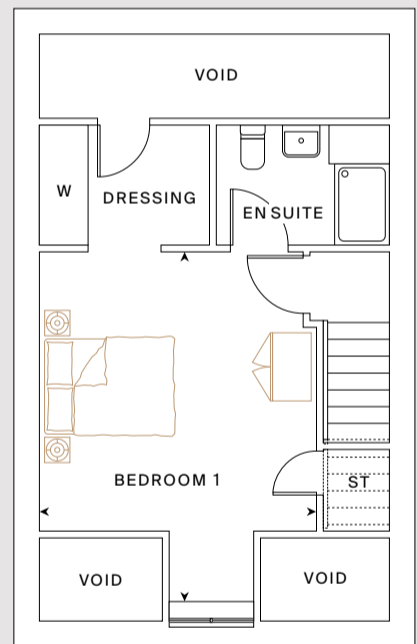
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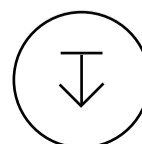
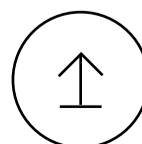
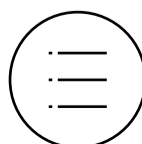
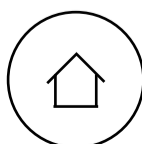
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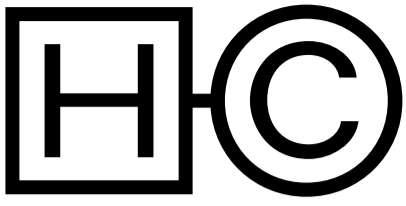


SF



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HarperCrewe

Our homes

The Thurston 3 bedroom home



Kitchen/dining
3.90m x 3.30m
(12'9" x 10'9")

Living
5.47m x 3.30m
(17'11" x 10'9")

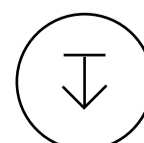
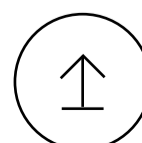
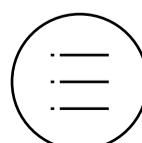
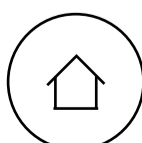
Bedroom 1
4.13m x 3.31m
(13'6" x 10'10")

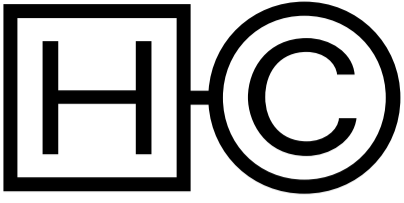
Bedroom 2
3.34m x 2.69m
(10'11" x 8'9")

Bedroom 3
3.06m x 2.72m
(10'0" x 8'10")

