

No **102**

PRESTBURY ROAD

C H E L T E N H A M

Elegant and modern 3 & 4 bedroom homes in Cheltenham
- the finest Regency town in England.



Newland

H O M E S



Glorious architecture in Regency Cheltenham

with a host of festivals and excellent education options

No. 102 Prestbury Road is an exciting development of 30 new homes in the sought-after area of Prestbury on the northern side of Cheltenham less than 1km from historic Pittville Park. A bespoke development offering a range of 3 and 4-bedroom family homes with parking, No. 102 Prestbury Road is conveniently positioned for easy access to the town centre.

Cheltenham was recently announced as the 'Best Place to Live 2020' in the south west in the Sunday Times annual review and it's no surprise to see why: outstanding architecture, a lively festival scene, excellent shopping, top-quality schools and all on the edge of the Cotswolds.

Spa town history

Cheltenham is famed for its Regency architecture and a history that saw it boom as a spa town in the early 1800s and the evidence remains today with a host of spectacular period buildings right across the town. The Rotunda at Montpellier and famous

Caryatids, the rare example of a convex crescent at Lansdown, the tree-lined Promenade and Royal Crescent in the centre of town and of course historic Pittville Pump Room in a spectacular setting over sweeping lawns and ornamental lakes form an impressive backdrop to life in the town.

Festivals, shopping and entertainment

There is always something going on in Cheltenham, with one of the biggest events the jump-racing festival in March at the racecourse little more than a few furlongs up the road. Other festivals for classical music, jazz, literature and science appear across the

rest of the year - there are actually over 20 annually - and bring a real vibrancy to the town. The centre of Cheltenham is within easy reach from No.102 on foot, by cycle or car, and offers a range of shopping and leisure amenities from the thriving high street, including the recently opened John Lewis store, to more offbeat options, boutiques and artisan stores - many clustered around the picturesque Montpellier area. Naturally, you'll find no shortage of good restaurants, eateries and coffee shops either.

Superior schools

Another big attraction in Cheltenham is the schools, which offer almost unimaginable riches. Private options start with Berkhamstead and St Edward's prep schools, followed by Cheltenham College, Cheltenham Ladies' College and Dean Close while a number of state primaries are also rated outstanding by Ofsted. Pate's Grammar is consistently rated one of the best state secondary schools in the country while Balcarras is the only comprehensive to make the top 20 state schools in the region.

Connected to the Cotswolds

Cheltenham is considered as the gateway to the Cotswolds and the many picturesque towns and villages of the region. Its position between Bristol and Birmingham also means that it is a focal point within the west of England and adjacent to the M5 motorway. London can be reached either by train or car in a little over two hours with international connections provided by airports at both Bristol and Birmingham.

Britain's most complete Regency town now exuding a modern festival spirit all year round.



