



**Right where  
you belong**

---

at **Harker Place**

**gleeson**



**Homes designed to  
complement modern  
day living**

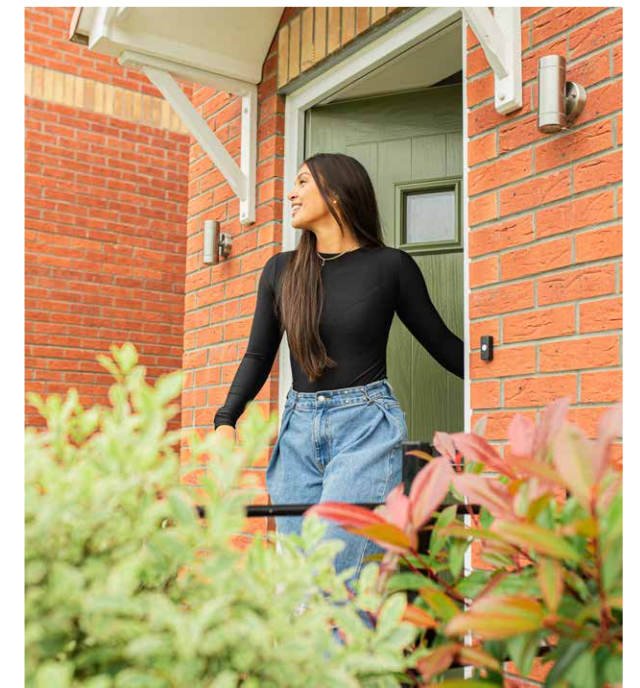


**With over  
120 years'  
experience in  
placemaking,  
we're perfectly  
suited to help  
you navigate  
your home  
buying journey**

Gleeson builds developments across the North of England, Midlands and into Lincolnshire, meaning we have plenty of choice to help you find your dream home.

Buying a home is a significant life event and whether you're looking to get onto the property ladder for the first time or searching for a home that better suits your needs, we want to help you.

Plus, with an affordable collection of energy efficient, high-quality homes available, we're proud to be making homeownership achievable for everyone.





# Surrounded by peaceful countryside

Harker Place is an exclusive development featuring a selection of 2, 3 and 4 bedroom high-quality, energy-efficient homes. With many local and practical amenities on its doorstep, Harker Place offers the ideal location for those searching for their first or forever home. Explore our site plan and the house styles available.



Kenmare  
2 bedroom



Glin  
3 bedroom



Lucan  
3 bedroom



Rosemount  
3 bedroom



Limerick  
3 bedroom



Clifden  
3 bedroom



Milford  
3 bedroom



Dalkey  
4 bedroom



Grange  
4 bedroom



Lanesborough  
4 bedroom



Blessington  
4 bedroom



Bantry  
4 bedroom

This site layout is intended for illustrative purposes only and may be subject to change, for example in response to technical or planning requirements, ground conditions or market demand. It is not drawn to scale and does not show legal boundaries, easements, wayleaves, land contours or gradients, local authority street lighting or landscaping proposals. For specific property details, plot layouts or elevations, please speak to one of our Sales Executives.





# Living in Harker

Whether you're a first-time buyer or looking for a family-friendly community, Harker is a place where you can truly feel at home. Harker boasts a welcoming village atmosphere with a selection of local businesses and high-street shops. The village is conveniently located near the A7 and M6 (Junction 44), providing quick access to Carlisle, the Lake District, and even southern Scotland. A short drive away, Carlisle Train Station also offers direct routes to London, Manchester, Glasgow, and Newcastle. For those who love the great outdoors, the iconic Hadrian's Wall is located just two miles North of our Harker Place development, with many more green open spaces a short distance away too.

Harker is a picturesque village that offers the perfect blend of rural tranquillity and modern connectivity.







