

HIGHAM FERRERS



HarperCrewe



A new community of
2, 3 & 4 bedroom homes

Indicative Street Scene

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WELCOME



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Welcome to Higham Ferrers, Northamptonshire.

HarperCrewe at Higham Ferrers, a new community of 2, 3 and 4 bedroom homes being carefully created in collaboration with the Duchy of Lancaster. Surrounded by beautiful open spaces and featuring a tree lined boulevard, Higham Ferrers 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.

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



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FUTURE HOMES



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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:

- Super-efficient Air Source Heat Pumps
- Ziptec 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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*Plot specific. Please speak to your Sales Negotiator for full details.



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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.

You might find it even more reassuring
to know that the sustainability of Higham
Ferrers 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)[†]



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*Source: Watt a Save! Report by the Home Builders Federation.
[†]Majority of homes, please ask your Sales Negotiator for further details.



LOCAL AREA



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You're never far from
all you need and want

Higham Ferrers is a vibrant market town surrounded by scenic countryside and within easy reach of Northampton (21 mins), Market Harborough (33 mins), and Leicester (1hr).

It is brilliantly connected for travel: trains from nearby Wellingborough can get you into London within 45 minutes; if you're driving, the A6 is perfect for routes north and south; and if you fancy heading off to an international destination, London Luton Airport is less than an hour away by car.



Countryside on the outskirts of Higham Ferrers.



Wellingborough train station.



London bound East Midlands Railway train departing Wellingborough station.

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

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

There are exhibitions and concerts, independent shops, tearooms, pubs, and restaurants; walks along the Riverside Park, the waters of Rushden Lakes, and market days that see stalls brimming with fresh produce, handmade crafts and locally made goods.

And, if you like to stay active, there's plenty for you to enjoy in and around Higham Ferrers. From dedicated yoga classes, gym workouts, and personal training, to golf, football, and tennis at Ferrers and Rushden Tennis Club – it's all there for the taking.

Daily essentials are well catered for with a choice of local stores and supermarkets, a doctor's surgery, dentist, optician's, pharmacy and post office. Plus, if you've got a family, you can pick from a host of local education providers including the Ofsted-rated 'Good' Higham Ferrers Nursery and Infant School, the Ferrers School, which is a short walk away, and Moulton College.



Higham Ferrers town sign.



Irthlingborough Bridge over the River Nene.



High Street, Higham Ferrers.



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The Duke of Wellington, Church Road, Stanwick.



Bewitched Coffee, Market Street, Wellingborough.



The Carriage House, Market Square, Higham Ferrers.



St Mary's Church, Higham Ferrers.

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SPECIFICATION

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Photography of The Steadings, Cirencester

SPECIFICATION

that's anything but standard

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

Shown here are examples to give you a flavour, please ask for our SELECTION brochure for full details of specification choices and our COLLECTION brochure for all Options + Upgrades available.

KITCHENS

- Fully fitted Symphony Kitchens from the Konzept Range
- All homes are fitted with laminate work surfaces, glass splash backs, Blanco stainless steel 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 (80cm), Electrolux cooker hood and integrated fridge/freezer

UTILITY

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

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

WARDROBES

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

HEATING

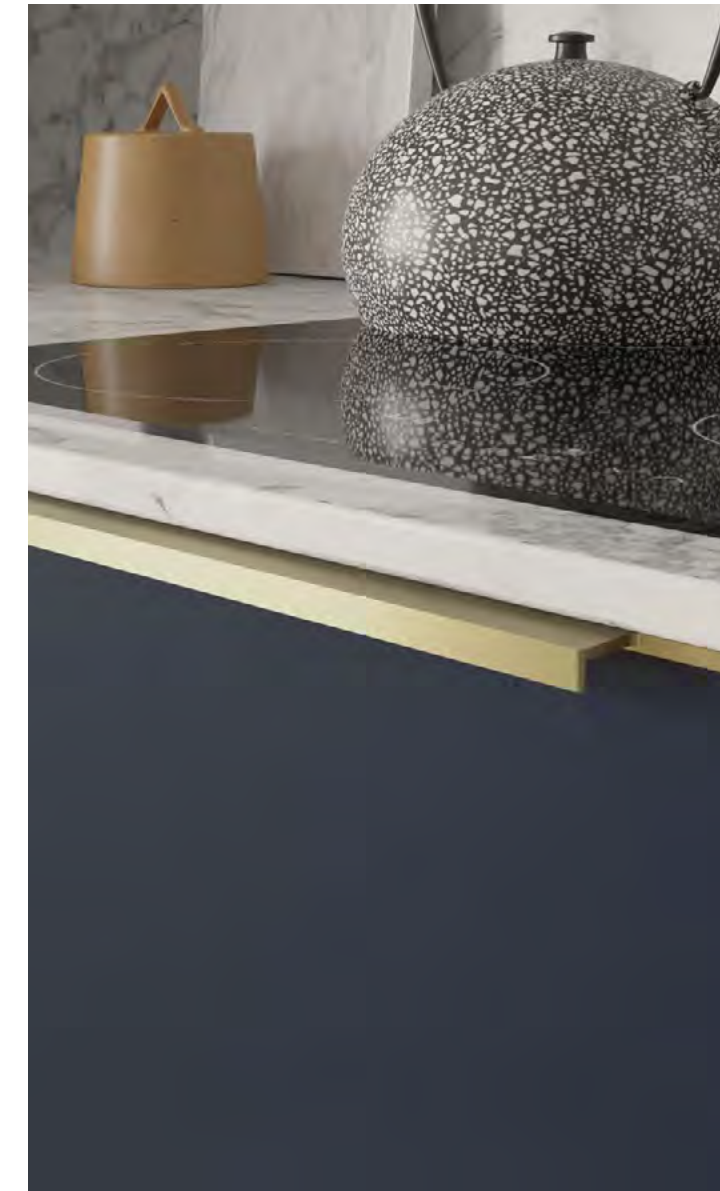
- Air Source Heat Pump
- PV Panels (photovoltaic panels)
- Waste Water Heat Recovery
- Individually controlled thermostatic radiators (to certain rooms)

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)

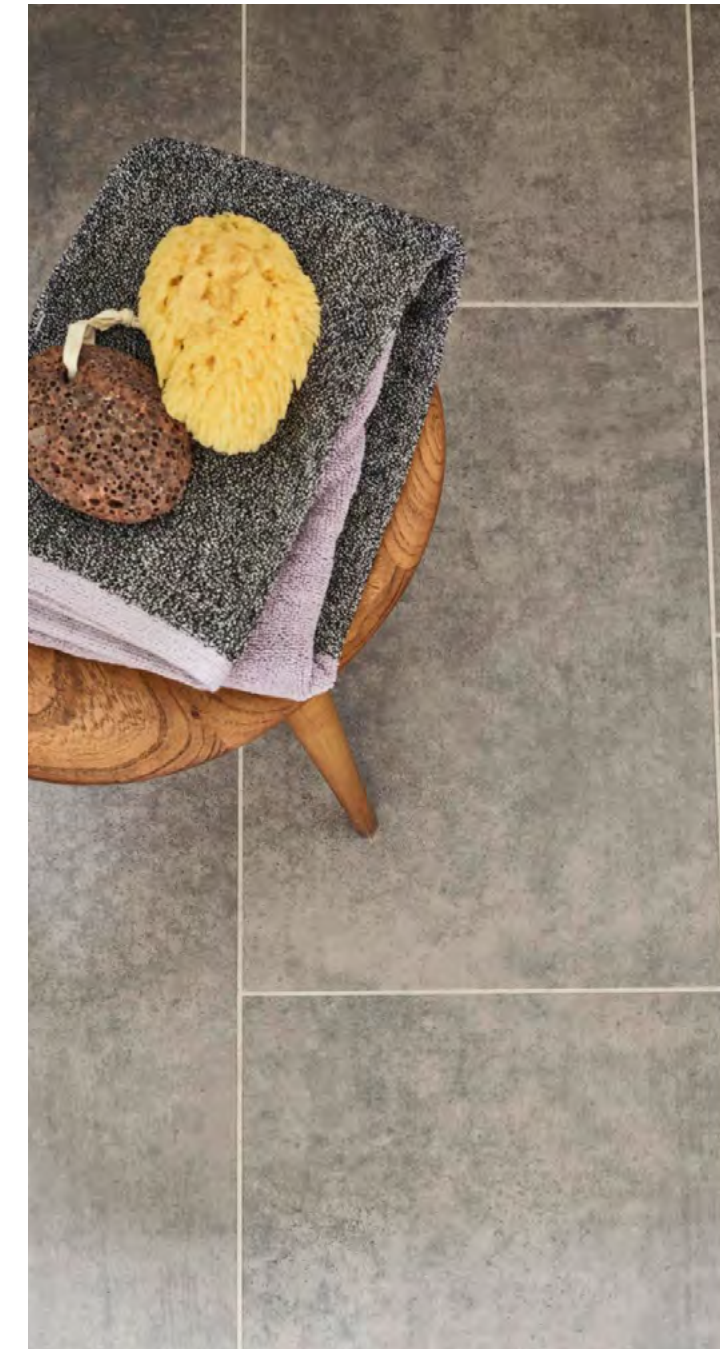
ELECTRICAL

- Electric Vehicle charging point
- Light to front door



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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*

OPTIONS + UPGRADES

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

- AEG appliances
- Silestone work surfaces
- Hansgrohe shower over bath with Merlyn shower screen

- Amtico flooring (to bathroom, ensuite, WC and kitchen)
- Carefree and Serenity carpets
- Enhanced tiling
- Additional fitted wardrobes
- USBsockets
- Additional garden patio slabs and turf to rear

Ask for our COLLECTION brochure for full details.

