



FRANKLEY PARK NORTHFIELD

Creating Better Life Experiences.
One Home at a Time.



Frankley Park Sales & Marketing Suite
Off Tessall Lane, Northfield, Birmingham, B31 5GE

01217 568 363





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WELCOME HOME

A lot may have changed since the day that John Bloor built the first Bloor home in 1969, but one thing has remained the same. Our dedication to providing beautifully crafted homes in fantastic locations, so you and your family can enjoy life to the fullest.

Settled on the former site of the North Worcestershire Golf Course, and neighbouring our existing popular development, you'll find Frankley Park.

Frankley Park offers a fantastic green oasis settled on the eastern edge of Northfield, only 30 minutes from the exciting bustle of Birmingham city centre.

There's plenty of fantastic local amenities both on the development and nearby, as well as a great variety of local schools.

It's not just about the location either. We want your new Bloor home here at Frankley Park to be ready to accompany you throughout your life, no questions asked.

That's why our bright and open plan layouts and quality specification appreciates your need for space and growth in your modern lifestyle.





↳ Artists impression of Frankley Park



SAT NAV

Development
Frankley Park

Find Us Here
Tessall Lane,
Northfield, B31 5EN.

We're used to creating incredible spaces inside our homes for you to enjoy. But at Frankley Park you'll find the great outdoors quite spectacular too.

EXCEPTIONAL MODERN LIVING

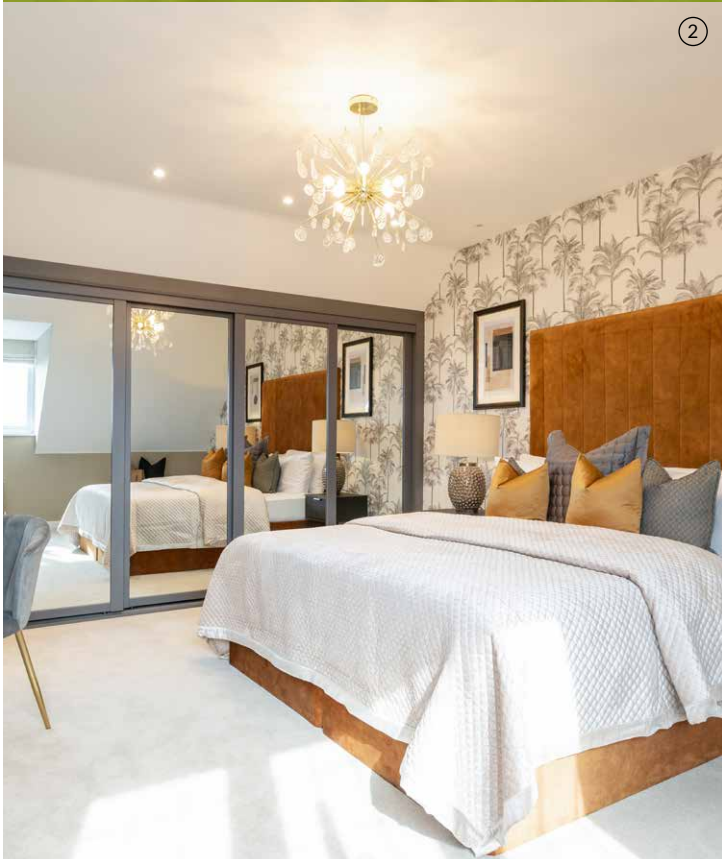
In keeping with the golf course origins, Frankley Park will offer over 30 acres of open space, but it'll be much more than just expanses of green.

A large community parkland will stretch across the middle of both developments, with footpaths dotted with interesting information boards on the local nature, cycle-ways, proposed picnic areas and attractive timber bridges across the existing Hanging Lane brook.

We're also creating a large informal kick about area and three different play areas shielded by existing woodland but close enough for you to enjoy on your doorstep.

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① ↳ Artists impression of Frankley Park

② ③ ↳ Typical interiors of bedroom & kitchen

A WEALTH OF EDUCATIONAL OPTIONS NEARBY



If your new home here at Frankley Park is destined to be your forever family home, you'll be spoilt for choice with the range of local schools within a few miles.

There are three "Good" Ofsted rated primary schools within a short drive, and only slightly further afield you can find several "Good" and "Outstanding" rated secondary and sixth forms, including Colmers School and Sixth Form College and

Kings Norton Girls' School and Sixth Form. Only a 5 minute drive or 30 minute walk from home you can find King Edward VI Balaam Wood Academy secondary school.

