



HALL PARK

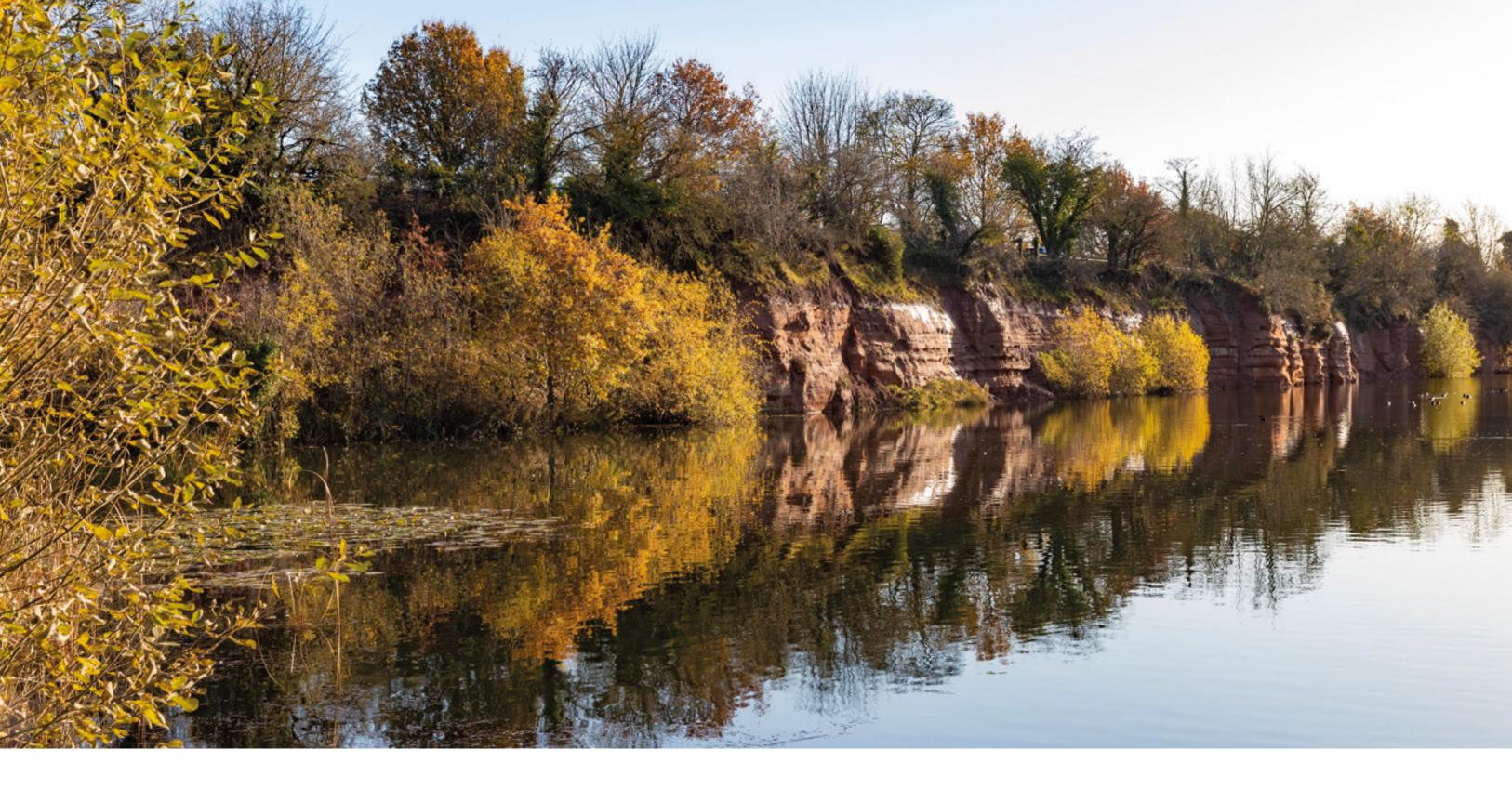
BEAUTIFULLY DESIGNED HOMES

We're delighted to introduce Hall Park, our stunning development of 3 and 4 bedroom homes. Each Countryside home is superbly designed with luxury specification as standard.

Located on the outskirts of Worksop, Hall Park offers the best of both worlds – you are close to the vibrant city of Sheffield, and the development also borders green belt land with picturesque views over the fields.

With excellent commuter links to nearby towns and cities as well as Worksop itself so close by, Hall Park offers something for everyone — whether you're a first-time buyer or looking to make your next move up the property ladder.





