



# Welcome to Hackett Grange

**AVANT**  
homes

# Contents

- Introducing Hackett Grange
- Our promise to you
- About Avant Homes
- The buying process
- Why buy new
- Living in Radcliffe on Trent
- Development plan
- House type floor plans
- Our specification
- Mortgage advisor panel
- Solicitor panel





## Our promise to you

We are committed to delivering a first class customer service. This means we care about what happens before and after you get the keys, ensuring your new home journey is rewarding and enjoyable too.

We are on the New Homes Quality Boards register of registered developers. We fully adhere to the New Homes Quality Code and the New Homes Ombudsman Service.



## Make your next step a reality

Looking for an amazing new home in Radcliffe on Trent? Then look no further. Hackett Grange offers a range of 2, 3, 4 and 5 bedroom homes in Nottinghamshire all designed with style, comfort, and practicality in mind.

Each home features classic French doors, designer kitchens with integrated appliances, fashionable tiling, spacious rooms, and off-street parking. Whether you're taking your first steps on the property ladder, looking for more space for your family, downsizing, or anything else, you'll find a modern home with flexible spaces tailored to your needs.

Radcliffe is the ideal place to live if you need to regularly commute to Nottingham. The village is 20 minutes from the city centre, via the A52. The A52 also leads to the M1, providing easy access to Sheffield, London, Leicester, Loughborough and further afield.

The local bus provider, Trentbarton, offers regular trips to Nottingham, with a service that runs every 10 minutes on weekdays. Nottingham is also accessible by rail, with Radcliffe Railway Station also offering regular services to neighbouring areas like Grantham, Boston, and Skegness. For international travel, East Midlands airport is only 30 minutes from the development.



# Who we are.

We build affordable homes across the Midlands, Yorkshire, North West, North East and Scotland, helping our buyers make their dream home a reality.

We have a wide range of house styles available, giving you the optionality to choose the space that's right for you. Whether it's a 1 bedroom bungalow, or a 2 bedroom terrace, a 3 storey townhouse, or a 4 or 5 bedroom detached home, we have something for everyone at an Avant development.



With a design and specification that's perfect for modern living, we think about all you need inside and out. When selecting our locations, Avant consider transport links, amenities, and schools, ensuring our developments are in the perfect areas for solo buyers, couples, and families alike. We create new communities of likeminded people in the best places. The right home for you, right where you want it!

We understand that building excellent homes must be done in a responsible way. That's why we're committed to protecting the planet. We aim, where possible, to minimise and mitigate our impact on the environment. We have in place robust policies to address issues around ecology, resource use and biodiversity, which see us manage environmental impacts throughout our development's lifecycle.

**So, if you're looking for your dream home, look no further.**

# Your buying journey

Here's a step by step guide through the exciting buying process.

## Taking the first steps

Find your dream home on one of our 60 developments located in 8 different regions across the UK.

## Check your budget

At the start of your home buying journey, find out what you can afford by speaking to one of our recommended new build specialists or find your own chosen financial advisor.

Once you've spoken to a mortgage specialist, you will be able to get a decision in principle which states your affordability. You'll also need to choose a solicitor to represent you throughout the home buying process. We can recommend a solicitor or you can find your own.



## Reservation time!

Now you can officially reserve your home at one of our Customer Appointment Centres. Your Sales Advisor will show you detailed drawings of your development, your plot, and much more. You'll need to provide your decision in principle, and your ID, and pay a small reservation fee.

Once reserved your solicitor will go through your draft contract and answer any questions. They'll also carry out searches and checks. Alongside this, your mortgage advisor will apply for your mortgage.



## Making your home yours

The best bit has arrived – your options meeting! In this meeting you will choose your options and any upgrades you want. Let your imagination run wild and personalise your new Avant home to your liking.

Take inspiration from our beautifully curated show homes and browse our selection of tiles, cupboard doors and worktop samples.



## Exchanging contracts

Once your contract is agreed you'll be asked to sign. This is called exchanging contracts in England and Conclude Missives in Scotland.

This stage is key, as it's when you become committed to buying your Avant home and can countdown to completion day!

## Final checks

We follow stringent processes to ensure we build a quality home. Once your home is built complete it will be inspected and a CML will be issued which gives you your 10 year warranty.

Following a pre-completion inspection, it's the moment you've been waiting for... a sneak preview of your home at your Home Demonstration meeting!





### Moving day

Finally! Once we're all ready to go, your solicitor will request your mortgage advance and any additional balances, ready to transfer to our solicitors on moving day.

When the funds arrive, the home will be officially yours. You can collect the keys and the deeds will be sent to your solicitor. Then, all that's left to do is move in!



### Aftercare

After completion, your Customer Liaison Manager will be in touch to support you with your new home!

They'll be able to provide you with contact details for your Warranty Providers and answer any questions you may have.



### Time to enjoy your new home

You'll then settle in, and love life in your beautiful new Avant home.



# Why buy new?

If you're looking for a stunning new home you've come to the right place. Here's our top reasons why buying new is best...

## Highly energy efficient

Buying a new build home has many benefits when it comes to saving energy – and money. They are built to the very latest energy efficiency standards with research by the Home Builders Federation (HBF) finding that owners of a new build home can save up to a staggering £2,200\* a year on their energy bills.

## No renovation costs

With a new Avant home there's no hidden history to contend with. You won't uncover that you need a full re-wire or that your boilers on the brink, because everything in your home is... you guessed it... new!

## Peace of mind as standard with a 10 year warranty

With a new Avant home, you'll receive a two-year builder warranty, plus a further eight years warranty from the NHBC or Premier Guarantee. In the unlikely event that something goes wrong with your home, your warranty ensures you're protected.

## A beautiful blank canvas

One of the most exciting things about buying new is that you're starting from scratch in an immaculate un-lived-in interior. Plus, with no one ever having lived in your home before, you're the first to make memories in the space.



## Perfectly personalisable

When buying new, you can choose from our extensive range of stunning options and upgrades allowing you to personalise all rooms of your home and garden.

