



# PEAR TREES

LECKHAMPTON • CHELTENHAM



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# Welcome to Pear Trees

The perfect blend of town and country

Pear Trees by Newland Homes is an exclusive collection of 27 zero carbon homes, with 5 bedroom detached family homes available for the open market, in the idyllic setting of Leckhampton in Cheltenham.

Climb Leckhampton Hill, breathe in the air and enjoy the magnificent views from the top, where you can make out Cheltenham racecourse to the north and the Malvern Hills to the west, or else sample the delights of the most complete Regency town with quality schools, stunning architecture and parks plus a superb arts, festival and restaurant scene to rival anywhere in the country.



## What makes our homes at Pear Trees zero carbon?

We've finessed the blueprint of our homes to achieve zero carbon. By jettisoning gas boilers in favour of air source heat pumps, increasing the quality and specification of our solar panels, and upping the insulation levels, we've achieved a home which creates as much prime energy\* as it needs. In addition, all our zero carbon homes will be automatically enrolled on a zero carbon renewable energy tariff.

\*Prime energy is the regulated energy used to provide lighting, heating and hot water in the home assessed by a standard procedure assuming a typical family lifestyle as indicated in the homes' Energy Performance Certificate.



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DEVELOPMENT PLAN

CLIMATE CONSIDERATE

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- 


Solar PV to assist with electricity production
- 


Air source heat pumps in zero carbon homes
- 


Optional battery for electricity storage
- 


Work from home spaces and fibre broadband designed into every home
- 

Electric vehicle charging points
- 

Rain water butts and composters included where possible
- 

Eco bins integrated into each kitchen to encourage recycling
- 

Cycle storage for every home
- 

Hedgehog highways
- 

RHS approved, bee friendly planting across all our developments



# Regal splendour with a village feel

Enjoy a rich history alongside local charm and facilities

Regularly voted by The Sunday Times as one of the 'Best Places to Live in the South West', Cheltenham is a wonderful mix of old and new. Intimate and friendly, it nestles within the Cotswolds and brims with history.

Wander along the grand, tree-lined Promenade or stroll through stately Pittville Park to appreciate why Cheltenham was once a place of regal splendour, when the town's status as a health spa was confirmed by George III in the 18th Century. It was also the birthplace of Gustav Holst in 1874, the composer of The Planets. The house where he was born is now the Holst Victorian House museum and offers a fascinating insight into 19th century Victorian life.

Pear Trees is located in the Leckhampton area of Cheltenham, an established and popular area known for its boutiques and antique shops, artisan bakeries and cafes plus lively pubs and restaurants. There is all the charm of a local village but with the convenience of being part of Cheltenham and the wider amenities this has to offer.

Quality of education has long been a big feature of Cheltenham and the many highly-rated grammar, private and state schools have been supplemented this year by a new state-of-the art nursery at Cheltenham Prep as well the new £35M High School Leckhampton just a 10-minute walk from Pear Trees.

Cheltenham is also a foodie's paradise with all tastes catered for including Japanese fine dining at YOKU and Kibou, Indian at Prithvi, popular favourites such as The Ivy and Brasserie Blanc plus modern British dining with an iconic vista at The Nook - Cheltenham's first rooftop restaurant.



1. The Neptune Fountain on The Promenade



2. Meeting up with friends

## Travel Connections

- Bath Road Local Shopping  
- 1.3 miles, 25 mins on foot, 5 mins by car
- Cheltenham Town Centre  
- 2 miles, 40 mins on foot, 8 mins by car
- Cheltenham Spa Station  
- 2.2 miles, 38 mins on foot, 8 mins by car
- M5 Motorway (J11) - 4 miles, 9 mins by car
- Gloucester - 8.3 miles, 19 mins by car
- Bristol - 41.1 miles, 49 mins by car
- Oxford - 42.3 miles, 1 hr 12 mins by car
- Birmingham Airport - 52.6 miles, 1 hr 5 mins by car

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



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THE LOCAL AREA

HOMES

DEVELOPMENT PLAN

CLIMATE CONSIDERATE

SPECIFICATION

CONSIDERATE  
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# Embrace the natural life

## Enjoy outdoor living in the heart of the Cotswolds

This part of Leckhampton has historically been home to market gardens and orchards and you can still see clear evidence of this if you take a walk in the area on your way up to Leckhampton Hill. Towards the top you'll encounter Devil's Chimney – an impressive tall formation of rocks perched on the cliff edge.

Once on the hill and the surrounding Charlton Kings common there are many tracks and paths that can be explored by the whole family and it's also here where you can join the 100-mile Cotswold Way should you want to stroll a little further. For more strenuous activity the established tracks, trails and jumps offer good opportunities for mountain biking and you might also sometimes see rock climbers, hang gliders and even snowboarders enjoying the outdoor life – depending on the weather.

