



THE BRAMBLES

RETFORD

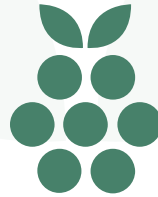




CONTENTS

PAGE 3	AN INTRODUCTION TO HARRON HOMES
PAGE 6	LIVING AT THE BRAMBLES
PAGE 13	WELL CONNECTED
PAGE 15	DEVELOPMENT LAYOUT
PAGE 17	HOME STYLES
PAGE 17	THE WINDSOR
PAGE 19	THE BIRKWITH
PAGE 21	THE NIDDERDALE
PAGE 23	THE SETTLE VO
PAGE 25	THE TONBRIDGE
PAGE 27	THE INGLETON
PAGE 29	THE SALCOMBE

PAGE 31	THE WARKWORTH
PAGE 33	THE PORTCHESTER
PAGE 35	THE DUNSTANBURGH
PAGE 37	THE EDLINGHAM
PAGE 39	LUXURY LIVING
PAGE 41	EXCELLENCE RANGE AND OPTIONAL EXTRAS
PAGE 43	SPECIFICATION
PAGE 45	HELPING YOU MOVE TO A HARRON HOME
PAGE 45	HOMEMOVER SCHEME
PAGE 47	PART EXCHANGE SCHEME
PAGE 49	HOW TO FIND US



HARRON HOMES

DELIVERING LUXURY

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

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

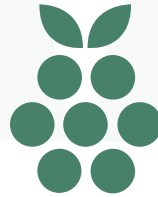




CAREFULLY CRAFTED HOMES

IN AN EXCEPTIONAL SETTING





REFINED LIVING

IN A TRULY EXCLUSIVE LOCATION

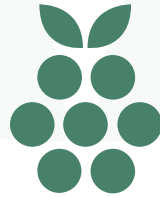
Situated in the market town of Retford, Nottinghamshire, The Brambles offers a unique collection of thoughtfully designed 4 and 5 bedroom family homes.

Finished to the highest specification, this luxurious collection of homes is perfect for families looking for modern living without compromising on space, style or location.



THIS HOME IS FILLED WITH ENDLESS LOVE





SURROUND YOURSELF

WITH A FULL AND ACTIVE LIFE

Offering an abundance of features, The Brambles offers more than just a place to live. There are an array of places to explore and discover, right on it's doorstep.

The thriving town of Retford has everything you need, with a range of shops, twice weekly markets and two major supermarkets, along with a selection of local schools making it ideal for families.

Just a short drive away, you'll find Clumber Park. An idyllic lakeside set within woodland walks, perfect for the whole family to enjoy. The Brambles offers the best of both countryside and town living.



The Church of St. Mary the Virgin, Clumber Park



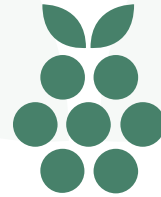
Retford Town Centre



North Leverton Windmill



Idle Valley Nature Reserve, Retford



WELL CONNECTED

AN ENVIABLE POSTCODE

Retford is well placed for those commuting and travelling by road, with convenient access to the A1 and M18 motorways. Worksop, Doncaster, Sheffield, Lincoln and Chesterfield are all within easy reach, and with the addition of its own train station, Retford also has direct links to London Kings Cross.

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



Primary School	✿	2 minutes
Church	✿	2 minutes
Doctors	✿	5 minutes
Post Office	✿	3 minutes
Supermarket	✿	4 minutes
Pub	✿	4 minutes



Retford	✿	1.2 miles
Worksop	✿	9.5 miles
Mansfield	✿	19.3 miles
Lincoln	✿	19.5 miles
Doncaster	✿	21.8 miles
Chesterfield	✿	26.2 miles



Worksop	✿	11 minutes
Sheffield	✿	50 minutes
Mansfield	✿	1 hour 5 minutes
London	✿	1 hour 30 minutes
Nottingham	✿	1 hour 36 minutes

