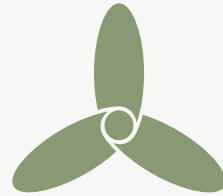


SANDLANDS PARK IV

HUCKNALL





HARRON HOMES

CAREFULLY CRAFTED HOMES

Born and bred in Yorkshire, Harron Homes delivers exceptional homes in carefully selected locations across the North of England and the Midlands. With a proud track record of ingenuity and originality, Harron Homes is a developer you can trust to fulfil and exceed your every expectation.

Harron Homes remains a local business at heart and retains a passion for providing outstanding properties and personal customer service. We pride ourselves on listening to your needs and working with you to craft your ideal home. We are a company that is large enough to offer you the very best, but small enough to care about your needs.



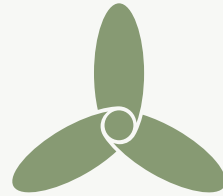
SANDLANDS PARK

A PLACE TO CALL HOME





Typical Street Scene at Sandlands Park



REFINED LIVING

IN A TRULY EXCLUSIVE LOCATION

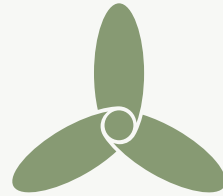
Situated in a fantastic location at the edge of Hucknall with open countryside on the doorstep, Sandlands Park is a collection of thoughtfully designed 4 & 5 bedroom family homes.

Designed with modern living in mind, this stunning collection of homes is perfect for families looking for quality, style and location.

SANDLANDS PARK IV BY HARRON HOMES







SURROUND YOURSELF

WITH A FULL AND ACTIVE LIFE

Sandlands Park offers more than just a place to live with an array of places to discover and explores right on your doorstep.

The bustling town of Hucknall offers everything you could need, from supermarkets to independent restaurants, plenty of parks and more. Via its tram stop, Hucknall offers easy access to Nottingham city centre where there's plenty to do from family days out at a local museum or art gallery to a evening out at an independent restaurant or bar.

For those looking for a breath of fresh air or the chance to get away, they'll be spoilt for choice with Newstead Abbey, Wollaton Hall or Shipley Country Park just a short car journey away.





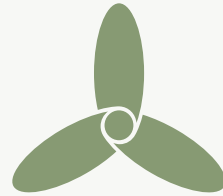
Newstead Abbey



Wollaton Hall And Deer Park



Nottingham Lace Market



WELL CONNECTED

AN ENVIABLE POSTCODE

Hucknall is exceptionally well located with nearby links to the M1, providing easy access to Mansfield, Sheffield and Leicester.

Whether travelling for work or pleasure, homeowners will benefit from the excellent commuter links on offer.

For families, there is a good choice of schooling options nearby including the onsite Flying High Academy, Edgewood Primary School, Rufford Primary School and Broomhill Junior School.



Primary School	4 minutes
Shop	7 minutes
Church	22 minutes
Doctors	27 minutes
Pub	28 minutes
Dentist	39 minutes



Hucknall	6 minutes
Ilkeston	14 minutes
Alfreton	20 minutes
Nottingham	21 minutes
Mansfield	26 minutes
Derby	28 minutes
Belper	30 minutes



Nottingham	17 minutes
Mansfield	18 minutes
Newark-On-Trent	56 minutes
Leicester	1 hour 10 minutes
Sheffield	1 hour 45 minutes
Birmingham	1 hour 57 minutes
London	2 hours 24 minutes










“HASSLE-FREE TRAVEL
FROM YOUR DOORSTEP”

Times based on figures provided by Google Maps and thetrainline.com from Hucknall




SITEPLAN



4 BEDROOM HOMES

-  **THE BOURTON**
4 bedroom home
Plots 364, 381, 383, 386, 394, 447, 456
-  **THE BAYFORD**
4 bedroom home
Plot 387
-  **THE EMPINGHAM**
4 bedroom home
Plots 382, 385
-  **THE NETHERTON**
4 bedroom home
Plots 366, 380, 389, 441, 443, 446, 453, 461
-  **THE MORETON**
4 bedroom home
Plots 369, 370, 390, 391, 445, 452, 460
-  **THE OAKHAM**
4 bedroom home
Plots 379, 392, 442, 451
-  **THE SHELFORD**
4 bedroom home
Plots 365, 367, 371, 377, 378, 388, 450, 458, 462, 463
-  **THE NAUNTON**
4 bedroom home
Plots 374, 375, 457
-  **THE UPPINGHAM**
4 bedroom home
Plots 372, 376, 464

