



**Right where
you belong**

at **Harpswell Fields**

gleeson

**Homes designed to
complement modern
day living**

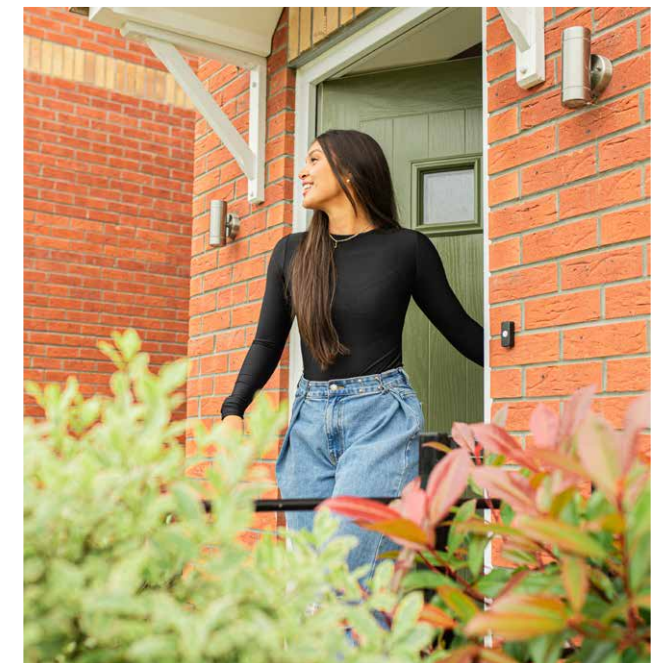


**With over
120 years'
experience in
placemaking,
we're perfectly
suited to help
you navigate
your home
buying journey**

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.



Thoughtfully designed homes for every stage of life

Harpswell Fields is a thoughtfully designed development of 196 beautiful 2, 3 and 4-bedroom homes. Whether you're buying your first home, need more space, or are looking to downsize, you'll find a home to suit your lifestyle. Explore our site plan to discover what's available.



Cork 2 bedroom	Kerry 2 bedroom	Greystones 2 bedroom
Kenmare 2 bedroom	Tyrone 3 bedroom	Wicklow 3 bedroom
Kilkenny 3 bedroom	Lisburn 3 bedroom	Wexford 3 bedroom
Renmore 3 bedroom	Calry 3 bedroom	Keady 3 bedroom
Glin 3 bedroom	Milford 3 bedroom	Longford 4 bedroom
Carlow 4 bedroom	Dublin 4 bedroom	Broadale 4 bedroom



This site layout is indicative only and subject to change in response to planning or technical requirements, ground conditions, or market demand. It is not drawn to scale and does not show legal boundaries, easements, wayleaves, topography, street lighting, or landscaping proposals. The Affordable Homes shown are those designated as such through the planning process. The remaining homes on the development are available for open market sale (including multi-unit sales) to purchasers, who could be private individuals or another type of purchaser (for example: local authorities, housing associations, or other commercial landlords/investors) and therefore the mix of tenures on the development may change.

Living in Hemswell Cliff

Nestled in the heart of Lincolnshire's scenic countryside, Hemswell Cliff offers an inviting blend of rural charm and modern convenience. The village boasts a strong sense of community and a choice of well-regarded primary schools. Nearby in Gainsborough and Lincoln, you can find a selection of secondary schools and broader amenities. Residents enjoy local shops, cafés, alongside green spaces, playgrounds. For outdoor enthusiasts, Hemswell Woods isn't too far away, providing access to walking and cycling trails. With regular bus services to Lincoln and easy access to major road networks, Hemswell Cliff combines peaceful village living with excellent connectivity, perfect for those seeking space, nature, and a welcoming place to call home.

