



HALL PARK
WORKSOP

A COLLECTION OF
3 & 4 BEDROOM HOMES
hallparkworksop.co.uk



COUNTRYSIDE
Places People Love



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.

I'M INCLUDED...

As soon as you're inside a Countryside home you'll begin to realise the quality and design of the features which are included.

You'll find everything has been carefully considered to work for you and your lifestyle.

THE NEW STAMFORD

Selected features are included where housetype size allows.

HALLPARKWORKSOP.CO.UK



LOCAL AREA...

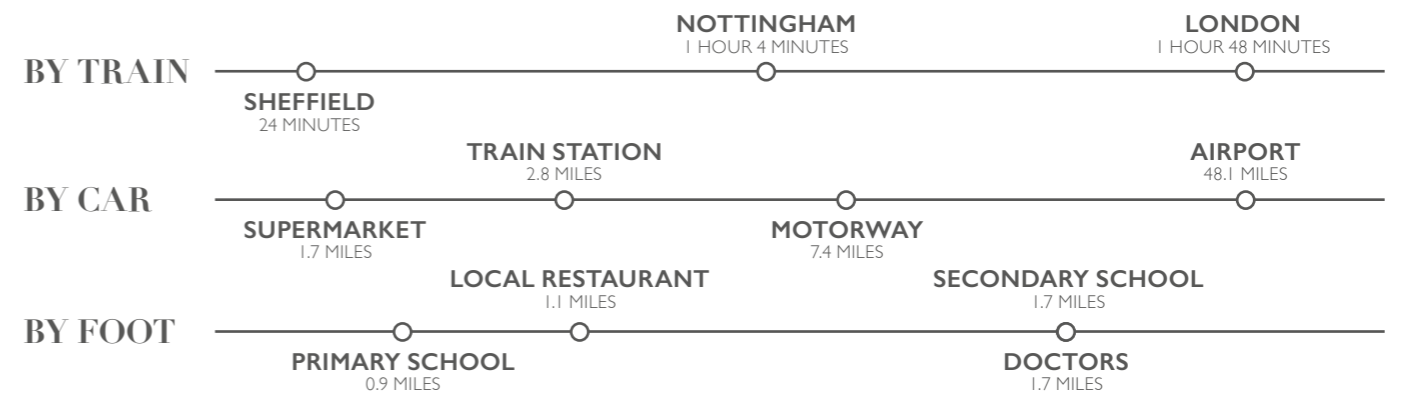
Less than half a mile away from your front door at Hall Park is the beautiful Owday Lane Pond. With paths for both cycling and walking, and plenty of great picnic spots, this is truly a great space to have on your doorstep.

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 M1, 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





CLOSE TO THE CITY

Sheffield is a city needing little introduction!

A major player in the industrial revolution, there are lots of places of historical interest dotted around the city. Sheffield has a thriving music scene and the city is home to some superb live music venues.

Fancy an evening out with friends? You'll be treated to a huge variety of different restaurants offering everything from fine dining to fish and chips. With traditional Yorkshire pubs rubbing shoulders with super-trendy cocktail bars, Sheffield caters for every taste.

Employment-wise the city supports many different industries. In recent years, several cutting-edge creative firms have made Sheffield their home and given the city a vibrant, arty buzz.

ABOUT US

Countryside is a leading UK home builder and urban regeneration partner. We believe that where we live matters. We're passionate about creating places people aspire to live, where they feel a true sense of belonging.

Striving to be industry leaders in our approach to social responsibility, we deliver all our homes in an environmentally responsible, ethical, safe and sustainable manner. This is reflected in the execution of our developments, our working practices and the value we bring to communities.

All of our developments and homes carry a signature style and character, designed to work for the way people live today – with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that will stand the test of time. As a result, we hold more Housing Design Awards than any other developer.

From the character of the homes we build, to the planning of environments and the unique detailing of the landscape, our creative approach to placemaking creates places where people feel at home. We provide a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

It is all this and more that enables us to create **places people love.**



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



CUSTOMER SERVICES

We have a dedicated team who will adhere to our 5 star commitment and the New Homes Quality Code for Buyers, ensuring we always deliver the very best service.

From our experienced construction team through to our trained Sales Consultants, we ensure you are fully informed with respect to your purchase. We offer guidance on the complete process involved in buying a Countryside home and we can put you in touch with independent financial advisors and solicitors.

From the moment you reserve your plot, to the day you receive your keys and beyond, a dedicated Sales Progressor will guide you through the process and ensure you receive the very best service from Countryside.

Every Countryside home carries our commitment to quality and improvement. You have the added assurance of every Countryside home being covered by the 10-year NHBC warranty and insurance policy, protecting against structural defects for a 10-year period following the date of legal completion.

Each property is also quality checked and commissioned by our dedicated Customer Services team before it is handed over to you. Prior to legal completion the Sales Consultant along with the Site Manager will invite you to a home demonstration where they will walk you through all aspects of your new home.