LOCAL AREA...

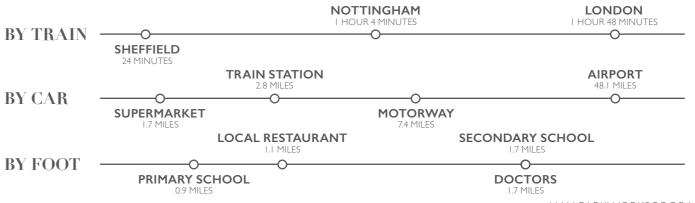
Less than half a mile away from your front door at Hall Park is the beautiful Owday Lane Pond. With paths for both cycling and walking, and plenty of great picnic spots, this is truly a great space to have on your doorstep.

Worksop town centre is just over two miles away and there you'll find a good selection of high-street favourites, as well as plenty of pubs and restaurants to visit with family or friends. There are three large supermarkets within easy reach too,

so there's plenty of choice for the big weekly shop. Just under a 30-minute drive away is the Doncaster Robin Hood Airport and within 15 minutes is the MI, providing a convenient commute to neighbouring towns and cities.

For primary schools, Hall Park is really well placed. Both St. Lukes and Gateford Park schools are under a mile away; for secondary education, Outwood Academy is less than two miles away and is rated Outstanding.

TRANSPORT LINKS



HALLPARKWORKSOP.CO.UK









HELP TO BUY

Buying a beautiful new property can be one of the most exciting things you can do. So you'll be thrilled to know that you don't need a huge deposit to make your dream come true.

The Government-backed Help to Buy scheme can work for you if you want to get onto the property ladder, get a bigger home, or just make your monthly repayments more affordable.

The current scheme is designed to help both first-time buyers and existing and previous homeowners by making mortgages more affordable when buying a new build home.

How it works...

With Help to Buy you only need a deposit of 5%* of the property's purchase price, because the Government will lend you a further 20%#. That means you'll have a 75% mortgage and 100% ownership of your beautiful new home.

On a property worth £200,000:

5% Deposit – £10,000

20% Government loan – £40,000

75% Mortgage – £150,000

*5% deposit is applicable with the Government's Help to Buy scheme and is available to first-time buyers, as well as existing and previous homeowners. #20% Government-backed Equity Loan and 75% Mortgage subject to status. †Terms and conditions apply.

The benefits of Help to Buy...

- You only need a 5% deposit
- You can receive a Government backed 20% equity loan
- The equity loan is interest free for the first 5 years
- You will have 100% ownership of your home
- You can access competitive mortgage rates[†]
- You can have lower monthly repayments





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WHY BUY **NEW?**

Building a better future and caring for the environment, Countryside creates quality, eco-friendly and sustainable homes in the best locations.