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Subject to build stage, please talk to our sales team for further information. *N.B. PV panels not as standard on Plots 1-6. Please ask your Sales Negotiator for further information.

OUR HOMES

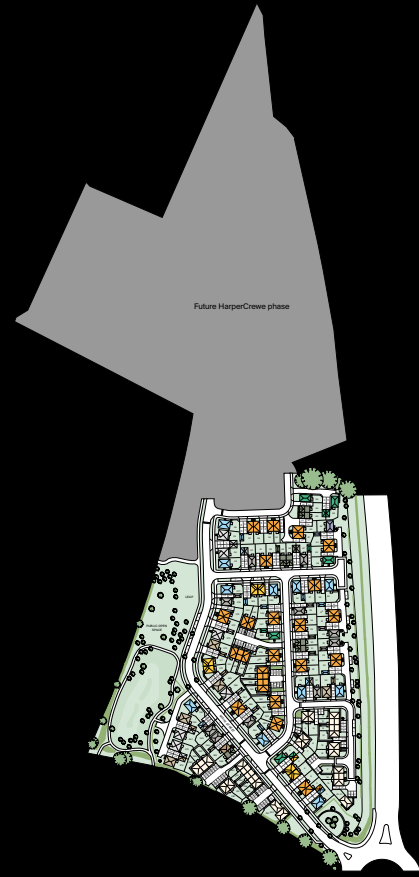


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Our Homes at Higham Ferrers

- The Tove**
2 bedroom home
Plot 285
- The Joseph**
3 bedroom home
Plots 2, 3, 23, 24, 29, 30, 33, 34, 37, 38, 40, 41, 44, 45, 50, 51, 57, 58, 59, 60, 61, 62, 246, 247, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 266, 267, 274 & 275
- The Archer**
3 bedroom home
Plots 22, 27, 35, 42, 47, 52, 265, 276, 283 & 284
- The Cunningham**
3 bedroom home
Plot 43
- The Thurston**
3 bedroom home
Plots 6, 46, 65, 66 & 248
- The Carter**
3 bedroom home
Plots 31, 32, 48, 49, 63, 64 & 286
- The Greene**
3 bedroom home
Plots 4, 5, 243, 244, 270 & 271
- The Elliot**
4 bedroom home
Plots 1, 25, 28, 36, 39, 53, 56, 245, 264, 277 & 282
- The Jarvis**
4 bedroom home
Plots 26, 269, 272, 278 & 281
- The Huntley**
4 bedroom home
Plots 54, 55, 268, 273, 279 & 280
- Affordable Housing**



LEAP: Local Equipment Area for Play. 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.

Future HarperCrewe Phase



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The Tove

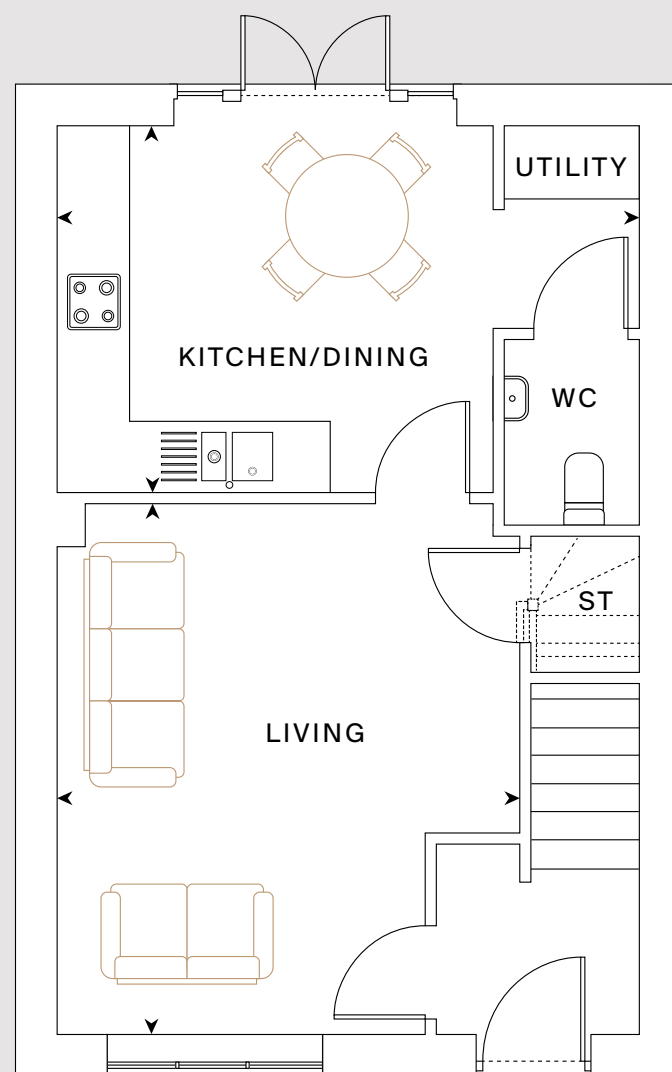
2 bedroom home



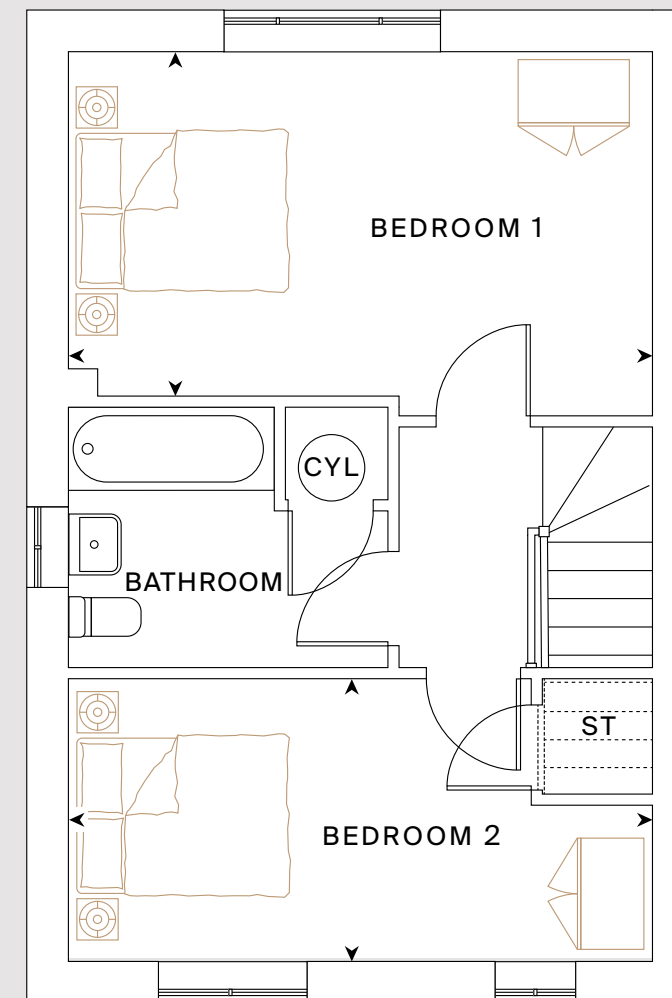
Kitchen/dining 4.84m x 3.04m (15'11" x 10'0")	Bedroom 1 4.84m x 2.85m (15'11" x 9'4")
Living 4.41m x 3.85m (14'6" x 12'8")	Bedroom 2 4.84m x 2.34m (15'11" x 7'8")

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. CGI is for indicative purposes only, external finishes may differ. To confirm specific details on our homes please ask your Sales Negotiator.



