

# Hill View • Welland • Worcestershire

A superb development of stylish 2, 3 & 4 Bedroom Homes







## Welcome

A superb development by DB Homes in a truly beautiful location offering a selection of 2, 3 and 4 bedroom houses and bungalows situated in the village of Welland surrounded by farms and countryside.

Buying a new DB Home enables you to relax, safe in the knowledge that your new home is designed and built to adhere to modern building standards, targeting high levels of insulation and low levels of carbon emissions.

These high standards flow through every part of the design and construction of these new homes including heat loss, ventilation, sound insulation, electrical and fire safety.

Your new home also comes with a 10 year warranty and a 2 year builders guarantee.



## Community Life

A strong sense of community is apparent in the village of Welland which is situated midway between the Cities of Worcester and Gloucester. The Village Hall offers long standing clubs such as the Arts and Crafts Club, the WI along with Brownies, dancing and a host of other activities. The Church is central to the village offering various activities besides regular worship such as coffee mornings, concerts and drama events which are held regularly attracting large audiences. The village hall also houses the local library which offers free public access to computers.

The Village has its own local pre-school, a pub and a village store which offers post office facilities as well as a café.

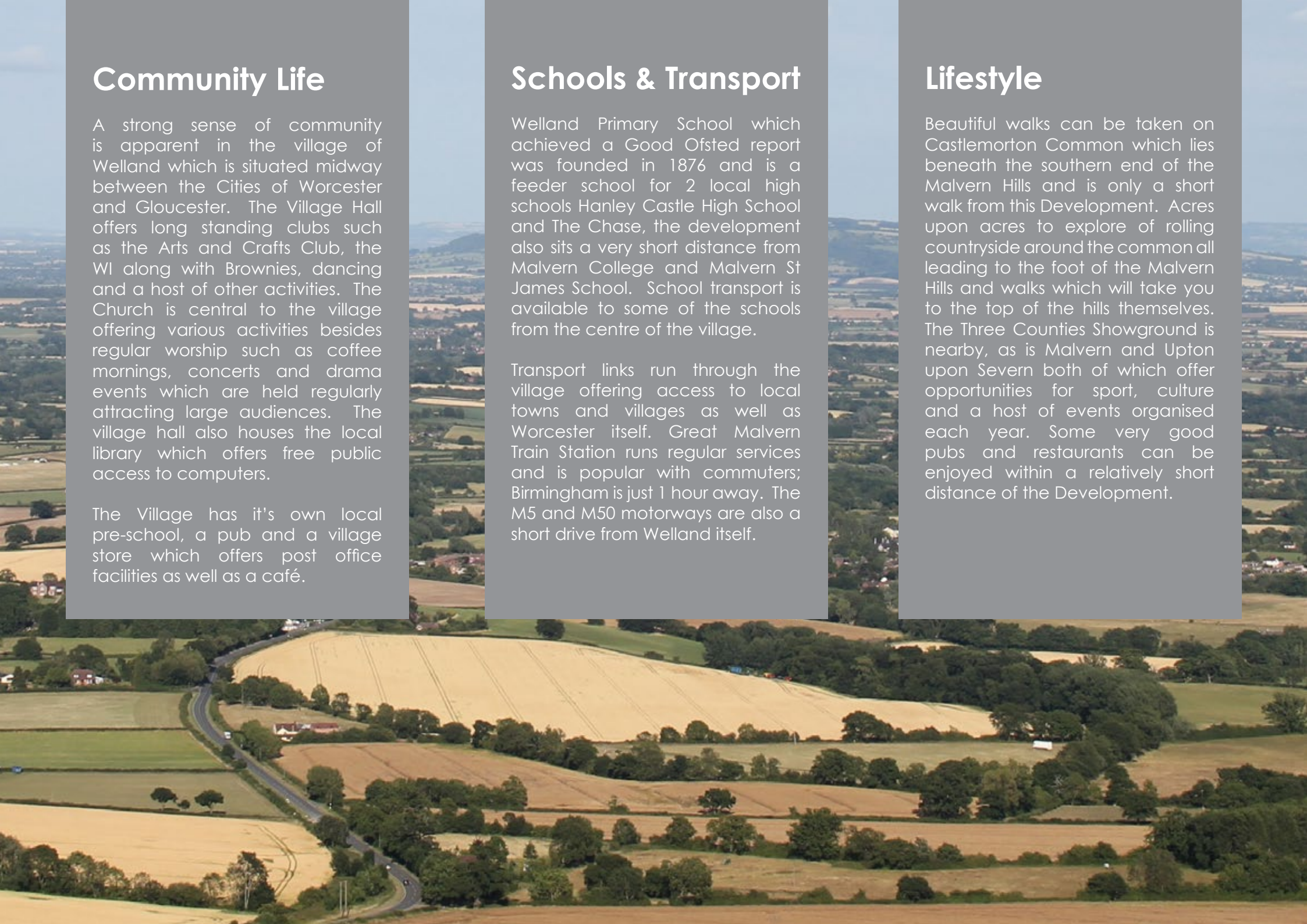
## Schools & Transport

Welland Primary School which achieved a Good Ofsted report was founded in 1876 and is a feeder school for 2 local high schools Hanley Castle High School and The Chase, the development also sits a very short distance from Malvern College and Malvern St James School. School transport is available to some of the schools from the centre of the village.

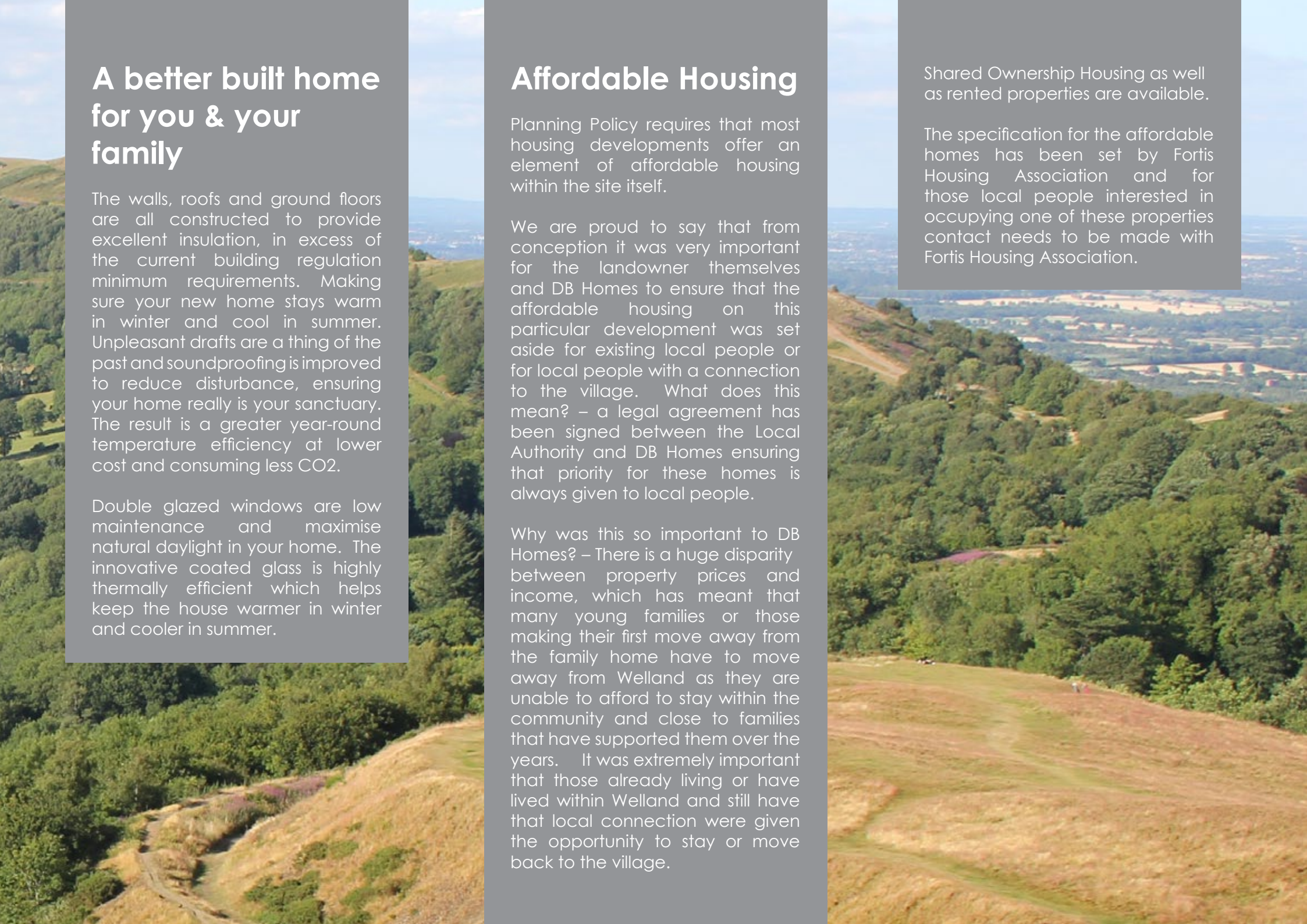
Transport links run through the village offering access to local towns and villages as well as Worcester itself. Great Malvern Train Station runs regular services and is popular with commuters; Birmingham is just 1 hour away. The M5 and M50 motorways are also a short drive from Welland itself.

