

BELONG

at Higham Ferrers

Northamptonshire, NN10 8GD

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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.

Carefully created in collaboration with the Duchy of Lancaster, these sustainable new 2, 3 & 4 bedroom homes are in the picturesque Nene Valley, on the edge of the popular market town of Higham Ferrers. Offering you a connected, modern lifestyle that's close to nature.

Higham Ferrers





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 brand-new homes in Higham Ferrers, Northamptonshire are built next to green open areas and considered landscaping to create an attractive, inviting place for you to call home. The wider community is equally as impressive. With easy access to shops, cafés, pubs, schools, transport links and the countryside.

The homes are thoughtfully designed to fit seamlessly into the local surroundings. With quality fixtures, light-filled, spacious rooms, and innovative storage solutions to create a distinctive collection of new homes. Combined with industry-leading eco-credentials like solar PV panels*, air source heat pumps and EV chargers, to give your home a future-proof EPC rating of A.

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 Higham Ferrers 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 Higham Ferrers residents. From sponsoring local causes to collaborating on community improvement projects, we strive to be a positive and engaged member of the town. 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



In the picturesque
Nene Valley.



Excellent
transport links.



Air source
heat pumps.



Solar PV
panels.*



Electric Vehicle
(EV) chargers.

Where there's something for everyone.

Your new home is thoughtfully designed and carefully located. You'll have the perfect balance of being close to serene, scenic rural landscapes, while having everything you need nearby in a charming, historic market town.



There’s plenty close to home.

You’ll find a lot to like about living on the edge of Higham Ferrers.

A historic market town with rich medieval and Georgian architecture and a vibrant community. There are plenty of independent shops, traditional pubs, tearooms and restaurants. On the last Saturday of each month (except December) is a farmers’ market, brimming with fresh produce, handmade crafts and locally-made goods.

The proximity to the Nene Valley further adds to the development’s sought-after location. A picturesque, tranquil area with the River Nene flowing through it. The Higham Ferrers Pits are nearby too. A wetland habitat with reedbeds and open water that’s home to a wide range of wildlife, perfect for relaxing nature walks.

Enjoy watching or playing sport? You’re in the right place. There’s Higham Ferrers Town Cricket Club, as well as a rugby union, tennis and football club. If a leisurely stroll along fairways is more your thing, you could drive to Rushden Golf Club in under five minutes.

The day-to-day essentials are easily accessible too. Be it a supermarket, doctor’s surgery, dentist, opticians, post office, pharmacy... the list goes on.

Travelling around from your new home is simple. Especially by road, with easy access to the A6 and A45 linking you to Northampton, Wellingborough and Kettering, as well as other major road routes.

A peaceful, eco-friendly lifestyle, close to everyday conveniences.



If you prefer to travel by train, it’s only about six miles to Wellingborough station, with direct routes to London St. Pancras, Nottingham, Corby, and Bedford.

Got children? There’s an excellent selection of local schools including Higham Ferrers Nursery & Infant School (ages 3–7), Higham Ferrers Junior School (ages 7–11), and The Ferrers School (ages 11–18). There are also further education opportunities at the Moulton College on the outskirts of the town. ■



Clockwise from top left
Higham Ferrers town sign.
Bewicked Coffee, Market Street, Wellingborough.
Wellingborough train station.

Highlights



Rushden Lakes Shopping Centre
10-minute drive.



Wellingborough train station
15-minute drive.



Kettering
20-minute drive.



Northampton
28-minute drive.

A lot more to do, a bit further away.

You don't have to go far before finding something special to do. Especially as Higham Ferrers blends into the neighbouring town of Rushden, where you'll also find plenty of great amenities and attractions.

One in particular is Rushden Lakes Shopping Centre. A one-stop shop to dine, drink, relax, be entertained and explore the great outdoors. Maybe catch a movie at the cinema, test your putting skills on the adventure golf or walk around the green spaces and lakes? If you prefer to be on the water, you can hire pedalos or set off on a river adventure on a canoe, kayak or paddleboard. There's a wonderful choice of high-street retailers to satisfy even the most demanding of shopaholics, alongside well-known cafés and restaurants for when you're ready to unwind after all the action.

History enthusiasts only need to travel into Higham Ferrers itself to experience some remarkable period buildings such as St. Mary's Church, Chichele College, the Town Hall and The Green Dragon – a 17th-century coaching inn.

To continue your journey back in time, you could take the short 15-minute drive to Wellingborough. It dates back to Anglo-Saxon times and has charming buildings and The Wellingborough Museum, which showcases local history including Roman artifacts and wartime memorabilia.



