

# HAWTON GROVE

NEWARK, NOTTINGHAMSHIRE

platform   
**home**  
OWNERSHIP

# PLATFORM HOME OWNERSHIP

At Platform Home Ownership, we're passionate about building quality homes for our customers and creating communities that homeowners can be proud of. It's our mission to build a better future for the UK - investing in affordable homes to ensure accessible routes to homeownership for everyone.

*Building A Better Future Through New Homes*

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**WELCOME TO HAWTON  
GROVE, A VIBRANT NEW  
DEVELOPMENT AT THE  
HEART OF BALDERTON,  
NOTTINGHAMSHIRE.**



# THE WORLD AROUND YOU

Hawton Grove represents a brand new addition to Balderton, one of the largest and most historic villages in Nottinghamshire. With a heritage stretching back over a thousand years, Balderton is an idyllic, peaceful village that adjoins Newark-on-Trent, providing residents with convenient transport links, a strong sense of community, safety and everyday amenities amongst stunning scenery.



HAWTON GROVE  
IS PERFECTLY  
CONNECTED IN  
EVERY DIRECTION  
MAKING IT A HOME  
BUYERS DREAM

2 MILES  
NEWARK-ON-TRENT

23 MILES  
LINCOLN

37 MILES  
LEICESTER

40 MILES  
DERBY

## LOCAL AMENITIES

PREMIER (CONVENIENCE STORE)	1 MIN	0.3 MILES
SAINSBURY'S (SUPERMARKET)	2 MINS	0.7 MILES
LIDL (SUPERMARKET)	2 MINS	0.8 MILES
TESCO EXPRESS (CONVENIENCE STORE)	3 MINS	0.7 MILES

## PLACES OF INTEREST

ALDERTON LAKE	3 MINS	0.7 MILES
SCONCE AND DEVON PARK	5 MINS	1.8 MILES
THE OSSINGTON	7 MINS	2.0 MILES
NATIONAL CIVIL WAR CENTRE - NEWARK MUSEUM	8 MINS	2.3 MILES

## CONNECTIVITY

NEWARK-ON-TRENT	6 MINS	2.0 MILES
LINCOLN	48 MINS	23 MILES
LEICESTER	59 MINS	37 MILES
DERBY	81 MINS	40 MILES

## EDUCATION

CHUTER EDE PRIMARY SCHOOL	3 MINS	1.0 MILES
THE NEWARK ACADEMY	4 MINS	1.1 MILES
BARNBY ROAD ACADEMY PRIMARY	6 MINS	1.9 MILES
THE SUTHERS SCHOOL	6 MINS	2.0 MILES

Figures are estimates and can change due to factors such as traffic, roadworks, and the exact location. All times and distances are taken from [google.com/maps](https://www.google.com/maps).



# ABOUT SHARED OWNERSHIP

## BUY YOUR HOME AT HAWTON GROVE THROUGH SHARED OWNERSHIP

Your dream home is more affordable than you may think with Shared Ownership. Shared Ownership means you can purchase part of your home and then pay rent on the remaining share. Typically, you can purchase 40-75% of your home, but lower shares are available. What's more, Shared Ownership is flexible, and allows you to increase your level of ownership over time if you choose to.

Whatever your looking for, we have a wide selection of homes perfect for whatever your needs.

Buying through Shared Ownership at this development means you can purchase between 10-75% of your property and pay a subsidised rent on the remaining share you don't own.

### HOW IT WORKS

- 1** BUY THE FIRST SHARE IN YOUR NEW HOME.
- 2** PAY RENT ON THE REMAINING SHARE
- 3** BUY MORE SHARES IN YOUR HOME LATER

### DID YOU KNOW?

Shared Ownership offers great flexibility, and you can purchase more of your home through staircasing whenever you are ready too.

[CLICK HERE TO LEARN MORE BY READING OUR SHARED OWNERSHIP GUIDE](#)

