



PEACHLEY RISE
LOWER BROADHEATH



PEACHLEY RISE

A unique collection of four **bespoke**, custom built homes.

Peachley Lane, Lower Broadheath, WR2 6QR



From Vision to Reality: The Art of Custom Homebuilding

Design and Build your dream home
within a rural setting in the heart of England.



Peachley Rise is an unprecedented opportunity to become **one of the few** to realise the dream of owning a beautiful bespoke home purposefully designed and built.

With 4 fully serviced plots available, you can create your dream home that meets your needs both now and in the future, benefitting from the support of a network of professionals and expert guidance from inception through to completion.

Aerial view of Lower Broadheath



LOCATION

Site

Peachley Rise is situated on Peachley Lane, on the northern edge of the village of Lower Broadheath in Worcestershire, just 1.2 miles away from the boundary of Worcester Town and 3 miles away from Worcester Town Centre.

The location of Peachley Rise offers an unique opportunity for modern living in a historic village.



Site Layout

The design of the proposed layout creates a **residential development with a distinctive sense of place** that responds to existing landscape, topography, surrounding urban form and local built character.

The proposed layout has been designed to accommodate **4 spacious new homes, suitably located on generously sized serviced building plots** towards the western and northern parts of the site.



CUSTOM BUILD

Self-Build and Custom Housebuilding

Self-build and Custom Housebuilding can be defined as the homebuilding process whereby "individuals, associations of individuals, or persons working with or for individuals or associations of individuals, build houses to be occupied as homes by those individuals".

This essentially means that **the person who first lives in the house must have primary input into the final design and layout of the home**, but not requiring the first occupant to make any physical contribution to the construction of the home.

This is a broad definition and covers a wide spectrum of models, from projects where individuals are involved in building or managing the construction of their home from beginning to end (self), to **projects where individuals commission their home, making key design and layout decisions, but the home is built ready for occupation (custom turnkey)**.



Why Custom Housebuilding - Best of Both Worlds

Custom Housebuilding is a relatively new term, introduced by the government about ten years ago.

A customisable turnkey product, whereby the owner and first occupant has a direct say into the final design and layout of the home, whilst **relying on an experienced enabler to manage the process and deliver the build**, comes with the most benefits in terms of time, cost savings, certainty and avoidance of risk.

Our Custom Housebuilding approach:

- allows you to stay in complete control of every aspect of the design and construction process,
- ensuring your home is tailored to your preferences and lifestyle,
- but without adopting any of the risks inherent to a self-build project,
- and without the poor design decisions associated to a traditional housebuilder-led scheme sold as a finished product

We call this our **'Greenly Developments Design & Build Package'**, which includes:

- Fully Serviced Building Plot
- Site-wide Planning Consents, Tailored Design Code & Plot Passport
- Planning, Design & Engineering
- On-Site, Construction & Delivery



Benefits



Accessibility

Design spaces that suit, with the right balance of space, privacy and functionality. Create an inclusive home giving you and your family the freedom to move independently.



Affordability

Typically, a custom build house is between 10% and 15% cheaper than the mass-market equivalent.



Stamp Duty Savings

When purchasing land for the purpose of creating your own home, you will only pay Stamp Duty on the agreed purchase price of the plot rather than on the price of the completed building.



Family Friendly

Design safe, child-friendly spaces with storage solutions that adapt as they grow. Whether you prefer open plan or defined play areas, the choice is yours.



Freedom in Retirement

Enjoy a more accessible, sustainable and comfortable home in your later years, whilst retaining the independence of living in your own home.



Future Proofing

Ensure your home stands the test of time with energy saving measures and higher quality materials helping to reduce the running costs in the future.



Stress-free

Unlike traditional self-build our supported and easy-to-understand model means you can relax and enjoy the process from inception through to completion.



Sustainable Living

Live in a high-quality home that is lighter, brighter, better insulated and more energy efficient, helping you to decrease your carbon footprint and even better to reduce your monthly utility bills.