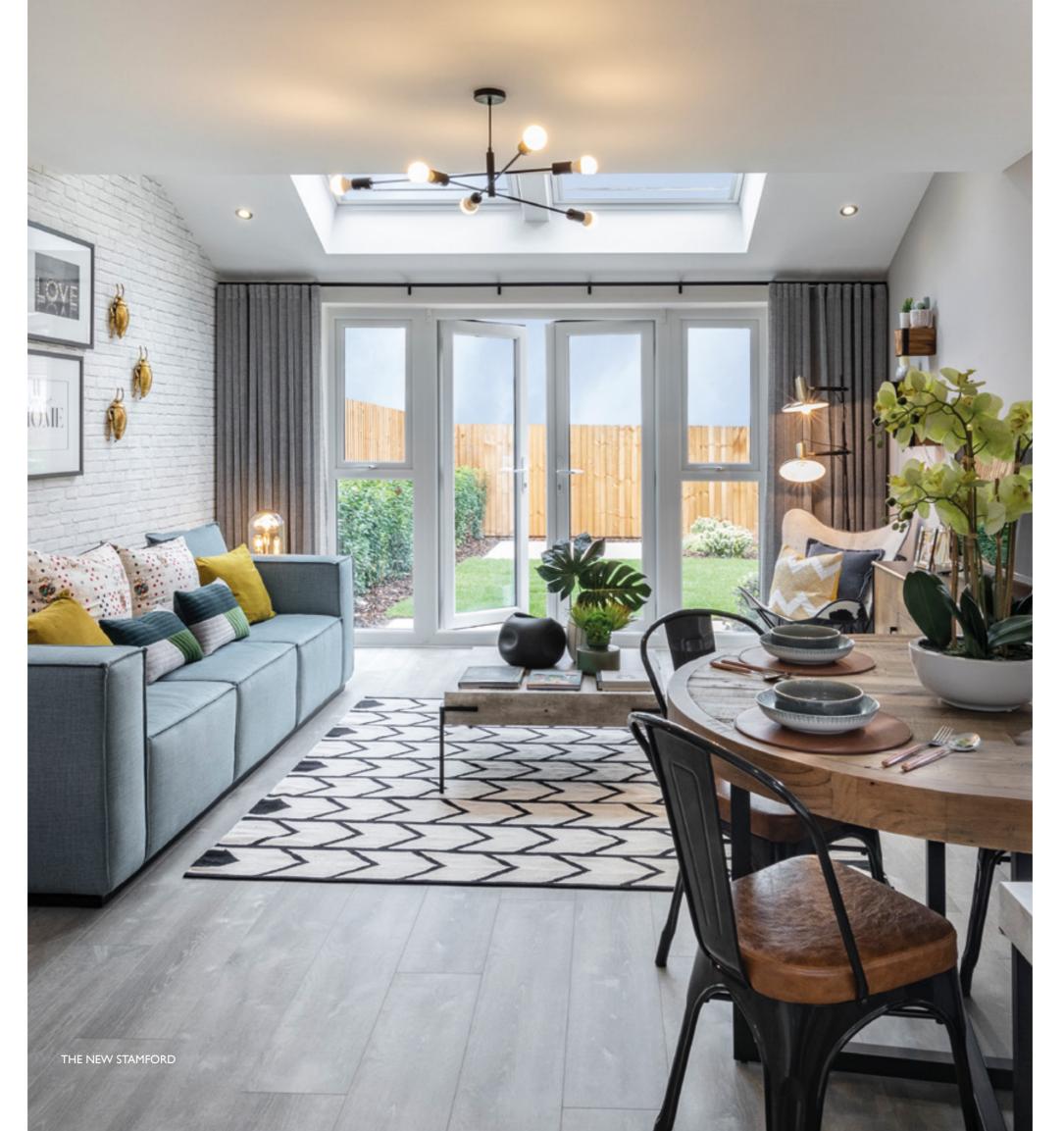
Our outstanding range of new homes are designed for modern living, offering lower environmental impact, running costs and maintenance. These provide compelling reasons to choose a new home from Countryside. In recognition of this, we have received more than 100 awards for sustainability since 2000.

A new home from Countryside is on average 6.5 times more energy efficient than one built just 30 years ago.

Our developments contribute to a higher quality of life by protecting the environment, promoting social cohesion and strengthening the local economy.

We achieve this through building attractive residential areas with their own architectural character and identity, green open spaces and convenient transport links to essential local amenities such as schools and shops.

In addition, our new homes are well designed, comfortable, safe, adaptable and wherever possible they are constructed from materials that have a reduced impact on the environment.



CUSTOMER STORIES



Linda, Martin & Katie

"The standard of design and layout of the homes is high. We could see that the open-plan layout was spacious and light – just what we wanted for our family."

Juniper Grove



Elisha & Mike

"The Help to Buy scheme was really useful and easy, I'd definitely recommend it to anyone.

The most exciting thing about the whole process is just being in a home that is completely ours."