## Lifestyle

Beautiful walks can be taken on Castlemorton Common which lies beneath the southern end of the Malvern Hills and is only a short walk from this Development. Acres upon acres to explore of rolling countryside around the common all leading to the foot of the Malvern Hills and walks which will take you to the top of the hills themselves. The Three Counties Showground is nearby, as is Malvern and Upton upon Severn both of which offer opportunities for sport, culture and a host of events organised each year. Some very good pubs and restaurants can be enjoyed within a relatively short distance of the Development.







## A better built home for you & your family

The walls, roofs and ground floors are all constructed to provide excellent insulation, in excess of the current building regulation minimum requirements. Making sure your new home stays warm in winter and cool in summer. Unpleasant drafts are a thing of the past and soundproofing is improved to reduce disturbance, ensuring your home really is your sanctuary. The result is a greater year-round temperature efficiency at lower cost and consuming less CO<sub>2</sub>.

Double glazed windows are low maintenance and maximise natural daylight in your home. The innovative coated glass is highly thermally efficient which helps keep the house warmer in winter and cooler in summer.

## Affordable Housing

Planning Policy requires that most housing developments offer an element of affordable housing within the site itself.

We are proud to say that from conception it was very important for the landowner themselves and DB Homes to ensure that the affordable housing on this particular development was set aside for existing local people or for local people with a connection to the village. What does this mean? – a legal agreement has been signed between the Local Authority and DB Homes ensuring that priority for these homes is always given to local people.

Why was this so important to DB Homes? – There is a huge disparity between property prices and income, which has meant that many young families or those making their first move away from the family home have to move away from Welland as they are unable to afford to stay within the community and close to families that have supported them over the years. It was extremely important that those already living or have lived within Welland and still have that local connection were given the opportunity to stay or move back to the village.

Shared Ownership Housing as well as rented properties are available.

The specification for the affordable homes has been set by Fortis Housing Association and for those local people interested in occupying one of these properties contact needs to be made with Fortis Housing Association.





## Supporting local suppliers & workforces

As well as the passion for housing for local people, DB Homes is also passionate about sourcing materials locally. Great effort has been placed in making contact with local suppliers to enable this to take place. Kitchens, for example, have been sourced in Malvern, Granite worktops from Go for Granite in Kinnersley, taps and sinks have been sourced from Tewkesbury, the list goes on and is still evolving. DB Homes is also mentoring several students from the local High School, these students will attend site meetings and have been part of the design process to gain experience to enhance their University career.



# Site Plan



## Key

-  **4 bedroom houses**  
Plots 10, 22, 23 and 24
-  **3 bedroom houses**  
Plots 8 and 9
-  **3 bedroom detached**  
Plot 2
-  **2 bedroom houses**  
Plots 11, 12, 20 and 21



# High Quality Specification

The properties on this Development have been designed with specification in mind using the latest fixtures and fittings. For those wishing to reserve a plot off plan, kitchen, flooring choices etc. can be chosen by the buyer during early development.