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The Joseph

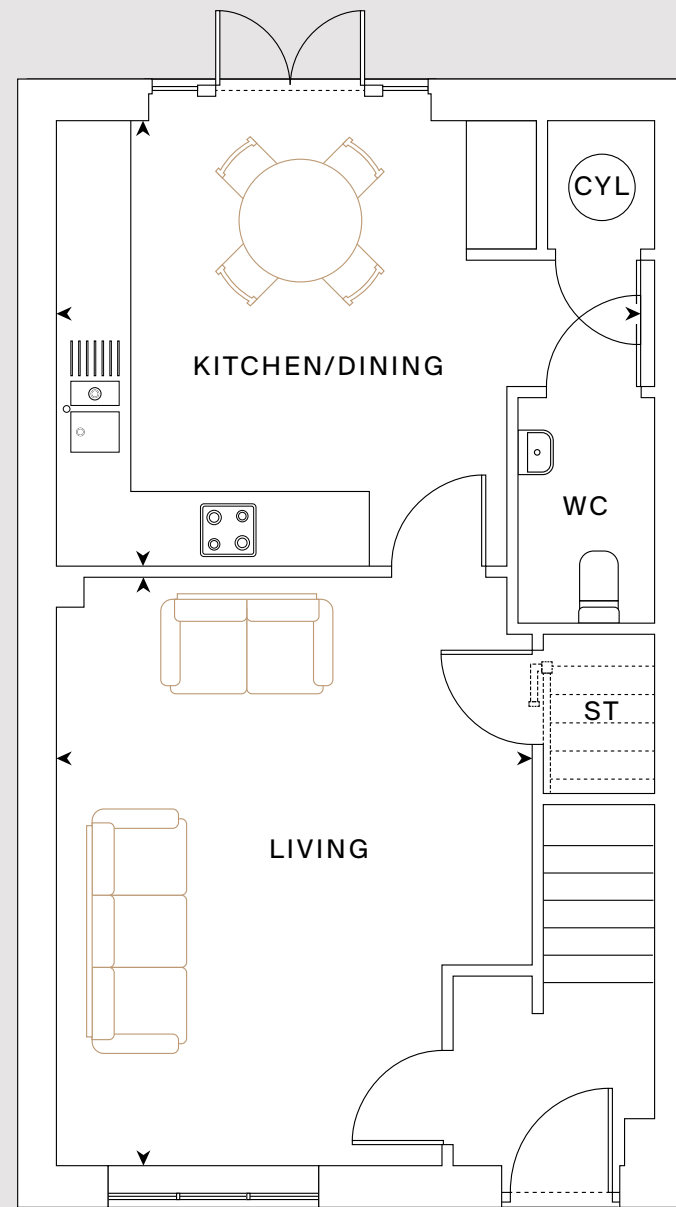
3 bedroom home



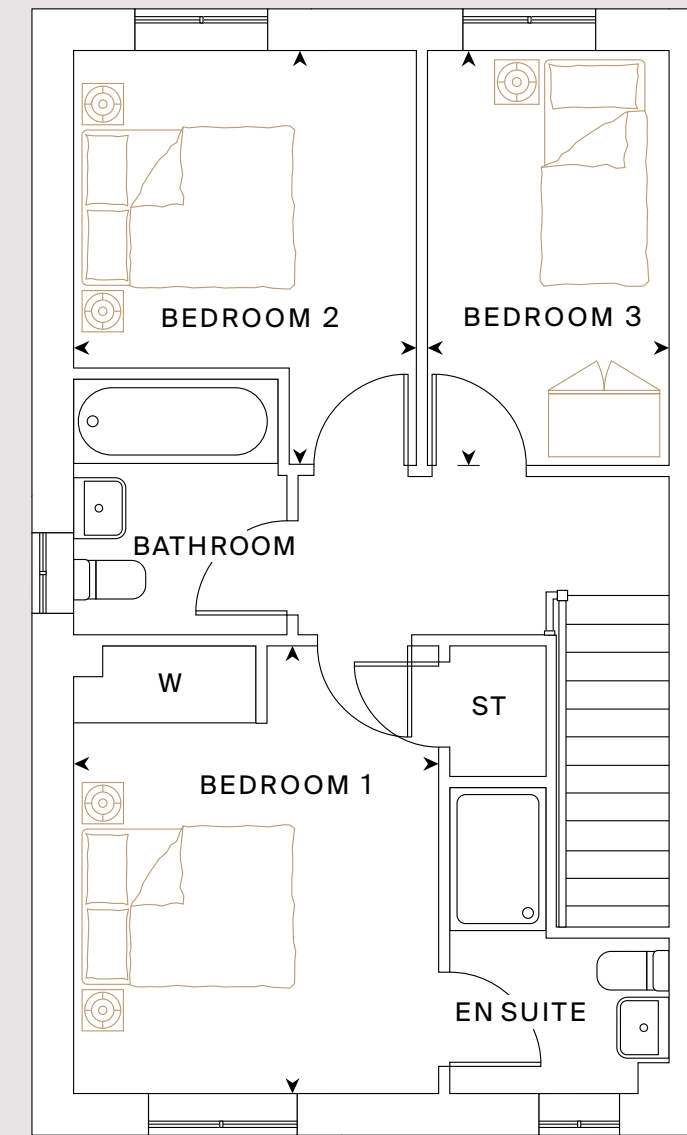
Kitchen/dining 4.95m x 3.68m (16'3" x 12'1")	Bedroom 1 3.74m x 3.07m (12'3" x 10'1")	Bedroom 3 3.44m x 1.98m (11'3" x 6'6")
Living 4.87m x 3.96m (16'0" x 13'0")	Bedroom 2 3.44m x 2.86m (11'3" x 9'5")	

Total area: 941 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.