Blackberry Vale



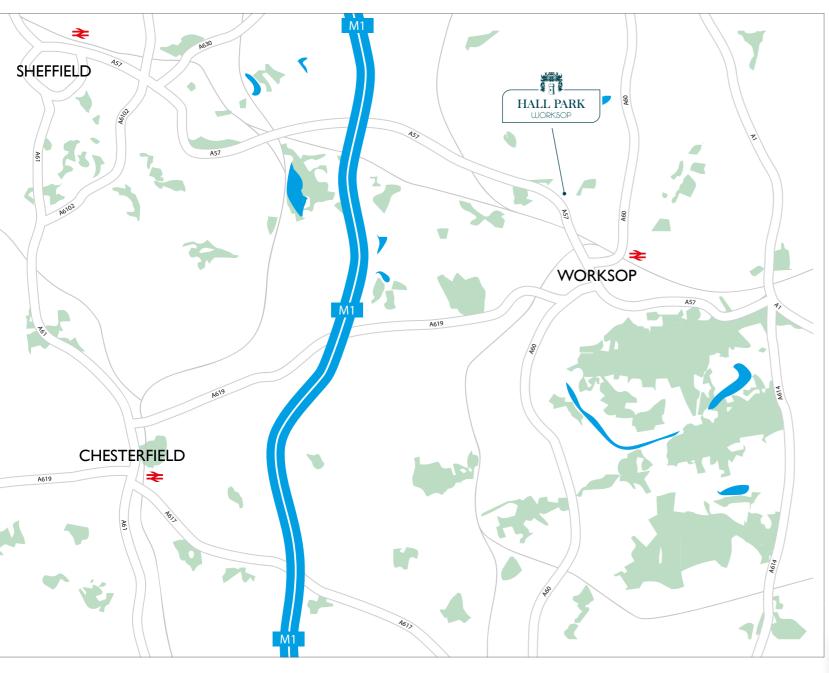
James

"The thought of a new build really appealed to me, as you get the luxury of everything already being done for you."

Wren Green

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HOW TO FIND US



FROM THE AI(M)

Leave the AI(M) at Ranby and take the B6079 in the direction of Worksop.

At the roundabout take the first exit onto the B6040.

At the next roundabout take the A57 for 5 miles.

At the roundabout, take the 3rd exit onto Gateford Road, and then take the second right onto Fennec Drive. In 100 yards you'll find the Hall Park Sales and Marketing Suite.

FOR YOUR SAT NAV: S81 8GZ

Directions are taken from Google Maps and are intended as a guide.







Please speak to our Sales Consultants for details of specific plots. Please note choices and upgrades are only available subject to the construction stage of the property. Please ask our Sales Consultants for further details. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Countryside Properties (UK). Ltd. reserve the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract or sale. Images ar indicative only. Countryside Properties (UK). Ltd. 5th February 2020. 8215.004.

Images may include items of non-standard specification. Please see our Sale Consultants for further details.







WHAT'S INCLUDED IN YOUR NEW HOME?

KITCHENS

- Choose from a selection of custom designed kitchens with laminate worktops[†]
- Upstands to worktops
- Kitchen units with soft closers and bookcase in kitchen island (selected homes only)
- Stainless steel 11/2 bowl sink
- Single lever mixer taps
- Integrated double electric oven with five ring gas hob and glass splashback*
- Glass/stainless steel chimney hood
- Pelmet lights
- Integrated fridge-freezer
- Chrome LED downlights
- Chrome effect sockets & USB points

BATHROOMS

- White bathroom suite with shower over bath#
- Fitted glass screen above bath where no separate shower enclosure within the same bathroom. Some housetypes feature an en-suite
- White porcelain washbasin with chrome mixer tap and pop-up waste
- Vanity unit to family bathroom and en-suite
- Porcelanosa tiles, with half height tiling to bath, full height tiling to shower cubicles
- Heated chrome towel rail with summer setting
- Polished edge mirror
- Chrome LED downlights
- Glass shelving with lighting behind bath*

INSIDE YOUR HOME

- Gas-fired boiler heating system
- Compact radiators
- Mains powered smoke detectors
- Contemporary V groove skirting boards and architraves
- Internal woodwork painted brilliant white gloss ash handrails to stairs
- Oak foil internal doors with polished chrome door furniture
- Whole house ventilation system

OUTSIDE YOUR HOME

- Skylight windows
- White UPVC windows and French doors with double-glazed units
- Polished chrome front door furniture
- Outside tap
- Turf, shrubbery and fencing to front and rear gardens where applicable

SECURITY

- Exterior lights to front and rear
- 1.8 metre timber fencing to garden between houses
- Multi-point locking system to front and French doors

GENERAL

- Chrome effect sockets and switch faceplates featured downstairs
- White plastic sockets and switch faceplates elsewhere
- Energy-efficient LED lighting
- White matt emulsion to walls and ceilings

All the below come as part of our integrated multimedia points:

