

BELONG

at Castlefield Park

Harlington, Bedfordshire LU5 6LA

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mind. changed.

We build attractive homes that are sympathetically designed to naturally reflect their surroundings. More importantly, we create thriving, sustainable new communities that naturally complement and benefit existing ones.

Community builder. Placemaker. Infrastructure provider. Habitat enhancer. Our many years of experience in the housebuilding industry are enough for us to know now is the time for change.



Adrian Bloor
CEO

A development with a difference.

Looking for a modern lifestyle in a traditional, tranquil village? Our sustainable 2, 3, 4 & 5 bedroom new homes at Castlefield Park in Harlington, with open-plan living spaces and beautiful green areas, could be perfect for you.

Castlefield Park





Homes you'll be proud to live in. Not just happy to live in.

The variety of locally-inspired exterior designs help to create a welcoming, friendly community and a strong sense of togetherness.

Our sustainable new homes in Harlington, Bedfordshire are thoughtfully designed and surrounded by attractive green open areas and considered landscaping. The location is equally as impressive.

You'll be within walking distance of Harlington Station, with regular trains to London St Pancras. Then there's all this sought-after village has to offer. A farmers' market, cosy cafés, historic pubs, local shops, schools for all ages, Post Office... the list goes on.

We have a range of detached, semi-detached and terraced new homes at Castlefield Park to suit all homebuyers. All with quality fixtures, light-filled, spacious rooms, and innovative storage solutions to create a distinctive collection.

Our commitment to quality extends beyond design, encompassing meticulous construction practices and the use of premium materials. Ensuring lasting value and exceptional performance in your home. Something which is evident in every detail.

We are more than homebuilders.
We take more time to get things
right, doing the right thing by
everyone, and their environments.

Our new homes at Castlefield Park in Harlington are more than just a highly-attractive place to live. They are part of our wider mission to do right by people, communities and the environment.

Where possible, we will actively partner with local businesses and community groups, and support initiatives that enrich the lives of Harlington residents. From sponsoring local causes to collaborating on community improvement projects, we strive to be a positive and engaged member of the village. Our aim is to build a thriving community where residents feel a strong sense of belonging and pride in their homes and their surroundings. Hopefully, you can be a part of it too. ■

Highlights



Wide variety
of homes.



Quality fixtures
and fittings.



Welcoming
community.



Attractive green
open spaces.

Where there's something for everyone.

Your new home is
thoughtfully designed –
and carefully located.
Harlington offers a unique
blend of modern convenience
and rural charm.



Highlights

Direct rail links to London in 45 mins

Good schools for all ages close by

Harlington Station a short walk away

Tranquil village location

There’s plenty close to home.

You’ll find a lot to like about living in Harlington.

Especially with its enviable balance of great amenities, friendly, vibrant community, convenient transport links, and easy access to scenic countryside. This charming village has all you need for day-to-day life on your doorstep, including several local shops, a doctor’s surgery and Post Office. When it’s time to unwind, there’s plenty on offer. Enjoy a catch-up over a coffee in a cosy café, or on your own for some well-deserved ‘me time’. Want lunch out for a change?

Relax with a few drinks and a tasty plate in one of the traditional pubs. When the weekend comes around, you have more opportunities for exploring the surrounding countryside, or browsing the popular local farmers’ market; you’re sure to bring home something from there. For those who commute, Harlington Station provides regular trains to London St Pancras, making the journey seamless, while Luton Station is just a quick 9 minute ride away. If driving is your preference, you can reach central Luton in about 20 minutes, offering flexibility and ease for your daily travels.

Enjoy a modern, rural lifestyle with easy access to city life.

If you have children, Harlington caters for all ages when it comes to their education. With Harlington Village Pre-school, Harlington Lower School, and Harlington Upper School (13–18 years). There are several other schools outside the village that can also be easily reached. This is the everyday life Harlington offers – a harmonious blend of peaceful village living and convenient access to everything you need. ■



Clockwise from top left
The Hub & Spoke Café
Sundon Hills
The Old Sun

A lot more to do, a bit further away.