“ HASSLE FREE TRAVEL
FROM YOUR DOORSTEP ”



THE BRAMBLES

RETFORD



4 BEDROOM HOMES



THE BIRKWITH
4 bedroom home
Plots 187, 188, 216, 217



THE INGLETON
4 bedroom home
Plots 122, 123



THE NIDDERDALE
4 bedroom home
Plots 183, 194, 196



THE SETTLE V0
4 bedroom home
Plots 130, 131, 136, 151, 160, 219



THE SETTLE V1
4 bedroom home
Plots 117, 120, 182, 189, 215, 218



THE TONBRIDGE
4 bedroom home
Plots 116, 129, 143, 145, 165, 168, 169, 176, 177, 186, 190, 191



THE SALCOMBE V0
4 bedroom home
Plots 118, 158



THE SALCOMBE V1
4 bedroom home
Plots 134, 144, 152, 154, 155, 171



THE WARKWORTH
4 bedroom home
Plots 114, 115, 121, 128, 135, 137, 153, 156, 178, 184, 185, 192, 193



THE WINDSOR
4 bedroom home
Plots 132, 133, 170, 195, 213, 214

5 BEDROOM HOMES



THE DUNSTANBURGH
5 bedroom home
Plots 137, 148, 150, 157, 161, 162, 167, 180, 198



THE EDLINGHAM
5 bedroom home
Plots 146, 147, 149, 159, 163, 164, 166, 179, 181, 197, 199, 200



THE PORTCHESTER
5 bedroom home
Plots 119

* AFFORDBALE HOUSING

Plots 124 - 127, 175, 201-204, are discounted homes, please speak to one of our experienced sales executives for more details



THE BIRKWITH

FOUR BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE



GROUND FLOOR

Lounge	4563 x 3100mm	14' 11" x 10' 2" max
Kitchen/Dining	6665 x 2690mm	21'10" x 8' 9"
Utility	1609 x 1463mm	5' 3" x 4' 9"

FIRST FLOOR

Bedroom 1	3803 x 3125mm	12' 5" x 10' 3" max
En Suite	2028 x 1863mm	6' 7" x 6' 1"
Bedroom 2	3813 x 3040mm	12' 6" x 9' 11"
Bedroom 3	3203 x 2975mm	10' 6" x 9' 9"
Bedroom 4	2965 x 2725mm	9' 8" x 8' 11"
Bathroom	2100 x 1975mm	6' 10" x 6' 5"

THE BIRKWITH

This attractive, four bedroom property offers space and style with modern features that compliment busy family life. The beautiful Birkwith is the perfect place to call home.



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GROUND FLOOR

FIRST FLOOR



THE NIDDERDALE

FOUR BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE



GROUND FLOOR

Lounge	4775 x 2940mm	15' 7" x 9' 7" inc bay
Kitchen/Dining	6543 x 3377mm	21' 5" x 11' 0" max
Utility	1797 x 1675mm	5'10" x 5' 5"

FIRST FLOOR

Bedroom 1	4475 x 2940mm	14' 8" x 9' 7"
En Suite	2455 x 1910mm	8' 0" x 6' 3"
Bedroom 2	4202 x 3178mm	13' 9" x 10' 5" max
Bedroom 3	3202 x 2940mm	10' 6" x 9' 7" max
Bedroom 4	3153 x 2575mm	10' 4" x 8' 5"
Bathroom	2200 x 2075mm	7' 2" x 6' 9"

THE NIDDERDALE

This classically designed, four bedroom detached home with integral garage has everything a modern family home needs without compromising on luxury features.



