



HarperCrewe

# HODTHORPE



A new community of  
3 & 4 bedroom homes

# WELCOME



## Welcome to Hodthorpe, Derbyshire.

Welcome to HarperCrewe at Hodthorpe, a new community of 3 & 4 bedroom homes. Hodthorpe 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 cater for modern living with style and comfort, each home showcases premium finishes and offers spacious layouts ideal for families, professionals and anyone seeking a perfect blend of elegance and functionality.



# FUTURE HOMES



Our pledge to create sustainable living is hallmarkd by superior quality construction.

In each home we build, we integrate eco-friendly technologies to elevate your daily living, long-term. Highlights include:

- Zapterc 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



# GOOD FOR THE PLANET



## Our homes are kinder for the planet and easier on your outgoings.

Energy efficient features such as solar panels, high performance insulation and double glazed windows ensure that our homes are kinder to the planet. These innovations not only help to conserve energy, but also significantly reduce greenhouse gas emissions, contributing to a healthier environment for future generations.

When choosing your new home, it's important to consider both financial and environmental factors. Our homes at Hodthorpe have been designed to save you money and reduce your carbon footprint, meaning you can benefit from:

- An average saving of £2,200 per year\* on your utility bills
- Reduced carbon emissions (less than one third) compared to an older home
- Access to Green Mortgage Rates with cash back options from certain lenders
- A-Rated Energy Performance Certificate (EPC)\*

\*Source: Watt a Save! Report by the Home Builders Federation.  
†Plot specific, please ask your Sales Negotiator for further details.



# LOCAL AREA



You're never far from all you need and want.

Situated on the Nottinghamshire and Derbyshire border, Hodthorpe is within easy reach of key hubs like Worksop (15 mins), Sheffield (35 mins), and Nottingham (50 mins).

Travelling for work or leisure is easy, thanks to an excellent network of A roads that include the A619, A60, A57, A1; the nearby M1 offers direct routes north and south; and regular train services from Whitwell station (3 mins) can sweep you into Worksop in 10 mins, and Nottingham within an hour. Fancy somewhere more exotic? East Midlands Airport (34.2 miles), Leeds Bradford Airport (45.2 miles), and Manchester Airport (48 miles) operate flights across Europe and worldwide.

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



Welbeck Estate Farm Shop.



Whitwell Train Network.



Creswell Crags.



Welbeck Public Gallery.

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

Hodthorpe village offers you a gateway to epic landscapes, outstanding shopping, and fantastic entertainment and activities. There are ancient monuments, quaint villages, country parks, and ancient forests to explore.

Enjoy the extraordinary archaeology of Creswell Crags or the woodland walks, lake, and Gothic chapel of Clumber Park one day, and the grandeur of Hardwick Hall or Bolsover Castle the next. Catch up with friends over a round of golf at Worksop or Bondhay Golf Club, dine out at the family friendly Parish Oven, or head into the city for some high-end retail therapy and entertainment. There's something for everyone, near Hodthorpe.

You'll benefit from a well-stocked village store, too, an Ofsted-rated 'Good' primary school within walking distance of our new development, and a fantastic selection of local secondary and tertiary education providers. If you're ready to be part of a boutique, close-knit community with easy access to all the essentials, then Hodthorpe could be just what you're looking for.



Hodthorpe Primary School.



Worksop or Bondhay Golf Club close by.



Hodthorpe Woodland Walk sign.



Hodthorpe Woodland Walk.



Whitwell sign.

# SPECIFICATION

That's anything but standard



Specification.

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

For standard specification included in your new home ask for the HC Selection brochure, for the extra options and upgrades, ask for the HC Collection brochure.

Kitchens

- Fully fitted Symphony Kitchens from the Koncept Range
- All homes are fitted with laminate work surfaces, glass splash backs, Blanco sink and Abode tap
- Our 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, cooker hood (Electrolux) and integrated fridge/freezer

Utility

- Cabinet doors will match kitchen door 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

- All homes will feature a mirrored finished wardrobe to bedroom one

Heating

- PV Panels (photovoltaic panels)
- Waste water heat recovery
- Individually controlled thermostatic radiators (to certain rooms)
- Gas central heating

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

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 store (please refer to our sales team for further information)
- Solar Photovoltaic (PV) panels\*

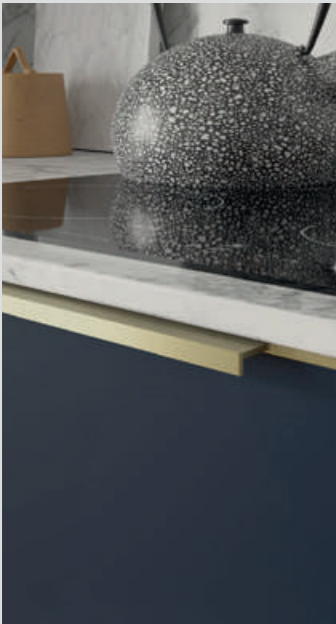
Option & Upgrades

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

- AEG appliances
- Silestone work surfaces
- Downlights (to kitchen, bathroom, en suite and WC)
- Amtico flooring (to kitchen, bathroom, en suite, WC and utility)
- Carefree and Serenity carpets
- Enhanced tiling
- Additional fitted wardrobe
- USB sockets
- Additional garden patio slabs and turf to rear

Ask for our Collection brochure for full details.

\*Plot specific. Please speak to your Sales Negotiator for full details.



# HarperCrewe. Bringing the right people together.

We believe this is something you can do easily when you have 30 years' experience. So here we are – a team of designers, architects, artisans, planners and craftspeople. All essential to our business, all exceptional at what they do, and also because their values, thinking and approach will mean better places for people, and better places for the future.

This is what we do.  
And what we do is who we are.





HarperCrewe

## GET IN TOUCH

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 911310

[Hodthorpe@harpercrewe.com](mailto:Hodthorpe@harpercrewe.com)

Hodthorpe,  
Worksop,  
Derbyshire  
S80 4UP

Join us on your favourite social



[HarperCrewe.com](https://www.harpercrewe.com)

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

Computer generated images are for illustrative purposes only.