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The Greene

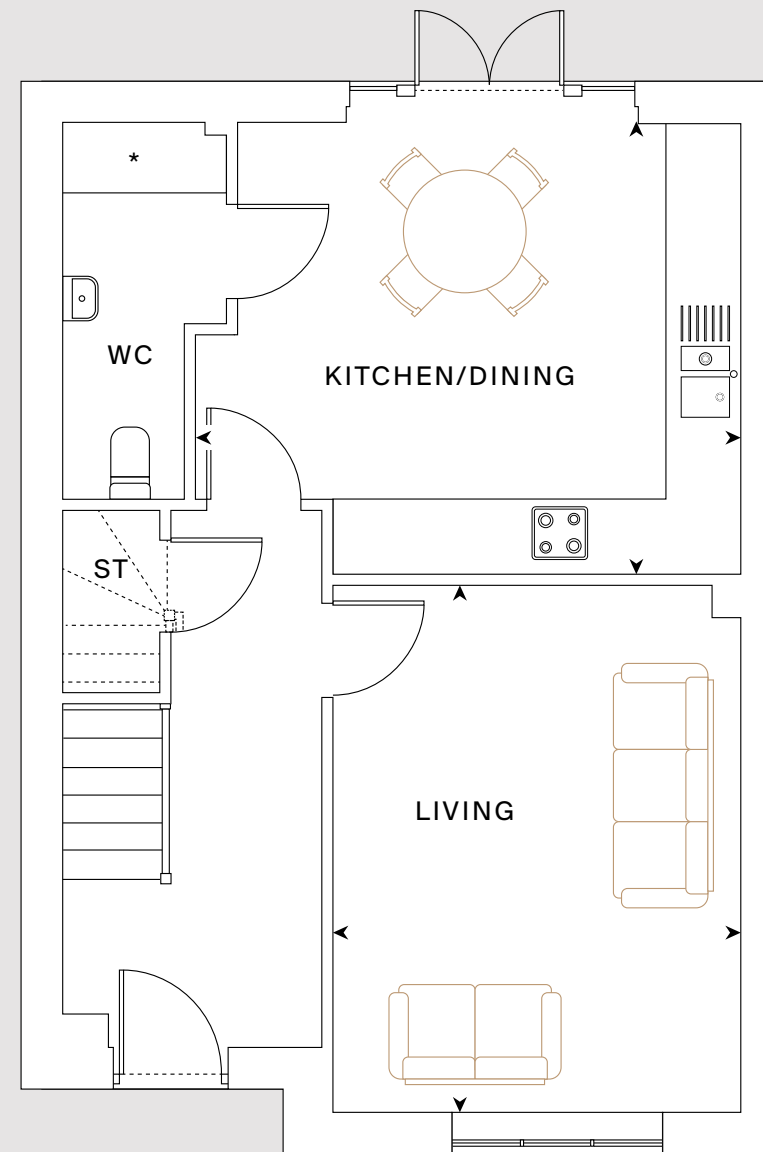
3 bedroom home



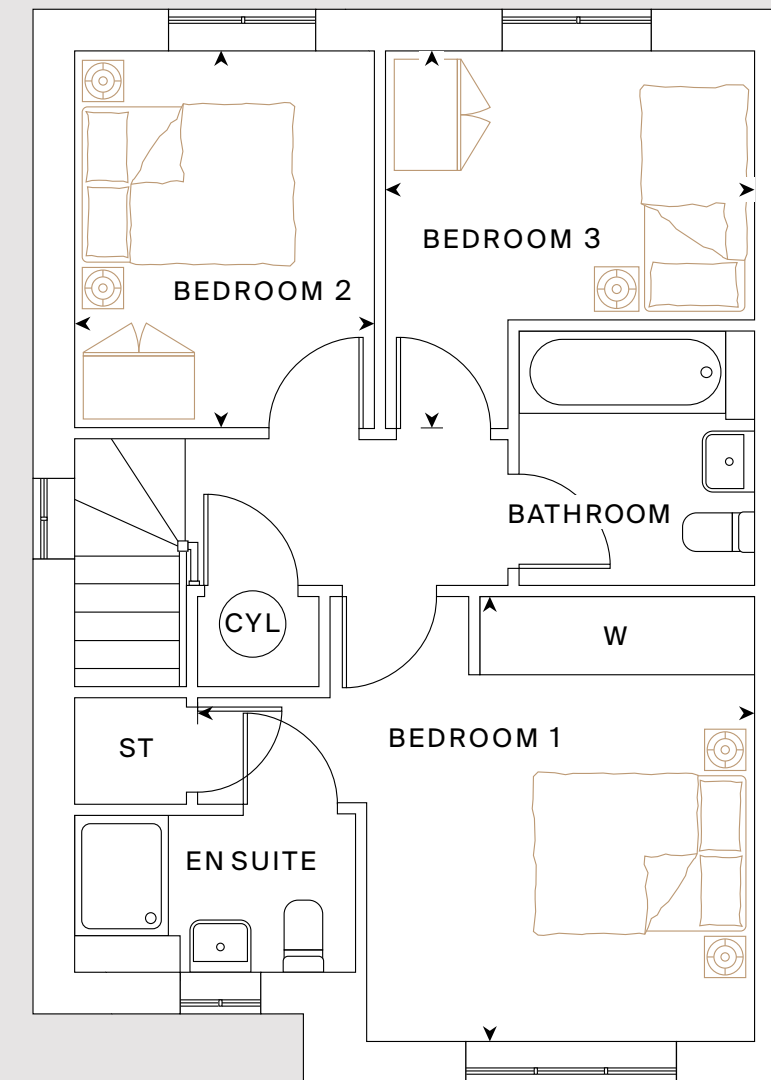
Kitchen/dining 4.52m x 3.74m (14'10" x 12'3")	Bedroom 1 4.65m x 3.67m (15'3" x 12'0")	Bedroom 3 3.13m x 3.07m (10'3" x 10'1")
Living 4.36m x 3.40m (14'4" x 11'2")	Bedroom 2 3.13m x 2.47m (10'3" x 8'1")	

Total area: 988 sq ft

*Space and plumbing for washing machine/dryer. 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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The Archer

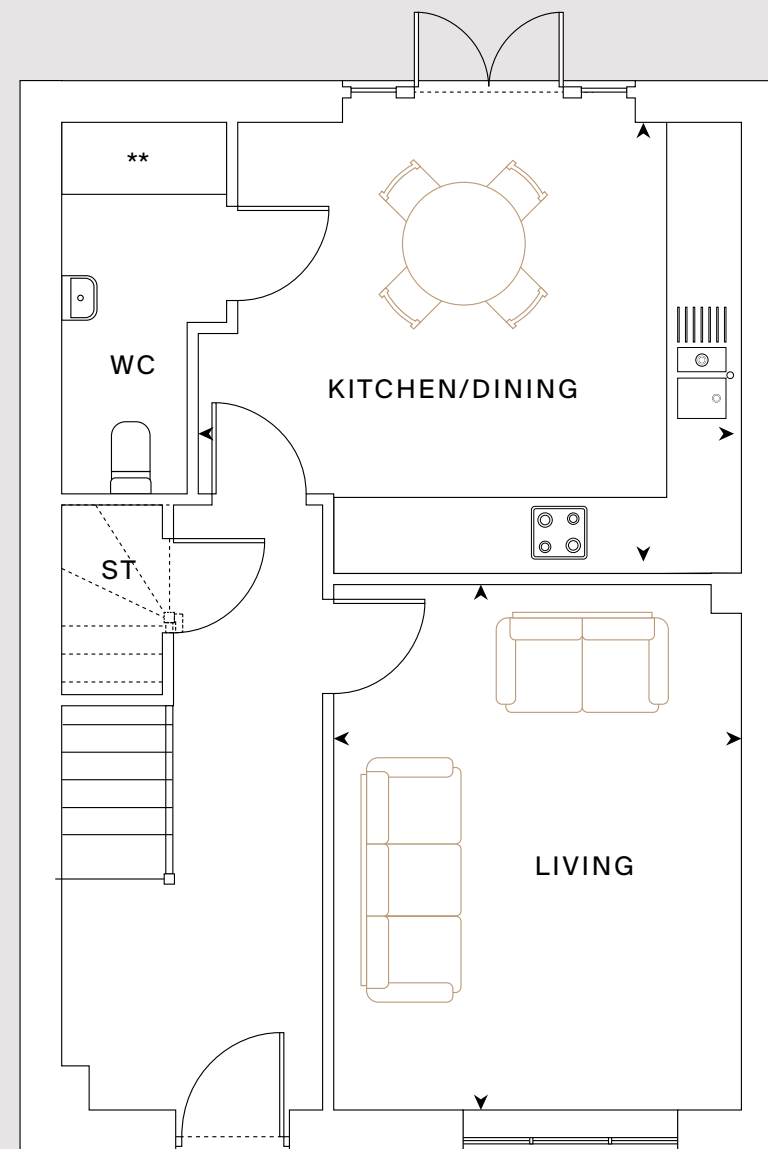
3 bedroom home



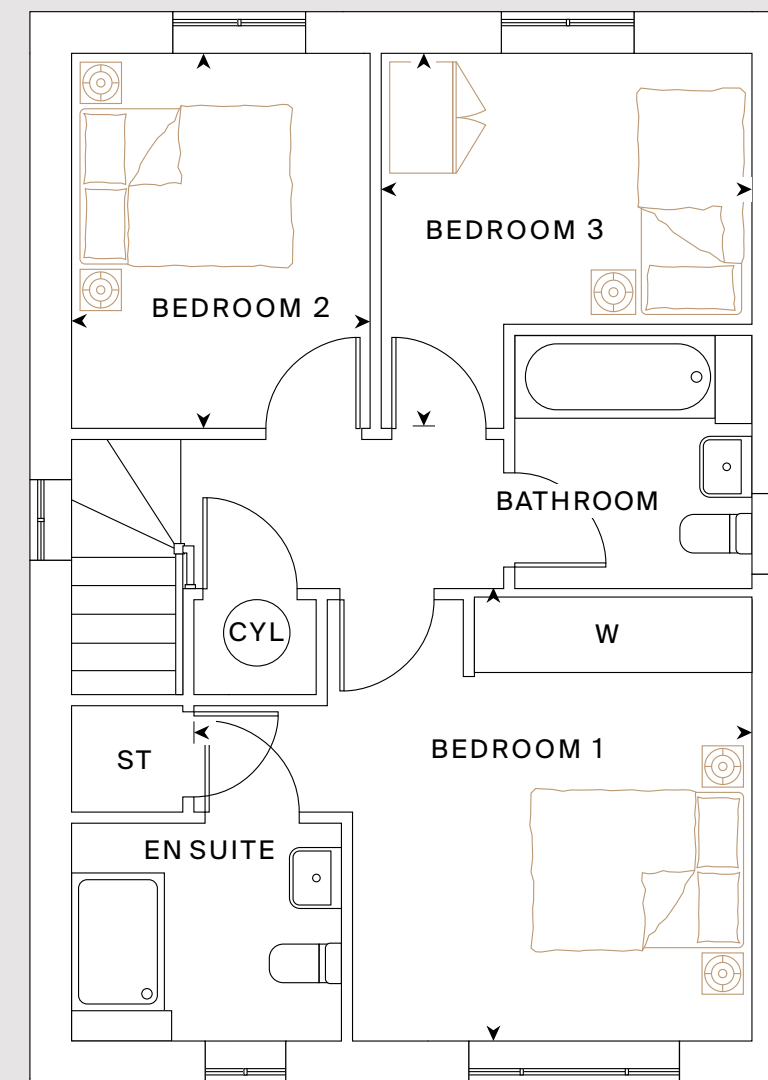
Kitchen/dining 4.52m x 3.74m (14'10" x 12'3")	Bedroom 1 4.65m x 3.67m (15'3" x 12'0")	Bedroom 3 3.13m x 3.07m (10'3" x 10'1")
Living 4.36m x 3.39m (14'4" x 11'1")	Bedroom 2 3.13m x 2.47m (10'3" x 8'1")	