# Kenmare

## 2 bedroom, semi-detached home

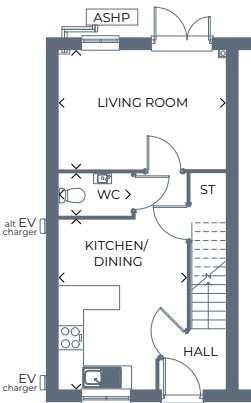
A stunning home with an open-plan kitchen-diner, separate living room, and two versatile bedrooms, plus a modern family bathroom.

| Room             | Metres      | Feet & Inches  |
|------------------|-------------|----------------|
| Kitchen / Dining | 4.22 x 3.17 | 13'10" x 10'5" |
| Living Room      | 4.14 x 2.97 | 13'7" x 9'9"   |
| WC               | 1.80 x 1.05 | 5'11" x 3'5"   |

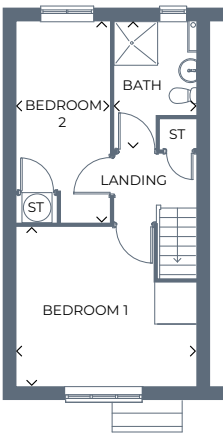
| Room      | Metres      | Feet & Inches |
|-----------|-------------|---------------|
| Bedroom 1 | 4.14 x 3.69 | 13'7" x 12'1" |
| Bedroom 2 | 4.64 x 2.15 | 15'3" x 7'1"  |
| Bathroom  | 2.94 x 1.90 | 9'8" x 6'3"   |

Total liveable area 753ft<sup>2</sup> / 70.04m<sup>2</sup>

Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.



Ground floor



First floor

# Glin

## 3 bedroom, semi-detached home

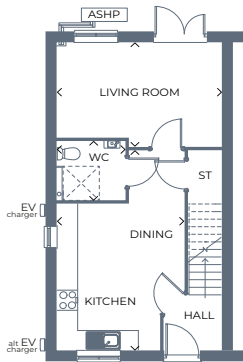
A stunning home with a spacious open-plan kitchen-diner, a large living area, three versatile bedrooms, and a family bathroom.

| Room             | Metres      | Feet & Inches |
|------------------|-------------|---------------|
| Kitchen / Dining | 5.93 x 3.56 | 19'5" x 11'8" |
| Living Room      | 4.59 x 3.11 | 15'1" x 10'4" |
| WC               | 1.91 x 1.77 | 6'3" x 5'10"  |

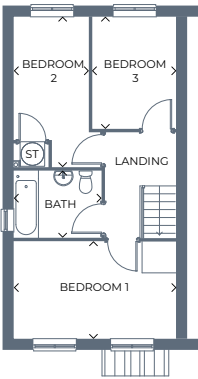
| Room      | Metres      | Feet & Inches |
|-----------|-------------|---------------|
| Bedroom 1 | 4.59 x 2.75 | 15'1" x 9'0"  |
| Bedroom 2 | 4.24 x 2.14 | 13'11" x 7'0" |
| Bedroom 3 | 3.18 x 2.35 | 10'5" x 7'8"  |
| Bathroom  | 2.48 x 1.90 | 8'1" x 6'3"   |

Total liveable area 904ft<sup>2</sup> / 84.04m<sup>2</sup>

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Ground floor



First floor





# Lucan

## 3 bedroom, semi-detached home

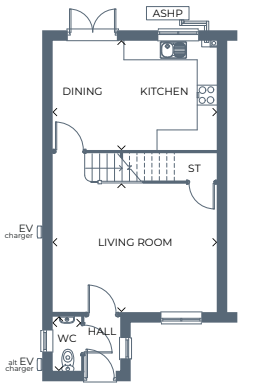
A stunning home featuring a bright and spacious living room, open-plan kitchen-diner, three bedrooms and a family bathroom.

| Room             | Metres      | Feet & Inches |
|------------------|-------------|---------------|
| Kitchen / Dining | 4.92 x 3.28 | 16'2" x 10'9" |
| Living Room      | 4.92 x 3.86 | 16'2" x 12'8" |
| WC               | 1.59 x 0.85 | 5'3" x 2'10"  |