## HAWTON GROVE

NEWARK, NOTTINGHAMSHIRE

### A STUNNING COLLECTION OF ONE, TWO, THREE AND FOUR-BEDROOM HOMES AVAILABLE THROUGH SHARED OWNERSHIP AND RENT TO BUY

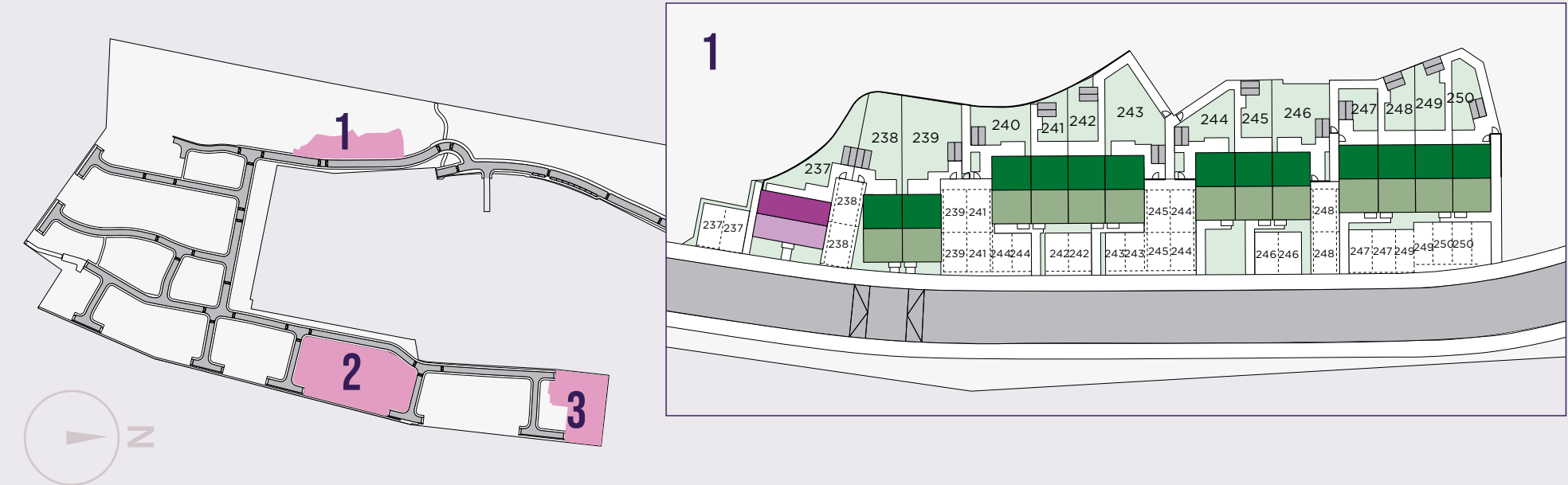
Hawton Grove is a new standard of living for the area and will act as the foundation for a brand new community. Sustainability, modernity and comfort are key pillars for Hawton Grove, utilising modern open-plan layouts and contemporary fixtures to deliver a truly desirable lifestyle for residents. With plenty of amenities nearby, including local shops, high-street staples and a range of great schools, Hawton Grove is ideally positioned to take advantage.



# GET TO KNOW HAWTON GROVE

NEWARK, NOTTINGHAMSHIRE

Hawton Grove is an exclusive collection of one, two, three and four-bedroom homes offering new opportunities for first time buyers, downsizers and growing families.



## SHARED OWNERSHIP

	<b>THE ELSEHAM</b> 1 Bedroom Home		<b>THE LANSDOWN</b> 3 Bedroom Home
<b>PLOTS:</b>	59 & 60	<b>PLOTS:</b>	1, 2, 3, 4, 5, 6, 7, 8, 9 & 10
	<b>THE KINGFISHER</b> 2 Bedroom Home		<b>THE MILFORD</b> 3 Bedroom Home
<b>PLOTS:</b>	238, 239, 75, 76, 63, 64, 65, 66, 67, 68	<b>PLOTS:</b>	78 & 79
	<b>THE LAMBERHURST</b> 3 Bedroom Home		<b>THE NEWBURY</b> 3 Bedroom Home
<b>PLOTS:</b>	61 & 62	<b>PLOTS:</b>	237
	<b>THE LEASIDE</b> 2 Bedroom Home		<b>THE PRESTBURY</b> 3 Bedroom Home
<b>PLOTS:</b>	77	<b>PLOTS:</b>	80 & 81

## RENT TO BUY

	<b>THE ELSEHAM</b> 1 Bedroom Home		<b>THE LAMBERHURST</b> 3 Bedroom Home
<b>PLOTS:</b>	53, 54	<b>PLOTS:</b>	
	<b>THE KINGFISHER</b> 2 Bedroom Home		<b>THE LEASIDE</b> 2 Bedroom Home
<b>PLOTS:</b>	11, 12, 13, 55, 56, 57, 58, 69, 70, 71, 74, 82, 83, 84, 85, 86, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249 & 250	<b>PLOTS:</b>	
	<b>THE HENBURY</b> 2 Bedroom Home		<b>THE NEWBURY</b> 3 Bedroom Home
<b>PLOTS:</b>		<b>PLOTS:</b>	



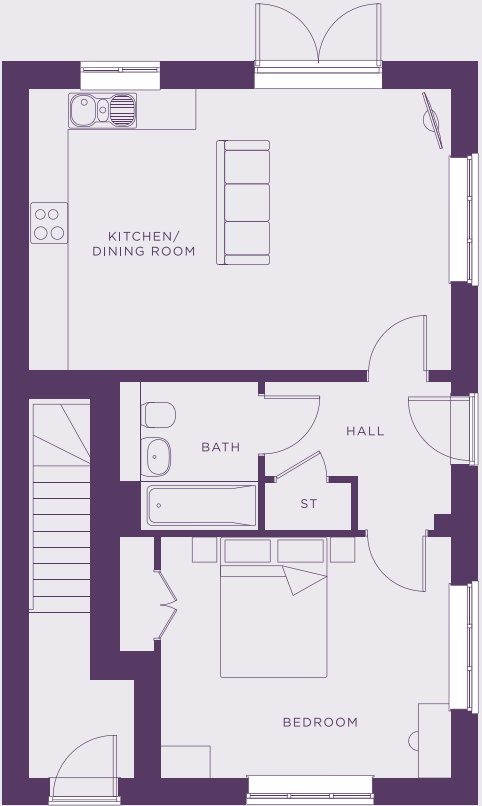
THE ELSEHAM

This image is taken from an illustrative viewpoint within an open space area. It is intended to convey the general character of the development and should not be relied upon as an exact representation of any individual property. The illustration reflects a typical Platform Home Ownership home of this type; however, specifications may vary between plots. External materials, finishes, landscaping, window positions and the location of garages (where applicable) may differ across the development. Certain properties may also be constructed as handed (mirror image). Further details are available on request. Room dimensions have been measured to the widest and longest points and are provided for guidance only. Floorplans are not drawn to scale. While every reasonable effort has been made to ensure accuracy, variations may occur during construction and, in some cases, published measurements or floorplans may contain errors or omissions. Prospective purchasers should not rely solely on these figures and are advised to request full technical drawings and verified measurements from their sales representative before making any decisions.

