



Cleeve Gardens

BISHOPS CLEEVE

platform 
home
OWNERSHIP



A Remarkable Development In An Area Of Outstanding Natural Beauty.

Ready to buy through Shared Ownership, Cleeve Gardens offers a stunning selection of 2, 3 and 4-bedroom homes.

Nestled on the edge of the Cotswolds and just outside of Cheltenham, Cleeve Gardens is ideal for both families and first-time buyers alike. Cleeve Gardens will offer the best of both worlds - a new standard of contemporary living, in and around the most desirable countryside vistas in the UK.



A New Community With A Sense Of Place.

Bishop's Cleeve is a charming village at the foot of Cleeve Hill, the highest point in the Cotswolds and a landmark destination in an area of outstanding natural beauty. Offering a safe and picturesque lifestyle, Bishop's Cleeve represents a place you can truly call home - whether you're a young couple starting a family or an existing family looking to escape to the countryside.

Home to just over 14,000 people, Bishop's Cleeve is one of the largest villages in the country due to the strength of its amenities and the quality of life it can offer. Local transport connections are excellent and the village is just 13 miles from Gloucester, with Cheltenham, Tewkesbury and Evesham all even closer.

Centered around a historic church, Bishop's Cleeve features all of the amenities you could ask for - from supermarkets and restaurants to local pubs, independent retailers and leisure facilities. The village has three schools; Grangefield Primary School, Bishop's Cleeve Primary Academy and Cleeve School.

 **Cheltenham**
14 MINUTES

 **Tewkesbury**
18 MINUTES

 **Evesham**
24 MINUTES

 **Gloucester**
26 MINUTES

 **Oxford**
75 MINUTES

Life In Bishop's Cleeve And Cheltenham

With such close proximity to Cheltenham, Bishop's Cleeve has plenty to offer residents on top of what happens in and around the village.

The biggest draw for many residents is the exceptional countryside surrounding the village, offering walking routes designed for dog walkers or longer trails for those that enjoy hiking. With the highest point in the Cotswolds - Cleeve Hill - just 6 minutes away, there's plenty of opportunity to soak in the stunning views or enjoy a few rounds of golf at Cleeve Hill Golf Club.

Nearby attractions include Sudeley Castle, St. Peter's Church and Spoonley Wood Roman Villa, which all offer an insight into the area's deep heritage. For those that want a more lively atmosphere, Cheltenham offers all kinds of entertainment including an exceptional nightlife, a broad range of cultural attractions, fantastic shopping and facilities such as cinemas, theatres and escape rooms.

