

# BASE

new**hall**



**COUNTRYSIDE**  
Homes

# ELZABETH

Base is a superb collection of apartments and houses from Countryside, nestled in the sought-after community of Newhall in Harlow. You'll love to live in this charming urban neighbourhood, which boasts a series of convenient amenities and an abundance of open space for you to enjoy.

newhall



COUNTRYSIDE  
Homes

# WHERE IT ALL BEGAN



Award winning architecture at Newhall

Creating a vibrant new neighbourhood like Newhall on the outskirts of Harlow has a certain poetry about it. Harlow itself emerged as one of England's 'new towns' after the Second World War, in an attempt to tackle the overcrowding problem in London.

In the years which have passed, the town has established itself as a supremely popular location. This is thanks to its proximity to the capital, its abundant green spaces, its cultural attractions, and its myriad convenient amenities. In addition, it has undergone extensive regeneration in recent years, with more set to come in the form of a £20 million arts and cultural quarter.

Newhall is the perfect addition to a town which is so full of life. Two decades ago, its creators, landowner brothers Jon and William Moen, had a clear vision for this new neighbourhood. They took inspiration from the atmospheric streets of Bath, Florence, Oxford and Venice and worked tirelessly alongside celebrated architects Roger Evans Associates to introduce a place which has a real heart and soul.

Their collective masterplan established Newhall's founding principles – nature, colour, distinctiveness, future flexibility and a comprehensive public realm.

Now, 20 years on, this still-growing urban community has been given the highest praise by industry experts, winning a multitude of prestigious awards.

And since the launch of Countryside's popular Base collection at Newhall in 2019, the community has continued to flourish.



Newhall



Historic photography from Newhall



Green space at Newhall



Historic photography from Newhall



Striking architecture at Newhall



# A PERFECT BASE FROM WHICH TO EXPLORE

However you like to spend your free time, you are sure to find something that fits the bill in Harlow.

You may be something of a culture vulture; if so, take your seat at the Harlow Playhouse which offers an eclectic mix of drama, dance, music and comedy. Prefer to catch the latest blockbusters? The town has two Cineworld cinemas so you'll be spoilt for choice.

Meanwhile, you can indulge your retail needs at the Harvey Centre and the Water Gardens, where you'll find a wide range of high street and independent stores. Once you're all shopped out, you can eat your way around the world at any number of restaurants in town.

From Harlow Town Railway Station you can reach London Liverpool Street in as little as 30 minutes\*, meaning all of the capital's dazzling attractions are well within your reach.

\*Time taken from nationalrail.co.uk



Water Gardens, Harlow



Harvey Centre, Harlow



Water Gardens, Harlow

# THE WORLD IS YOUR OYSTER FROM BASE



**30**   
MINUTES TO  
LIVERPOOL  
STREET

**12**   
MILES TO  
STANSTED  
AIRPORT

**40**   
MINUTES TO  
CAMBRIDGE

However you are travelling, you will enjoy outstanding transport connections from Base at Newhall.

Harlow Town Railway Station is a 3 mile drive from the development, linking you to London Liverpool Street in half an hour. Other destinations include Stansted Airport (17 minutes) and Cambridge (40 minutes).

Base is conveniently situated just off the M11 motorway, affording you access to London and Cambridge with ease. The A414 and A10 are also close at hand for journeys to Chelmsford, Stevenage and beyond. Stansted Airport is a 12 mile journey by car, making international travel a breeze.

All travel times and distances taken from [google.com/maps](http://google.com/maps) and [nationalrail.co.uk](http://nationalrail.co.uk).  
Crossrail information taken from [crossrail.co.uk](http://crossrail.co.uk).  
All times/distances are approximate and are correct at time of print.

# CULTURE PERMEATES EVERYTHING IN HARLOW

When Harlow was created by master planner Sir Frederick Gibberd in the late 1940s, his vision was about more than just bricks and mortar. Instead, he made sure to include a focus on culture too, where residents and visitors alike could revel in beauty and art.

To this end, Harlow's streets, public buildings and schools are home to a living gallery of more than 100 sculptures. These are by some of the world's most prominent artists, including Henry Moore, Auguste Rodin and Barbara Hepworth. What's more, the master planner's legacy is celebrated at the Gibberd Gallery, which houses the Sir Frederick Gibberd 20th Century Watercolour Collection.

There are many other ways to become immersed in the arts in Harlow with a number of town groups performing music, dance and theatre. Elsewhere, artists and craftspeople flock to Parndon Mill, a workspace in which they can express their creativity.

And, of course, there is a plethora of beautiful sculptures around Newhall itself, just waiting to be discovered.



Parndon Mill, Harlow



# MAKE YOUR MARK AT NEWHALL

The concept of Newhall has always been to create a firm sense of community which has real roots; an urban neighbourhood where relationships can be made for life, and where children can make fond childhood memories.