Rural surroundings, strong community, and great connectivity

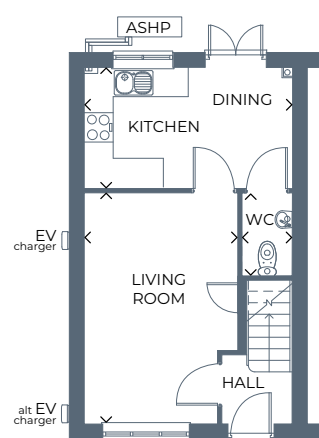




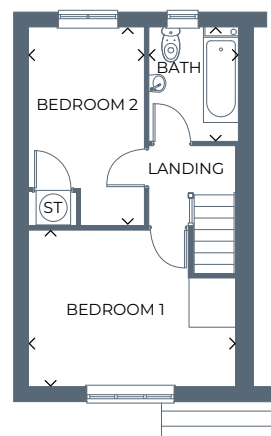
Cork

2 bedroom, semi-detached home

A beautiful semi-detached home boasting a spacious living area, kitchen-diner with French doors out to the garden and two generous sized bedrooms.



Ground floor



First floor

Gross internal area 635.9ft² / 59.08m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/cork

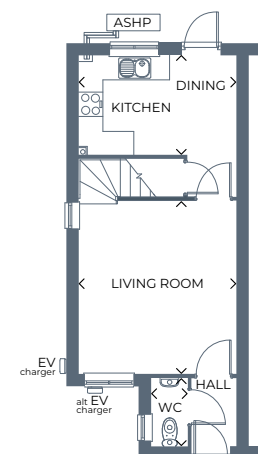
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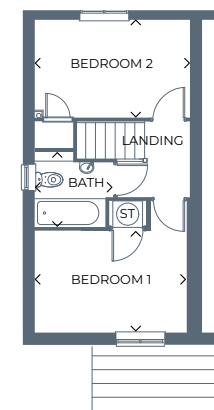
Kerry

2 bedroom, semi-detached home

This semi-detached home combines a modern open-plan kitchen-diner with a cosy, separate living room, two spacious bedrooms and a family bathroom.



Ground floor



First floor

Gross internal area 654.7ft² / 60.82m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/kerry

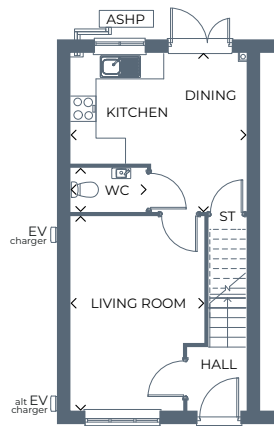
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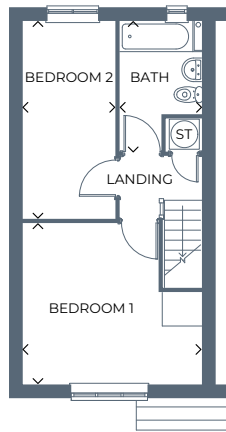
Greystones

2 bedroom, semi-detached home

Benefitting from a bright living room, leading to a kitchen-diner, a handy cloakroom, two good-sized bedrooms and a family bathroom.



Ground floor



First floor

Gross internal area 750.7ft² / 69.74m²

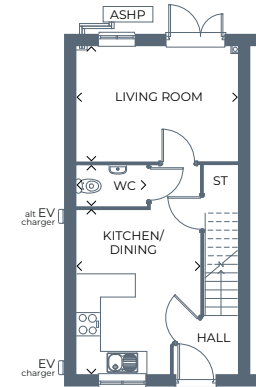
For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/greystones

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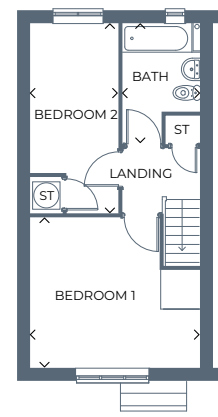
Kenmare

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.



Ground floor



First floor

Gross internal area 751.3ft² / 69.8m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/kenmare

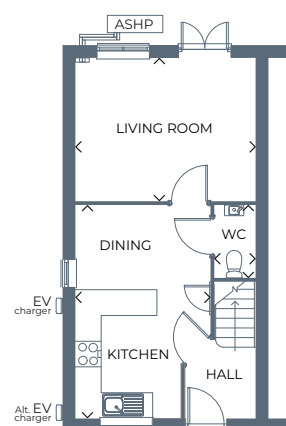
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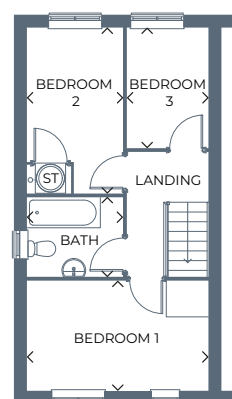
Tyrone

3 bedroom, semi-detached home

A beautiful 3 bedroom semi-detached home ideal for entertaining, featuring an open-plan kitchen-diner, spacious living room and great-sized bedrooms.



