

# BELONG

in Stoke Orchard

Gloucestershire, GL52 7RU



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# mind. changed.

We build attractive homes that are sympathetically designed to naturally reflect their surroundings. More importantly, we create thriving, sustainable new communities that naturally complement and benefit existing ones.

Community builder. Placemaker. Infrastructure provider. Habitat enhancer. Our many years of experience in the housebuilding industry are enough for us to know now is the time for change.



**Adrian Bloor**  
CEO

# A development with a difference.

These sustainable new 2, 3 & 4 bedroom homes with open-plan living spaces are in the sought-after village of Stoke Orchard. Surrounded by picturesque countryside and near to Cheltenham, it's a unique opportunity for you to enjoy a peaceful, modern lifestyle.

Stoke Orchard



# Homes you'll be proud to live in. Not just happy to live in.

The variety of locally-inspired exterior designs help to create a welcoming, friendly community and a strong sense of togetherness.

Our brand-new homes in Stoke Orchard, Gloucestershire are built next to green open areas and considered landscaping to create an attractive, inviting place for you to call home. The wider community is equally as impressive. With its playground, church and eco-friendly community centre featuring a shop and café.

The homes are thoughtfully designed to fit seamlessly into the local surroundings. With quality fixtures, light-filled, spacious rooms, and innovative storage solutions to create a distinctive collection of new homes. Combined with industry-leading eco-credentials to give your home a future-proof EPC rating of A.

Our commitment to quality extends beyond design, encompassing meticulous construction practices and the use of premium materials, ensuring lasting value and exceptional performance in your home. Something which is evident in every detail.

Our new homes at Stoke Orchard are more than just a highly-attractive place to live. They are part of our wider mission to do right by people, communities and the environment.

We are more than homebuilders.  
We take more time to get things right,  
doing the right thing by everyone,  
and their environments.

Where possible, we will actively partner with local businesses and community groups, and support initiatives that enrich the lives of Stoke Orchard residents. From sponsoring local causes to collaborating on community improvement projects, we strive to be a positive and engaged member of the village. Our aim is to build a thriving community where residents feel a strong sense of belonging and pride in their homes and their surroundings. Hopefully, you can be a part of it too. ■

## Highlights



Attractive green  
open spaces.



Welcoming  
community.



Quality fixtures  
and fittings.



Good schools  
close by.

# Where there's something for everyone.

Your new home is thoughtfully designed – and carefully located. You'll be within walking distance of the community centre, close to good schools and only six miles from the hugely-popular spa town of Cheltenham.



# There’s plenty close to home.

You’ll find a lot to like about living in Stoke Orchard.

This charming, historic village has a modern, eco-friendly community centre with a shop, café and hall for events, classes, meetings and parties. It was awarded ‘The most Ecologically-friendly Village Hall in the Country’ by the Campaign to Protect Rural England (CPRE). The award-winning Court Farm Shop is just outside the village, with a butcher and a delicatessen serving own produce and that of other local farmers. In the nearby village of Bishops Cleeve are even more amenities, including several characterful pubs, a leisure centre, independent shops, a Tesco Superstore, and a Lidl.

Stoke Orchard is also surrounded by scenic countryside. Making it easy for

you to escape the everyday by exploring rolling fields and beautiful woodlands.

Travelling around from your new home is simple. Especially by road, with easy access to the M5 motorway, a short 10-minute drive to Tewkesbury, and it’s only six miles to Cheltenham with its many shops, supermarkets, restaurants and bars. It’s also about six miles to Cheltenham Spa train station and Ashchurch for Tewkesbury train station, both of which are on the Bristol to Birmingham main line.

A rural sanctuary close to everyday conveniences.



## Highlights

-   
Bishops Cleeve  
5-minute drive.
-   
Easy access to  
the M5 motorway.
-   
Tewkesbury  
Nature Reserve.
-   
Cheltenham  
racecourse  
10-minute drive.