Total area: 1,016 sq ft

**Space and plumbing for washing machine/dryer. *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.



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The Cunningham

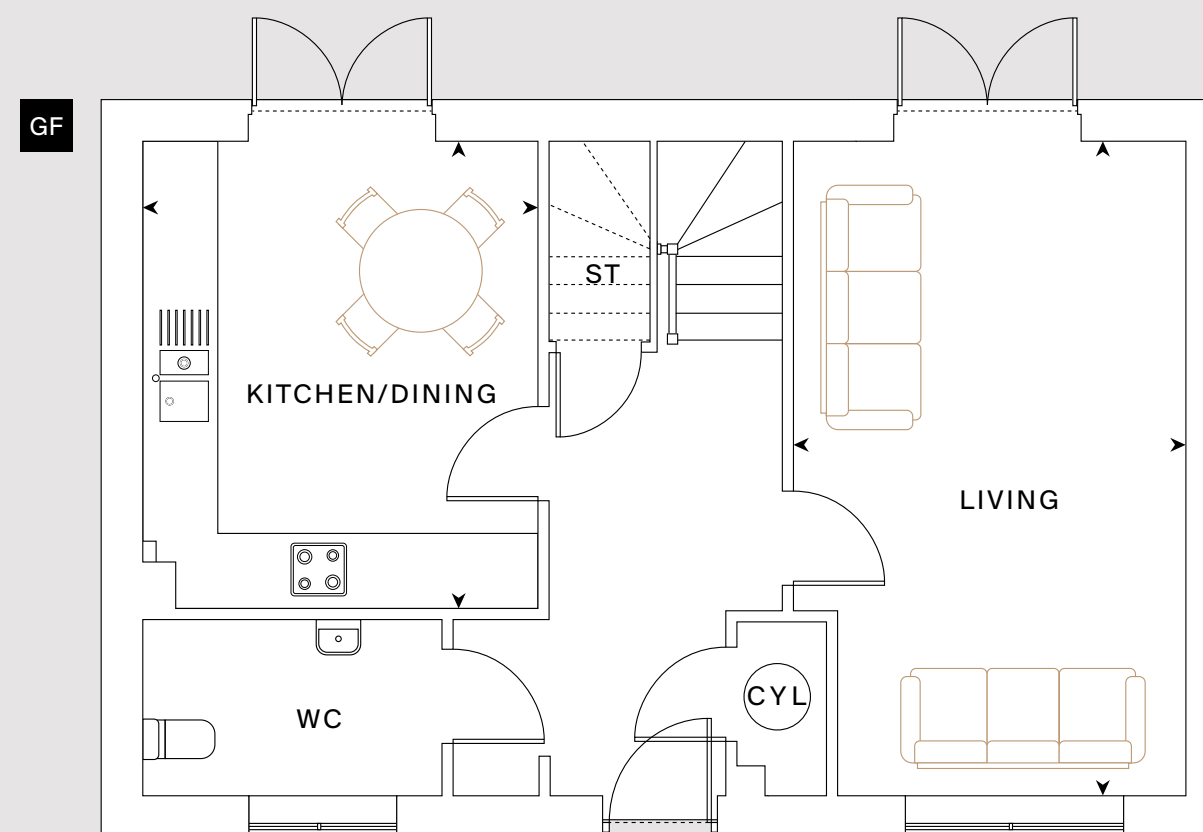
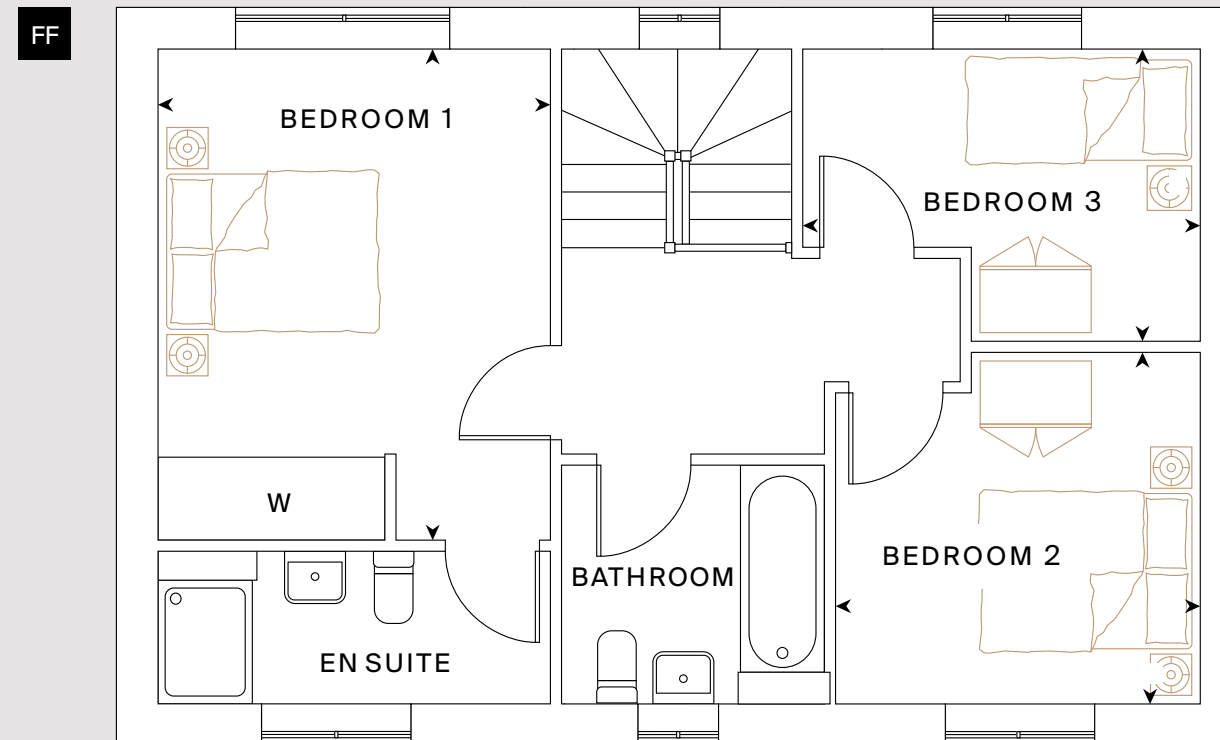
3 bedroom home



Kitchen/dining 3.86m x 3.25m (12'8" x 10'8")	Bedroom 1 4.08m x 3.26m (13'5" x 10'8")	Bedroom 3 3.29m x 2.42m (10'10" x 7'11")
Living 5.42m x 3.25m (17'9" x 10'8")	Bedroom 2 3.01m x 2.89m (9'10" x 9'1")	

