

## THE GROVE AT WORCESTER

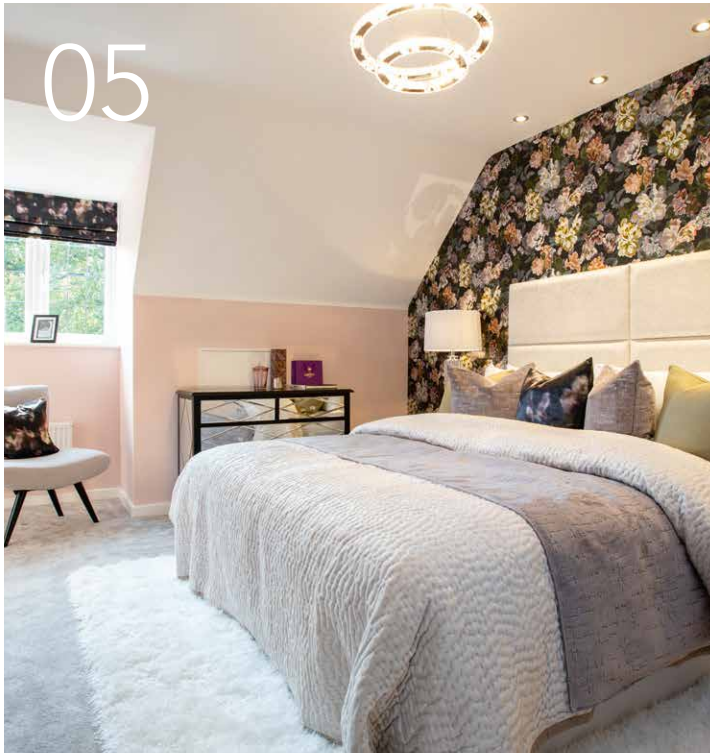
Creating Better Life Experiences.  
One Home at a Time.



The Grove At Worcester Sales & Marketing Suite  
Oak View Way, Worcester, WR2 5FF

01905 886732





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# BUILDING QUALITY NEW HOMES FOR OVER FIFTY YEARS

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 Grove.

We understand that buying a new home is a big commitment so we want your Bloor home here in Worcester 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 Grove.







① ↪ The Fairways    ② ↪ Typical Interior



SAT NAV

Development  
The Grove at Worcester

Find Us Here  
Oak View Way, Worcester,  
WR2 5FF.

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## PEACE OF MIND

**There's no need  
to compromise with  
a new Bloor home  
at The Grove.**

It's all of those little things that add up, so that with a new Bloor home, you can enjoy spending your precious time with your family, rather than worrying about costly renovations or repairs.

We'll not only give you peace of mind with our own regular rigorous checks, but also with an insurance backed 10 year warranty from the NHBC. You can always be assured that your new home has been built to the high quality we pride ourselves on.

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① ↳ Twigworth Green ② ↳ Lifestyle ③ ↳ Bluebell Green

# YOUR WORDS NOT OURS

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



We could tell you all about our Customer Satisfaction ourselves, but isn't it even more impressive to hear about us from a truly knowledgeable source? That's right, our homeowners.

Annie and Tom were the first buyers at our Hereford Point development, securing their dream new three bedroom Bloor home.

The couple previously rented a three bedroom home only a few miles away and were keen to find their very own home in their favourite part of Hereford.

Annie and Tom quickly set their hearts on their favourite Bloor home, paying particular attention to the open plan kitchen that Annie was able to personalise using our 'Your Choice' brochure.

With support from our experienced Sales Team and our Independent Financial Advisors, they were able

to make a swift and effortless move to their chosen new home.

Annie says "Using the Help to Buy scheme helped us a great deal to get the house we really wanted. We also used Bloor's recommended mortgage advisors and they were first class, helping us to decide what was best for our current situation. The whole process was very informative and easy, they did all the hard work.

We would definitely recommend Bloor Homes. Our home is finished to a high standard and we are very pleased with the overall process. You hear lots of horror stories about new build properties, but I am pleased to report that our experience has been a dream."

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① Annie & Tom, Hereford Point

## MORE THAN JUST A HOME

The Grove at Worcester offers you far more than just a new home, because we know what's outside your front door is as important as what's inside.

