

# HARPERBURY PARK

RADLETT • HERTS

EST. 2019

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A BESPOKE NEW COLLECTION OF  
TWO, THREE, FOUR & FIVE BEDROOM HOMES



Artist's impression of Harperbury Park

## AN EXQUISITE NEW *address*

In the quiet outskirts of Radlett, sits our exclusive new development, Harperbury Park. It offers exceptional modern living, finished with the exacting quality you would expect from any Bloor home.

With a select choice of bespoke homes there is something to cater for any size family. Discover your perfect home, hand-pick your finishing touches and personalise your new home your way.

Our homes reflect the traditional charm and character of the surrounding area of Radlett. The clean lines and symmetry within the design and development are something to admire.

With tree lined avenues, mature surrounding grounds and a wealth of picturesque countryside for you to enjoy, Harperbury Park has the perfect balance of modern living with heritage touches to call your own.



## ASPIRATIONAL *living*

Each and every one of our homes have been thoughtfully designed and developed so that each internal layout maximises both space and light.

The individual finishing touches have been considerably created making your new home work for you and your lifestyle.

**Room for Living** – We design our homes to reflect contemporary living with maximum impact. Our houstypes showcase different elements and characteristics for any modern lifestyle. With raised ceiling heights, private study spaces, generous bedrooms and family bathrooms, you'll find your ideal living accounted for here at Harperbury Park.

**Room for Entertaining** – The open plan living areas are designed specifically to bring the social side of family life, providing space that combines living, dining and entertaining. The indoor and outdoor spaces blend seamlessly with feature French doors opening on to the garden, giving that extra welcomed space.

**Room for you** – One of the major benefits of buying a new Bloor home early on in its build, is the element of expression we hand over to you. Personalise the home you want with kitchen, bathroom and flooring choices, and create something you have always dreamed of.







Redhouse Farm, Loughborough

## BUILT ON *pride*



Making the choice to buy a new Bloor home is an easy one. We can eliminate many concerns that come with making a new move.

With no repairs, or renovations, you can simply look forward to moving into your new home and enjoying everything life at Harperbury Park brings from day one.

We offer the peace of mind that comes from having an insurance backed 10 year NHBC warranty on your new home. As well as our own rigorous quality checks that are carried out during the entire build process, the warranty provider will also carry out their own inspections to ensure and clarify that your new home is built to the high quality in which we pride ourselves on. After all, we only build homes we'd be happy to live in ourselves. That's the Bloor Difference.

We pride ourselves on the reputation we have built as a 5 Star housebuilder for customer satisfaction. We put the same amount of love and care into looking after our customers as we do in crafting our beautiful homes. 93% of our customers would recommend us\* and that is something we are delighted to share.

From reservation to completion and beyond, we will endeavour to make your journey with us as smooth as possible by guiding you through the process to owning your new home, with your confidence and trust put into our experienced teams.

\*Figure based on customer feedback received for survey year 2017/2018. (NHBC National New Home Survey at 8 Weeks)



# THE BLOOR *difference*



## HAND CRAFTED ENTRANCES

Generously designed entrances and front doors for the added wow factor every time you come home.



## FINISHING TOUCHES

We know that the small things add up to a big difference and it's not just what you can see that makes our homes special.



## WIDER STAIRCASES

Enjoy that feeling of luxury when moving between floors with genuine oak handrails and thicker stair spindles.



## QUALITY FLOORING

We only ever use higher grade chipboard which is glued and nailed to avoid unwanted creaks.

## RAISED CEILING HEIGHTS

Our homes are generally higher on each floor than most other house builders, giving you the feeling of extra space.



## ENERGY EFFICIENT

We include high levels of insulation to reduce energy bills and all pipe work is cleverly integrated into the floor.



## TRUSTED BRANDS

We carefully select components to provide high specification as standard in all our homes and only work with brands that match our quality such as Porcelanosa, Roca and Bosch.



## FINISHED TO THE HIGHEST STANDARD

Doors, skirting, architrave and window boards are finished in gloss and not eggshell.



## PRIME *location*

Where we build is key to Bloor Homes. We strive to make sure we build in considerate locations with great access to local amenities and transport.

Harperbury Park is perfectly placed in Radlett to enjoy the Hertfordshire countryside, good local schooling and excellent transport links right on your doorstep. Perfect for those who want country living within easy reach of the city.

This range of beautiful new homes has something to suit everyone. Singles and couples, younger families and those with older children as well as commuters, downsizers and everyone else in between.

With major transport links such as the M25 close at hand as well as direct train routes into London, Harperbury Park is an excellent location for those looking for semi-rural living.