The hill is home to a variety of wildflowers and grasslands, providing habitats for a wealth of wildlife including reptiles and butterflies as well as the buzzards and kestrels regularly spotted overhead while cattle are often found grazing on the common. However, the most magnificent thing at the top of the hill is undoubtedly the stunning view across all of Cheltenham, towards the Malvern Hills and beyond as far as Wales.



1. Country walks with the family 2. An example of colourful wildlife  
3. A view from the top of Leckhampton Hill  
4. Devil's Chimney limestone rock formation overlooking Leckhampton



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DEVELOPMENT PLAN

CLIMATE CONSIDERATE

SPECIFICATION

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# Homes at Pear Trees

Located on Kidnappers Lane in Leckhampton, and built on land that was once a horticultural nursery, Pear Trees is a breathtaking collection of 27 zero carbon homes, with 5 bedroom detached family homes available for the open market.



**The Grafton**  
5 bedroom home  
Plots: 2, 3 & 5



**The Marston**  
5 bedroom home  
Plots: 1 & 23



**The Whitminster**  
5 bedroom home  
Plots: 26 & 27



**The Badminton**  
5 bedroom home  
Plots: 20 & 22



**The Mickleton**  
5 bedroom home  
Plots: 4, 6, 8, 21 & 24



**The Prestleigh**  
5 bedroom home  
Plots: 7, 18, 19 & 25



**Cheltenham  
Borough  
Homes**

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more information.



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PLOTS: 2, 3 & 5

# The Grafton

5 bedroom detached home

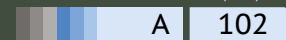
 PLANS AND DIMENSIONS

### Predicted Energy Assessment

ENERGY EFFICIENCY RATING



ENVIRONMENTAL IMPACT (CO<sub>2</sub>)



Further information available on specification page under 'Zero carbon homes' title, or from our Sales Consultant



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DEVELOPMENT PLAN

CLIMATE CONSIDERATE

SPECIFICATION

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## The Grafton

This architect designed 5 bedroom detached home creates a hugely impressive courtyard frontage. Inside it boasts magnificent open plan kitchen/dining with bi-fold doors to the garden and the beautiful principal bedroom suite enjoys 4 piece ensuite bathroom and walk in wardrobe.



GROUND FLOOR

### FLOOR PLAN KEY

- A/C Airing cupboard
- C Cupboard
- CYL Cylinder cupboard
- DW Dishwasher
- FF Fridge freezer
- L Larder unit
- O Dual eye level ovens and combination microwave
- TD Tumble dryer space
- W Wardrobe
- WC Wine cooler
- WM Washing machine space
- WO Optional wardrobe  
- see sales consultant
- Eco Bin
- Denotes reduced ceiling level



FIRST FLOOR

### Ground Floor

**Lounge**  
3.95m X 6.34m(max) 12'11" X 20'9"(max)

**Kitchen/Dining**  
6.35m X 7.05m(max) 20'10" X 23'1"(max)

**Snug/Study**  
4.03m(max) X 3.83m(max) 13'2"(max) X 12'6"(max)

### First Floor

**Bedroom 1**  
4.33m X 4.92m 14'2" X 16'1"

**Bedroom 2**  
3.28m(max) X 5.83m(max) 10'9"(max) X 19'1"(max)

**Bedroom 3**  
2.98m(max) X 4.63m(max) 9'9"(max) X 15'2"(max)

**Bedroom 4**  
4.09m(max) X 3.34m(max) 13'5"(max) X 10'11"(max)

**Bedroom 5**  
4.09m(max) X 2.51m(max) 13'5"(max) X 8'3"(max)



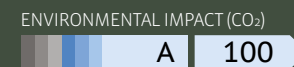
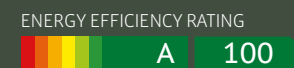
PLOTS: 1 & 23

# The Marston

5 bedroom detached home

 PLANS AND DIMENSIONS

### Predicted Energy Assessment



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HOMES

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SPECIFICATION

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GROUND FLOOR

## The Marston

A beautifully wide-fronted 5 bedroom home with impressive galleried space at its entrance. An equally impressive principal bedroom suite enjoys a walk in wardrobe and sumptuous ensuite.