Total area: 1,029 sq ft

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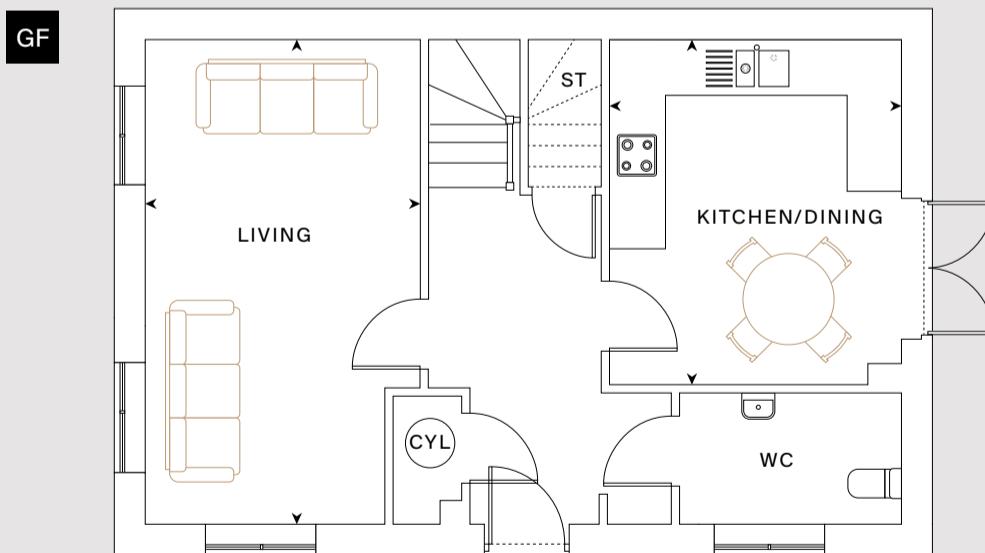
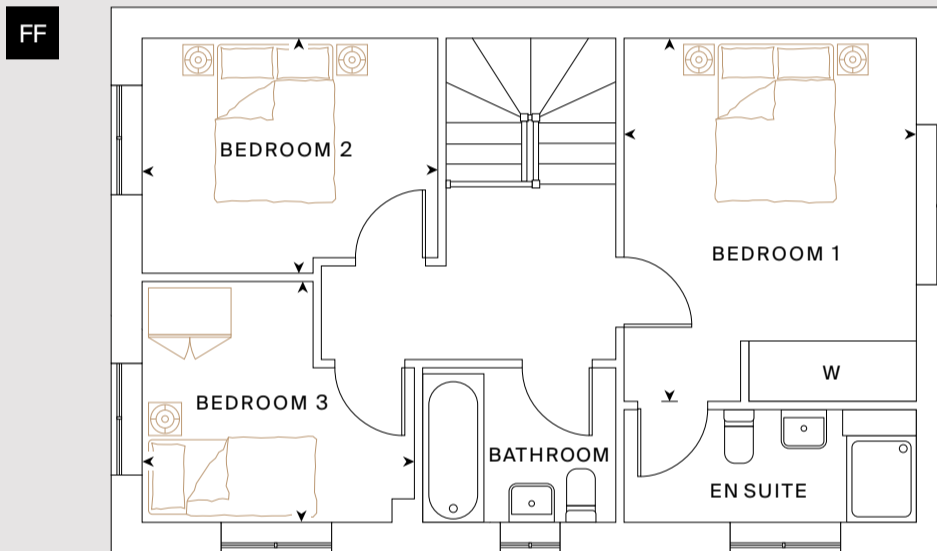




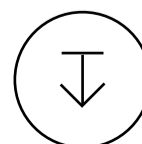
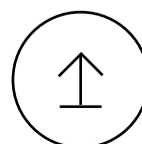
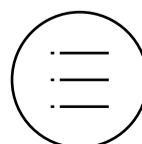
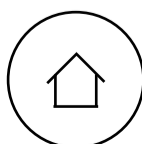
HarperCrewe

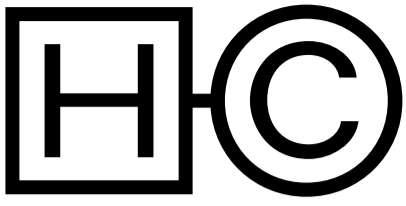
Our homes

The Thurston 3 bedroom home



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Our homes

The Elliot 4 bedroom home



Kitchen/dining
6.49m x 3.54m
(21'3" x 11'7")

Living
5.27m x 3.40m
(17'3" x 11'1")

Bedroom 1
3.52m x 3.41m
(11'6" x 11'2")

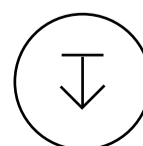
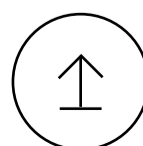
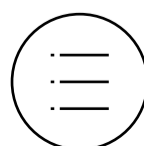
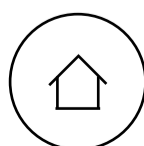
Bedroom 2
3.59m x 3.40m
(11'9" x 11'1")

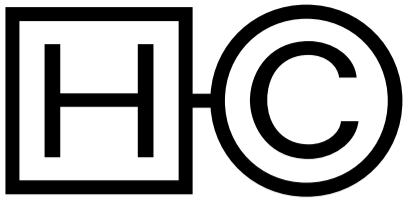
Bedroom 3
3.47m x 2.90m
(11'4" x 9'6")