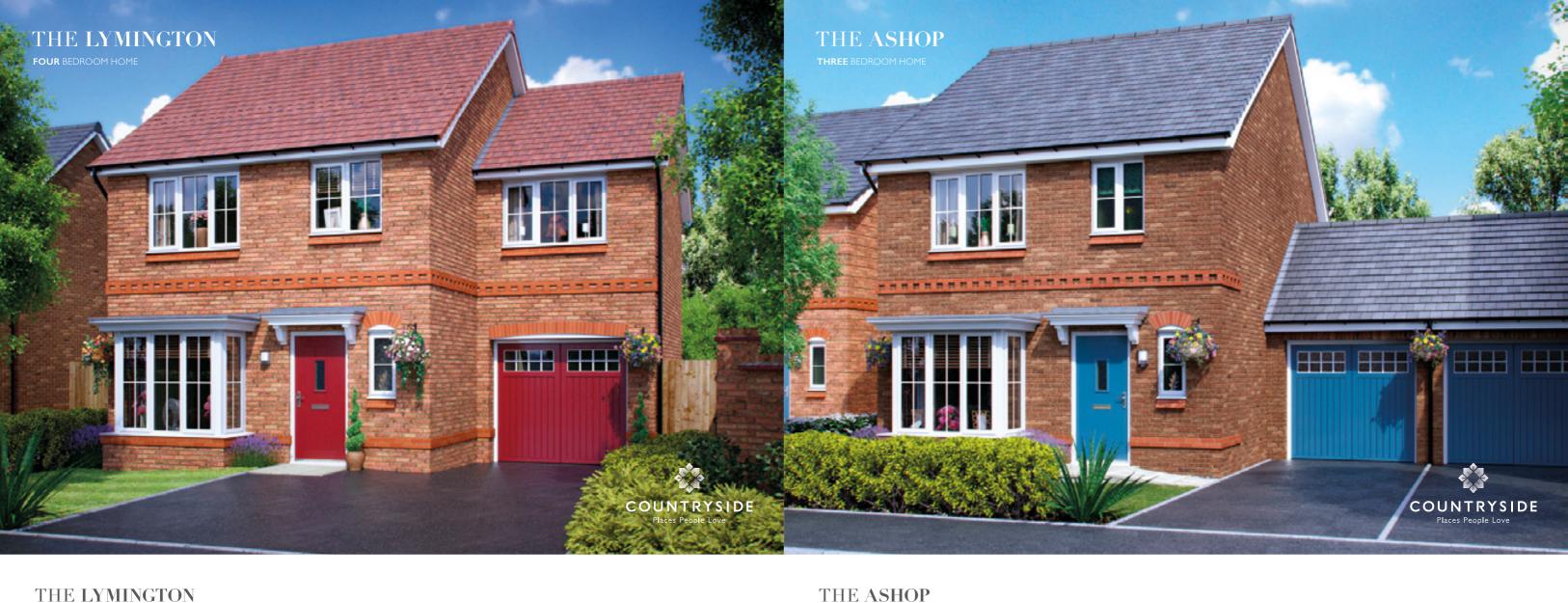
- Telephone points provided in living room and master bedroom
- Multimedia points in living room, master bedroom and family area
- USB charging points

PERSONALISE

Reserve your home early and you can personalise to your own taste by choosing your kitchen, worktops, tiles and vanity units free of charge from our extensive range[†].

Take inspiration from our stunning showhomes that demonstrate our wide variety of options and finishes available.





THE LYMINGTON

FOUR BEDROOM HOME

1215 SQFT 112.8 M²



FEATURES:

- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with beautiful bay window
- Convenient downstairs WC and integral garage access
- Spacious master bedroom with en-suite
- Three further well-proportioned bedrooms
- Modern family bathroom

GROUND FLOOR

KITCHEN/DINING ROOM	5.62M × 5.24M	18'5"× 17'2"
LIVING ROOM	3.06M X 4.36M	10' × 14'3"

FIRST FLOOR

MASTER BEDROOM	5.29M X 2.82M	17'4''X 9'3''
BEDROOM 2	2.94M X 3.60M	9'7''×11'8''
BEDROOM 3	2.60M X 3.06M	8'6''×10'
BEDROOM 4/OFFICE	2.54M X 2.00M	8'4''×6'6''

Skylight windows C/C = Cylinder cupboard



1075 SQFT 99.87 M²



FEATURES:

- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom

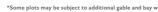
GROUND FLOOR

KITCHEN/DINING/ FAMILY ROOM	5.25M × 5.99M	17'2" × 19'7'
LIVING ROOM	4.32M X 3.06M	14'2"×10'

FIRST FLOOR

THISTTLO	OII	
MASTER BEDROOM	3.06M X 3.60M	10'×11'10''
BEDROOM 2	2.61M X 3.16M	8'6"×10'4"
BEDROOM 3	2.54M X 2.11M	8'3" × 6'9"