5 BEDROOM HOMES

-  **THE BANBURY**
5 bedroom home
Plots 384, 455, 459
-  **THE NEWBURY**
5 bedroom home
Plots 373, 393, 395, 449, 454
-  **THE TOLLESBURY**
5 bedroom home
Plots 368, 444, 448



THE BAYFORD

FOUR BEDROOM DETACHED HOME
WITH DETACHED DOUBLE GARAGE



GROUND FLOOR

Lounge	4060 x 4790mm	13' 4" x 15' 9"
Kitchen/Dining	7060 x 4390mm	23' 2" x 14' 5" inc bay
Family Room	2655 x 3890mm	8' 9" x 12' 9"
Utility	1850 x 1850mm	6' 1" x 6' 1"
WC	1850 x 1585mm	6' 1" x 5' 2"

FIRST FLOOR

Bedroom 1	4060 x 3000mm	13' 4" x 9' 10"
Dressing	2110 x 1420mm	6' 11" x 4' 8"
En Suite	1850 x 2200mm	6' 1" x 7' 3"
Bedroom 2	3540 x 3705mm	11' 7" x 12' 2"
Bedroom 3	2690 x 3520mm	8' 10" x 11' 7"
Bedroom 4	2870 x 2825mm	9' 5" x 9' 3"
Bathroom	2400 x 2585mm	7' 10" x 8' 6"

THE BAYFORD

The Bayford is a charming four-bedroom home, offering everything you need for the rigours of family life.



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GROUND FLOOR

FIRST FLOOR

THE BOURTON

FOUR BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE



GROUND FLOOR

Lounge	3050 x 5550mm	10' 0" x 18' 3"
Kitchen/Dining	6125 x 4640mm	20' 1" x 15' 3"
Utility	2000 x 1500mm	6' 7" x 4' 11"
WC	2000 x 1500mm	6' 7" x 4' 11"

FIRST FLOOR

Bedroom 1	2810 x 3610mm	9' 3" x 11' 10"
Dressing	1000 x 2610mm	3' 3" x 8' 7"
En Suite	1410 x 2610mm	4' 8" x 8' 7"
Bedroom 2	3005 x 3900mm	9' 10" x 12' 10"
Bedroom 3	4140 x 3225mm	13' 7" x 10' 7"
Bedroom 4	2700 x 3660mm	8' 10" x 12' 0"
Bathroom	2620 x 2200mm	8' 7" x 7' 3"

THE BOURTON

This charming four bedroom detached home with integral garage is perfect for modern family living with space, style and quality throughout.



GROUND FLOOR

FIRST FLOOR

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THE EMPINGHAM

FOUR BEDROOM DETACHED HOME
WITH DETACHED DOUBLE GARAGE



GROUND FLOOR

Lounge	4760 x 4790mm	15' 7" x 15' 9" inc bay
Kitchen/Dining	7060 x 4390mm	23' 2" x 14' 5" inc bay
Family Room	2655 x 3890mm	8' 9" x 12' 9"
Utility	1850 x 1850mm	6' 1" x 6' 1"
WC	1850 x 1585mm	6' 1" x 5' 2"

FIRST FLOOR

Bedroom 1	4060 x 3000mm	13' 4" x 9' 10"
Dressing	2110 x 1420mm	6' 11" x 4' 8"
En Suite	1850 x 2200mm	6' 1" x 7' 3"
Bedroom 2	3540 x 3705mm	11' 7" x 12' 2"
Bedroom 3	2690 x 3520mm	8' 10" x 11' 7"
Bedroom 4	2870 x 2825mm	9' 5" x 9' 3"
Bathroom	2400 x 2585mm	7' 10" x 8' 6"

THE EMPINGHAM

The Empingham offers the perfect home with flexible spaces and has everything you need in a family-led four-bedroom home.