GROUND FLOOR



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THE WINDSOR

FOUR BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE



GROUND FLOOR

Lounge	5163 x 3105mm	16' 11" x 10' 2" inc bay
Dining Area	3253 x 2835mm	10' 8" x 9' 3"
Kitchen	3253 x 3030mm	10' 8" x 9' 11"
Utility	2188 x 1650mm	7' 2" x 5' 4"

FIRST FLOOR

Bedroom 1	3303 x 3000mm	10' 10" x 9' 10"
Dressing Area	1815 x 1140mm	5' 11" x 3' 8"
En Suite	1815 x 1763mm	5' 11" x 5' 9"
Bedroom 2	4062 x 2940mm	13' 3" x 9' 7" max
Bedroom 3	3303 x 2650mm	10' 10" x 8' 8"
Bedroom 4	3443 x 2650mm	11' 3" x 8' 8"
Bathroom	2600 x 2115mm	8' 6" x 6' 11"

THE WINDSOR

This stylish, four bedroom detached home with integral garage offers the best in modern day living for families that want luxury and style.



GROUND FLOOR



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THE SETTLE V0

FOUR BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE



GROUND FLOOR

Lounge	5215 x 3615mm	17' 1" x 11' 10" inc bay
Kitchen/Dining	5300 x 3650mm	17' 4" x 11' 11"
Utility	3002 x 1368mm	9' 10" x 4' 5"

FIRST FLOOR

Bedroom 1	4495 x 4463mm	14' 8" x 14' 7" max
En Suite	2500 x 1570mm	8' 2" x 5' 1"
Bedroom 2	3875 x 3150mm	12' 8" x 10' 4"
Bedroom 3	3700 x 3053mm	12' 1" x 10' 0"
Bedroom 4	3889 x 3078mm	12' 9" x 10' 1" max
Bathroom	2700 x 2050mm	8' 10" x 6' 8"

THE SETTLE V0

Families will adore this spacious, four bedroom detached family home with integral garage and classic design features.



GROUND FLOOR



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THE TONBRIDGE

FOUR BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE



GROUND FLOOR

Lounge	5233 x 3226mm	17' 2" x 10' 8" inc bay
Kitchen/Dining	6553 x 4215mm	21' 5" x 13' 9"
Utility	1800 x 1448mm	5' 10" x 4' 9"

FIRST FLOOR

Bedroom 1	3360 x 3188mm	11' 0" x 10' 5" max
Dressing Area	2225 x 1675mm	7' 3" x 5' 5"
En Suite	2475 x 1413mm	8' 1" x 4' 7"
Bedroom 2	4640 x 3165mm	15' 2" x 10' 4"
Bedroom 3	3375 x 3165mm	11' 0" x 10' 4"
Bedroom 4	3343 x 3188mm	10' 11" x 10' 5"
Bathroom	2900 x 2100mm	9' 6" x 6' 10"

THE TONBRIDGE

The Tonbridge is an attractive, four bedroom detached home, perfect for families looking for style combined with high specification design.



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THE INGLETON

FOUR BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE



GROUND FLOOR

Lounge	5053 x 3702mm	16' 6" x 12' 1"
Dining Room	3833 x 3702mm	12' 6" x 12' 1" inc bay
Kitchen/Dining	6513 x 3518mm	21' 4" x 11' 6" max
Utility	2125 x 1810mm	6' 11" x 5' 11"

FIRST FLOOR

Bedroom 1	4490 x 3510mm	14' 8" x 11' 6"
En Suite	2790 x 1190mm	9' 1" x 3' 10"
Bedroom 2	3667 x 2825mm	12' 0" x 9' 3"
Bedroom 3	3667 x 2790mm	12' 0" x 9' 1"
Bedroom 4	3300 x 2025mm	10' 9" x 6' 7"
Bathroom	2652 x 2076mm	8' 8" x 6' 9"

THE INGLETON

The beautiful Ingleton is a stylish four bedroom property that benefits from high specification design and classic details.