### FLOOR PLAN KEY

- |  |  |
|--|--|
| A/C Airing cupboard                              | TD Tumble dryer space                              |
| C Cupboard                                       | WC Wine cooler                                     |
| CYL Cylinder cupboard                            | WM Washing machine space<br>- see sales consultant |
| DW Dishwasher                                    | WO Optional wardrobe<br>- see sales consultant     |
| FF Fridge freezer                                | Eco Bin  |
| L Larder unit                                    | --- Denotes reduced ceiling level                  |
| O Dual eye level ovens and combination microwave |  |



FIRST FLOOR

### Ground Floor

#### Lounge

3.87m x 7.28m(max) 12'8" x 23'10"(max)

#### Kitchen/Family Room

4.98m(max) x 8.34m(max) 16'4"(max) x 27'4"(max)

#### Dining

4.07m(max) x 3.12m(max) 13'4"(max) x 10'2"(max)

### First Floor

#### Bedroom 1

7.42m(max) x 3.87m(max) 24'4"(max) x 12'8"(max)

#### Bedroom 2

4.06m(max) x 4.66m(max) 13'4"(max) x 15'3"(max)

#### Bedroom 3

4.40m x 3.55m(max) 14'5" x 11'7"(max)

#### Bedroom 4

3.87m x 3.40m 12'8" x 11'2"

#### Bedroom 5

2.97m x 2.40m 9'8" x 7'10"



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DEVELOPMENT PLAN

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SPECIFICATION

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PLOTS: 26 & 27

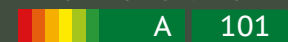
# The Whitminster

5 bedroom detached home

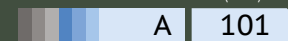
 PLANS AND DIMENSIONS

## Predicted Energy Assessment

ENERGY EFFICIENCY RATING



ENVIRONMENTAL IMPACT (CO<sub>2</sub>)



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DEVELOPMENT PLAN

CLIMATE CONSIDERATE

SPECIFICATION

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GROUND FLOOR

**FLOOR PLAN KEY**

- |                       |  |   |
|-----------------------|--|---|
| A/C Airing cupboard   | O Dual eye level ovens and combination microwave | WO Optional wardrobe - see sales consultant |
| C Cupboard            | TD Tumble dryer space                            | Eco Bin                                     |
| CYL Cylinder cupboard | W Wardrobe                                       | --- Denotes reduced ceiling level           |
| DW Dishwasher         | WC Wine cooler                                   | * Dims exclude wardrobe                     |
| FF Fridge freezer     | WM Washing machine space                         |   |
| L Larder unit         |  |   |

## The Whitminster

Featuring a spectacular kitchen/dining/family room with sun room, plus a large and spacious lounge. This truly is a lifetime home with two bedrooms to the ground floor if single storey living is your preference, or three truly spacious bedrooms to the first.



FIRST FLOOR

### Ground Floor

**Lounge**

5.24m(max) X 5.67m(max) 17'2"(max) X 18'7"(max)

**Kitchen/Dining/Sun Room**

5.26m(max) X 7.71m(max) 17'3"(max) X 25'3"(max)

### First Floor

**Bedroom 1\***

4.54m(max) X 5.24m(max) 14'11"(max) X 17'2"(max)

**Bedroom 2**

4.56m(max) X 3.85m(max) 14'11"(max) X 12'7"(max)

**Bedroom 3**

4.14m(max) X 5.42m(max) 13'7"(max) X 17'9"(max)

**Bedroom 4**

4.62m(max) X 4.90m(max) 15'2"(max) X 16'1"(max)

**Bedroom 5**

3.52m X 3.10m 11'6" X 10'2"



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DEVELOPMENT PLAN

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PLOTS: 20 & 22

# The Badminton

5 bedroom detached home

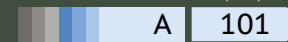
 PLANS AND DIMENSIONS

### Predicted Energy Assessment

ENERGY EFFICIENCY RATING



ENVIRONMENTAL IMPACT (CO<sub>2</sub>)



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HOMES

DEVELOPMENT PLAN

CLIMATE CONSIDERATE

SPECIFICATION

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## The Badminton

A beautifully commanding 5 bedroom dual aspect home maximising light and space, in addition to a home office garden room. The free flowing ground floor layout is perfect for contemporary lifestyles.



### Home Office Garden Room

A fantastic feature for The Badminton at Pear Trees is this flexible extra space attached to the double garage which opens out onto the garden.

Dimensions: 5.09m x 2.70m 16'8" x 8'10"

### FLOOR PLAN KEY

- A/C Airing cupboard
- C Cupboard
- CYL Cylinder cupboard
- DW Dishwasher
- FF Fridge freezer
- L Larder unit
- O Dual eye level ovens and combination microwave
- TD Tumble dryer space
- WC Wine cooler
- WM Washing machine space
- WO Optional wardrobe - see sales consultant
- Eco Bin
- Denotes reduced ceiling level



GROUND FLOOR



FIRST FLOOR

### Ground Floor

#### Lounge

6.62m(max) X 3.75m(max) 21'8"(max) X 12'3"(max)

#### Kitchen/Dining/Family

6.39m(max) X 6.30m(max) 20'11"(max) X 20'8"(max)

#### Sitting Room

4.21m X 4.14m 13'9" X 13'7"

### First Floor

#### Bedroom 1

4.41m(max) X 4.39m 14'5"(max) X 14'5"

#### Bedroom 2

4.22m X 2.91m 13'10" X 9'6"