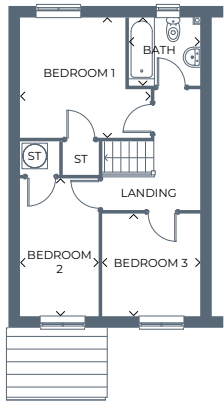
| Room      | Metres      | Feet & Inches  |
|-----------|-------------|----------------|
| Bedroom 1 | 3.58 x 3.29 | 11'9" x 10'10" |
| Bedroom 2 | 3.77 x 2.15 | 12'4" x 7'0"   |
| Bedroom 3 | 2.80 x 2.67 | 9'2" x 8'9"    |
| Bathroom  | 1.94 x 1.86 | 6'5" x 6'1"    |

Total liveable area 904ft<sup>2</sup> / 84.04m<sup>2</sup>

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Ground floor



First floor

# Rosemount

## 3 bedroom, semi-detached home

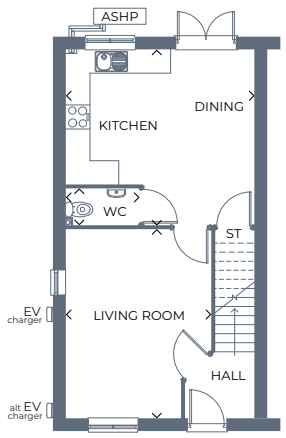
Offering a bright, spacious living room, modern kitchen-diner, cloakroom, three bedrooms, plus a family bathroom.

| Room             | Metres      | Feet & Inches |
|------------------|-------------|---------------|
| Kitchen / Dining | 4.34 x 4.59 | 14'3" x 15'1" |
| Living Room      | 4.65 x 3.57 | 15'3" x 11'8" |
| WC               | 1.81 x 0.89 | 5'11" x 2'11" |

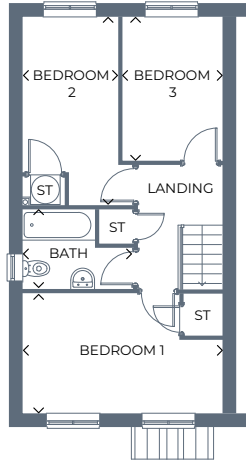
| Room      | Metres      | Feet & Inches |
|-----------|-------------|---------------|
| Bedroom 1 | 4.59 x 2.74 | 15'1" x 9'0"  |
| Bedroom 2 | 4.34 x 2.21 | 14'3" x 7'3"  |
| Bedroom 3 | 3.31 x 2.29 | 10'10" x 7'6" |
| Bathroom  | 2.56 x 1.81 | 8'5" x 5'11"  |

Total liveable area 904ft<sup>2</sup> / 84.04m<sup>2</sup>

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Ground floor



First floor





# Limerick

## 3 bedroom, detached home

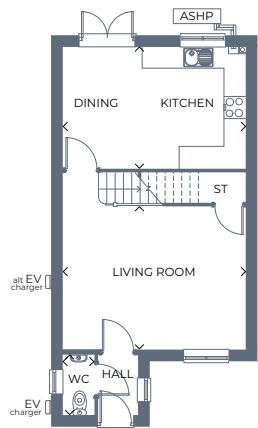
A beautiful home with a bright, airy living room, spacious kitchen-diner, three versatile bedrooms and a family bathroom.

| Room             | Metres      | Feet & Inches |
|------------------|-------------|---------------|
| Kitchen / Dining | 4.92 x 3.28 | 16'2" x 10'9" |
| Living Room      | 4.92 x 3.86 | 16'2" x 12'8" |
| WC               | 0.85 x 1.59 | 2'10" x 5'3"  |