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GROUND FLOOR

FIRST FLOOR

THE NETHERTON

FOUR BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE



GROUND FLOOR

Lounge	3096 x 4860mm	10' 2" x 15' 11"
Kitchen/Dining	5250 x 3100mm	17' 3" x 10' 2"
Utility	1975 x 1500mm	6' 6" x 4' 11"
WC	1975 x 1500mm	6' 6" x 4' 11"

FIRST FLOOR

Bedroom 1	3090 x 4075mm	10' 2" x 13' 4"
En Suite	2215 x 1560mm	7' 3" x 5' 1"
Bedroom 2	3030 x 3920mm	9' 11" x 12' 10"
Bedroom 3	2465 x 4090mm	8' 1" x 13' 5"
Bedroom 4	2470 x 3935mm	8' 1" x 12' 11"
Bathroom	2190 x 2880mm	7' 2" x 9' 5"

THE NETHERTON

When looking for a spacious family home, offering versatility for everyday life, look no further than the four-bedroom Netherton.



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GROUND FLOOR

FIRST FLOOR

THE MORETON

FOUR BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE



GROUND FLOOR

Lounge	3050 x 5565mm	10' 0" x 18' 3"
Kitchen/Dining	6125 x 4640mm	20' 1" x 15' 3" inc bay
Utility	2000 x 1500mm	6' 7" x 4' 11"
WC	2000 x 1500mm	6' 7" x 4' 11"

FIRST FLOOR

Bedroom 1	2810 x 3610mm	9' 3" x 11' 10"
Dressing	1000 x 2610mm	3' 3" x 8' 7"
En Suite	1410 x 2610mm	4' 8" x 8' 7"
Bedroom 2	3005 x 3900mm	9' 10" x 12' 10"
Bedroom 3	4140 x 3225mm	13' 7" x 10' 7"
Bedroom 4	2700 x 3660mm	8' 10" x 12' 0"
Bathroom	2620 x 2200mm	8' 7" x 7' 3"

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THE MORETON

The Moreton provides plenty of room for family life and entertaining friends and families alike, perfect for modern life, including a private ensuite and dressing area to the master bedroom.



GROUND FLOOR



FIRST FLOOR

THE OAKHAM

FOUR BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE



GROUND FLOOR

Lounge	3025 x 5250mm	9' 11" x 17' 3" inc bay
Kitchen/Dining	5570 x 4290mm	18' 3" x 14' 1" inc bay
Utility	1990 x 1520mm	6' 6" x 4' 12"
WC	1990 x 1500mm	6' 6" x 4' 11"

FIRST FLOOR

Bedroom 1	3000 x 3215mm	9' 10" x 10' 7"
Dressing	1810 x 1515mm	5' 11" x 4' 12"
En Suite	1810 x 1600mm	5' 11" x 5' 3"
Bedroom 2	2935 x 4060mm	9' 8" x 13' 4"
Bedroom 3	2650 x 3425mm	8' 8" x 11' 3"
Bedroom 4	2650 x 3215mm	8' 8" x 10' 7"
Bathroom	2150 x 2595mm	7' 1" x 8' 6"

THE OAKHAM

At its core, The Oakham prioritises modern living. This stunning four-bedroom home offers all the space you need and more.



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GROUND FLOOR

FIRST FLOOR

THE SHELFORD

FOUR BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE



GROUND FLOOR

Lounge	3160 x 5260mm	10' 4" x 17' 3"
Dining	2560 x 4165mm	8' 4" x 13' 8"
Kitchen	2680 x 4165mm	8' 9" x 13' 8"
Utility	1510 x 2310mm	4' 11" x 7' 7"

FIRST FLOOR

Bedroom 1	4185 x 4070mm	13' 9" x 13' 4"
Dressing	2045 x 1450mm	6' 8" x 4' 9"
En Suite	2300 x 1420mm	7' 6" x 4' 8"
Bedroom 2	3045 x 4175mm	10' 0" x 13' 8"
Bedroom 3	3150 x 3890mm	10' 4" x 12' 9"
Bedroom 4	2900 x 4170mm	9' 6" x 13' 8"
Bathroom	2200 x 2685mm	7' 2" x 8' 10"

THE SHELFORD

The beautiful Shelford is a stylish four-bedroom home with classic design features.



