



HAGLEY MANOR - WORCESTERSHIRE

Western Road, Hagley, DY9 0HZ. Phone - 01562 245 658

www.cameronhomes.co.uk



HAGLEY MANOR

WORCESTERSHIRE





WELCOME TO
HAGLEY MANOR

Rolling Clent Hills and lush Worcestershire countryside provide a picturesque backdrop for this collection of 3, 4, and 5-bedroom homes in the sought-after village of Hagley.

Thoughtfully designed and finished to Cameron Homes' exacting standards, every home at Hagley Manor is constructed to deliver an exceptional living experience. Perfectly positioned just a 10-minute walk away from Hagley village centre and with access to top-rated schools, popular pubs, a range of local shops and excellent transport links, you've got everything you need, right on your doorstep.

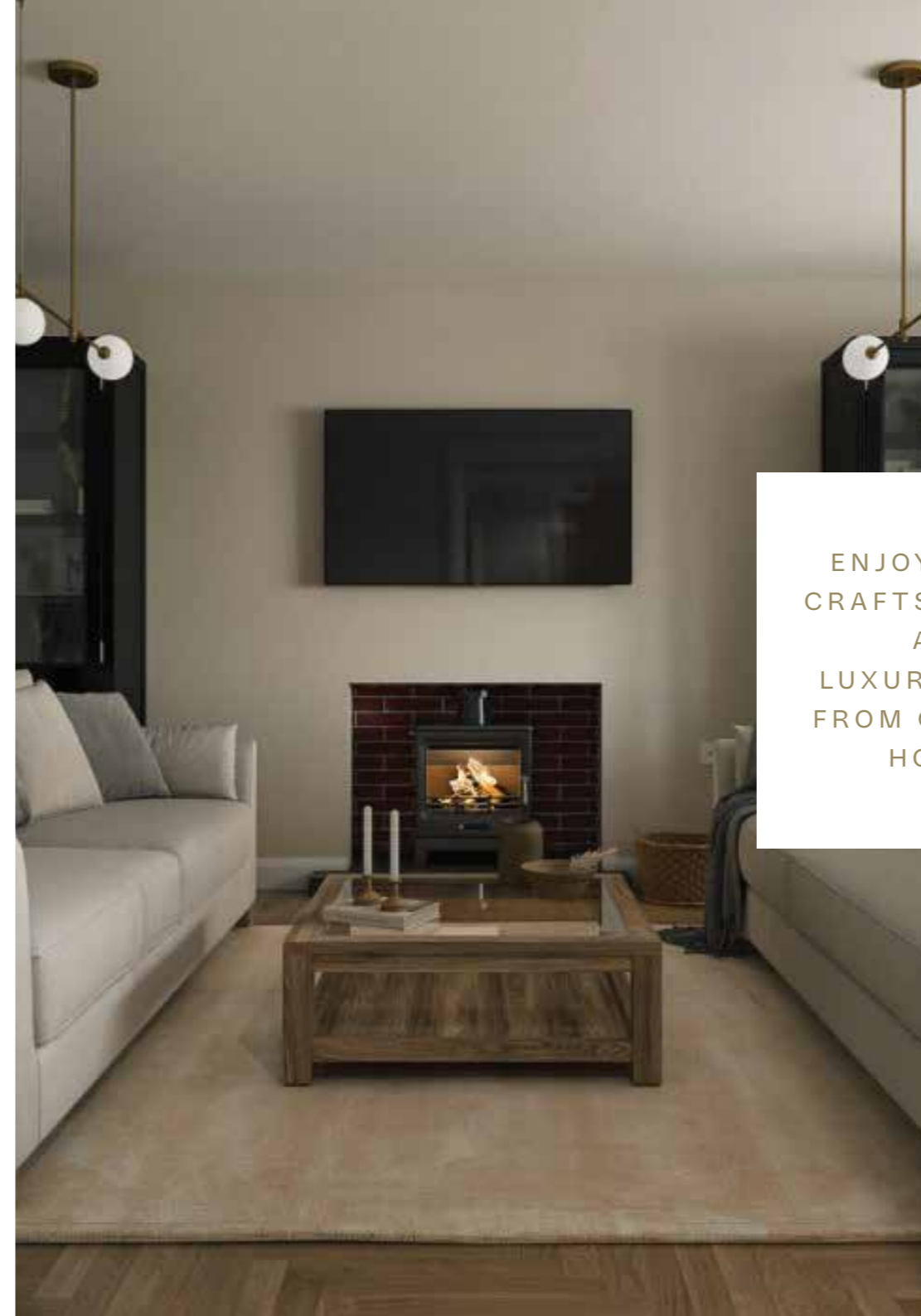




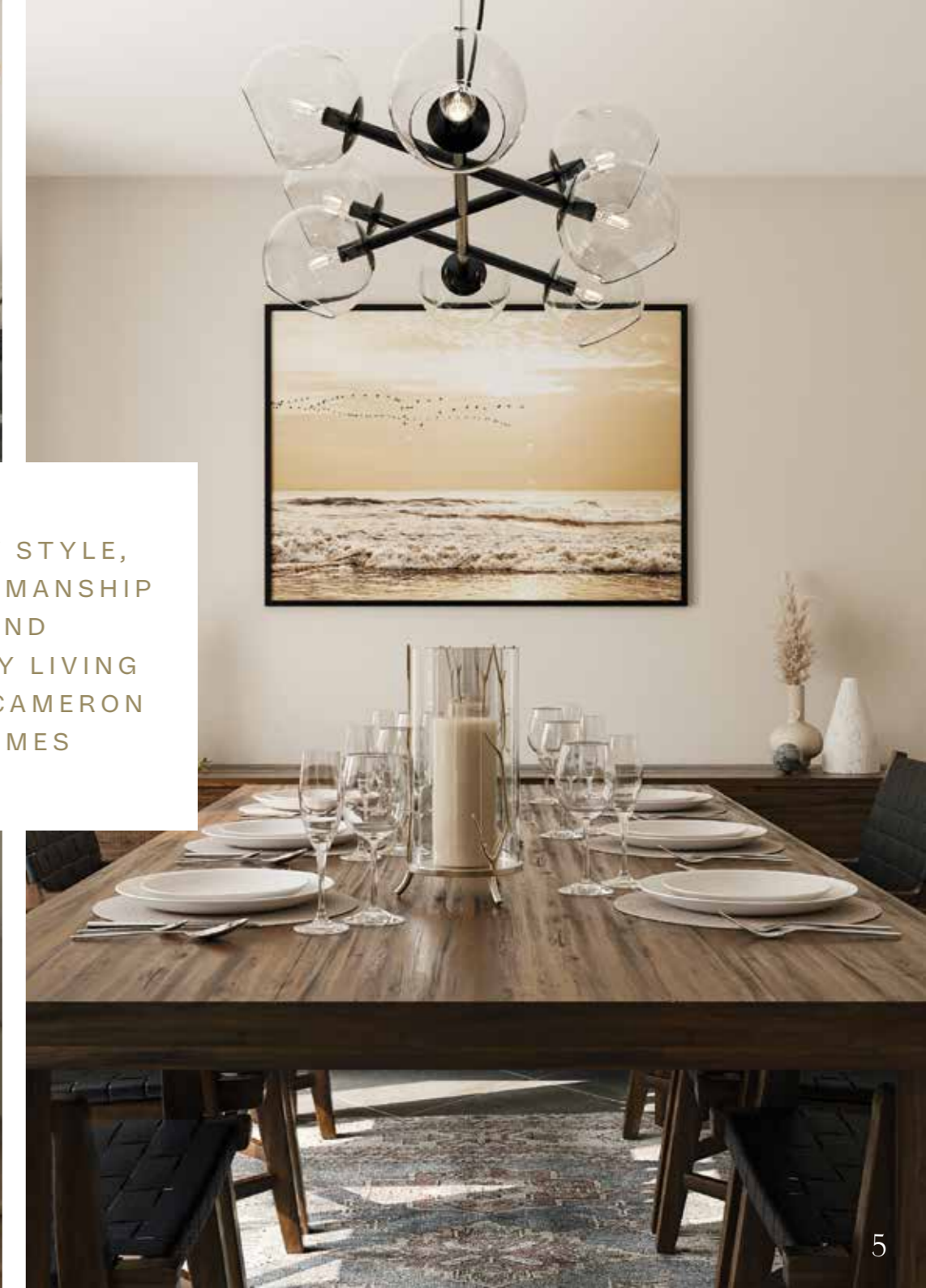
EXQUISITELY