Luton isn't far from your new home. About a 20-minute drive or 9 minutes on the train. Here you'll find supermarkets, high-street stores, six Green Flag parks, and a range of global restaurants and bars that are reflective of the town's wonderful diversity. If you're in the mood for culture, there's an arts centre, theatre, and museum. Plus Someries Castle, dating back to the 15th century, it's one of England's earliest brick houses (it's not actually a castle).

A similar distance in the opposite direction is Milton Keynes. Giving you easy access to two bustling towns. Here you'll also find plenty of great amenities and things to do. There are several attractive lakes, with Willen Lake being the town's most popular park, with its water sports, adventure playground, splash park and picnic areas. For the even more adventurous, head to Xscape. An inclusive entertainment complex with an indoor ski slope, skydiving, and climbing wall. There are also more relaxing things to do here, such as a cinema, bowling alley, bars, and restaurants.



Whether you
crave culture,
adventure or
nature, you're
catered for.

If the bright lights of London are calling, for a shopping expedition, a cultural day out, or drinks with friends, simply take a short walk to Harlington Station, then you could be at London St Pancras in only 45 minutes.

Fans of the great outdoors? Then you'll really appreciate living so close to the Chiltern Hills. This breath-taking area of countryside includes rolling hills, flower-filled woodlands and plenty of pathways to explore by foot or bicycle.

If you're looking to keep the little-ones entertained, it's only 14 miles (20-minute drive) to Gulliver's Land Theme Park in Milton Keynes. There are plenty of rides, play areas and a Dinosaur & Farm Park, all designed for children aged 2 to 13. If they are particularly fond of animals, it's a similar travel time to Whipsnade Zoo, which is just south-west of Luton. The UK's largest zoo, there are thousands of amazing animals to see, from rhinos, giraffes, elephants and lions, to penguins, chimpanzees and owls.

Travelling abroad? Whether it's for business, lying on a golden sandy beach or hitting the ski slopes, it's only 12 miles to Luton Airport (about a 20-minute drive).



Harlington Station



Within walking distance from home, it takes just 9 minutes to reach Luton Station, and you could be at London St Pancras in only 45 minutes.

Harlington House



This impressive stately home is renowned for its grounds and architecture. It's privately owned but occasionally opens for events and functions.

The Carpenters Arms



A traditional, low-beamed village pub/restaurant with a cosy atmosphere and quality food. It's also close to the train station, perfect for a quick drink after a long day at work.



Fans of the
great outdoors?
You'll love
living here.

Harlington Village Green



A peaceful setting at the heart of the village. It hosts various community events throughout the year, that create a lively, social and inclusive atmosphere.

The Old Sun



This half-timbered, Grade II listed pub offers a good selection of draught beers, live music, and a lovely garden to relax in during the summer months.

Flitwick Moor



About a 10-minute drive from your new home, this picturesque nature reserve is a great place to enjoy a walk and view wildlife.

The Hub & Spoke Café



This independent, family-run café is a cosy place to meet. They use high-quality ingredients to create a tasty range of pizzas, cakes, snacks, soups, and savouries.



Love your home.
Love where you live.

Day-to-day



- 1. Post Office
- 2. Doctor's surgery
- 3. Convenience store
- 4. Harlington Station