Radlett has developed and thrived due to it's proximity to London and the excellent transport links, which have stood the test of time and remain the same today. With the bustling centre being situated on the ancient Watling Street, which happens to be one of the oldest trackways in Britain.







Radlett Countryside

## PERFECTLY *placed*

Before a spade touches the ground, we make every effort to ensure the right location of your new home, not because we have to, but because we want to.

We carry out extensive research in the early stages of planning to ensure that our designs considerably reflect the character of the area and that we incorporate existing architectural and natural elements.

We have retained the tree lined avenues within our streetscenes and with mature green spaces that surround the development, Harperbury Park sits with an ambience of its existing surroundings, unusual for a new build development.

Enjoy lazy strolls along the nature footpaths that lead down into Radlett itself. With planned woodland and wildflower planting, it will create a beautiful surrounding area to encourage the growth of existing wildlife.



GET YOURSELF  
*connected*

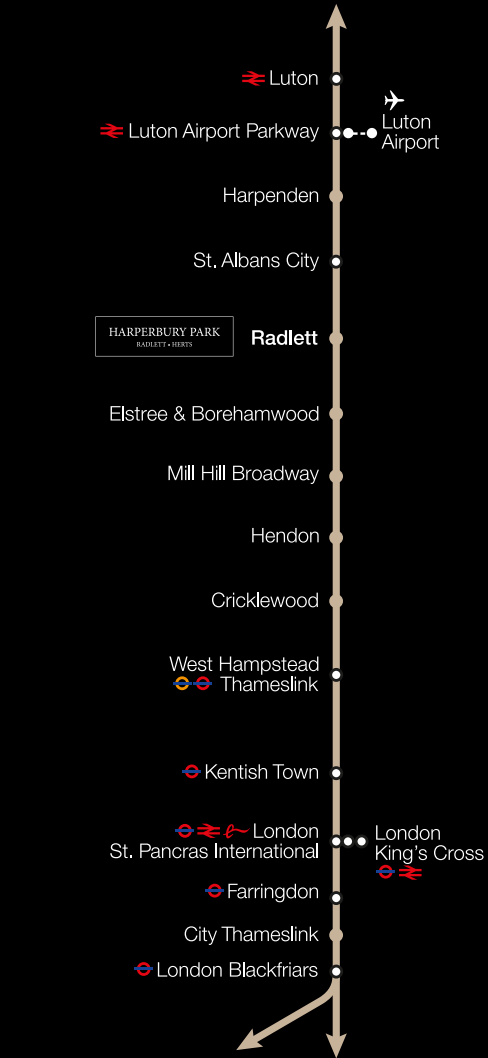
This outstanding development, set in the charming village of Radlett, offers you good local amenities, stunning countryside and excellent transport links into London and beyond.

Commuting is made easy with trains from Radlett Train Station with a typical journey to London St Pancras in approximately 30 minutes.

There is easy access to major roads and motorways such as the M25, M1 and the North Orbital which provide easy road connections to London, the North, South and both Luton and Heathrow Airport which are both approximately a half hour drive away.

			Road:	Rail:
	M25 Junction 22	3 miles	3 mins	
	M1 Junction 5	5 miles	11 mins	
	Radlett	2 miles	5 mins	
	Watford	7 miles	20 mins	
	St Albans	5 miles	16 mins	6 mins
	Hatfield	7 miles	17 mins	
Rail:				
	Radlett Station	2 miles	6 mins	
	London St Pancras	18 miles	60 mins	30 mins
Air:				
	Luton Airport	17 miles	24 mins	36 mins
	Heathrow	29 miles	33 mins	

All road journeys are generated using google maps with all rail journeys generated using National Rail (travelling from Radlett Station - ThamesLink service).  
All information is correct at time of production, please check with relevant operators for up to date travel information.



- London Underground
- London Overground
- Eurostar
- National Rail Link
- Airport

ThamesLink





# BEAUTIFUL *surroundings*

Enjoy living spoilt for choice in your new home at Harperbury Park, with a fantastic array of local attractions to explore, all within easy reach of your front door.

The perfect location for families looking for a new home in peaceful, scenic Hertfordshire with ready access to a faster pace of life in the surrounding areas and the capital. There is plenty to see and do near Radlett with activities for all the family on your doorstep, whatever the weather.

You can't escape the character and charm that comes with the Radlett High Street. Filled with boutique retailers and quaint coffee places, finding something to suit taste buds or your shopping needs isn't hard.

Venturing slightly further afield and leaving the bustle of the high street behind, you're spoilt with areas of natural beauty and heritage.

