HARE'S LEAP

BY AUTOGRAPH HOMES

Love Net Zero Living

An exclusive community of Net Zero country homes

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Hare's Leap is an exclusive collection of three, four and five bedroom, Net Zero[1] country homes, in the historic village of East Brent, at the foot of Brent Knoll in the heart of the beautiful Somerset Moors.

Each Net Zero home at Hare's Leap is built to exceptional standards, rated in the top 5% of homes nationwide for energy efficiency and environmental impact. Combining timeless design with the latest smart energy-saving technologies to minimise - or even eliminate - household energy costs, these remarkable new homes make simple sustainability a welcome part of everyday life.

Hare's Leap is an ideal location for those who value the quiet pace of country living, while staying within easy reach of shopping and entertainment. This relaxed, family-friendly area offers countless opportunities to enjoy outdoor life, good local schools, bustling nearby market towns, and surprisingly quick access to the M5 and Bristol.

1. Homes are classified as Net Zero for regulated energy performance including heating, hot water and lighting only, based on average energy use per person in the household. Does not include unregulated energy use for home appliances, devices, electric vehicles, etc.
2. Zero Bills offer subject to terms and conditions. Excludes electric vehicle charging. Contact Us to find out more.

Homes that are Fit for the Future

Different by design and designed to make a difference. Our promise is to help homeowners conserve energy and reduce their environmental impact.

All the Net Zero homes at Hare's Leap are built incorporating a range of the latest sustainable design features and energy saving technologies.

Key

1. **Photovoltaic panels** to capture the solar energy.
2. **Air source heat pump** to extract warmth from outside air to heat water.
3. **Under floor heating** is up to 25% more efficient.
4. **Home battery storage** - optional battery allows you to store solar energy or buy cheaper energy at night for use during peak times.
5. **Smart heating controls** make it simpler to reduce energy use.
6. **Timber frame construction** - wood is a carbon neutral material that's also a great insulator.
7. **Work from home** - spaces with superfast fibre broadband
8. **Superior insulation** used in the walls, floors and roofs.
9. **Low energy LED lighting** is a stylish way of saving energy.
10. **Efficient water fixtures** can help to reduce water use by up to 25%.
11. **Cycle storage** in every property, suitable for two bikes.
12. **Electric vehicle charging** facilities in every home.
13. **Water butts** gather rainwater for use in the garden.
14. **Natural landscaping** for wildlife with extensive tree planting.
15. **Wildlife boxes** are integrated into our homes, to support some of the local residents.

No energy bills for at least 5 years, guaranteed!

At Hare's Leap, we've partnered with Octopus Energy to eliminate energy costs.

All of our new homes are ultra-energy-efficient, qualifying for Octopus Energy's ground-breaking Zero Bills tariff.

By choosing to install an optional Tesla Powerwall 3 home battery, you can upgrade your property to the Zero Bills standard and pay nothing for your energy for at least 5 years, guaranteed.

Here's how it works:

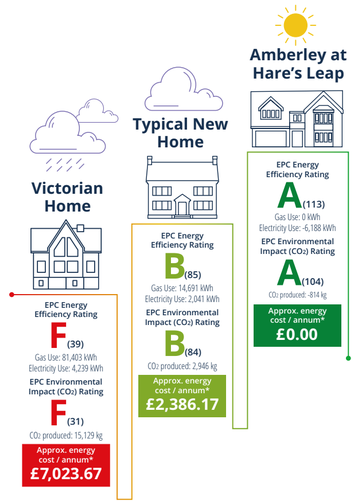
- You choose to install an optional Tesla Powerwall 3 home battery, turning your property into a Zero Bills home.
- On move-in day, sign up to the Zero Bills tariff and set your heating preferences through Octopus' hassle-free app.
- Octopus helps manage your household energy consumption, exporting surplus generation back to the grid.
- Your Fair Use Allowance is set at roughly double the typical household usage.
- Your energy bill is zero, guaranteed for a minimum of 5 years.
- EV charging is not included in the Zero Bills allowance.