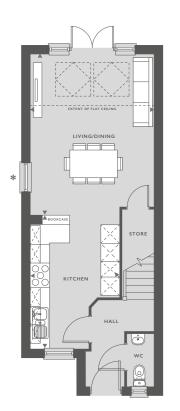


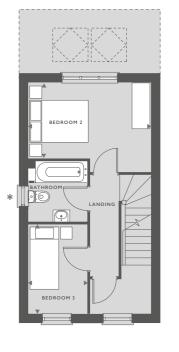


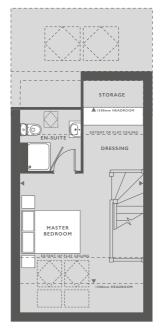
THE NEW STAMFORD

THREE BEDROOM HOME

1005 SQFT 93.4 M²







FEATURES:

- Open-plan kitchen/dining and living room
- Impressive skylight windows and French doors leading to rear garden
- Convenient downstairs store room and WC
- Private master bedroom with en-suite, dressing area and skylight windows
- Two further well-proportioned bedrooms
- Modern family bathroom

GROUND FLOOR

KITCHEN 2.90M × 4.46M 9'6" × 14'7" LIVING/DINING 3.92M × 5.02M 12'9" × 16'5" FIRST FLOOR

BEDROOM 3

BEDROOM 2 1.90M X 2.87M 6'3" X 9'5"

SECOND FLOOR

MASTER BEDROOM 3.92M X 5.61M# 12'10"X 18'5"

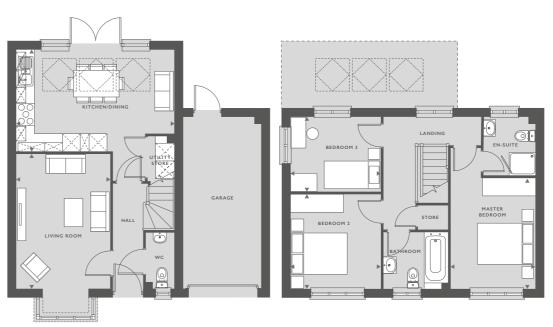
"HEADROOM OVER 1.5M

Skylight windows

THE NEW ASHBOURNE

THREE BEDROOM HOME

991 SQFT



FEATURES:

- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with beautiful
- Master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom
- Single garage

GROUND FLOOR

LIVING ROOM

KTCHEN/DINING 5.29M X 3.41M 17'4" X 11'2" 4.51M X 3.14M 14'9" X 10'3"

FIRST FLOOR

MASTER BEDROOM 2.82M X 3.70M 9'3" X 12'2" BEDROOM 2 BEDROOM 3

3.02M × 3.18M 9'11" × 10'4"

3.02M × 2.50M 9'9" × 8'2"











THE FOSS FCT

THREE BEDROOM HOME

1052 SQFT 97.7 M²





FEATURES:

- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with French doors
- Master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle

GROUND FLOOR

KITCHEN/DINING	5.24M X 3.05M	17'2" X 10'
FAMILY ROOM	3.82M X 2.40M	12'5"×7'8"
LIVING ROOM	5.14M X 2.93M	16'9" × 9'6"

FIRST FLOOR

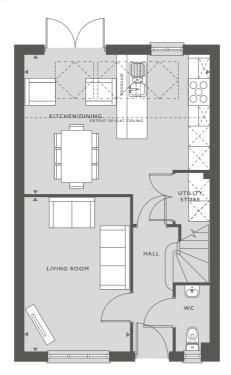
MASTER BEDROOM	3.99M X 2.93M	13'1" × 9'7"
BEDROOM 2	3.05M X 2.58M	10' × 8'5"
BEDROOM 3	2.36M X 1.98M	7'8" × 6'5"

Skylight windows

THE LONGFORD

THREE BEDROOM HOME

893 SQFT 82.9 M²





FEATURES:

- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room
- Three well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle decorated with Porcelanosa tiles

GROUND FLOOR

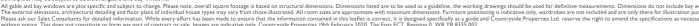
KITCHEN/DINING ROOM	4.07M X 5.34M	13'4"× 17'6
LIVING ROOM	4.49M Y 3.08M	14'7'' ¥ 10'11

FIRST FLOOR

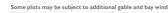
MASTER BEDROOM	3.40M X 2.73M	11'2"×9'
BEDROOM 2	3.06M X 2.73M	10'1"×9'
BEDROOM 3	2.54M X 1.94M	8'3'' × 6'4''











