



## THE ARCHES AT LEDBURY

Creating Better Life Experiences.  
One Home at a Time.



The Arches at Ledbury Sales & Marketing Suite  
Bromyard Road, Ledbury, HR8 1NS

📞 01531 430998





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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.

We're still owned by the Bloor family and today, that same dedication is clearly present throughout our careful consideration of the development layout and each home we've chosen to build here at The Arches at Ledbury.

We understand that buying a new home is a big commitment so we want your Bloor home here in Ledbury to be ready to accompany you throughout your life – no questions asked. That's why it's important each one of our homes appreciates your need for space and growth.

Plus, when you reserve your new Bloor home in the early stages of construction, you can have the freedom to choose your internal fixtures and fittings for your kitchen, bathroom and en suite facilities. Our comprehensive 'Your Choice' brochure can help with choosing those extra details for your new home, should you wish you upgrade from our chosen specification here at The Arches at Ledbury.





① → Wimborne Chase, Wimborne    ② → Typical Interior



SAT NAV

Development  
The Arches at Ledbury

Find Us Here  
Bromyard Road,  
Ledbury, HR8 1NS.

Enjoy the best of  
both worlds with  
a new home at  
The Arches at Ledbury.

# A TOWN OF CHARM AND COMMUNITY

Whether you're keen to find the perfect family home in a market town or searching for a first home nestled between the dynamic cities of Hereford and Worcester, our new homes in Ledbury can offer what you're looking for.

Our new 2, 3, 4 & 5 bedroom homes are situated in the idyllic Herefordshire countryside facing onto the magnificent Viaduct Bridge, with just a short walk into the heart of Ledbury.

Ledbury is deeply rooted in history, with the charming Tudor Town House making a cultural statement in the centre of town. You can travel back in time by walking along the enchanting cobbled stoned paths of Church Street, leading right up to the high street. Ledbury is also a short drive away from Eastnor Castle as well as the majestic Malvern Hills, where the stunning panoramic views of the local countryside were said to inspire the works of both J.R.R Tolkien and C.S Lewis.

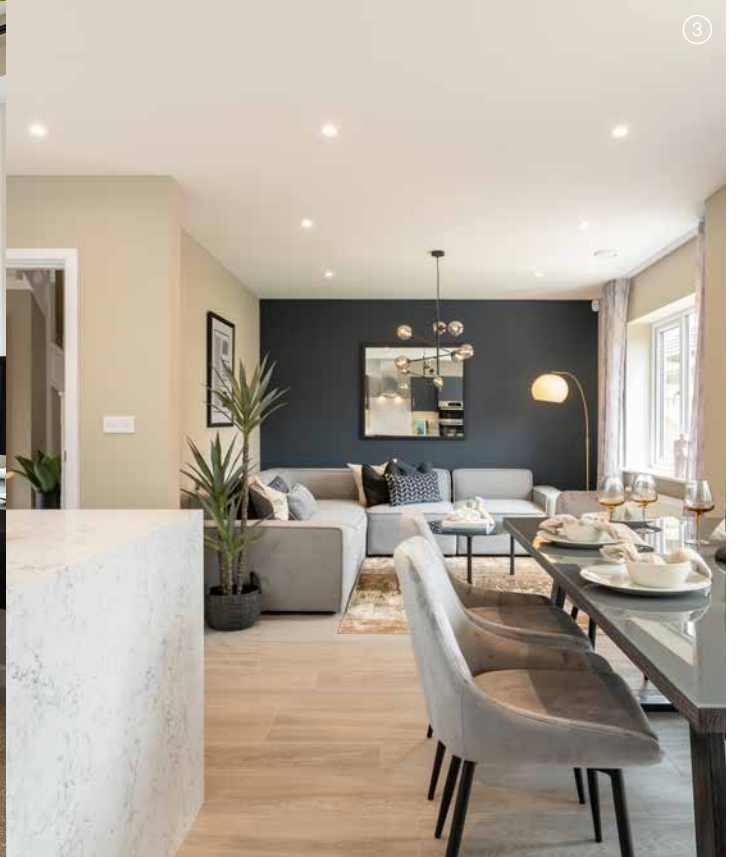
Enjoy a night off cooking with one of several local pubs and restaurants in the centre of Ledbury, such as dining at The Olive Tree, an independent Italian, or enjoying brunch at The Malthouse. A recently opened bar called The Ledberry serves cocktails and light bites in an outdoor seating area, which is perfect for summer celebrations.