Limits, terms and exclusions apply.
Find out more at octopus.energy/zero-bills-home/

A lifetime of energy savings

Whether or not you install a home battery, your new home at Hare's Leap is SAP 'A' rated and in the top 5% of properties nationwide for energy efficiency and environmental impact, potentially saving you £1000s in energy costs every year.[2]

Energy cost comparison for Plot 9, Amberley, with home battery installed, and Octopus Energy Zero Bills tariff applied.[3]



1. Tesla Powerwall 3 home battery installed as standard at Plot 9, Amberley. Optional extra for all other properties.

2. EPC Rated A "very energy efficient – lower running costs and "very environmentally friendly – lower CO2 emissions". This is a predicted energy and environmental assessment for a property not yet completed and includes a predicted energy rating which may not represent the final energy rating of the property on completion. EPC ratings are based on the government Standard Assessment Programme (SAP) software baseline assumptions for an average household, so actual usage may vary depending on household size and energy use. Costs are based on the SAP measurement for 'regulated energy' only. Regulated energy is building energy consumption resulting from the specification of controlled, fixed building services and fittings, including space heating and cooling, hot water, ventilation, fans, pumps and lighting. Such energy uses are inherent in the design of a building. Cost will vary based on additional energy use and individual circumstances.

3. Energy cost comparison has been made for Plot 9, Amberley, with home battery installed. Annual total energy cost does not include electric vehicle charging. Calculations are based on typical 5-bedroom home of approx. 1900ft2. Victorian and typical New Build Home examples based on Octopus Energy standing and variable dual fuel rates for gas and electricity October 2024. Amberley based on Octopus Energy's Zero Bills tariff. All costs inclusive of VAT where applicable.

A Peaceful Corner of the Somerset Countryside

Set in the beautiful Somerset Moors, just 25 miles south of Bristol, and five miles inland from Burnham-on-Sea, East Brent is a village steeped in history with a strong sense of local community. Famous as the home of the Harvest Home festival, it's known for its breathtaking landscapes, spectacular wildlife, historic landmarks and warm, welcoming character.

Shopping and Retail Therapy

From Hare's Leap, you'll find everything you need within easy reach. For daily essentials, Rooksbridge Post Office and Brent Knoll Community Shop sell fresh produce from local suppliers, while Sanders Garden Centre is one of the largest in the South West. Leading supermarkets are close by in Burnham-on-Sea.

Weston-super-Mare and Bridgwater offer a wide selection of independent and high street shopping. Retail parks host the leading warehouse stores. Cribbs Causeway is just half an hour away and home to over 150 stores, along with restaurants, leisure and entertainment centres. Taunton Independent Market, showcasing over 75 artisan traders, takes place twice a month on Castle Green.

Things to See and Do

Wide open spaces, a captivating coastline, fun family destinations and a host of entertainment options make Hare's Leap a great place to call home.

The Somerset Levels, a unique patchwork landscape steeped in history and full of wildlife, offers wonderful walks, cycling and exploring. Brean Beach, less than 10 miles away, is Europe's second-largest stretch of seaside sand. The Mendip Hills are a spectacular backdrop for outdoor pursuits from walking and mountain biking to caving, climbing and horse riding.

Bristol is less than an hour away, with a vibrant bar and restaurant scene, museums, galleries, music and sports venues.

Local Education

The village primary school, East Brent Church of England Academy, is rated 'Good' and also offers pre-schooling. Nearby Brent Knoll Primary School is also rated 'Good'.

Secondary schools include The King Alfred School Academy in Burnham, The Hugh Sexey Church of England Middle School in Blackford, and The Kings of Wessex Academy in Cheddar. Independent options include Sidcot School and Millfield.

Bristol is home to the University of Bristol and the University of the West of England, with the University of Bath and Bath Spa University nearby. University Centre Somerset in Taunton combines degree-level qualifications with vocational learning. Further education options also include Weston College, Bridgwater and Taunton College and Bath College.

Transport Links

East Brent is extremely well connected. By road, if you're heading to Bristol, allow around an hour. It's about 20 minutes to Bridgwater or Weston-super-Mare, and 40 to Taunton. Burnham-on-Sea is just ten minutes away. Local bus routes connect you to Burnham, Weston, Cheddar, and Taunton.

Highbridge and Burnham station is less than five miles away. The main line service takes just 40 minutes to Bristol Temple Meads and less than 20 to Taunton. London Paddington takes just over two hours.

And if you're flying off, Bristol Airport is around 30 minutes away, and with quick access to the M5/M4, you'll be at Heathrow in just over two hours.

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East Brent Somerset

octopusenergy

ZERO BILLS

NO ENERGY BILLS FOR 5 YEARS

All plots eligible for Octopus Zero Bills.
Comes as standard with Plot 9.