AMENITIES NEAR CLEEVE GARDENS



Anytime Fitness

1 MINUTE



Main High Street

3 MINUTES



Local Supermarket

3 MINUTES



Primary School

5 MINUTES



Secondary School

6 MINUTES



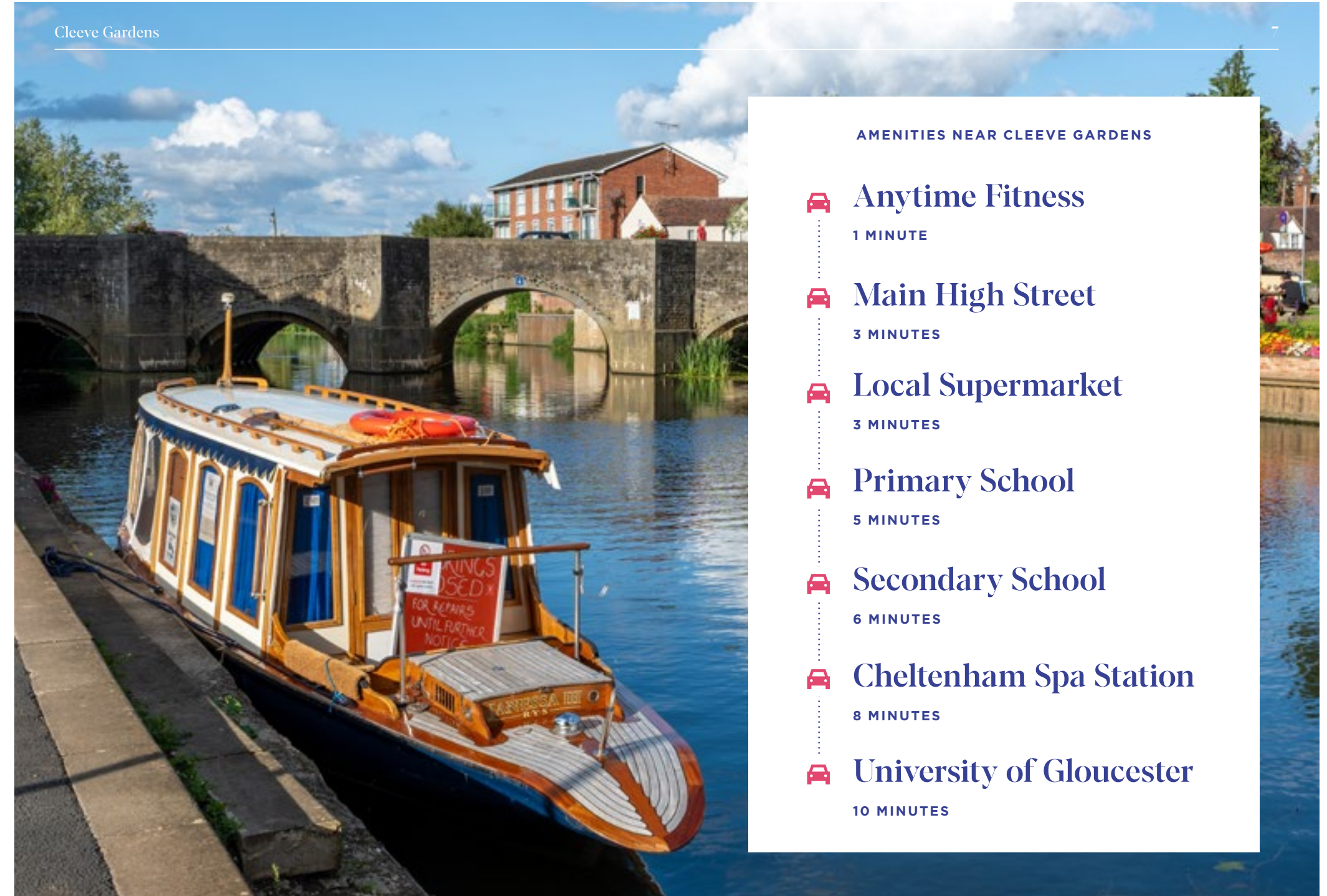
Cheltenham Spa Station

8 MINUTES



University of Gloucester

10 MINUTES





Annual Events

The Cheltenham Literature Festival is one of the biggest attractions, giving avid readers the chance to meet some of their favourite authors. Boasting previous attendees such as Louis Theroux, Hilary Clinton, Bernardine Evaristo, Marian Keyes and Stanley Tucci, this huge annual event offers a variety of entertainment for adults and kids alike.

If you're more into music, you've got plenty to choose from. The Big Festival and Witcombe Festival are stand-outs, with the former blending both music and food to create an unmissable three days. Hosted by Blur bassist Alex James at his Cotswolds farm, The Big Festival features top music acts such as Tom Grennan and Blossoms alongside cooking demonstrations, alfresco dining and some of the tastiest pop-ups in the country.

August

The Big Festival
Witcombe Festival

September

Bredon Cider Festival

October

The Cheltenham Literature Festival

Take the Scenic Route

Nestled amidst renowned walking trails, Cleeve Gardens is perfectly positioned to offer a variety of scenic routes, from gentle strolls to more challenging hikes. This beautiful location allows you to immerse yourself in nature, providing a peaceful escape to explore and take in the fresh air.

WALKING ROUTE ONE

Tewkesbury

APPROX TIME: 1 HOUR
WALK DISTANCE: 2.25 MILES
DIFFICULTY: EASY

ROUTE FEATURES

- PARKING AVAILABLE
- WATERSIDE WALK
- PUB/CAFE ON WALK
- PUSHCHAIR FRIENDLY
- FREE ROAM FOR DOGS

3 GANDER LANE,
TEWKESBURY GL20 5PG

WALKING ROUTE TWO

Cleeve Hill

APPROX TIME: 2 HOURS
WALK DISTANCE: 4.5 MILES
DIFFICULTY: MODERATE

ROUTE FEATURES

- PARKING AVAILABLE
- WATERSIDE WALK
- WOODLAND WALK
- WATERSIDE WALK
- FREE ROAM FOR DOGS

SOUTHAM,
CHELTENHAM GL52 3NF

WALKING ROUTE THREE

Winchcombe

APPROX TIME: 2 HOURS
WALK DISTANCE: 5.25 MILES
DIFFICULTY: MODERATE

ROUTE FEATURES

- PARKING AVAILABLE
- HILL VIEWS
- PUB/CAFE ON WALK
- NEARBY WILDLIFE

WINCHCOMBE,
CHELTENHAM GL54 5PZ

WALKING ROUTE FOUR

Prestbury

APPROX TIME: 1.5 HOURS
WALK DISTANCE: 2.75 MILES
DIFFICULTY: EASY

ROUTE FEATURES

- FREE PARKING
- PUB/CAFE ON WALK
- DOGS ON LEADS

MILLCOURT FLATS, IDSALL DR,
PRESTBURY, CHELTENHAM GL52 3AX



Cutbridge Meadow Dog Park

CUTBRIDGE MEADOW, BISHOPS CLEEVE,
CHELTENHAM GL52 8AN



Gloucestershire Cycle Spine

The Gloucestershire Cycle Spine is a major cycling and walking route that aims to connect key locations across the county, offering a safer and more sustainable travel option.

The cycle spine connects Bishops Cleeve with nearby towns such as Cheltenham, improving access for cyclists and pedestrians and reducing carbon emissions.



Sustainability at Cleeve Gardens

A key factor for buyers at Cleeve Gardens is its focus on sustainability and ability to deliver energy efficiency for residents.

Solar Panels

At a time when people are looking to reduce their cost of living, features such as EV Charging Points and Solar Panels can have a huge impact on resident finances.

At the time of writing around 5% of UK households have solar panels installed, typically providing a saving of between £440 and £1,005 on average. The majority of these are in the South West and the East of England - meaning it's no surprise that Cleeve Gardens is continuing the trend.

Aside from providing day-to-day savings, it's important to note that solar panels also increase the value of a home. Data suggests that having solar panels installed can add between 0.9% and 2% to the property price - between £1,890 and £2,700.

This is why Cleeve Gardens is such an exciting scheme. It represents a high-quality development, in a desirable area, that is pushing progressive build practices and sustainability. Take these stats, for example - if every home in the UK had solar panels, we'd be able to generate 3.6 times more solar electricity than we do now, saving UK households around £32.6 billion per year whilst cutting the annual carbon footprint by 28 million tonnes of CO₂.

Electric Vehicle Charging Points

EV Charging Points are another feature included within Cleeve Gardens

a useful and potentially cost-effective addition that is growing in popularity. Between 2020 and 2024, the number of electric cars in the UK increased from 439,000 to £1,985,000, highlighting how potentially valuable a charging point could be.

On a practical level, according to the National Association of Property Buyers (NAPB), an EV charger may add between £3,000 and £5,000 to the value of your home.