CRAFTED

CONSCIOUSLY CONSTRUCTED FOR LUXURY LIVING

It's the thought that goes into making Cameron homes special that makes our homes so distinctive. From the meticulous site arrangement to the architecture, interior layout and construction of each dwelling, everything at Hagley Manor is done with expert craftsmanship and attention to detail.



ENJOY STYLE,
CRAFTSMANSHIP
AND
LUXURY LIVING
FROM CAMERON
HOMES





VIBRANT
VILLAGE LIVING

WHERE RURAL CHARM MEETS
COSMOPOLITAN CONVENIENCE

Head into the village for an artisan coffee, savour a prize-winning pint of Batham's in the King Arthur pub, peruse the independent shops or enjoy a meal out at the ever-popular Lyttelton Arms.

The vibrant village setting makes Hagley Manor perfect for professionals seeking an alternative to city living, families searching for more space and great schools, and downsizers looking to enjoy the great outdoors.





IMPECCABLY CONNECTED

TO THE COUNTRYSIDE, THE CITY AND A COMMUNITY

As life gets busier, the need for both sanctuary and convenience is greater than ever. With access to both rambling countryside to roam and excellent transport links, Hagley Manor is ideally located to deliver the best of both worlds — all the benefits of a semi-rural lifestyle with the bright lights of Birmingham within 30 minutes.

YOUR HOME COULDN'T BE BETTER PLACED

Hagley offers an easy commute to Birmingham and the freedom to travel further afield with ease. Hagley Manor is located just 12 miles from Birmingham city centre and less than 10 minutes from junction 4 of the M5.

Hagley train station also offers a regular service to Birmingham and Worcester and access to Chiltern Railways services to London.