## Kitchen/Utility Room

- Individually designed kitchens
- Integrated Zanussi double stainless steel oven (3 and 4 bed properties)
- Integrated Zanussi single stainless steel oven (2 bed properties)
- Integrated dishwasher (3 and 4 beds)
- Integrated fridge/freezer
- Integrated Washing Machine
- Zanussi Ceramic Hob
- Stainless Steel Splashback
- Zanussi Flat Glass Chimney Hood
- 1.5 Bowl topmount stainless steel sink (2 and 3 beds)
- 1.5 Bowl undermount stainless steel sink (4 beds)
- Granite worktops to 4 beds
- Karndean flooring

## Media and Communications

- TV/Satellite points to lounge
- TV/Satellite points to Bedroom 1
- TV/Satellite points to Bedroom 2

## Heating

- Air Source heatpump
- Hot water system providing high-pressure hot water to all outlets

## Family Bathrooms, Ensuites, and Cloakrooms

- Sanitaryware by Rocca - The Gap range designed by Antonio Bullo
- Mira Coda showers
- Mira Flight low profile white stone resin tray – offering BioCote technology which reduces bacterial and mould growth by up to 99.9% and is also scratch, chip and discolouration resistant
- Mira Leap shower doors 6mm toughened safety glass with CleanCoat glass coated technology
- Saros chrome monobloc basin mixer
- Saros chrome deck mounted bath/shower mixer
- Chrome Heated Towel Rail to family bathroom
- Cloakroom – Roca Mini range White Basin and white furniture
- Karndean flooring

## Externals

- Turfed gardens to front and rear of property
- Patio areas
- Private parking to each property
- Hard landscaping by specialists

## Security and peace of mind

- 10 year new home warranty
- Smoke alarms hard-wired to mains with battery backup



## The Lynemouth

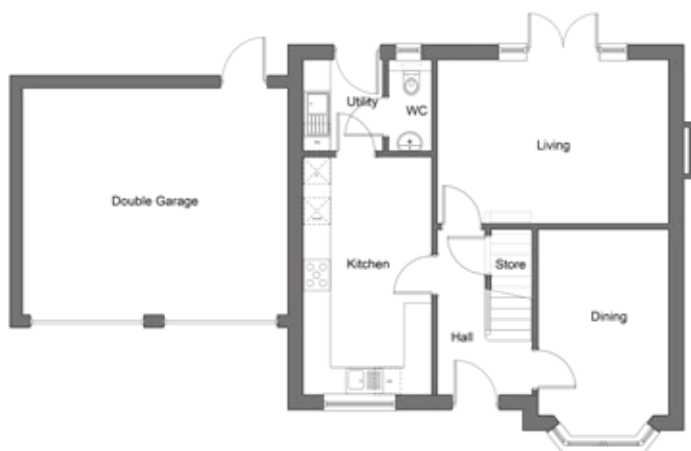




# The Lynemouth

## 4 bedroom house

- Kitchen Breakfast Room
- Living Room with French doors to rear garden
- Dining Room
- Utility Room
- Cloakroom
- Master Bedroom en-suite, built in store cupboards
- Bedroom 2 – en-suite, built in wardrobe
- Bedroom 3 – built in wardrobe
- Bedroom 4
- Upstairs Study
- Family Bathroom
- Double Garage



## Dimensions

### Ground Floor

Kitchen/Breakfast Room  
2.82 x 5.20m  
9'3" x 17'1"

Utility Room  
1.75 x 2.0m  
6'7" x 5'9"

Living Room  
5.06 x 3.59  
16'7" x 11'9"

Dining Room  
2.86 x 4.097m  
9'5" x 13'4"

### First Floor

Bedroom 1  
4.58 x 2.82m  
15' x 9'3"

Bedroom 2  
2.86 x 4.33m  
9'5" x 14'2"

Bedroom 3  
2.88 x 3.86m  
9'5" x 12'8"

Bedroom 4  
3.13 x 3.32m  
10'3" x 10'11"

Study  
2.52m x 2.10m  
8'3" x 6'10"

### Garage

5.80 x 4.96m  
19' x 16'3"

NB: all dimensions are maximums unless otherwise stated

Customers should note that all dimensions indicated are approximate and the plan is for illustrative purposes only. Detailed plans and specification are available for inspection for each plot at Nicholas Craddock Estate Agents during working hours and customers must check their individual specifications prior to making a reservation.