Ground floor



First floor

Gross internal area 742.7ft² / 69m²

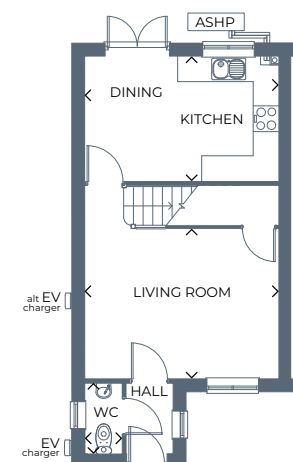
For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/tyrone

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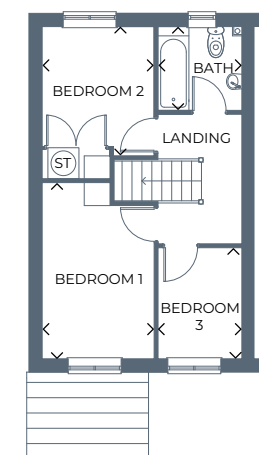
Wicklow

3 bedroom, semi-detached home

This semi-detached home boasts a bright, airy living room, a contemporary kitchen-diner and three great-sized bedrooms, plus a family bathroom.



Ground floor



First floor

Gross internal area 754.8ft² / 70.12m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/wicklow

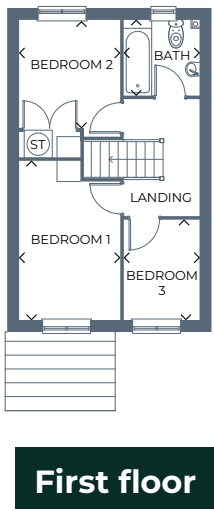
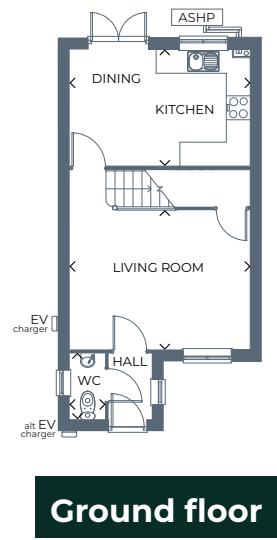
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Kilkeny

3 bedroom, detached home

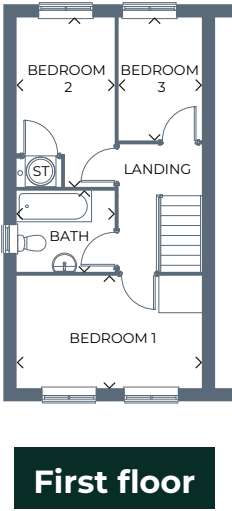
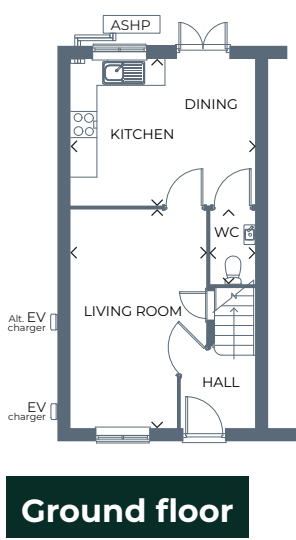
A modern 3 bedroom detached home, with a spacious kitchen-diner, French doors to the garden, a large living room and versatile bedrooms.



Lisburn

3 bedroom, semi-detached home

A modern 3 bedroom semi-detached home with a contemporary open-plan kitchen space, great-sized bedrooms and an excellent living area.