The Sales Consultant will complete a formal handover of your property on legal completion. Our Site Management team will also visit on several occasions to ensure you are settling in.

All of our homes are covered by a comprehensive 2-year Customer Service Warranty as standard, providing you with 24-hour emergency cover.

As registered home builders with a 10-year NHBC warranty and insurance policy we are also a registered developer with the NHQC, which ensures you as a new homeowner are treated fairly and are fully informed about your purchase before and after signing your contract.



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.

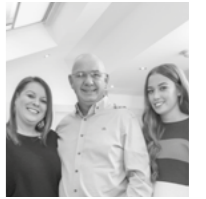
We achieve this through building attractive residential areas with their own architectural character and identity, green open spaces and convenient transport links to essential local amenities such as schools and shops.

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.



THE NEW STAMFORD

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

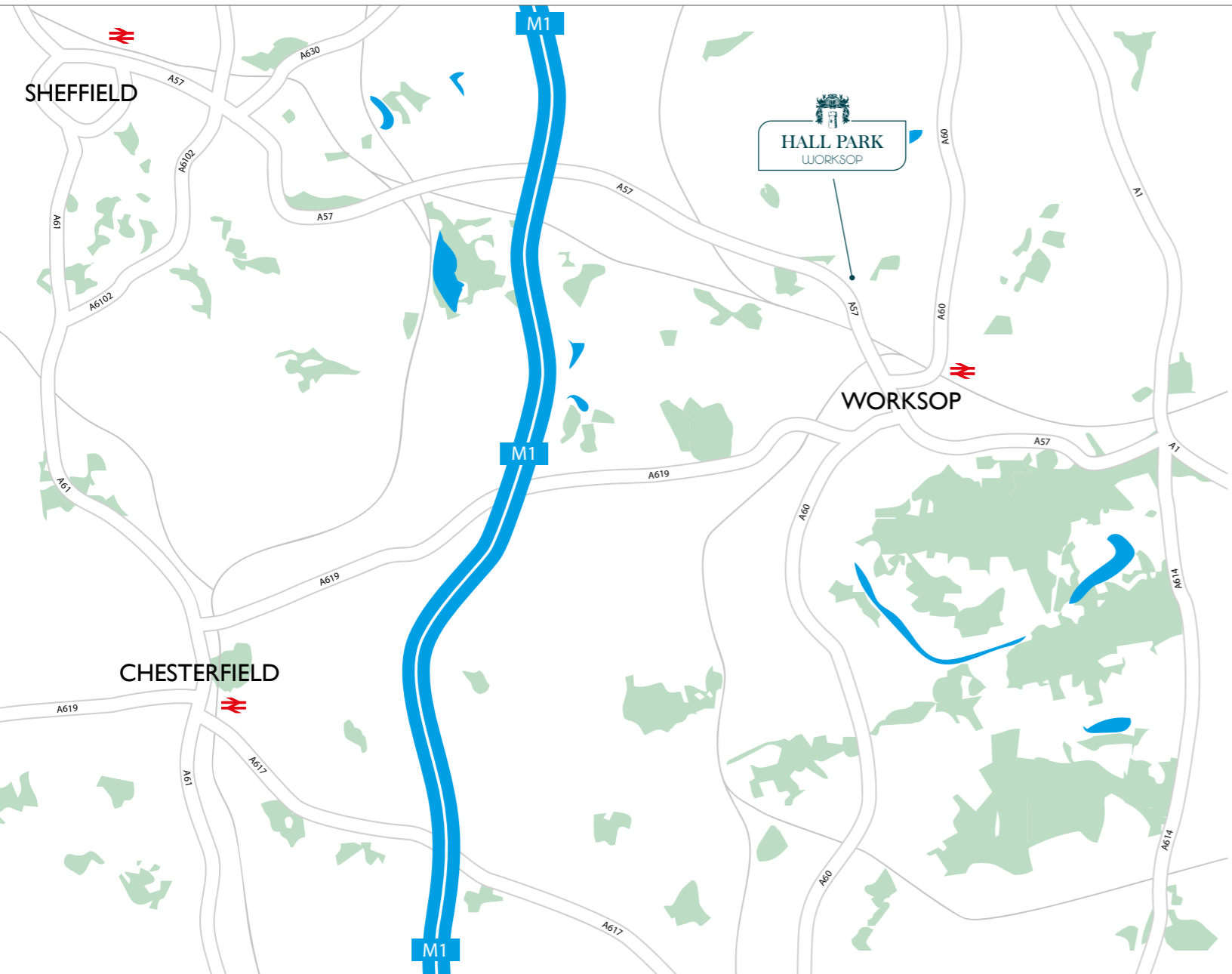


James

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

Wren Green

HOW TO FIND US



FROM THE A1(M)

Leave the A1(M) at Ranby and take the B6079 in the direction of Worksop.