## Buying schemes to help you move

When you buy a new home, you unlock access to lots of helpful buying schemes. From Part Exchange to My Move Made Easy, plus our Key Worker and Military Discount schemes, we have plenty of ways to get you moving that you wouldn't benefit from when buying second-hand.

## No upward chain

When you've got your heart set on a home, the last thing you want to contend with is chains and endless delays. When you buy new, there's no upward chain!

## Protecting the planet

New homes produce less carbon as they need to use less energy to heat up. Around 84%\* of new homes have an EPC rating of A-B, while only 4%\* of existing properties achieved the same rating. Good insulation, double glazing and airtight windows all contribute to a reduction carbon emission by 6%\*.

\*HBF Watt a Save Report, February 2023.

\*\* Dependant on build stage, please ask your Sales Advisor for more details.

\*\*\*Terms and conditions apply.

# Living in Radcliffe on Trent

Radcliffe on Trent overlooks the River Trent, meaning there's lots of stunning places to walk with canalside views. The Cliff Walk is a pretty walking path that lies along the River Trent – the third longest river in the UK. The river stretches all the way to the nearby Shelford Village and is perfect if you're looking for a gentle stroll. The River Trent is also popular amongst anglers with the river being home to a number of species including bream, carp, pike, and salmon. If fishing is your thing, you can join the local Radcliffe on Trent Angling Society who regularly meet to fish in the river.

Students of all ages are catered for in Radcliffe, with the village offering a nursery and infant school, The Radcliffe Infant and Nursery School, a junior school, The Radcliffe on Trent Junior School, and a secondary school, The South Nottinghamshire Academy.

Radcliffe's appropriately named Main Road boasts a hub of restaurants, supermarkets (including a Tesco Express) and independent shops, including a butcher's shop, bicycle shop and a bakery.

Amongst the eateries you will find local favourite is The Atrium Bar and Kitchen. A converted old bank that's maintained its classy interior, The Atrium is renowned for its incredible food and expansive vegan options.

There are also a number of restaurants on Main Road including the gastropub, The Royal Oak, and the casual but delicious Piano.

On Shelford Road, you will find an eclectic range of flavours from all over the world including an Indian restaurant, Yaadgaar, and a Chinese restaurant called Crystal Lillies.

Radcliffe on Trent also has a popular golf course located on the edge of the village with a rich history.

Radcliffe and the surrounding areas have plenty to do for all the family, including the Grange Hall Gardens, the National Water Sports Centre, Stonebridge City Farm, Wollaton Hall Gardens and Deer Park and much more, meaning you'll never be stuck for something to do during downtime.



# Development plan

**THE ASKERN**  
2 bedroom home

**THE DENBY**  
2 bedroom home

**THE FERNLEE**  
3 bedroom home

**THE RIPON**  
3 bedroom home

**THE OAKWOOD**  
3 bedroom home

**THE LEYBURN**  
3 bedroom home

**THE WENTBRIDGE**  
4 bedroom home

**THE NETHERTON**  
4 bedroom home



**THE HORBURY**  
4 bedroom home

**THE COOKRIDGE**  
5 bedroom home

**SECTION 106 HOUSING**

★ First Homes

bcp Bin Collection Point

Garage Access

ss Sub Station

Plan not to scale.

For plot & public open space planting see detailed landscaping plan.



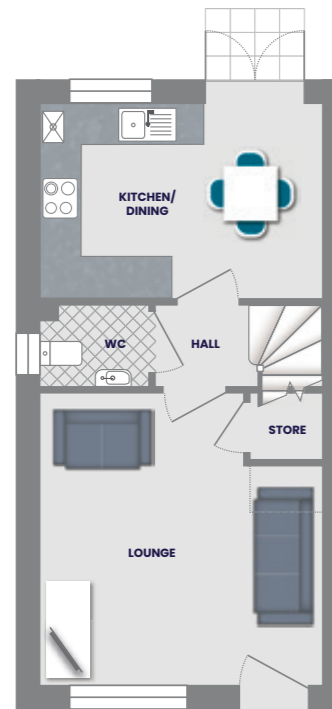
# The Askern



2 Bedroom

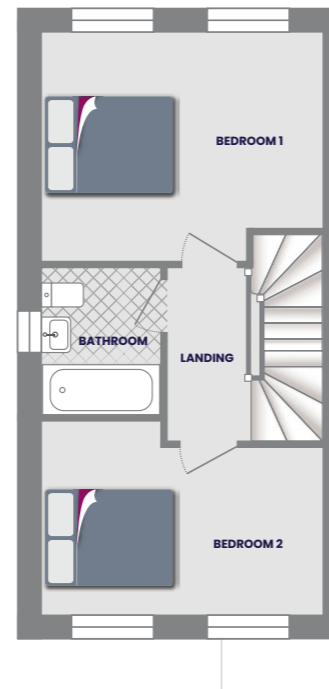


1 Bathroom



## Ground Floor

|                |               |
|----------------|---------------|
| Kitchen/Dining | 3.99m x 2.76m |
| Lounge         | 3.99m x 4.05m |
| WC             | 1.55m x 1.22m |
| Store          | 1.17m x 1.01m |



## First Floor

|           |               |
|-----------|---------------|
| Bedroom 1 | 3.99m x 3.22m |
| Bedroom 2 | 3.99m x 2.65m |
| Bathroom  | 1.71m x 2.15m |

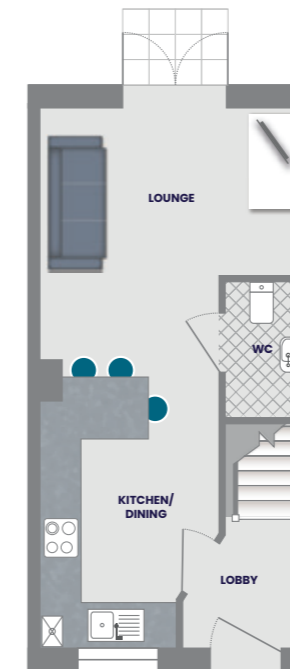
# The Denby



2 Bedroom



1 Bathroom



## Ground Floor

|                |                 |
|----------------|-----------------|
| Lobby          | 1.65m x 1.82m   |
| Kitchen/Dining | 2.6m* x 3.95m   |
| Lounge         | 3.71m* x 3.86m* |
| WC             | 0.9m x 1.95m    |