Bedroom 4
3.02m x 2.68m
(9'10" x 8'9")

Total area: 1,297 sq ft

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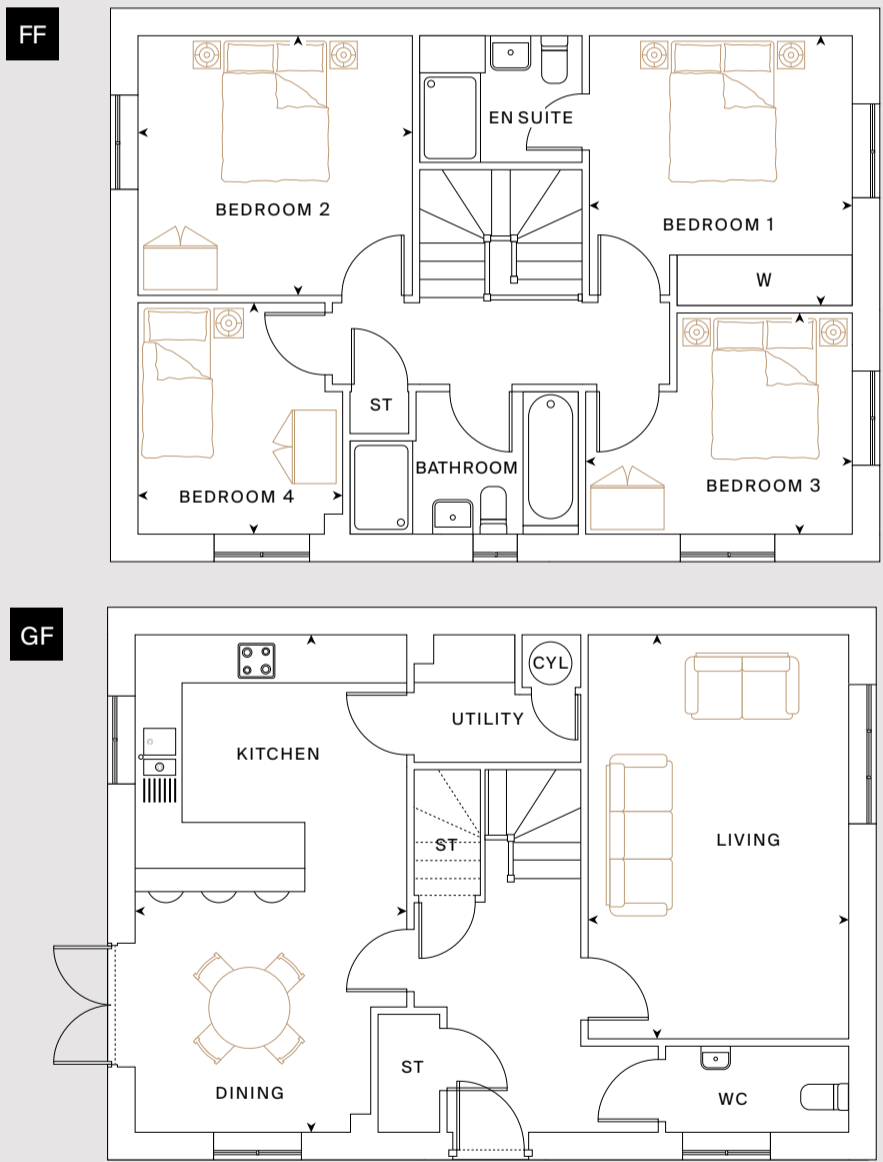




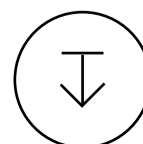
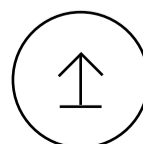
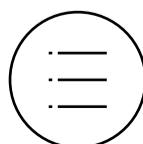
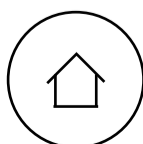
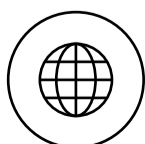
HarperCrewe