All gable and bay windows are plot soutpet to change. Please note, overall square footage is based on structural dimensions. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. The external elevations, architect detailing and floor plans of individual housetypes may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only, wardrobes are not included and are only there for illustrated. All room sizes are approximate to the contract of the c

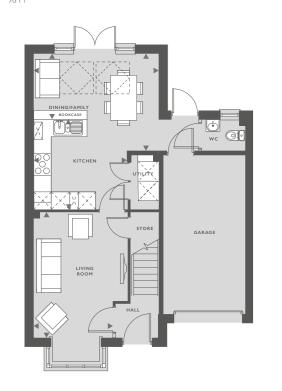




THE NEW WALTON

THREE BEDROOM HOME

1028 SQFT





FEATURES:

- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with beautiful bay window
- Convenient downstairs utility room, WC and integral garage access
- Spacious master bedroom with en-suite
- Spacious master bedroom with en-suite
 Two further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle and bath decorated with Porcelanosa tiles

GROUND FLOOR

KITCHEN	3.40M X 3.22M	11'2"×10'7"
DINING/FAMILY	4.28M X 3.29M	14'1" X 10'11" (L SHAPE)
LIVING ROOM	4.30M X 2.71M	4' "×8' "

FIRST FLOOR

MASTER BEDROOM	3.07M × 4.27M	0' "X 4' "
BEDROOM 2	3.38M X 2.82M	11'1" X 9'3"
BEDROOM 3	2.50M X 3.18M	8'2"×10'5"



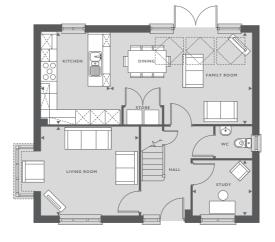
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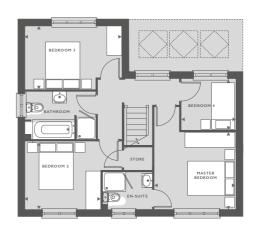
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THE BOWMONT FCT

FOUR BEDROOM HOME

1262 SQFT 117.2 M²





FEATURES:

- Spacious living room with beautiful bay window Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors
- Impressive skylight windows and French doors leading to rear garden
- Practical study and downstairs WC
- Master bedroom with en-suite
- Three further well-proportioned bedrooms, including two doubles
- Modern family bathroom decorated with Porcelanosa tiles

GROUND FLOOR

KITCHEN	2.75M X 3.71M	9' X 12'2''
LIVING ROOM	3.88M X 3.52M	12'9''×11'7''
DINING/FAMILY ROOM	5.71M × 3.7M	18'9"× 12'2"
STUDY	2.35M X 2.19M	7'9'' × 7'2''

FIRST FLOOR

MASTER BEDROOM	3.29M X 3.1M	10'10''×10'2''
BEDROOM 2	3.02M × 2.72M	9' "×8' "
BEDROOM 3	3.86M X 2.52M	12'8"×8'3"
BEDROOM 4	2.18M × 2.03M	7'2'' × 6'8''



"Some plots may be sul

Some plots may be subject to additional gable and bay windows.

All gable and bay windows are plot specific and subject to change. Please note, overall square footage is based on structural dimensions. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. The external elevations, architects detailing and floor plans of individual housetypes may vary from those illustration purposes. Please ask our Sales Consultants detailed information. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Properties Ltd. reserve the right to amend the specifications as necessary and without notice. This does not constit on the properties of the contract of the properties o

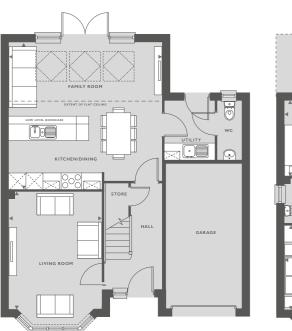




THE OAKHAM

FOUR BEDROOM HOME

1317 SQFT 122.3 M²





FEATURES:

- Spacious living room with stylish bay window
- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- · Convenient downstairs utility room, WC and integral garage access
- Master bedroom with en-suite and large bay window
- Three further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle decorated with Porcelanosa tiles

GROUND FLOOR

KITCHEN/DINING/ FAMILY ROOM	5.40M × 5.60M	17'9'' X 18'4''
LIVING ROOM	3.41 M X 4.27 M	4'× '2"