## First Floor

|           |               |
|-----------|---------------|
| Bedroom 1 | 3.71m x 3.11m |
| Bedroom 2 | 3.71m x 2.44m |
| Bathroom  | 1.7m x 2.08m  |

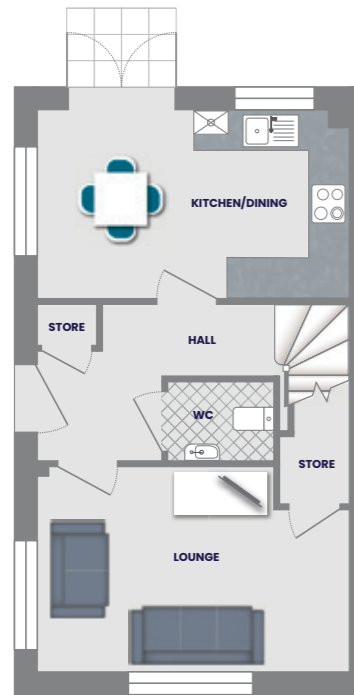
# The Fernlee



3 Bedroom

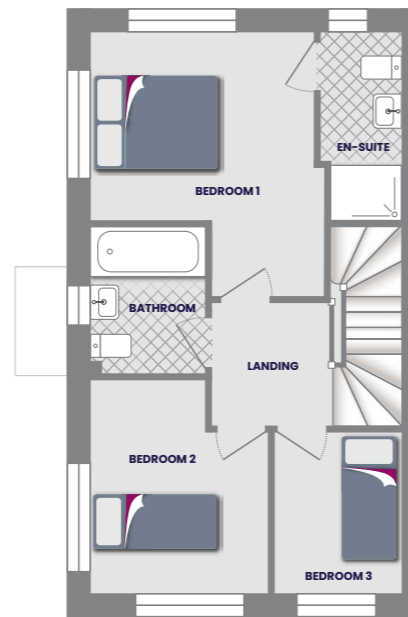


2 Bathroom



## Ground Floor

|                |                 |
|----------------|-----------------|
| Hall           | 3.6m* x 1.04m** |
| Kitchen/Dining | 4.57m x 2.76m   |
| Lounge         | 4.57m* x 3.00m* |
| WC             | 1.56m x 1.15m   |
| Store          | 1.78m x 1m      |



## First Floor

|            |                  |
|------------|------------------|
| Bedroom 1  | 3.3m** x 2.77m** |
| En-Suite 1 | 1.17m x 2.76m*   |
| Bedroom 2  | 2.61m* x 3.13m*  |
| Bedroom 3  | 1.86m x 2.36m    |
| Bathroom   | 1.7m x 2.15m     |

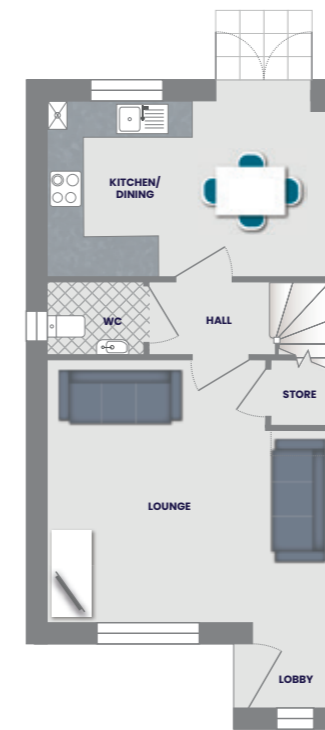
# The Ripon



3 Bedroom

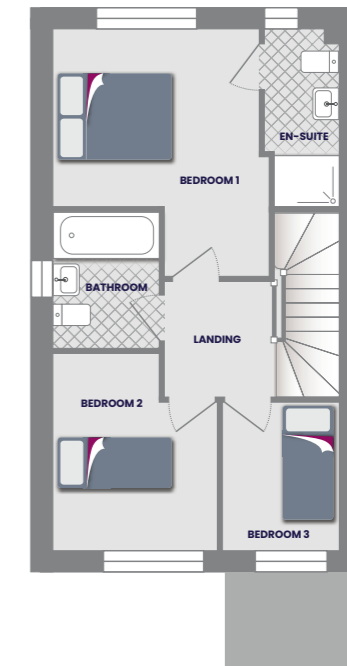


2 Bathroom



## Ground Floor

|                |                |
|----------------|----------------|
| Lobby          | 1.28m x 1.36m  |
| Kitchen/Dining | 4.57m x 2.76m  |
| Lounge         | 4.57m* x 4.09m |
| Hall           | 1.9m x 1.15m   |
| WC             | 1.55m x 1.15m  |
| Store          | 1.01m x 1.02m  |



## First Floor

|            |                  |
|------------|------------------|
| Bedroom 1  | 3.3m** x 2.92m** |
| En-Suite 1 | 1.17m x 2.8m*    |
| Bedroom 2  | 2.65m x 3.09m*   |
| Bedroom 3  | 1.83m x 2.33m    |
| Bathroom   | 1.7m x 2.15m     |