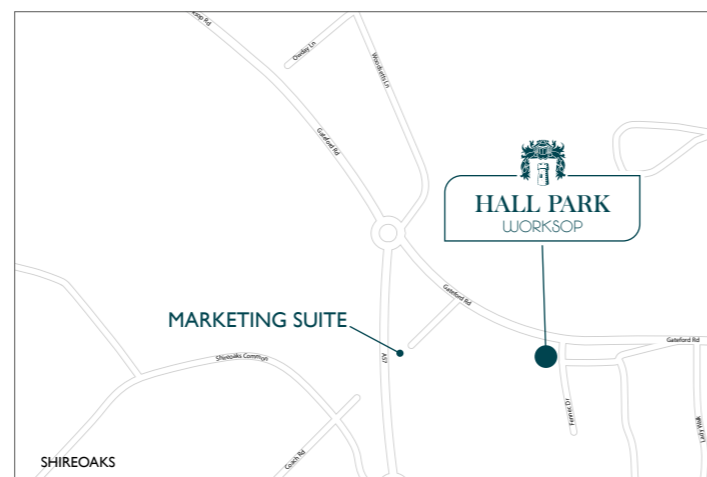
At the roundabout take the first exit onto the B6040.


At the next roundabout take the A57 for 5 miles.

At the roundabout, take the 2nd exit onto Gateford Road, and turn right at Gateford Toll Bar. In 100 yards you'll find the Hall Park Sales and Marketing Suite.

FOR YOUR SAT NAV: S81 8AG

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



 @Countryside_MID

 @Countryside_Inspire

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 are indicative only. Countryside Properties (UK) Ltd. 5th February 2020. 8215.004.

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COUNTRYSIDE
Places People Love



COUNTRYSIDE
Homes

Personalise
YOUR COUNTRYSIDE HOME



WHAT'S INCLUDED IN YOUR NEW HOME?

KITCHENS

- Choose from a selection of custom designed kitchens and worktops (subject to build stage)
- Upstands to worktops
- Stainless steel 1 ½ bowl sink to 3 and 4 beds
- Pillar taps in 3 and 4 beds
- Single under worktop oven with 4 ring gas hob and stainless steel splashback in 3 beds

- Integrated oven with 5 ring gas hob and stainless steel splashback
- Curved glass oven hood
- White sockets and USB point
- White pendant lamps throughout

BATHROOMS

- White bathroom suite with shower over bath (on selected plots, the shower over bath is handheld)
- Fitted glass shower bath screen
- White porcelain washbasin with chrome mixer tap and clicker waste
- Porcelanosa tiles, 450mm in height from top of bath. Full height tiling to length and sides of bath when high level shower is fitted above bath
- Splashback to basin only
- Full height tiling to all shower walls within shower cubicle
- Chrome bezel LED bulkhead lights
- Towel radiator as standard in 4 beds

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WHAT'S INCLUDED IN YOUR NEW HOME?

INSIDE YOUR HOME

- Gas-fired boiler heating system
- Round top radiators
- Mains powered smoke or heat detector and battery powered CO2 detector
- Ovolo style skirting board
- Internal woodwork painted brilliant white gloss
- White cottage style internal doors with aluminium door furniture
- Extraction fans to kitchen, utility, bathrooms, en-suites and cloakrooms

OUTSIDE YOUR HOME

- Skylight windows
- White UPVC windows and French doors with double-glazing
- Satin chrome front door furniture
- Chrome plated door numerals
- Outside tap
- Rotavated front and rear garden
- Fully turfed front garden with selected trees and shrubs

SECURITY

- Exterior light to front, wire only to rear
- 1.8 metre fencing to rear garden between houses
- Multi-point locking system to front and French doors

GENERAL

- White sockets and switch faceplates
- White pendant lamps throughout
- White matt emulsion to internal walls and ceiling

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

- Telephone point provided in living room and study of 4 beds
- Media plate in living room
- 2 x USB charging points to bedroom 1