#### Bedroom 3

4.15m(max) X 3.75m(max) 13'7"(max) X 12'3"(max)

#### Bedroom 4

3.09m(max) X 3.29m(max) 10'1"(max) X 10'9"(max)

#### Bedroom 5

2.47m X 2.71m 8'1" X 8'10"



PLOTS: 4, 6, 8, 21 & 24

# The Mickleton

5 bedroom detached home

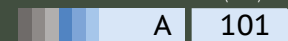
 PLANS AND DIMENSIONS

## Predicted Energy Assessment

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DEVELOPMENT PLAN

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SPECIFICATION

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## The Mickleton

An imposing 5 bedroom detached family home with spectacular galleried entrance hall leading to a light and spacious open plan kitchen and family room, the perfect space for entertaining and relaxing.

### Home Office Garden Room

A fantastic feature for The Mickleton at Pear Trees is this flexible extra space attached to the double garage which opens out onto the garden.

Dimensions: 5.09m x 2.70m 16'8" x 8'10"



### FLOOR PLAN KEY

- A/C Airing cupboard
- C Cupboard
- CYL Cylinder cupboard
- DW Dishwasher
- FF Fridge freezer
- L Larder unit
- O Dual eye level ovens and combination microwave
- TD Tumble dryer space
- W Wardrobe
- WC Wine cooler
- WM Washing machine space
- WO Optional wardrobe - see sales consultant
- Eco Bin
- Denotes reduced ceiling level
- \* Dims exclude wardrobe



GROUND FLOOR



FIRST FLOOR

### Ground Floor

#### Lounge

3.86m x 7.35m(max) 12'8" x 24'1"(max)

#### Kitchen/Family Room

4.97m(max) x 8.79m(max) 16'4"(max) x 28'10"(max)

#### Dining

4.05m(max) x 3.11m(max) 13'3"(max) x 10'2"(max)

### First Floor

#### Bedroom 1\*

3.39m x 3.78m 11'1" x 12'5"

#### Bedroom 2

3.30m x 3.53m 10'10" x 11'7"

#### Bedroom 3

3.91m(max) x 3.63m(max) 12'9"(max) x 11'10"(max)

#### Bedroom 4

2.68m x 3.48m 8'9" x 11'5"

#### Bedroom 5

3.08m x 2.18m 10'1" x 7'1"





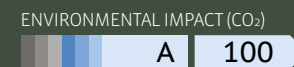
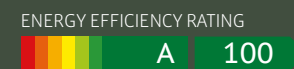
PLOTS: 7, 18, 19 & 25

# The Prestleigh

5 bedroom detached home

 PLANS AND DIMENSIONS

### Predicted Energy Assessment



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GROUND FLOOR

**FLOOR PLAN KEY**

- |                       |  |   |
|-----------------------|--|---|
| A/C Airing cupboard   | L Larder unit                                    | WM Washing machine space                    |
| C Cupboard            | O Dual eye level ovens and combination microwave | WO Optional wardrobe - see sales consultant |
| CYL Cylinder cupboard | TD Tumble dryer space                            | Eco Bin                                     |
| DW Dishwasher         | W Wardrobe                                       | --- Denotes reduced ceiling level           |
| FF Fridge freezer     | WC Wine cooler                                   |   |

## The Prestleigh

This magnificent 5 bedroom detached home features an open plan kitchen/dining area and family room, complete with sun lounge providing a full height panoramic view of the garden. Upstairs, both bedrooms 1 and 2 boast ensuite shower rooms.



FIRST FLOOR

### Ground Floor

**Lounge**

4.16m(max) X 4.96m(max) 13'8"(max) X 16'3"(max)

**Kitchen/Breakfast/Family/ Sun Lounge**

6.35m(max) X 8.18m(max) 20'10"(max) X 26'10"(max)

### First Floor

**Bedroom 1**

5.38m(max) X 6.34m(max) 17'8"(max) X 20'9"(max)

**Bedroom 2**

3.71m(max) X 4.31m(max) 12'2"(max) X 14'1"(max)

**Bedroom 3**

3.55m(max) X 4.27m(max) 11'8"(max) X 14'1"(max)

**Bedroom 4**

3.25m(max) X 4.31m(max) 10'8"(max) X 14'1"(max)

**Bedroom 5**

2.70m(max) X 4.27m(max) 8'10"(max) X 14'1"(max)



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5 bedroom home
- The Marston**  
5 bedroom home
- The Whitminster**  
5 bedroom home
- Cheltenham Borough Homes**  
Please see Sales Consultant for more information.
- The Badminton**  
5 bedroom home
- The Mickleton**  
5 bedroom home
- The Prestleigh**  
5 bedroom home

**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.



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DEVELOPMENT PLAN

CLIMATE CONSIDERATE

SPECIFICATION

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# Climate Considerate

Delivering a better future for generations to come

At Newland Homes, we want to encourage our homeowners' aspirations to live both sustainably and stylishly.