Total area: 1,029 sq ft

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The Thurston

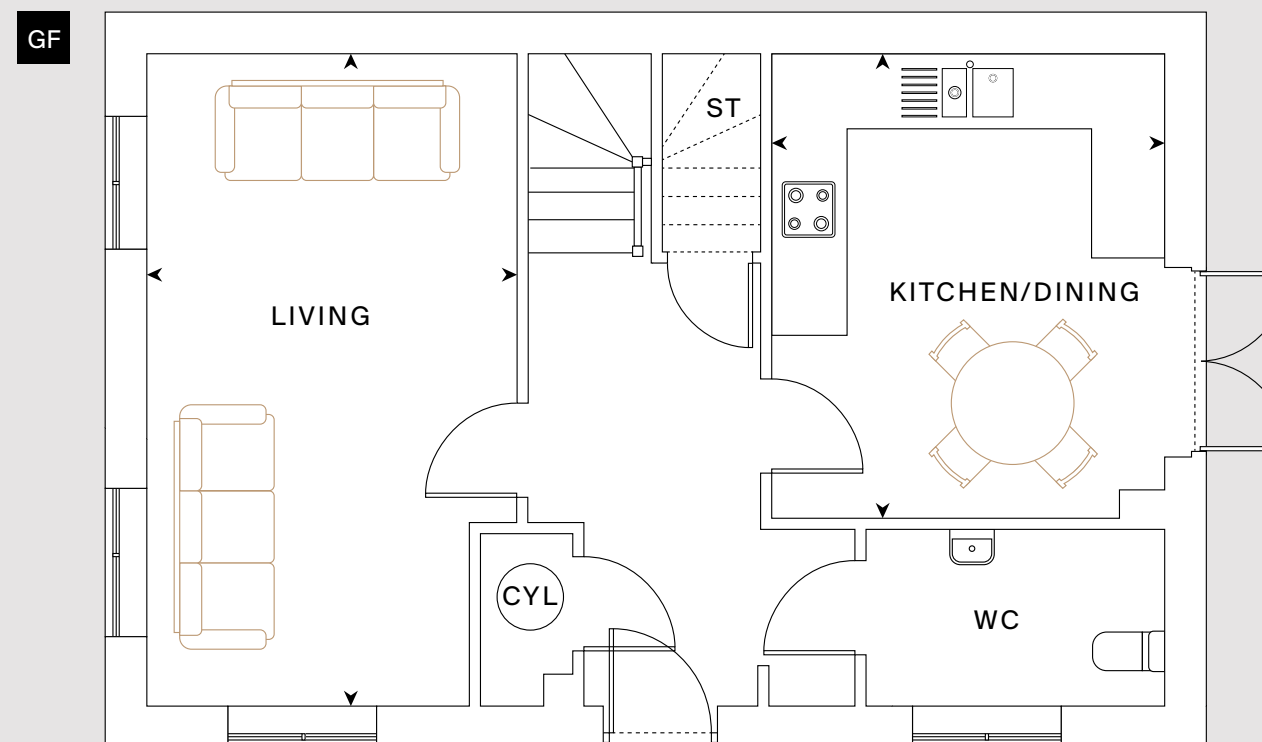
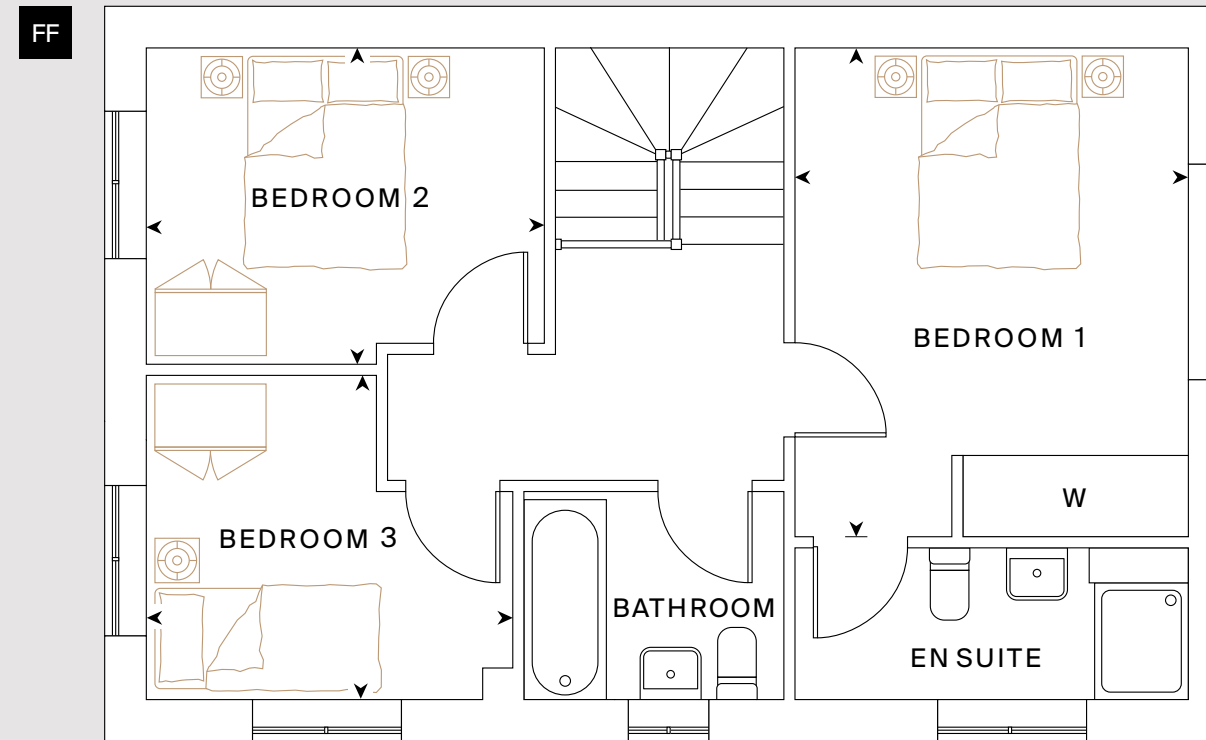
3 bedroom home



Kitchen/dining 3.86m x 3.25m (12'8" x 10'8")	Bedroom 1 4.08m x 3.26m (13'5" x 10'8")	Bedroom 3 3.29m x 2.64m (10'10" x 8'8")
Living 5.42m x 3.25m (17'9" x 10'8")	Bedroom 2 3.01m x 2.67m (9'10" x 8'9")	

Total area: 1,029 sq ft

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The Carter

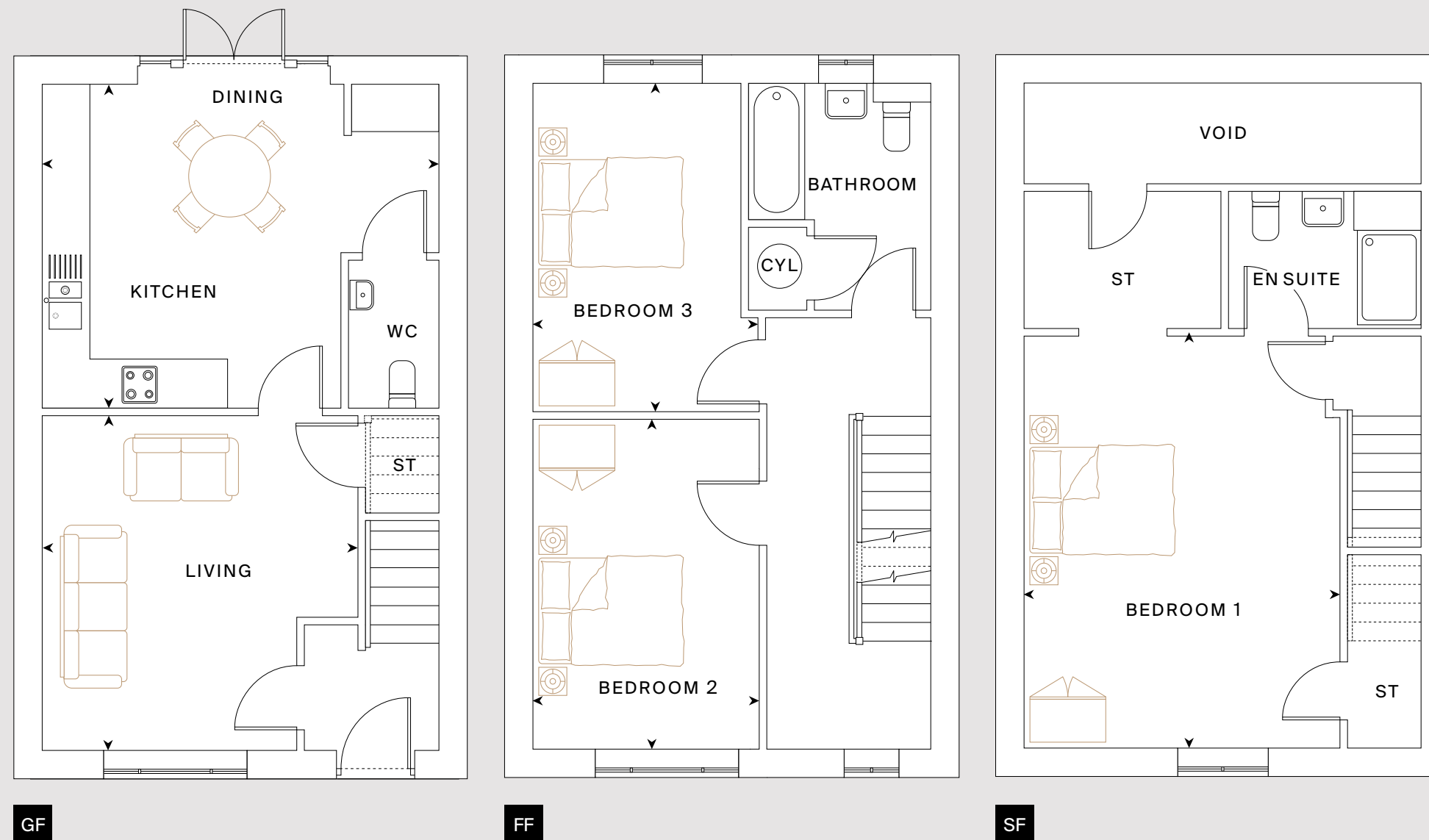
3 bedroom home



Kitchen/dining 4.95m x 4.05m (16'3" x 13'3")	Bedroom 1 5.20m x 3.96m (17'1" x 13'0")	Bedroom 3 4.11m x 2.81m (13'6" x 9'3")
Living 4.18m x 3.96m (13'9" x 13'0")	Bedroom 2 4.13m x 2.81m (13'7" x 9'3")	