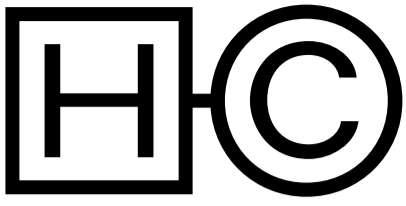
Our homes

The Elliot 4 bedroom home



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Our homes

The Fraser 4 bedroom home



Kitchen/dining
4.61m x 3.84m
(15'1" x 12'7")

Living
4.46m x 3.55m
(14'7" x 11'7")

Bedroom 1
4.81m x 4.02m
(15'9" x 13'2")

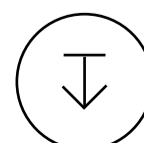
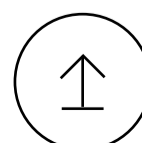
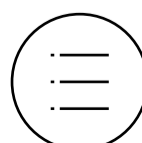
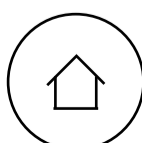
Bedroom 2
3.66m x 3.23m
(12'0" x 10'7")

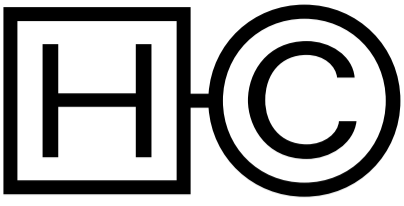
Bedroom 3
3.39m x 3.03m
(11'1" x 9'11")

Bedroom 4
3.03m x 2.75m
(9'11" x 9'0")

Total area: 1,426 sq ft

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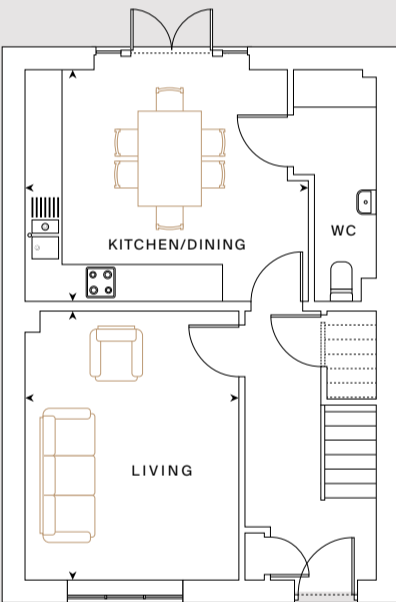


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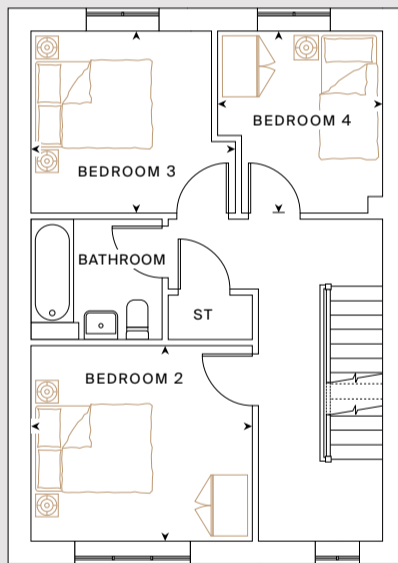
Our homes

