

BELONG

in Creswell

Derbyshire S80 4BX

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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.

These new 1, 2, 3 & 4 bedroom homes with open-plan living spaces, solar PV panels, air source heat pumps, and EV chargers, provide all you want for a modern lifestyle. In the historic, peaceful village of Creswell in Derbyshire.



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 Creswell, Derbyshire are surrounded by attractive 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, schools, transport links and picturesque countryside.

Created in collaboration with The Welbeck Estate, the homes 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 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.

Our new homes at Creswell in Derbyshire are more than just a highly-attractive place to live. They are part of our wider mission

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

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 Creswell 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



Attractive green open spaces.



Welcoming community.



Solar PV panels.



Electric Vehicle (EV) chargers.

Where there's something for everyone.

Your new home is
thoughtfully designed –
and carefully located.
You'll be within walking
distance of shops,
schools, a train station
and attractive countryside.



There's plenty close to home.

You'll find a lot to like about living in Creswell. Especially the strong sense of community within this historic mining village, together with its enviable balance of amenities, convenient transport links, and easy access to scenic countryside.

Pick up some freshly-baked cakes and pastries at Dolly's Rockin' Rolls. Relax with a cappuccino and good book at S80 Coffee House. Or head to No.4 in nearby Clowne for drinks, nibbles or an afternoon tea in characterful surroundings. You also have the convenience of a nearby Co-op food store for those day-to-day essentials.

Set within 15,000 acres of rolling hills and forest, there's plenty to see and do at the nearby Welbeck Estate. There's a rum distillery that launched in May 2023 and the Welbeck Abbey Brewery that produces hand-crafted ales. If you're a bit of a foodie, you'll love the award-winning farm shop and café, the dairy that makes artisan cheese,

and the bakehouse that serves up traditional sourdough loaves. After all that, why not take a leisurely stroll along one of the estate's many walking trails?

Travelling around from your new home is simple. It's only 0.4 miles to Creswell train station, with direct trains to Worksop, Nottingham and Mansfield. 4.6 miles (10-minute drive) to junction 30 of the M1. And just a 15-minute drive to all the shops and amenities in Worksop town centre.

Got children? Creswell C of E Infant School and Creswell Junior School are both in the village and Heritage High School is in Clowne. If yours are under five, you can meet up with other young families at the Children's Centre in Creswell. ■

The charm of village life, together with everyday conveniences.



Highlights



Creswell Crag – only a 5-minute drive.



11 minutes to Worksop from Creswell station.



Less than an hour's drive to Sheffield.



About a 30-minute drive to Chesterfield.



Clockwise from top left
S80 Coffee House
Creswell Crag
The Harley Café

A lot more to do, a bit further away.

You don't have to go far before finding something special to do. The caves, gorge and museum at Creswell Craggs are as impressive as they are interesting. English Heritage members even get a discount.

If you appreciate fascinating history, fine architecture and countryside walks, a visit to the nearby Welbeck Estate is a must, especially as your new home was built in collaboration with it. You also have your pick of Hardwick Hall, Bolsover Castle, and the Chatsworth Estate within reach too.

Fans of the great outdoors? With easy access to the three picturesque counties of Nottinghamshire, Derbyshire and South Yorkshire, why not explore Sherwood Forest or the Peak District National Park?

If you're in the mood for a more urban landscape, you can drive to Sheffield in under an hour. Here you'll find independent boutiques alongside well-known high-street brands, together with every type of bar, café and restaurant you can think of. There's plenty to do if you've got the taste for culture too. Uncover the city's rich industrial heritage at the Kelham Island Museum. Explore the beauty of over 18 gardens at Sheffield Botanical Gardens. Or how about taking in the unique and quirky art pieces and exhibitions at the Millennium Gallery?



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

If you still haven't had your fill of shopping, on the outskirts of the city is Meadowhall, Yorkshire's largest shopping centre, and you could be there in less than half an hour.

The nearby market town of Worksop has plenty to offer too (15-minute drive or 11-minute train journey). One of the most popular attractions is Mr Straw's House, a semi-detached Edwardian house and museum that transports you back to the 1920s. Afterwards, why not take a leisurely stroll along Chesterfield Canal or enjoy a walk with your clubs at Worksop Golf Club? Then relax for a well-earned bite to eat and a few drinks in one of the many traditional pubs.