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↳ Distances calculated using Google Maps. Ofsted ratings correct at time of production.





①



②



③

① → Library of Birmingham ② → Gibb Street - Digbeth ③ → Sealife Centre Nr. Brindley Place - Birmingham

A PERFECTLY PLACED LOCATION

Moving to a new home isn't just about getting the timing right; it's about getting the location right too.

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@bloorhomes



It's offering the high standards and build quality you deserve in a neighbourhood where you can make family memories for years to come.

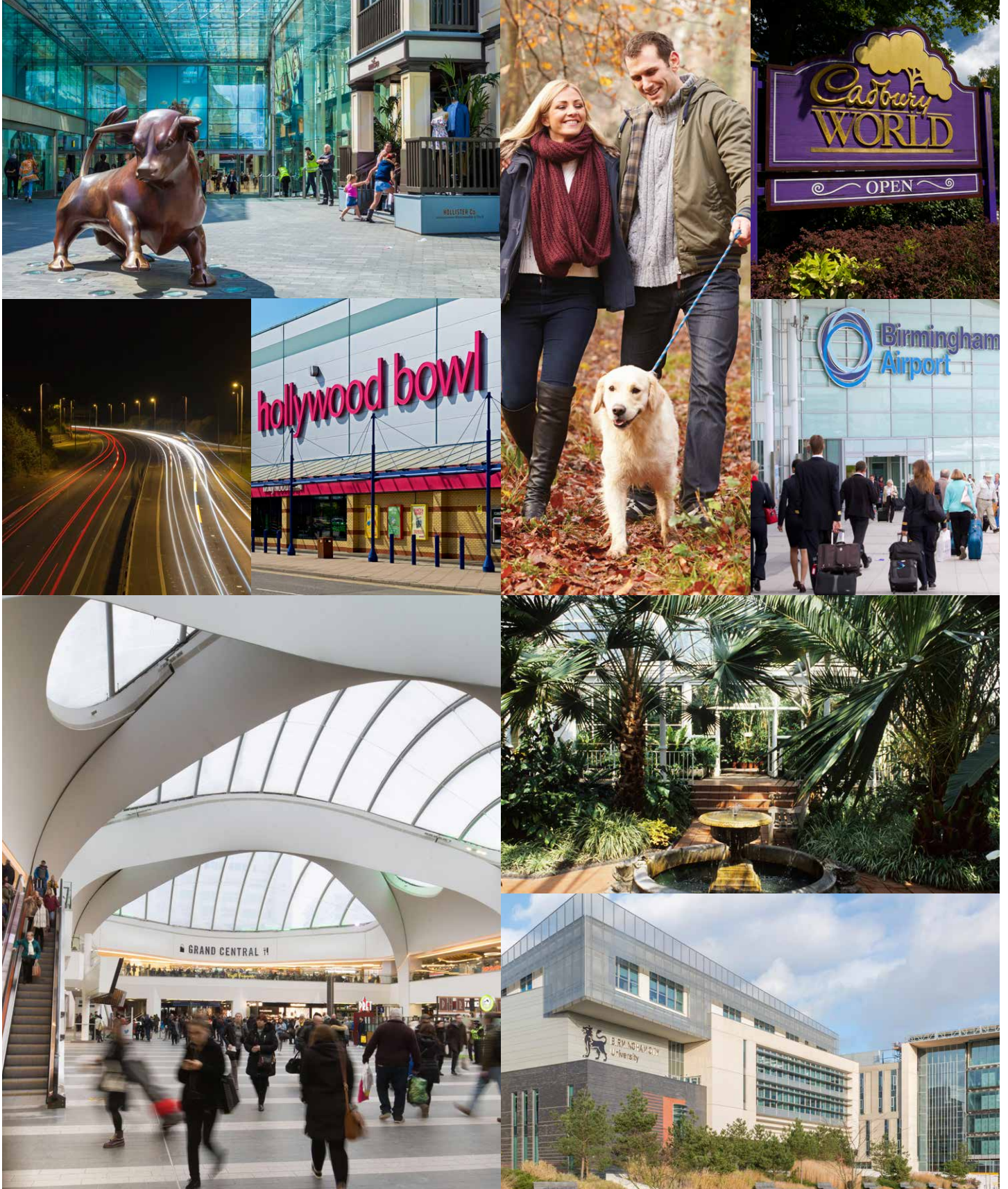
It's hard to ignore the excitement of Birmingham's city centre only 30 minutes away.