For those looking to explore the scenery, then Aldenham Country Park is just a stones throw from Radlett itself. Enjoy lakeside walks and take in the picturesque surroundings or explore the farm and delight at the wildlife – from bottle feeding the lambs to pony rides, this will be one to please all the family.

The other gem to be discovered is the 100 Aker Wood; the living, breathing home of none other than Pooh Bear himself. A fantastic trip down nostalgia lane and an enchanting place for a picnic or a quick game of Pooh Sticks.







River Thames

# LONDON*calling*

With the train links in and out of the City, St Pancras Station a mere 30 minutes on the train, enjoying all aspects of city life couldn't be easier.

From your daily commute to the lavish London nightlife, direct access to London is on your doorstep. Alongside the rich array of tourist attractions the city boasts, from the Natural History Museum, to the Tate Modern and everything else in between, there are essentials for everyone to entice you into the city, before retreating back to peaceful suburbs of Radlett.

What better way to enjoy the London lifestyle than to explore the banks of the Thames by boat, take in a show in The Westend, or why not enjoy fine dining in The Shard. Not forgetting the world famous attractions that are sure to keep the whole family entertained.

For sporting venues, you can take your pick. With iconic stadiums such as Wembley and Twickenham to The London Stadium and Stamford Bridge, and not forgetting the summer days passed at Wimbledon, the possibilities that London offers are endless.



## AT YOUR *leisure*

Whatever your lifestyle, there is something for everyone all within reach of your new home at Harperbury Park. For the active among us, you will find an array of local health, fitness and wellbeing pursuits to occupy your spare time.

Keen golfers are spoilt for choice, with a variety of local courses to choose from. The Radlett Golf Centre is on your doorstep with a driving range and private tuition available, perfect for those looking to improve their game. Further afield you have the members only Aldenham Golf & Country Club. This traditional parkland course offers year round quality fairways and excellent clubhouse facilities.

You can't get an activity more on your doorstep than the Radlett Bowls Club. Situated directly next to our development, the club offers games and competitions for all ages and abilities, so gentle mornings on the bowling green with your neighbours could very much be a reality.

However, if something more relaxing is your pace, then dissolve the stress with a Pilates session or spin class at The Cycle Zone at Battlers Green. Or treat yourself to some pure indulgence at the boutique Skön Spa, in the centre of Radlett. For those pamper days, head to the Sequoia Spa at The Grove and immerse yourself in an award winning complete spa experience.





# YOURS TO *explore*

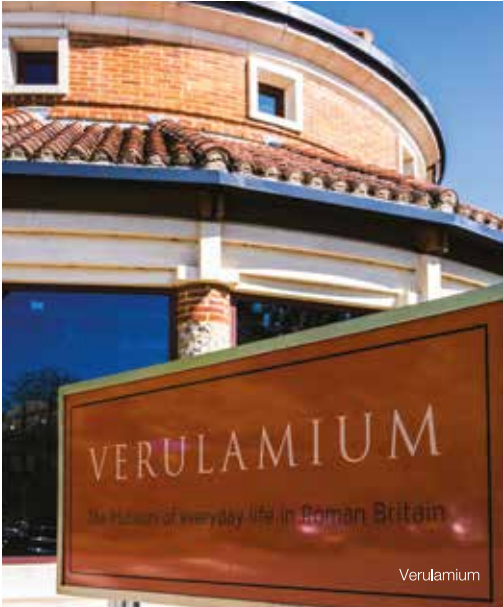
With many things for the family to explore for a great day out, venture out into your surrounding areas and explore what's on offer in the local area to Radlett.

Harperbury Park is located just 5.5 miles away from the heritage city of St Albans and just 7 miles away from Watford. Both offer a superb selection of activities on your doorstep.

Amongst the usual city centre amenities, St Albans is home to the stunning Cathedral which has stood since 1077, and something which dominates the city skyline. The Abbey is the oldest site of continuous Christian worship in Britain.

Alongside the impressive Abbey, the Verulamium Museum and Park are the reminders of the Roman occupation of the city and well worth a visit. Take your time with a walk around the park and immerse yourself in the rich history, before heading into the centre of St Albans to enjoy the wonderful array of shops, bars and restaurants.

With your wands at the ready – the hugely successful Warner Bros. Studio Tour showcases The Making of Harry Potter at the Leavesden studios. It offers an exclusive glimpse behind the scenes of how the films were made, the costumes and set designs which makes for the perfect (wizarding) family day out.







## BAGS OF potential

Make the most of all the retail opportunities this wonderful location has to offer by browsing the fantastic selection of shops located within easy reach of your new home.