This ethos extends to every aspect of the neighbourhood. The layout of the development is perfect for leisurely strolls and cycle rides, or taking the dog out for a walk.

Meanwhile, the central plaza is home to a Co-op store where you can pick up your daily essentials, along with a beauty salon and a welcoming café. In time, these amenities will be joined by state-of-the-art sporting facilities where you can keep fit.

What's more, a new community centre is set to be created close to the primary school and playing fields, giving locals a base to come together and enjoy all manner of fun and interesting activities.



# USEFUL AMENITIES A STONE'S THROW AWAY

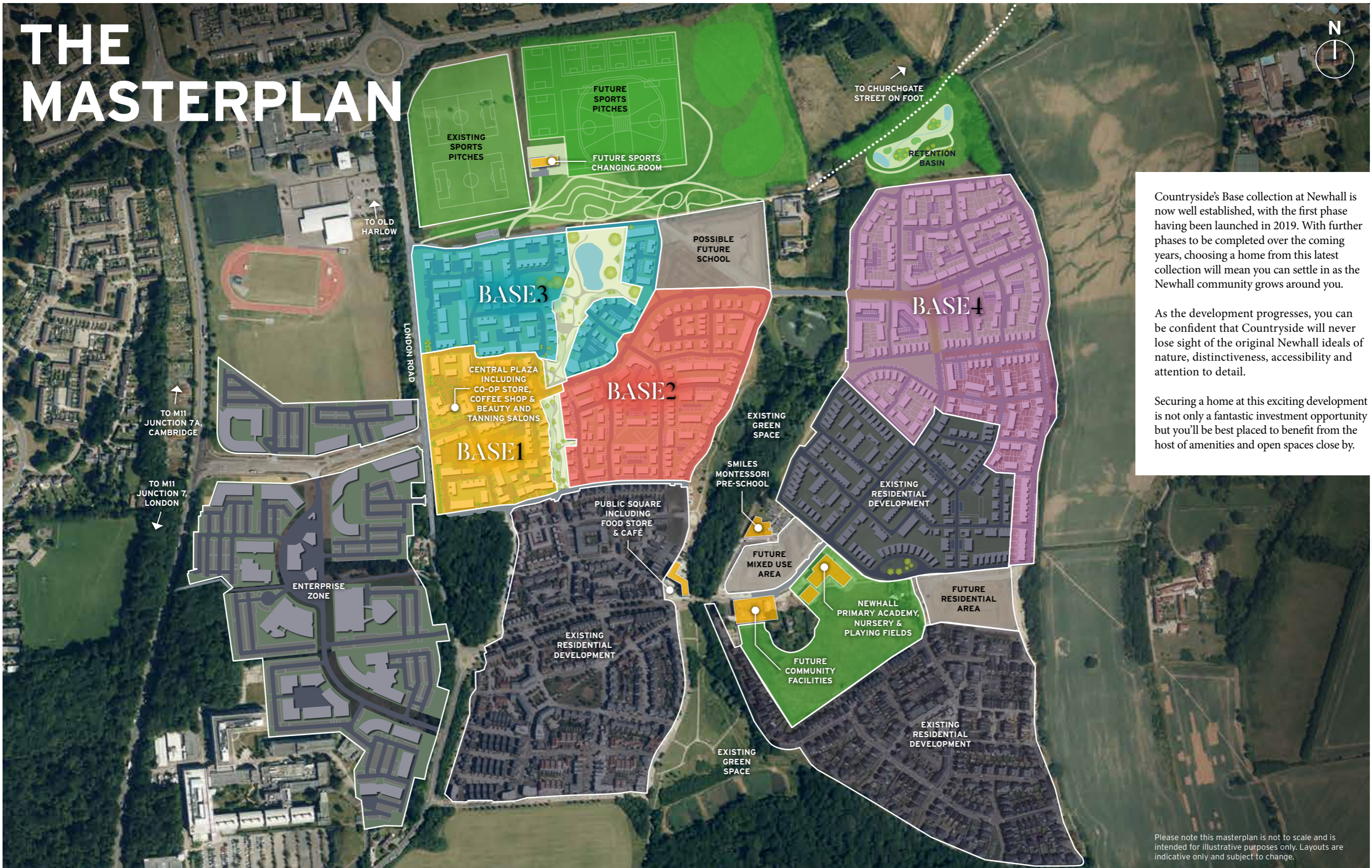
As well as creating homes of the finest quality, Countryside is concentrating its efforts on the retail development at Newhall's central plaza. Offering a wider range of amenities will ensure the utmost convenience for residents and provide them with the perfect place to come together.