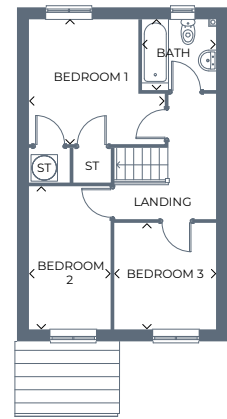
| Room      | Metres      | Feet & Inches  |
|-----------|-------------|----------------|
| Bedroom 1 | 3.58 x 3.29 | 11'9" x 10'10" |
| Bedroom 2 | 3.77 x 2.15 | 12'4" x 7'0"   |
| Bedroom 3 | 2.67 x 2.80 | 8'9" x 9'2"    |
| Bathroom  | 1.94 x 1.86 | 6'4" x 6'1"    |

Total liveable area 904ft<sup>2</sup> / 84.04m<sup>2</sup>

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Ground floor



First floor

# Clifden

## 3 bedroom, detached home

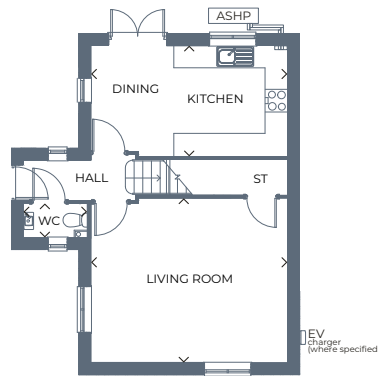
A beautiful 3 bedroom detached home with a large kitchen-diner, spacious living room, family bathroom, and en-suite.

| Room             | Metres      | Feet & Inches |
|------------------|-------------|---------------|
| Kitchen / Dining | 5.07 x 2.90 | 16'8" x 9'6"  |
| Living Room      | 5.07 x 4.30 | 16'8" x 14'1" |
| WC               | 1.66 x 0.88 | 5'5" x 2'10"  |

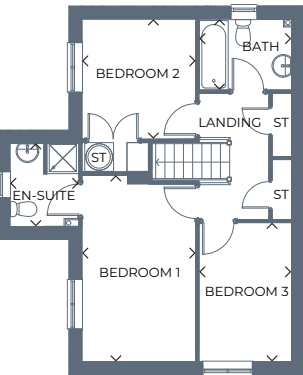
| Room      | Metres      | Feet & Inches |
|-----------|-------------|---------------|
| Bedroom 1 | 4.52 x 2.75 | 14'10" x 9'0" |
| En-suite  | 2.00 x 1.65 | 6'7" x 5'5"   |
| Bedroom 2 | 2.90 x 2.74 | 9'6" x 9'0"   |
| Bedroom 3 | 3.36 x 2.23 | 11'0" x 7'4"  |
| Bathroom  | 2.23 x 1.70 | 7'4" x 5'7"   |

Total liveable area 984ft<sup>2</sup> / 91.44m<sup>2</sup>

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Ground floor



First floor





# Milford

## 3 bedroom, detached home

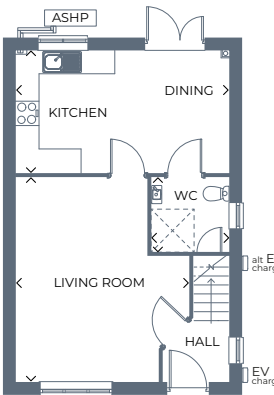
A stunning detached home designed for modern living, with an open-plan kitchen-diner, living room, and three well-proportioned bedrooms.

| Room             | Metres      | Feet & Inches |
|------------------|-------------|---------------|
| Kitchen / Dining | 5.24 x 3.00 | 17'2" x 9'10" |
| Living Room      | 5.00 x 4.27 | 16'5" x 14'0" |
| Utility / WC     | 1.88 x 1.80 | 6'2" x 5'11"  |

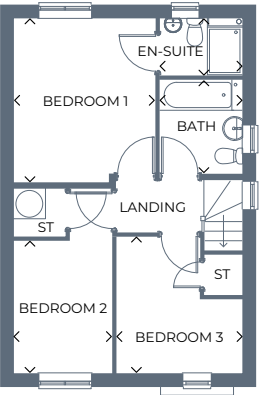
| Room      | Metres      | Feet & Inches |
|-----------|-------------|---------------|
| Bedroom 1 | 3.79 x 3.25 | 12'5" x 10'8" |
| En-suite  | 1.89 x 1.30 | 6'3" x 4'3"   |
| Bedroom 2 | 2.20 x 3.03 | 7'2" x 9'11"  |
| Bedroom 3 | 3.14 x 2.95 | 10'4" x 9'8"  |
| Bathroom  | 1.90 x 2.21 | 6'3" x 7'3"   |