The Development

Hare's Leap is a unique development of elegant, detached, Net Zero energy homes, in a quiet village setting, set back from the Brent Road, looking out towards St Mary's Church, Brent Knoll and the surrounding countryside.

Each property promises stylish, modern living spaces full of thoughtful design features and eye-catching specifications, with the latest eco-friendly technologies built in as standard – meaning these homes are not only great to look at and live in, but amazingly economical to own.

Postcode: TA9 4DB

The development has been created with five, individual home designs.

Computer generated images are for general guidance only and may be subject to change. Please ask your Sales Adviser for precise details of finishes and specifications.

Plot 8 is handed.

Plot 3 Woodhay, Plot 8 Fernhurst, Plot 9 Amberley

1915 SQFT

An exceptional, five-bedroom, detached, country home with contemporary kitchen and open plan family / dining space, utility, large separate living room with bay window, cost efficient, Net Zero[1] energy system, fibre-optic broadband, excellent storage, shared private drive, double garage and garden.

- Four, generous double bedrooms, two with ensuite shower rooms, plus fifth bedroom / home office.
- Large, bright open plan family/dining space opening onto the garden.
- Kitchen with central island, integrated appliances and separate utility room.
- Net Zero energy performance, SAP 'A' rated for efficiency and environmental impact.[2]
- Plot 9, Amberley with Tesla Powerwall 3 home battery installed, fully qualified for Octopus Energy Zero Bills tariff (see page 5).

GROUND FLOOR

Kitchen/Dining Room:	9.8m	x	4.19m	32'1"	x 13'7"
Living Room:	4.26m	x	5.75m	13'9"	x 18'8"

FIRST FLOOR

Bedroom 1:	4.26m	x	5.15m	13'9"	x 16'8"
Bedroom 2:	3.20m	x	4.10m	10'4"	x 13'3"
Bedroom 3:	3.63m	x	4.10m	11'9"	x 13'3"
Bedroom 4:	2.74m	x	3.07m	8'9"	x 10'0"
Bedroom 5:	3.79m	x	3.23m	12'4"	x 10'6"

Ground floor

First floor

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Plot 7 Hollywell

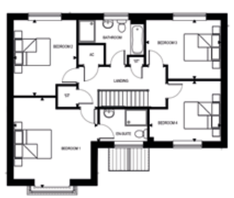
1757 SQFT

A spacious, four-bedroom, detached family home with a modern open plan kitchen and dining area, separate utility, large, dual aspect living room, home office with bay window, cost efficient, Net Zero energy system, fibre-optic broadband, private drive, detached double garage and garden.

- Four, large double bedrooms, master with ensuite shower room.
- Shaker style kitchen with integrated appliances, and separate utility room.
- Study / home office with superfast fibre-optic broadband.
- Net Zero energy performance, SAP 'A' rated for efficiency and environmental impact.

Ground floor

First floor



GROUND FLOOR

Kitchen/Dining Room:	7.16m x 3.99m	23'4"	x 13'0"
Living Room:	3.80m x 6.51m	12'4"	x 21'3"
Study:	4.15m x 3.10m	13'5"	x 10'1"

FIRST FLOOR

Bedroom 1:	4.51m x 4.81m	14'7"	x 15'7"
Bedroom 2:	3.37m x 4.01m	11'0"	x 13'3"
Bedroom 3:	4.01m x 3.16m	13'1"	x 10'3"
Bedroom 4:	3.83m x 3.24m	12'5"	x 10'6"

Plot 5 is handed.

Plot 4 Pintails, Plot 5 Reedlings

1734 SQFT

A charming four-bedroom, detached family home with a contemporary kitchen and dining area with French doors leading to the garden, separate utility, large, dual aspect living room, spacious home office, cost efficient, Net Zero energy system[1], fibre-optic broadband, garage and rear garden overlooking open fields.

- Four, generous double bedrooms, master with ensuite shower room.
- Kitchen with central island, integrated appliances and separate utility room.
- Large study / home office with superfast fibre-optic broadband.
- Net Zero energy performance, SAP 'A' rated for efficiency and environmental impact.