That's not to mention how an EV charger can help your property stand out in a crowded market if you're looking to sell, making it much more desirable with buyers that have a plug-in vehicle and are looking for these types of amenities already built in.



EPC B Rating

All of this means Cleeve Gardens has an exceptionally good EPC rating. It's estimated that the development will have a B rating overall - meaning it's much more cost efficient for you.

EPC ratings directly impact your monthly bills, your mortgage rate, the value of your home and the lifespan of the property itself. EPC ratings range from band 'A' to 'G', with 'A' being the most efficient.

According to Government data, a household in band 'D' may expect to pay £1,364 a year in fuel, while band 'G' may pay around £2,604. This highlights the level of saving a highly efficient band 'B' property such as Cleeve Gardens could save you.

Welcome To Cleeve Gardens

Cleeve Gardens sets a new living standard in a rapidly expanding local market, offering 86 homes in the former Nortonham Allotments with excellent connectivity around Gloucestershire.

This unique development blends contemporary motifs with modern fixtures, supporting the existing community around Bishop's Cleeve and addressing high demand.

With a focus on sustainability and accessibility, Cleeve Gardens is ideal for families seeking affordable home ownership in a beautiful rural setting.





GET TO KNOW

Cleeve Gardens

Cleeve Gardens is an exclusive collection of 2, 3 and 4-bedroom homes offering new opportunities for first time buyers, downsizers and growing families.



THE POPPY
2 Bedroom Home

PLOTS
110, 8, 34, 35, 37, 38, 96, 104



THE JASMINE
2 Bedroom Home

PLOTS
105



THE LAVENDER
2 Bedroom Home

PLOTS
27, 28, 72, 73, 74, 99, 100, 101, 102, 103



THE TULIP
3 Bedroom Home

PLOTS
7, 15, 36, 45, 46, 51, 98



THE LILAC
3 Bedroom Home

PLOTS
33, 52, 53, 80, 83, 86



THE BLUEBELL
3 Bedroom Home

PLOTS
39, 42



THE FOXGLOVE
3 Bedroom Home

PLOTS
24, 25, 26, 66, 67, 68, 106



THE HYACINTH
3 Bedroom Home

PLOTS
18, 19, 55, 56, 107, 108, 111, 112



THE DAHLIA
3 Bedroom Home

PLOTS
16, 17, 40, 41, 43, 44, 47, 48, 49, 50, 81, 82, 84, 85, 97



THE IRIS
4 Bedroom Home

PLOTS
5, 58, 60, 61, 64, 76



THE PEONY
4 Bedroom Home

PLOTS
1, 59, 63, 77, 110



THE MARIGOLD
4 Bedroom Home

PLOTS
2, 3, 75, 78, 79



THE CARNATION
4 Bedroom Home

PLOTS
4, 54, 57, 62, 109



THE PRIMROSE
4 Bedroom Home

PLOTS
6, 113



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2 BEDROOM

The Poppy

Semi-Detached, End & Mid Terrace
765 sq ft / 71 sq m

SPECIFICATION

Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan living room/dining

Bathroom

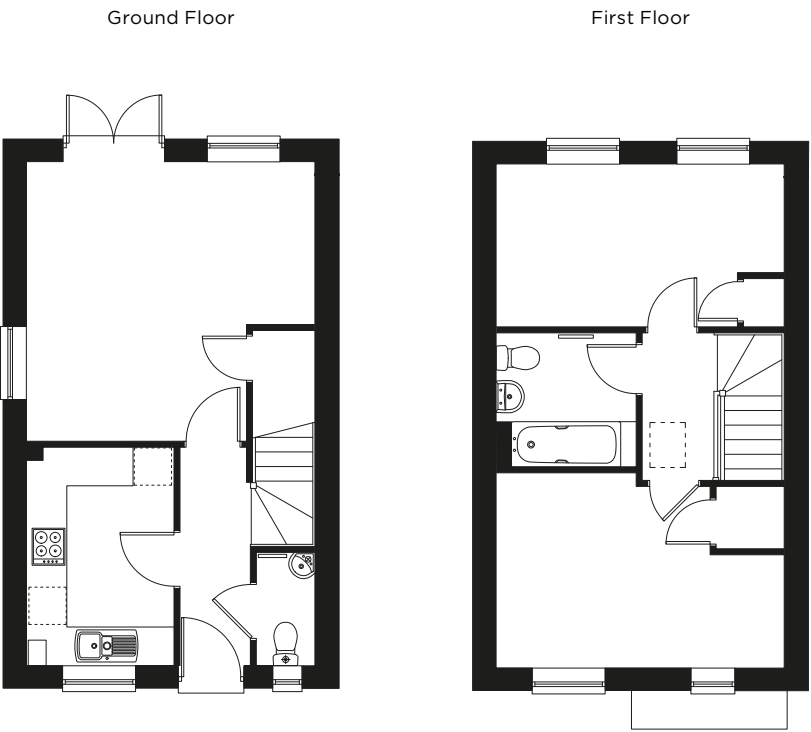
- Family bathroom with shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

Sustainability

- Solar roof panels to each property
- EV chargers

General

- Bishops Cleeve is a village in Gloucestershire, positioned near Cheltenham
- Excellent transport links to M5 and connections to Cheltenham
- 2 parking spaces per property
- 10 Year build warranty