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THE SALCOMBE V0

FOUR BEDROOM DETACHED HOME WITH
DETACHED DOUBLE GARAGE



GROUND FLOOR

Lounge	4665 x 4065mm	15' 3" x 13' 4"
Dining Room	3765 x 2769mm	12' 4" x 9' 1"
Kitchen	3330 x 3300mm	10' 11" x 10' 9"
Dining Area	4390 x 3648mm	14' 4" x 11' 11" inc bay
Utility	2250 x 1888mm	7' 4" x 6' 2"

FIRST FLOOR

Bedroom 1	4065 x 2790mm	13' 4" x 9' 1"
Dressing Area	2215 x 1525mm	7' 3" x 5' 0"
En Suite	2413 x 1750mm	7' 11" x 5' 8"
Bedroom 2	3463 x 3369mm	11' 4" x 11' 0" max
Bedroom 3	3653 x 2769mm	11' 11" x 9' 1"
Bedroom 4	3600 x 2839mm	11' 9" x 9' 3"
Bathroom	2608 x 2600mm	8' 6" x 8' 6"

THE SALCOMBE V0

This stylish four bedroom detached property has everything a modern family home needs without compromising on luxury features and high end design with the added benefit of a detached double garage.



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GROUND FLOOR

FIRST FLOOR



THE WARKWORTH

FOUR BEDROOM DETACHED HOME
WITH INTEGRAL DOUBLE GARAGE



GROUND FLOOR

Lounge	5370 x 3615mm	17' 7" x 11' 10" inc bay
Family Room	3740 x 3300mm	12' 3" x 10' 9"
Kitchen/Dining	5515 x 3740mm	18' 1" x 12' 3"
Utility	2678 x 1800mm	8' 9" x 5' 10"

FIRST FLOOR

Bedroom 1	4905 x 3300mm	16' 1" x 10' 9" max
Dressing Area	2025 x 2015mm	6' 7" x 6' 7"
En Suite	2915 x 1500mm	9' 6" x 4' 11"
Bedroom 2	3650 x 3615mm	11' 11" x 11' 10"
En Suite 2	2491 x 1500mm	8' 2" x 4' 11"
Bedroom 3	3790 x 2750mm	12' 5" x 9' 0"
Bedroom 4	3200 x 2965mm	10' 5" x 9' 8"
Bathroom	1888 x 2790mm	6' 2" x 9' 1"

THE WARKWORTH

The Warkworth is a beautifully designed four bedroom, detached family home with an integral double garage.



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THE PORTCHESTER

FIVE BEDROOM DETACHED HOME
WITH INTEGRAL DOUBLE GARAGE



GROUND FLOOR

Lounge	5602 x 3186mm	18' 4" x 10' 5" inc bay
Dining Area	3674 x 2351mm	12' 0" x 7' 8" inc bay
Kitchen	5078 x 3554mm	16' 7" x 11' 7"
Dining/ Family Room	2973 x 2705mm	9' 9" x 8' 10"
Utility	1873 x 1625mm	6' 1" x 5' 3"

FIRST FLOOR

Bedroom 1	4296 x 3457mm	14' 1" x 11' 4" max
Entrance to Bedroom 1	2280 x 1442mm	7' 5" x 4' 8"
Dressing Area	1857 x 3517mm	6' 0" x 11' 6"
En Suite	3515 x 1743mm	11' 6" x 5' 8"
Bedroom 2	3623 x 3070mm	11' 10" x 10' 0"
En suite 2	2149 x 1971mm	7' 0" x 6' 5"
Bedroom 3	3623 x 2600mm	11' 10" x 8' 6"
Bedroom 4	2578 x 3370mm	8' 5" x 11' 0"
Bedroom 5/Office	2123 x 2050mm	6' 11" x 6' 8"
Bathroom	2936 x 2600mm	9' 7" x 8' 6"

THE PORTCHESTER

Though grand in design, the Portchester offers classic features and elegant style throughout its spacious layout. The majestic five bedroom home with integral double garage is truly delightful.