# THE ELSEHAM

DETACHED / SEMI-DETACHED

TOTAL 542 SQ FT



GROUND FLOOR

## SPECIFICATION

**Kitchen**

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining/living

**Bathroom**

- Family bathroom
- Shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

**General**

- Nearby schools and local amenities
- Excellent transport links
- 2 parking spaces per property
- 10 Year build warranty

Kitchen / Dining / Lounge	6.0m x 4.0m	19'8" x 13'2"
Bedroom 1	4.1m x 3.4m	13'7" x 11'3"





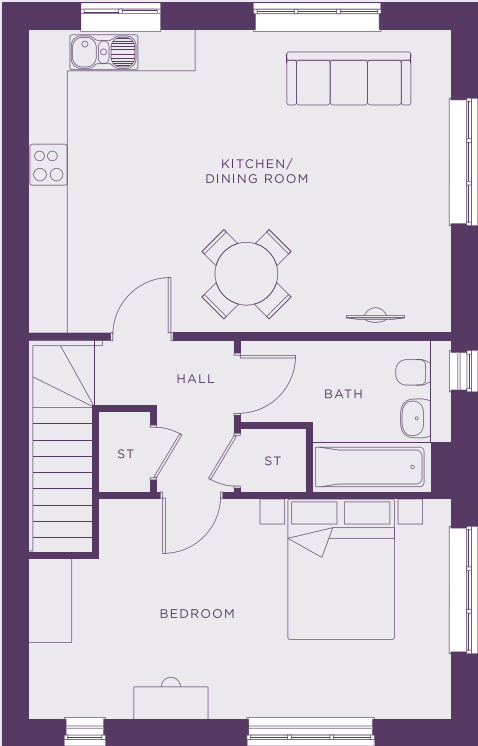
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THE ELSEHAM

# THE ELSEHAM

DETACHED / SEMI-DETACHED

TOTAL 633 SQ FT



FIRST FLOOR

## SPECIFICATION

### Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining/living

### Bathroom

- Family bathroom
- Shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

### General

- Nearby schools and local amenities
- Excellent transport links
- 2 parking spaces per property
- 10 Year build warranty

Kitchen / Dining / Living	6.0m x 4.3m	19'8" x 10'4"
Bedroom 1	6.0m x 3.2m	19'8" x 10'4"





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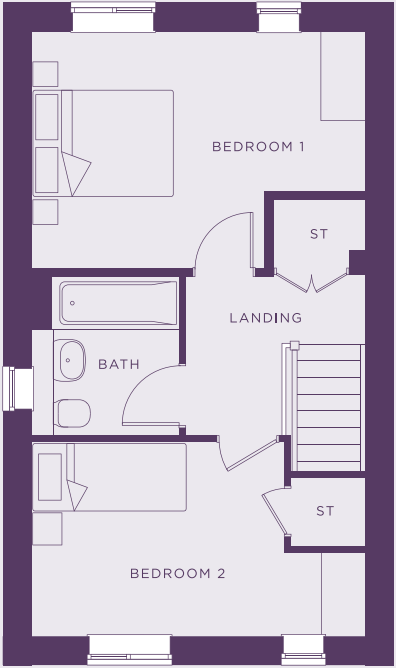
# THE KINGFISHER

SEMI-DETACHED / TERRACED

TOTAL 765 SQ FT



GROUND



FIRST

## SPECIFICATION

### Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining

### Bathroom

- Family bathroom
- Shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

### General

- Nearby schools and local amenities
- Excellent transport links
- 2 parking spaces per property
- 10 Year build warranty

Kitchen/Dining	2.4m x 4.7m	7'10" x 15'5"
Living Room	3.2m x 4.5m	10'6" x 14'9"
Bedroom 1	4.5m x 3.2m	14'9" x 10'6"
Bedroom 2	4.5m x 2.6m	14'9" x 8'6"