Trusted Enabler

Greenly Developments is a proud member of the National Custom and Self Build Association (NaCSBA). Embark on your journey today and customise your dream home with our committed team, who will be guiding you through every step of the process.



Working from Home

Enjoy the freedom of working from home by creating an inspired workspace, a multipurpose area, a separate room or a studio in your home or garden.



Why choose Greenly Developments?

Benefit from a **hands-on design service** with an experienced and fully qualified Architect to create your customised and bespoke home.

Enjoy collaborating and having **1-to-1 design workshops**, that allow to make real time adjustments in 3D to suit.

Choose from different indicative dwelling types, layouts, facing materials options and a wide range of top-quality internal specification items and premium finishes.

We have a **fantastic working relationship** with Malvern Hills District Council's planning department.

As a **Trusted Enabler**, we will deliver your dream home through our framework of professionals and experienced contractors.

Sit back and relax knowing that we are taking care of the whole process on your behalf.



The Process

Our **10-step process** gives you an overview of the main steps and milestones from the day you enquire to the day you move in to your new bespoke dream home.

- 1** – Choose your plot, choose your indicative dwelling type and reserve your plot
- 2** – Engage with the architect to produce the brief and start initial design development
- 3** – Decide on the internal layout, facing materials, premium finishes and specifications
- 4** – Achieve frozen designs only when you are ready
- 5** – The Reserved Matters planning application is submitted and approved for your home designs
- 6** – Works commence on the construction of your home
- 7** – Visit your home throughout the construction phase
- 8** – Construction is completed and handed over
- 9** – Peace of mind with Warranties issued
- 10** – Move into your new home



SURROUNDINGS

Lower Broadheath

Lower Broadheath is a charming village nestled in the Worcestershire countryside and at the same time close to Worcester, offering a perfect blend of rural tranquility and modern conveniences.

With its beautiful landscapes and rich history, this picturesque location is ideal for families, professionals, and retirees alike, offering a perfect escape from the hustle and bustle of city life, making it an ideal place to call home.

A Rich Historical Heritage

Lower Broadheath is steeped in history and culture, most famously known as the birthplace of the renowned English composer, Sir Edward Elgar.

The village celebrates this heritage with the Elgar Birthplace Museum, where visitors can explore the composer's early life and works. This sense of history adds a unique character to the village, creating a deep connection between the past and present.

Scenic Beauty and Outdoor Living

Surrounded by rolling hills and lush green landscapes, Lower Broadheath offers stunning views and ample opportunities for outdoor activities.

Residents can enjoy peaceful walks along countryside trails, picturesque picnics in the local parks, and a variety of recreational activities. The village's serene environment provides a perfect setting for relaxation and family gatherings.



A Vibrant Community

Lower Broadheath boasts a strong sense of community, with friendly neighbours and regular local events that bring residents together.

From village fairs and farmers' markets to community clubs and sports teams, there's always something happening to foster a spirit of camaraderie and belonging.

Local Pubs

Discover The Bell Inn and The Dewdrop Inn, two charming local pubs where you will find a place to unwind after a long day, catch-up with friends or enjoy local brews and tasty food.

Convenient Access to Modern Amenities

Despite its rural charm, Lower Broadheath is conveniently located close to essential amenities and services. The nearby large town of Worcester, just a short drive away, offers a wide range of shopping, dining, and entertainment options.

Additionally, the village has excellent transport links, making it easy to commute to major cities such as Birmingham and London.

Education and Family-Friendly Environment

Lower Broadheath is an excellent place for families, with access to top-rated primary and secondary schools.

The safe and friendly environment, coupled with the availability of various family-oriented activities and facilities, makes it an ideal place for children to grow up.





Worcester

Worcester is a beautiful Cathedral and University City with a fascinating history, located in the heart of the West Midlands on the banks of the River Severn.

Boasting a wealth of stunning architecture and rich heritage, top class sports teams and venues, a vibrant programme of events and thriving cultural scene, combined with an unrivalled combination of independent boutiques and high street names,

Worcester offers a unique blend of the old and new, making it a wonderful place to live, work, and explore.