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THE DUNSTANBURGH

FIVE BEDROOM DETACHED HOME
WITH INTEGRAL DOUBLE GARAGE



GROUND FLOOR

Lounge	6080 x 3953mm	19' 11" x 12' 11" inc bay
Kitchen/Dining	6027 x 3910mm	19' 9" x 12' 9"
Dining Room	3910 x 3588mm	12' 9" x 11' 9"
Utility	2188 x 1685mm	7' 2" x 5' 6"

FIRST FLOOR

Bedroom 1	3563 x 3383mm	11' 8" x 11' 1"
Dressing Area	2475 x 2240mm	8' 1" x 7' 4"
En Suite 1	2475 x 1663mm	8' 1" x 5' 5"
Bedroom 2	4095 x 3796mm	13' 5" x 12' 5"
Bedroom 3	3645 x 3263mm	11' 11" x 10' 8"
En Suite 2	2821 x 1975mm	9' 3" x 6' 5"
Bedroom 4	4003 x 3408mm	13' 1" x 11' 2"
Bedroom 5	2852 x 2823mm	9' 4" x 9' 3"
Study	2775 x 2221mm	9' 1" x 7' 3"
Bathroom	2823 x 2075mm	9' 3" x 6' 9"

THE DUNSTANBURGH

This grand, thoughtfully designed five bedroom property with integral double garage is truly spacious and offers everything you could wish for in a large family home.



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THE EDLINGHAM

FIVE BEDROOM DETACHED HOME WITH
DETACHED DOUBLE GARAGE



GROUND FLOOR

Lounge	5028 x 4600mm	16' 5" x 15' 1"
Kitchen/Dining	6115 x 4402mm	20' 0" x 14' 5"
Dining Room	4100 x 3278mm	13' 5" x 10' 9"
Garden Room	3390 x 3375mm	11' 1" x 11' 0"
Study	3278 x 2738mm	10' 9" x 8' 11"
Utility	3278 x 1778mm	10' 9" x 5' 9"

FIRST FLOOR

Bedroom 1	3400 x 3000mm	11' 1" x 9' 10"
Dressing Area	3474 x 1500mm	11' 4" x 4' 11"
En Suite 1	2400 x 1853mm	7' 10" x 6' 0"
Bedroom 2	3753 x 3127mm	12' 3" x 10' 3" max
En Suite 2	1838 x 1800mm	6' 0" x 5' 10"
Bedroom 3	3703 x 3128mm	12' 1" x 10' 3" max
Bedroom 4	3300 x 3008mm	10' 9" x 9' 10"
Bedroom 5	3474 x 3008mm	11' 4" x 9' 10"
Bathroom	2800 x 2500mm	9' 2" x 8' 2"

THE EDLINGHAM

This outstanding five bedroom property has a true air of opulence about it. The Edlingham offers classic design features and elegant style through its spacious layout and has the added benefit of a detached double garage.



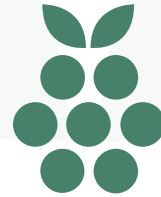
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A PERFECT BALANCE

LUXURY & PRACTICALITY

Offering everything you could wish for in a modern family home, the properties at The Brambles have been carefully designed to suit modern living without compromising on luxury details.

Finished to the highest specification, the homes showcase light filled living areas, contemporary kitchens and stylish bathrooms.

EXCELLENCE

BY HARRON HOMES

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



YOUR KITCHEN

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



YOUR BEDROOM

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



YOUR LIVING SPACE

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



YOUR BATHROOM

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

“ ANOTHER ASPECT OF OUR
COMMITMENT TO YOU ”





SPECIFICATION

KITCHEN

- Fitted quality range 18mm carcass kitchen units and 40mm worktops and upstands
- Zanussi stainless steel gas hob and fan assisted oven
- Stainless steel extractor hood
- Stainless steel sink and drainer with Hansgrohe mixer tap
- Fridge/freezer space (where applicable)
- Dishwasher space (where applicable)

UTILITY (where applicable)

- Work surface (where applicable)
- Plumbing for washing machine (where applicable)