Got children? There are two primary schools a couple of miles away in Bishops Cleeve: Grangefield Primary School and Bishops Cleeve Primary Academy. For older children, there’s Cleeve School & Sixth Form Centre of Excellence, plus a wide range of options in Tewkesbury and Cheltenham including several internationally-recognised schools such as Cheltenham College and Cheltenham Ladies’ College. ■



**Clockwise from top left**  
Stoke Orchard High Street  
St James the Great Church  
The Pickled Plum, Stoke Orchard

# A lot more to do, a bit further away.

Stoke Orchard’s superb location puts you at the heart of a region full of life, culture and beauty. Whether you’re in the mood for a day out, a weekend adventure or just something different for dinner, you don’t have to travel far.

Just a short drive away, Cheltenham is a historic spa town with elegant Regency architecture and a famously lively atmosphere. Known as the ‘Festival Town’, it hosts over 35 different festivals throughout the year. Literature, jazz, science, food and drink, real ale, motorbikes — there’s something for everyone, and always something new to discover.

Bit of a foodie? It’s also a great place to eat, something culinary enthusiasts will be impressed by. From relaxed independent cafés and street food spots to award-winning restaurants, Cheltenham’s food scene is full of flavour. For something special, you’ll find Michelin-starred dining at Le Champignon Sauvage or modern British menus at Lumiere. After dinner, The Brewery Quarter is the place to be — a buzzing destination packed with bars, restaurants, a cinema, bowling alley and regular live events. Ideal for date nights, family fun or a spontaneous evening out.



Whether you  
crave culture,  
adventure or  
nature, you’re  
catered for.

Why not visit...? In the other direction is Tewkesbury, a medieval Cotswold town with a peaceful riverside setting. Wander along the River Severn, take a boat trip on the Avon, or explore the cobbled streets and charming old buildings. Tewkesbury Abbey is a real highlight, with 900 years of history, towering stonework and stained-glass windows. The town also hosts its own festivals, including the much-loved Medieval Festival and a popular Food & Drink Festival.

Enjoy the great outdoors? Nature lovers won’t be short of options either. Tewkesbury Nature Reserve is just a walk away, with 44 hectares of wetlands home to birds, fish, amphibians and other wildlife. Or head to Leckhampton Hill and Charlton Kings Common – part of the Cotswolds Area of Outstanding Natural Beauty – with sweeping views, walking trails and a 3km wheelchair-friendly path.

Travelling abroad? For those wanting or needing to travel further afield, Birmingham International Airport is around 45 miles away (about a 50-minute drive); ideal for work trips, family holidays or weekends in the sun. ■



## Stoke Orchard Community Centre.



This award-winning, eco-friendly community hub has a shop, café and hall for hosting events, classes, meetings and parties.

## Court Farm Shop.



Just outside the village, there’s a butcher and delicatessen selling a wide range of locally-sourced produce.

## Stoke Orchard Pump Track.



With rollers, beams and table-top jumps, the track is designed for family fun on skateboards, scooters and in-line skates.

Fans of the  
great outdoors?  
You’ll love  
living here.



## The Kings Head (Bishops Cleeve).



Dating back to the 15th-century, this thatched, traditional pub serves great food and real ales and regularly hosts events and live music.

## Cheltenham Spa train station.



Roughly six miles from your new home, it only takes about 45 minutes to reach Birmingham New Street and just over an hour for Bristol Temple Meads.

## Tewkesbury Treasure Trail.



Great family fun, this ‘spy mission’ themed trail is 1.6 miles long and takes about two hours to complete. You might even win some actual treasure – all correct entries are entered into a monthly prize draw.

## Cheltenham Racecourse.



A 10-minute drive from your new home, the Cheltenham racecourse regularly hosts meetings, including the iconic Cheltenham Festival which attracts over 265,000 racegoers.



Love your home.  
Love where you live.