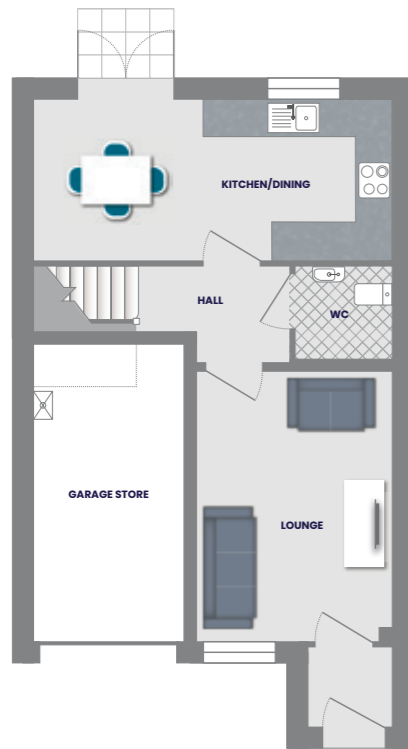
# The Oakwood



3 Bedroom

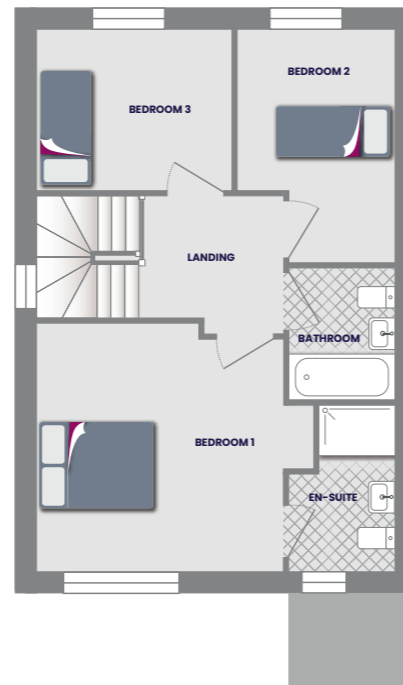


2 Bathroom



## Ground Floor

|                |               |
|----------------|---------------|
| Lobby          | 1.34m x 1.25m |
| Kitchen/Dining | 5.69m x 2.55m |
| Lounge         | 3.09m x 4.27m |
| Hall           | 2.22m x 1.51m |
| WC             | 1.71m x 1.51m |
| Garage         | 2.4m x 4.67m  |



## First Floor

|            |                |
|------------|----------------|
| Bedroom 1  | 3.88m x 3.92m* |
| En-Suite 1 | 1.69m x 2.53m  |
| Bedroom 2  | 2.49m* x 3.69m |
| Bedroom 3  | 3.1m x 2.55m   |
| Bathroom   | 1.71m x 2.17m  |

\* Maximum Dimension  
\*\* Minimum Dimension

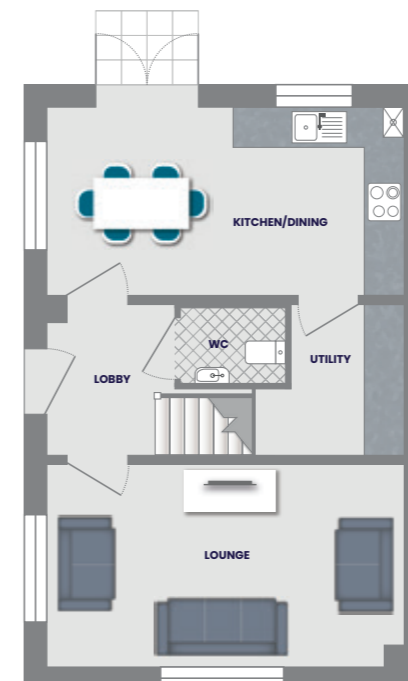
# The Leyburn



3 Bedroom

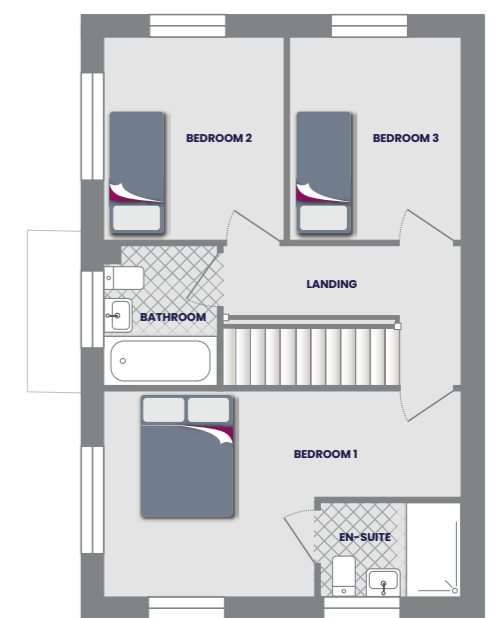


2 Bathroom



## Ground Floor

|                |               |
|----------------|---------------|
| Kitchen/Dining | 5.31m x 2.79m |
| Utility        | 1.69m x 2.21m |
| Lounge         | 5.31m x 3m    |
| Lobby          | 1.89m x 2.21m |
| WC             | 1.55m x 1.15m |



## First Floor

|            |               |
|------------|---------------|
| Bedroom 1  | 5.3m* x 3.06m |
| En-Suite 1 | 2.09m x 1.4m  |
| Bedroom 2  | 2.72m x 2.98m |
| Bedroom 3  | 2.5m x 2.98m  |
| Bathroom   | 1.7m x 2.07m  |