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

Similar to Higham Ferrers, Wellingborough is a market town with plenty to offer. Why not catch a performance at The Castle Theatre, burn off energy with the kids at Laser Maze – an indoor laser tag arena, or explore the walking trails and play area at Irchester Country Park, a former ironstone quarry?

The county town of Northampton is less than a half-hour drive, with even more things to keep you entertained. There are several art galleries and museums, and the popular Derngate House – originally built in 1815, the house was the final commission of Scottish artist and architect Charles Rennie Mackintosh. Fancy going from culture to night club? Be it sipping cocktails, chinking glasses of Champagne or dancing into the early hours, there's an exciting variety of pubs, bars and clubs to choose from.

Travelling abroad? Whether it's for business, lying on a golden sandy beach or hitting the ski slopes, it's 40 miles to London Luton Airport (about an hour's drive).



Rushden Lakes Shopping Centre.



Discover big-brand fashion, independent retailers, cafés, restaurants, a cinema, adventure golf, country walks, trampolining, kayaking... it's everything you need to keep everybody entertained.

Bewitched Coffee.



Serving freshly-roasted artisan coffee, tasty food and treats, and great shakes, it's the perfect way to kick-start a day or boost an afternoon.

Nene Wetlands Nature Reserve.



A good place to start exploring the reserve is at the visitor centre. There's an activity corner, play area, shop and sculpture trail, before you head off to enjoy the scenery and wildlife.

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

Market Square.



The square is the heart of this thriving community, with the Town Hall built in 1808, monthly farmers' market and the arena for a variety of events.

Higham Ferrers Pits.



A 10-hectare nature reserve that's home to lots of wildlife, in particular birds, with a variety of picturesque walks to explore all year round.

The Carriage House.

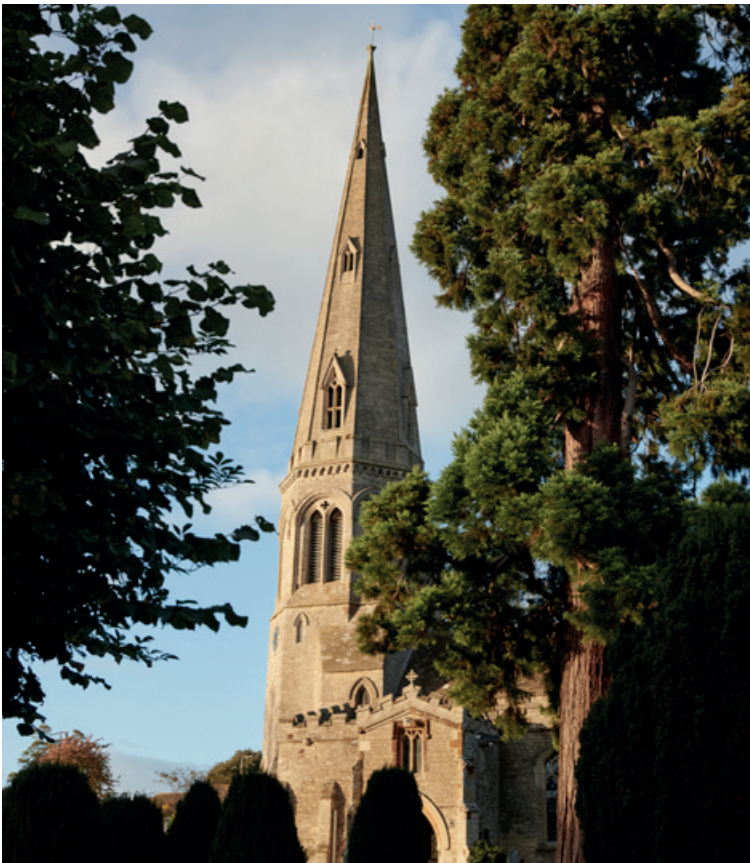


A charming, dog-friendly pub serving great food and regularly hosting live music and entertainment.

Wellingborough train station.



It's only about six miles (a 15-minute drive) to Wellingborough station, with direct routes to London St. Pancras, Nottingham, Corby, and Bedford.



Love your home.
Love where you live.