Total area: 1,284 sq ft

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The Elliot

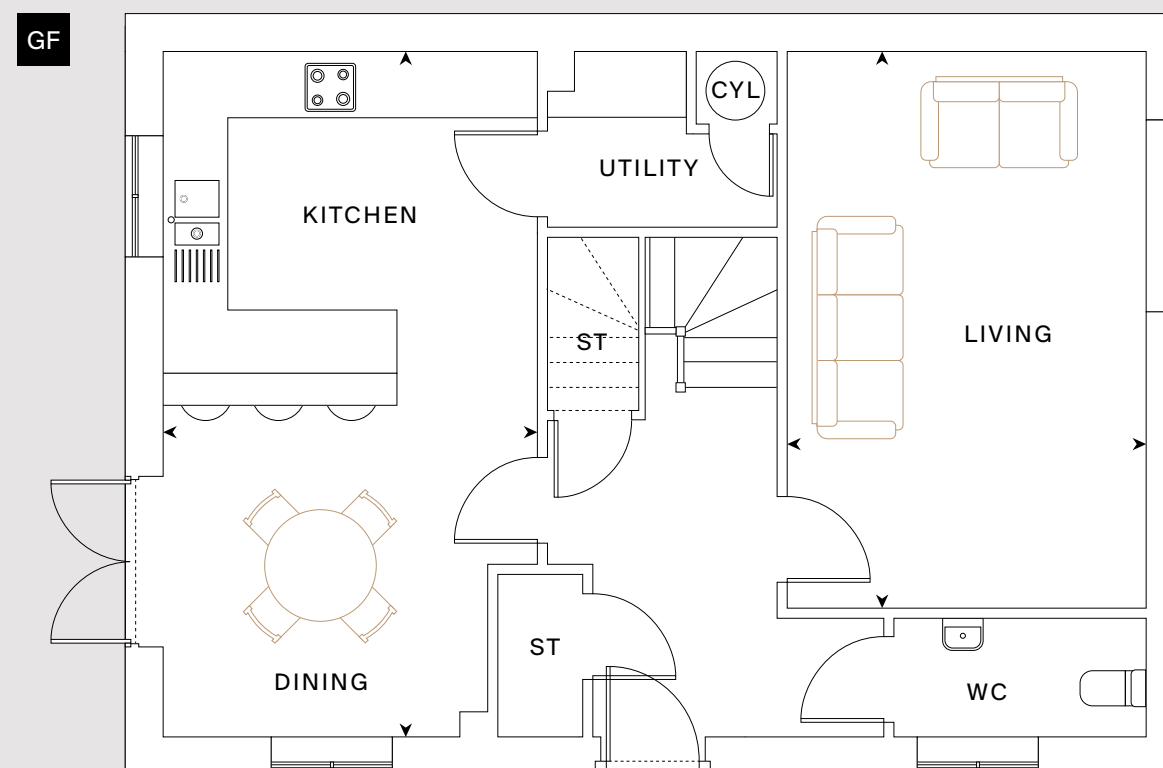
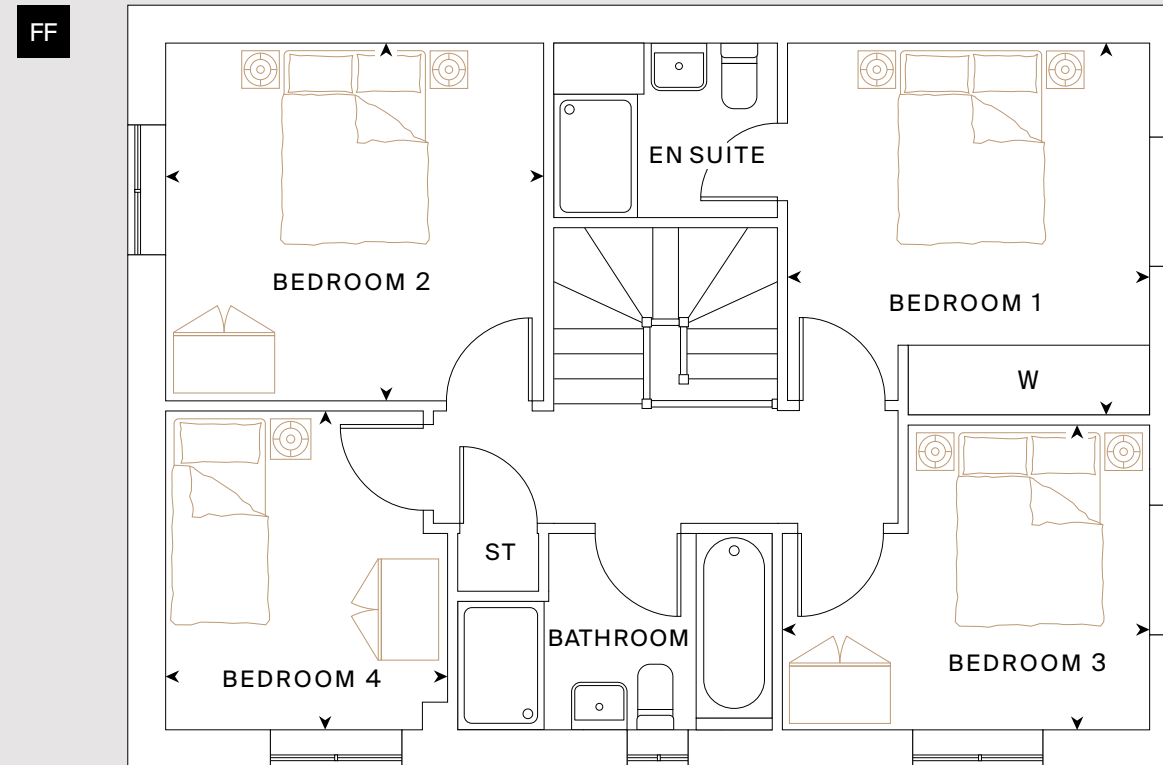
4 bedroom home



Kitchen/dining 6.43m x 3.50m (21'1" x 11'6")	Bedroom 1 3.47m x 3.36m (11'5" x 11'0")	Bedroom 3 3.42m x 2.85m (11'3" x 9'4")
Living 5.22m x 3.35m (17'2" x 11'0")	Bedroom 2 3.54m x 3.35m (11'7" x 11'0")	Bedroom 4 2.97m x 2.63m (9'9" x 8'8")

Total area: 1,297 sq ft

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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")

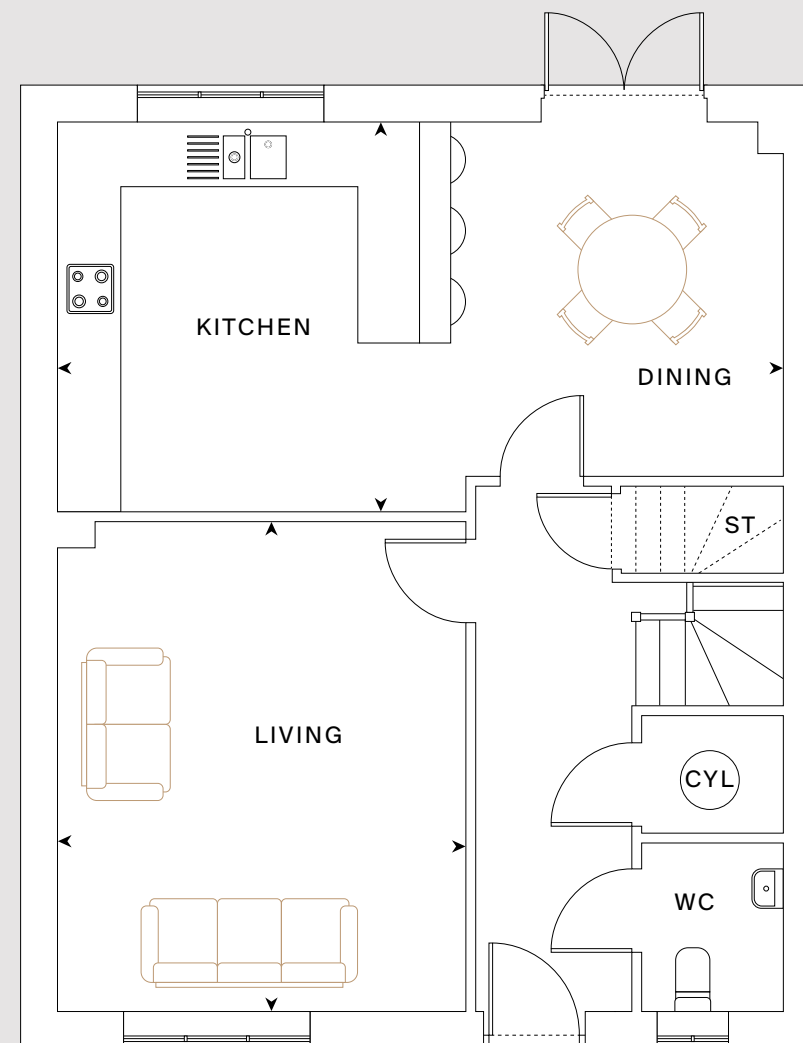
Bedroom 2
4.09m x 3.20m
(13'5" x 10'6")