MASTER BEDROOM	3.41M × 3.05M	11'2"×10'
BEDROOM 2	3.90M × 3.68M	12'9"×12'1"
BEDROOM 3	2.62M × 3.22M	8'7"×10'6"
BEDROOM 4/OFFICE	2.39M × 2.76M	7'10"×9'1"

Skylight windows C/C = Cylinder cupboard

FAMILY ROOM	5.40M X 5.60M	17'9'' X 18'4''
LIVING ROOM	3.41 M X 4.27 M	4'× '2"

FIRST FLOOR

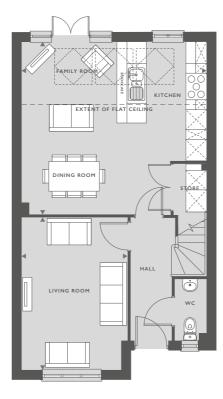
MASTER BEDROOM	$3.41M \times 3.05M$	$11'2''\times10'$
BEDROOM 2	3.90M X 3.68M	12'9'' X 12'1''
BEDROOM 3	2.62M X 3.22M	8'7"×10'6"
BEDROOM 4/OFFICE	2.39M X 2.76M	7'10'' × 9'1''

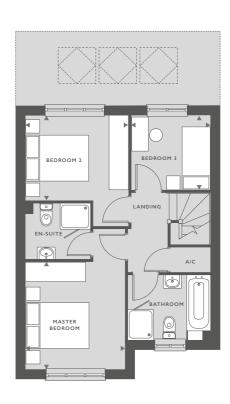


THE BLYTH

THREE BEDROOM HOME

1002 SQFT





FEATURES:

- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room
- Convenient downstairs store room and WC Master bedroom and en-suite with shower cubicle
- Two further well-proportioned bedrooms
- Modern family bathroom decorated with Porcelanosa tiles

GROUND FLOOR

KITCHEN/DINING 5.55M X 5.23M 18' X 17'1" 3.18M X 4.58M 10'5" X 15' LIVING ROOM

FIRST FLOOR

11101110	OIC	
MASTER BEDROOM	2.96M X 3.22M	9'8'' × 10'6''
BEDROOM 2	3.08M × 2.58M	10'1''×8'5''
BEDROOM 3	2.37M × 2.23M	7'9'' × 7'3''



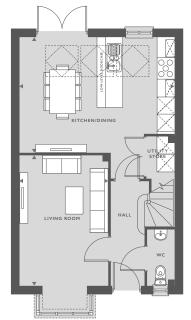


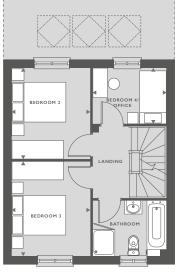


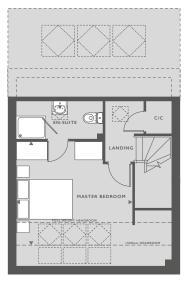
THE DUNHAM

FOUR BEDROOM HOME

1199 SQFT 111.4 M²







FEATURES:

- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors
- Spacious separate living room with beautiful bay window
- Convenient downstairs utility room, WC and integral garage access
- Private master bedroom with en-suite and skylight windows
- Three further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle

GROUND FLOOR

KITCHEN/DINING 5.34M X 4.02M LIVING ROOM 3.08M X 4.52M 10'1" X 14'8"

FIRST FLOOR

BEDROOM 2 2.73M X 3.28M 9' X 10'8'' BEDROOM 3 $2.73M \times 3.17M$ BEDROOM 4/OFFICE 2.53M X 1.93M 8'3" × 6'3"

SECOND FLOOR

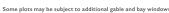
MASTER BEDROOM 4.04M X 3.54M | 13'3" X 11'6"











SITE PLAN HALL PARK WORKSOP GATEFORD ROAD KEY SALES AREA THE LONGFORD 3 bedroom home (893sqft) THE NEW ASHBOURNE 3 bedroom home (991sqft) THE BLYTH 3 bedroom home (1002sqft) PUTURE DEVELOPMENT THE NEW STAMFORD 3 bedroom home (1005sqft) THE NEW WALTON 3 bedroom home (1028sqft) 3 bedroom home (1039sqft /1052sqft) THE ASHOP 3 bedroom home (1075sqft) THE DUNHAM 4 bedroom home (1199sqft) THE LYMINGTON 4 bedroom home (1215sqft) THE BOWMONT FCT 4 bedroom home (1262sqft) THE OAKHAM 4 bedroom home (1317sqft) Δ□ **AFFORDABLE**



