



## ASHBY FIELDS ASHBY-DE-LA-ZOUCH

Creating Better Life Experiences.  
One Home at a Time.



Ashby Fields Sales & Marketing Suite  
Nottingham Road, Ashby-de-la-Zouch, LE65 1DJ

📞 01530 614277



# WELCOME HOME

A lot may have changed since the day that John Bloor built the first Bloor home in 1969, but one thing has remained the same. Our dedication to providing beautifully crafted homes in fantastic locations, so you and your family can enjoy life to the fullest.

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

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





① ↳ Artists impression of Ashby Fields

② ↳ Dawlish Showhome at Bloor Homes on the 18th





## SAT NAV

Development  
Ashby Fields

Find Us Here  
Nottingham Road,  
Ashby-de-la-Zouch, LE65 1DJ.

# MORE THAN JUST A HOME

**Ashby Fields 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.**

Located in the popular town of Ashby-de-la-Zouch in North West Leicestershire, Ashby Fields is an exciting and stylish new collection of 2, 3, 4 & 5 bedroom homes.

Ashby is served by fantastic local amenities including organic markets, schools, a leisure centre, and some excellent independent shops.

Open air markets, independent shops, an historic castle, and a calendar full of art and food festivals – life in Ashby-de-la-Zouch is as vibrant or as laid back as you want it.

But that's not all. Ashby Fields will offer its future residents much more than a dream Bloor home. Here, you'll find a thriving community ready to welcome you, with plans for new primary school and a local retail centre. There are plenty of open green spaces to explore within Ashby Fields itself, as well as new play areas for children, footpaths and bus routes that will easily connect you to nearby areas via the A511 and A42.

Located in the National Forest, Ashby is a thriving 12th century market town with breath-taking backdrops, timber-framed buildings, and a range of outdoor pursuits. Walking, cycling, horse-riding are all on the agenda when you move here.

Find out more



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# ASHBY LIFE

A new, modern home, surrounded by history and culture.

There's so much to explore locally, including the medieval fortress ruins of Ashby de la Zouch Castle, the indoor and outdoor adventure playground at Conkers, Shellbrook Woods or Moira Furnace Museum and Country Park, located on the banks of Ashby de-la-Zouch canal.

Like to go out? There's an impressive selection of eateries and places to drink including Italian restaurant Zamani's, Zouch Coffee house Restaurant and Cellars, the Vine Restaurant & Cocktail Bar, and The Tap at No. 76. Ashby has achieved Purple Flag status too, meaning its nightlife is as diverse and entertaining as it is safe and enjoyable.

Need to stock up on groceries? Find fresh fruit and veg at Hammonds greengrocer's, your favourite hot and cold cobs at Smithards bakery, bespoke cuts of meat at W Taylor butchers, and artisan treats at the much-loved North's deli. For larger food shops M&S Foodhall, Aldi, Tesco Extra, and Asda are all within easy reach.

Fancy going further afield? Whether you're commuting to work, visiting friends, or heading to the city for a weekend away, it's easy by road or train. Take the A511 to Leicester (36mins), Coalville (12mins), and Burton-on-Trent (27mins), use the A215 to get to Loughborough (30 mins), or hop on the train from Burton-on-Trent and be in London in just two hours.

Just 19 miles down the road from Ashby is the vibrant, cosmopolitan city of Leicester - one of the oldest cities in England with 2,000 years of history to explore. Or if it's the Leicester of the present day you'd prefer to get acquainted with, they'll be something for everyone in this thriving metropolis.

Enjoy a day of retail therapy at the hundreds of familiar name stores on offer at the Highcross and Haymarket shopping centres, or lose yourself in The Lanes, with its characterful and eclectic range of independent boutiques and rich array of eateries.



① ↳ Ashby town centre    ② ↳ Highcross, Leicester

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①



① → Moira Furnace, Ashby-de-la-Zouch

# BUILT WITH FAMILIES IN MIND



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

Those with very young families will have plenty of choice, with the development located close to Holy Trinity, Bilingual Day, Ashby Castle and Smisby pre-schools.

Parents of slightly older children will also find no fewer than 9 primary schools within two miles of home, including Ashby Hill Top Primary, rated 'Outstanding' by Ofsted.

For older students there is plenty of choice, with local options including

Ivanhoe College, the Pingle Academy and Ibstock Community College, which all have 'Good' recommendations from Ofsted.

Those seeking higher education won't have far to travel, with De Montfort University, Leicester, Loughborough, Derby and Nottingham universities all located within an hour's drive of the development.

↳ \*Ofsted ratings correct at time of print.