Floorplans not to scale. For indicative purposes only

Living Room/Dining	17.4 m²
Kitchen	7.7 m²
Bedroom 1	11.8 m²
Bedroom 2	10.7 m²



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2 BEDROOM

The Jasmine

Mid Terrace
831 sq ft / 77 sq m

SPECIFICATION

Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining

Bathroom

- Family bathroom with shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

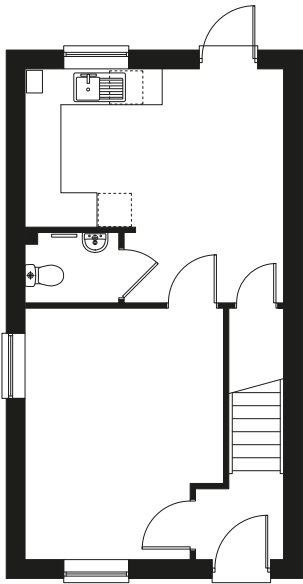
Sustainability

- Solar roof panels to each property
- EV chargers

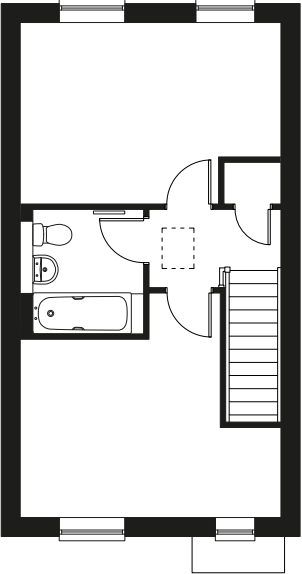
General

- Bishops Cleeve is a village in Gloucestershire, positioned near Cheltenham
- Excellent transport links to M5 and connections to Cheltenham
- 2 parking spaces per property
- 10 Year build warranty

Ground Floor



First Floor



Floorplans not to scale. For indicative purposes only

Living Room	14.2 m²
Kitchen/Dining	15.8 m²
Bedroom 1	13 m²
Bedroom 2	13.1 m²



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2 BEDROOM

The Lavender

Semi-Detached, End & Mid Terrace
839 sq ft / 78 sq m

SPECIFICATION

Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining

Bathroom

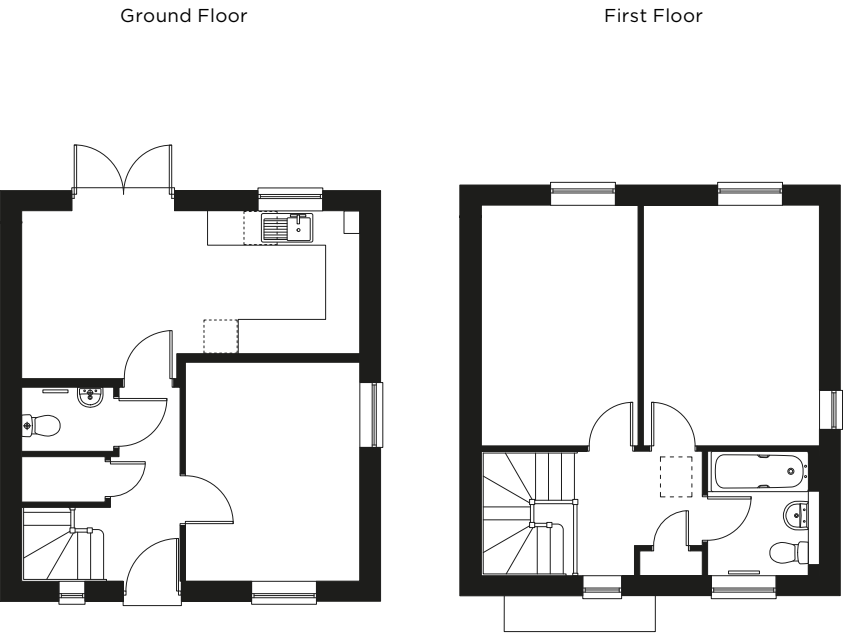
- Family bathroom with shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

Sustainability

- Solar roof panels to each property
- EV chargers

General

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Living Room	11.7 m²
Kitchen/Dining	15.7 m²
Bedroom 1	13 m²
Bedroom 2	11.6 m²



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3 BEDROOM

The Tulip

Semi-Detached & End Terrace
946 sq ft / 88 sq m

SPECIFICATION

Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining

Bathroom

- Family bathroom with shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

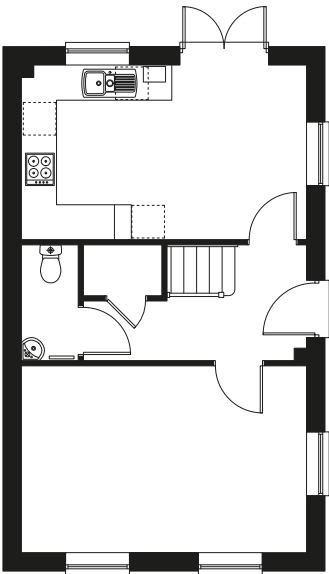
Sustainability

- Solar roof panels to each property
- EV chargers

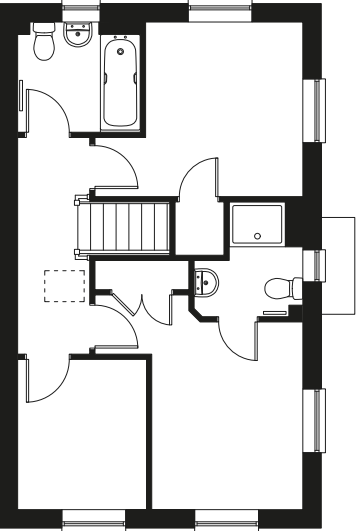
General

- Bishops Cleeve is a village in Gloucestershire, positioned near Cheltenham
- Excellent transport links to M5 and connections to Cheltenham
- 2 parking spaces per property
- 10 Year build warranty

Ground Floor



First Floor



Floorplans not to scale. For indicative purposes only

Living Room	16.6 m ²
Kitchen/Dining	15.4 m ²
Bedroom 1	10.2 m ²
Bedroom 2	9.5 m ²
Bedroom 3	6 m ²