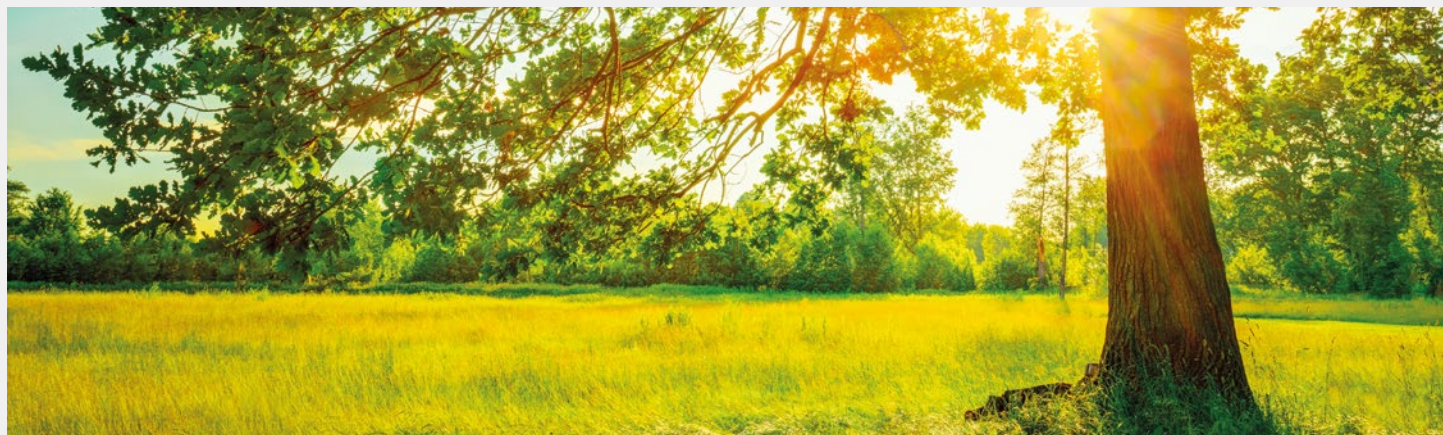
It is clear that our climate is changing due to a combination of both physical and human factors but we acknowledge that it is important we react to this today. In addition, the way in which we live in our homes is also evolving – no longer just a place to sleep and eat, many of us have now adopted the home as a workplace thus reducing the need to travel. Climate Considerate encapsulates our approach to building homes sustainably.

It's a lot more than just one or two initiatives that make our homes sustainable - it's a whole

raft of measures that make them kinder and reduce their impact on the environment.

As our homes will be here for generations to come, our climate considerate approach to building homes fit for the future will continue to evolve and flourish as new technologies allow and enable.

Our promise as a climate considerate developer is encapsulated by the core values of Newland Homes: we are Considerate of the environment; Conscientious in our role; and we therefore have a responsibility to Craft homes which are attractive, comfortable, durable and efficient (both in construction and in use).



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# Embracing the future

## Supporting sustainability

Our Climate Considerate approach comprises various components, all contributing to a long-term view of enhancing communities and delivering a future fit for generations to come.

### Assessment

For each development we start with a comprehensive assessment of the existing ecological habitat so we can strive to ensure we protect and enhance important features and wildlife. We introduce sustainable storm drainage solutions that do not increase flood risk, and commonly produce ecological benefits while the landscape context and visual impact are also considered, 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.

### Technology

We adopt a 'fabric first' philosophy to the way we build our homes. By jettisoning gas boilers in favour of air source heat pumps, increasing the quality and specification of solar panels, and upping the insulation levels, we can achieve

a home which creates as much prime energy\* as it needs at zero cost to the homeowner.

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 for generations to come.

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

### Build

Our zero carbon homes are built to achieve, and often exceed, the latest construction requirements without compromising on their good looks and include:

- 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.
- Air source heat pumps as a means to avoid fossil fuel use.
- Low energy LED downlighters and motion detector lighting to minimise electricity use.
- Dual flush toilets and water saving aerated taps as standard, which use less water but maintain pressure.

### Community

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 will be delivering even more zero carbon homes and hope to share this journey with 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.



\* Prime energy is the regulated energy used to provide lighting, heating and hot water in the home assessed by a standard procedure assuming a typical family lifestyle as indicated in the homes' Energy Performance Certificate.