Day-to-day



- 1. Waitrose
- 2. M&S Food
- 3. Higham Ferrers Surgery

Downtime



- 4. Rushden Lakes Shopping Centre
- 5. The Carriage House
- 6. Bewiched Coffee

Education

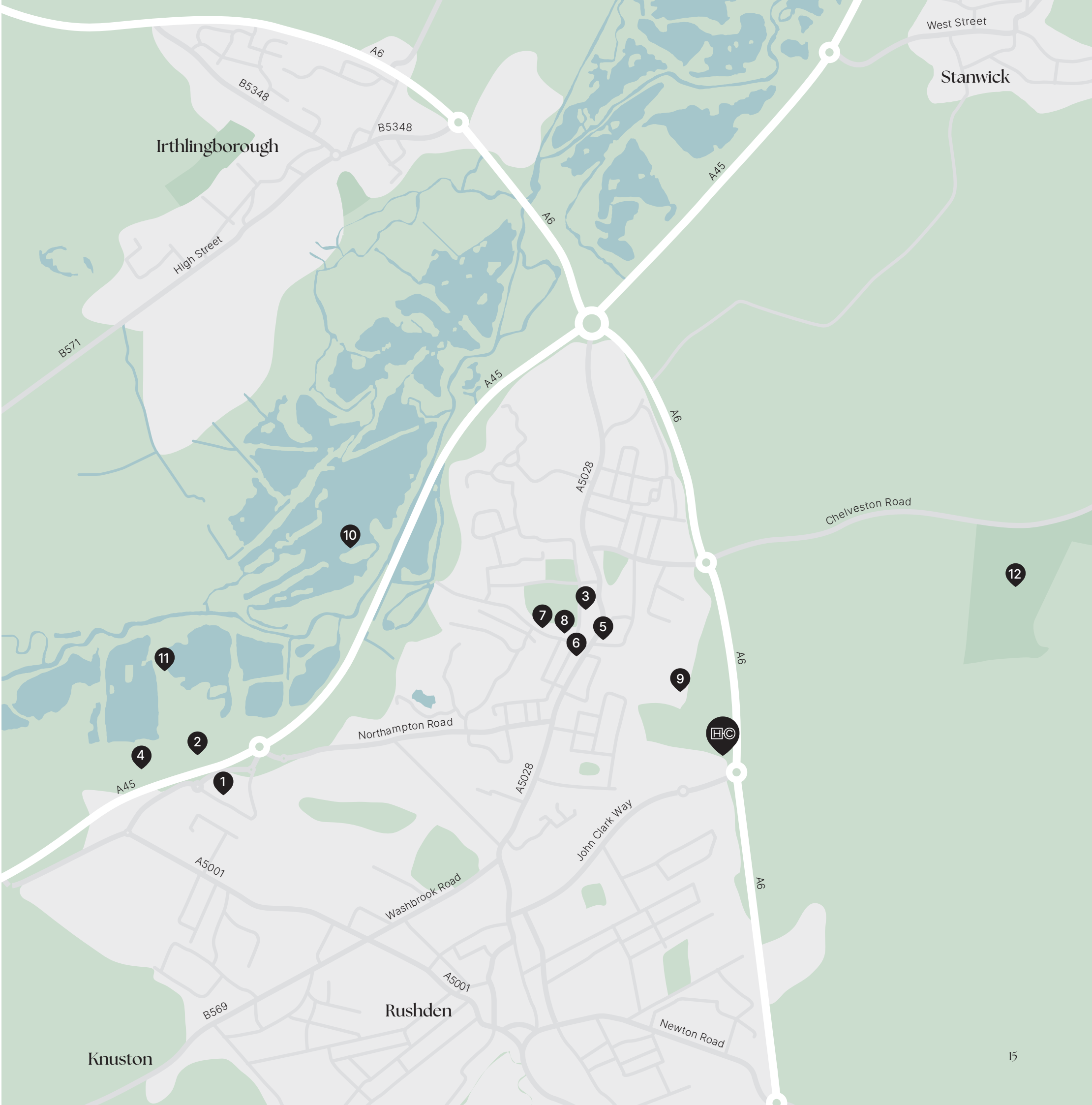


- 7. Higham Ferrers Nursery & Infant School
- 8. Higham Ferrers Junior School
- 9. The Ferrers School

Lifestyle



- 10. Higham Ferrers Pits
- 11. Nene Wetlands Nature Reserve
- 12. Rushden Golf Club





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.