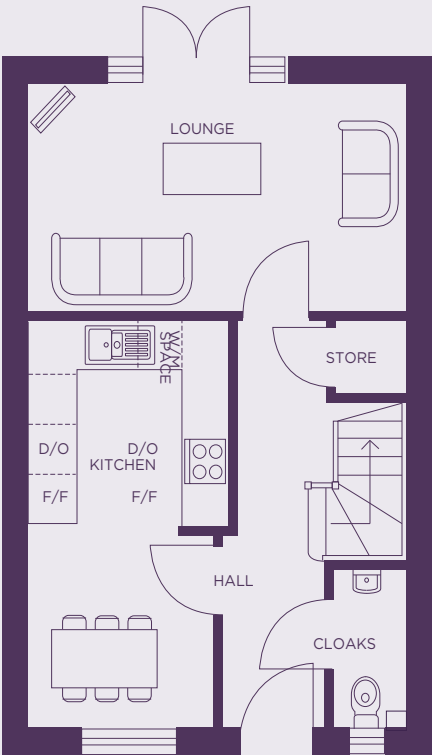




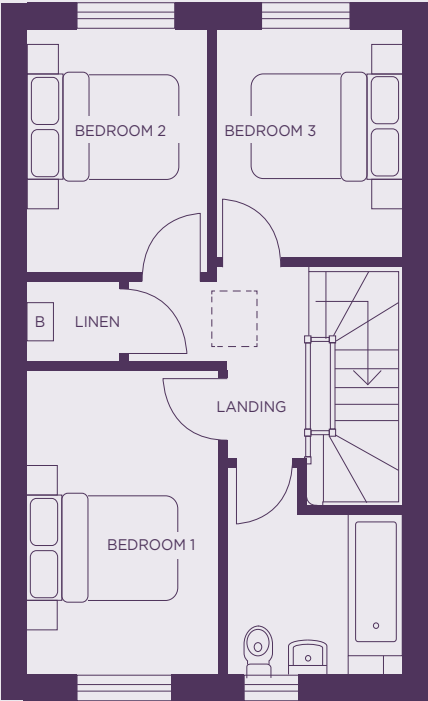
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# THE LAMBERHURST

SEMI-DETACHED  
TOTAL 820 SQ FT



GROUND



FIRST

## SPECIFICATION

### Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining

### Bathroom

- Family bathroom
- Shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

### General

- Nearby schools and local amenities
- Excellent transport links
- 2 parking spaces per property
- 10 Year build warranty

Kitchen/Dining	2.4m x 5.0m	7'11" x 16'3"
Living Room	4.9m x 2.8m	16'0" x 9'2"
Bedroom 1	2.5m x 3.8m	8'2" x 12'4"
Bedroom 2	2.3m x 3.0m	7'8" x 9'9"
Bedroom 3	2.5m x 2.8m	8'1" x 9'2"





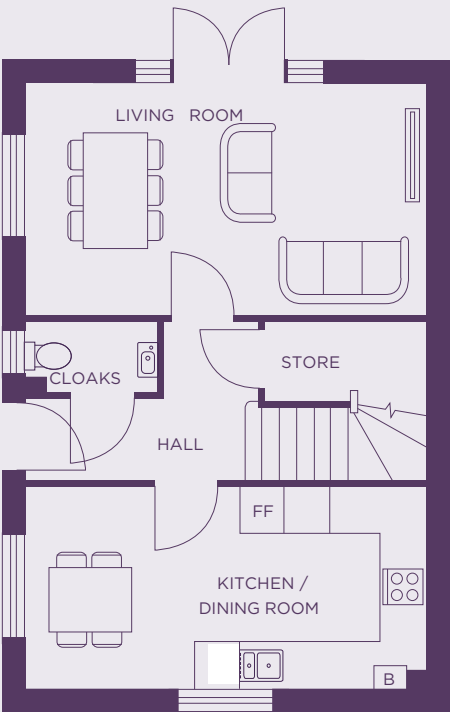
THE LEASIDE

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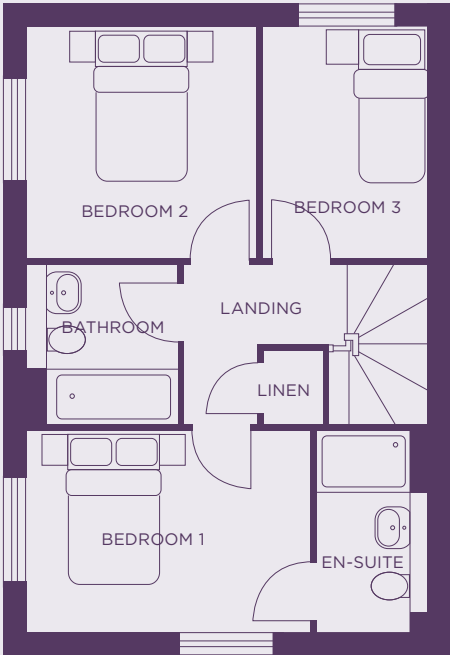
# THE LEASIDE

DETACHED / SEMI-DETACHED

TOTAL 903 SQ FT



GROUND



FIRST

## SPECIFICATION

### Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining

### Bathroom

- Family bathroom
- Shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

### General

- Nearby schools and local amenities
- Excellent transport links
- 2 parking spaces per property
- 10 Year build warranty

Kitchen/Dining	5.3m x 2.6m	17'5" x 8'7"
Living Room	5.3m x 3.1m	17'4" x 10'1"
Bedroom 1	3.8m x 2.7m	12'4" x 8'9"
Bedroom 2	3.0m x 3.1m	10'0" x 10'1"
Bedroom 3	2.2m x 3.1m	7'1" x 10'1"