Downtime



- 5. The Hub & Spoke Café
- 6. The Old Sun
- 7. The Carpenters Arms

Education

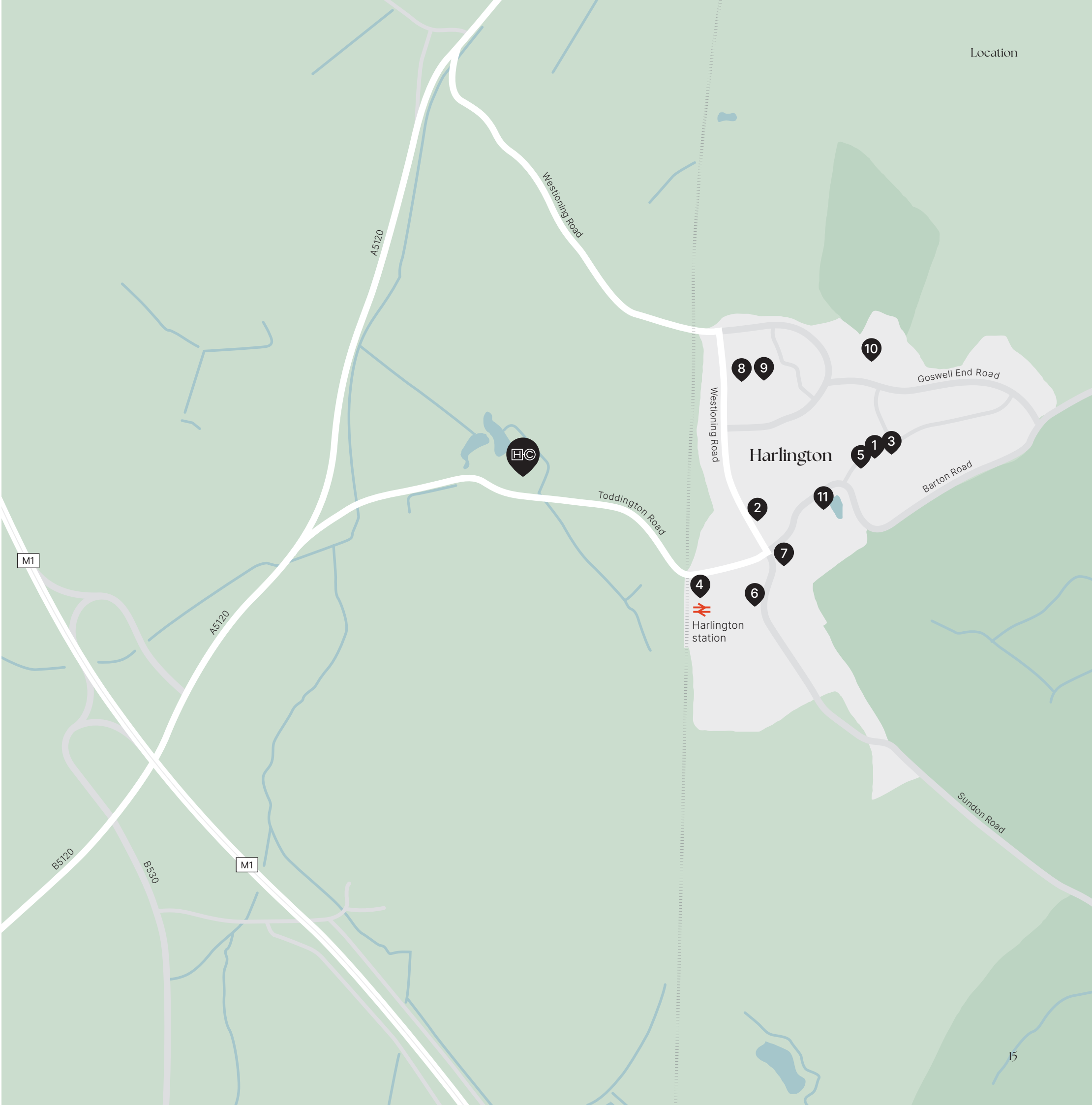


- 8. Harlington Village Pre-school
- 9. Harlington Lower School
- 10. Harlington Upper School

Open Spaces



- 11. Harlington Park





We believe that
sustainability
is essential,
not optional.

We challenge the status quo with bold action and urgency. Driving real, lasting change. We invite everyone to join us in setting new industry standards, with a focus on innovative, future-forward solutions that leave a positive impact. Together, let's reshape mindsets and lead with purpose for a better tomorrow. Reconsidering our homes, how we live in them, and the communities they are part of.

It feels good to do good.