\* Maximum Dimension  
\*\* Minimum Dimension

# The Wentbridge



4 Bedroom



2 Bathroom



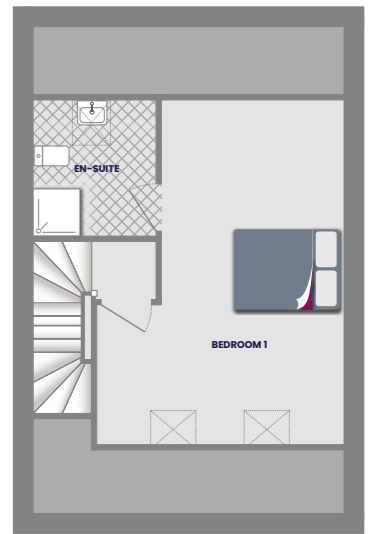
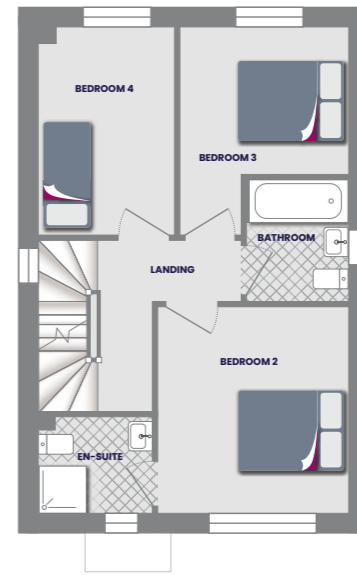
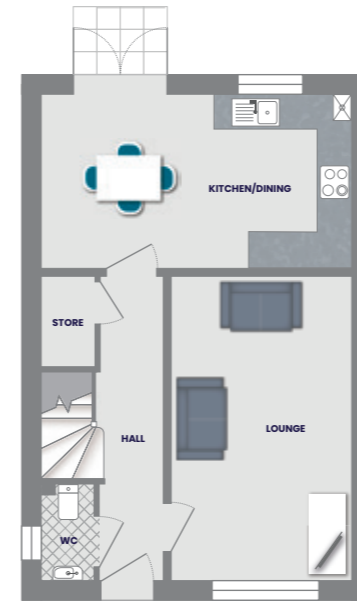
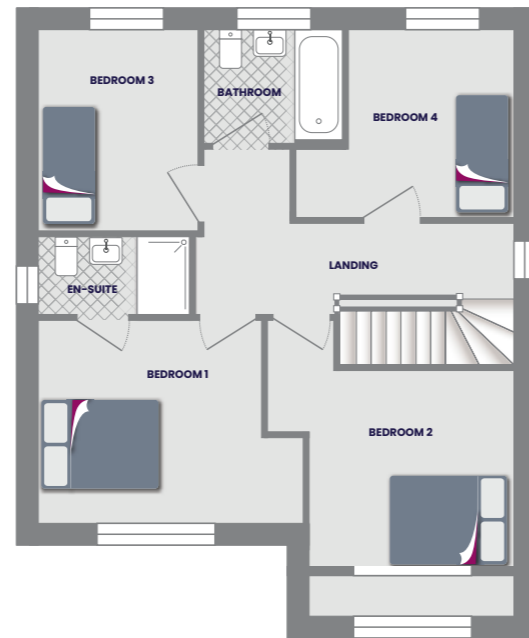
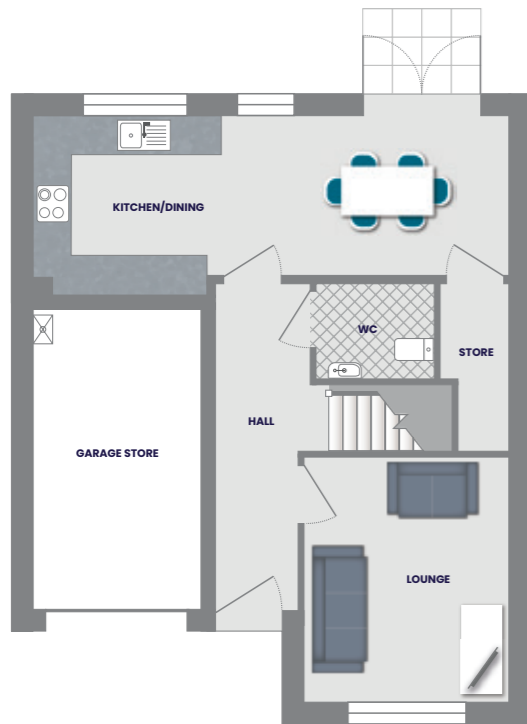
# The Netherton



4 Bedroom



3 Bathroom



## Ground Floor

|                |                 |
|----------------|-----------------|
| Kitchen/Dining | 7.32m x 2.45m** |
| Lounge         | 3.15m x 3.76m   |
| Hall           | 1.26m x 4.99m   |
| WC             | 1.8m x 1.45m    |
| Store          | 1.07m x 2.55m   |
| Garage Store   | 2.61m x 4.63m   |

## First Floor

|            |                |
|------------|----------------|
| Bedroom 1  | 3.41m** x 3.1m |
| En-Suite 1 | 2.3m x 1.21m   |
| Bedroom 2  | 3.15m x 3.73m  |
| Bedroom 3  | 2.43m x 3.09m  |
| Bedroom 4  | 2.53m x 3.08m  |
| Bathroom   | 2.17m x 1.7m   |

## Ground Floor

|                |               |
|----------------|---------------|
| Kitchen/Dining | 5.31m x 2.97m |
| Lounge         | 3.07m x 5.18m |
| Hall           | 1.07m x 5.18m |
| WC             | 0.92m x 1.65m |
| Store          | 0.93m x 1.52m |

## First Floor

|            |                |
|------------|----------------|
| Bedroom 1  | 3.25m x 3.52m  |
| En-Suite 1 | 1.96m x 1.66m  |
| Bedroom 2  | 2.88m x 3.55m* |
| Bedroom 3  | 2.33m x 3.55m  |
| Bathroom   | 1.7m x 2.08m   |

## Second Floor

|           |                  |
|-----------|------------------|
| Bedroom 1 | 3.09m** x 5.89m* |
| En-Suite  | 2.12m x 2.34m    |