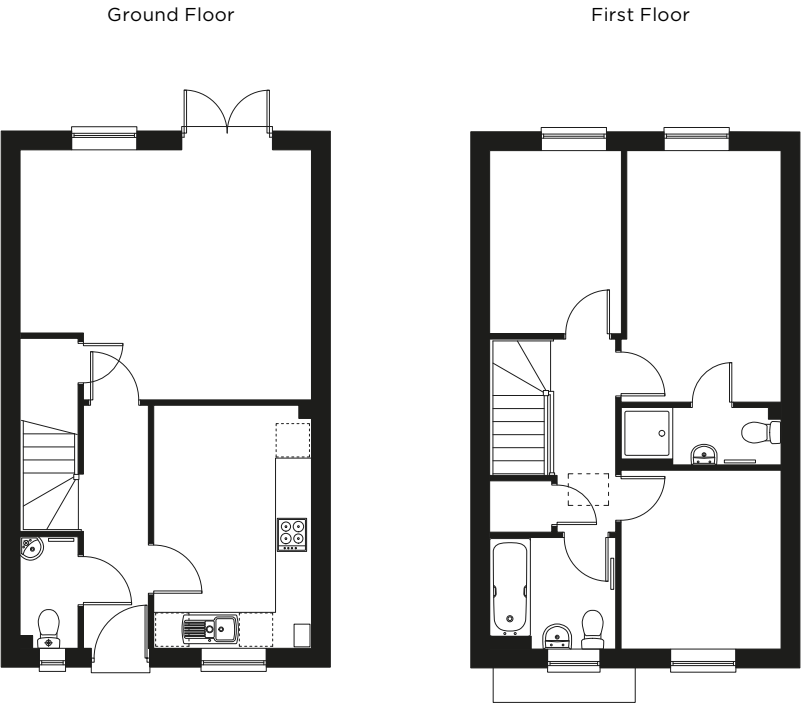


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3 BEDROOM

The Lilac

Semi-Detached & End Terrace
946 sq ft / 88 sq m



Floorplans not to scale. For indicative purposes only

SPECIFICATION

Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining

Bathroom

- Family bathroom with shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

Sustainability

- Solar roof panels to each property
- EV chargers

General

- Bishops Cleeve is a village in Gloucestershire, positioned near Cheltenham
- Excellent transport links to M5 and connections to Cheltenham
- 2 parking spaces per property
- 10 Year build warranty

Living Room	20.5 m²
Kitchen/Dining	11.4 m²
Bedroom 1	11.7 m²
Bedroom 2	8.5 m²
Bedroom 3	7.2 m²



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3 BEDROOM

The Bluebell

End Terrace
1,044 sq ft / 97 sq m

SPECIFICATION

Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining

Bathroom

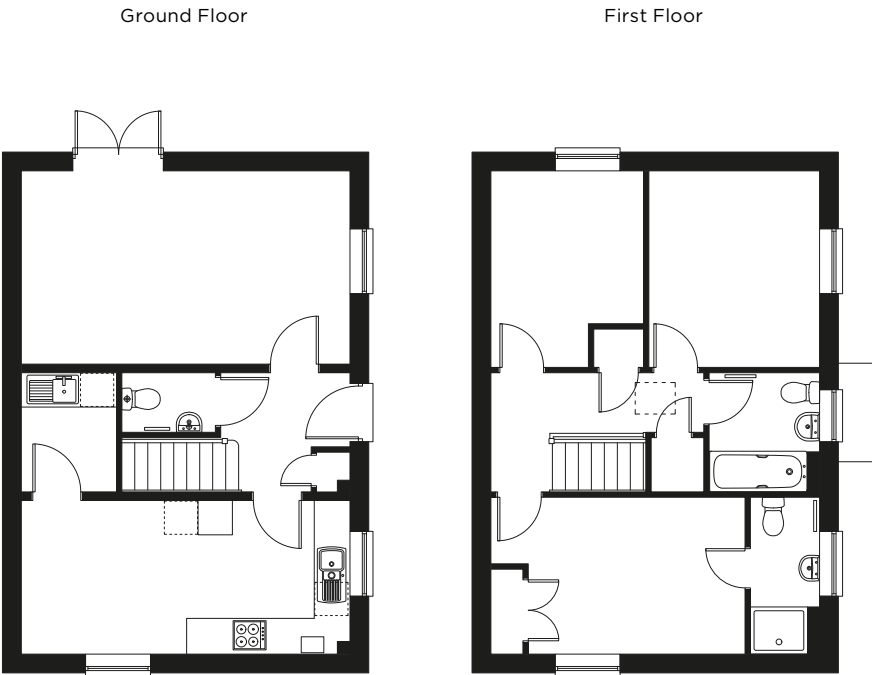
- Family bathroom with shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

Sustainability

- Solar roof panels to each property
- EV chargers

General

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Living Room	19.4 m²
Kitchen/Dining	15.8 m²
Bedroom 1	12 m²
Bedroom 2	10 m²
Bedroom 3	8.3 m²