THE LYMINGTON

FOUR BEDROOM HOME



COUNTRYSIDE
Places People Love

THE ASHOP

THREE BEDROOM HOME

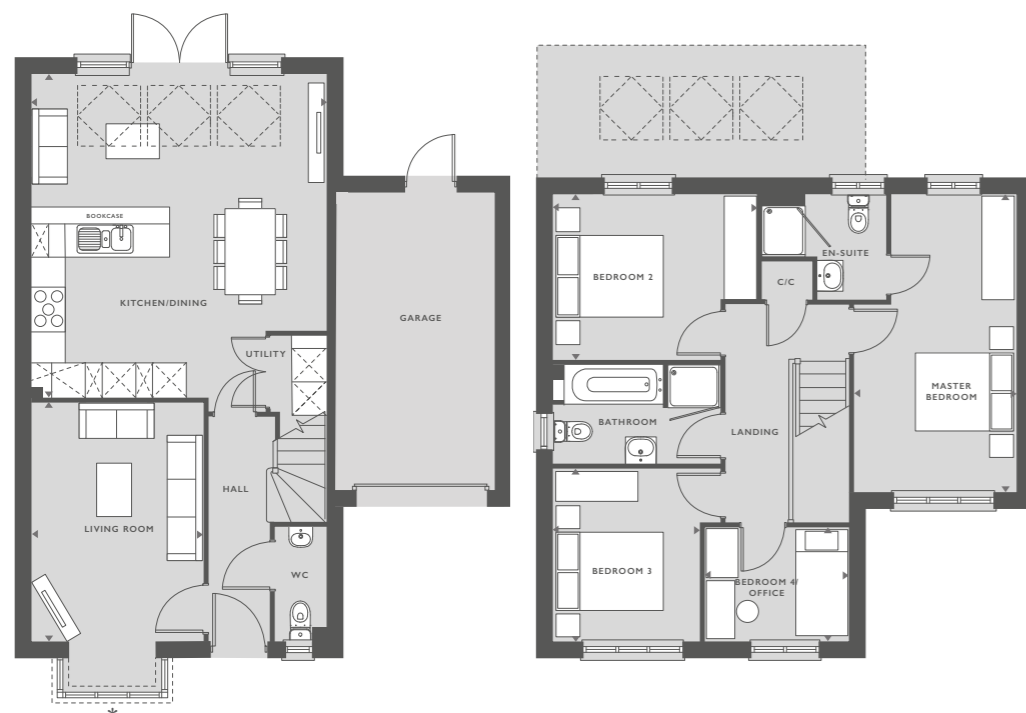


COUNTRYSIDE
Places People Love

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 X 5.24M	18'5" X 17'2"
LIVING ROOM	3.06M X 4.36M	10' X 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" X 11'8"
BEDROOM 3	2.60M X 3.06M	8'6" X 10'
BEDROOM 4/OFFICE	2.54M X 2.00M	8'4" X 6'6"

☒ Skylight windows
C/C = Cylinder cupboard

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THE ASHOP

THREE BEDROOM HOME

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 X 5.99M	17'2" X 19'7"
LIVING ROOM	4.32M X 3.06M	14'2" X 10'

FIRST FLOOR

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

☒ Skylight windows
■ SVP

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THE NEW STAMFORD

THREE BEDROOM HOME



COUNTRYSIDE
Places People Love

THE NEW ASHBOURNE

THREE BEDROOM HOME



COUNTRYSIDE
Places People Love

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 X 4.46M	9'6" X 14'7"
LIVING/DINING	3.92M X 5.02M	12'9" X 16'5"

FIRST FLOOR

BEDROOM 2	3.92M X 2.44M	12'10" X 8"
BEDROOM 3	1.90M X 2.87M	6'3" X 9'5"

SECOND FLOOR

MASTER BEDROOM	3.92M X 5.61M#	12'10" X 18'5"
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#HEADROOM OVER 1.5M

Skylight windows

THE NEW ASHBOURNE

THREE BEDROOM HOME

991 SQFT
92.1 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
- Master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom
- Single garage

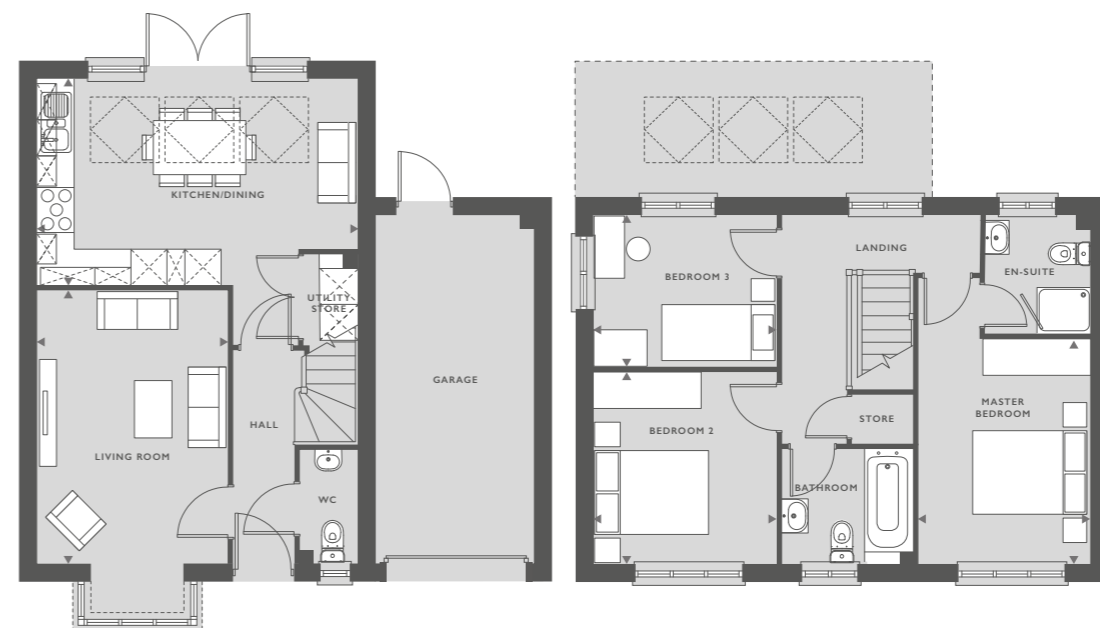
GROUND FLOOR

KITCHEN/DINING ROOM	5.29M X 3.41M	17'4" X 11'2"
LIVING ROOM	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	3.02M X 3.18M	9'11" X 10'4"
BEDROOM 3	3.02M X 2.50M	9'9" X 8'2"