Total liveable area 919ft<sup>2</sup> / 85.4m<sup>2</sup>

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Ground floor



First floor

# Dalkey

## 4 bedroom, detached home

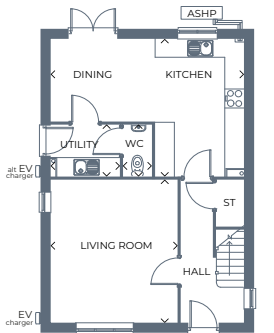
This home boasts a great sized living room, modern kitchen-diner, four bedrooms, master en-suite and family bathroom.

| Room             | Metres      | Feet & Inches  |
|------------------|-------------|----------------|
| Kitchen / Dining | 6.00 x 4.31 | 19'8" x 14'2"  |
| Living Room      | 4.48 x 3.94 | 14'8" x 12'11" |
| Utility          | 2.14 x 1.61 | 7'0" x 5'3"    |
| WC               | 1.61 x 0.90 | 5'3" x 2'11"   |

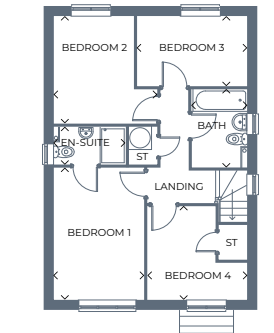
| Room      | Metres      | Feet & Inches |
|-----------|-------------|---------------|
| Bedroom 1 | 4.18 x 2.82 | 13'8" x 9'3"  |
| En-suite  | 2.24 x 1.16 | 7'4" x 3'10"  |
| Bedroom 2 | 3.22 x 3.37 | 10'7" x 11'1" |
| Bedroom 3 | 3.40 x 2.20 | 11'2" x 7'3"  |
| Bedroom 4 | 3.09 x 2.95 | 10'1" x 9'8"  |
| Bathroom  | 2.47 x 1.71 | 8'1" x 5'7"   |

Total liveable area 1156ft<sup>2</sup> / 107.40m<sup>2</sup>

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Ground floor



First floor





# Grange

## 3 bedroom, semi-detached home

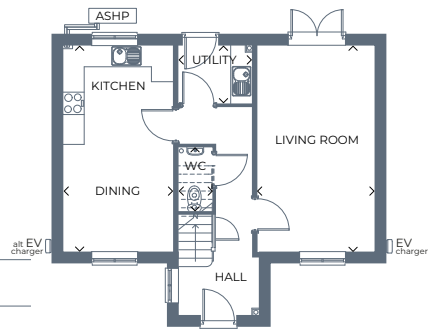
A beautiful 4 bedroom detached home with a modern interior featuring an open-plan kitchen-diner, living room, and great-sized bedrooms.

| Room             | Metres      | Feet & Inches |
|------------------|-------------|---------------|
| Kitchen / Dining | 5.52 x 2.94 | 18'1" x 9'8"  |
| Living Room      | 5.52 x 3.12 | 18'1" x 10'3" |
| Utility          | 1.97 x 1.55 | 6'5" x 5'1"   |
| WC               | 1.70 x 0.90 | 5'7" x 3'0"   |