Gross internal area 754.8ft² / 70.12m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/kilkeny

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Gross internal area 742.7ft² / 69m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/lisburn

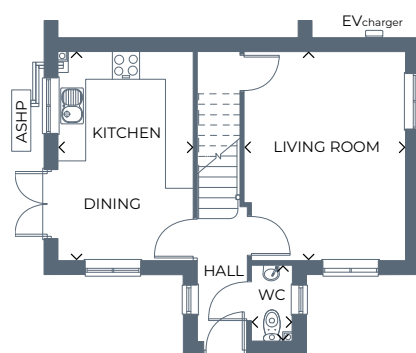
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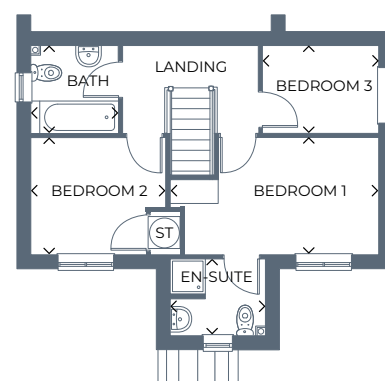
Wexford

3 bedroom, semi-detached home

A modern semi-detached home with a combined kitchen-diner and French doors out to the garden, plus a separate living room and three bedrooms.



Ground floor



First floor

Gross internal area 792.5ft² / 73.63m²

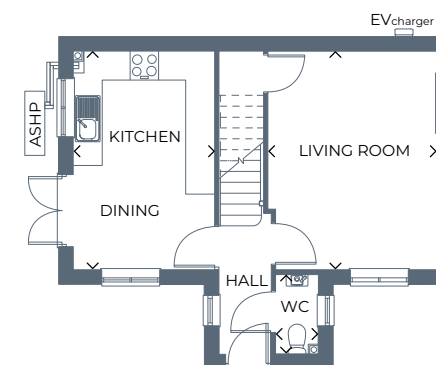
For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/wexford

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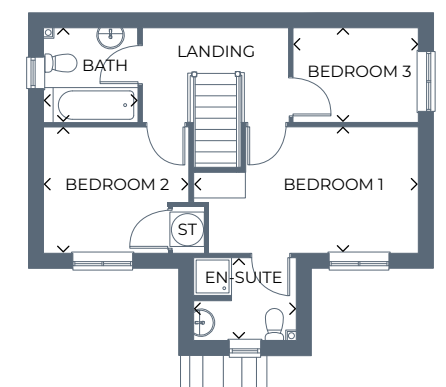
Renmore

3 bedroom, detached home

A beautiful detached home benefitting from an open-plan kitchen-diner with a spacious living room, three good-sized bedrooms and a family bathroom.



Ground floor



First floor

Gross internal area 792.9ft² / 73.66m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/renmore

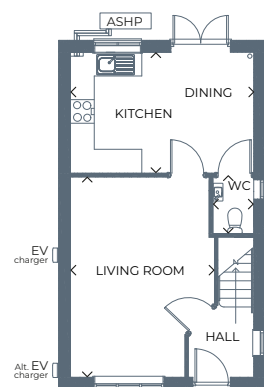
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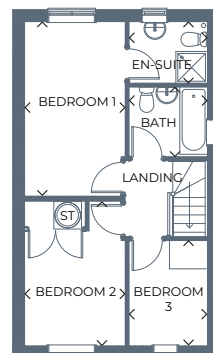
Brandon

3 bedroom, detached home

A great 3 bedroom detached home perfectly designed for modern living, featuring a large living area, kitchen-diner, and great-sized bedrooms.



Ground floor



First floor

Gross internal area 799.8ft² / 74.3m²

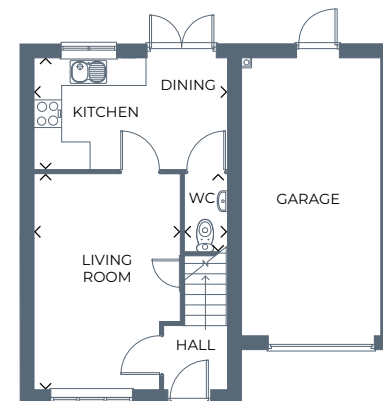
For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/brandon

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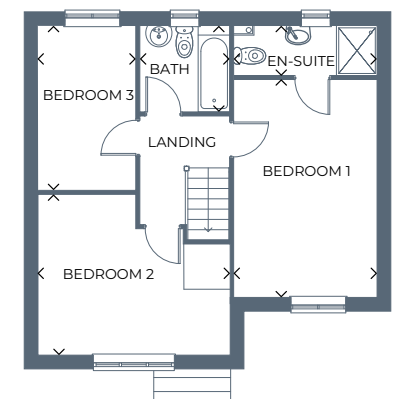
Calry

3 bedroom, detached home

A detached home with an integral garage boasting three bedrooms, with an en-suite to the master bedroom, a large kitchen-diner, spacious living room and a family bathroom.