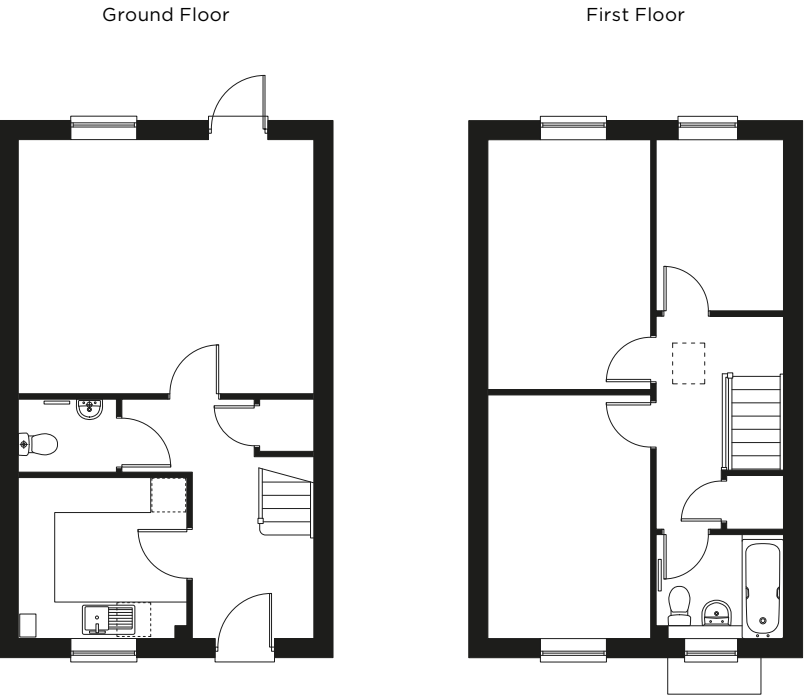


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3 BEDROOM

The Foxglove

Semi-Detached, End & Mid Terrace
934 sq ft / 87 sq m



Floorplans not to scale. For indicative purposes only

SPECIFICATION

Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan living room/dining

Bathroom

- Family bathroom with shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

Sustainability

- Solar roof panels to each property
- EV chargers

General

- Bishops Cleeve is a village in Gloucestershire, positioned near Cheltenham
- Excellent transport links to M5 and connections to Cheltenham
- 2 parking spaces per property
- 10 Year build warranty

Living Room/Dining	21.8 m²
Kitchen	7.9 m²
Bedroom 1	11.8 m²
Bedroom 2	11.5 m²
Bedroom 3	6.3 m²



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3 BEDROOM

The Hyacinth

Semi-Detached
1,072 sq ft / 100 sq m

SPECIFICATION

Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining

Bathroom

- Family bathroom with shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

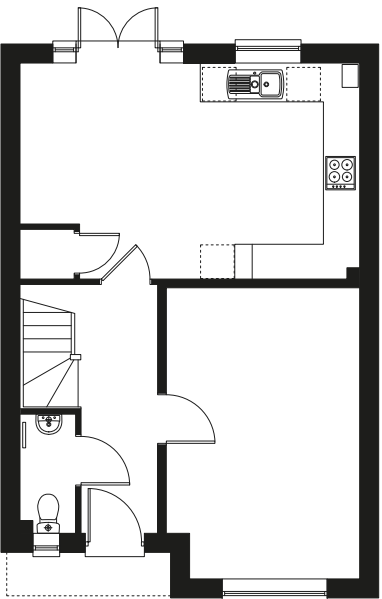
Sustainability

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- EV chargers

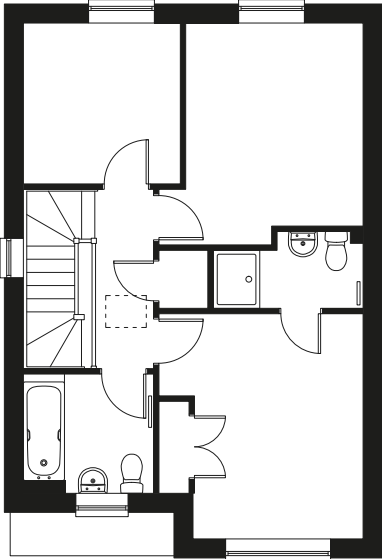
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- 10 Year build warranty

Ground Floor



First Floor



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Living Room	16.2 m²
Kitchen/Dining	20.5 m²
Bedroom 1	12 m²
Bedroom 2	11.5 m²
Bedroom 3	7.4 m²



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3 BEDROOM

The Dahlia

Mid / End Terrace
922 sq ft / 86 sq m

SPECIFICATION

Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining

Bathroom

- Family bathroom with shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

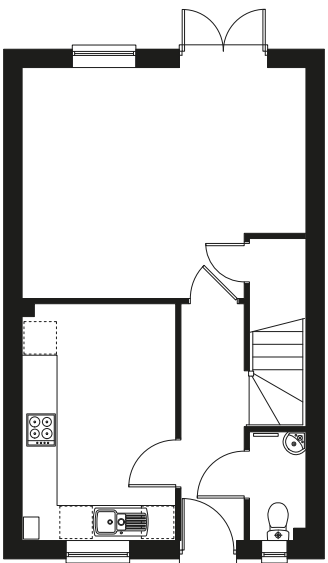
Sustainability

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- EV chargers

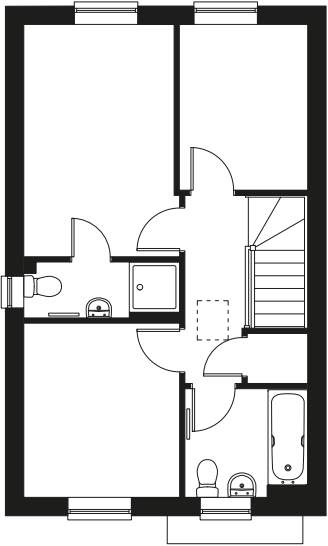
General

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- 2 parking spaces per property
- 10 Year build warranty

Ground Floor



First Floor



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Living Room	19.3 m²
Kitchen/Dining	11.4 m²
Bedroom 1	11.1 m²
Bedroom 2	8.5 m²
Bedroom 3	6.7 m²