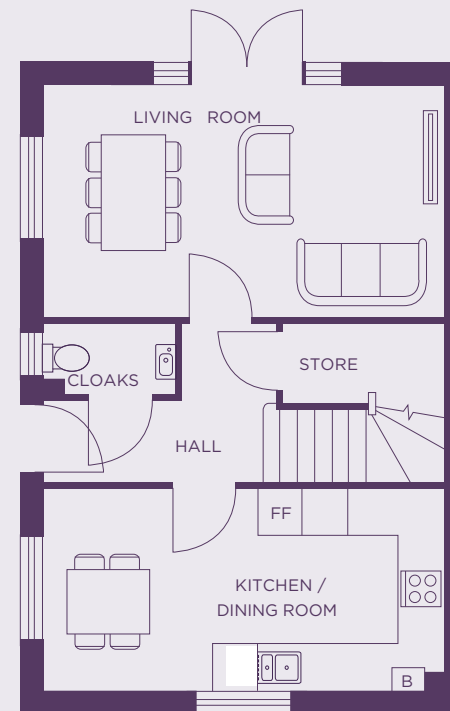
THE LEASIDE

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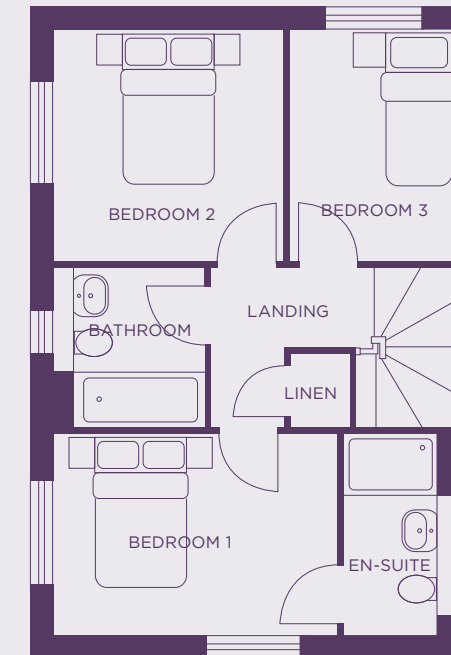
# THE LEASIDE

DETACHED / SEMI-DETACHED

TOTAL 903 SQ FT



GROUND



FIRST

## SPECIFICATION

### Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining

### Bathroom

- Family bathroom
- Shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

### General

- Nearby schools and local amenities
- Excellent transport links
- 2 parking spaces per property
- 10 Year build warranty

Kitchen/Dining	5.3m x 2.6m	17'5" x 8'7"
Living Room	5.3m x 3.1m	17'4" x 10'1"
Bedroom 1	3.8m x 2.7m	12'4" x 8'9"
Bedroom 2	3.0m x 3.1m	10'0" x 10'1"
Bedroom 3	2.2m x 3.1m	7'1" x 10'1"



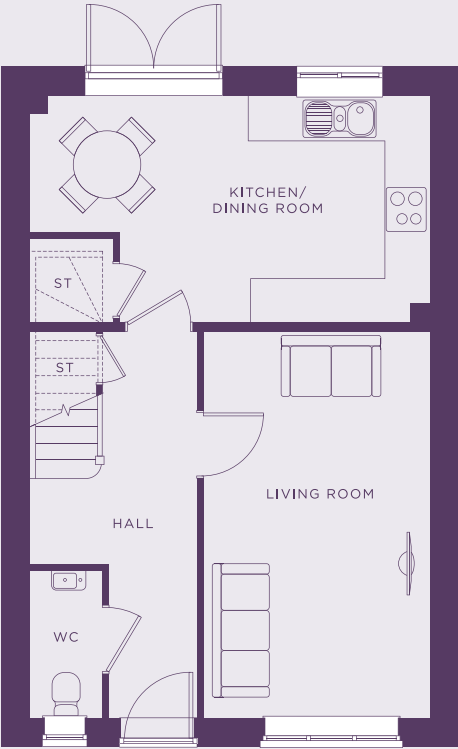


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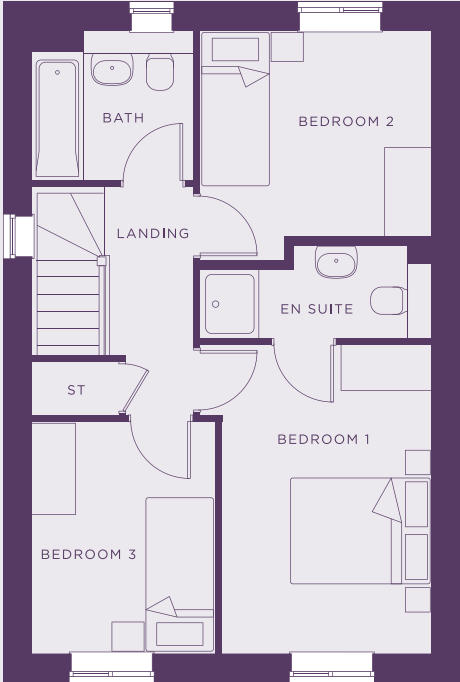
# THE LANSDOWN

DETACHED / SEMI-DETACHED / TERRACED

TOTAL 937 SQ FT



GROUND



FIRST

## SPECIFICATION

### Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining

### Bathroom

- Family bathroom
- Shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

### General

- Nearby schools and local amenities
- Excellent transport links
- 2 parking spaces per property
- 10 Year build warranty

Kitchen/Dining	5.3m x 3.0m	17'4" x 9'10"
Living Room	3.0m x 5.1m	9'9" x 16'9"
Bedroom 1	2.8m x 4.1m	9'0" x 13'4"
Bedroom 2	3.0m x 3.0m	10'0" x 9'11"
Bedroom 3	2.4m x 3.1m	8'0" x 10'1"



