Howitts Place

NEWARK



Stylish 1 & 2 Bedroom Apartments
in Newark Town Centre

More than a *home*

More than a *home*

At Howitts Place, you're not just buying an apartment – you're investing in a lifestyle.

With cafés, restaurants, shops and leisure facilities just a short stroll away, everyday living becomes simpler, more convenient and more enjoyable. Whether it's your morning coffee in the Market Place, a riverside walk after work or a direct train journey to London, everything you need is within easy reach.

Designed for modern living, our collection of stylish one and two-bedroom apartments offers contemporary interiors, energy-efficient technology and a high specification throughout, creating homes that are ready to enjoy from day one.

Simply unpack and enjoy your new home.



The **Arkwood** advantage

Thoughtfully designed. *Built to last.*

At Arkwood Living, we create thoughtfully designed homes that combine quality craftsmanship, energy efficiency and modern living. Every home is built with care, backed by exceptional customer service and designed to deliver lasting quality and value.

DESIGNED FOR MODERN LIVING

Flexible layouts, practical spaces and thoughtful design features that work around the way people live today.

MAKE IT YOUR OWN

Reserve early and personalise your home with a carefully selected range of finishes, fixtures and upgrades.

ENERGY EFFICIENT BY DESIGN

Solar panels, smart heating controls and energy-saving features help reduce running costs while supporting a more sustainable lifestyle.

A CUSTOMER EXPERIENCE BUILT AROUND YOU

From your first visit through to moving day, our team is committed to making your home-buying journey as smooth and enjoyable as possible. Our structured 10 Stage Customer Journey keeps you informed every step of the way, while dedicated aftercare and a 10-year warranty provide peace of mind long after you've moved in.

MORE INCLUDED AS STANDARD

Many features that are often upgrades elsewhere come included as standard, from integrated appliances to quality flooring.

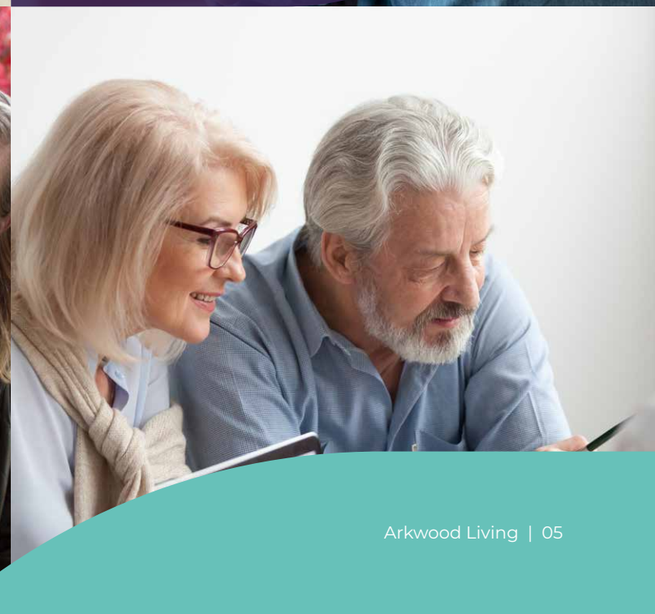












THE PRINCIPLES BEHIND EVERY ARKWOOD HOME

Our values shape the way we design, build and care for every home and community.

LOCAL RESPONSIBILITY

Creating homes and communities that make a positive contribution to the places where we build.

DEPENDABLE QUALITY

Built with care, attention to detail and a commitment to lasting quality.

BETTER BY DESIGN

Thoughtfully designed homes that balance comfort, practicality and style.

MORE THAN A HOME

Creating neighbourhoods where people can feel connected, settled and proud to live.

WE CARE

Outstanding customer service, comprehensive aftercare and reassurance long after move-in day.

Howitts Place
NEWARK

A Stylish Collection of Contemporary Apartments

Whether you're stepping onto the property ladder for the first time, looking for a more manageable home, or seeking the convenience of town centre living, Howitts Place offers a stylish collection of thoughtfully designed one and two-bedroom apartments in the heart of Newark.

Ideally positioned on Stodman Street, residents can enjoy the very best of Newark right on their doorstep. From independent cafés, restaurants and shops to riverside walks and historic landmarks, everything you need for day-to-day living is within easy reach. Excellent rail and road connections also place Nottingham, Lincoln and London within convenient travelling distance.