GROUND FLOOR

Kitchen/Dining Room:	4.40m x 5.72m	14'4"	x 18'7"
Living Room:	3.80m x 6.49m	12'4"	x 21'2"

FIRST FLOOR

Bedroom 1:	4.15m x 3.90m	13'5"	x 12'7"
Bedroom 2:	4.45m x 2.99m	14'6"	x 9'8"
Bedroom 3:	3.85m x 3.04m	12'6"	x 9'9"
Bedroom 4:	3.85m x 3.36m	12'6"	x 11'0"

Homes are classified as Net Zero for regulated energy performance. EPC Rated A "very energy efficient – lower running costs" and "very environmentally friendly – lower CO_2 emissions". See page 11 of details.

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Ground floor

First floor

Plot 1 Foxcote, Plot 2 Rosecroft

1573 SQFT

A very attractive, four-bedroom, detached family home with a contemporary kitchen and open plan family/dining area, separate utility, living room, cost efficient, Net Zero energy system, fibre-optic broadband, shared private drive, integrated garage and garden.

- Four good sized bedrooms, two with ensuite shower rooms.
- Kitchen with central island, integrated appliances and separate utility room.
- Open plan family / dining area opening onto the garden.
- Net Zero energy performance, SAP 'A' rated for efficiency and environmental impact

Plot 2 is handed.

Ground floor

First floor

GROUND FLOOR

Kitchen/Dining/Family:	8.67m x 4.19m	28'4" x 13'7"
Lounge:	3.58m x 5.51m	11'7" x 18'0"

FIRST FLOOR

Bedroom 1:	3.58m x 4.08m	11'7" x 13'3"
Bedroom 2:	2.80m x 3.74m	9'2" x 12'2"
Bedroom 3:	2.91m x 3.46m	9'5" x 11'3"
Bedroom 4:	2.74m x 3.29m	8'9" x 10'8"

Plot 6 Meadowbank

1126 SQFT

An intelligently designed, three-bedroom bungalow with contemporary kitchen and dining area, and separate, dual aspect living room, both with French doors opening to the south-facing garden, cost efficient, Net Zero energy system, fibre-optic broadband and detached garage.

- Three, well-proportioned double bedrooms, master with ensuite shower room.
- Shaker style kitchen with central island and integrated appliances.
- Separate, dual aspect living room, opening onto the garden.
- Net Zero energy performance, SAP 'A' rated for efficiency and environmental impact.

GROUND FLOOR

Kitchen/Dining:	4.26m x 5.50m	13'9" x 18'0"
Lounge:	5.41m x 3.37m	17'7" x 11'0"
Bedroom 1:	4.21m x 3.28m	13'8" x 10'7"
Bedroom 2:	3.40m x 3.37m	11'1" x 11'0"
Bedroom 3:	2.65m x 4.48m	8'7" x 14'7"

Ground floor

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Finishing Touches

Every new home at Hare's Leap combines thoughtfully planned living spaces with stylish interior and exterior specifications.

Kitchen & Utility

- Elegant, shaker style, contemporary kitchen units.
- High quality laminate worktops in kitchen & utility (optional Silestone quartz worktops).
- Two, built-in Neff ovens & induction hob (optional microwave with warming drawer).
- Integrated dishwasher.
- Integrated fridge & freezer (fridge-freezer in Meadowbank).
- Optional Quooker boiling water tap.
- Optional wine cooler.
- Recessed spotlights with LED lighting under wall units & pendant feature light over island / breakfast bar.
- Space & plumbing for washer/dryer in utility room.

Bathrooms & Ensuites

- White, contemporary bathroom suites with high quality chrome & glass fittings.
- Basins with vanity unit in main bathrooms.
- High quality glass & chrome bath and shower screens.
- Full height ceramic tiling in bath & shower areas; basin splashbacks.
- Mains fed, thermostatically controlled shower in main bathrooms.
- Mains fed rainwater head shower & separate attachment in ensuites.
- Dual fuel heated towel rail.
- Soft close WC seats.
- Shaver socket fitted in bathrooms & ensuites.

Heating & Energy

- Daikin Altherma 3 air source heat pump.
- High output PV solar panels.
- Zoned underfloor heating system on ground floor.

- Flat panel radiators on first floor.
- Wi-Fi thermostat & heating controls.
- Low energy LED lighting throughout.
- ZERO BILLS

  All homes Zero Bills ready, subject to additional Tesla battery (standard on Plot 9). Ask for more details.