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GROUND FLOOR

FIRST FLOOR

THE UPPINGHAM

FOUR BEDROOM DETACHED HOME
WITH DETACHED GARAGE



GROUND FLOOR

Lounge	3385 x 5150mm	11' 1" x 16' 10"
Dining Area	3400 x 3395mm	11' 1" x 11' 1"
Kitchen	4280 x 2180mm	14' 0" x 7' 1"
Utility	1925 x 1765mm	6' 3" x 5' 9"
Study	2125 x 2855mm	6' 11" x 9' 4"
WC	1925 x 1500mm	6' 3" x 4' 11"

FIRST FLOOR

Bedroom 1	3385 x 3865mm	11' 1" x 12' 8"
En Suite	2140 x 1200mm	7' 0" x 3' 11"
Bedroom 2	4175 x 3330mm	13' 8" x 10' 11"
Bedroom 3	2935 x 3255mm	9' 7" x 10' 8"
Bedroom 4	2320 x 3390mm	7' 7" x 11' 1"
Bathroom	2195 x 2600mm	7' 2" x 8' 6"

THE UPPINGHAM

The beautiful Uppingham is a stylish four bedroom property that benefits from high specification throughout and classic design features.



GROUND FLOOR



FIRST FLOOR

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THE NAUNTON

FOUR BEDROOM DETACHED HOME
WITH DETACHED GARAGE



GROUND FLOOR

Lounge	3565 x 6760mm	11' 8" x 22' 2"
Kitchen/Dining	4105 x 6760mm	13' 6" x 22' 2" inc bay
Utility	2035 x 1700mm	6' 8" x 5' 7"
WC	2035 x 1500mm	6' 8" x 4' 11"

FIRST FLOOR

Bedroom 1	3615 x 3675mm	11' 10" x 12' 1"
En Suite	2035 x 2340mm	6' 8" x 7' 8"
Bedroom 2	3050 x 3785mm	10' 0" x 12' 5"
Bedroom 3	3010 x 2875mm	9' 11" x 9' 5"
Bedroom 4	3390 x 2985mm	11' 1" x 9' 10"
Bathroom	3100 x 1950mm	10' 2" x 6' 5"

THE NAUNTON

The Naunton is a spacious four-bedroom home designed for families to flourish with its instinctive design and attention to detail.



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GROUND FLOOR

FIRST FLOOR

THE BANBURY

FIVE BEDROOM DETACHED HOME
WITH INTEGRAL DOUBLE GARAGE



GROUND FLOOR

Lounge	5070 x 3725mm	16' 8" x 12' 3"
Family/Dining Area	3945 x 5025mm	12' 11" x 16' 6"
Kitchen	4825 x 3090mm	15' 10" x 6' 10"
Utility	1950 x 1500mm	6' 5" x 4' 11"

FIRST FLOOR

Bedroom 1	3725 x 3550mm	12' 3" x 11' 8"
Dressing Area	2050 x 1970mm	6' 9" x 6' 5"
En Suite	2950 x 1315mm	9' 8" x 4' 4"
Bedroom 2	2945 x 3915mm	9' 8" x 12' 10"
En Suite	2120 x 1850mm	6' 11" x 6' 0"
Bedroom 3	4300 x 2640mm	14' 1" x 8' 8"
Bedroom 4	4125 x 2675mm	13' 6" x 8' 9"
Bedroom 5	3320 x 3170mm	10' 11" x 10' 5"
Bathroom	2685 x 2150mm	8' 10" x 7' 1"

THE BANBURY

This spacious and stunning five bedroom property has been thoughtfully designed with an integral double garage and offers everything you can wish for in a large family home.



GROUND FLOOR



FIRST FLOOR

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THE NEWBURY

FIVE BEDROOM DETACHED HOME
WITH INTEGRAL DOUBLE GARAGE



GROUND FLOOR

Lounge	3950 x 6200mm	12' 12" x 20' 4"
Kitchen/Dining	6225 x 4895mm	20' 5" x 16' 1"
Dining	3575 x 3810mm	11' 9" x 12' 6"
Utility	2000 x 2165mm	6' 7" x 7' 1"
WC	2000 x 1500mm	6' 7" x 4' 11"

FIRST FLOOR

Bedroom 1	3515 x 3405mm	11' 6" x 11' 2"
Dressing	2185 x 2475mm	7' 2" x 8' 1"
En Suite	1665 x 2475mm	5' 6" x 8' 1"
Bedroom 2	3200 x 3780mm	10' 6" x 12' 5"
En Suite	2760 x 2125mm	9' 1" x 6' 12"
Bedroom 3	3175 x 3810mm	10' 5" x 12' 6"
Bedroom 4	3950 x 3385mm	12' 12" x 11' 1"
Bedroom 5	2795 x 2695mm	9' 2" x 8' 10"
Study	2140 x 2715mm	7' 0" x 8' 11"
Bathroom	2245 x 2695mm	7' 4" x 8' 8"

THE NEWBURY

The charming Newbury is an attractive five-bedroom property with home office, offering instinctive design and carefully considered layouts.