Ground floor



First floor

Gross internal area 106.2ft² / 98.68m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/calry

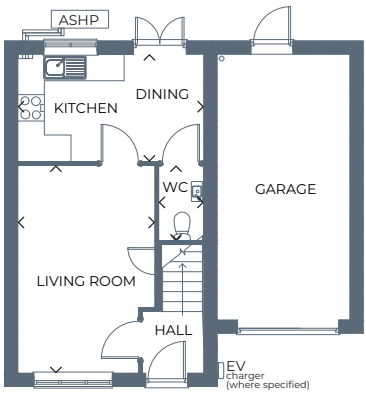
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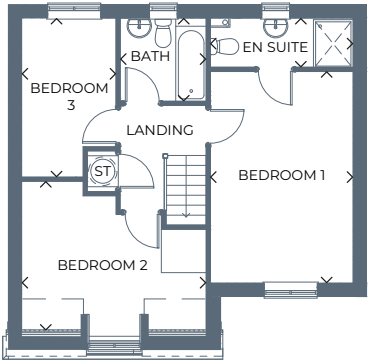
Keady

3 bedroom, semi-detached home

A stunning semi-detached home with a modern kitchen-diner, living room, three bedrooms, family bathroom and master en-suite.



Ground floor

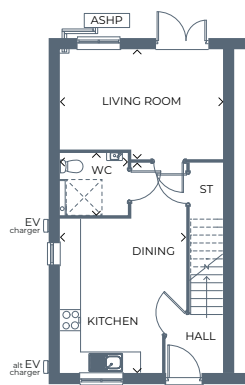


First floor

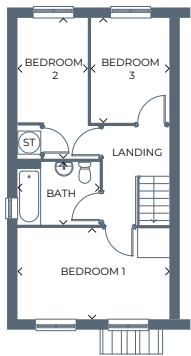
Glin

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.



Ground floor



First floor

Gross internal area 1062.1ft² / 98.67m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/keady

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Gross internal area 901.2ft² / 83.72m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/glin

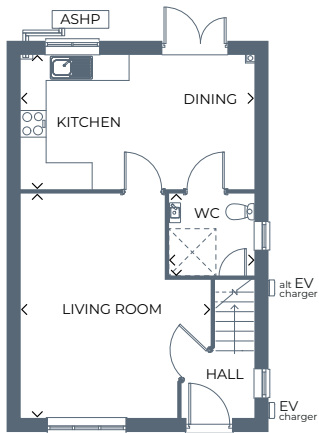
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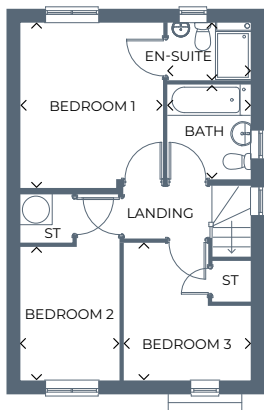
Milford

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.



Ground floor



First floor

Gross internal area 916.4ft² / 85.14m²

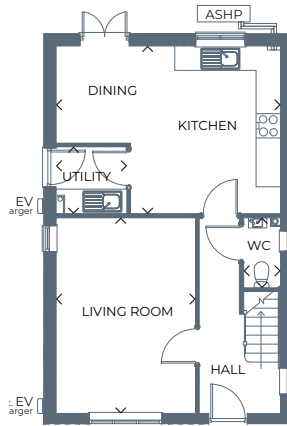
For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/milford

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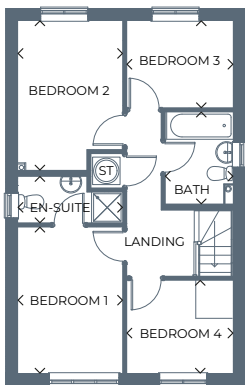
Longford

4 bedroom, detached home

A stunning detached home with an open-plan kitchen-diner, French doors out to the garden, four versatile bedrooms, a private master en-suite and a family bathroom.