We've carefully considered the layout of the development to provide you with an inviting and spacious feel as soon as you drive in. With various quiet private roads and desirable green open spaces scattered across the development, The Grove at Worcester is perfect for quiet village living.

Not only can you benefit from an on-site play area not far from your front door, you can also take a quiet wander down the southern footpath to the sizeable informal country park at the bottom of the development, adjoining an existing and functioning fishing lake. This footpath can also lead you on a relaxing stroll to nearby villages such as Rushwick.

Don't worry, we've also considered your high speed modern day needs too! Enjoy the benefits of BT Fibre across the development, as well as electric vehicle charging points available as an upgrade.

↳ \*Subject to separate subscription

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1 ↪ Bluebell Green    3 ↪ Brooksby Spinney



# WHERE DO YOU WANT TO LIVE?

Surrounded by a wealth of interesting culture and a thriving cosmopolitan city centre, our remarkable collection of 2, 3 and 4 bedroom new homes and apartments are wonderfully positioned to enjoy the very best of Worcester.

Worcester is home to three train stations and is rapidly growing in popularity, Worcester may have become a bustling and exciting city to enjoy but nevertheless, the stunning green landscape of the Worcestershire countryside is never far from sight. The Grove at Worcester has been uniquely positioned to remain close by to your modern necessities whilst neighbouring desirable green open fields for that distinctively prized rural feel.

Overlooked by the majestic Worcester Cathedral, the nearby city centre lies adjacent to the

beauty of the River Severn and is dotted with interesting traditional Tudor buildings alongside more modern and eccentric businesses.

The historical elements of this superb location are endless, ranging from the world famous Lea & Perrins Sauce factory to a quaint traditional style pub where King Charles II himself used to escape his enemies in the Battle of Worcester. But by no means is Worcester stuck in the past, with a fantastic university on your doorstep, plentiful High street stores and an abundance of restaurants and bustling bars.





3



4

① ↪ King Charles Pub ② ↪ Worcester City Centre ③ ↪ Worcester Cathedral ④ ↪ Banks of River Severn



SAT NAV

Development  
The Grove at Worcester

Find Us Here  
Oak View Way, Worcester,  
WR2 5FF.





We understand the importance of modern convenience; that's why we've carefully selected this remarkable location for you and your family.

Your home here at The Grove at Worcester will seamlessly accommodate your modern lifestyle; finish up the school run within a 5 minute walk or you can stock up for those last minute dinner ideas easily with three fantastic supermarkets within a 10 minute drive.







↳ Images for illustration purposes only.



# JUST AROUND THE CORNER

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

**5.3 MILES**

## Junction 7 M5 Motorway

Taking your adventure further afield is effortless by simply hopping on the M5 motorway from the A4440.

**2.1 MILES**

## Worcester High Street

Enjoy a beautiful day out trekking up this early Iron Age univallate hillfort, with stunning views at the summit.

**2.1 MILES**

## Worcester Racecourse

Enjoy an exhilarating day of horse-racing or the incredible annual fireworks display only moments from home.

Worcestershire WR1 3EJ  
[worcester-racecourse.co.uk](http://worcester-racecourse.co.uk)

**1.8 MILES**

## Worcester Cathedral

Marvel at the iconic Anglican Cathedral as it grandly overlooks the River Severn.

Worcester WR1 2LA  
[worcestercathedral.co.uk](http://worcestercathedral.co.uk)

**2.2 MILES**

## Worcester Foregate Street Station

Let someone else do the travelling for you, with easy rail links to Cheltenham, Birmingham and London.

Worcester HR1 1BB  
[nationalrail.co.uk](http://nationalrail.co.uk)

**65 MILES**

## 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  
[birminghamairport.co.uk](http://birminghamairport.co.uk)

**5.7 MILES**

## Top Barn Farm Park

Try something a little different this weekend with exciting outdoor activities, coarse fishing and local farm shop.

Worcester WR6 6NH  
[topbarn.co.uk](http://topbarn.co.uk)

**1.8 MILES**

## University of Worcester Arena

You can watch top level sports from the University's two professional sports teams - the Worcester Wolves basketball team and Severn Stars netball team.