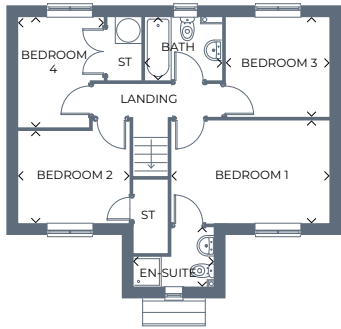
| Room      | Metres      | Feet & Inches |
|-----------|-------------|---------------|
| Bedroom 1 | 4.24 x 2.75 | 13'11" x 9'0" |
| En-suite  | 2.14 x 1.59 | 7'0" x 5'3"   |
| Bedroom 2 | 2.47 x 2.99 | 8'1" x 9'10"  |
| Bedroom 3 | 2.80 x 2.67 | 9'2" x 8'9"   |
| Bedroom 4 | 2.28 x 2.95 | 7'6" x 9'8"   |
| Bathroom  | 2.05 x 1.70 | 6'9" x 5'7"   |

Total liveable area 1071ft<sup>2</sup> / 99.58m<sup>2</sup>

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Ground floor



First floor

# Lanesborough

## 4 bedroom, detached home

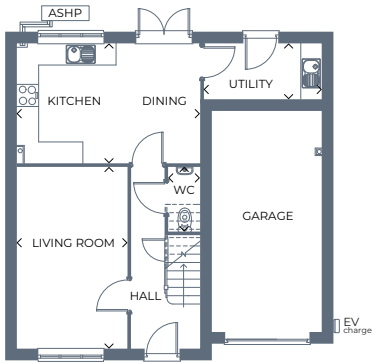
A beautiful detached home featuring four spacious bedrooms, a family bathroom and en-suite, a large kitchen-diner and a great-sized living area.

| Room             | Metres      | Feet & Inches |
|------------------|-------------|---------------|
| Kitchen / Dining | 4.95 x 3.23 | 16'3" x 10'7" |
| Living Room      | 4.85 x 2.98 | 15'11" x 9'9" |
| Utility          | 3.20 x 1.49 | 10'6" x 4'11" |
| WC               | 1.74 x 0.87 | 5'9" x 2'10"  |

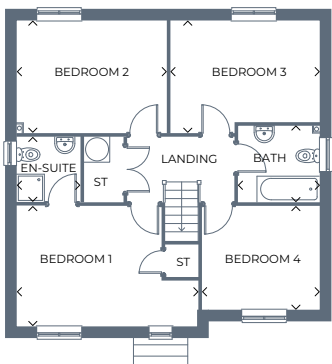
| Room      | Metres      | Feet & Inches |
|-----------|-------------|---------------|
| Bedroom 1 | 4.95 x 3.24 | 16'3" x 10'8" |
| En-suite  | 1.74 x 1.78 | 5'9" x 5'10"  |
| Bedroom 2 | 4.10 x 3.03 | 13'6" x 9'11" |
| Bedroom 3 | 4.05 x 3.03 | 13'4" x 9'11" |
| Bedroom 4 | 3.19 x 2.79 | 10'6" x 9'2"  |
| Bathroom  | 2.22 x 2.07 | 7'3" x 6'9"   |

Total liveable area 1211ft<sup>2</sup> / 112.55m<sup>2</sup>

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Ground floor



First floor





# Blessington

## 4 bedroom, detached home

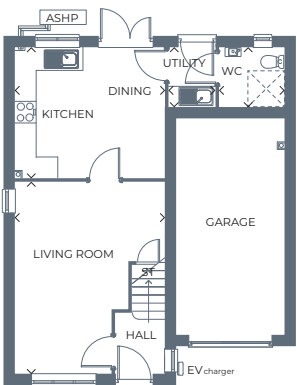
An exceptional 4 bedroom detached home with a bright living area, open-plan kitchen-diner, plus utility room and versatile bedrooms.

| Room             | Metres      | Feet & Inches  |
|------------------|-------------|----------------|
| Kitchen / Dining | 3.60 x 4.14 | 11'10" x 13'7" |
| Living Room      | 5.30 x 4.14 | 17'5" x 13'7"  |
| Utility          | 1.29 x 1.64 | 4'3" x 5'5"    |
| WC               | 1.83 x 1.64 | 6'0" x 5'5"    |