Ground floor



First floor

Gross internal area 1046.9ft² / 97.26m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/longford

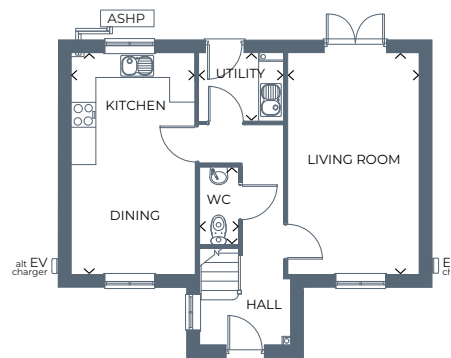
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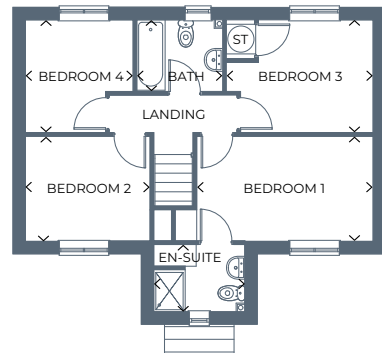
Carlow

4 bedroom, detached home

A modern 4 bedroom detached home with a spacious kitchen and dining area plus utility room, French doors to the garden, living room, family bathroom and master en-suite.



Ground floor



First floor

Gross internal area 1028ft² / 95.5m²

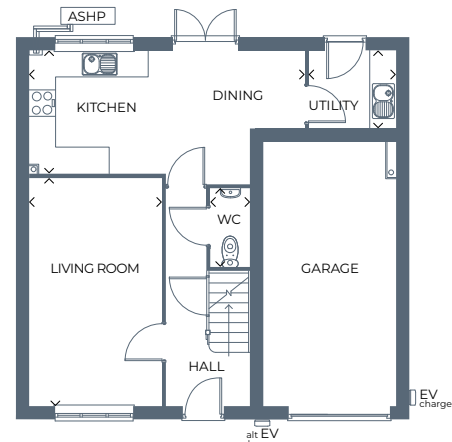
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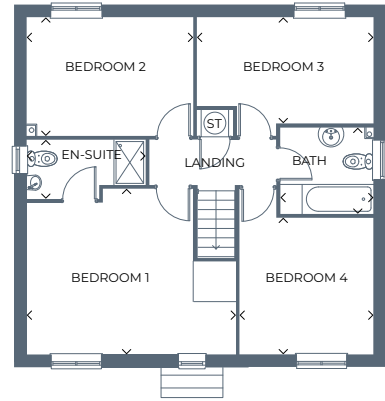
Dublin

4 bedroom, detached home

A stunning detached home with an open-plan kitchen-diner, French doors out to the garden, four versatile bedrooms, a private master en-suite and a family bathroom.