Worcester WR2 5JN  
[worcester.ac.uk](http://worcester.ac.uk)

**6.5 MILES**

## Morgan Motor Company

Book a guided factory tour or driving experience at this quintessentially British motor company, set at the foot of the Malvern Hills.

Malvern WR14 2LL

↳ All details correct at the time of production.

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① ↪ The River Severn





**Rich in historical treasures, Worcester has a unique ability to guide you and your family back in time for a breath-taking experience.**

The iconic skyline of Worcester with the majestic Cathedral overlooking the River Sever is a view that is sure to take your breath away. Constructed between 1084 and 1504, this remarkable building elegantly combines a vast array of architectural styles from Norman to Perpendicular Gothic. In fact, the Cathedral proved to be so

impressive that it featured on the British £20 note to commemorate renowned composer Sir Edward Elgar between 1999 and 2007.

The Cathedral is more than a beautiful building; it's a fantastic place to visit with the family especially for those who are keen to immerse themselves in history. Uncover the plentiful secrets of this ancient building with interactive touchscreens and even mobile apps for you to follow. You could even step into the mysterious crypt filled with interesting artefacts and remnants of the original surviving Norman decorations.

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# AN APPETITE FOR CULTURE

Although family meal times will become a truly wonderful experience in your spacious new Bloor home at The Grove at Worcester, we know that sometimes you just want to treat yourself to a meal out.

Venture into the city centre and you'll be amazed by the array of eateries available for you, especially some locally applauded independent restaurants that the whole family will love. Experience an interesting new take on food combinations topped with complete indulgence at Hanbao, a gourmet burger restaurant and bar run by two local brothers. Or if you're searching for the perfect Italian food, you're spoilt for choice with acclaimed chains such as Pizza Express and Prezzo close by as well as locally owned Sugo.

It's easy to treat yourself with a wonderful meal out for two; dine on glorious British and European cuisine by the racecourse at Ostler's at No.1 or opt for a classic steak dinner at Miller & Carter overlooking the famous Elgar Statue.

And for those quiet weekends spent relaxing in your new home, there are plenty of excellent takeaway restaurants, much loved by the locals.