Visited Chesterfield before? It's just over 10 miles away (about a 30-minute drive) and is renowned for its 800 year-old open-air market and 'Crooked Spire' church. Although there's plenty of contemporary bars, restaurants and shops to also explore.

Travelling abroad? Whether it's for business, lying on a golden sandy beach or hitting the ski slopes, it's about 40 miles to East Midlands Airport (about a 50-minute drive).



Creswell Station



Within walking distance from home, it could take just 11 minutes to reach Worksop from Creswell Station, and under an hour to get to Nottingham train station.

Dolly's Rockin' Rolls



Takeaway some delicious sandwiches, pastries and cakes to enjoy a picnic in the nearby picturesque countryside.

The Black Diamond



You don't have to go far if you feel like a few drinks with friends. Four-legged friends are welcome too.

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

S80 Coffee House



Renowned for its quality ingredients and great-tasting food, it's the perfect place to unwind for a coffee & cake, something more substantial or even a Prosecco.

No.4 – café, bistro and cocktail bar (Clowne)



This licensed coffee house serves a range of locally produced drinks and homemade cakes, then transforms into a retro bistro and cocktail bar on Friday and Saturday evenings.

The Royal Oak (Whitwell)



A cosy, traditional village pub with an open fire. The perfect stop-off during a brisk, autumnal walk.

Welbeck Estate Farm Shop



Winner of the 'UK Large Farm Shop of the Year 2024', they serve a wide range of high-quality, locally-sourced food.



Love your
home.
Love where
you live.