# The Horbury



4 Bedroom



2 Bathroom



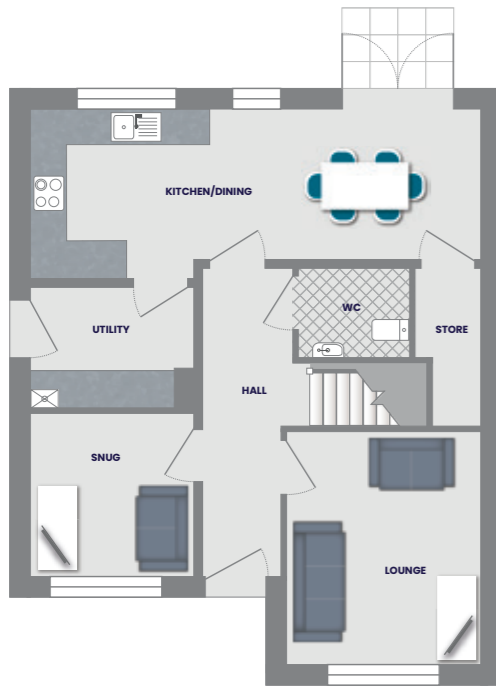
# The Cookridge



5 Bedroom

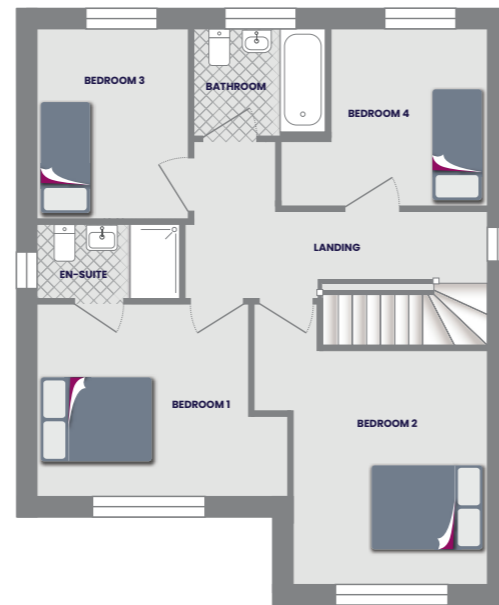


2 Bathroom



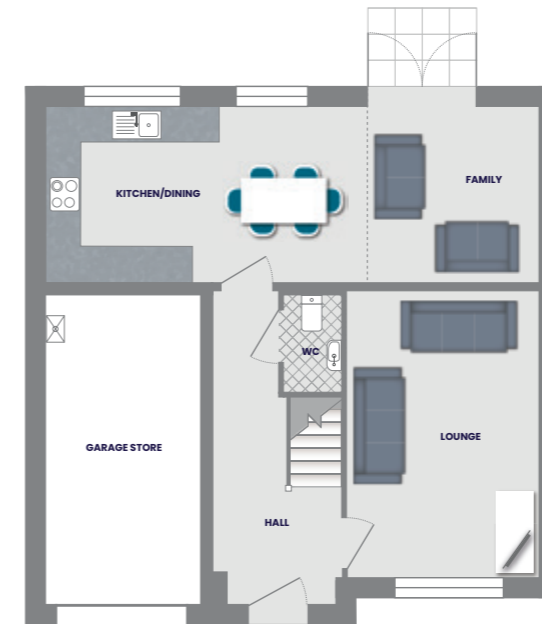
## Ground Floor

|                |                 |
|----------------|-----------------|
| Kitchen/Dining | 7.32m x 2.45m** |
| Utility        | 2.66m x 1.97m   |
| Lounge         | 3.15m x 3.76m   |
| Snug           | 2.66m x 2.62m   |
| Hall           | 1.26m x 4.99m   |
| WC             | 1.8m x 1.45m    |
| Store          | 1.07m x 2.55m   |



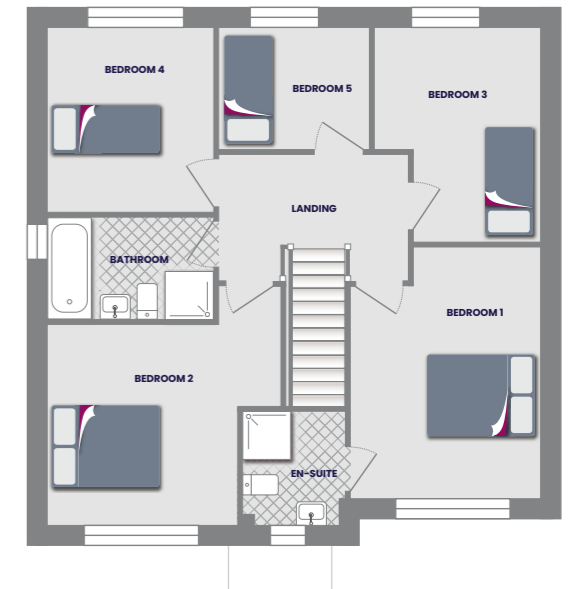
## First Floor

|            |                 |
|------------|-----------------|
| Bedroom 1  | 3.41m** x 3.1m  |
| En-Suite 1 | 2.3m x 1.21m    |
| Bedroom 2  | 3.15m** x 3.76m |
| Bedroom 3  | 2.43m x 3.08m   |
| Bedroom 4  | 2.53m** x 3.08m |
| Bathroom   | 2.17m x 1.7m    |



## Ground Floor

|                       |               |
|-----------------------|---------------|
| Kitchen/Dining/Family | 8.22m x 2.96m |
| Lounge                | 3.18m x 4.76m |
| Hall                  | 2.11m x 5.21m |
| WC                    | 0.98m x 1.65m |
| Garage Store          | 2.58m x 5.15m |



## First Floor

|            |                   |
|------------|-------------------|
| Bedroom 1  | 3.18m* x 4.18m*   |
| En-Suite 1 | 1.6m x 1.89m      |
| Bedroom 2  | 3.24m** x 3.24m** |
| Bedroom 3  | 2.77m* x 3.59m*   |
| Bedroom 4  | 2.76m x 3.19m     |
| Bedroom 5  | 2.5m x 2.06m      |
| Bathroom   | 2.76m x 1.7m      |



# Specification

## Internal features

- Stylish white internal doors with chrome finished door handles
- Ceilings and walls finished in white emulsion throughout
- Heat, smoke and Carbon Monoxide detectors
- Gas central heating radiators throughout and grade A energy efficient boiler
- Power sockets and energy efficient lighting as per electrical layout drawings
- Modern profile skirting and architrave