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DEVELOPMENT PLAN

CLIMATE CONSIDERATE

SPECIFICATION

CONSIDERATE  
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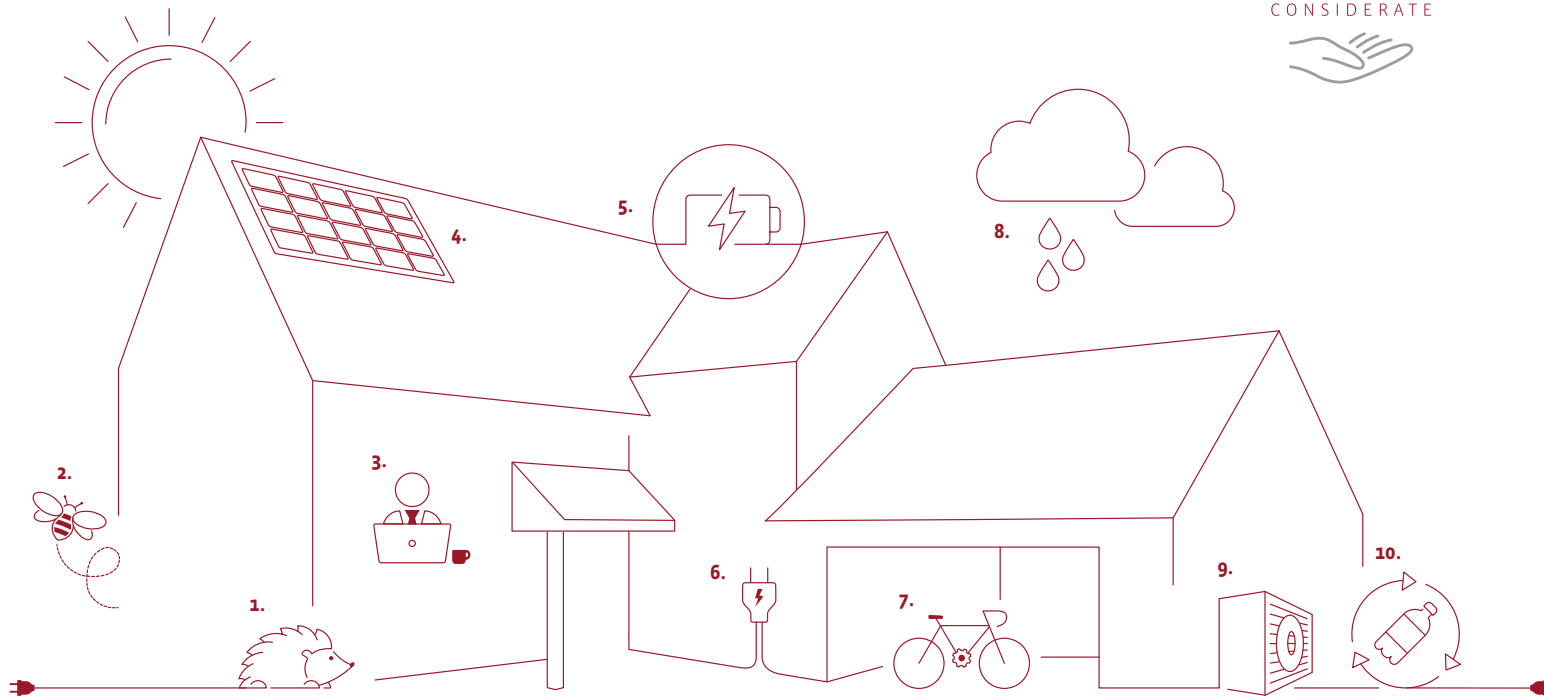
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Our climate considerations at Pear Trees include:

- 1. Hedgehog highways planned throughout each development.
- 2. RHS approved, bee friendly planting schemes across all our sites.
- 3. Work from home spaces and fibre broadband provision included.
- 4. Solar PV to zero carbon homes to assist electricity production.
- 5. Zero carbon homes with optional battery for electricity storage.
- 6. Electric vehicle charging points.
- 7. Cycle storage for every home.
- 8. Rain water butts and composters included where possible.
- 9. Air source heat pumps providing energy efficient heating.
- 10. Eco bins integrated into each kitchen to encourage recycling.



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LECKHAMPTON

WELCOME

THE LOCAL AREA

HOMES

DEVELOPMENT PLAN

CLIMATE CONSIDERATE

SPECIFICATION

CONSIDERATE  
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# Designed with you in mind

A high quality home with a high quality experience

When it comes to the design, construction and finishes of our new homes we take great care to apply the considerate, conscientious and crafted approach which is synonymous with Newland Homes.



#### Join the community

We aim to enhance the local community and ensure our homes have their own character which is sympathetic to the surrounding landscape.



#### Save energy and money

Our zero carbon homes are always designed with energy-efficiency in mind and we take care to maximise light and solar gain as well as utilising roof spaces effectively to reduce energy costs and save you money.



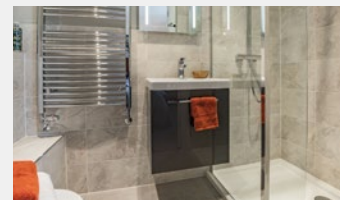
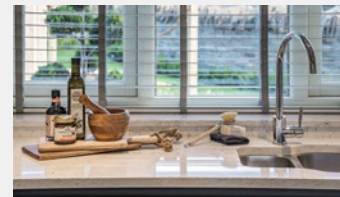
#### Enhance your home

The fixtures and fittings within our homes are carefully selected to enhance your lifestyle with many useful features coming as standard but there are also opportunities to select additional upgrades subject to the stage of construction.