GROUND FLOOR

FIRST FLOOR

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THE TOLLESBURY

FIVE BEDROOM DETACHED HOME
WITH DETACHED DOUBLE GARAGE



GROUND FLOOR

Lounge	4600 x 5865mm	15' 1" x 19' 3" inc bay
Kitchen/Dining	6115 x 3355mm	20' 1" x 11' 0"
Garden Room	3385 x 3025mm	11' 1" x 9' 11"
Dining	3275 x 3885mm	10' 9" x 12' 9"
Study	3275 x 2510mm	10' 9" x 8' 3"
Utility	3275 x 1990mm	10' 9" x 6' 6"
WC	1875 x 1550mm	6' 2" x 5' 1"

FIRST FLOOR

Bedroom 1	3000 x 3345mm	9' 10" x 10' 12"
Dressing	1500 x 3355mm	4' 11" x 11' 0"
En Suite	1860 x 2350mm	6' 1" x 7' 9"
Bedroom 2	3755 x 3230mm	12' 4" x 10' 7"
En Suite	1800 x 1835mm	5' 11" x 6' 0"
Bedroom 3	3730 x 3200mm	12' 3" x 10' 6"
Bedroom 4	3005 x 3355mm	9' 10" x 11' 0"
Bedroom 5	3005 x 3300mm	9' 10" x 10' 10"
Bathroom	3695 x 2430mm	12' 1" x 7' 12"

THE TOLLESBURY

The Tollesbury is a five bedroom home, perfect for the family with plenty of space for family life, home working and more.

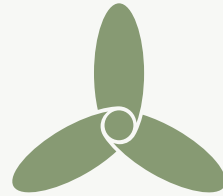


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GROUND FLOOR

FIRST FLOOR





A PERFECT BALANCE

STYLISH AND PRACTICAL

Offering everything you could wish for in a modern family home, the properties at Sandlands Park have been carefully designed to suit modern living in an exceptional location.

Carefully crafted to suit a range of buyers, these attractive homes showcase light filled areas, contemporary kitchens and stylish bathrooms.



SPECIFICATION

KITCHEN

- Quality Symphony kitchen range with 18mm carcass and 40mm worktop featuring complimentary upstand
- Bosch hob and fan assisted oven as standard with NEFF oven upgrade options available
- Contemporary Caple extractor hood
- Stainless steel sink and drainer with Hansgrohe mixer tap
- Additional Bosch appliance upgrades are available*

UTILITY (where applicable)

- Work surface
- Plumbing for washing machine

CLOAKROOM (where applicable)

- Quality, white, Ideal Standard sanitary ware complemented by chrome fittings and Hansgrohe taps
- Half tiling to appliance walls
- Tiled window cill

MAIN BATHROOM

- Quality, white, Ideal Standard Concept sanitary ware complemented by chrome fittings and Hansgrohe taps
- Half tiling to appliance walls using contemporary tiles by Porcelanosa
- Tiled window cills
- Quality shower enclosure with glazed door and chrome trim (where applicable)
- Hansgrohe chrome thermostatic shower fitting (where applicable)

ENSUITE 1 (where applicable)

- Quality white Ideal Standard sanitary ware complemented by chrome fittings and Hansgrohe taps
- Full tiling to shower area and half tiling to appliance walls using Porcelanosa tiles
- Shower enclosure with glazed door and chrome trim
- Hansgrohe chrome thermostatic shower fitting

WARDROBES

- Hammonds wardrobes to bedroom 1 (additional wardrobes may be provided subject to house type)

HEATING

- WiFi controlled cylinder
- Panasonic air source heat pump

ELECTRICAL

- Telephone & TV points (as shown on electrical plan)
- Downlighters (where applicable)
- Up and down lights to front of property
- Car charging

INTERNAL DOORS

- Contemporary chrome ironmongery throughout
- 5 panel internal doors
- Contemporary 10 panel glazed doors (where applicable)