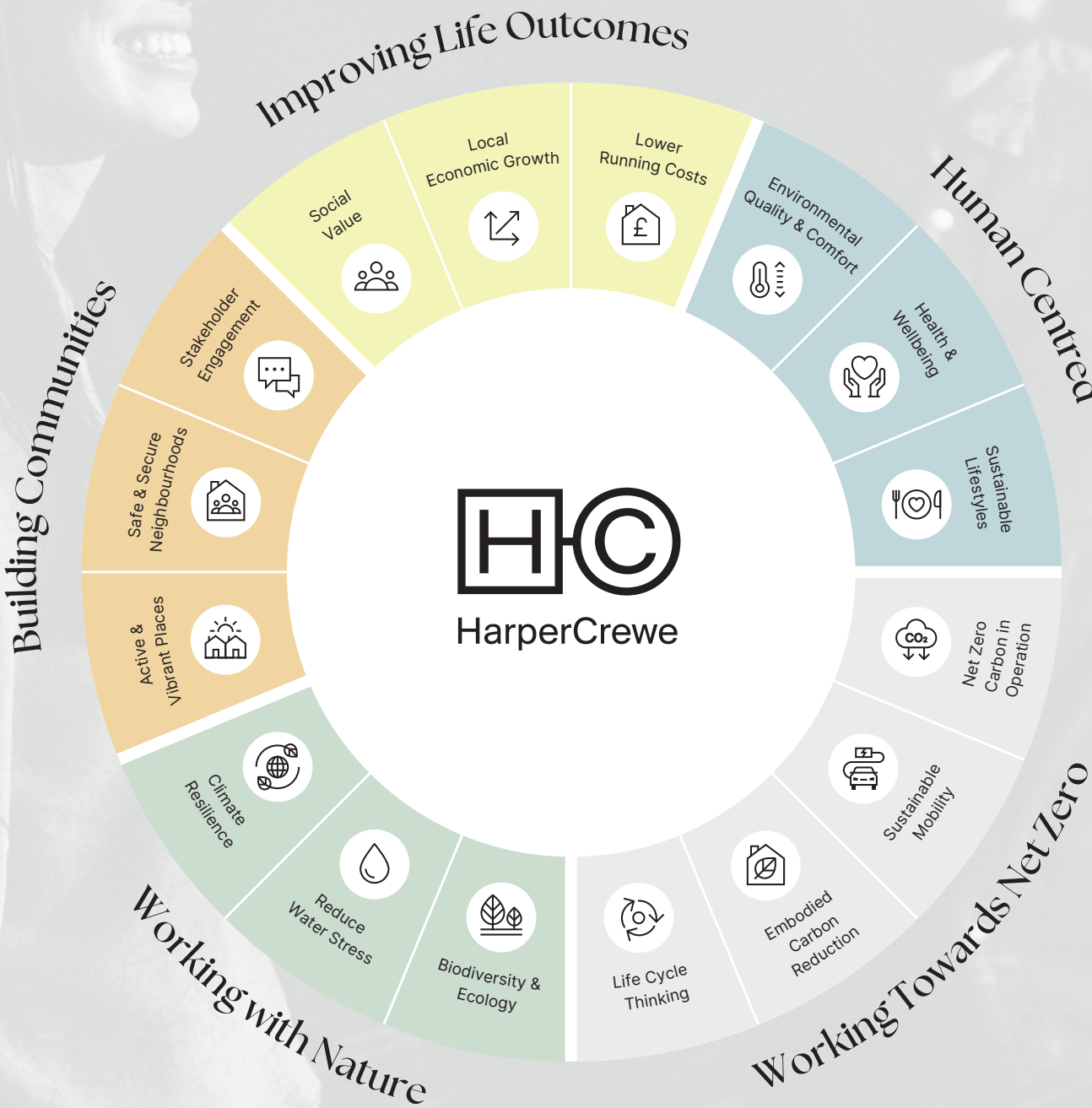
We are deeply committed to supporting and benefiting people, communities and the environment in many ways.

We achieve this through minimising energy use, conserving natural resources, enhancing local transport links and creating beautiful green spaces everybody can enjoy. We're also an advocate of training apprentices on our developments, to help future-proof a much-needed construction workforce.

We believe that sustainability is essential, not optional.

But we strive for more than just meeting the minimum standards. Our goal is to embed sustainability and a positive social impact into each aspect of our business, from operations to decision-making, delivering inspiring projects that we, homeowners and landowners can be proud of.