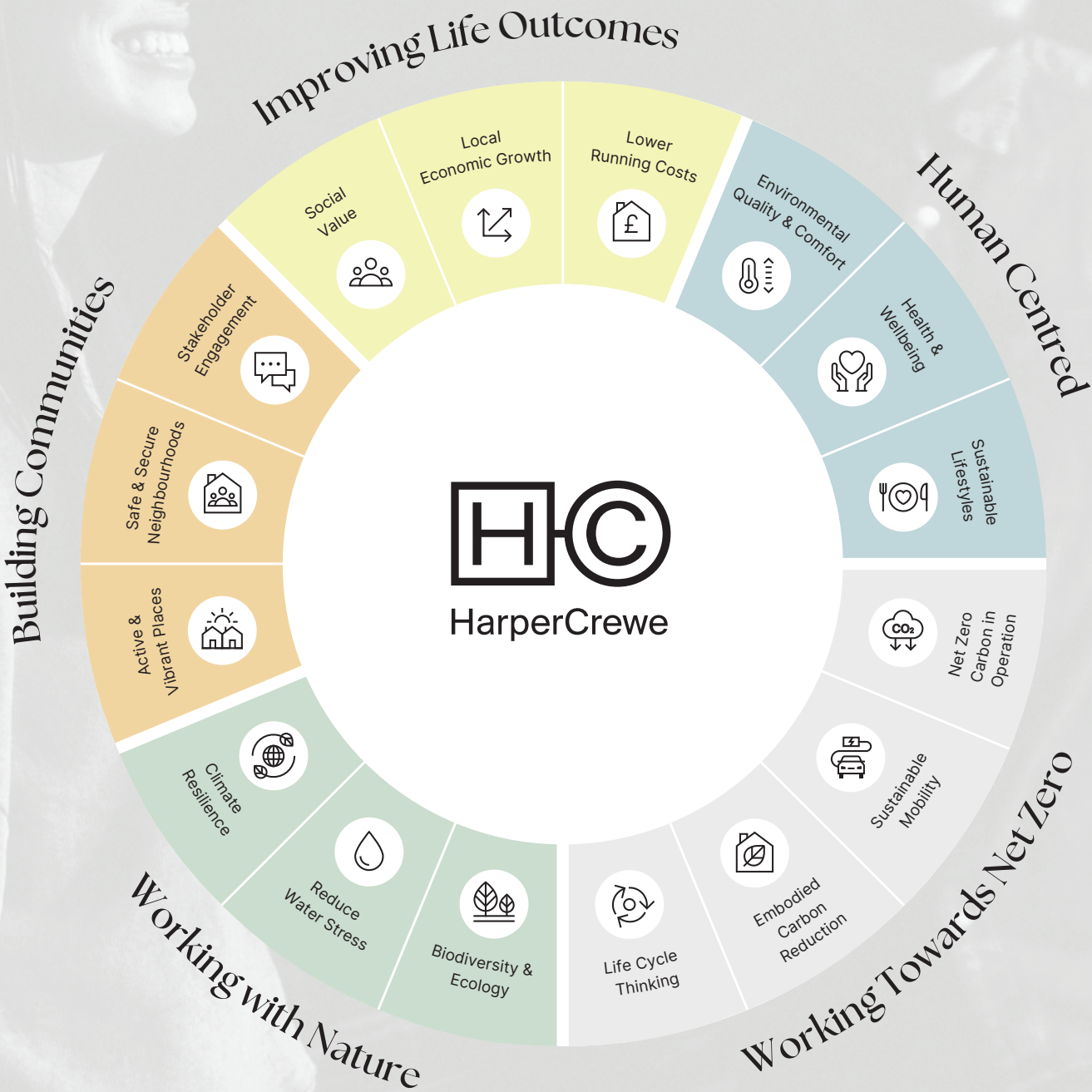
We are deeply committed to supporting and benefitting people, communities and the environment in many ways.

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.

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. ■

We believe that sustainability is essential, not optional.



As we embark on our Environmental Social Governance journey, we're partnering with Savills Earth to craft our Sustainability Framework and implementation roadmap. We are focusing on five key areas where we can positively impact society and the environment:

Improving Life Outcomes

We support the local economy in the regions we work in by creating jobs and sourcing locally, and generating social value through inclusive design and tackling housing and energy affordability.

Working Towards Net Zero

We actively aim to reduce carbon emissions throughout the lifetime of the houses we build, minimising the carbon footprint of their construction, designing for Net Zero Carbon emissions during operation, and promoting sustainable transport options.

Building Communities

We foster vibrant and active communities, actively engaging with stakeholders, providing new public spaces and amenities, and enhancing safety and security for the community.

Human Centred

We put people first and provide high-quality, healthy, and comfortable environments that contribute to the physical and mental well-being of residents and enable sustainable lifestyles.