Ledbury provides the essential amenities for everyone, with your new home being located nearby a variety of supermarkets such as Tesco Superstore, Co-op Food and Aldi. Independent stores also thrive up and down the high street, such as Ledbury Books and Maps and Lottie's Cupboard and Tusk Collection, which all support Ledbury's unique shopping experience and charm.

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1 → Wimborne Chase 2 → Blythe Valley Showhome 3 → Bloor Homes on the Green Showhome

# BUILT WITH FAMILIES IN MIND



**You'll have many tick boxes for your new home... fantastic nearby schools being one of them.**

For those who may have recently started their family, or plan to, The Arches at Ledbury is situated nearby The Townsend Nursery, which was rated as 'Outstanding' by Ofsted.

The nearest primary school is Ledbury Primary School, rated "Good" by Ofsted. There is also Eastnor Primary School, which is 7 minute drive away and is currently rated as "Outstanding" by Ofsted.

John Masefield High School, which was rated "Good" by Ofsted, is a 6 minute drive from The Arches, and there is also Queenswood School (Good), which specialises in taking

in local students with learning disabilities.

With Ledbury Station less than a mile away, you can easily commute to Worcester University, which provides key academic centres such as teaching and midwifery degrees, or the Engineering University in Ledbury itself. Ledbury's ideal connections to Hereford also provide access to an award-winning Hereford Sixth Form College, Hereford College of Arts and Herefordshire and Ludlow College, which specialise in vocational apprenticeships.

↳ \*Ofsted ratings correct at time of print.

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① ② ↳ Artists Impression of The Arches at Ledbury





↳ Images for illustration purposes only.

# JUST AROUND THE CORNER

Distances and journey times calculated using [maps.google.com](https://maps.google.com)

## Ledbury Train Station

Delivers straightforward local travel to Hereford or Worcester, as well as providing direct routes to Birmingham and London Paddington.

The Homend, Ledbury HR8 1AR

## Eastnor Castle

Eastnor Castle offers an enriching day out as you soak up the local history, as well as taking a beautiful walk by the surrounding lake.

Ledbury, Herefordshire, HR8 1RL

## Malvern Hills

Enjoy stunning views of the local countryside on many different routes up the Malvern Hills, perfect for dog walks, family days out or a solo trip up.

Great Malvern, Malvern WR13 6DW

## Birmingham Airport

Taking to the skies? Jet off to your favourite international destination from one of the most connected airports in the UK.

Birmingham, B26 3QJ

## Alexander Park Resort

Fancy taking a day to yourself? Alexander Park boasts a golf, spa and gym complex which provides both enjoyment and relaxation.

Ledbury HR8 2RW

## Worcester City

With an average 29 minute train journey into the centre of Worcester, enjoy a day out exploring high street names,

New Street, Worcester, WR1 2DP

## The Riverside Park

Take a peaceful stroll through Ledbury's local park stretching alongside the River Leadon, ideal for dog walks and picnics.

Ledbury, HR8 2FB

## Ledbury High Street

With a delightful blend of familiar names and intriguing independent stores, enjoy the distinctive nature of Ledbury's shopping experience right on your doorstep.

Ledbury, HR8 1

## The Nest

Experience the varied activities held at The Nest, where their flourishing garden centre, pop-up stalls and vibrant cafe create a bustling ambience within a rural setting.

Ledbury, HR8 2PZ

↳ All details correct at the time of production.

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# SAVE UP TO £183 PER MONTH ON YOUR ANNUAL 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>



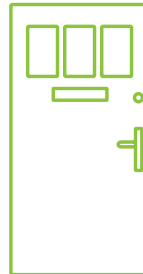
## Effective Insulation

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.

Our new homes in Ledbury will also offer electric vehicle charging points as standard, as well as solar panels positioned in the most efficient location.

Find out what makes our homes energy efficient





# 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 or LABC.

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.

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.

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



↳ Typical Interiors







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