The Fraser 4 bedroom home

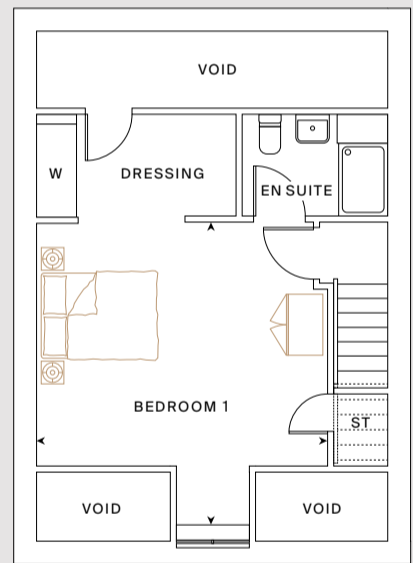
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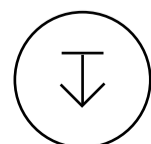
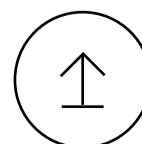
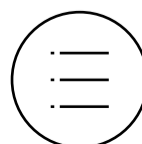
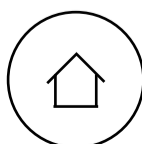
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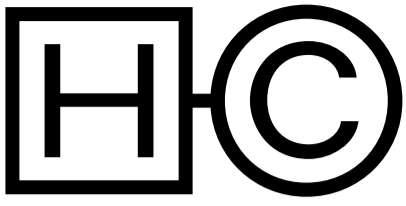


SF



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Our homes

The Huntley 4 bedroom home



Kitchen/dining
7.95m x 3.11m
(26'0" x 10'2")

Living
4.85m x 3.25m
(15'11" x 10'8")

Study
2.54m x 1.86m
(8'4" x 6'1")

Bedroom 1
4.41m x 3.15m
(14'5" x 10'4")

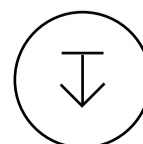
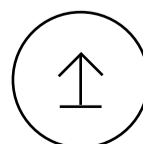
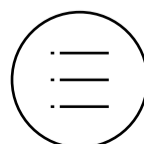
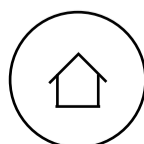
Bedroom 2
4.01m x 3.06m
(13'1" x 10'0")

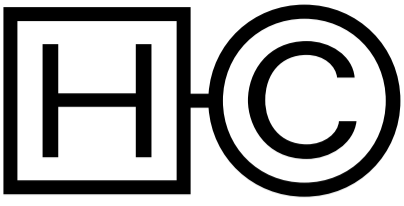
Bedroom 3
3.47m x 3.06m
(11'4" x 10'0")

Bedroom 4
2.88m x 2.66m
(9'5" x 8'8")

Total area: 1,417 sq ft

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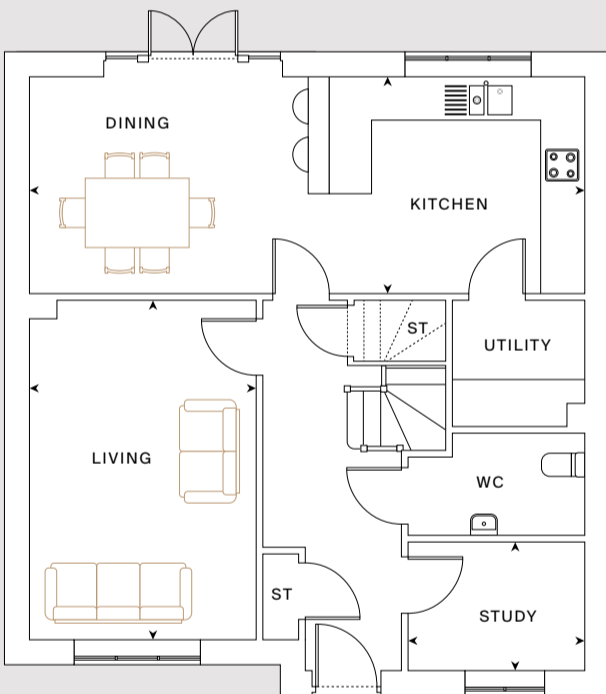