Skylight windows



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THE FOSS FCT

THREE BEDROOM HOME



COUNTRYSIDE
Places People Love

THE FOSS

THREE BEDROOM HOME

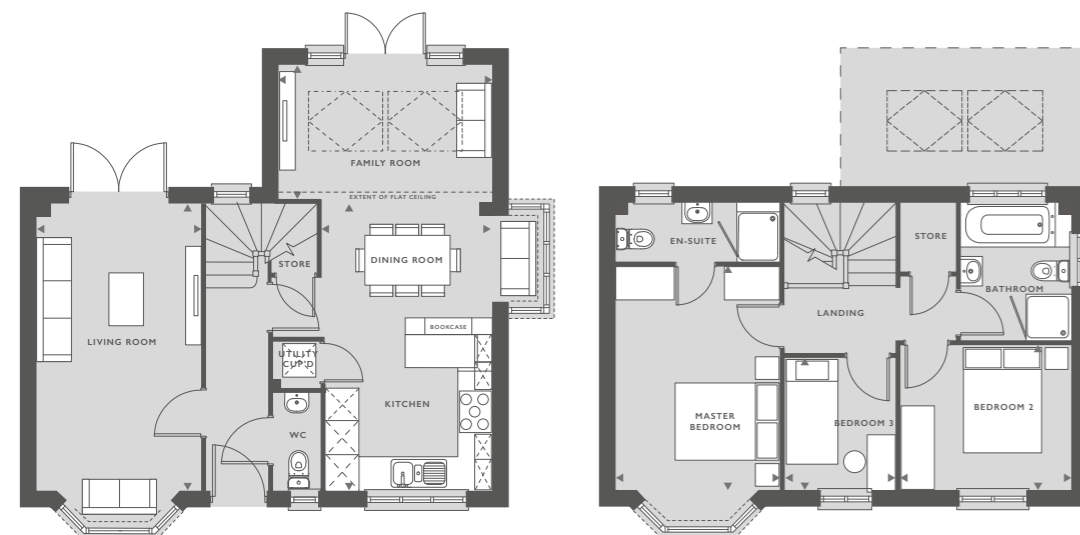


COUNTRYSIDE
Places People Love

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" X 7'8"
LIVING ROOM	5.14M X 2.93M	16'9" X 9'6"

FIRST FLOOR

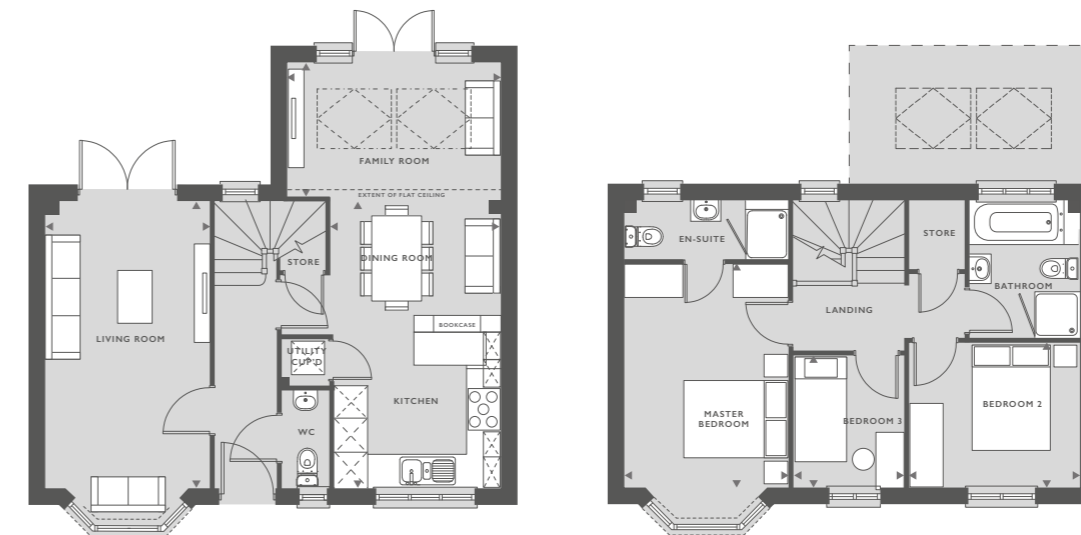
MASTER BEDROOM	3.99M X 2.93M	13'1" X 9'7"
BEDROOM 2	3.05M X 2.58M	10' X 8'5"
BEDROOM 3	2.36M X 1.98M	7'8" X 6'5"