Spend your day with some retail therapy at The Bullring shopping centre, enjoy interesting and mouth-watering street foods in Digbeth or discover the delights of the deep blue at The National Sea Life Centre.

You can certainly fill your calendar with plans closer to home too, with a fantastic leisure centre a short drive away, plentiful playing fields and local pubs and restaurants galore!



④ ↳ Bullring Shopping Centre



↳ Images for illustration purposes only

JUST AROUND THE CORNER

Distances and journey times calculated using maps.google.com

1.9 MILES

Hollywood Bowl

Enjoy multilane bowling and arcade games with friends and family.

Great Park, Park Way, Rubery, Birmingham, B45 9PL

3.9 MILES

Birmingham City University

A world top 100 university with an enviable reputation.

University House, Birmingham, B5 5JU

6.7 MILES

The Bullring

Filled with high street & designer shops, restaurants, cafes and bars, you'll be spoilt for choice at this well-known shopping haven!

Moor St, Birmingham, B5 4BU

3.1 MILES

Lickey Hills Country Park

Take in the 380 species of flowering plants in this sprawling woodland.

Warren Lane, Rednal, Birmingham, B45 8ER

4.3 MILES

M5 Motorway

Connecting you across the Midlands.

6.9 MILES

Grand Central

With local train stations closer to home, make your way to Grand Central to travel beyond or stick around in Birmingham.

Birmingham, B2 4JD

3.4 MILES

Cadbury World

A delectable day out for all chocolate lovers!

Linden Rd, Birmingham B30 1JR

5.4 MILES

The Birmingham Botanical Gardens

Marvel at 16 acres of exotic gardens with elegant Victorian glasshouses.

Westbourne Road, Birmingham, B15 3TR

18.7 MILES

Birmingham Airport

Whether you're a sun seeker or an adventurer, take to the skies after only an hour drive.

Birmingham, B26 3QJ

↳ All details correct at the time of production.

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WELL CONNECTED

Frankley Park is ideally positioned for travelling for work or pleasure. Only a 5 minute drive away you can find Northfield Train Station with good links to Birmingham and London, or you can hop onto the M5 motorway within 10 minutes.





↳ Grand Central Shopping Centre



This masterplan is purely indicative of the overall development and surrounding green space and should not be relied upon for specific plot, landscaping or road locations. This plan and proposed commitments could be subject to change at any time. For further details please speak with our sales team.



A RURAL OASIS AWAITS YOU

1

24.5 Acres of New Parkland

Frankley Park is proposed to offer 24.5 acres of new parkland for residents to enjoy.

2

Walking Routes

Existing brook with a proposed series of timber bridges to be added, enhancing the footpaths and walking routes.

3

Existing Woodland

Retained and enhanced with footpath network.

4

Green Corridor

Green corridor with proposed cycleways and pedestrian routes. Perfect for dog walks, family strolls and picnics.

5

Ecology Park

Providing you with the opportunity to explore and learn about nature with various wildlife habitats.

6

Proposed Community Hub

In partnership with St. Bartholomew's Church, with potential for a café, community hall, church and other community opportunities.

7

Proposed Primary School

With £4.5m of funding provided from Bloor Homes to Birmingham City Council who will be responsible for delivering the school.

8

Neighbourhood Area for play

Multiuse games area and equipped play area.

SAVE UP TO £183 ON YOUR MONTHLY BILLS*

In fact, a new Bloor home could save you up to £183 per month on your utility bills compared to a smaller second hand home*.

From the little things like energy efficient lightbulbs and appliances fitted as standard, to noise reducing internal walls and floors, we've carefully considered every aspect of your new home to ensure its quality and energy efficiency. In fact, even the open plan layout of your home can assist with air ventilation!



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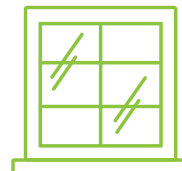


*Source - <https://www.hbf.co.uk/news/hbf-report-watt-save>



Effective Insulation

To maximise heat reduction we thermally insulate our cavity walls and concrete floors that also help with noise reduction.



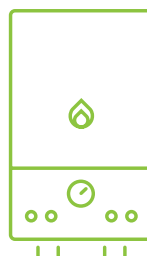
Thermal Double Glazing

Our variation of characterful double glazed windows use modern technology to ensure heat loss is kept to a minimum.



Warmer & Stronger

Our composite front doors are made from strong hardwood that are thermal efficient, extra secure and are low maintenance.



Efficient Heating

We only install energy efficient boilers with radiators that have thermostatic valves to help you regulate room temperatures.