Day-to-day



- 1. Co-op food
- 2. Creswell Medical Centre
- 3. Creswell Station

Downtime



- 4. S80 Coffee House
- 5. The Black Diamond

Education

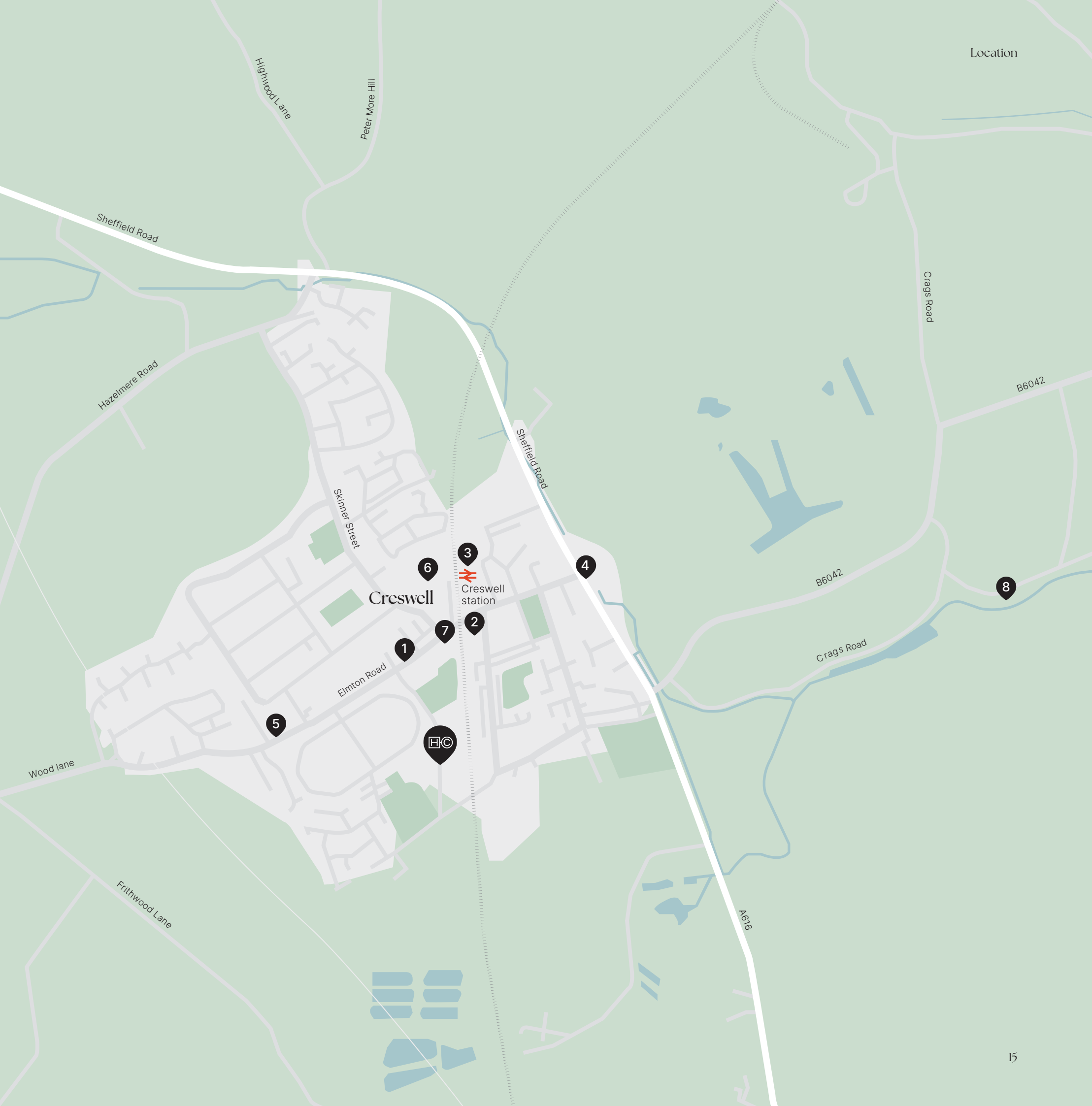


- 6. Creswell C of E Infant School
- 7. Creswell Junior School

Lifestyle



- 8. Creswell Craggs





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.

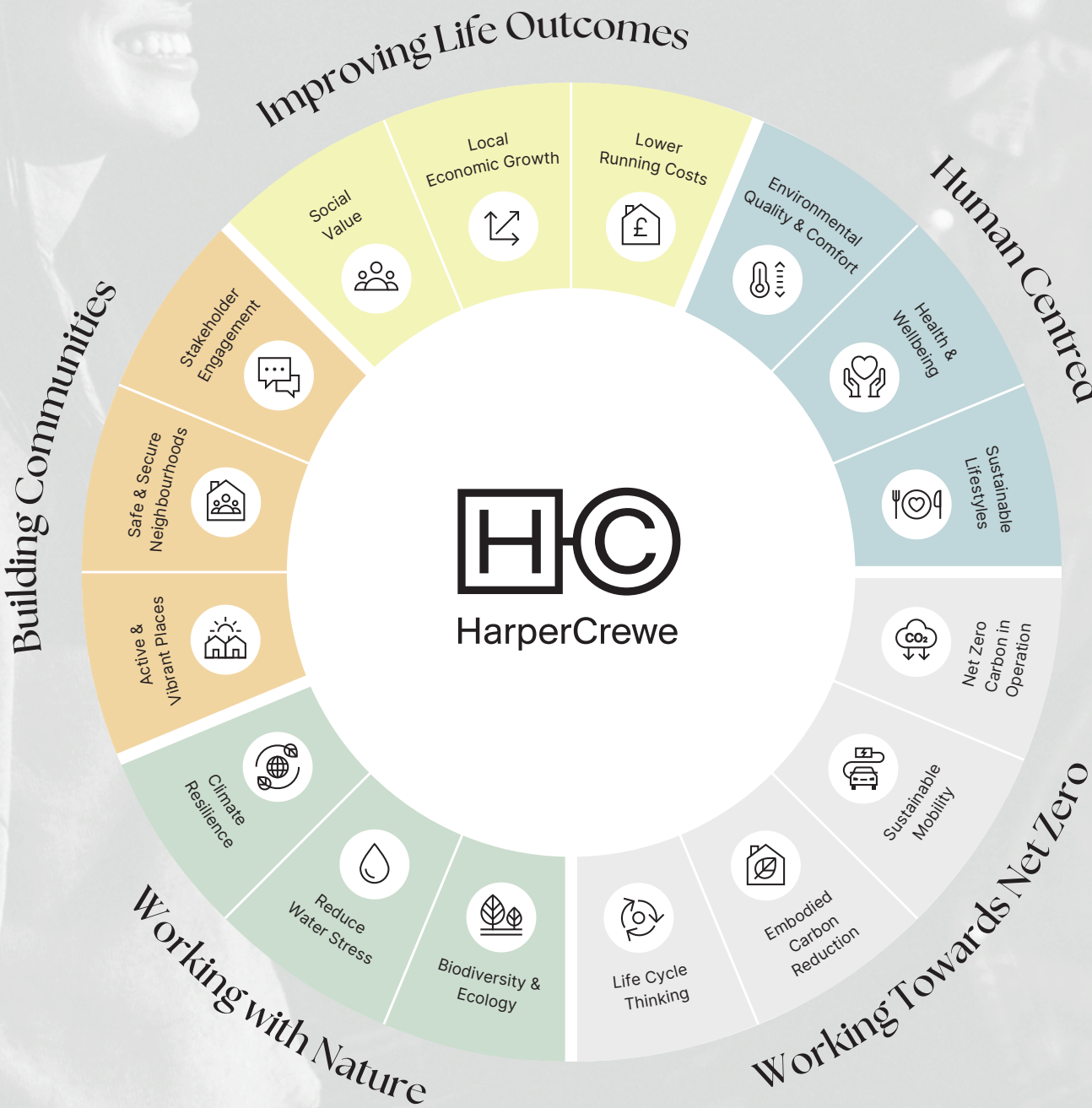
We are deeply committed to supporting and benefitting people, communities and the environment in many ways.