Skylight windows
SVP

THE FOSS

THREE BEDROOM HOME

1039 SQFT
96.5 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" X 7'8"
LIVING ROOM	5.14M X 2.93M	16'9" X 9'6"

FIRST FLOOR

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

Skylight windows
SVP

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THE NEW WALTON

THREE BEDROOM HOME



COUNTRYSIDE
Places People Love

THE LONGFORD

THREE BEDROOM HOME

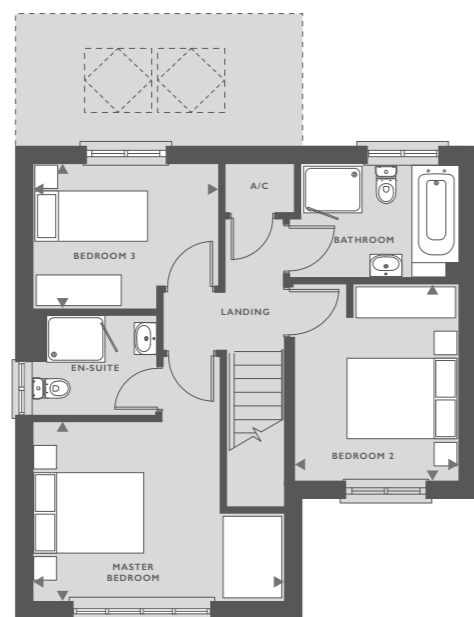
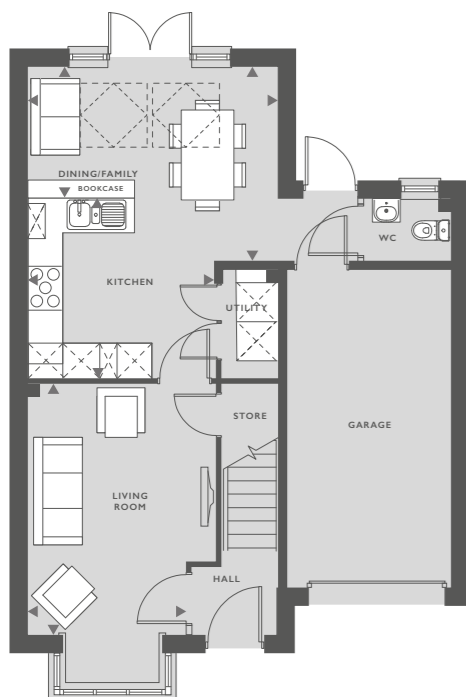


COUNTRYSIDE
Places People Love

THE NEW WALTON

THREE BEDROOM HOME

1028 SQFT
96 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 beautiful bay window
- Convenient downstairs utility room, WC and integral garage access
- 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" X 10'7"
DINING/FAMILY	4.28M X 3.29M	14'1" X 10'11" (L SHAPE)
LIVING ROOM	4.30M X 2.71M	14'1" X 8'11"

FIRST FLOOR

MASTER BEDROOM	3.07M X 4.27M	10'1" X 14'1"
BEDROOM 2	3.38M X 2.82M	11'1" X 9'3"
BEDROOM 3	2.50M X 3.18M	8'2" X 10'5"

☒ Skylight windows
■ SVP

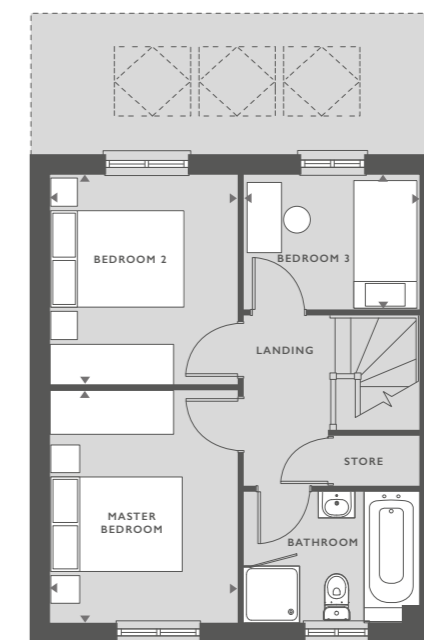
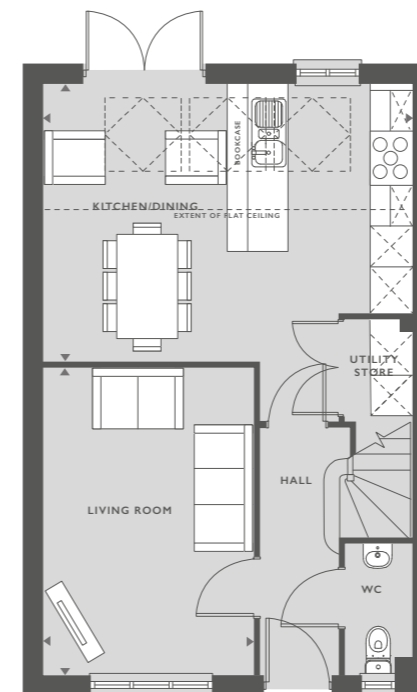
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THE LONGFORD