Photography of the central plaza at Base



# THE MASTERPLAN



Countryside's Base collection at Newhall is now well established, with the first phase having been launched in 2019. With further phases to be completed over the coming years, choosing a home from this latest collection will mean you can settle in as the Newhall community grows around you.

As the development progresses, you can be confident that Countryside will never lose sight of the original Newhall ideals of nature, distinctiveness, accessibility and attention to detail.

Securing a home at this exciting development is not only a fantastic investment opportunity but you'll be best placed to benefit from the host of amenities and open spaces close by.

Please note this masterplan is not to scale and is intended for illustrative purposes only. Layouts are indicative only and subject to change.

# AESTHETICALLY PLEASING

From concept to completion, Countryside has striven to ensure that the apartments and houses at Base have the architectural wow factor. The intricately-considered designs have been meticulously planned, and perfectly reflect the aesthetic appeal of Newhall as a whole.

Care has been taken to ensure the materials used are sympathetic in appearance to their surroundings, both in the built environment and in the many green areas. Indeed, nature has been a key factor in the creation of this collection, with wide, tree-lined streets surrounding the charming properties.

In addition, feature windows have been employed in the design of the homes themselves, helping to flood the living spaces with natural light wherever possible.

“The masterplan layout puts a strong emphasis on high quality landscaped spaces and public realm areas, which are the ‘shared rooms’ of this new community.”

“The houses and apartments have been designed to adapt to the ever-changing cycles of modern family life, offering quality living arrangements and a palette of materials that respond to the context of the wider Newhall development.”

SCOTT BROWNRIGG ARCHITECTS



Photography of Base at Newhall



Photography of Base at Newhall



# EDUCATION MATTERS

If you have children or are planning to start a family, you can be safe in the knowledge that Newhall will provide for all your educational needs.

The neighbourhood's very own school, Newhall Primary Academy, opened its Roundhouse Way doors to reception children in 2018.

Having received an Ofsted rating of Good in January 2023, it will grow year on year until it reaches its 420-pupil capacity. There is a Montessori nursery on site, too; Smiles caters for pre-school children from birth to the age of five.

Other local primary schools include Tany's Dell and Fawbert & Barnard's. Older children can attend Burnt Mill Academy, Mark Hall Academy and Passmores Academy amongst others.

Harlow College is also nearby. This has been designated as an Apple Distinguished School, meaning that it is a centre of leadership and educational excellence, demonstrating Apple's vision for learning with technology.

Independent schools include St Nicholas, which caters for boys and girls from two to 16 years old.



Smiles Montessori pre-school

## NEWHALL NURSERY

The nursery is open from 7.30am to 6pm and is open all year round with the exception of Christmas and bank holidays. Full and part-time sessions are available for little ones from the ages of one to five. The nursery is part of the REAch2 Academy Trust.



## NEWHALL PRIMARY ACADEMY

The school's mission statement is Aiming High, Reaching Higher. Staff aim to provide outstanding learning and teaching to enable all pupils to excel, with values including honesty, respect, responsibility, resilience and aspirations.

## BURNT MILL ACADEMY

Based on First Avenue, around 2.5 miles from Base, this secondary school opened in 1961. Today, with an outstanding Ofsted rating, it takes boys and girls from 11 to 16. It was designated as a performing arts college in 2013, with specialisms in dance, drama and music.



## HARLOW COLLEGE

Just over 2 miles away, Harlow College offers a range of part and full-time courses. These include A levels in biology and media studies, chef de partie and ICT apprenticeships, and vocational courses in beauty and childcare.

# BREATHE IN THE FRESH AIR AT BASE

UP TO 40 PER CENT OF NEWHALL LAND HAS BEEN PRESERVED AS OPEN SPACE

PARNDON WOOD RECEIVED ITS 15TH CONSECUTIVE ANNUAL GREEN FLAG IN 2023

At Base, you will never be more than 60 metres from parkland or greenery where you can take a morning jog, enjoy a picnic in the warmer months and let the kids burn off some energy. There is a network of cycle paths running through the development, with pedestrians given priority over motorists throughout.

Slightly further afield is Harlow Town Park, one of the largest in the country with more than 160 acres to explore. There, you'll find gardens, an outdoor gym, children's play areas and a skate park. You can also be at one with nature at Parndon Wood Nature Reserve in the town, while the beautiful forests of Hatfield and Epping are both a short distance away.



All photography from Newhall

YOU WILL BE NO FURTHER THAN 60M FROM PARKLAND OR GREENERY AT BASE



PETS' CORNER AT HARLOW TOWN PARK IS HOME TO REINDEER, LLAMAS AND ALPACAS

# THE BASE YOU'VE ALWAYS WANTED

In these contemporary new homes, you will find crisp, clean lines complemented by an abundance of natural light thanks to attractive feature windows.

The living accommodation is flexible in nature, so it's sure to provide the ideal environment for your needs; somewhere for the kids to spread out after school, a cosy office for quiet working, or a welcoming spot for social gatherings with loved ones.