Historical Charm and Architectural Splendour

Worcester boasts a deep historical heritage that dates back to Roman times. The city's most iconic landmark, Worcester Cathedral, stands majestically on the banks of the River Severn.

This stunning example of Gothic architecture has been a site of pilgrimage for centuries and continues to draw visitors with its breathtaking interiors and historic significance.

Stroll through the city's charming streets, and you'll encounter beautifully preserved medieval buildings, Tudor-style houses, and Georgian architecture, each telling a story of Worcester's past.



A Thriving Cultural Scene

Worcester is a hub of cultural activity, offering a wide array of events, festivals, and performances throughout the year. The city is home to several theaters, including the Swan Theatre and Huntingdon Hall, which host a variety of performances ranging from drama and comedy to live music and dance.

The Worcester Festival and the annual Three Choirs Festival, one of the world's oldest classical music festivals, are just a few examples of the vibrant cultural scene that residents can enjoy.

Shopping, Dining, and Entertainment

Worcester offers an excellent shopping experience with a mix of high street brands, independent boutiques, and bustling markets. Crowngate Shopping Centre and Reindeer Court are popular destinations for retail therapy, while the city's weekly markets offer fresh local produce and unique crafts.

When it comes to dining, Worcester's culinary scene is diverse and exciting. From cozy cafes and traditional pubs to fine dining restaurants and international cuisine, there's something to satisfy every palate. The city's riverside location also means you can enjoy dining with picturesque views of the River Severn.



Education and Employment

Worcester is renowned for its educational institutions, including the University of Worcester, which offers a range of undergraduate and postgraduate courses. The city also has excellent primary and secondary schools, making it a great place for families with children.

In terms of employment, Worcester boasts a robust economy with key industries such as education, healthcare, retail, and manufacturing. The city's strategic location and excellent transport links make it an attractive hub for businesses and professionals.

Recreation and Outdoor Activities

Worcester offers plenty of opportunities for outdoor activities and recreation. The River Severn provides a scenic backdrop for walking, cycling, and boating. Gheluvelt Park, Cripplegate Park, and Worcester Woods Country Park are just a few of the green spaces where residents can enjoy nature and outdoor pursuits.

A City with Excellent Connectivity

Worcester's central location means it is well-connected to major cities such as Birmingham, London, and Bristol via road and rail. The city has two main railway stations, Worcester Foregate Street and Worcester Shrub Hill, offering regular services to various destinations. Additionally, the nearby M5 motorway provides easy access to the wider region.



Worcestershire & Malvern Hills

Nestled in the heart of England, Worcestershire is a county that seamlessly blends historical charm with stunning natural landscapes. Known for its rolling hills, picturesque countryside, and vibrant cultural scene, Worcestershire offers a unique and inviting experience for visitors of all ages.

Breathtaking Landscapes

Worcestershire's natural beauty is truly captivating. The Malvern Hills, designated as an Area of Outstanding Natural Beauty, provide a stunning backdrop for outdoor enthusiasts. These ancient hills offer panoramic views, invigorating hikes, and opportunities for wildlife spotting. The serene River Severn, the longest river in the UK, meanders through the county, providing idyllic settings for boating, fishing, and riverside walks.

Gastronomic Delights

Worcestershire's culinary scene is a delight for food lovers. The county is renowned for Worcestershire sauce, but its gastronomic offerings extend far beyond this famous condiment. Local markets burst with fresh produce, artisan cheeses, and handmade goods. Dining options range from quaint country pubs serving hearty traditional fare to elegant restaurants offering gourmet experiences.

Shopping and Leisure

Shopping in Worcestershire is a delightful mix of old and new. Explore charming independent boutiques and antique shops in historic market towns like Evesham and Pershore, or visit modern retail centers in Worcester for the latest trends.



Our dedicated team at **Harts Estate Agents** is committed to making your dream home become a reality. Contact us today and embark on this journey to discover bespoke living.

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