Travel connections

Pittville Park
0.6 miles - 13 mins on foot

Cheltenham racecourse
0.9 miles - 19 mins on foot

Cheltenham town centre
1.0 mile - 21 mins on foot

M5 Motorway (Jnc 11)
5.4 miles - 15 mins by car

Bristol
43.4 miles - 54 mins by car

Birmingham Airport
57.1 miles - 1 hr 4 mins by car

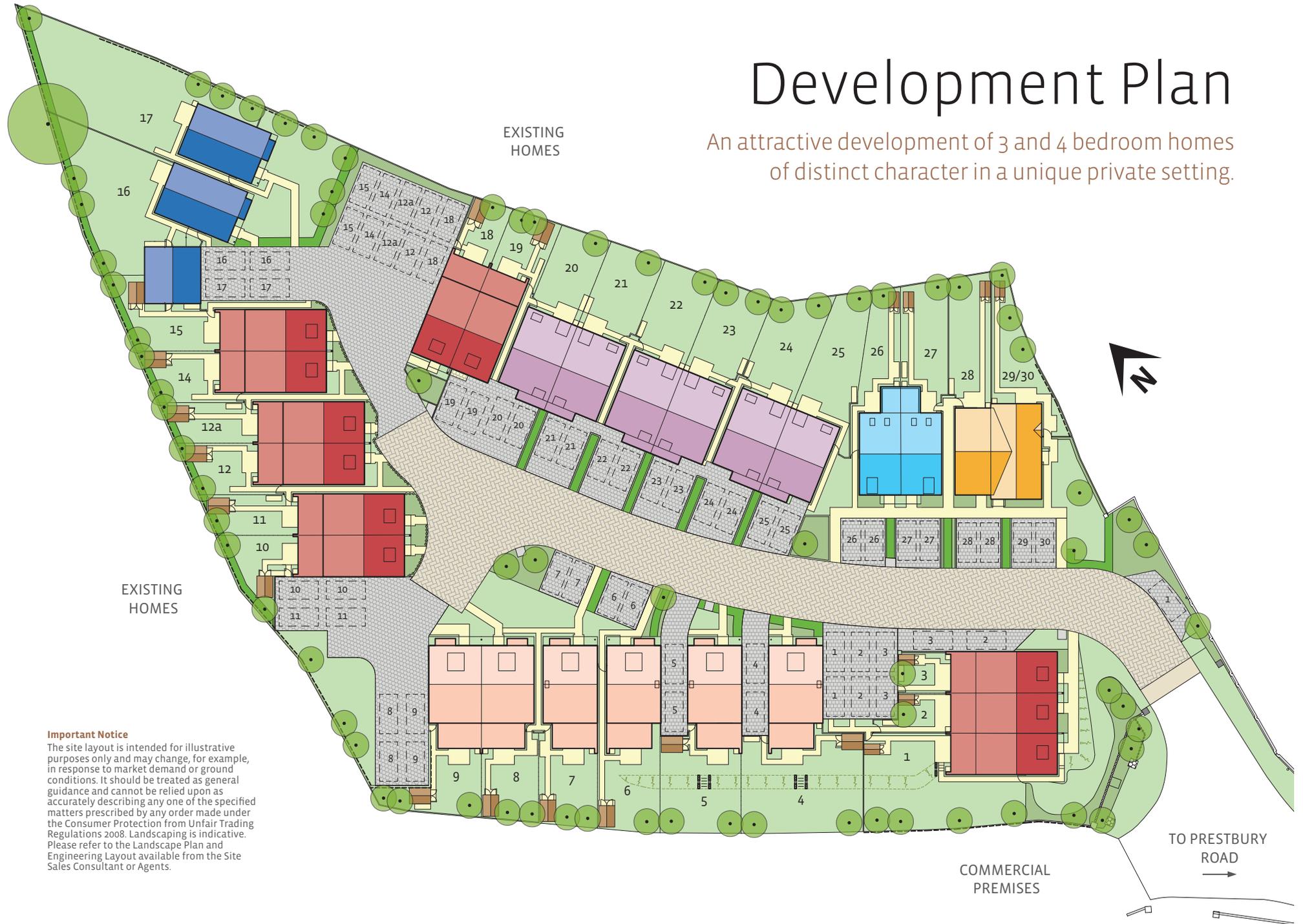
London Paddington
1 hr 59 mins from
Cheltenham Spa Station

* all times and distances
from Googlemaps. Car travel
times fastest route with no traffic.

Opposite page: The Pump Rooms at historic Pitville Park 1. The Wishing Fish Clock in Regent Arcade 2. Outdoor cafe culture in Cheltenham 3. The new John Lewis store in Cheltenham High Street 4. Iconic Cheltenham racecourse overlooked by Cleve Hill (picture: Mike Halliwell) 5. Lansdown Crescent in Montpellier 6. Festival time at the Town Hall

Development Plan

An attractive development of 3 and 4 bedroom homes of distinct character in a unique private setting.



Important Notice

The site layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under the Consumer Protection from Unfair Trading Regulations 2008. Landscaping is indicative. Please refer to the Landscape Plan and Engineering Layout available from the Site Sales Consultant or Agents.