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.

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.

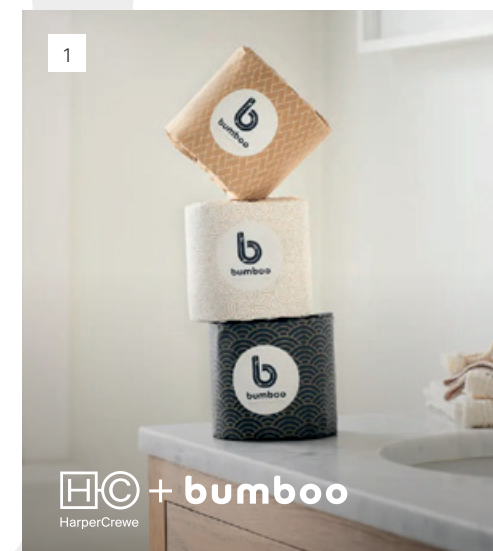


To say
I am Crewe,
is to say
'I belong'.

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.



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

Rebecca Mariott
Homeowner at Hodthorpe



1. Bumboo

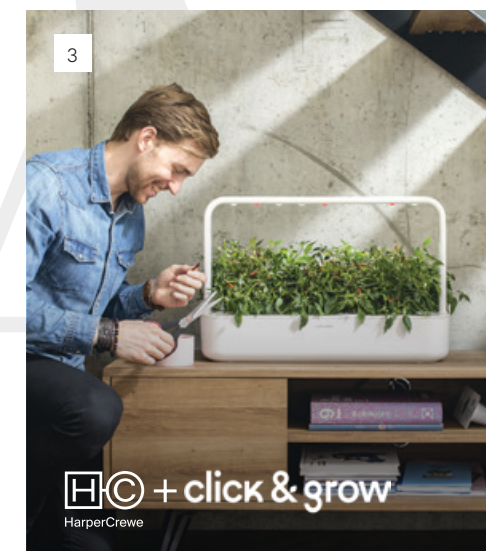
A certified B-Corp
that's leading the
way in sustainable
household paper
products.

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.



HarperCrewe'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

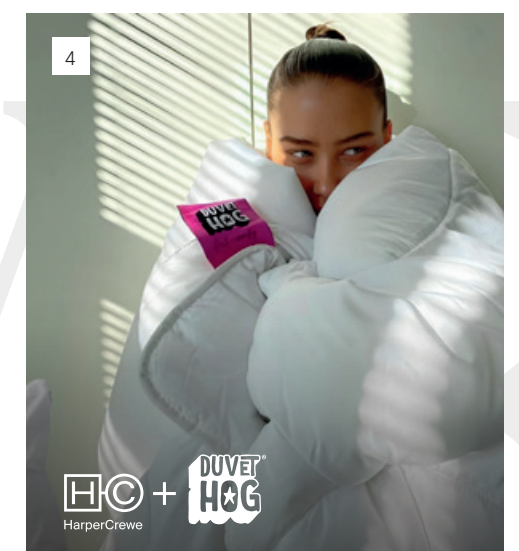
An I am Crewe partner
that produces hand
and home care
products that combine
style, scent and
sustainability.

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 Creswell 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.

Creswell

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Contact our sales team today.

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