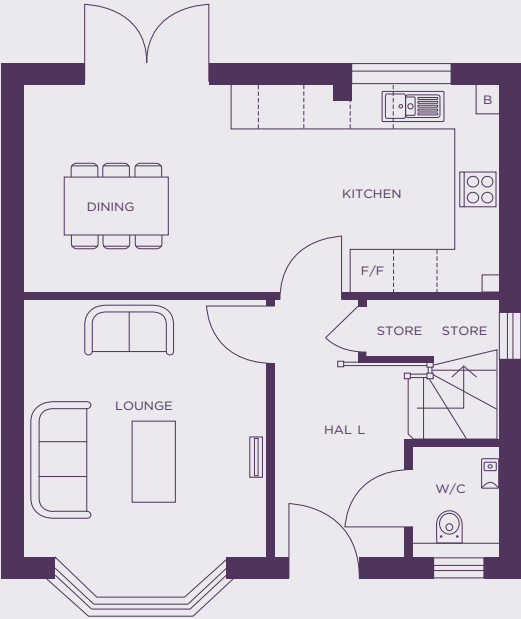


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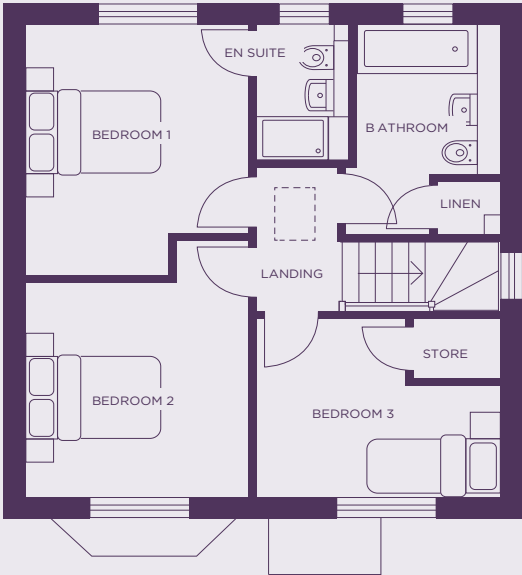
THE MILFORD

# THE MILFORD

DETACHED  
TOTAL 981 SQ FT



GROUND



FIRST

## SPECIFICATION

### Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining

### Bathroom

- Family bathroom
- Shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

### General

- Nearby schools and local amenities
- Excellent transport links
- 2 parking spaces per property
- 10 Year build warranty

Kitchen/Dining	6.5m x 3.0m	21'5" x 9'9"
Living Room	3.3m x 4.2m	10'9" x 13'10"
Bedroom 1	2.9m x 3.7m	9'6" x 12'0"
Bedroom 2	2.9m x 3.1m	9'6" x 10'2"
Bedroom 3	3.6m x 2.7m	11'8" x 8'11"





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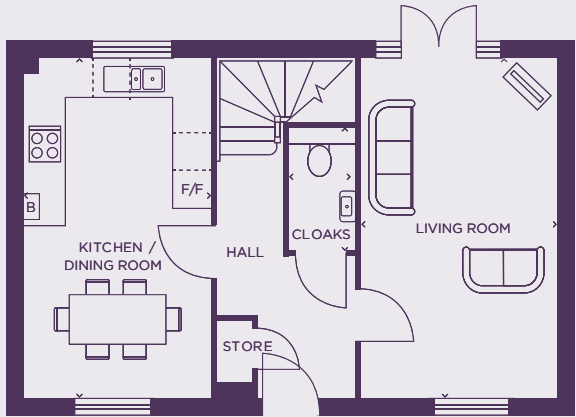
THE NEWBURY

# THE NEWBURY

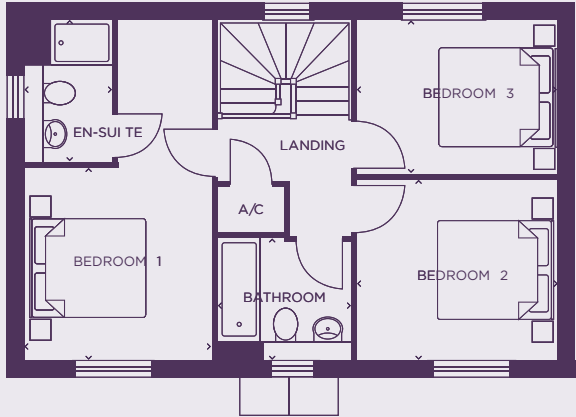
DETACHED / SEMI-DETACHED

TOTAL 1,013 SQ FT

GROUND



FIRST



## SPECIFICATION

### Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining

### Bathroom

- Family bathroom
- Shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

### General

- Nearby schools and local amenities
- Excellent transport links
- 2 parking spaces per property
- 10 Year build warranty

Kitchen/Dining	5.4m x 3.0m	17'9" x 9'11"
Living Room	5.4m x 3.3m	17'9" x 10'9"
Bedroom 1	3.9m x 3.0m	12'11" x 9'9"
Bedroom 2	2.8m x 3.3m	9'3" x 10'10"
Bedroom 3	2.5m x 3.3m	8'3" x 10'10"