Designed for modern lifestyles, every apartment combines contemporary design with practical living spaces and a high-quality specification throughout. Energy-efficient features, integrated appliances and secure communal facilities help create homes that are comfortable, economical to run and ready to enjoy from the day you move in.

As part of Newark's wider regeneration, Howitts Place brings new life to a landmark town centre location, blending contemporary living with the character and heritage that make Newark such a desirable place to call home.

At the Heart of Newark - Town Centre Living at its Best

Choosing the right home is about more than bricks and mortar – it's about finding a place that complements the way you want to live. At Howitts Place, contemporary apartment living meets the convenience, character and connectivity of Newark's thriving town centre.

Perfectly positioned on Stodman Street, Howitts Place places the best of Newark within easy reach. From morning coffee in the Market Place to evening meals with friends, riverside walks along the Trent and independent shops and local businesses, everything you need is just moments from your front door.

Designed with modern lifestyles in mind, these thoughtfully crafted one and two-bedroom apartments provide stylish, low-maintenance living, ideal for first-time buyers, professionals and downsizers alike.

With excellent rail and road links to Nottingham, Lincoln and London King's Cross, together with Newark's rich history, welcoming community and growing leisure offering, Howitts Place provides the perfect balance between modern living and town centre convenience.

CLOSEST DESTINATIONS BY FOOT

MARKET PLACE IN *2 mins**

NORTH GATE STATION IN *10 mins**

CASTLE STATION IN *8 mins**

CLOSEST CITIES BY RAIL

NOTTINGHAM IN *25 mins**

LINCOLN IN *30 mins**

LONDON KING'S CROSS IN *75 mins**

* Travel times may vary

Convenience Without Compromise



KEY FEATURES

- Shops, cafés, bars & restaurants on your doorstep
- Newark Market Place just a short walk away
- Riverside walks and Newark Castle nearby
- Newark North Gate station within walking distance
- Direct rail services to London, Nottingham & Lincoln
- Supermarkets and everyday amenities close by
- Excellent road links via the A1 and A46
- Ideal for first time buyers and downsizers seeking low maintenance living

Local Amenities

Supermarket	6 minute walk	0.3 mile
Dentist	8 minute walk	0.4 mile
Medical Centre	12 minute walk	0.6 mile
Pharmacy	4 minute walk	0.2 mile
Newark Hospital	5 minutes*	1.5 miles
Post Office	4 minute walk	0.2 mile
Restaurants, Cafés & Bars	2 minute walk	0.1 mile
North Gate Station	10 minute walk	0.5 mile

* Estimated drive time

Discover Newark and Beyond

Discover the charm of Newark, a thriving market town where history, convenience and modern living come together. Rich in character yet full of life, Newark offers a unique blend of independent businesses, cultural attractions and excellent connectivity, all within a welcoming community.

Howitts Place is located just moments from the historic Market Place, where you'll find a great choice of shops, cafés, restaurants and traditional pubs alongside everyday essentials. The town's riverside setting, regular markets and vibrant events programme create an atmosphere that can be enjoyed throughout the year.

Steeped in history, Newark is home to the impressive Newark Castle, beautifully preserved Georgian architecture and a wealth of heritage attractions. Residents can enjoy walks along the River Trent, explore independent retailers and eateries, or spend time at one of the town's many leisure and cultural venues.

Beyond Newark, the surrounding area offers picturesque villages, open countryside and easy access to destinations such as Lincoln, Nottingham and the Vale of Belvoir. Whether you're exploring local landmarks, enjoying the outdoors or taking advantage of the area's excellent transport links, there's always something to discover.

With direct rail services to London, Nottingham and Lincoln, together with convenient access to the A1 and A46, Howitts Place is perfectly positioned for both commuting and leisure. Whether you're purchasing your first home or looking to enjoy the benefits of low maintenance living, Newark offers the ideal balance of connectivity, convenience and lifestyle.

Included in Your New Home

At Howitts Place, quality comes as standard. Every apartment has been carefully specified to provide contemporary living spaces that are stylish, practical and ready to enjoy from the day you move in. From kitchen appliances and modern bathrooms to secure entry systems and energy-efficient features, we've included the details that make everyday living easier.