WINDOWS & EXTERNAL DOORS

- PVCu double glazed windows (argon filled low E glass) with adjustable ventilators and lockable handles in white
- PVCu double glazed French doors (where applicable)
- GRP front and rear doors (where applicable) with double glazing and sidelights
- Modern chrome handles throughout
- PVCu insulated loft access hatch
- Low maintenance quality garage doors powder coated black

EXTERNAL FEATURES TO HOUSES

- Turf to front gardens
- Riven Buff paving flags to be laid to approved design
- Block paved driveways
- Brown pressure treated fencing and gates where specified (1800m high)
- Trees and shrubs planted to approved design
- Power and light to double garages (For clarification on any of the above items please discuss with the onsite sales executive.)
- Electric Vehicle Charging Points (where applicable)

DECORATION

- White emulsion to walls and ceilings
- White gloss painted woodwork
- Gloss MDF skirting boards
- Clear varnished oak handrails & newel caps to all staircases
- White sockets and switches throughout

GENERAL

- NHBC 10 year warranty
- All properties are constructed using traditional methods

EXCELLENCE

BY HARRON HOMES

Everyone has their own tastes and needs, which is why we offer you the choice of optional extras to style your new Harron home. We invite you to speak to our experienced Sales Executives to help discuss your needs and offer expert advice on our 'Excellence' range.



YOUR KITCHEN

Choose from a wide range of shaker-style kitchens, offered in a variety of chic white, cream and grey tones. Kitchen upgrades are also available, including granite worktops and fully integrated kitchen appliances.*



YOUR BEDROOM

We can offer a beautiful range of fitted wardrobes. Mix and match from our selection of wood, high-gloss and mirror finishes.*



YOUR LIVING SPACE

Personalise your living space with a wide selection of optional extras, including everything from luxurious carpets to LED downlighters.*



YOUR BATHROOM

Create the wow factor with our wide selection of tiling options for your bathrooms and en-suites. Floor to ceiling tiling looks superb as well as being highly practical.*

“

ANOTHER ASPECT OF OUR
COMMITMENT TO YOU

”

*Subject to build stage of home



WE CAN HELP YOU MOVE PART EXCHANGE

Harron Homes could be a cash buyer for your existing property, so you would have no estate agents fees to pay or property chain to contend with.^

THE BENEFITS OF PART EXCHANGE



A guaranteed cash buyer for your existing property at a genuine 100% market value appraised offer, within seven days of application



A free Part Exchange application process



No costly estate agents fees to pay



No property chain to contend with



Remain in your existing home until your new property is ready



PART EXCHANGE SCHEME

Terms and conditions apply, see website for details. Schemes cannot be used in conjunction with each other, or any other advertised offers. Harron Homes reserves the right to withdraw or alter these offers at any time prior to payment of a reservation fee.

^Part Exchange available on selected plots only & offer subject to Part Exchange Manager inspection & valuations within 7 days from reservation. Subject to satisfactory home buyers report.



WE CAN HELP YOU MOVE HOMEMOVER

We're committed to making your move to a new Harron home as straight forward and smooth as possible.
As part of this commitment we can help you sell your existing home through our Harron Homemover Scheme*.

THE BENEFITS OF OUR HOMEMOVER SCHEME



We will liaise with two
local estate agents to value
your property



No estate agents
fees to pay



We will help you
through the buying
and selling process



You will have up to
6 weeks exclusivity
on your chosen home*



Available for
downsizers



HARRON
HOMEMOVER SCHEME

Terms and conditions apply, see website for details. Schemes cannot be used in conjunction with each other, or any other advertised offers. Harron Homes reserves the right to withdraw or alter these offers at any time prior to payment of a reservation fee.

*The Homemover Agreement is for a 4 to 6 week period, dependant on plot and interest in your property. Subject to satisfactory home buyers report.



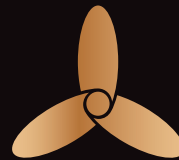
HOW TO FIND US

AN ENVIABLE POSTCODE



LOVESEY AVENUE, HUCKNALL,
NOTTINGHAMSHIRE, NG15 6XA

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SANDLANDS PARK IV
HUCKNALL
NG15 6XA

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BUILDING HOMES ACROSS YORKSHIRE, DERBYSHIRE & NOTTINGHAMSHIRE

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