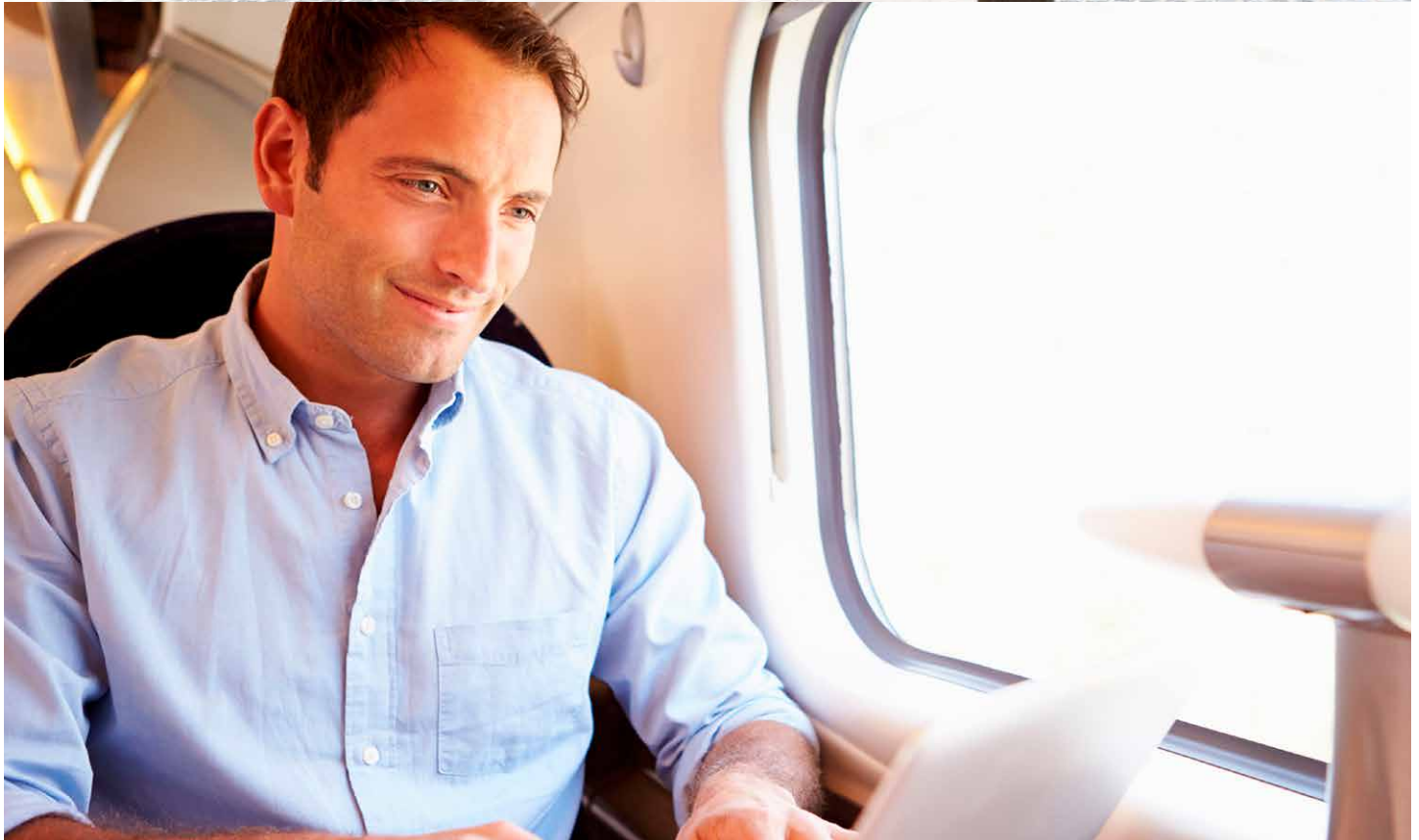
① ↳ The Old Rectifying House    ② ↳ Upton Blues Festival

There is an extraordinary variety of things to do and places to visit around Worcester – but you don't have to travel too far to find them. If you're looking for a weekend full of culture, retail therapy and top class restaurants, Cheltenham is only approximately 40 minutes down the M5 motorway or Birmingham is just over an hour's drive away\*.

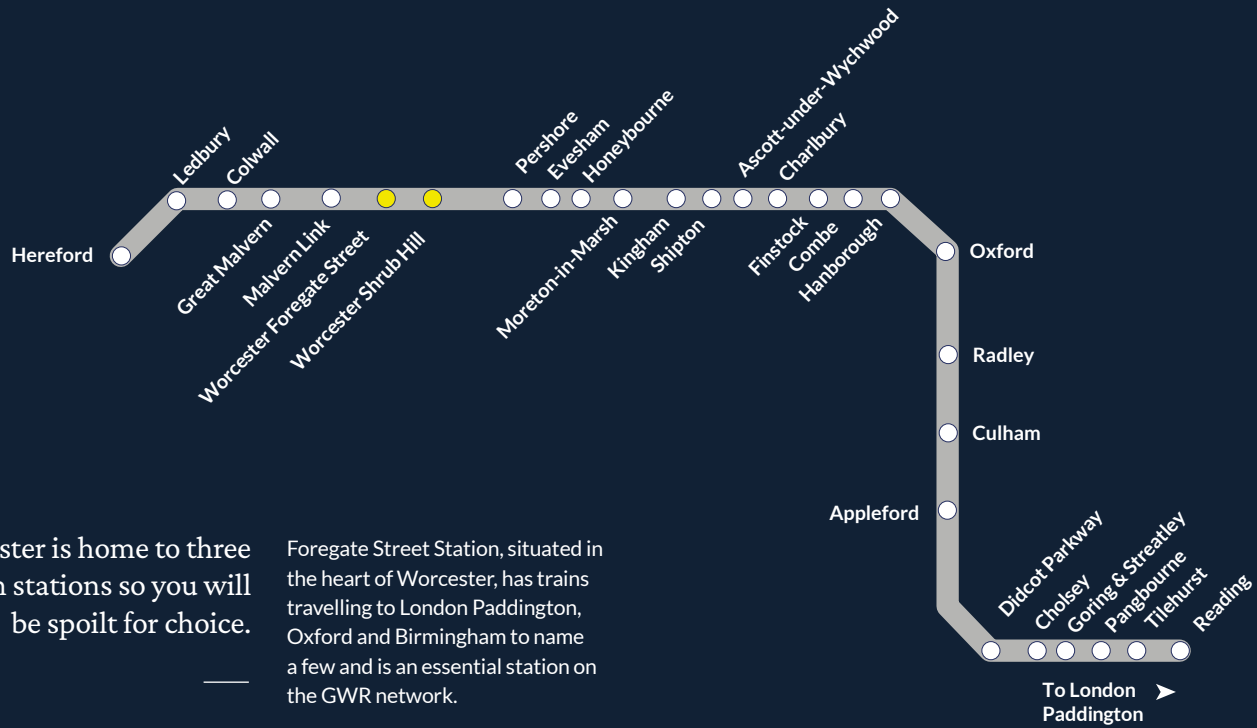
A little closer to home you can find plentiful pockets of local pleasures. Take your weekly exercising up a gear with a satisfying walk up the nearby Malvern Hills only a 20 minute drive from home and perhaps stop by in the local towns and villages such as Upton-upon-Severn, host to the UK's largest annual free Blues Festival and full of eccentric shops and pubs.