The Hampton

4 bedroom home
Plots: 4 to 9



The Draycott

4 bedroom home
Plots: 20 to 25



The Taynton

4 bedroom home
Plots: 26 & 27



The Hinton

3 bedroom home
Plots: 16 & 17



The Tetbury

3 bedroom home
Plots: 1 to 3, 10 to 15,
18 & 19



Cheltenham Borough Homes

Please see Sales Consultant for more information



The Cotswolds is the perfect place to explore the outdoors away from Cheltenham





Considerate | Conscientious | Crafted



The Hampton

Plots: 4 to 9

A delightful 4 bedroom detached or semi-detached home boasting magnificent open plan kitchen and dining area, with high specification kitchen and feature island. The principal bedroom occupies the top floor with a spectacular galleried landing, ensuite shower room and walk in wardrobe.



Ground floor



First floor



Second floor

Lounge

3.40m (max) X 4.99m (max)
11'2" (max) X 16'4" (max)

Kitchen/Dining

5.40m (max) X 4.37m (max)
17'8" (max) X 14'4" (max)

Sun Lounge

4.62m X 2.67m
15'2" X 8'9"

Bedroom 1 *

5.40m (max) X 3.99m (max)
17'8" (max) X 13'1" (max)

Bedroom 2

3.36m X 3.16m
11'1" X 10'4"

Bedroom 3

3.42m X 2.76m
11'2" X 9'1"

Bedroom 4

1.94m (max) X 2.86m (max)
6'4" (max) X 9'4" (max)

- A/C Airing cupboard
- AS Appliance space
- B Boiler
- C Cupboard
- DW Dishwasher
- FF Integrated fridge/freezer
- O Integrated eye level single oven and microwave
- WM Washing machine space

- Eco Bin
- Denotes reduced ceiling level
- # See Sales Consultant for plots applicable
- * Dims exclude wardrobe

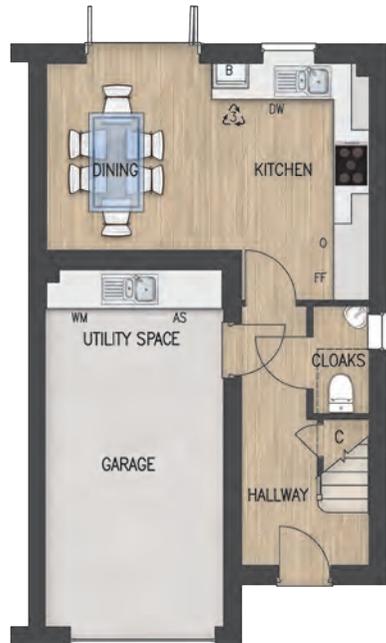
Plots 8 & 9 are semi-detached



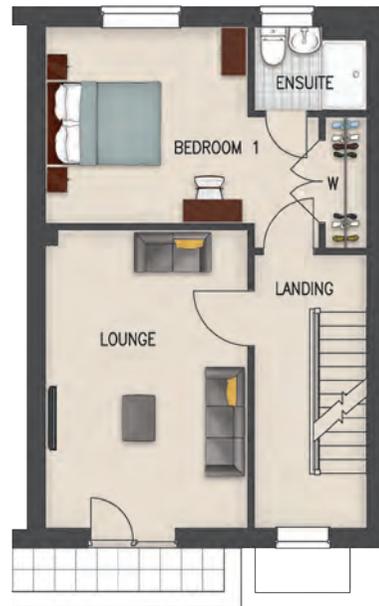
The Draycott

Plots: 20 to 25

An elegant 4 bedroom semi-detached town house providing flexible living across three floors. The spacious high quality specification kitchen/dining is located on the ground floor with bi-fold doors leading out to the rear garden. Upstairs the generously sized lounge is flooded with light from the French doors, which lead out to the balcony.