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

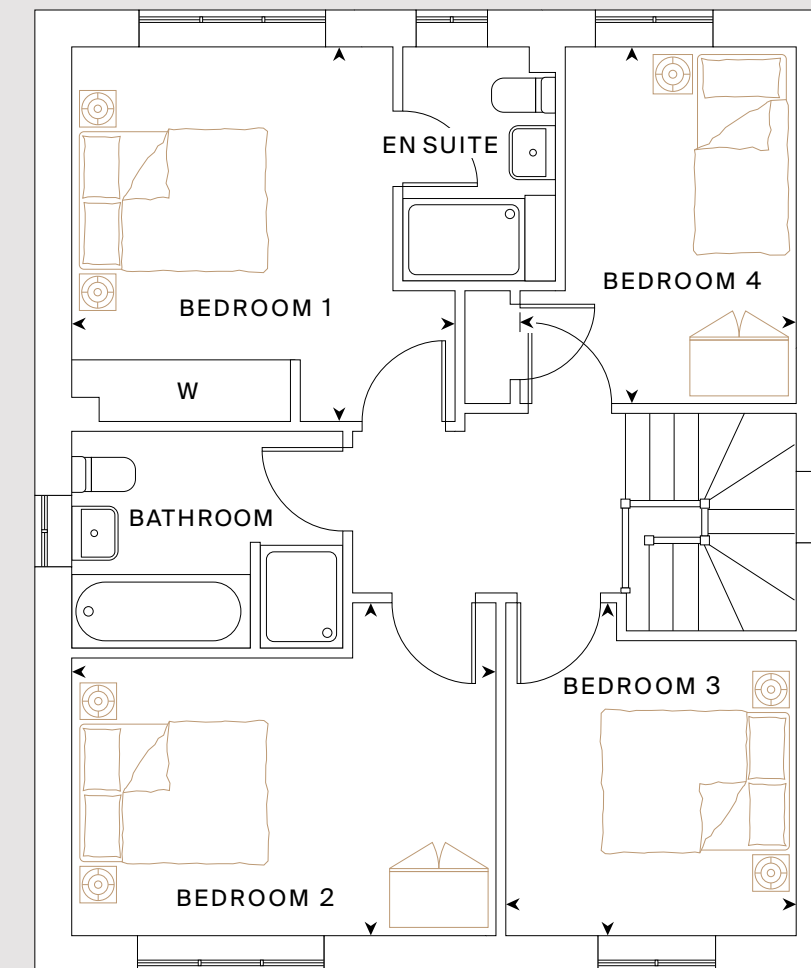
Bedroom 4
3.43m x 2.66m
(11'3" x 8'9")

Total area: 1,308 sq ft

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The Huntley

4 bedroom home



Kitchen/dining
7.90m x 3.06m
(25'11" x 10'0")

Living
4.80m x 3.20m
(15'9" x 10'6")

Study
2.50m x 1.81m
(8'2" x 5'11")

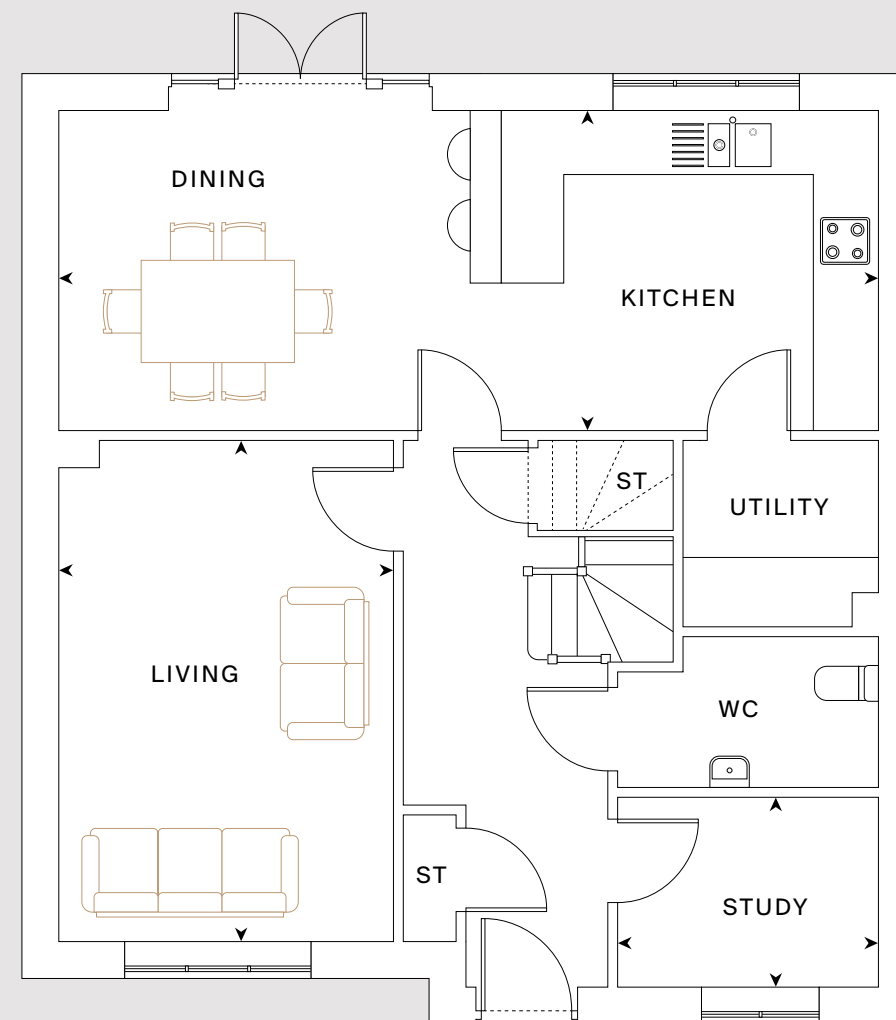
Total area: 1,417 sq ft

Bedroom 1
4.38m x 3.10m
(14'4" x 10'2")

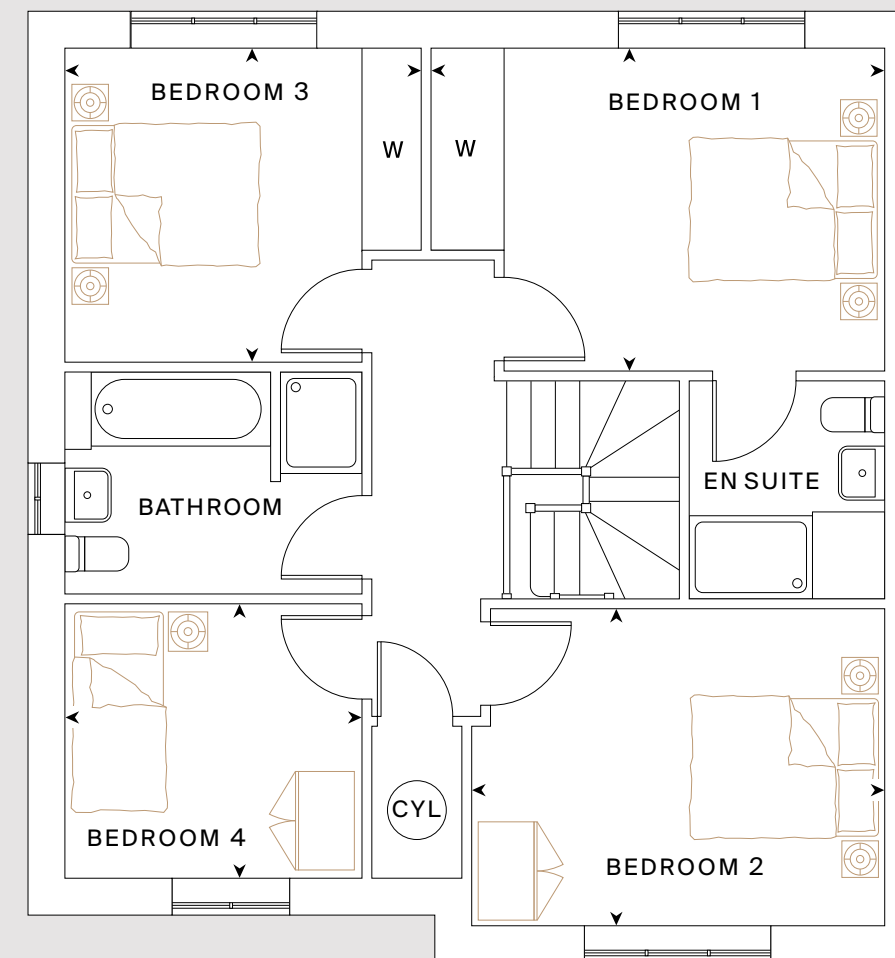
Bedroom 2
3.96m x 3.04m
(13'0" x 10'0")

Bedroom 3
3.42m x 3.01m
(11'3" x 9'11")

Bedroom 4
2.86m x 2.63m
(9'5" x 8'8")



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CONTACT US

To reserve your new home, talk to one of our Sales Negotiators today.

Call or email us using the contact details below to start your new home journey with HarperCrewe.

01926 911 253
hfsales@harpercrewe.com

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NN10 0FN

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HarperCrewe Ltd, Gallagher House, Gallagher Way, Warwick CV34 6AF



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