# The Bates





# The Bates

## 3 bedroom detached house

- Kitchen Breakfast Room with French doors to rear garden
- Living Room with French doors to rear garden
- Cloakroom
- Bedroom 1 – en-suite, built in wardrobe
- Bedroom 2 – built in wardrobe
- Bedroom 3 – built in wardrobe
- Family Bathroom
- Garage



## Dimensions

### Ground Floor

Kitchen/Dining Room  
3.48 x 5.07m  
11'5" x 16'8"

Living Room  
3.48 x 5.07m  
11'5" x 16'8"

### First Floor

Bedroom 1  
3.48 x 2.88m  
11'5" x 9'5"

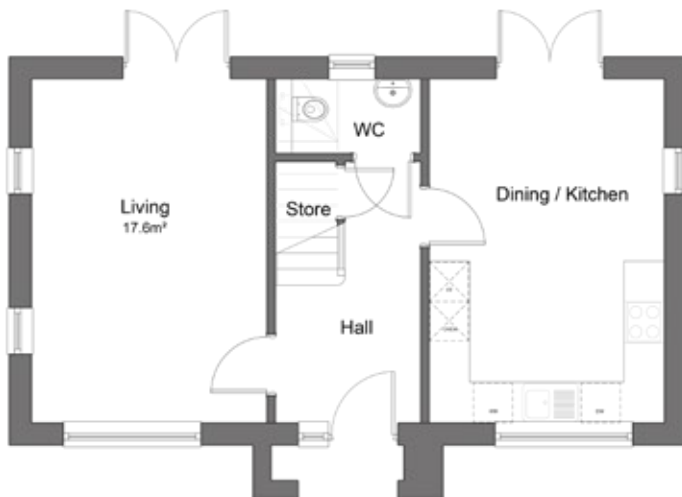
Bedroom 2  
3.48 x 2.59m  
11'5" x 8'6"

Bedroom 3  
3.48 x 1.65m  
11'5" x 5'5"

### Garage

3.10 x 4.96m  
10'2" x 16'3"

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# The Blyth

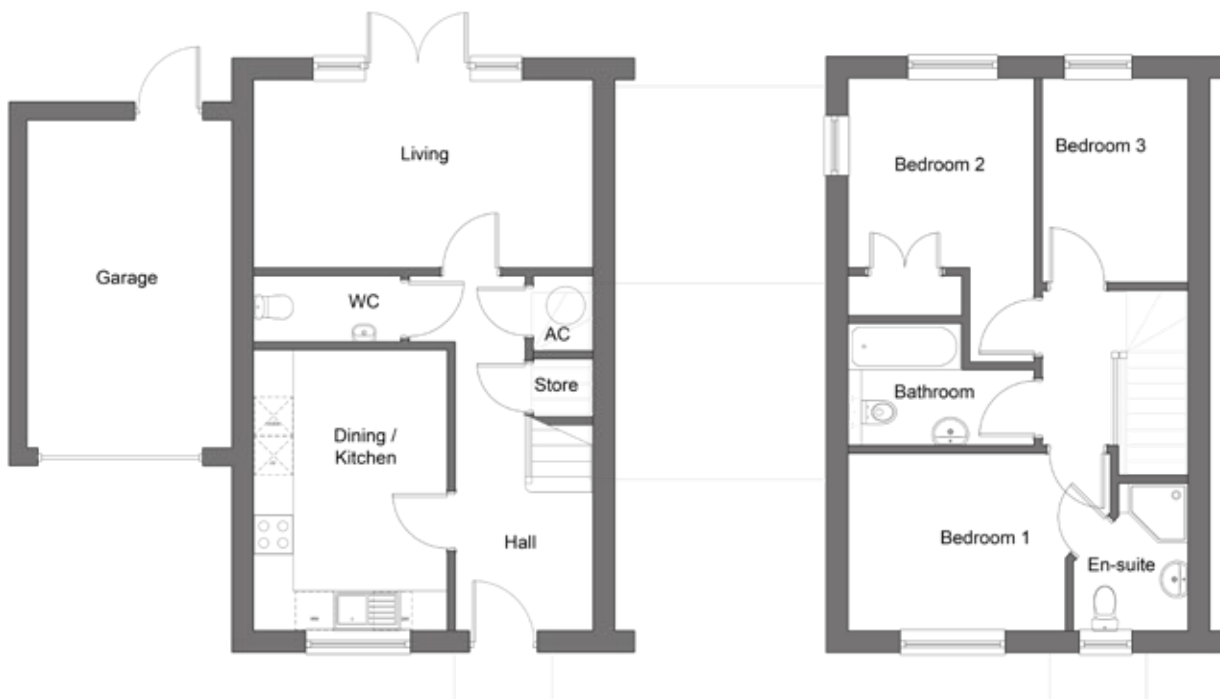




# The Blyth

## 3 bedroom house

- Kitchen Breakfast Room
- Living Room with French doors to rear garden
- Cloakroom
- Bedroom 1 – en-suite
- Bedroom 2 – built in wardrobe
- Bedroom 3
- Family Bathroom
- Garage