Radlett offers a variety of local and independent shops along Watling Street, the main road running through the village, as well as a number of pub and cafes including The Broadwick and The Cat & Fiddle, all within a short distance of the development.

Battlers Green Farm Rural Shopping Village is situated on the outskirts of the village and is home to 17 independent shops offering everything from a fruit and veg shop, furniture and clothing stores, to yoga classes and a spa.

The Intu in Watford is the place to head for all your High Street shops and chain restaurants and is just a mere 15 minute drive from the development.

Or why not venture into the capital and enjoy exploring all the luxurious places to shop whilst spending time visiting the city. Take a stroll down Oxford Street, peruse the exclusive collections within Harrods and Liberty's or find yourself venturing further afield to the fantastic Westfields Shopping Centre in Stratford.





## A TASTE OF THE *good life*

There are plenty of choices when it comes to socialising and dining in Radlett.

Explore the local restaurants such as The Broadwick, and Va Pensiero in the town centre, which are perfect places for some chic comfort food.

The Bull Pen at Battlers Green Farm is the perfect spot for a light bite in the afternoon. Using organic, locally sourced ingredients and set within the shopping village, this little tea room is one to visit.

For those looking for something special, set your sights on The Grove. This stunning hotel venue hosts a variety of elegant dining options to tantalise your taste buds; from cocktails in The Glasshouse Bar, to traditional afternoon tea and classic dishes served in The Stables, there will be something on offer for any discerning palate.



# AN EDUCATED *decision*

We understand that one of the main priorities when choosing where to live is the educational needs for your family, that's why we are one of the only housebuilders to carry out in-depth research in our planning process.

Harperbury Park is ideally located when it comes to catchment areas. You will be spoilt for choice when making your selection so you can rest assured with the peace of mind that your children's futures are well catered for at any level.

The local primary schools are within a short distance of the development, with the outstanding rated Hertsmere Primary School, Newberries Primary and Fair Field Junior school being some of the closest. Being such desirable choices for those starting out their early years of schooling, Harperbury Park is in prime location to be considered for places.

Stepping up the academic ladder with secondary schools, you couldn't ask for better credentials than that of Parmiter's School or Beaumont Secondary School. Both located within 15 minutes drive from the development in nearby Watford and St Albans, these Outstanding Ofsted rated schools are a popular choice for secondary education. Alongside them, Yavneh College, is located just a short journey away in Borehamwood.

Not to forget that Harperbury Park is perfectly placed within a small radius of some prestigious private and independent schools. Haberdashers' Aske's Girls and Boys schools both offer a wealth of experience and quality teaching. Alongside these the Watford Grammar Schools for Girls and Boys pride themselves on delivering a rich academic curriculum to their pupils. All schools individually offer excellent educational and sporting facilities.

Newberries Primary School (Ages 4 to 11)  
Newberries Avenue, Radlett, WD7 7EL  
Tel: 01923 857180

Ofsted: Good

London Colney Primary School (Ages 3 to 11)  
Alexander Road, London Colney, AL2 1JG  
Tel: 01727 823283

Ofsted: Good

Hertsmere Jewish Primary School (Ages 3 to 11)  
Watling Street, Radlett, WD7 7LQ  
Tel: 01923 855857

Ofsted: Outstanding

Fair Field Junior School (Ages 4 to 7)  
Watford Road, Radlett, WD7 8LU  
Tel: 01923 856341

Ofsted: Good

Parmiter's School (Ages 11 to 18)  
High Elms Lane, Garston, Watford, WD25 0UU  
Tel: 01923 671424

Ofsted: Outstanding

Beaumont Secondary School (Ages 11 to 18)  
Beaumont School, Oakwood Drive, St Albans, L4 0XB  
Tel: 01727 854726

Ofsted: Outstanding

Yavneh College (Ages 11 to 18)  
Hillside, Avenue, Borehamwood, WD6 1HL  
Tel: 020 8736 5580

Ofsted: Outstanding

Haberdashers' Aske's School for Girls (Ages 3 to 18)  
Aldenham Road, Elstree, Borehamwood, WD6 3BT  
Tel: 020 8266 2300

ISI Compliant

Haberdashers' Aske's School for Boys (Ages 3 to 18)  
Butterfly Lane, Elstree, Borehamwood, WD6 3AF  
Tel: 020 8266 1779

ISI Compliant

PRIMARY / JUNIOR

SECONDARY

PRIVATE





# FIFTY YEARS *and counting*

At Harperbury Park, we're not only able to offer a well connected, desirable location, we are dedicated to building homes that stand the test of time.

