



**Welcome to your  
new home.**

**CLIFFORD PARK, MARKET WEIGHTON**





# *Your home* at Clifford Park.

Hotham Park Developments place great thought and care into every home they build; sophisticated design features, both externally and internally and ensuring the highest quality materials used, are of the upmost importance when it comes to building the dream home for you and your family.

Careful planning and preparation is carried out when Hotham Park chooses any site. Clifford Park, the second phase of a successful housing development scheme in Market Weighton, which was specifically chosen by Hotham Park Developments, as it shows great character, a vibrant design environment and a fantastic location that connects you to the heart of Yorkshire.

The focus is on you and creating your dream home.

Hotham Park Developments is part of a group of companies still owned and run by a family that has been successfully building new homes for over 40 years. Their excellent reputation is testament to their achievements, and they are renowned for the design and build quality of their homes.

“At Hotham Park, our homes are built for you. We ensure our sites have a wide variety of tasteful designs and layouts, to suit your lifestyle at affordable prices. High quality materials, skilled tradesman and the use of old and new technologies helps us create your perfect home.”

Helping the environment: Hotham Park is partnered with &Move's Move&Grow Pledge, where we plant 100 trees to offset your carbon footprint for every house sold on our site.

That's the Hotham Park difference.

*Built for you.*



A warm welcome to...

# CLIFFORD PARK

MARKET  
WEIGHTON

A stunning collection of 2, 3, 4 and 5 bedroom, bespoke built homes.

Each property offers an arrangement of accommodation, innovating, contemporary, but yet still classical. All are designed with the family in mind, thus creating homes to love and grow into, each allowing ample individual space but also accommodating the needs of the family as one. Quality materials, high specification and traditional craftsmanship ensures a house you'll be proud of.

The range of properties and spacious layouts both inside and out provide plenty of choice and individuality.

The properties are located on the edge of the delightful Market Town, with a countryside feel, yet within easy walking distance of all the local amenities.



*Built for you.*

The Hotham Park difference.

## HOUSE STYLES

	The Hotham	5
	The Hotham RENDERED	5
	The Lund	4
	The Lund RENDERED	4
	The Hutton	4
	The Hutton RENDERED	4
	The Bainton	3/4
	The Cranswick	3/4
	The Newton	2/3
	The Kirkham	2/3
	The Dalton	2/3
	The Bolton	2





# MARKET WEIGHTON



*Great local connections*

Market Weightton is a small, rural town and civil partnership in the heart of the East Riding of Yorkshire; the town is one of the main market towns within the Yorkshire Wolds and sits perfectly between two major cities, York and Hull. The town sits around 20 miles (32 km) from either vibrant city, making it a great place to be connected to the heart of Yorkshire and the Humber.

The market town has a wealth of local highstreet retail stores, accompanied by a large Tesco supermarket and petrol station, 24 hour convenience store, bakery, schools, public houses, sports facilities, large 24 hour veterinary hospital and a doctors surgery.

The town has great, direct transport connections to UK cities via the accessible M62 motorway network.



The town also features a lovely green, duck ponds and Georgian and Victorian streets. Its most famous resident was William Bradley, born in 1787 (who grew his way into the Guinness Book of Records as England's Tallest Man, measuring 7ft 9inches tall and weighing 27 stone)

One of the jewels of the Yorkshire Wolds, this peaceful town has held a market for over 750 years

The town is celebrated today for its quintessentially English farmer's market, duck pond and pretty red tile roofs, the town is an essential stop for anyone looking to invest and start their life within the Yorkshire Wolds.



“ the perfect distance  
between York,  
Beverley and Hull ”





**The  
Hotham**



**The  
Bainton**



**The  
Hotham** RENDERED



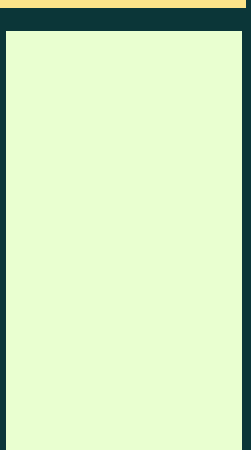
**The  
Cranswick**



**The  
Lund**



**The  
Newton**



**The  
Lund** RENDERED



**The  
Kirkham**



**The  
Hutton**



**The  
Dalton**





**inside your  
new home.**



*designed for  
**you.***



# your home SPECIFICATION

## // KITCHEN & UTILITY

- High quality bespoke designed kitchens with high quality worktops
- Electric oven
- Microwave
- Hob & extractor canopy
- Integrated fridge/freezer
- Dishwasher
- Recessed ceiling spotlights
- Tiled or laminate flooring

## // BATHROOM & EN-SUITE

- High quality white suite
- Chrome taps and fittings
- Shaver sockets or illuminated mirror power points
- Recessed ceiling spotlights
- Half tiled walls
- Tiled floors
- Heated chrome towel rail