HarperCrewe

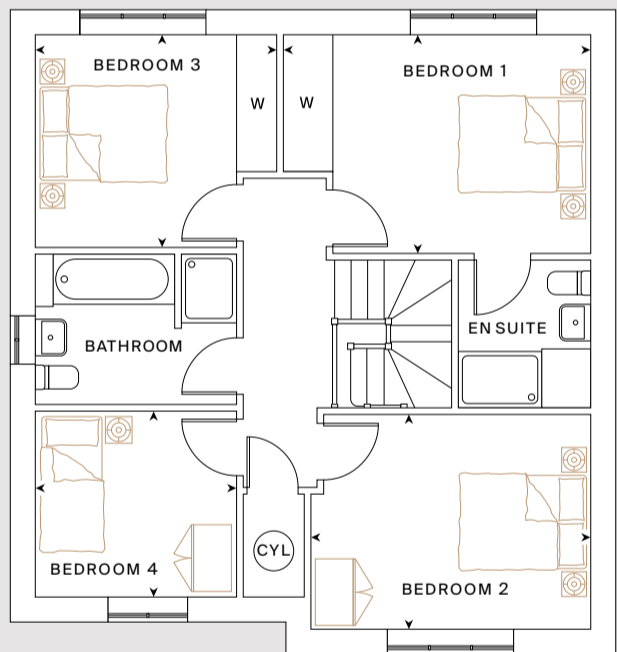
Our homes

The Huntley 4 bedroom home

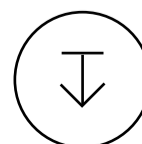
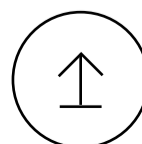
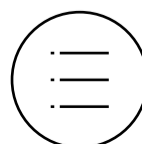
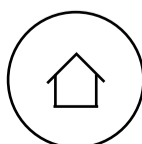
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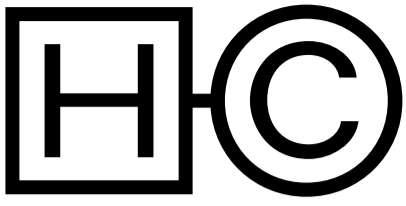


FF



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Our homes

The Jarvis 4 bedroom home



Kitchen/dining
7.05m x 3.78m
(23'1" x 12'4")

Living
4.75m x 3.99m
(15'6" x 13'0")

Bedroom 1
3.74m x 3.65m
(12'3" x 11'11")

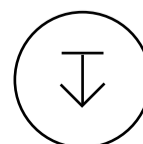
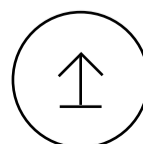
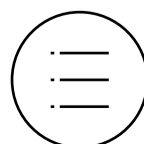
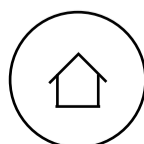
Bedroom 2
4.13m x 3.25m
(13'6" x 10'7")

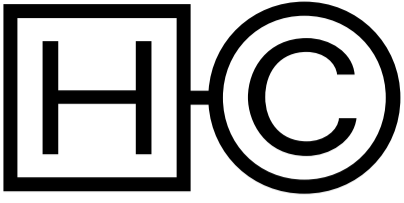
Bedroom 3
3.25m x 2.85m
(10'7" x 9'4")

Bedroom 4
3.48m x 2.71m
(11'4" x 8'10")

Total area: 1,308 sq ft

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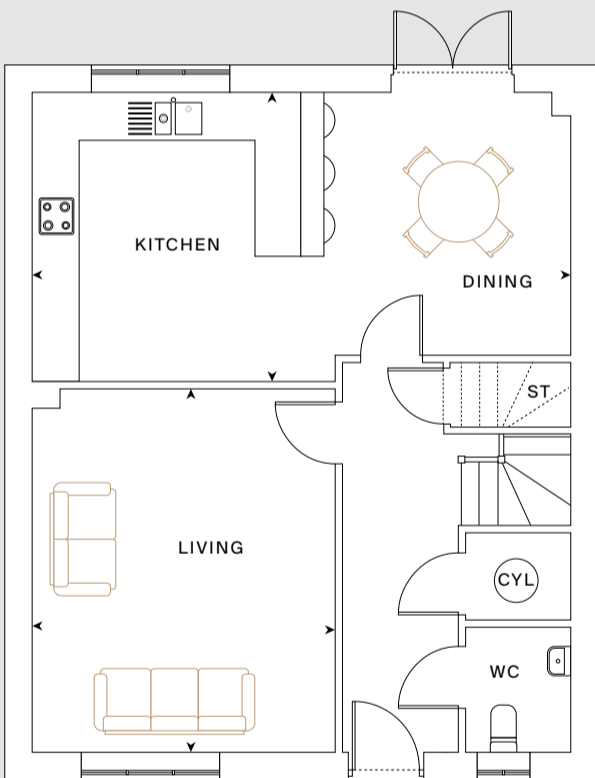