## External features

- UPVC triple glazed french door to access rear garden
- Low maintenance black UPVC fascia
- UPVC triple glazed windows with locking system
- Front composite GRP door with sidelight\* and multi-point locking system
- Driveway\*
- Garage\* including power and lights
- Allocated parking\*
- Front entrance light
- Rotavated rear gardens
- Turf to front gardens where applicable
- Photovoltaic panels~
- Electric vehicle charging point

## Main bedroom features

- Ensuite shower room^

\*Sidelight, Allocated Parking, Garage, and Driveway for these housetypes is Plot Specific.  
~ Panel location and amount subject to plot location and orientation  
^ Dependent on housetype

## Bathroom features

- White contemporary sanitaryware
- Bath with mixer tap
- Full height tiling option to 3 sides of bath and half height tiling behind sink and WC
- Quality designer taps and fittings

## Shower room features

- White contemporary sanitaryware
- High quality shower enclosure with white shower tray and a glass door with chrome trim
- Full height tiling option to 3 sides of shower and half height tiling behind sink and WC
- Quality designer taps and fittings
- Electric shower to second en-Suite in selected housetypes

## WC features

- Ground floor WC with stylish white sanitaryware
- Single tile splash course above the sink
- Quality designer taps and fittings

## Kitchen features

- Fully fitted designer kitchen in a range of colours and styles
- Stainless steel fan oven
- Ceramic hob
- Integrated fridge/freezer or undercounter fridge with icebox^
- Stainless steel bowl and drainer
- Designer chrome mixer taps
- White finish sockets above worktops

Ask your Sales Advisor about our Options and Upgrades!



# Electrical provisions

All electrical installations including sockets are provided in accordance with relevant building regulations to a minimum requirement shown below.

You can tailor the placement and number of outlets in your property upon request.

Speak to your Sales Advisor for more details.

- no electrical sockets in this room  
 n/a this room is not part of this housetype  
 wc Downstairs Toilet  
 FF First Floor  
 SF Second Floor

| Housetype | Hall | Lounge | Kitchen/Dining    | Utility          | WC | Snug | Bedroom 1 | Bedroom 2 | Bedroom 3 | Bedroom 4 | Bedroom 5 | Bathroom | Ensuite 1 | Ensuite 2 | FF Landing | SF Landing | Live/work | Garage |
|-----------|------|--------|-------------------|------------------|----|------|-----------|-----------|-----------|-----------|-----------|----------|-----------|-----------|------------|------------|-----------|--------|
| Appleton  | 2    | 6      | 12 + 4 appliances | 4 + 2 appliances | -  | 4    | 6         | 4         | 4         | 4         | 4         | -        | -         | -         | 2          | n/a        | n/a       | n/a    |
| Askham    | 2    | 6      | 8 + 5 appliances  | n/a              | -  | n/a  | 6         | n/a       | n/a       | n/a       | n/a       | -        | n/a       | n/a       | 2          | n/a        | 4         | n/a    |
| Baildon   | 2    | 6      | 8 + 5 appliances  | n/a              | -  | n/a  | 6         | 4         | 4         | n/a       | n/a       | -        | n/a       | n/a       | 2          | n/a        | n/a       | n/a    |
| Bilbury   | 2    | 4      | 10 + 5 appliances | n/a              | -  | n/a  | 6         | 4         | 4         | 4         | n/a       | -        | -         | n/a       | 2          | n/a        | 4         | 2      |
| Cadeby    | 2    | 6      | 8 + 5 appliances  | 4 + 1 appliance  | -  | n/a  | 6         | 4         | 4         | n/a       | n/a       | -        | -         | n/a       | 2          | n/a        | n/a       | n/a    |
| Cookbury  | 2    | 6      | 10 + 5 appliances | n/a              | -  | n/a  | 6         | 4         | 4         | 4         | n/a       | -        | -         | n/a       | 2          | n/a        | 4         | n/a    |
| Coverham  | 2    | 6      | 14 + 4 appliances | 4 + 2 appliances | -  | n/a  | 6         |           | 4         | 4         | 4         | -        | -         | -         | 2          | n/a        | n/a       | 2      |
| Dalton    | 2    | 6      | 8 + 5 appliances  | 4 + 1 appliance  | -  | n/a  | 6         | 4         | 4         | 4         | n/a       | -        | -         | -         | 2          | 2          | n/a       | n/a    |
| Darwood   | 2    | 6      | 12 + 4 appliances | 4 + 2 appliances | -  | n/a  | 6         | 4         | 4         | 4         | n/a       | -        | -         | n/a       | 2          | n/a        | 4         | 2      |
| Denbrough | 2    | 4      | 6 + 5 appliances  | n/a              | -  | n/a  | 6         | n/a       | n/a       | n/a       | n/a       | -        | n/a       | n/a       | 2          | n/a        | 4         | n/a    |
| Eastbeck  | 2    | 4      | 6 + 5 appliances  | n/a              | -  | n/a  | 6         | 4         | n/a       | n/a       | n/a       | -        | n/a       | n/a       | 2          | 2          | 4         | n/a    |
| Ferndale  | 2    | 6      | 8 + 5 appliances  | n/a              | -  | n/a  | 6         | 4         | n/a       | n/a       | n/a       | -        | -         | n/a       | 2          | n/a        | 4         | n/a    |
| Horbeck   | 2    | 6      | 8 + 4 appliances  | 4 + 2 appliances | -  | 4    | 6         | 4         | 4         | n/a       | n/a       | -        | -         | n/a       | 2          | n/a        | 4         | n/a    |
| Howesby   | 2    | 4      | 6 + 5 appliances  | n/a              | -  | n/a  | 6         | 4         | n/a       | n/a       | n/a       | -        | n/a       | n/a       | 2          | 2          | 4         | n/a    |
| Levisham  | 2    | 6      | 8 + 5 appliances  | n/a              | -  | n/a  | 6         | 4         | n/a       | n/a       | n/a       | -        | n/a       | n/a       | -          | n/a        | n/a       | n/a    |
| Leyburn   | 2    | 6      | 8 + 4 appliances  | 4 + 2 appliances | -  | n/a  | 6         | 4         | 4         | n/a       | n/a       | -        | -         | n/a       | 2          | n/a        | n/a       | n/a    |
| Maltby    | 2    | 6      | 8 + 5 appliances  | n/a              | -  | n/a  | 6         | 4         | 4         | n/a       | n/a       | -        | -         | n/a       | 2          | n/a        | n/a       | n/a    |
| Mowbray   | 2    | 4      | 8 + 4 appliances  | n/a              | -  | n/a  | 6         | n/a       | n/a       | n/a       | n/a       | -        | n/a       | n/a       | n/a        | n/a        | n/a       | n/a    |
| Netherton | 2    | 6      | 8 + 5 appliances  | n/a              | -  | n/a  | 6         | 4         | 4         | 4         | n/a       | -        | -         | -         | 2          | 2          | n/a       | n/a    |
| Oakdale   | -    | 6      | 8 + 5 appliances  | n/a              | -  | n/a  | 6         | 4         | n/a       | n/a       | n/a       | -        | -         | n/a       | 2          | n/a        | 4         | n/a    |
| Ripley    | 2    | 6      | 8 + 5 appliances  | n/a              | -  | n/a  | 6         | 4         | n/a       | n/a       | n/a       | -        | -         | n/a       | 2          | n/a        | n/a       | n/a    |
| Salbury   | 2    | 6      | 8 + 5 appliances  | n/a              | -  | n/a  | 6         | 4         | 4         | n/a       | n/a       | -        | -         | -         | 2          | 2          | 4         | n/a    |
| Thirsk    | 2    | 4      | 6 + 5 appliances  | n/a              | -  | n/a  | 6         | 4         | n/a       | n/a       | n/a       | -        | n/a       | n/a       | 2          | n/a        | n/a       | n/a    |
| Thoresby  | 2    | 6      | 10 + 4 appliances | 4 + 2 appliances | -  | 2    | 6         | 4         | 4         | 4         | n/a       | -        | -         | n/a       | 2          | n/a        | 4         | n/a    |
| Walbrough | -    | 6      | 8 + 5 appliances  | n/a              | -  | n/a  | 6         | 4         | 4         | 4         | n/a       | -        | -         | -         | 2          | 2          | 4         | 2      |
| Wentbury  | 2    | 6      | 8 + 5 appliances  | n/a              | -  | n/a  | 6         | 4         | 4         | n/a       | n/a       | -        | -         | n/a       | 2          | n/a        | 4         | 2      |