## // CLOAKROOM & WC

- White WC and basin
- Tiled floor

## // INTERNAL FIXTURES/FITTINGS

- Pressurised central heating system
- White wood grain paneled doors
- Chrome effect door handles
- Smoke alarms pre-fitted
- Patio doors
- High quality deep skirting and architrave

## // FURTHER INFORMATION

- Ample light and power outlets
- External down lighters to house and garages
- Ample wired TV access points
- Wired ready for alarm and home security systems
- 10 year structural build warranty
- Lawned garden to the front and rear
- Paths and paved rear patio
- External tap

## // ADDITIONAL EXTRAS\*

- Premium oak internal doors
- Tiled/laminate/engineered wood to the hallway and/or living room
- Wall mounted electric fire
- Feature media wall (living room) (alcoves for TV, speaker and electric fire)
- Brushed chrome socket covers (above the kitchen worktops)
- Quartz/wooden kitchen work surface
- Fitted bedroom wardrobes
- Wine cooler
- Premium appliances

## YOUR NEW HOME IS *helping the environment*

Hotham Park Developments has partnered with &Move and their Move &Grow Pledge, **donating 100 trees for every house sold**, allowing you and your new home to offset carbon, helping give back to the environment.

The Move &Grow Pledge is dedicated to helping the environment through helping fund local communities within Kenya, Madagascar and Haiti, who work within their local communities to plant trees, offsetting carbon and providing a habitat for new life and for a greener future.

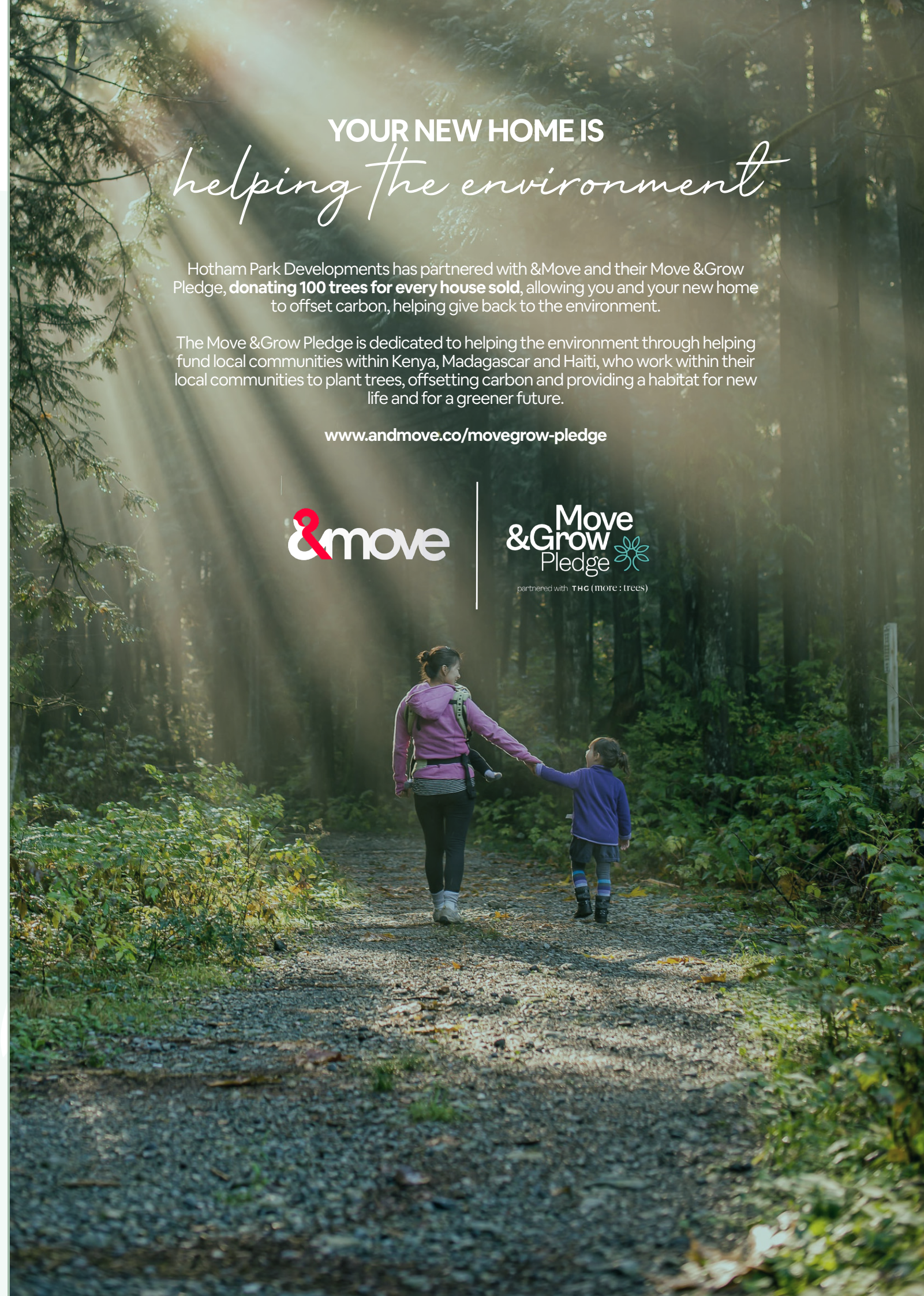
[www.andmove.co/movegrow-pledge](http://www.andmove.co/movegrow-pledge)