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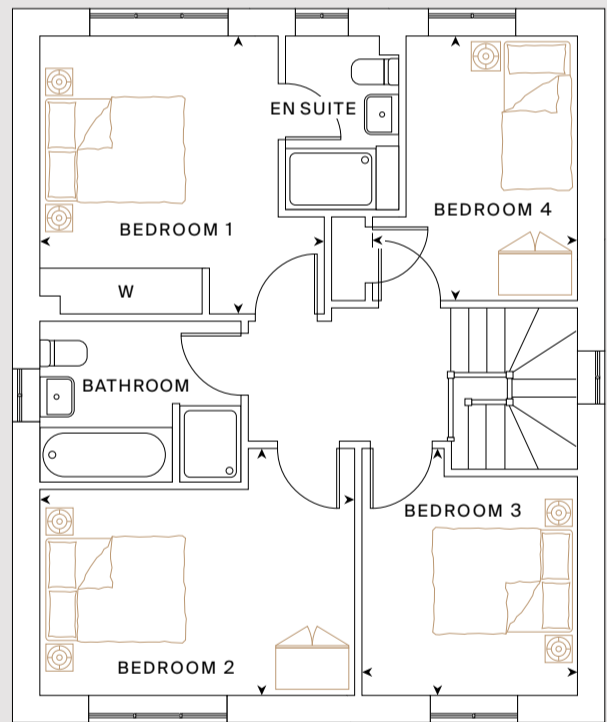
Our homes

The Jarvis 4 bedroom home

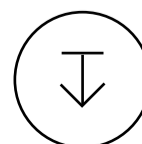
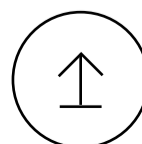
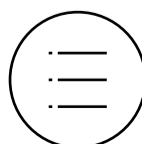
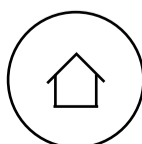
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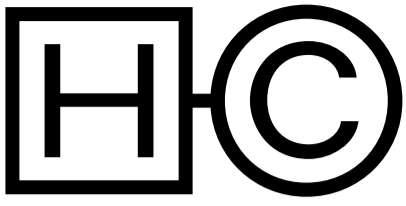


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Our homes

The Murphy 4 bedroom home



Kitchen/dining
6.82m x 4.33m
(22'4" x 14'2")

Living
4.42m x 3.70m
(14'6" x 12'1")

Bedroom 1
3.97m x 3.83m
(13'0" x 12'6")

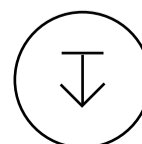
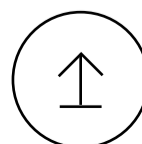
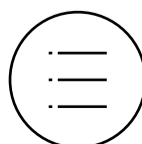
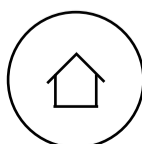
Bedroom 2
4.04m x 3.32m
(13'3" x 10'10")

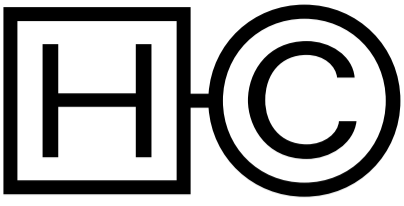
Bedroom 3
3.32m x 2.72m
(10'10" x 8'10")

Bedroom 4
3.83m x 2.79m
(12'6" x 9'1")