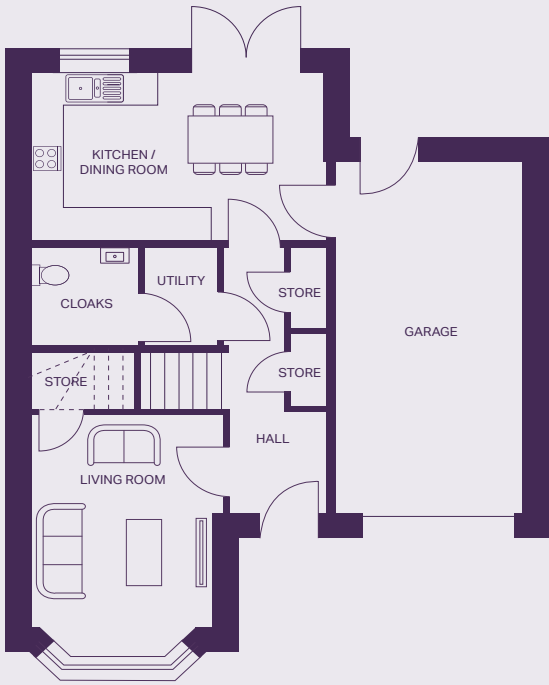


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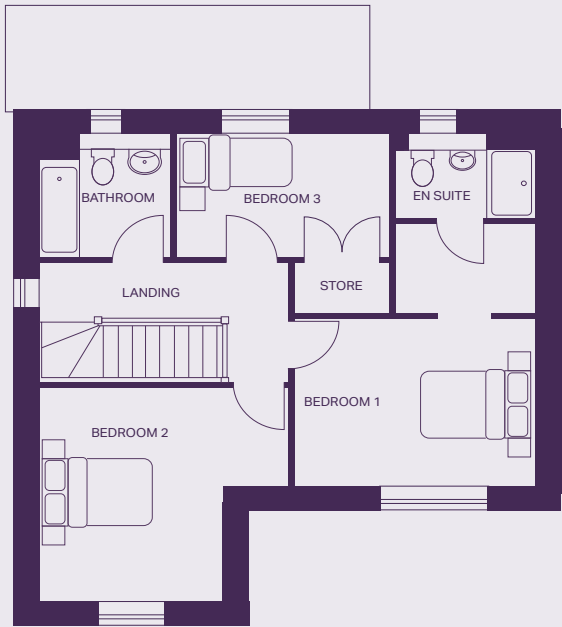
THE PRESTBURY

# THE PRESTBURY

DETACHED  
TOTAL 1,096 SQ FT



GROUND



FIRST

## SPECIFICATION

### Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining

### Bathroom

- Family bathroom
- Shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

### General

- Nearby schools and local amenities
- Excellent transport links
- 2 parking spaces per property
- 10 Year build warranty

Kitchen/Dining	4.9m x 3.0m	15'11" x 9'9"
Living Room	3.2m x 4.2m	10'6" x 13'11"
Bedroom 1	3.9m x 3.0m	12'11" x 9'9"
Bedroom 2	4.1m x 3.8m	13'5" x 12'4"
Bedroom 3	3.5m x 2.2m	11'5" x 7'2"





# ABOUT RENT TO BUY

## BUY YOUR HAWTON GROVE HOME THROUGH RENT TO BUY

Your dream home may be closer than you think thanks to Rent to Buy. Rent to Buy (RtB) allows you to rent a new-build home at a reduced rate before allowing you to either buy it through shared ownership or outright sale.

Rent to Buy is specifically designed to ease the transition between renting and buying, mainly by subsidising a percentage of the rent.

With Rent to Buy, you'll be renting at below-market value for up to five years, meaning you'll be saving money that can be used for a deposit. Once your RtB period ends, you can either purchase the home or leave.

### HOW IT WORKS

- 1** RENT THE PROPERTY AT AN 80% SUBSIDISED AMOUNT FOR FIVE YEARS
- 2** SAVE THE REMAINING 20% TOWARDS YOUR DEPOSIT
- 3** AT YEAR 5, PURCHASE THE HOME THROUGH SHARED OWNERSHIP

### DID YOU KNOW?

Rent to Buy offers great flexibility, and you can purchase more of your home through staircasing whenever you are ready too.





THE ELSEHAM

This image is taken from an illustrative viewpoint within an open space area. It is intended to convey the general character of the development and should not be relied upon as an exact representation of any individual property. The illustration reflects a typical Platform Home Ownership home of this type; however, specifications may vary between plots. External materials, finishes, landscaping, window positions and the location of garages (where applicable) may differ across the development. Certain properties may also be constructed as handed (mirror image). Further details are available on request. Room dimensions have been measured to the widest and longest points and are provided for guidance only. Floorplans are not drawn to scale. While every reasonable effort has been made to ensure accuracy, variations may occur during construction and, in some cases, published measurements or floorplans may contain errors or omissions. Prospective purchasers should not rely solely on these figures and are advised to request full technical drawings and verified measurements from their sales representative before making any decisions.