Day-to-day



- 1. Stoke Orchard Community Centre
- 2. Court Farm Shop
- 3. Tesco Superstore
- 4. Lidl

Downtime



- 5. The Royal Oak
- 6. The Kings Head
- 7. Stoke Orchard Pump Track

Education

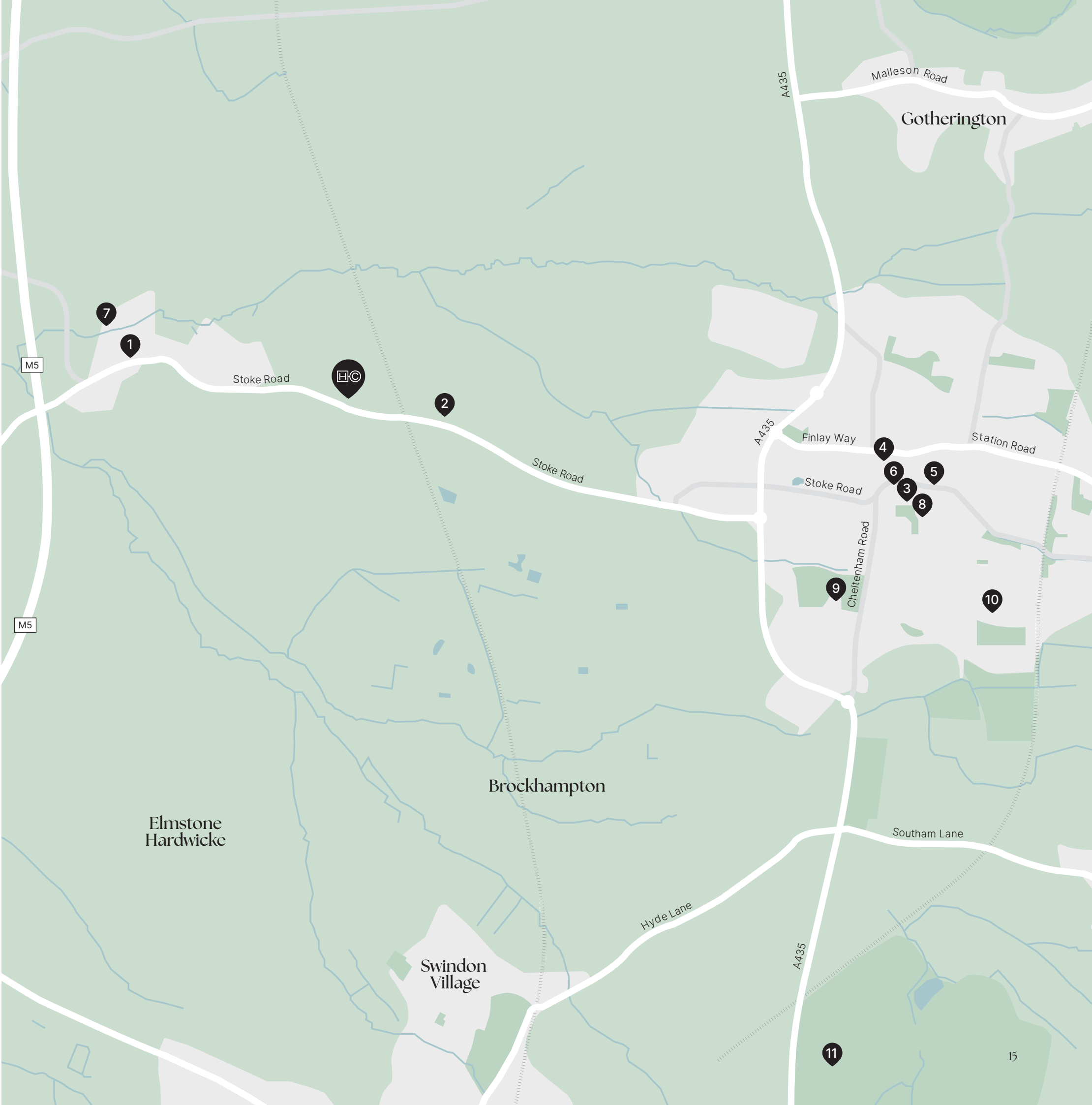


- 8. Bishops Cleeve Primary Academy
- 9. Grangefield Primary School
- 10. Cleeve School & Sixth Form Centre of Excellence

Lifestyle



- 11. Cheltenham Racecourse





We believe that  
sustainability  
is essential,  
not optional.