Technology

- Superfast fibre-optic broadband.
- Hard-wired Cat-5 data cabling.
- Pre-wiring for TV & satellite in living room.
- USB charging sockets in master bedroom and kitchen.
- myenergi Zappi electric vehicle charging point.

General Specifications

- Anthracite grey / white internal finish front door.
- uPVC anthracite grey / white internal finish windows & French doors.
- Contemporary brushed chrome door fittings.
- Staircase with oak handrail and white chamfered balustrade.
- Optional hand-fitted bedroom wardrobes.
- Smooth white finish to interior decoration.

Exterior Features

- Front and rear lighting with motion detector.
- Paved paths and patio areas.
- Rainwater recovery water butt.
- Outside tap.

Guarantee

- All homes at Hare's Leap are independently surveyed during construction by NHBC who will provide a 10-year guarantee.

Please note that specifications differ by property and may be subject to change. Ask your Sales Adviser for precise details of finishes and specifications.

Your next steps

Whether you're a first-time buyer or selling an existing property, we can help make your move to Hare's Leap easier and even more affordable.

Sales enquiries & reservations

If you'd like to find out more about Hare's Leap or a particular property, please get in touch with our Sales Team on 07868317236 or at haresleap@autograph-homes.co.uk. We can talk you through floor plans and specifications in detail and confirm the construction schedule. Then, if you'd like to go ahead with a reservation, we'll ask for a small initial fee to secure your new home. After that, you'll be ready to instruct your solicitor to begin the purchase process.

Own New

We've partnered with Own New to make 95% mortgages at competitive rates available to our customers. The scheme is open to first time buyers as well as those who have previously bought a home, including higher-value properties. You simply apply for a normal mortgage through your lender's usual process and Own New reduces the lender's risk behind the scenes, making approvals easier. Even if you are self-employed or don't yet have a credit rating, you can still be accepted for a mortgage.

Part Exchange

If you're ready to move, there's no need to wait until you sell your existing property. We've partnered with Property PX Group, the UK's leading part exchange provider, so if your current home meets their conditions, they will make you a free, no-obligation, part exchange offer, at a fair market price, based on a valuation of local independent estate agents. You don't have to worry about complicated chains or pay agents' fees. When your new home is ready, so are you.

Signature Move

Our Signature Move service makes selling your existing property easier. If you reserve a new home at Hare's Leap, we'll arrange for an estate agent to value your property, agree a selling price, organise viewings and manage the whole process on your behalf. Then, when everything's done and dusted, we'll even pay the estate agent's fees.

Armed Forces Covenant

As a signatory to the Armed Forces Covenant, Autograph Homes has pledged to support members of the Armed Forces community and their families, through bespoke homebuyer discount packages for Defence personnel.

Customer Care

We'll make you feel at home long before you move in. We're proud to adhere strictly to the terms of the Consumer Code for Home Builders, which protects your rights as a new home buyer. Ask about our Customer Care Charter which provides step-by-step information about the path to purchasing your new home, and the commitments we make along the way.

Terms and conditions apply to all schemes and offers. To find out more please contact us.

Viewpoint @Totterdown, Bristol

Church Farm, Rode

The Haw Wood, North Bristol

AUTOGRAPH Homes

Autograph Homes is an award-winning independent homebuilder with an established regional heritage, creating exciting new developments and beautiful family homes across the South West.

We build homes that are different by design. Homes created with imagination and intelligence, as individual as those who live in them. Properties that echo their location and environment, with striking architectural features, inviting living spaces and distinctive finishes, inside and out.

Our homes are built for today but fit for the future. We combine the latest low carbon technologies with forward-thinking design to improve energy efficiency and reduce environmental impact: creating homes as convenient and comfortable to live in as they are economical to own.

Because we're independent, we can focus on the details, so we include as standard what others offer only at a premium price, making all our homes more inspiring and outstanding value for money. We'll work with you to make moving to your new home easier and more achievable. A home that reflects who you are, and a home you can be proud to own.

To learn more about us visit **www.autograph-homes.co.uk.**

WINNER BRISTOL PROPERTY AWARDS 2024

Insider RESIDENTIAL PROPERTY AWARDS 2024 WINNER

housebuilder FINALIST awards 2023

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Sales enquiries

For further information about the stunning, net zero homes at Hare's Leap, please contact our Sales Team. We look forward to hearing from you.

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haresleap@autograph-homes.co.uk

www.autograph-homes.co.uk

AUTOGRAPH Homes

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