Ground floor

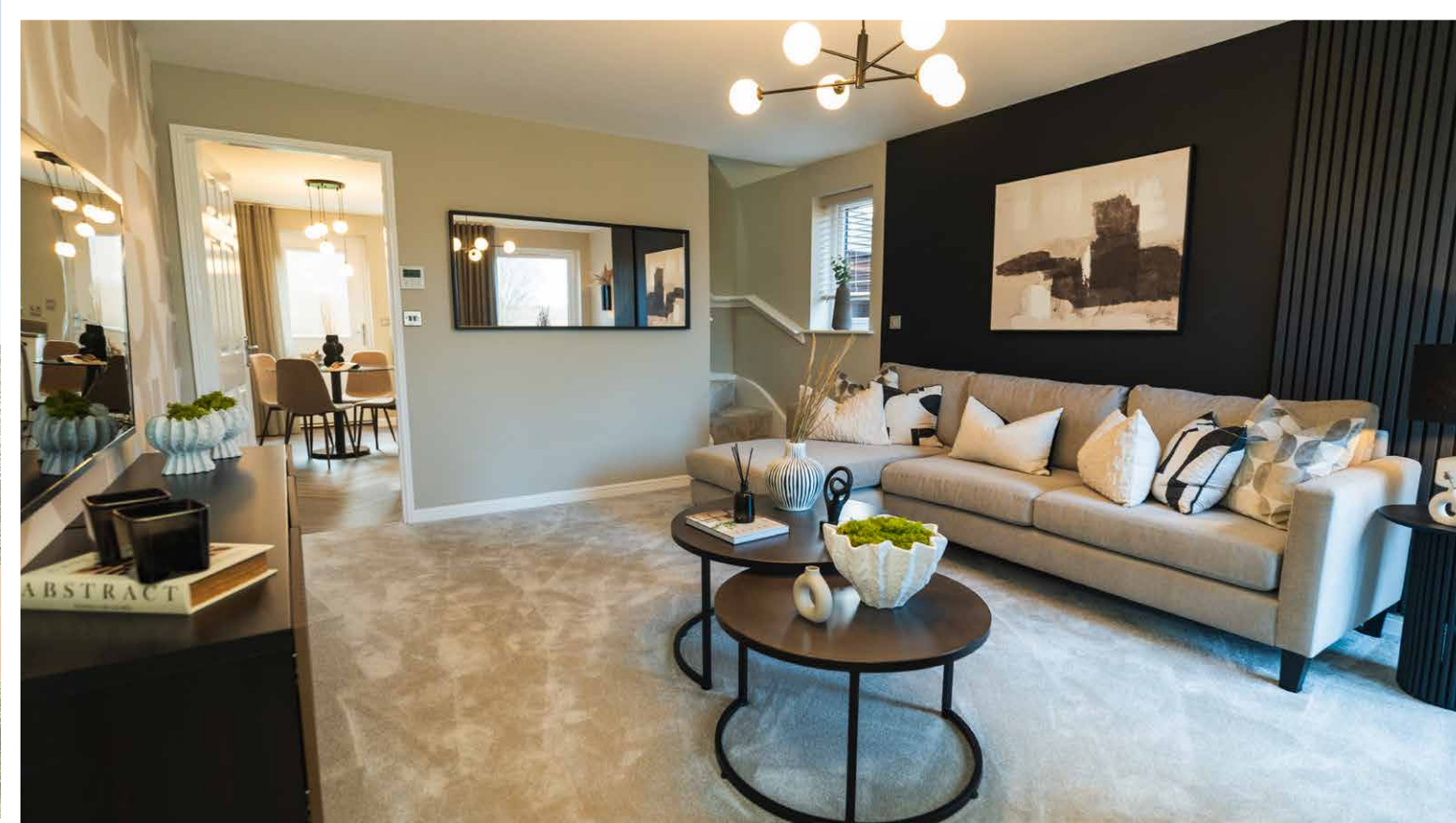


First floor

Gross internal area 1426.5ft² / 132.53m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/dublin

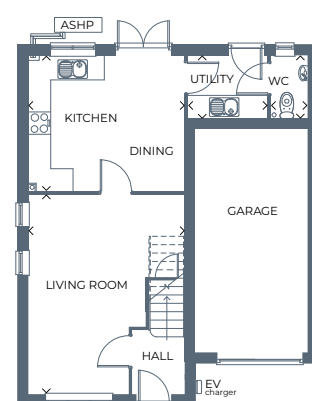
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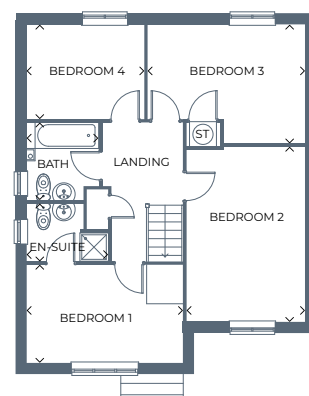
Broadale

4 bedroom, detached home

A modern 4 bedroom detached home with a spacious kitchen and dining area plus utility room, French doors to the garden, living room, family bathroom and master en-suite.



Ground floor



First floor

Gross internal area 1372.6ft² / 127.52m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/broadale

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From floorplans, to dimensions and even virtual tours, visit our website to discover more information about your dream home.