We challenge the status quo with bold action and urgency. Driving real, lasting change. We invite everyone to join us in setting new industry standards, with a focus on innovative, future-forward solutions that leave a positive impact. Together, let's reshape mindsets and lead with purpose for a better tomorrow. Reconsidering our homes, how we live in them, and the communities they are part of.

# It feels good to do good.

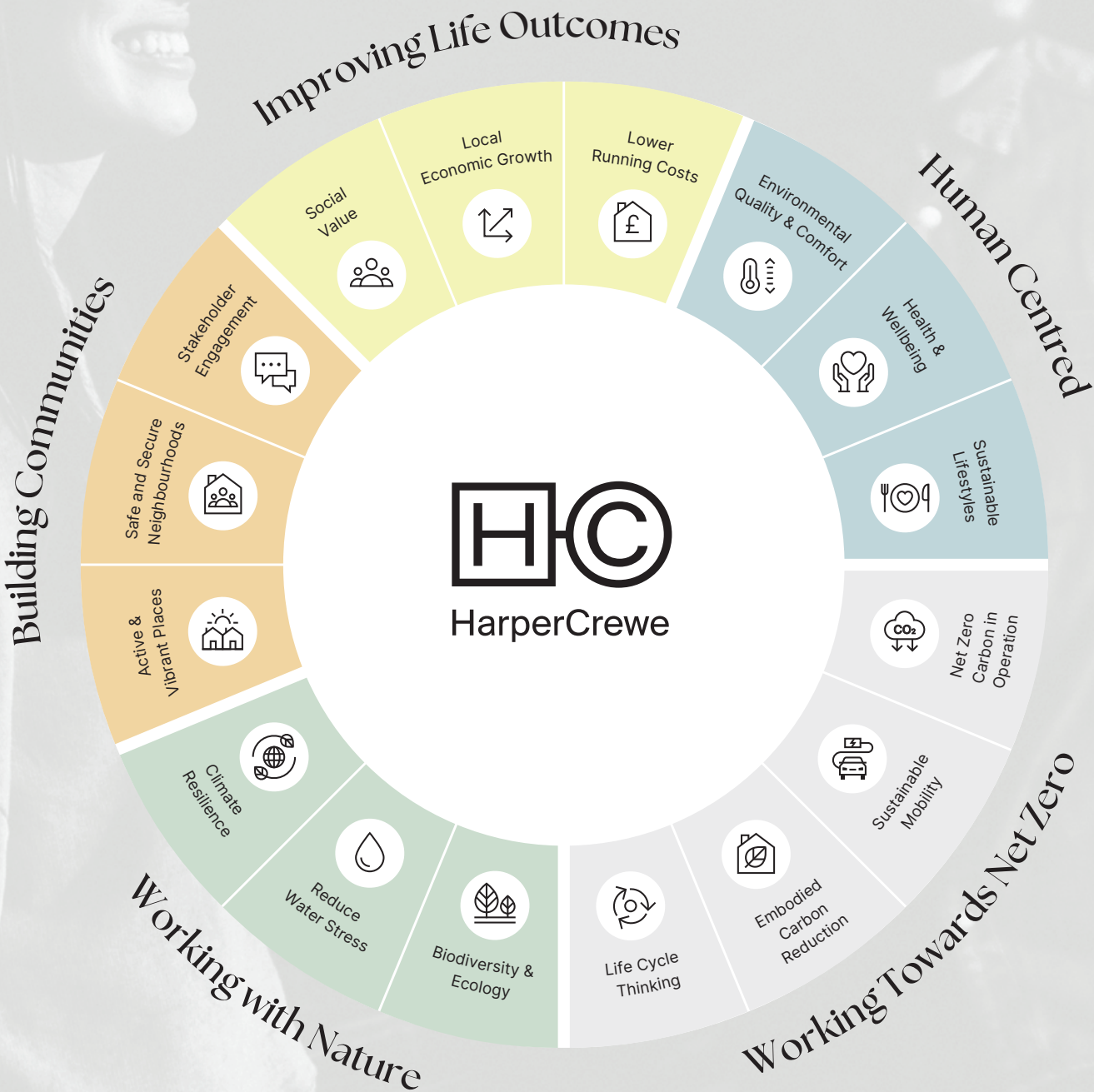
We are deeply committed to supporting and benefiting people, communities and the environment in many ways.