Building quality new homes for fifty years, we are today one of the leading privately-owned house builders in the country. Our success is based on strong traditions of quality, value for money and a genuine desire to build homes that give our customers years of pleasure.

Our approach to the design of every new location we produce goes far beyond the provision of superior homes for today's varied lifestyle. We make every effort to conserve the natural balance of each location including the conservation of wildlife and preservation of natural features. Care and consideration is also taken to ensure that the environmental impact of every new Bloor home is kept to a minimum.

We are here for you long after we hand over the keys. With every Bloor home comes the peace of mind that your needs and enquiries will always be answered, from your first visit to the day you move into your new home and beyond. Whichever home you choose, you will find that our new homes with their high specification, provide not only maximum comfort, but greater freedom of movement.

Plus, reserve a Bloor home in the early stages of construction and you will have the freedom of choice to select from our range of finishes for the kitchen, bathroom and en suite facilities.

Once reserved you will also be able to take advantage of our 'your choice' service which allows you to choose additional fixtures and fittings for your new home. With Bloor Homes, it's never been easier to create the home of your dreams.



Bluebell Green, Holmes Chapel (All images shown)





COMMITTING OVER *£1.5 MILLION*  
FOR THE LOCAL COMMUNITY

 <b>£250,000</b> SCHEME OF ENHANCED LOCAL SPORTS FACILITIES	 CHILDREN'S OUTDOOR PLAY FACILITIES	 <b>£127,900</b> NHS FACILITIES AT LOCAL GP SURGERIES	 <b>£35,387</b> TOWARDS DISTRICT COUNCIL LIBRARY SERVICES
 <b>£1,062,167</b> TOWARDS COUNTY COUNCIL EDUCATION	 <b>7.63 acres</b> OF MANAGED PUBLIC OPEN SPACE	 <b>£25,000</b> SUSTAINABLE TRANSPORT INITIATIVES	 <b>£9,441</b> TOWARDS DISTRICT COUNCIL LED YOUTH FACILITIES

All information shown is correct at time of production.

A CARING *developer*

All our homes are carefully designed down to the finest detail to ensure our developments stand the test of time, not because we have to, but because we want to.

We carry out extensive research in the early planning stage to select characterful streetscenes that complement the surrounding styles and existing materials, Harperbury Park is certainly no exception.

We also choose all construction materials by performance and quality, never by price. The Bloor Difference is in everything we do and we're proud to share that with you, every step of the way.

Our planning and management teams are on board to help nurture every single development we create into a wonderful new community. Before construction starts, we take our time to listen to the existing communities to understand their needs and ensure the right mix of properties for the local area.

We're also proud to play our part in the local area and contribute by providing support and funding for local schools, amenities and infrastructure. In some cases, we'll even help build them!

For us, it's important to leave a honest and powerful legacy and what better legacy to leave than a thriving new community.



## WE'RE HERE *to help*



### NEEDING MORE SPACE

If a growing family is leaving you needing extra room, our schemes and incentives can help get you moving up the property ladder.



### CHILDREN HAVE FLOWN THE NEST

Children have grown up, so need to downsize to a smaller home? We could have the answer you've been waiting for.



### MOVING CLOSER TO FAMILY

For help raising children or to look after parents, we have the answer and with our **Part Exchange** scheme, just leave it all to us.



### CHANGE OF SCENERY / LIFESTYLE

Bright lights of the city to the peaceful countryside or vice versa, with Harperbury Park you can enjoy the best of both worlds.

### LOOKING TO UPGRADE TO SOMETHING SPECIAL

Don't improve your current home, make the move to a new Bloor home and enjoy having more time for friends and family.



### FANCY A CAREER CHANGE

Whether you're relocating to a different area or looking to reduce the commute, Harperbury Park is extremely well connected.



### RELATIONSHIP OR FRESH START

Whatever exciting times lie ahead, Bloor Homes and **Help to Buy** could help start your next chapter even sooner.



### SCHOOL CATCHMENT AREAS

With more and more families moving to an area within their preferred school's catchment area, Harperbury Park won't disappoint.





CRAFTED BY OUR FAMILY  
*LOVED BY YOURS SINCE 1969*







**BLOOR HOMES SOUTH MIDLANDS** PRIMUS HOUSE, CYGNET DRIVE, SWAN VALLEY, NORTHAMPTON NN4 9BS  
TEL: 01604 684400 EMAIL: [SMIDS@BLOORHOMES.COM](mailto:SMIDS@BLOORHOMES.COM) [BLOORHOMES.COM](http://BLOORHOMES.COM)