# THE FUTURE IS GREEN



## REDUCING YOUR ENVIRONMENTAL FOOTPRINT

Besides being a haven of comfort and quality, each Countryside home comes with sustainability built in.

Your home will boast an Energy Performance Certificate rating of A or B, meaning that it will emit less CO2 than an older property, and will cost less to heat and power. Indeed, according to the Home Builders Federation, energy bills for new build properties are 55% cheaper than existing homes – this could save you upwards of £1,600 per year.\*

These reduced bills are thanks to eco-friendly features like A-rated boilers, low energy LED lighting, a greater amount of insulation, and appliances with high efficiency ratings. In addition, our homes are fitted with high efficiency double glazing to minimise heat loss.

And did you know that, by buying an energy efficient Countryside home, you could even take advantage of exclusive 'green mortgage' products? These could lower your interest rates, meaning you'll pay back less in the long run.

Elsewhere, all of our homes are fitted with low water use appliances throughout, including taps and toilet flushes using less water per use. We even work with suppliers who source from forests certified to either FSC, the PEFC or 'non-controversial' sources, meaning products are sourced responsibly.

Our commitment to your environment doesn't stop there. By building characterful homes set in open green spaces with transport links and amenities nearby, we strive to provide the best possible quality of life for anyone who buys a Countryside home.

\*Source HBF 2023 Watt Save report

Photography from Newhall

# WHY BUY NEW?



## THE BENEFITS OF OWNING A NEW HOUSE

**MAKE YOUR HOME YOUR OWN**  
Replacing a previous homeowner's idea of 'interior design' can be a costly and time consuming process. Move into a brand-new home at Base on the other hand, and you have the perfect blank canvas just waiting for you to make your own home!

**NO NASTY SURPRISES**  
Buy a new home at Base and there will be no nasty surprises or extra maintenance costs waiting for you, plus you'll have the peace of mind of a 10-year NHBC guarantee with our comprehensive customer care service. Buy a second-hand home, and who knows what you'll be faced with?

**BUILDING A BETTER FUTURE**  
We create high quality eco-friendly and sustainable homes in the best locations. Our outstanding range of new homes is designed for modern living with lower environmental impact, running costs and low maintenance.

**LESS CHAIN, LESS HASSLE**  
You can move into one of our stylish new homes as soon as it is complete. There's no need to wait for existing owners to move out, reducing the house buying chain and the stress and uncertainty that is often associated with moving, particularly in a second-hand home.

# ABOUT COUNTRYSIDE



Countryside is a leading UK home builder and urban regeneration partner whose offering was strengthened through a merger with mixed tenure homes provider Vistry Group in 2022.

We believe that where we live matters. We're passionate about creating places where people aspire to live, where they feel a true sense of belonging.



All 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 place making creates places where people feel at home, providing a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

We create places people love.



Aura, Great Kneighton



Fornham Place, Marham Park, Bury St Edmunds



Kings Park, Harold Wood



St Michael's Hurst, Bishop's Stortford



Acton Gardens, London W3



Abode, Great Kneighton



# COMMITMENT TO OUR CUSTOMERS



## THE VERY BEST SERVICE

Countryside customer service begins with our trained Sales Consultants who offer guidance on the legal process involved in buying a new home and who help by putting you in touch with solicitors and independent financial advisors.

Every Countryside home carries our commitment to quality and improvement. You have the added insurance of every Countryside home carrying the National House Building Council Warranty (NHBC Buildmark Cover) against structural defects for a 10 year period following the date of legal completion.

Each property is quality checked and commissioned by our dedicated Customer Care team before handover to its new owner.

That's why from the moment you reserve your plot, to the day you receive your keys and beyond a dedicated sales progressor will ensure you receive the very best service from Countryside.

No matter who you are dealing with, or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to our five star commitment. As a registered developer with the New Homes Quality Board, we also work within the parameters of the New Homes Quality Code (NHQC).

Amongst other things, the NHQC requires developers to provide all relevant information about the home to the customer, allowing them to make an informed decision about their purchase. It also gives customers the opportunity to have a professional carry out a pre-completion inspection on their behalf. For more information, visit [www.nhq.org.uk](http://www.nhq.org.uk).

When you move into your new home, one of our Sales Consultants will be there to give you a full demonstration of all your new home's features and appliances and give some handy advice for taking care of your new home.

All of our homes are covered by our own comprehensive two year Customer Service Warranty as standard, giving you 24 hour emergency cover for your heating, plumbing and electrical items.

All of this means you can move into your new Countryside home with total peace of mind.



# FIND YOUR BASE



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**COUNTRYSIDE**  
 Homes

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[basenewhall.co.uk](http://basenewhall.co.uk)

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