You are warmly welcomed to Base, a new collection of long-awaited apartments and houses at Newhall in Harlow. Leading home builder Countryside returns to this exceptional urban neighbourhood, which boasts a traditional community feel and promises you a wonderful quality of life.
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.

Newhall is the perfect addition to a town which is so full of life. Almost 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, more than 15 years on, this still-growing urban community has been given the highest praise by industry experts, winning a multitude of prestigious awards.

Countryside is confident that Base will be a fantastic addition to this much-loved Harlow community.
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
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.
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 84 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.
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 set to become the vibrant beating heart of Newhall, complete with eclectic retail outlets, a library, state-of-the-art sporting facilities and a health centre.

What’s more, a new community centre will be a fantastic addition to the plaza, where locals will be able to enjoy all manner of fun and interesting activities.
As well as creating homes of the finest quality in this first phase of the Base development, Countryside is also developing retail space at the central plaza. This will provide residents with a range of convenient amenities just moments from their front door.
THE MASTERPLAN UNVEILED

Base 1 forms the first phase of Countryside’s latest development at Newhall, with five further collections of homes to be introduced as the years go on.

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.
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

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.
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. It will then grow year on year until it reaches its 420-pupil capacity. There is a new Montessori nursery on site, too; Smiles has 56 places for pre-school children from the age of six months.

Other local primary schools include Tany’s Dell and Fawbert & Barnard’s. Older children can attend Burnt Mill Academy, Mark Hall School 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.

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. It will then grow year on year until it reaches its 420-pupil capacity. There is a new Montessori nursery on site, too; Smiles has 56 places for pre-school children from the age of six months.

Other local primary schools include Tany’s Dell and Fawbert & Barnard’s. Older children can attend Burnt Mill Academy, Mark Hall School 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.
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.

You will be no further than 60m from parkland or greenery at Base.

Parndon Wood received its tenth annual Green Flag in 2018.

Up to 40 per cent of Newhall land has been preserved as open space.

Pets’ Corner at Harlow Town Park is home to reindeer, llamas and alpacas.

Breathe in the fresh air at Base.
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.

What’s more, you will move into a new home with all flooring included along with sleek integrated appliances in the kitchen.
THE FUTURE IS GREEN

REDUCING YOUR ENVIRONMENTAL FOOTPRINT

Besides being a haven of comfort and quality, each Countryside home comes with sustainability built in. Highly energy and water efficient, each and every property is constructed from materials specially chosen for their low environmental impact.

On top of that, our homes are bursting with eco-friendly features that are also kind on your bank balance. At a time when energy prices are rising, that’s got to make more sense than ever before…

For instance, did you know that on average, £1 in every £3 spent on energy in older homes is instantly wasted? Or that around 25% of the UK’s carbon emissions comes from housing?

With over 100 awards for sustainability since 2000, you can trust a Countryside home to be 6.5 times more energy efficient than one built just 30 years ago.

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.

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.

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.

Photography from Newhall
ABOUT COUNTRYSIDE

Countryside is a leading UK home builder and urban regeneration partner. 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
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. Our entire team works to our own Customer Charter, ensuring we’ll never let you down.

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 as well as a 10 year NHBC Buildmark Warranty as standard.

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.

No move into a new home is complete without a celebration, so when you’re all settled in you can raise a toast with our welcome gift.

Raise a toast to your new home.
Every care has been taken in the preparation of this brochure. The details contained therein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warrantee. Countryside operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. February 2019.