#### A smooth process

We are on hand to guide you through the purchase of your home, from your first enquiry through to demonstrating features and appliances when you move in, with the comfort of a 10-year LABC warranty for complete peace of mind.



www.consumercode.co.uk



LABC - Local Authority Building Control (LABC) carries out an independent survey of each home during construction and issues a 10-year warranty certificate when the home is completed.



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LECKHAMPTON

WELCOME

THE LOCAL AREA

HOMES

DEVELOPMENT PLAN

CLIMATE CONSIDERATE

SPECIFICATION

CONSIDERATE  
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# An exceptional specification...

## Details that make the difference

### Kitchens

- Bespoke Kitchens by Peter Clinch including hand painted finish and soft close cabinetry
- Silestone worktop
- Stainless steel 1.5 bowl sink
- Single lever pull out tap with brushed finish
- Eye level Neff multifunction oven with “hide and slide” door plus secondary oven with combination microwave
- Neff warming drawer
- Neff 80cm 5 zone induction hob
- Neff integrated dishwasher
- Freestanding French door fridge freezer
- Wine cooler
- Integrated eco bins to assist with recycling
- Plumbing for washing machine and tumble dryer space
- Choice of 40mm laminate worktops to the utility (Silestone upgrade available)\*

### Bathrooms and Ensuites

- Villeroy & Boch white sanitaryware
- Freestanding bath (check for homes applicable)
- Hansgrohe tapware
- Hansgrohe rain showers to bathroom with bathscreen (where applicable)
- Hansgrohe rain showers to ensuites
- Choice of ceramic Porcelanosa wall tiles\*
- Choice of ceramic flooring to bathroom and ensuites\*

- Curved chrome towel radiator in bathrooms and ensuites
- Illuminated bathroom mirror with shaver socket, light and demist function

### Electrical

- Telephone points on each floor including lounge and principal bedroom with homes wired for fibre optic connection and data point (rooms and positions available from Sales Consultant)
- TV/FM points to principal rooms with ducting and additional high-level sockets for tidy wall mounting
- Power points with high performance RCD protection
- USB charging point as part of a double socket provided in kitchen, lounge, principal bedroom and study (if applicable)
- Mains operated smoke alarms
- Under unit LED lighting strips to kitchen
- Chrome downlighters to kitchen, bathroom and ensuites
- Lantern front door light / porch downlighters
- Electric vehicle charging point
- Wireless intruder alarm available as an option
- Optional battery for solar PV energy storage enabling further carbon reduction and energy saving costs

### Internal Finish

- Oak internal doors with contemporary chrome ironmongery
- Woodwork finished in pure brilliant white satinwood
- Matt emulsion walls in brilliant white
- Smooth ceilings in brilliant white
- Principal bedroom with fitted wardrobes or walk-in wardrobe (check with Sales Consultant)
- Optional additional sliding wardrobes in other bedrooms (check with Sales Consultant)
- Optional carpet and hard flooring packages available\*

### External Finish

- Quality facing external finishes including red multi brick and smoked oak cladding
- Black rainwater goods
- High quality Velfac aluminium and timber composite windows
- High quality Velfac aluminium front door with three-point locking
- Wireless doorbell and chrome door numerals
- Turf to rear gardens with frontages landscaped as shown on development landscaping masterplan
- Outside tap (check with Sales Consultant)
- Power and light to garage (check with Sales Consultant)

Continued...

\* Choices available dependent on stage of construction. Please ask Sales Consultant for individual plot specification, including clarification of kitchen drawings.



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THE LOCAL AREA

HOMES

DEVELOPMENT PLAN

CLIMATE CONSIDERATE

SPECIFICATION

CONSIDERATE  
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### Zero Carbon and 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:

- Underfloor heating to the ground floor with radiators to first floor with individual thermostatic valves
- Air source heat pumps
- Solar PV panels
- High performance insulation to roof, ground floor and external walls

- Double glazed windows and doors with energy efficient glazing
- Dual flush toilets and water saving aerated taps as standard, which use less water but maintain pressure
- Composting facilities to assist with gardening and food waste
- Water butt for rainwater harvesting



Images depict examples of specification and upgrades from sister developments



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WELCOME

THE LOCAL AREA

HOMES

DEVELOPMENT PLAN

CLIMATE CONSIDERATE

SPECIFICATION

CONSIDERATE  
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# 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 innovative solutions, offering considerate design, crafted construction and a conscientious approach to environmental sustainability.