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4 BEDROOM

The Iris

Detached
1,281 sq ft / 119 sq m

SPECIFICATION

Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining

Bathroom

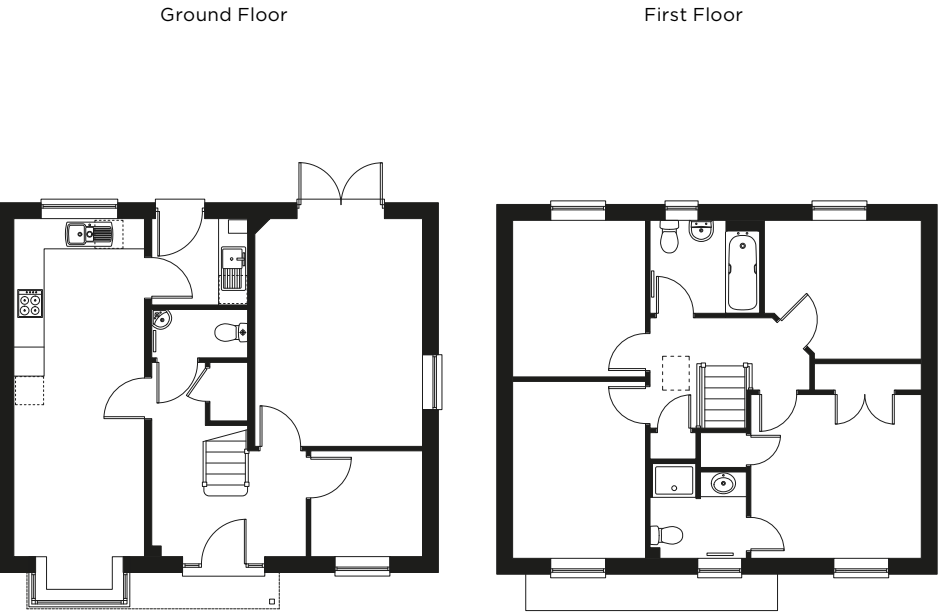
- Family bathroom with shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

Sustainability

- Solar roof panels to each property
- EV chargers

General

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- 2 parking spaces per property
- 10 Year build warranty



Floorplans not to scale. For indicative purposes only

Living Room	16.1 m²
Kitchen/Dining	18.5 m²
Study	4.9 m²
Bedroom 1	11.8 m²
Bedroom 2	9.9 m²
Bedroom 3	8.7 m²
Bedroom 4	8.5 m²



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4 BEDROOM

The Peony

Detached
1,281 sq ft / 119 sq m

SPECIFICATION

Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining

Bathroom

- Family bathroom with shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

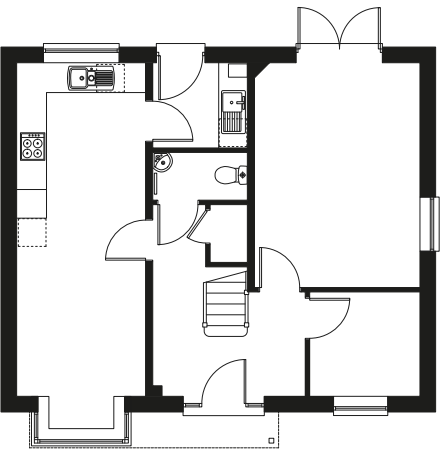
Sustainability

- Solar roof panels to each property
- EV chargers

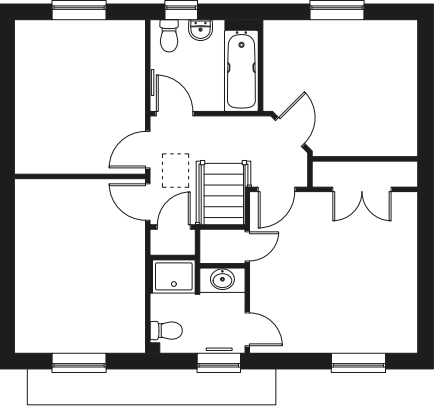
General

- Bishops Cleeve is a village in Gloucestershire, positioned near Cheltenham
- Excellent transport links to M5 and connections to Cheltenham
- 2 parking spaces per property
- 10 Year build warranty

Ground Floor



First Floor



Floorplans not to scale. For indicative purposes only

Living Room	16.1 m²
Kitchen/Dining	18.5 m²
Study	4.9 m²
Bedroom 1	11.8 m²
Bedroom 2	9.9 m²
Bedroom 3	8.7 m²
Bedroom 4	8.5 m²



This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Platform Home Ownership home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping, windows and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

4 BEDROOM

The Marigold

Detached
1,411 sq ft / 131 sq m

SPECIFICATION

Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining

Bathroom

- Family bathroom with shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

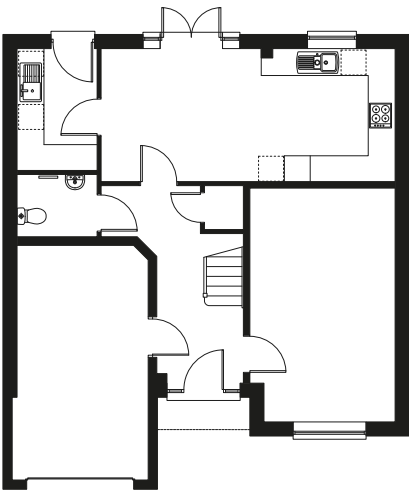
Sustainability

- Solar roof panels to each property
- EV chargers

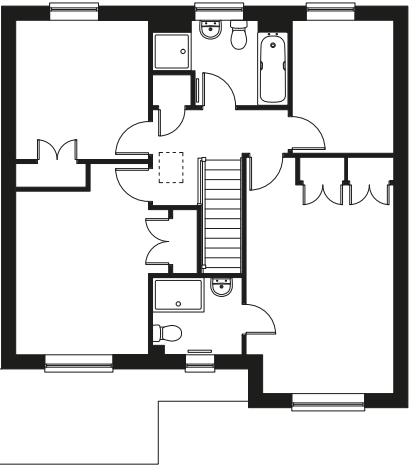
General

- Bishops Cleeve is a village in Gloucestershire, positioned near Cheltenham
- Excellent transport links to M5 and connections to Cheltenham
- 2 parking spaces per property
- 10 Year build warranty