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" X 17'6"
LIVING ROOM	4.49M X 3.08M	14'7" X 10'10"

FIRST FLOOR

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

☒ Skylight windows

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THE BOWMONT

FOUR BEDROOM HOME



COUNTRYSIDE
Places People Love

THE OAKHAM

FOUR BEDROOM HOME

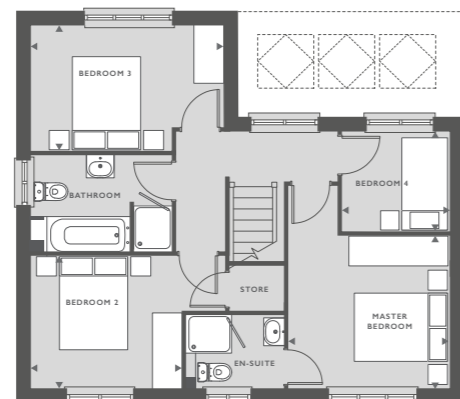
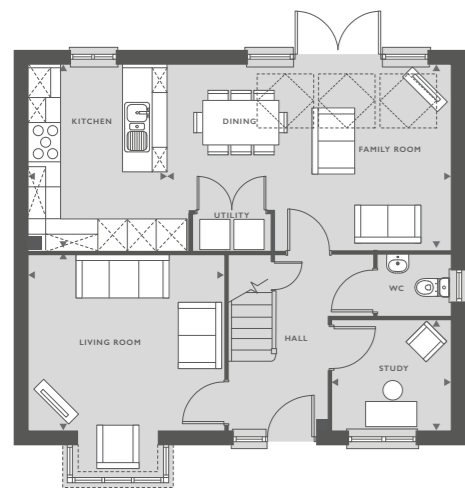


COUNTRYSIDE
Places People Love

THE BOWMONT

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 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" X 11'7"
DINING/FAMILY ROOM	5.71M X 3.7M	18'9" X 12'2"
STUDY	2.35M X 2.19M	7'9" X 7'2"

FIRST FLOOR

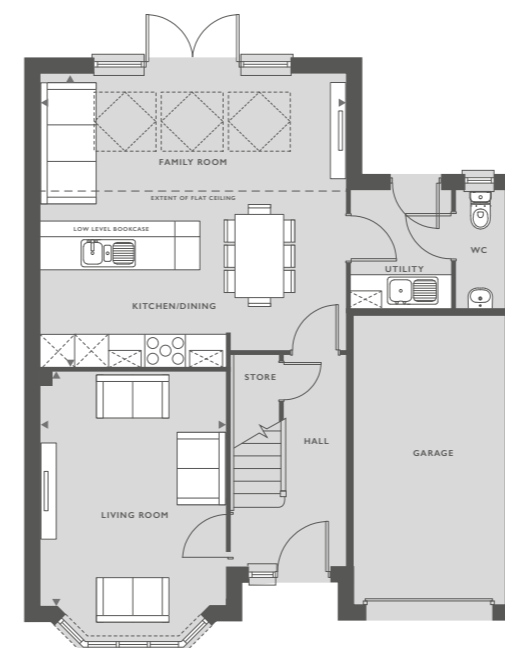
MASTER BEDROOM	3.29M X 3.1M	10'10" X 10'2"
BEDROOM 2	3.02M X 2.72M	9'11" X 8'11"
BEDROOM 3	3.86M X 2.52M	12'8" X 8'3"
BEDROOM 4	2.18M X 2.03M	7'2" X 6'8"

Skylight windows

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 X 5.60M	17'9" X 18'4"
LIVING ROOM	3.41M X 4.27M	14' X 11'2"

FIRST FLOOR

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

Skylight windows
C/C = Cylinder cupboard

*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, architectural detailing and floor plans of individual house types 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 illustration purposes. Please ask our Sales Consultants for 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 constitute or form any part of contract or sale. Images are indicative only. Countryside Properties 24th February 2020. The Bowmont, Revision 0, RB 8335.002.