Ground floor



First floor



Second floor

Kitchen/Dining

5.42m (max) X 3.96m (max)
17'9" (max) X 13'0" (max)

Lounge

3.42m X 5.00m
11'2" X 16'5"

Bedroom 1 *

4.61m (max) X 3.71m (max)
15'1" (max) X 12'2" (max)

Bedroom 2

4.41m X 2.92m
14'5" X 9'7"

Bedroom 3 *

3.03m (max) X 3.72m (max)
9'11" (max) X 12'2" (max)

Bedroom 4

2.30m X 2.69m
7'6" X 8'10"

- | | | | |
|-----|--|-----|-------------------------------|
| A/C | Airing cupboard | W | Wardrobe |
| AS | Appliance space | WM | Washing machine space |
| B | Boiler | | Eco Bin |
| C | Cupboard | --- | Denotes reduced ceiling level |
| DW | Dishwasher space | * | Dims exclude wardrobe |
| FF | Integrated fridge/freezer | | |
| O | Integrated eye level single oven and microwave | | |



The Taynton

Plots: 26 & 27

A beautiful, contemporary 4 bedroom semi-detached home, thoughtfully designed over three levels. An open plan kitchen/dining space on the ground floor is conveniently accompanied by a utility and cloakroom space. Upstairs, a statement floor to ceiling window floods light through the first floor landing. The principal bedroom features two generous fitted wardrobes and ensuite bathroom.



Ground floor



First floor



Second floor

Lounge

4.14m (max) X 4.86m (max)
13'7" (max) X 15'11" (max)

Kitchen/Dining

4.14m X 3.54m
13'7" X 11'7"

Bedroom 1 *

3.39m (max) X 3.87m (max)
11'1" (max) X 12'8" (max)

Bedroom 2

4.14m (max) X 3.87m (max)
13'7" (max) X 12'8" (max)

Bedroom 3

4.14m (max) X 3.26m (max)
13'7" (max) X 10'8" (max)

Bedroom 4

2.23m X 3.23m
7'3" X 10'7"

- | | | | |
|-----|--|-----|-------------------------------|
| A/C | Airing cupboard | W | Wardrobe |
| AS | Appliance space | WM | Washing machine space |
| B | Boiler | | Eco Bin |
| DW | Dishwasher | --- | Denotes reduced ceiling level |
| FF | Integrated fridge/freezer | * | Dims exclude wardrobe |
| O | Integrated eye level single oven and microwave | | |



The Hinton

Plots: 16 & 17

A beautifully balanced 3 bedroom detached home, which benefits from an open plan kitchen and dining area, perfect for flexible living. The bi-fold doors of the kitchen frame the garden and bring the outside in to this social space. Upstairs the principal bedroom suite boasts a walk in wardrobe and ensuite shower room, in addition to a further double and single bedroom plus a family bathroom.



Ground floor



First floor

Lounge

3.40m (max) X 5.47m (max)
11'2" (max) X 17'11" (max)

Kitchen/Dining

5.40m (max) X 4.32m (max)
17'8" (max) X 14'2" (max)

Bedroom 1*

3.36m (max) X 3.83m (max)
11'1" (max) X 12'6" (max)

Bedroom 2

3.20m X 3.18m
10'6" X 10'5"

Bedroom 3

2.10m (max) X 3.18m (max)
6'10" (max) X 10'5" (max)

A/C Airing cupboard
AS Appliance space
B Boiler
C Cupboard
DW Dishwasher
FF Integrated fridge/freezer
O Integrated eye level single oven and microwave

WM Washing machine space
Eco Bin
--- Denotes reduced ceiling level
See Sales Consultant for plots applicable
* Dims exclude wardrobe



The Tetbury

Plots: 1 to 3, 10 to 15, 18 & 19

A light and spacious 3 bedroom, 3 storey semi-detached home with an extensive kitchen, lounge and dining area, with French doors leading out to the garden. The principal bedroom is the perfect hideaway occupying the top floor with a beautiful galleried landing, benefitting from generous walk in wardrobe and ensuite shower room.