Ground Floor



First Floor



Floorplans not to scale. For indicative purposes only

Living Room	17.8 m²
Kitchen/Dining	20.9 m²
Bedroom 1	16.8 m²
Bedroom 2	13.2 m²
Bedroom 3	10.9 m²
Bedroom 4	7.2 m²



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4 BEDROOM

The Carnation

Detached
1,334 sq ft / 124 sq m

SPECIFICATION

Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining

Bathroom

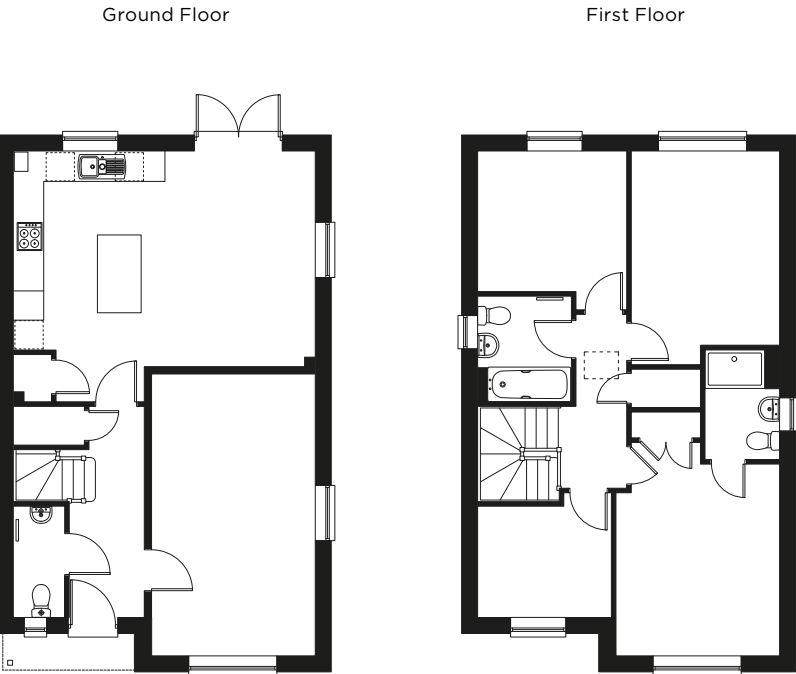
- Family bathroom with shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

Sustainability

- Solar roof panels to each property
- EV chargers

General

- Bishops Cleeve is a village in Gloucestershire, positioned near Cheltenham
- Excellent transport links to M5 and connections to Cheltenham
- 2 parking spaces per property
- 10 Year build warranty



Floorplans not to scale. For indicative purposes only

Living Room	19.2 m²
Kitchen/Dining	28 m²
Bedroom 1	13.5 m²
Bedroom 2	12.5 m²
Bedroom 3	9.1 m²
Bedroom 4	6.4 m²



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4 BEDROOM

The Primrose

Detached
1,281 sq ft / 119 sq m

SPECIFICATION

Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining

Bathroom

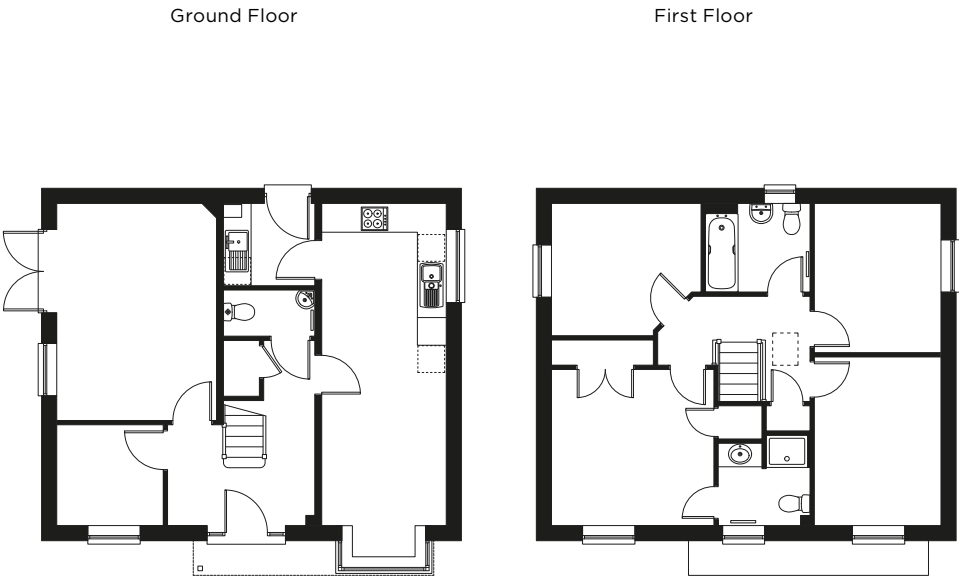
- Family bathroom with shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

Sustainability

- Solar roof panels to each property
- EV chargers

General

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- Excellent transport links to M5 and connections to Cheltenham
- 2 parking spaces per property
- 10 Year build warranty



Floorplans not to scale. For indicative purposes only

Living Room	16.1 m ²
Kitchen/Dining	18.5 m ²
Study	4.9 m ²
Bedroom 1	11.8 m ²
Bedroom 2	9.9 m ²
Bedroom 3	8.7 m ²
Bedroom 4	8.5 m ²



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Plot

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