We achieve this through minimising energy use, conserving natural resources, enhancing local transport links and creating beautiful green spaces everybody can enjoy. We're also an advocate of training apprentices on our developments, to help future-proof a much-needed construction workforce.

We believe that sustainability is essential, not optional.

But we strive for more than just meeting the minimum standards. Our goal is to embed sustainability and a positive social impact into each aspect of our business, from operations to decision-making, delivering inspiring projects that we, homeowners and landowners can be proud of.

So, we challenge the status quo with bold action and urgency, to drive real, lasting change. We invite everyone to join us in setting new industry standards, with a focus on innovative, future-forward solutions. Because together, we can reshape mindsets and lead with purpose for a better tomorrow. Reconsidering our homes, how we live in them, and the communities they are part of. And when it comes to our homes, we ensure our designs are both beautiful and functional, reflecting the unique character and heritage of the surrounding area.

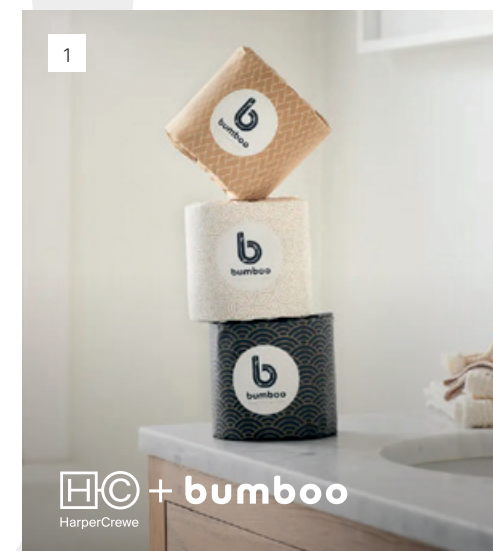


To say  
I am Crewe,  
is to say  
'I belong.'

I AM  
CREWE

I AM CREWE is a mindset,  
a proud boast loaded with positivity.

It's a rally call for those who share  
our commitment to driving real,  
lasting change for the environment  
and its thriving communities.



Being environmentally  
mindful, I wanted  
a home that reflected  
my lifestyle.

Dawn Preston  
Homeowner at The Steadings



#### 1. Bumboo

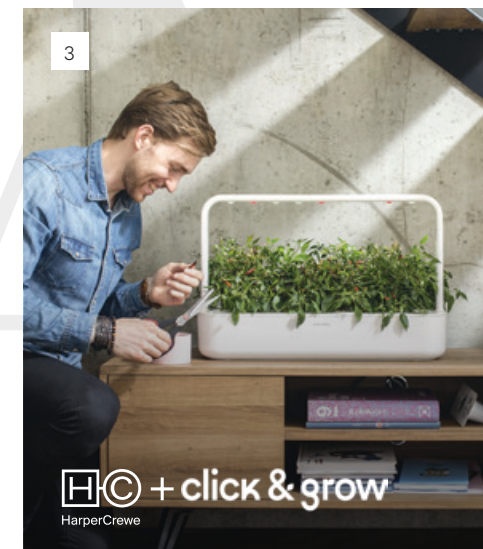
A certified B-Corp  
that's leading the  
way in sustainable  
household paper  
products.

Expect a taster in your  
home's welcome pack.

#### 3. Click & Grow

A self-growing,  
app-controlled garden  
that brings low-effort,  
eco-conscious living  
into your home.

HC homeowners  
receive an exclusive  
discount code.



HarperCrewe's  
dedication to  
sustainability &  
thoughtful design  
stood out to us from  
day one.

Simon and Angela  
Homeowners at The Steadings



Our home is beautiful &  
the finish is impeccable.  
We feel like we have  
been welcomed into the  
HarperCrewe family.

Lindy Hazell  
Homeowner at Hodthorpe



#### 2. neat

An "I am Crewe"  
partner that produces  
hand and home care  
products that combine  
style, scent and  
sustainability.