# THE ELSEHAM

DETACHED / SEMI-DETACHED

TOTAL 542 SQ FT



GROUND FLOOR

## SPECIFICATION

### Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining/living

### Bathroom

- Family bathroom
- Shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

### General

- Nearby schools and local amenities
- Excellent transport links
- 2 parking spaces per property
- 10 Year build warranty

Kitchen / Dining / Lounge	6.0m x 4.0m	19'8" x 13'2"
Bedroom 1	4.1m x 3.4m	13'7" x 11'3"





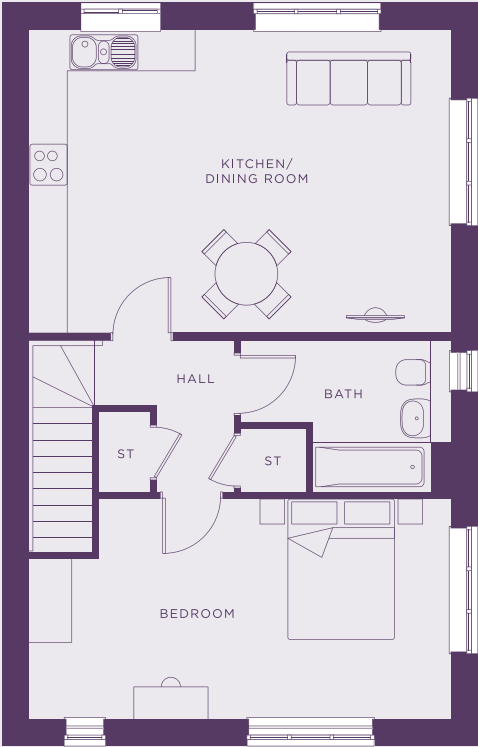
This image is taken from an illustrative viewpoint within an open space area. It is intended to convey the general character of the development and should not be relied upon as an exact representation of any individual property. The illustration reflects a typical Platform Home Ownership home of this type; however, specifications may vary between plots. External materials, finishes, landscaping, window positions and the location of garages (where applicable) may differ across the development. Certain properties may also be constructed as handed (mirror image). Further details are available on request. Room dimensions have been measured to the widest and longest points and are provided for guidance only. Floorplans are not drawn to scale. While every reasonable effort has been made to ensure accuracy, variations may occur during construction and, in some cases, published measurements or floorplans may contain errors or omissions. Prospective purchasers should not rely solely on these figures and are advised to request full technical drawings and verified measurements from their sales representative before making any decisions.

THE ELSEHAM

# THE ELSEHAM

DETACHED / SEMI-DETACHED

TOTAL 633 SQ FT



FIRST FLOOR

## SPECIFICATION

### Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining/living

### Bathroom

- Family bathroom
- Shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

### General

- Nearby schools and local amenities
- Excellent transport links
- 2 parking spaces per property
- 10 Year build warranty

Kitchen / Dining / Living	6.0m x 4.3m	19'8" x 10'4"
Bedroom 1	6.0m x 3.2m	19'8" x 10'4"





This image is taken from an illustrative viewpoint within an open space area. It is intended to convey the general character of the development and should not be relied upon as an exact representation of any individual property. The illustration reflects a typical Platform Home Ownership home of this type; however, specifications may vary between plots. External materials, finishes, landscaping, window positions and the location of garages (where applicable) may differ across the development. Certain properties may also be constructed as handed (mirror image). Further details are available on request. Room dimensions have been measured to the widest and longest points and are provided for guidance only. Floorplans are not drawn to scale. While every reasonable effort has been made to ensure accuracy, variations may occur during construction and, in some cases, published measurements or floorplans may contain errors or omissions. Prospective purchasers should not rely solely on these figures and are advised to request full technical drawings and verified measurements from their sales representative before making any decisions.

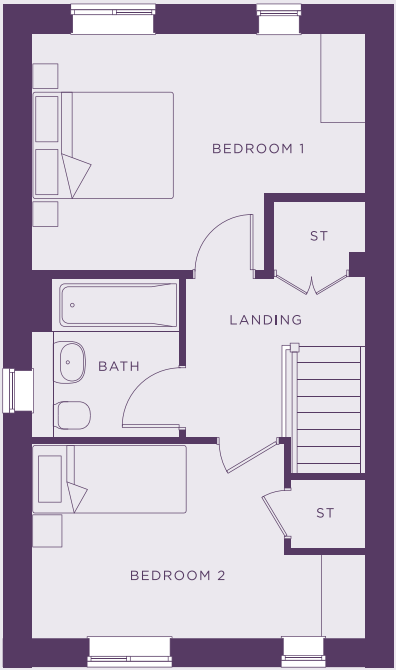
# THE KINGFISHER

SEMI-DETACHED / TERRACED

TOTAL 765 SQ FT



GROUND



FIRST

## SPECIFICATION

### Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining

### Bathroom

- Family bathroom
- Shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

### General

- Nearby schools and local amenities
- Excellent transport links
- 2 parking spaces per property
- 10 Year build warranty

Kitchen/Dining	2.4m x 4.7m	7'10" x 15'5"
Living Room	3.2m x 4.5m	10'6" x 14'9"
Bedroom 1	4.5m x 3.2m	14'9" x 10'6"
Bedroom 2	4.5m x 2.6m	14'9" x 8'6"



# Hawton Grove

## Newark, Nottinghamshire

## HOUSE PRICES FOR ALL PLOTS AVAILABLE

[illegible][illegible]





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