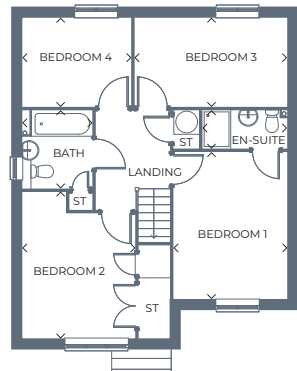
| Room      | Metres      | Feet & Inches |
|-----------|-------------|---------------|
| Bedroom 1 | 3.20 x 4.15 | 10'6" x 13'8" |
| En-suite  | 2.38 x 1.08 | 7'10" x 3'6"  |
| Bedroom 2 | 3.17 x 4.10 | 10'5" x 13'6" |
| Bedroom 3 | 4.29 x 2.51 | 14'1" x 8'3"  |
| Bedroom 4 | 3.05 x 2.51 | 10'0" x 8'3"  |
| Bathroom  | 2.18 x 1.95 | 7'2" x 6'5"   |

Total liveable area 1149ft<sup>2</sup> / 106.79m<sup>2</sup>

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Ground floor



First floor

# Bantry

## 4 bedroom, detached home

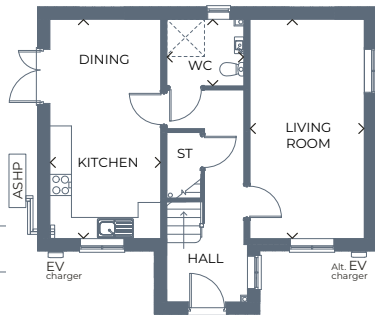
This home boasts a great sized living room, modern kitchen-diner, four bedrooms, master en-suite and family bathroom

| Room             | Metres      | Feet & Inches |
|------------------|-------------|---------------|
| Kitchen / Dining | 2.94 x 5.89 | 9'8" x 19'4"  |
| Living Room      | 3.03 x 5.89 | 9'11" x 19'4" |
| WC               | 2.05 x 1.80 | 6'9" x 5'11"  |

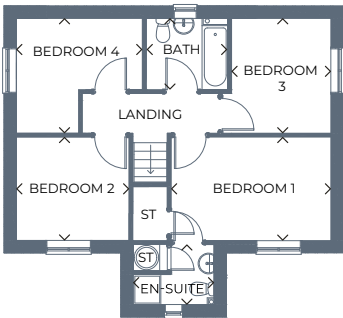
| Room      | Metres      | Feet & Inches |
|-----------|-------------|---------------|
| Bedroom 1 | 4.24 x 2.75 | 13'11" x 9'0" |
| En-suite  | 2.14 x 1.60 | 7'0" x 5'3"   |
| Bedroom 2 | 2.99 x 2.75 | 9'10" x 9'0"  |
| Bedroom 3 | 2.88 x 3.05 | 9'5" x 10'0"  |
| Bedroom 4 | 3.34 x 3.05 | 11'0" x 10'0" |
| Bathroom  | 2.17 x 1.90 | 7'1" x 6'3"   |

Total liveable area 1138ft<sup>2</sup> / 105.8m<sup>2</sup>

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Ground floor



First floor



# Our standard specification

We work with well known brands to deliver a high level of specification, all at an affordable price.

- ✓

Standard features
- ★

Upgrades available, subject to build stage

## Kitchens

|  |                                     |
|--|-------------------------------------|
| Kitchen units, doors and handles from <b>Symphony Kitchens</b>                   | <div><div>✓</div><div>★</div></div> |
| Choice of worktops with matching upstands supplied from <b>Symphony Kitchens</b> | <div><div>✓</div><div>★</div></div> |
| Stainless steel splashback supplied from <b>Symphony Kitchens</b>                | <div><div>✓</div><div>★</div></div> |
| Oven, hob and integrated cooker hood by <b>Beko</b>                              | <div><div>✓</div><div>★</div></div> |