CLOAKROOM (where applicable)

- Quality white Roca Gap sanitary ware complemented by chrome fittings and Hansgrohe taps
- Half tiling to all appliance walls (where applicable)
- Tiled window cill (where applicable)

MAIN BATHROOM

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

ENSUITE 1 (where applicable)

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

WARDROBES

- Hammonds wardrobes to bedroom 1 (subject to house type)

HEATING

- Gas fired central heating with high efficiency boilers with individual thermostatic radiator valves

ELECTRICAL

- Telephone & TV points (as shown on electrical plan)
- Downlighters (where applicable)
- Coach lamps to front of property

INTERNAL DOORS

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

WINDOWS & EXTERNAL DOORS

- PVCu double glazed windows (argon filled low E glass) with adjustable ventilators and lockable handles in white
- PVCu double glazed French doors (where applicable)

- GRP front and rear doors (where applicable) with patterned double glazing and sidelights
- Modern chrome handles throughout
- PVCu insulated loft access hatch
- Low maintenance quality Garador garage doors coated black

EXTERNAL FEATURES TO HOUSES

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

DECORATION

- White emulsion to walls
- White gloss painted woodwork
- Contemporary style skirting boards
- Clear varnished oak handrails & newel caps to all staircases
- Turned colonial spindles to all balustrades
- Skimmed plastered ceilings with white emulsion
- White sockets and switches throughout