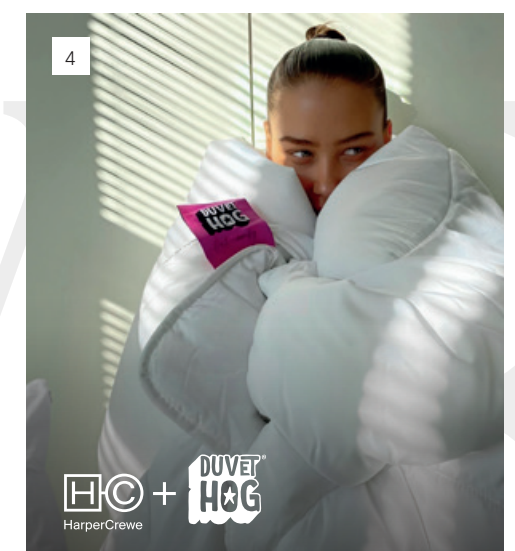
#### 4. Duvet Hog

Bedding products that  
are as soft on you as  
they are on the planet.

A cruelty-free,  
waste-free, and planet  
friendly B-Corp we're  
proud to partner with.

In our experience,  
most new builds aren't  
great, but at Hodthorpe,  
workers aren't rushed  
and take their time to do  
things properly. The build  
is a very high quality.

Terry and Carol  
Homeowners at Hodthorpe



For us,  
just enough is  
never enough.

We are a team of experienced homebuilders committed to finding better ways to create homes that truly improve communities and the environments they live in.

We believe in thinking differently and are constantly driven by the spirit of innovation. Working with like-minded people for the good of everyone.

So, we invite you not to simply buy from us but join us on this exciting journey toward a brighter, more sustainable future.

# The strength of our commitment.

We aren't doing this alone. Experienced investors that share our vision are supporting us.

Our investors help us to achieve our ambitions sooner and provide you with the peace of mind we'll be around long after you've settled into your new home. TPG Angelo Gordon and Ridgeback have partnered to provide a significant investment in our company, while GS8 are now part of the HarperCrewe Group. ■

## TPG Angelo Gordon.

A diversified credit and real estate investing platform with Assets Under Management of \$208 billion. The Angelo Gordon division has funded the delivery of 1,500 residential homes in Ireland, 1,150 in the UK, and over 5,000 in Germany.

## Ridgeback.

A UK-focused, fully-integrated residential investor, developer and operator. Their focus is on customers and generating long-term revenue growth. They have a current portfolio of over 4,000 Build to Rent homes across the UK.

## GS8.

Established in 2015, their goal is to become industry leaders in the UK sustainable housing market and 'planet positive' housebuilding. Based in London, they support our Southern Region, in particular developments around North London.

We partner with landowners, providers and investors in a way that larger housebuilders can't and won't.

# A special place to call home.

We have a strong commitment for placemaking – producing spaces that enhance the lives of residents and enrich the surrounding area. Something that is truly positive and lasting.

We collaborate closely with local communities from the outset, understanding their needs and aspirations. Our developments are thoughtfully designed to enhance the existing environment, integrating seamlessly with the surrounding neighbourhood and creating areas that benefit residents of all ages and backgrounds.

You too could soon be living in a community where beautiful streetscapes encourage interaction and connection. Where carefully planned green spaces provide opportunities for relaxation

and recreation. Where safe and accessible streets foster a sense of security and belonging. That's the vision we're bringing to life in Stoke Orchard and beyond.

Our commitment to placemaking also includes supporting local suppliers, managing traffic flow responsibly, and creating truly exceptional communal areas. Plus, you have the peace of mind your new home will be environmentally responsible, as we focus on sustainable construction practices, using high-quality materials and energy-efficient designs.

We create places where people genuinely want to live and thrive. Backed up with exceptional service and support, so you too could soon proudly live in a new HarperCrewe community. ■

## Highlights



We design our projects to evolve beautifully over time.



We prioritise connectivity and social cohesion.



We focus on creating safe and secure environments.



We ensure the consistency and quality of materials.

# Stoke Orchard

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Gloucestershire, GL52 7RU

Contact our sales team today.

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