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① → De Montfort University, Leicester





# JUST AROUND THE CORNER

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

## 0.3 MILES

### Ashby Leisure Centre & Lido

Work up a sweat at the state-of-the-art gym, play on the floodlit, 3G football pitches or have a splash in the indoor or outdoor swimming pools.

Ashby, LE65 1HU

## 0.7 MILES

### Ashby-de-la-Zouch Castle

Enjoy a fascinating day out at this spectacular attraction, with audio tours available exploring the castle's history, which goes back to the 12th century.

Ashby, LE65 1BR

## 0.9 MILES

### Ashby-de-la-Zouch Skate Park

Whether you're a biker, skater or skateboarder, you can practice your techniques and perfect your tricks at this popular facility.

Ashby, LE65 2JA

## 0.9 MILES

### Market Street, Ashby

From household name stores and characterful boutiques to pubs, cafés and restaurants, Market Street is the perfect place to while away a relaxing Saturday.

Ashby, LE65 2JA

## 1.5 MILES

### Willesley Park Golf Club

Enjoy a round or two at this picturesque golf club, set over 230 acres of undulating Leicestershire countryside.

Ashby, LE65 2PF

## 4.1 MILES

### Conkers

Looking for some fun for the family of a weekend? Whether you prefer the Great Outdoors – or Indoors – this fun attraction offers a true A to Z of activities.

Moira, DE12 6GA

## 4.9 MILES

### Swadlincote Woodlands & Park

This beautiful open green space is the ideal place for a relaxing walk, bike ride or picnic.

Swadlincote, DE11 8LZ

## 9.8 MILES

### Burton-on-Trent Train Station

Let someone else do the travelling for you, with easy rail links to Nottingham, Birmingham, Sheffield and Leeds.

Burton, DE14 2DA

## 9.9 MILES

### East Midlands Airport

Looking to travel by air, for business or pleasure? East Midlands Airport offers flights to destinations around the world, and is less than 20 minutes away by road.


Derby, DE74 2SA

↳ All details correct at the time of production.

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Find out more 

# SAVE UP TO £183 p/m ON YOUR ANNUAL BILLS\*

In fact, a new Bloor home could save you up to £183 per month on your utility bills compared to a smaller second hand home\*.

From the little things like energy efficient lightbulbs and appliances fitted as standard, to noise reducing internal walls and floors, we've carefully considered every aspect of your new home to ensure its quality and energy efficiency. In fact, even the open plan layout of your home can assist with air ventilation!



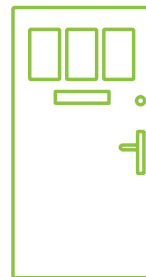
## Effective Insulation

To maximise heat reduction we thermally insulate our cavity walls and concrete floors that also help with noise reduction.



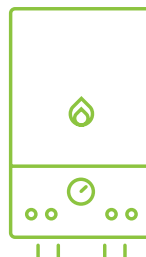
## Thermal Double Glazing

Our variation of characterful double glazed windows use modern technology to ensure heat loss is kept to a minimum.



## Warmer & Stronger

Our composite front doors are made from strong hardwood that are thermally efficient, extra secure and are low maintenance.



## Efficient Heating

We only install energy efficient boilers with radiators that have thermostatic valves to help you regulate room temperatures.

\*Source - <https://www.hbf.co.uk/news/hbf-report-watt-save>



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\*Source - <https://www.hbf.co.uk/news/hbf-report-watt-save>



Buying an energy efficient home can give you peace of mind that your property is helping to keep your utility bills low.

We're committed to building our new homes to maximise energy efficiency, with the latest central heating systems and excellent insulation solutions.

Find out what makes our homes energy efficient







# YOU'RE IN CAPABLE HANDS

Choosing to buy a new Bloor home eliminates many of your worries. With no repairs or renovations to do, you will be able to enjoy spending more quality time with your friends and family.

We hope you will never need it, but that doesn't mean we don't understand the peace of mind that comes with having an insurance backed 10 year warranty from the NHBC or LABC.

As well as our own rigorous checks carried out during the build process, the warranty provider will also carry out their own inspections on your new home, ensuring that it's built to the high quality we pride ourselves on.

Plus, we know that most of us don't regularly buy a new home, so it's no wonder it can seem a little confusing at times. But with Bloor Homes, it really isn't as scary as you might think. We'll be here to hold your hand through the entire buying process.

We'll work hard to make sure you know exactly what to do and when to do it. That way, you'll have all the information you need to hand to ensure your buying journey is as seamless as possible.

Simply follow our step by step "New Home Guide" and know that we'll be here to answer all of your questions.

And what's more, we'll keep on looking after you and your Bloor home long after you've moved in. After all, we have been doing this for over fifty years.

↳ Typical Interiors



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Ashby Fields,  
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