10 year warranty

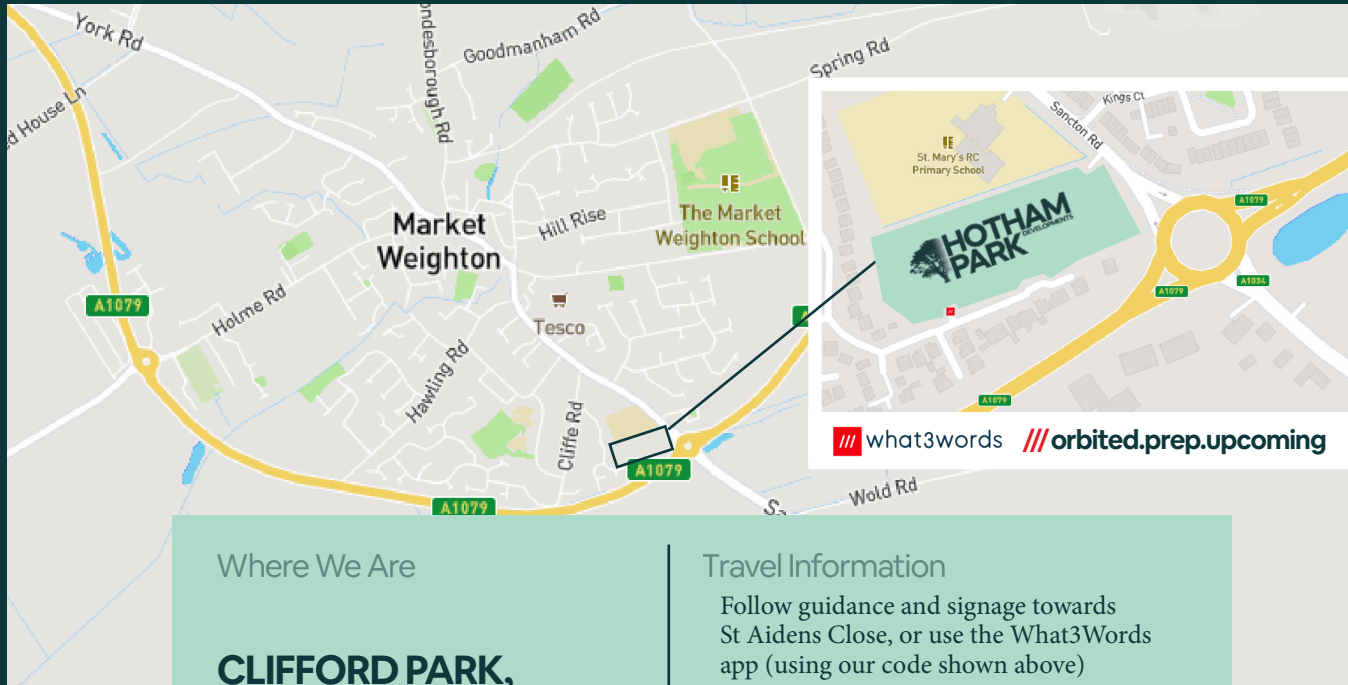


\*Additional costs apply, subject to build programme, availability and time of sale.





Visit us  
at Market Weighton



Where We Are

**CLIFFORD PARK,  
MARKET WEIGHTON,  
YORK, YO43 3FZ**

Travel Information

Follow guidance and signage towards St Aidens Close, or use the What3Words app (using our code shown above)

Show Home

Please contact Clubleys to book an appointment to visit the showhome.

Get in touch

Your new home awaits... To buy one of our bespoke built homes, please get in touch with Angela Midwood, who will be more than happy to take you through the next steps to get you moving into your dream home.

**Angela Midwood** - Clubleys, Market Weighton  
E: [a.midwood@clubleys.com](mailto:a.midwood@clubleys.com) | T: 01430 874000

**CLUBLEYS**

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**HOTHAM  
PARK**  
DEVELOPMENTS

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