Ground floor



First floor



Second floor

Lounge/Dining

4.14m x 6.52m
13'7" x 21'5"

Kitchen

3.20m (max) x 4.86m (max)
10'6" (max) x 15'11" (max)

Bedroom 1 *

4.14m (max) x 4.70m (max)
13'7" (max) x 15'5" (max)

Bedroom 2

4.14m (max) x 2.79m (max)
13'7" (max) x 9'2" (max)

Bedroom 3 *

3.38m (max) x 3.61m (max)
11'1" (max) x 11'10" (max)

A/C Airing cupboard
AS Appliance space
B Boiler
DW Dishwasher
FF Integrated fridge/freezer
L Larder unit
O Integrated eye level single oven and microwave

W Wardrobe
WM Washing machine space
Eco Bin
--- Denotes reduced ceiling level
* Dims exclude wardrobe

Our Specification

We think about more than just the fixtures and fittings at Newland Homes. We apply our considerate, conscientious and crafted approach across all aspects of design and construction. Here are just some of the ways we do this...



Helping you save energy and money

Our homes are designed with energy efficiency and therefore cost-saving in mind. Many homes are oriented to make the most of natural light and solar gain, and utilise the roof space, reducing energy costs. Innovation at its best.



Choice of fixtures and fittings

Optional extras can be chosen subject to stage of construction - please ask our Sales Consultant for more information.



Be part of the community

Our aim is always to enhance the communities in which we build. Each Newland development is carefully selected and has its own unique character, being sympathetic to the surrounding architectural landscape.



Move in and live

Our Sales Consultant is on hand every step of the way to make your purchase as smooth as possible. Before you move in we'll demonstrate your new home to you, then it's all ready to go with a 10 year LABC warranty for complete peace of mind.

Kitchens

- Fully fitted Symphony contemporary New York kitchen units in a range of colours with soft close cupboards and drawers*
- Choice of 40mm laminate worktops
- Carron Phoenix Zeta stainless steel 1.5 bowl sink
- Carron Phoenix Savoy mono mixer tap single lever tap
- Eye level Neff single multifunction oven with secondary combination oven and microwave (with unique high and slide door upgrade option)
- Eye level Neff single multifunction oven to The Tetbury and The Hinton only
- Choice of Neff 5 burner gas hob or Neff Ceramic hob. Induction hob available as an upgrade option*
- Integrated dishwasher
- Integrated 50:50 fridge freezer
- Integrated eco bins as part of kitchen design to assist with recycling
- Plumbing for washing machine

Bathrooms and Ensuites

- Villeroy and Boch white sanitaryware
- Vado contemporary taps
- Vado Rain shower with separate handset to main bathroom with shower screen
- Vado Rain shower with separate handset to all ensuites

Newland Homes support

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

- Choice of Porcelanosa ceramic wall tiles*
- Classic curved chrome ladder radiator in bathrooms and ensuites

Electrical

- Telephone points on each floor including lounge and master bedroom with BT and Virgin Media Fibre to the premises high speed broadband (check with Sales Consultant for positions)
- TV/FM points to principal rooms with ducting and additional high level sockets for tidy wall mounting (check with Sales Consultant for homes applicable)
- Power points with high performance RCD protection
- USB charging point as part of a double socket provided in kitchen, lounge and master bedroom
- Mains operated smoke alarms and carbon monoxide detector (check with Sales Consultant for position)
- LED under unit lighting and plinth lighting to homes with kitchen islands (check with Sales Consultant)
- Chrome downlighters to kitchen, bathroom and ensuites
- Stainless steel contemporary lantern to front
- Wiring included for optional electric vehicle charging point where possible, check with Sales Consultant

Internal Finish

- Contemporary white routed ladder pattern white flush doors with chrome ironmongery
- Woodwork finished in satinwood brilliant white
- Matt emulsion walls in brilliant white
- Smooth ceilings in brilliant white
- Master bedroom with fitted mirror sliding wardrobe or walk in wardrobe with hinged internal doors* check with Sales Consultants