Total area: 1,299 sq ft

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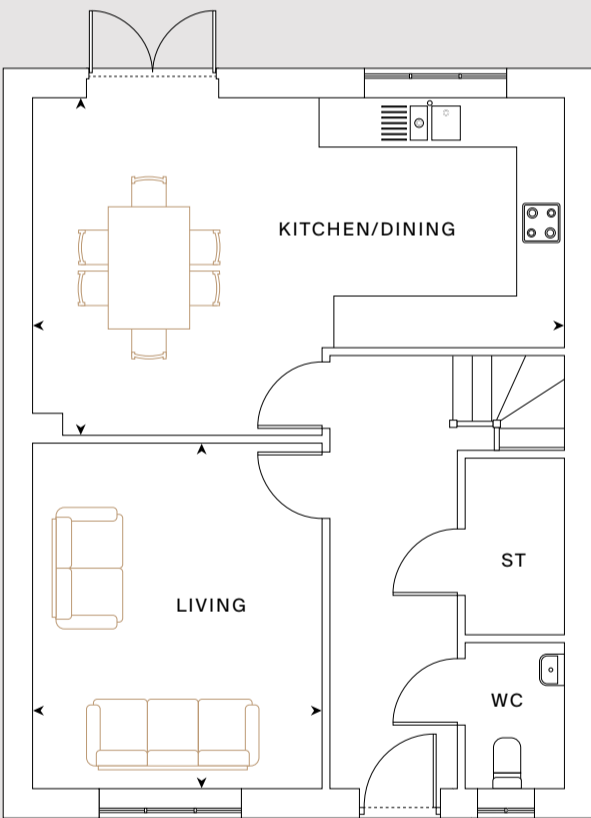


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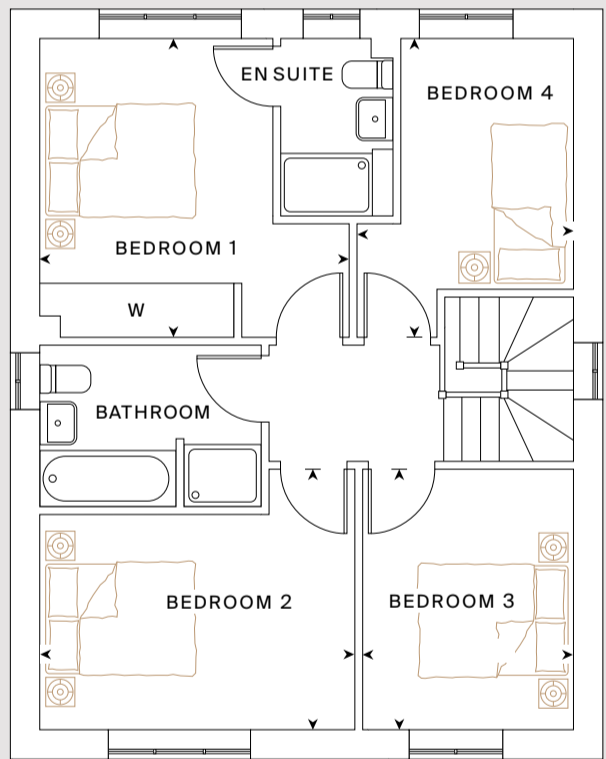
Our homes

The Murphy 4 bedroom home

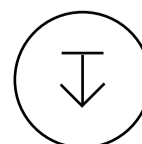
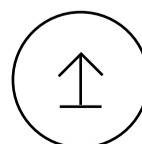
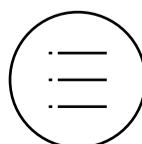
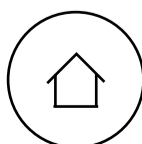
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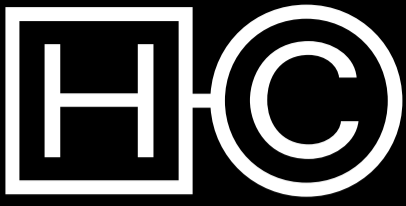


FF



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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