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THE BLYTH

THREE BEDROOM HOME



COUNTRYSIDE
Places People Love

THE DUNHAM

FOUR BEDROOM HOME

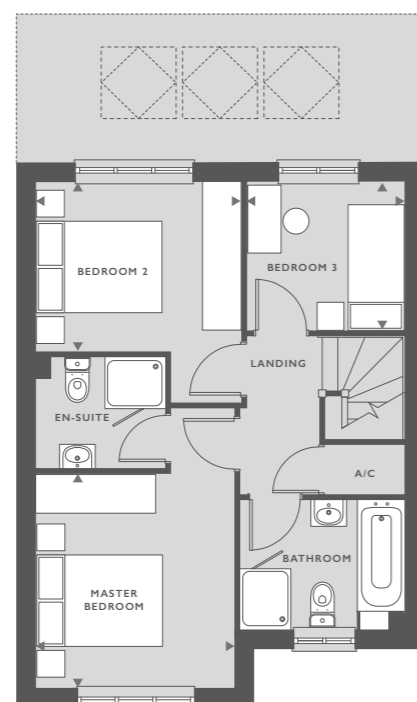
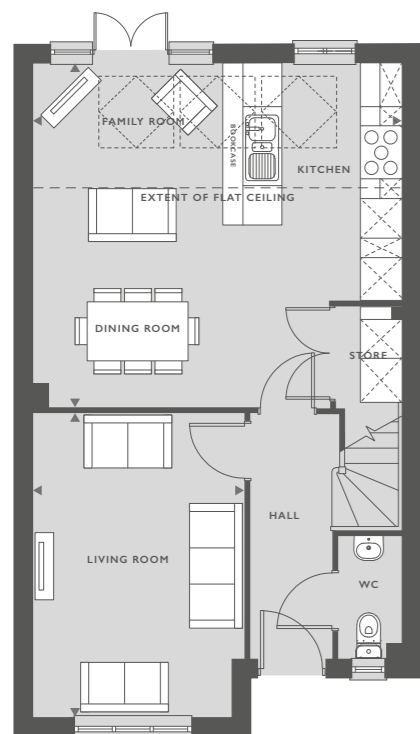


COUNTRYSIDE
Places People Love

THE BLYTH

THREE BEDROOM HOME

1002 SQFT
93.1 M²



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"
LIVING ROOM	3.18M X 4.58M	10'5" X 15'

FIRST FLOOR

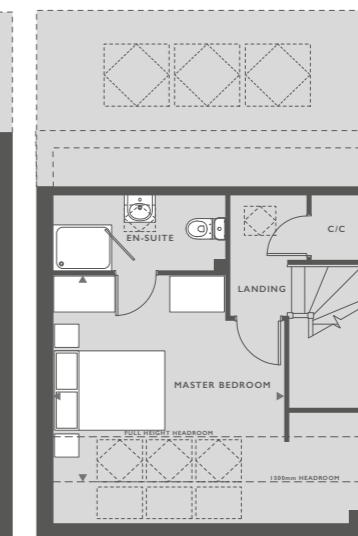
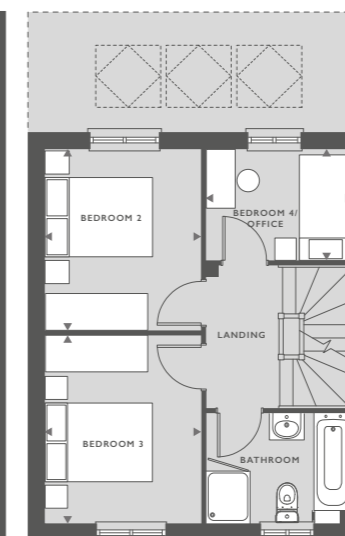
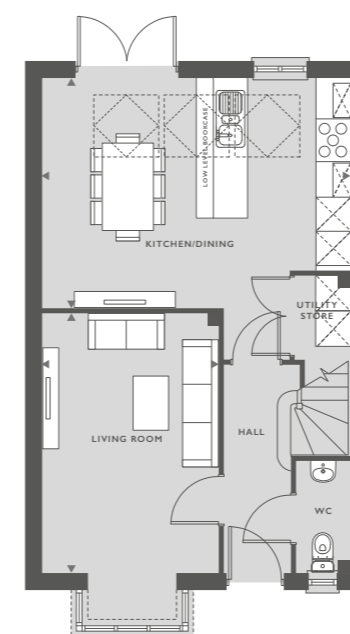
MASTER BEDROOM	2.96M X 3.22M	9'8" X 10'6"
BEDROOM 2	3.08M X 2.58M	10'1" X 8'5"
BEDROOM 3	2.37M X 2.23M	7'9" X 7'3"

Skylight windows

THE DUNHAM

FOUR BEDROOM HOME

1199 SQFT
111.4 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 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	17'5" X 13'2"
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 X 3.17M	9' X 10'4"
BEDROOM 4/OFFICE	2.53M X 1.93M	8'3" X 6'3"

SECOND FLOOR

MASTER BEDROOM	4.04M X 3.54M	13'3" X 11'6"
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Skylight windows
 C/C = Cylinder cupboard
 SVP

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SITE PLAN



KEY

- THE LONGFORD
3 bedroom home (893sqft)
- THE NEW WASHBOURNE
3 bedroom home (991sqft)
- THE BLYTH
3 bedroom home (1002sqft)
- THE NEW STAMFORD
3 bedroom home (1005sqft)
- THE NEW WALTON
3 bedroom home (1028sqft)
- THE FOSS FCT
3 bedroom home (1039sqft / 1052s)
- 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)
- AFFORDABLE
- PRIVATE RENTED UNIT

hallparkworksop.co.uk

The Site Plan is not to scale and is indicative only. Whilst 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 Partnerships Ltd. reserve the right to amend as necessary and without notice. This does not constitute or form any part of a contract or sale. Countryside Properties Terms and Conditions apply. Countryside Partnerships Ltd. 23rd June 2023. 8215.012.