External Finish

- Quality facing external finishes including brick and render elevations
- Black rainwater goods
- PVCu double glazed energy efficient windows and french doors
- GRP Front door with 3 point locking and chrome lever handles and ironmongery where appropriate
- Door bell and chrome door numerals
- Turf to rear gardens with frontages landscaped as shown on development landscaping masterplan
- Outside tap (check with Sales Consultant for homes applicable and positions)

Energy Saving Homes

- Each home is designed with a 'Predicted Energy Assessment' (PEA) to ensure it is energy efficient and meets or exceeds current regulative standards
- Every home is then air tested for leakage to ensure exacting predicted energy performance ratings are met, and the PEA is converted into the homes' 'Energy Performance Certificate' (EPC)

This is all achieved through using energy efficient materials in the fabric of the construction materials, including:

- High performance insulation to roof, ground floor and external walls
- Double glazed windows and doors with energy efficient glazing
- Highly efficient gas central heating system
- Thermostatic radiator valves
- 'A' rated appliances or higher fitted within homes
- Dual flush toilets and water saving aerated taps as standard, which use less water but maintain pressure
- Composting facilities to assist with food waste and gardening
- Water butt for rainwater harvesting
- Solar PV panels to detached homes

*Choices available dependent on stage of construction. Please ask Sales Consultant for individual plot specification, including clarification of kitchen drawings. Further information is available by requesting a copy of our specification checklist.



LABC - LABC Warranty carries out an independent survey of each home during construction, and issues a 10-year warranty certificate when the home is completed.

Images depict examples of specification and upgrades from sister developments





Solar PV provision for all detached homes, exceeding planning requirements



Comprehensive new tree and shrub planting



Composting facilities for each home



Rainwater harvesting for each home



Recycling facilities designed into each kitchen



SUDS – Sustainable Urban Drainage Systems

Sustainable living

There is evidence to show that our climate is changing due to a combination of physical and human factors. At Newland Homes, we want to encourage our homeowners' aspirations to live both sustainably and stylishly.



Our approach

We live up to our company's core values: we are Considerate of the environment; Conscientious in our role; and we therefore have a responsibility to Craft homes which are attractive, durable, efficient (both in construction and in use) and comfortable.

This is our promise as a sustainable developer. Each development starts with a comprehensive assessment. Our in-house team commissions specialists to assess the existing ecological habitat – the flora and fauna – even in urban areas, so we can strive to ensure that a development protects and enhances important features and wildlife. We introduce sustainable storm drainage solutions that do not increase flood risk, and commonly produce ecological benefits.

We also consider the landscape context and visual impact, so homes are positioned to enjoy natural features, views and sunlight. Only once we have the full story of a site, can we properly start to design each individual home.

Embracing the future

We adopt a 'fabric first' philosophy to the way we build our homes. This means that the better the insulation, construction, ventilation, and detailed design, the more efficiently and comfortably your home will operate, saving money in the long term and keeping your carbon footprint low. Our homes have:

- Traditional masonry or timber framed construction, with highly efficient thermal insulation to walls, floors and roof
- Double glazed windows with innovative coatings to minimise heat loss and reduce summer overheating
- Highly efficient gas condensing boilers. We have also installed air source heat pumps on some of our sites as a means to avoid fossil fuel use, and we continue to explore the use of this and other low carbon products
- Low energy LED downlighters and motion detector lighting, as well as A++ rated fitted appliances. All designed to minimise electricity use and be lighter on your pocket
- Dual flush toilets and water saving aerated taps as standard, which use less water but maintain pressure



Our homes are built to achieve and often exceed the latest construction requirements, without compromising on their good looks. All timber used in our homes is from certified sustainable sources. Any suitable demolition material from clearing a site is crushed, re-used and recycled on site, and construction waste is sorted to maximise re-use.