\* All details correct at the time of production.





① ↪ Worcester Foregate Street Station



Worcester is home to three train stations so you will be spoilt for choice.

Foregate Street Station, situated in the heart of Worcester, has trains travelling to London Paddington, Oxford and Birmingham to name a few and is an essential station on the GWR network.

Worcester Shrub Hill is just out of town but also hosts trains to London Paddington, Oxford and Bristol Temple Meads and has been serving the local community for over 165 years.

Lastly, closer to home, Worcester Parkway offers Great Western services as well as Thames Valley and London Paddington Services.



①



① ↪ Worcester and the River Severn





# PERFECTLY CATERED TO FAMILIES

Feeling perfectly at home in this wonderful location is easy, especially with plentiful local schools to choose from.

For those who may have recently started their family, there are plenty of day nurseries in the local area for you to choose from including Magic Moments Childcare within a few miles from home and Monkey Puzzle Day Nursery less than a 10 minutes drive away.

There are also several primary schools within the area including Dines Green Primary School, Our Lady Queen of Peace Primary School and also Pitmaston Primary School, which has been rated 'Outstanding' by Ofsted.

Finding the very best education for your budding teenager is easy in this Worcester location. Local secondary schools include Christopher Whitehead Language

College, Blessed Edward Oldcorne Catholic College and Nunnery Wood High School – all of which are rated 'Good' by Ofsted. The centre of Worcester also offers two opportunities for private education including The King's School and The Royal Grammar School.

Lastly, Worcester's very own university has rapidly blossomed over the past few years with plentiful accommodation and wonderful academic centres. Renowned for fantastic courses in midwifery and teaching, the University is ranked 15th for teaching quality in the National Student Survey and 18th for student experience in the Times Good University Guide.

↳ All details correct at the time of production.

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| <p>AT THE GROVE YOU CAN REST ASSURED YOUR CHILD'S EDUCATION IS WELL CATERED FOR AT ANY LEVEL</p> |  |
| <p>PRE-SCHOOL</p>  | <p><b>MAGIC MOMENTS CHILDCARE</b><br/>Tudor Way,<br/>Worcester. WR2 5QH<br/>Tel: 01905 748204</p>  |
| <p>PRIMARY</p>   | <p><b>PITMASTON PRIMARY SCHOOL</b><br/><br/>Malvern Road,<br/>Worcester. WR2 4ZF<br/>Tel: 01905 423710<br/><br/>Ofsted: Outstanding</p> <p><b>DINES GREEN PRIMARY SCHOOL</b><br/><br/>Tudor Way,<br/>Worcester. WR2 5QH<br/>Tel: 01905 423228</p>                                  |
| <p>SECONDARY</p>   | <p><b>CHRISTOPHER WHITEHEAD LANGUAGE COLLEGE</b><br/><br/>Bromwich Road,<br/>Worcester. WR2 4AF<br/>Tel: 01905 423906<br/><br/>Ofsted: Good</p> <p><b>NUNNERY WOOD HIGH SCHOOL</b><br/><br/>Spetchley Road,<br/>Worcester. WR5 2LT<br/>Tel: 01905 363636<br/><br/>Ofsted: Good</p> |
| <p>FURTHER</p>   | <p><b>UNIVERSITY OF WORCESTER</b><br/><br/>Castle Street,<br/>Worcester. WR1 3AS.<br/>Tel: 01905 855000</p>  |