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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 Symphony Kitchens	✓ ★
Choice of worktops with matching upstands supplied from Symphony Kitchens	✓ ★
Stainless steel splashback supplied from Symphony Kitchens	✓ ★
Oven, hob and integrated cooker hood by Beko	✓ ★

Bathroom

Taps from Methven	✓
Standard splashback tiling from Porcelanosa	✓ ★
Standard height tiles to bathroom and en-suites from Porcelanosa	✓ ★
White sanitaryware by Twyford	✓

Finishing touches

Matt white paint finish to walls and ceilings by Crown or Dulux	✓
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Peace of mind

Two year Gleeson warranty from legal completion date	✓
A further eight years of cover via your NHBC Buildmark Warranty	✓

All of the specification listed is included in our houses as standard. Correct at time of production, 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.

Upgrades and extras are subject to build stage and availability

Read more

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.

Smooth Move

With our Smooth Move scheme, we'll help you buy your brand-new Gleeson home while supporting you in selling your existing property.

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.



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.

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



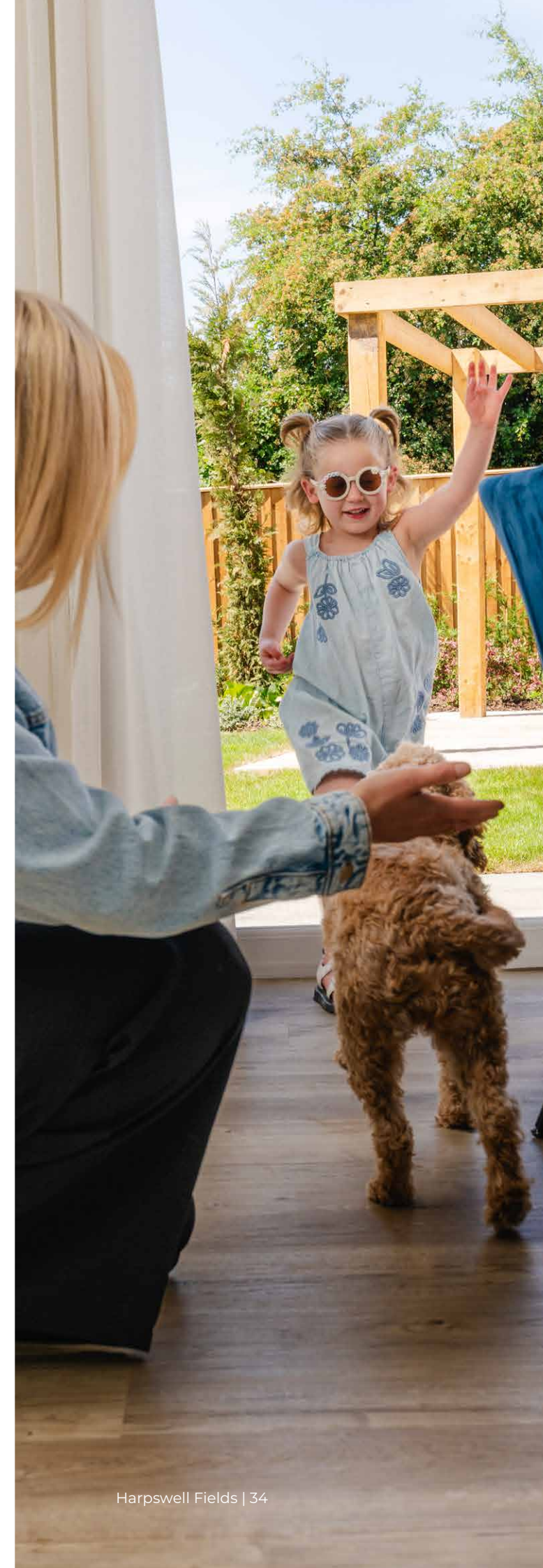
Let us help you

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 Harpswell Fields, Hemswell Cliff, Lincolnshire, DN21 5XH

Contact us 01427 378 325

gleesonhomes.co.uk/developments/harpswell-fields

How to find us

From Lincoln, follow the A15 north towards Scunthorpe before joining the A631 towards Hemswell Cliff.

From Gainsborough, take the A631 east.



All information correct at time of production, 18 September 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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