Building sustainability into our home

The way we live in our homes is rapidly evolving and Newland Homes is embracing technological opportunities to make our homes more convenient, comfortable and economic to run. Our home is no longer just a place to sleep and eat, but also to work. Remote working is on the increase, reducing the need to travel to a place of work.

Newland Homes helps to facilitate this sustainable choice and wherever possible, our homes are provided with a Superfast Fibre Broadband connection with at least two data sockets within the property. We include smart meters in many of our homes. These help you to monitor and efficiently manage your household electricity use, as well as allowing the electricity supply grid to function more effectively. The next logical step is Smart Home Automation.

ENABLING YOU TO LIVE GREENER



Part of our promise as a sustainable developer is to facilitate homeowners to avoid waste and conserve resources.

Sometimes it's small initiatives which make a big difference to everyday life, and including them into the design of a house at the outset means it's easier for you in the long term. Such as:

- Rainwater butts to harvest water for use in your garden, along with composter areas

and ample space for your local Council's recycling containers

- Somewhere to store a bike. Be it a generously proportioned garage, a shed, or a cycle store for apartments, to encourage the use of alternative transport forms
- An integrated eco-bin in the kitchen to assist with sorting recyclables. Research has shown that sorting waste at the point of use results in a higher rate of recycling

No. 102 Prestbury Road exceeds Building Regulation requirements, having significantly enhanced renewable power, by incorporating a generous array of solar PV panels to detached homes. With the future in mind, homes are wired with provision for an electric car charging point to be added.

Our communities

Sustainable development is often defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs. We take a long-term view with all our sites and our aim is always to enhance the communities in which we build.

We invest in the community infrastructure, and crucially, build homes that people want to live in, for now and for many years to come. As technology and its take-up improves, we expect to deliver more homes that are ever closer to carbon neutral.

We hope to share this journey with all our customers, and in all our respective walks of life, to ensure we deliver a future fit for our children, grandchildren and generations to come.



 **Newland**
HOMES



Considerate | Conscientious | Crafted

At Newland Homes, we've built a solid reputation for developing carefully crafted, high quality homes and enhancing local communities. We constantly push the boundaries of new home design through applying innovation to the way we choose our hand-picked locations, offering considerate design, crafted construction and a conscientious approach to environmental sustainability.

With people at the heart of our focus, we understand that everybody is different. Whatever lifestyle you lead, we feel quietly proud of our passionate commitment to the details that matter to you most.

Before a spade goes in the ground, every location is judged on its merit and its impact on the environment. Every room in every home is thoughtfully considered, maximising light, space and storage for you to enjoy. Each location warrants its own palette of materials and finishes in keeping with the locale and our dedicated team will never compromise on the quality of our specification.

Award winning design touches evolve from an established talented team who understand that in our ever-changing world, your home has never been so important. Creating a sustainable legacy by engaging with the needs of our customers is what inspires our strategy and drives our curiosity.





A selection of Newland Homes' recently completed developments.



No **102**
PRESTBURY ROAD
 CHELTENHAM

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 Prestbury Road,
 Cheltenham
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Design: www.linesgroup.co.uk

Considerate | Conscientious | Crafted



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All purchasers must check with the Sales Consultant to ascertain the final layout and dimensions. Artists impressions of elevations showing mature landscaping are for illustration purposes only. The measurements shown in the brochure are for guidance purposes only and all dimensions should be checked and verified. Kitchen and Bathroom layouts are for guidance purposes and will probably vary depending upon final suppliers alterations. Please check with our Sales Consultant to confirm final layouts for these areas. Computer generated images have been provided to give an indication of the overall finish and size of the completed properties. These images are computer interpretations and should be regarded as such. The quoted specification can be changed or altered without notice and is for guidance purposes only. Please check with your Sales Consultant to confirm the specification for your property. Although every care has been taken to ensure the accuracy of all information in this brochure, the contents do not form part or constitute any representation, warranty or part of any contract. In order to make each home individual, external finishes and window positions do vary, please ask Sales Consultant for full details. 09/20

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