## Dimensions

### Ground Floor

Kitchen/Dining Room  
2.93 x 4.25m  
9'7" x 13'11"

Living Room  
5.13 x 2.85m  
16'10" x 9'4"

### First Floor

Bedroom 1  
3.28 x 2.68m  
10'9" x 8'10"

Bedroom 2  
2.81 x 4.28m  
9'3" x 14'1"

Bedroom 3  
2.20 x 3.08m  
7'3" x 10'1"

### Garage

3.10 x 4.96m  
10'2" x 16'3"

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# The Woodhorn

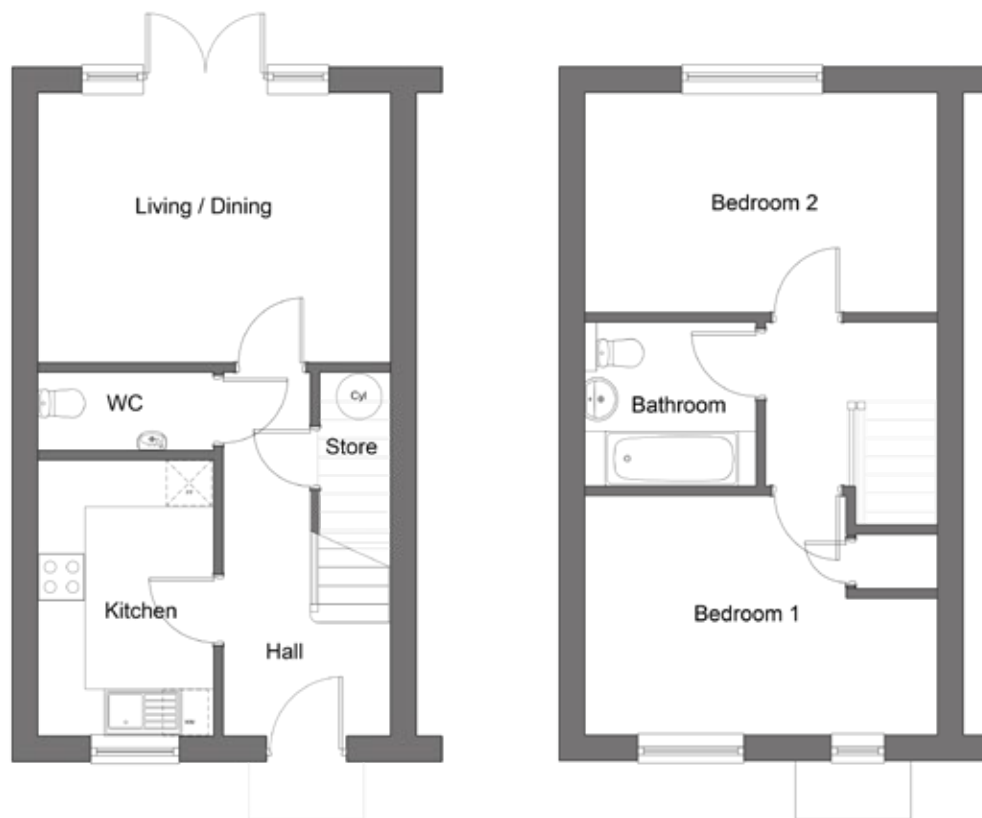




# The Woodhorn

## 2 bedroom house

- Kitchen
- Living Room with French doors to the rear garden
- Cloakroom
- Bedroom 1
- Bedroom 2
- Family Bathroom



## Dimensions

### Ground Floor

Kitchen  
2.55 x 3.53m  
8'4" x 11'7"

Living Room  
4.51 x 3.45m  
14'x10" x 11'4"

### First Floor

Bedroom 1  
4.51 x 3.07m  
14'10" x 10'1"

Bedroom 2  
4.51 x 2.82  
14'10" x 9'3"

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For more information get in touch with Nicholas Craddock

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H O M E S  
W E L L A N D

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