So, we challenge the status quo with bold action and urgency, to drive real, lasting change. We invite everyone to join us in setting new industry standards, with a focus on innovative, future-forward solutions. Because together, we can reshape mindsets and lead with purpose for a better tomorrow. Reconsidering our homes, how we live in them, and the communities they are part of. And when it comes to our homes, we ensure our designs are both beautiful and functional, reflecting the unique character and heritage of the surrounding area.

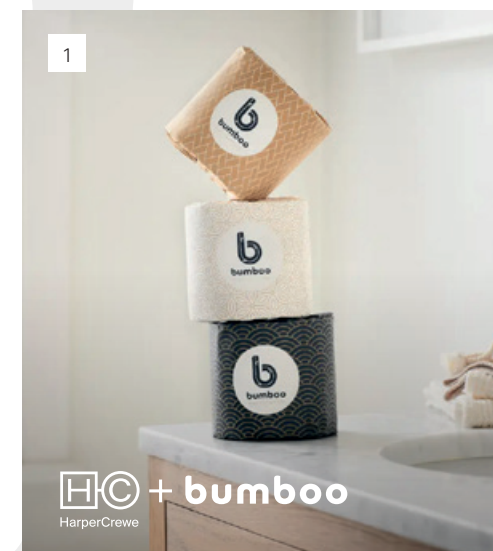


To say
I am Crewe,
is to say
'I belong'.

I AM
CREWE

I AM CREWE is a mindset,
a proud boast loaded with positivity.

It's a rally call for those who share
our commitment to driving real,
lasting change for the environment
and its thriving communities.



Being environmentally
mindful, I wanted
a home that reflected
my lifestyle.

Dawn Preston
Homeowner at The Steadings



1. Bumboo

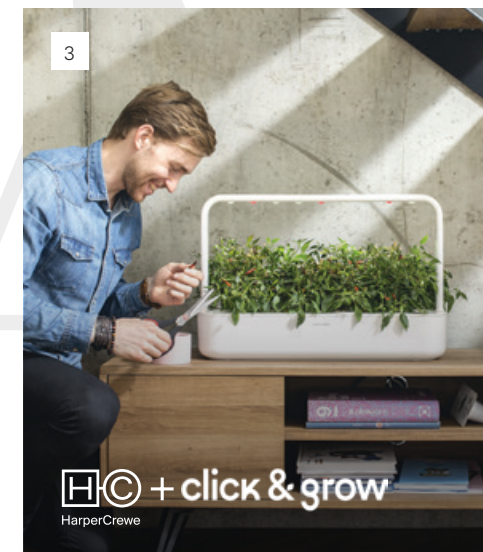
A certified B-Corp
that's leading the
way in sustainable
household paper
products.

Expect a taster in your
home's welcome pack.

3. Click & Grow

A self-growing,
app-controlled garden
that brings low-effort,
eco-conscious living
into your home.

HC homeowners
receive an exclusive
discount code.



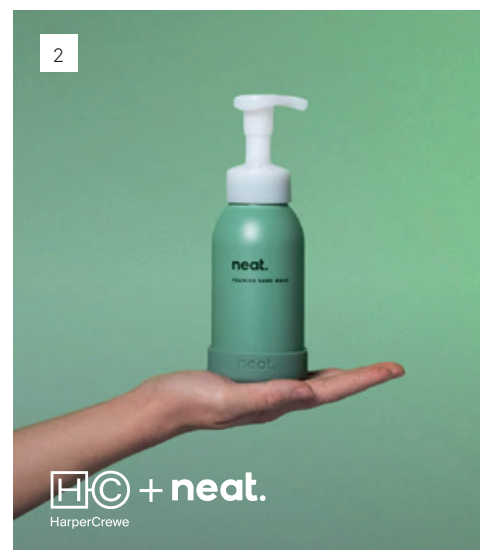
HarperCrewe's
dedication to
sustainability &
thoughtful design
stood out to us from
day one.

Simon and Angela
Homeowners at The Steadings



Our home is beautiful &
the finish is impeccable.
We feel like we have
been welcomed into the
HarperCrewe family.