We judge every location on its merit and assess the impact on the environment. Each room is thoughtfully considered, maximising light, space and storage. Every location warrants its own palette of materials and finishes in keeping with the surroundings and our dedicated team never compromise on the quality of the specification.

Whatever lifestyle you lead, we are proud of our passionate commitment to the details that matter to you most in your new home. Creating a sustainable legacy by engaging with the needs of our customers is what inspires our strategy and drives our curiosity.



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WELCOME

THE LOCAL AREA

HOMES

DEVELOPMENT PLAN

CLIMATE CONSIDERATE

SPECIFICATION

CONSIDERATE  
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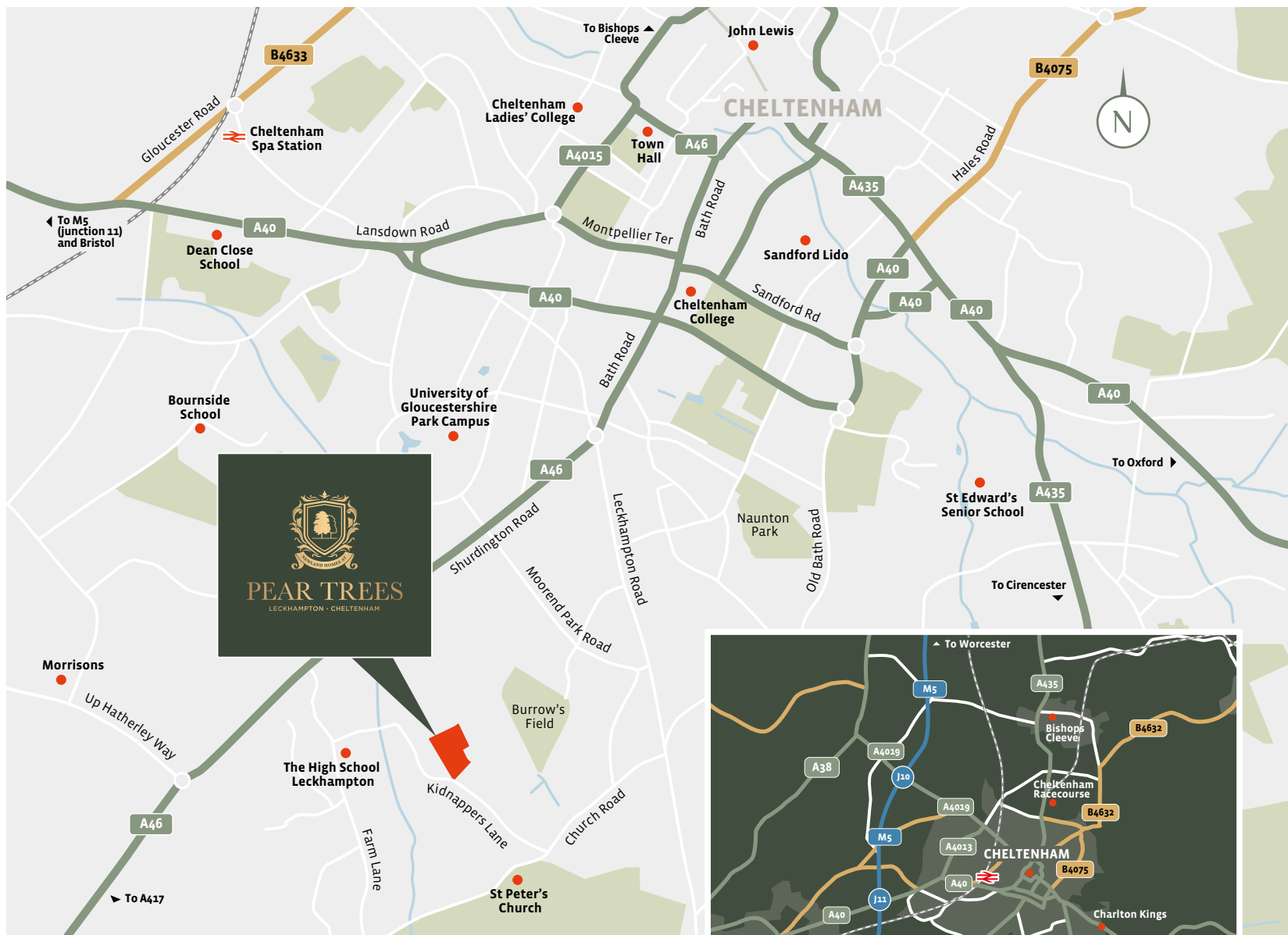
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For further information  
email: [peartrees@newlandhomes.co.uk](mailto:peartrees@newlandhomes.co.uk)

Or call 01242 350380 to discuss your requirements and  
find out about latest prices and availability.

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THE LOCAL AREA

HOMES

DEVELOPMENT PLAN

CLIMATE CONSIDERATE

SPECIFICATION

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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. 02/23