Everything Included. Nothing Forgotten.
Every apartment at Howitts Place has been thoughtfully designed to combine style, comfort and convenience, with a high-quality specification included as standard.

Specification Highlights

- ✓ Contemporary fitted kitchen with integrated appliances
- ✓ Stylish bathrooms with heated chrome towel rails
- ✓ Audio door-entry system
- ✓ Secure communal access
- ✓ Private balconies to selected apartments
- ✓ Shared roof terrace for residents
- ✓ Secure cycle storage
- ✓ Parking and EV charging provision to selected apartments
- ✓ Energy-efficient design and low-energy lighting throughout
- ✓ Smart utility metering
- ✓ 10-Year New Home Warranty

Kitchen and Utility

- Contemporary fitted kitchen design
- Laminate worktops
- Soft-close cupboards and drawers
- Stainless steel sink with chrome mixer tap

Appliances including:

- Integrated Fridge/freezer
- Washer/dryer
- Single Oven
- Ceramic Hob and stainless steel splashback

Bathroom & En Suite

- Contemporary white sanitaryware
- Chrome brassware throughout
- Thermostatically controlled showers
- Full-height wall tiling to shower and bath enclosures
- Heated chrome towel rail
- LED downlighting
- Vanity storage where applicable
- Bathroom mirror and chrome toilet roll holders provided

Internal Finishes

- Contemporary internal doors with quality ironmongery
- Durable painted finishes throughout
- Modern square-edged skirtings and architraves
- Smooth plastered walls finished in white matt emulsion
- High-quality chrome electrical fittings

Floor Coverings

- Quality entrance matting
- Contemporary wood effect LVT flooring to kitchens, bathrooms, en suites and hallways
- Stain-resistant quality carpets to bedrooms

Electrical and Lighting

- Chrome sockets and switches where visible
- Low-energy LED downlights throughout
- Smart utility metering throughout

Connectivity

- Telephone and broadband connections provided
- BT/Openreach infrastructure installed
- TV/media points to principal living spaces and bedrooms

Home Comfort

- High-performance insulated building
- Thermally efficient aluminium windows and doors
- Low-energy lighting throughout
- Water-saving sanitary fittings
- Smart utility metering
- Solar panels incorporated within the development

Safety and Security Features

- Secure by Design certified development
- Audio door-entry system
- Fob access-controlled communal entrances
- Mains-powered smoke and heat detection systems
- Fire-rated apartment entrance doors
- Multi-point locking systems to external doors
- Secure cycle storage facilities
- High-performance windows incorporating restrictors and security features

External Finishes

- Retained and restored Art Deco frontage
- Contemporary brick and Zinc-clad architecture
- Private terraces to selected apartments
- Shared roof terrace for residents
- Secure cycle storage
- Dedicated refuse and recycling facilities
- Resident parking provision with electric vehicle charging to select apartments

KEY FEATURES

- Kitchen appliances included
- Quality flooring throughout
- Private balconies to selected apartments
- Shared roof terrace
- Secure cycle store
- 10-Year New Home Warranty



Please note the standard specification may vary by apartment and is subject to change. Images provided throughout this brochure are for illustrative and marketing purposes only and may not fully reflect the Arkwood Living specification.



Ways to Help You Buy Your New Home

Whether you're taking your first step onto the property ladder, moving to a larger home, or downsizing, we're here to help make your move as smooth and straightforward as possible.

At Arkwood Living, we understand that every buyer's circumstances are different. That's why we offer a range of purchasing incentives and tailored solutions on selected homes, helping you move into your new home sooner than you might think.

Speak to our sales team to find out which schemes are available on your chosen home and how we can help make your move a reality.

DEPOSIT UNLOCK

Deposit Unlock

Unlock the door to your new home with the Deposit Unlock scheme. Designed for first-time buyers and existing homeowners, this scheme allows you to purchase a new-build home with just a 5% deposit – making your dream home more affordable and within reach.



EASYMove

If you've already found your dream Arkwood Living home but haven't yet been able to sell your current property, we could help you and even pay your estate agent fees*.

*Available on selected plots only.



Part Exchange

If you want to take the stress and hassle out of selling your property, our Part Exchange scheme could be the perfect solution. We could purchase your existing home, making you chain-free and enabling you to move into your new Arkwood Living home as soon as it's ready.

Arkwood
LIVING



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