Lindy Hazell
Homeowner at Hodthorpe



2. neat

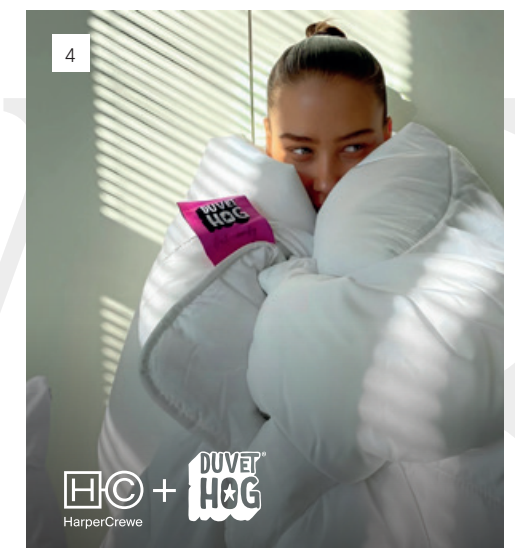
An I am Crewe partner
that produces hand
and home care
products that combine
style, scent and
sustainability.

4. Duvet Hog

Bedding products that
are as soft on you as
they are on the planet.
A cruelty-free,
waste-free, and planet
friendly B-Corp we're
proud to partner with.

In our experience,
most new builds aren't
great, but at Hodthorpe,
workers aren't rushed
and take their time to do
things properly. The build
is a very high quality.

Terry and Carol
Homeowners at Hodthorpe





For us,
just enough is
never enough.

We are a team of experienced homebuilders committed to finding better ways to create homes that truly improve communities and the environments they live in.

We believe in thinking differently and are constantly driven by the spirit of innovation. Working with like-minded people for the good of everyone.

So we invite you not to simply buy from us, but join us on this exciting journey toward a brighter, more sustainable future.

The strength of our commitment.

We aren't doing this alone. Experienced investors that share our vision are supporting us.

Our investors help us to achieve our ambitions sooner and provide you with the peace of mind we'll be around long after you've settled into your new home. TPG Angelo Gordon and Ridgeback have partnered to provide a significant investment in our company, while GS8 are now part of the HarperCrewe Group. ■

TPG Angelo Gordon.

A diversified credit and real estate investing platform with Assets Under Management of \$208 billion. The Angelo Gordon division has funded the delivery of 1,500 residential homes in Ireland, 1,150 in the UK, and over 5,000 in Germany.

Ridgeback.

A UK-focused, fully-integrated residential investor, developer and operator. Their focus is on customers and generating long-term revenue growth. They have a current portfolio of over 4,000 Build to Rent homes across the UK.

GS8.

Established in 2015, their goal is to become industry leaders in the UK sustainable housing market and 'planet positive' housebuilding. Based in London, they support our Southern Region, in particular developments around North London.

We partner with landowners, providers and investors in a way that larger housebuilders can't and won't.

A special place to call home.

We have a strong commitment for placemaking – producing spaces that enhance the lives of residents and enrich the surrounding area. Something that is truly positive and lasting.

We collaborate closely with local communities from the outset, understanding their needs and aspirations. Our developments are thoughtfully designed to enhance the existing environment, integrating seamlessly with the surrounding neighbourhood and creating areas that benefit residents of all ages and backgrounds.

You too could soon be living in a community where beautiful streetscapes encourage interaction and connection. Where carefully planned green spaces provide opportunities for relaxation

and recreation. Where safe and accessible streets foster a sense of security and belonging. That's the vision we're bringing to life in Harlington and beyond.

Our commitment to placemaking also includes supporting local suppliers, managing traffic flow responsibly, and creating truly exceptional communal areas. Plus, you have the peace of mind your new home will be environmentally responsible, as we focus on sustainable construction practices, using high-quality materials and energy-efficient designs.

We create places where people genuinely want to live and thrive. Backed up with exceptional service and support, so you too could soon proudly live in a new HarperCrewe community. ■

Highlights



We design our projects to evolve beautifully over time.



We prioritise connectivity and social cohesion.



We focus on creating safe and secure environments.



We ensure the consistency and quality of materials.

Castlefield Park

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