Buying an energy efficient home can give you peace of mind that your property is helping to keep your utility bills low

We're committed to building our new homes to maximise energy efficiency, with the latest central heating systems and excellent insulation solutions.

Find out what makes our homes energy efficient



HOME TO SELL? WE CAN HELP



① ② ↳ Typical Interiors

Waiting for your existing home to sell shouldn't hold you up from enjoying a brand new Bloor home. With our Part Exchange or Assisted Move schemes, we'll make selling your home a breeze.

If you're ready to move on from your tired second hand home but you're worried about waiting weeks or even months with that dreaded for sale sign outside your door with no end in sight – we've got the solution. With Part Exchange*, we can make you a fair and guaranteed offer on your existing house in line with our agreed purchasing criteria.

Follow us for the latest trends @bloorhomes



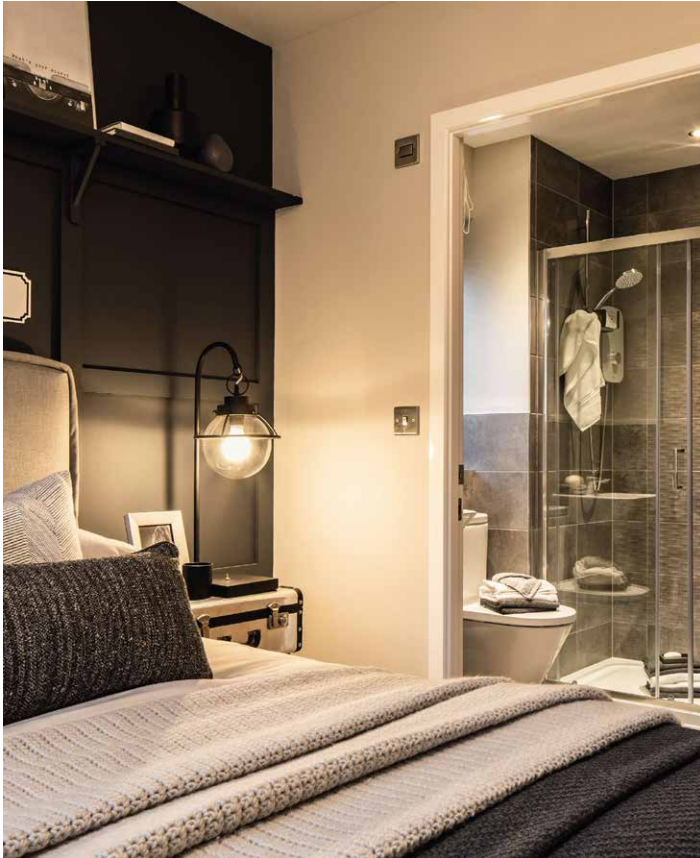


③ ↳ Typical Kitchen Interior

Or, if you're looking to downsize, Assisted Move* could be the answer. We'll arrange valuations and cover agent's fees, whilst you agree the final selling price for your home.

To find out more about our moving schemes available on selected homes, and find out if your existing home qualifies, please speak with our experienced Sales Team who will be happy to help.

*Part Exchange and Assisted Move is available on selected homes only at Frankley Park and is subject to our Bloor Homes purchasing criteria. Please ask for full details. Bloor Homes reserves the right to withdraw these offers at any time.



YOU'RE IN CAPABLE HANDS

Choosing to buy a new Bloor home eliminates many of your worries. With no repairs or renovations to do, you will be able to enjoy spending more quality time with your friends and family.

We hope you will never need it, but that doesn't mean we don't understand the peace of mind that comes with having an insurance backed 10 year warranty from the NHBC.

As well as our own rigorous checks carried out during the build process, the warranty provider will also carry out their own inspections on your new home, ensuring that it's built to the high quality we pride ourselves on.

We'll work hard to make sure you know exactly what to do and when to do it. That way, you'll have all the information you need to hand. Simply follow our step by step guide and know that we'll be here to answer all your questions. The first step to making your move, is deciding if new is right for you.

And what's more, we'll keep on looking after you and your home long after you've moved in.

Most of us don't regularly buy a new home, so it's no wonder it can seem a little confusing at times. But it's not as scary as you might think, we'll hold your hand through the entire buying process. After all, we've been doing this for over fifty years.



↳ Typical Interiors



Bloor Homes Western
Rudgeway House
Celandine Road
Walton Cardiff
Tewkesbury
Gloucestershire
GL20 7FU

west@bloorhomes.com
www.bloorhomes.com



BLOOR HOMES[®]