## Bathroom

|   |                                     |
|---|-------------------------------------|
| Taps from <b>Methven</b>  | <div><div>✓</div></div>             |
| Standard splashback tiling from <b>Porcelanosa</b>                      | <div><div>✓</div><div>★</div></div> |
| Standard height tiles to bathroom and en-suites from <b>Porcelanosa</b> | <div><div>✓</div><div>★</div></div> |
| White sanitaryware by <b>Twyford</b>                                    | <div><div>✓</div></div>             |

## Finishing touches

|  |                         |
|--|-------------------------|
| Matt white paint finish to walls and ceilings <b>by Crown or Dulux</b> | <div><div>✓</div></div> |
|--|-------------------------|

## Peace of mind

|  |                         |
|--|-------------------------|
| Two year <b>Gleeson warranty</b> from legal completion date            | <div><div>✓</div></div> |
| A further eight years of cover via your <b>NHBC Buildmark Warranty</b> | <div><div>✓</div></div> |

All of the specification listed is included in our houses as standard. Correct at time of production, October 2025, and subject to change without notice. Any options and extras are subject to build stage. Please contact a Gleeson Sales Executive for further information.



## Personalise your home

There are so many ways you can personalise your new home from the moment it starts being built thanks to our wide range of optional upgrades and extras.

Read more

Upgrades and extras are subject to build stage and availability



# Let's make it happen

When buying a home with Gleeson, there are lots of helpful schemes to make homeownership even easier to achieve. We're here to help every step of the way, from your initial enquiry right through to getting the keys to your beautiful new home.

Read more on our website >



Special terms and conditions apply. Please see <https://gleesonhomes.co.uk/special-terms> for more information. Schemes can be subject to plot and development. Please speak to your Gleeson Sales Executive for more information.



## First-time Buyer Assist

At Gleeson, we have many years of experience selling homes to first-time buyers and through our first-time buyer assist scheme, we're proud to offer some extra help to get you on the property ladder.

## Part Exchange

Our Part Exchange scheme takes the hassle out of selling your existing home. Instead of waiting for a buyer, we become your guaranteed purchaser, saving you time and money.

## Key Worker

If you're a key worker and considering taking your first steps onto the property ladder, or planning your next move, we will give you £1,500 towards additional extras to further personalise your new home.



## Own New Rate Reducer

Own New Rate Reducer can provide homebuyers with reduced monthly mortgage payments for an initial two or five-year period, making it more affordable for first-time buyers and existing homeowners to purchase their dream home.





# What happens next?

Whether you're embarking on a journey towards buying your very first home, or you're thinking about upsizing or rightsizing, Gleeson have the home for you.



## Make an appointment

We're ready when you are. Why not book an appointment to visit our sales centre and view our show homes? You can also use this as an opportunity to have any questions you may have answered by your Gleeson Sales Executive.

Contact us



## Let us help you

When buying a home with Gleeson, there are lots of helpful schemes to make moving even easier. Find out more about our buying schemes and make your dream become a reality with Gleeson.

Find out more



All our homes are **carefully designed, beautifully built** and boast plenty of features and space to suit your lifestyle.





## Hear from our customers

If you're looking for inspiration or wondering whether buying a Gleeson home is right for you, read our customer's home buying stories to discover why they chose a Gleeson home and more about their experience.

Customer stories

### How to find us

**Visit us** Low Harker, Carlisle, CA6 4RF

**Contact us** 01228 587 749

[gleesonhomes.co.uk/developments/harker-place](https://gleesonhomes.co.uk/developments/harker-place)

### How to find us

Start from Carlisle city centre and head north on the A7 (Scotland Road) towards Longtown. Continue straight for about 3 miles, passing Kingstown Industrial Estate. Stay on the A7 until you reach the Harker area. Look for signs for Harker Place near the junction with Harker Road Ends. The development is located just off the A7.





All information correct at time of production, 5 January 2026. All images in this brochure are for illustrative purposes only and may depict upgrades available at an additional cost, subject to build stage and availability. Dimensions and layouts within this brochure are indicative only and not plot specific. Elevations and finishes may vary by plot; please check with your Sales Executive for more information.

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