# Solicitor panel

We have a carefully selected panel of recommended independent firms that can help you on your journey. These Solicitors are specialists in new build conveyancing and fully understand the nuances of financial and legal matters, giving you confidence in their ability to help you with your purchase. For more information please contact one of the firms below.

## **ISON HARRISON**

Phone: 0113 284 5091 | Email: [propertynewbuild@ih.co.uk](mailto:propertynewbuild@ih.co.uk)  
Website: [www.isonharrison.co.uk](http://www.isonharrison.co.uk)

## **CLARK BROOKES TURNER CARY**

Phone: 0121 553 2576 | Email: [enquiries@cbtcsolicitors.co.uk](mailto:enquiries@cbtcsolicitors.co.uk)  
Website: [www.cbtcsolicitors.co.uk](http://www.cbtcsolicitors.co.uk)

## **WATSON RAMSBOTTOM**

Phone: 01254 672222 | Email: [enquiries@watsonramsbottom.com](mailto:enquiries@watsonramsbottom.com)  
Website: [www.watsonramsbottom.com](http://www.watsonramsbottom.com)

# Mortgage advisor panel

We're proud to work with a carefully selected panel of advisors that work separately from any bank or lender. These firms are available to provide free independent financial advice and will help you find a mortgage product that suits your circumstances.

Specialising in mortgages for new homes, these companies fully understand the processes and details of buying a new build, ensuring you're getting experienced and knowledgeable support. For more information, please contact one of our recommended advisors below.

## **JAMES LEIGHTON FINANCIAL SERVICES**

Phone: 0115 8709520 | Email: [enquiries@jlfs.co.uk](mailto:enquiries@jlfs.co.uk)  
Website: [www.jlfs.co.uk](http://www.jlfs.co.uk)

## **SAFEGUARD FINANCIAL SERVICES LTD**

Phone: 0191 500 8740 | Email: [advice@safegfs.co.uk](mailto:advice@safegfs.co.uk)  
Website: [www.safeguardfinancialservices.co.uk](http://www.safeguardfinancialservices.co.uk)



PLEASE NOTE: Avant Homes can not offer legal or financial advice. Our Panel professionals are entirely independent – Avant Homes receives no incentive for recommending them. There is no obligation to select from our Panel, but you are advised to seek financial and legal guidance when buying a new home.



## **Hackett Grange**

Radcliffe on Trent, Nottinghamshire  
NG12 2DW

T: 01202 402322

E: [hackettgrange.sales@avanthomes.co.uk](mailto:hackettgrange.sales@avanthomes.co.uk)

[www.avanthomes.co.uk/hackettgrange](http://www.avanthomes.co.uk/hackettgrange)



Avant Homes 2024  
Version 2.0.2

The information contained herein is for general guidance only. Photographs portray a reasonable impression of the properties we build and sell, but some images and show homes may include upgrades or options that have since been discontinued or do not form part of a standard specification. Changes in circumstances or availability of materials may force us to make changes to finishes or elevations from those illustrated. Floor plans demonstrate the general layout of the property and room dimensions are duplicated from working drawings but these are not precise measurements to be relied upon as slight variances will occur on construction of individual properties. Site plans show the intended layout of the development, but we reserve the right to alter layouts subject to appropriate planning consents. Avant Homes cannot offer you financial or legal advice. Please speak to an independent IFA or Solicitor for financial and legal guidance when buying a new home