## NOW IT'S TIME TO VISIT

Book your appointment to The Grove Sales Centre to make your dream move today.

We've thoughtfully designed every home at The Grove at Worcester offer you and your family with spacious and inviting living areas that maximise the natural light and add a touch of luxury to your everyday living.

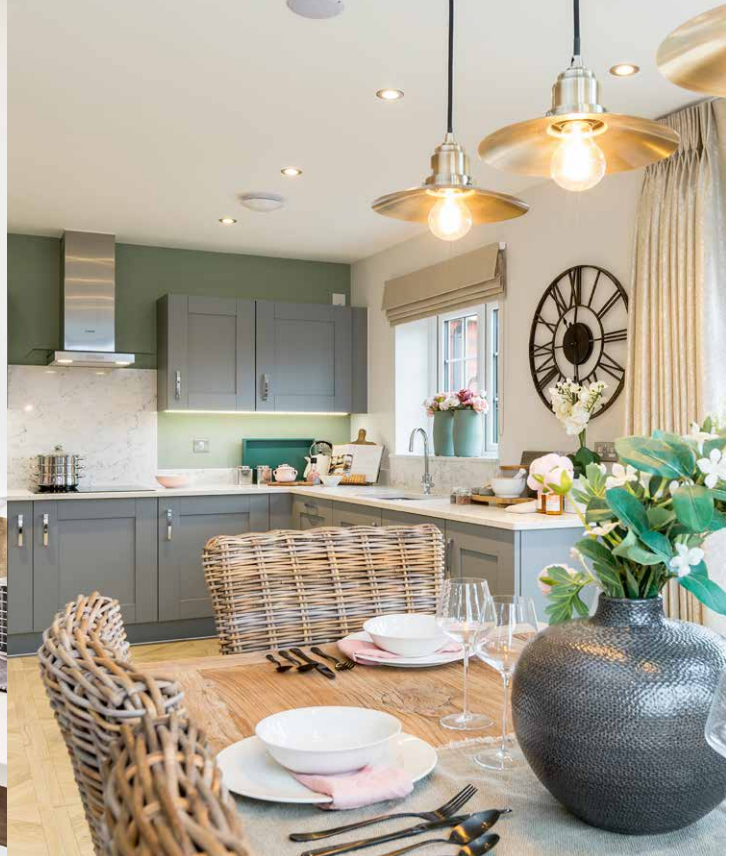
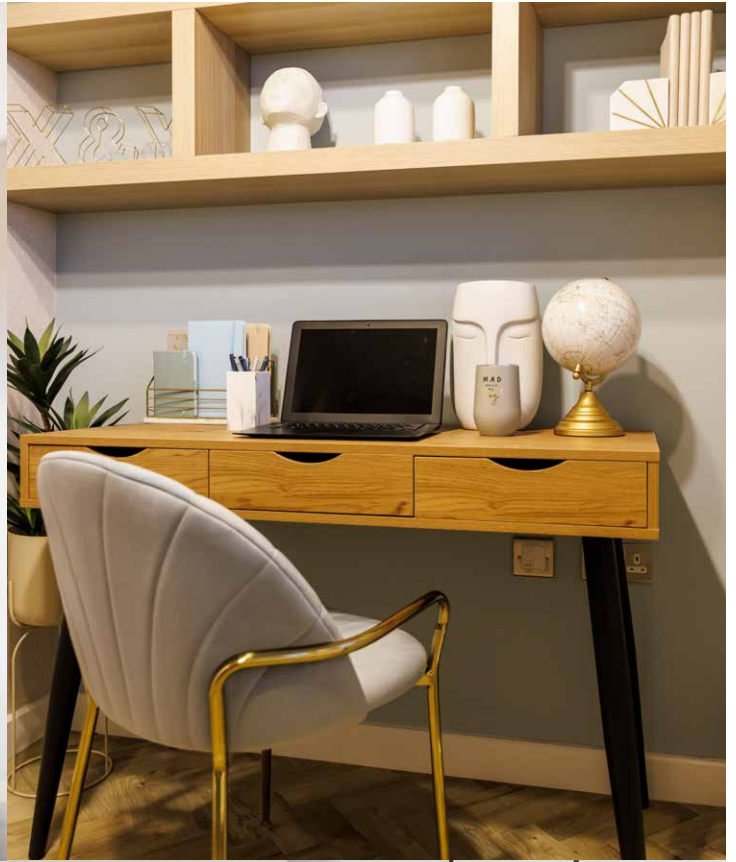
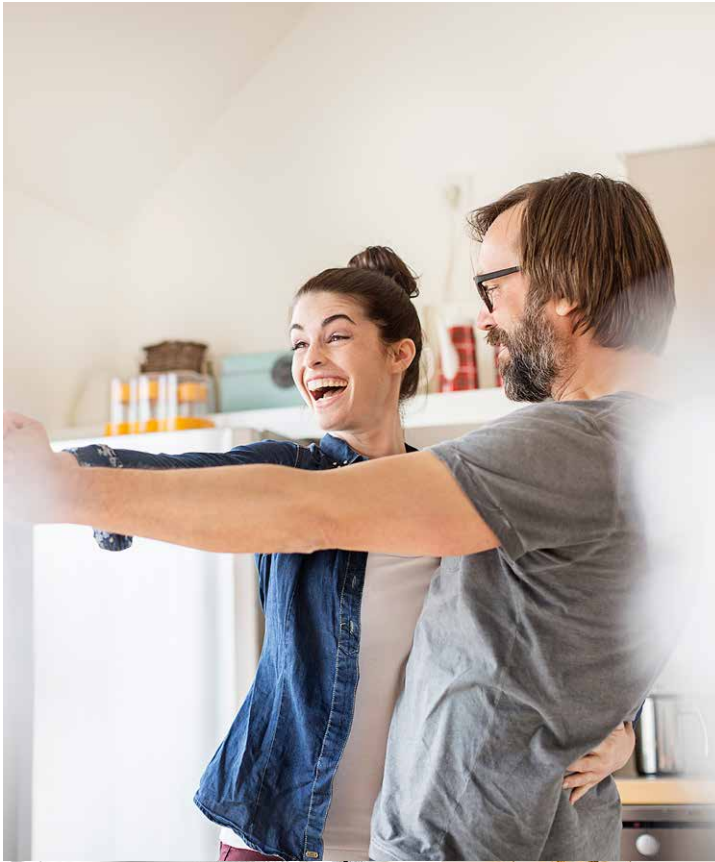
So what better way to experience this for yourself then visiting our showhomes?

We've included a variety of different option and upgrade selections in each of our showhomes so you can truly see our comprehensive range of fixtures and fittings for yourself – and perhaps get some inspiration for your new home!

Book your appointment to visit our experienced and friendly Sales Team so we can show you the very best of The Grove at Worcester and begin your journey to a brand new Bloor home.

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## WE'RE HERE, LONG AFTER WE HAND OVER THE KEYS

Your journey with us may begin with you walking through the doors of our Sales Office, but it certainly doesn't end when you walk out.

We've taken the time to carefully produce and implement a genuine and trustworthy Customer Journey procedure that goes beyond the final moments of buying your home.

Every member of our team wants your home to be just right for you, and should you need us, our expertly trained Customer Care team are on hand to help.

Our Sales Teams maintain regular contact from reservation, exchange and right through to the completion of your home, whilst our Site Team follow our 10 Day Maintenance procedure should you need any assistance once you've moved in.

So start your journey with us today and rest assured we'll hold your hand every step of the way. After all, we have been doing this for over fifty years.

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Rudgeway House,  
Celandine Road,  
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