GENERAL

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

WE CAN HELP YOU MOVE HOMEMOVER

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

THE BENEFITS OF OUR HOMEMOVER SCHEME



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



No estate agents fees to pay



We will help you through the buying and selling process



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



Available for downsizers



HARRON
HOMEMOVER SCHEME



WE CAN HELP YOU MOVE PART EXCHANGE

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

THE BENEFITS OF PART EXCHANGE



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



A free Part Exchange application process



No costly estate agents fees to pay



No property chain to contend with



Remain in your existing home until your new property is ready



PART EXCHANGE SCHEME

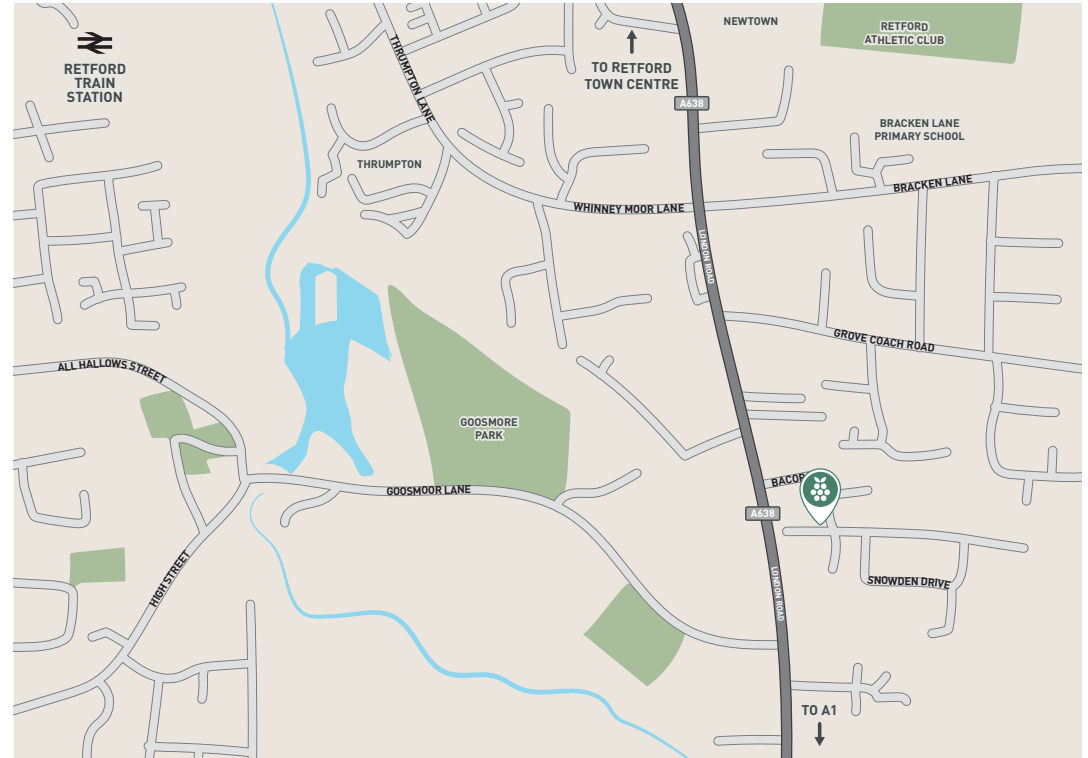
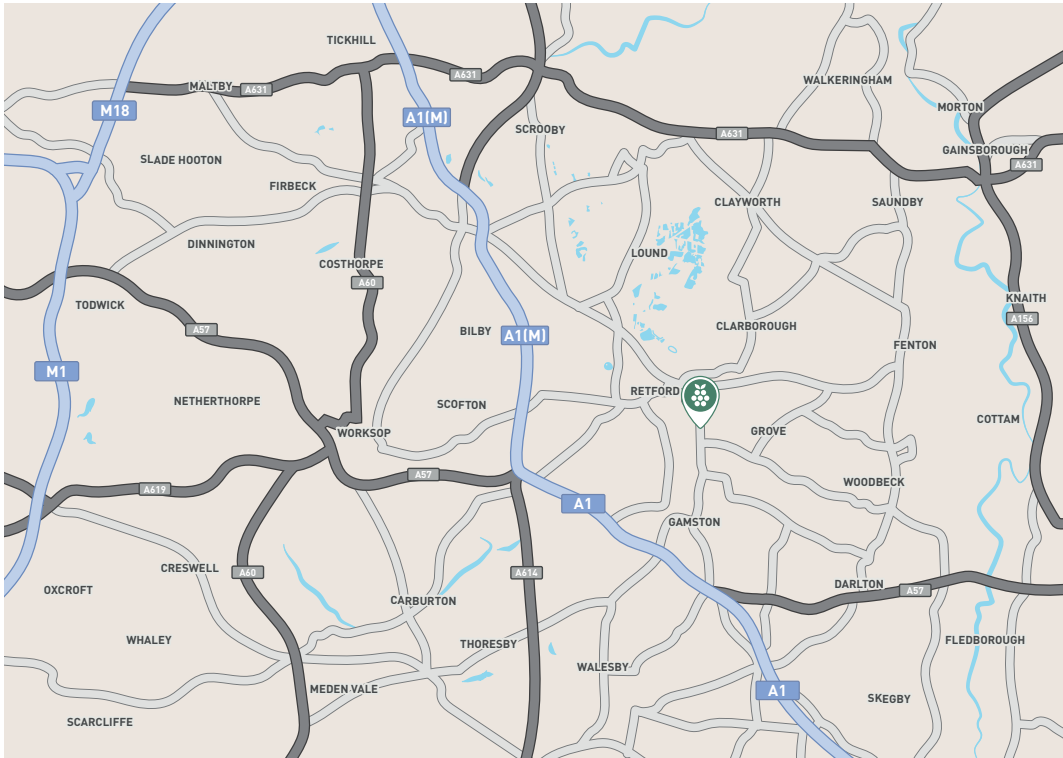
Terms and conditions apply, see website for details. Schemes cannot be used in conjunction with each other, or any other advertised offers. Harron Homes reserves the right to withdraw or alter these offers at any time prior to payment of a reservation fee.

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



HOW TO FIND US

AN ENVIABLE POSTCODE



THE BRAMBLES, LONDON ROAD
RETFORD, NOTTINGHAMSHIRE
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