Working with Nature

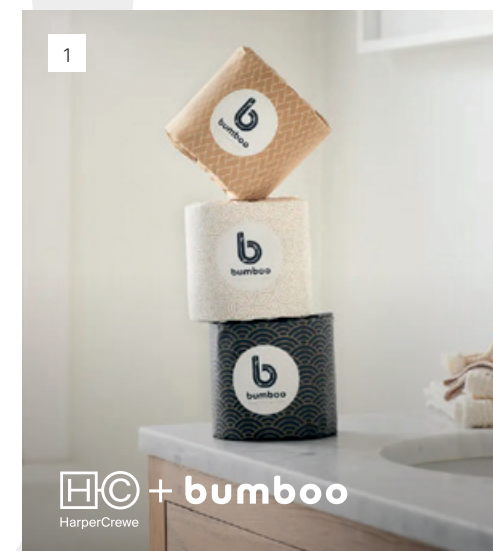
We create landscape-led developments that work hand-in-hand with local ecosystems and natural assets, and that are more resilient against climate change.

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.



With outstanding
build quality,
HarperCrew have
designed the homes
in keeping with the
Welbeck Estate look.

Rebecca Mariott
Homeowner at Hodthorpe



1. bumboo

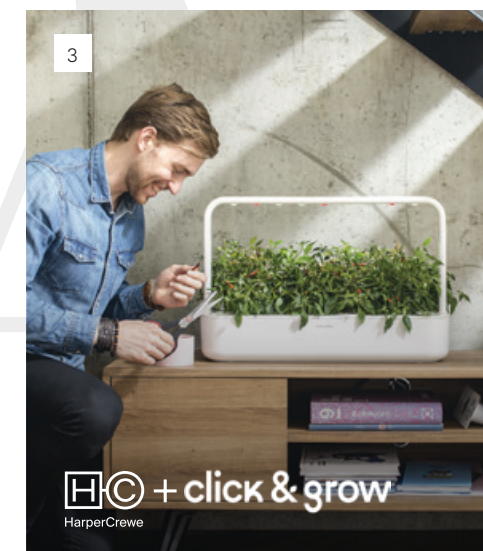
A certified B-Corp
that's leading the
way in sustainable
household paper
products.

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.



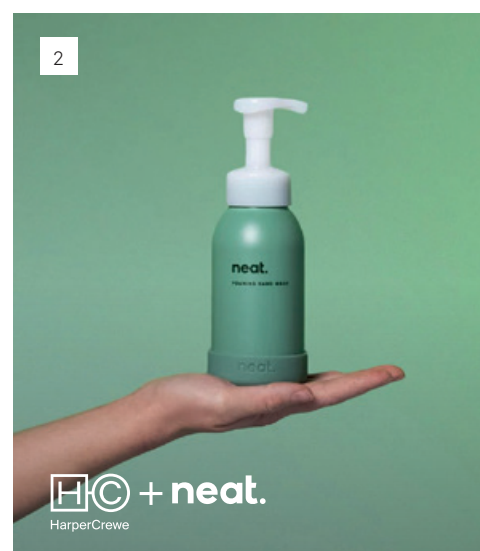
HarperCrew's
dedication to
sustainability &
thoughtful design
stood out to us
from day one.

Simon and Angela
Homeowners at The Steadings



The showhome was
incredible – compared
to others we'd seen
nearby, we were blown
away by the size and
homely feel.

Leah Richards
First Time Buyer at Higham Ferrers



2. neat.

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

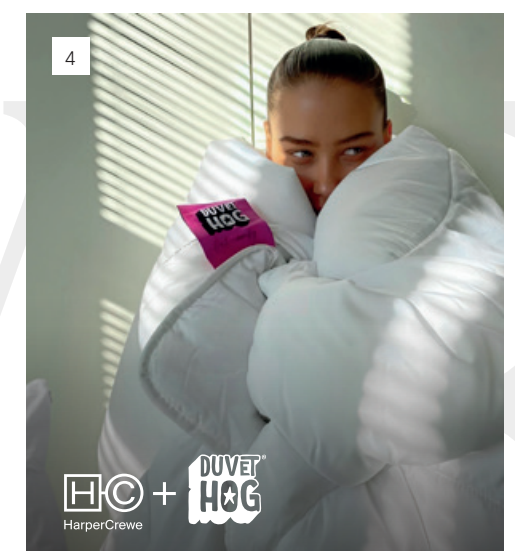
4. Duvet Hog

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 Higham Ferrers 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.

Higham Ferrers

Northamptonshire, NN10 8GD

Contact our sales team today.

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harpercrewe.com