YOUR GATEWAY
TO LIFE;
COMBINE CITY,
COUNTRY
AND
COMMUNITY



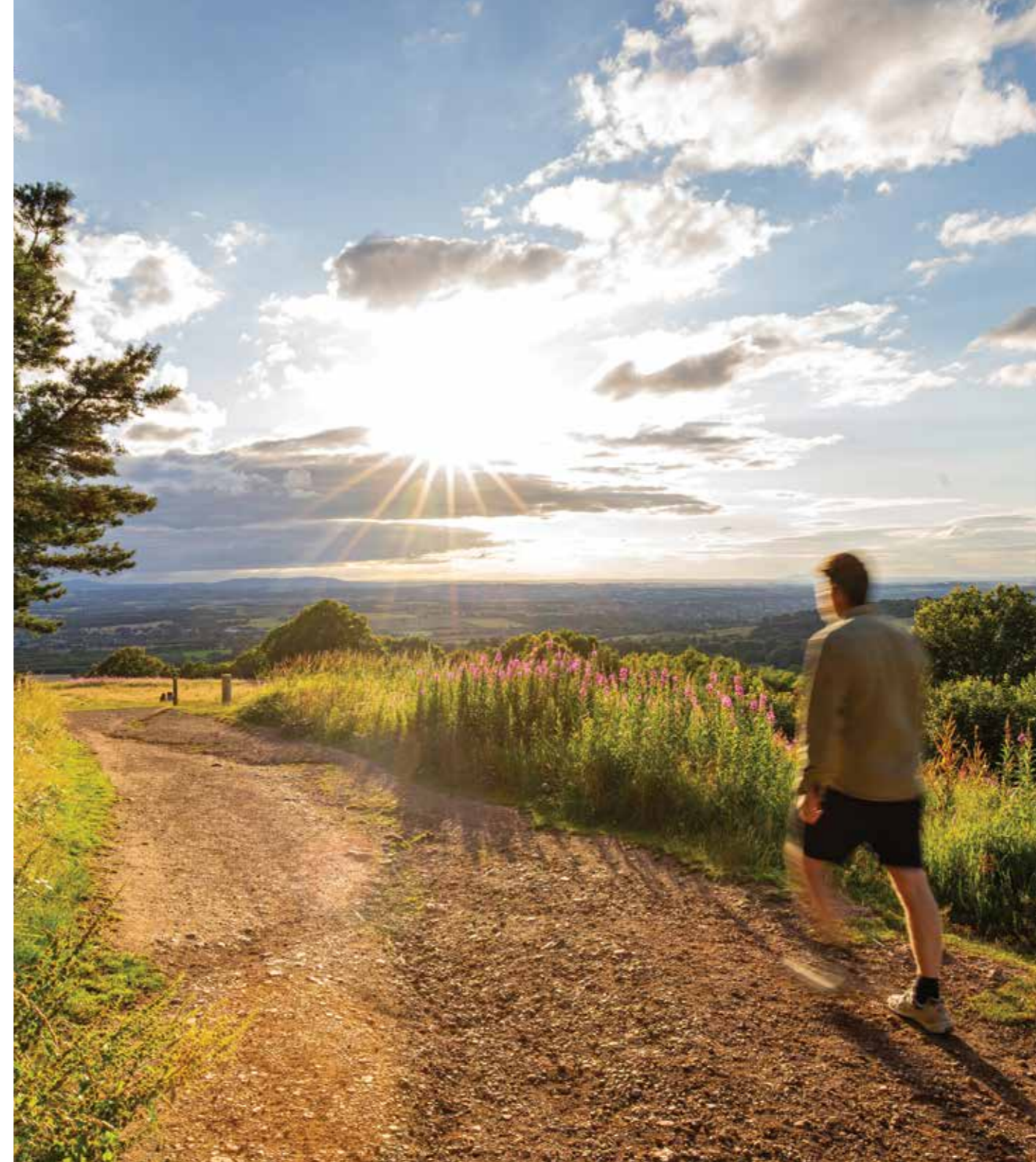


FOREVER FAMILY HOMES

TOP-RATED SCHOOLS, PARKS, AND A RANGE OF ACTIVITIES FOR A GROWING FAMILY ON YOUR DOORSTEP

Our thoughtfully designed homes boast spacious layouts that provide adaptable spaces for families to enjoy time together and grow. And with a choice of top-rated primary and secondary schools, highly regarded nurseries and a plethora of local clubs and amenities available locally, Hagley Manor offers everything you're looking for from a forever home for your family.

- Hagley Primary School - Ofsted Good
- Pedmore CE Primary School - not yet rated
- Haybridge High School - Ofsted Good
- Hagley Catholic High School - Ofsted Good
- Elmfield Rudolf Steiner School (Independent)
- Sunfield School (Independent and specialist education)



THE GREAT OUTDOORS

EXPLORE ACRES OF COUNTRYSIDE AND TAKE IN THE PANORAMIC VIEWS

A home at Hagley Manor makes spending time outdoors easy. Take a walk around the grounds of Hagley Hall or head up to the Clent Hills to enjoy panoramic views out towards the Malvern Hills, Shropshire and across the West Midlands.

Or join one of the footpaths and bridleways that are just moments from your front door and weave your way around Hagley and its neighbouring villages.



DESIGNED

FOR REAL LIFE

YOUR CANVAS TO CREATE
A HOME THAT REFLECTS
YOUR LIFESTYLE

Cameron homes are designed with energy efficiency and modern lifestyles in mind.

Whether you're looking for extra bedrooms for a growing family, space to entertain or are considering downsizing, our open-plan and flexible layouts provide you with the freedom to customise the space to create a home that works for you.

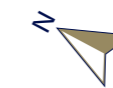




YOUR NEW NEIGHBOURHOOD

THE HOME YOU CHOOSE, IN A LOCATION YOU LOVE, FROM A DEVELOPER YOU TRUST

As well as choosing the right home, it's important to choose the right location for your home. The map opposite shows you each home and its position within the surroundings. The coloured legend helps you to identify your preferred design.



 WEBB 5 Bedroom home Plots 13 & 16	 SEYMOUR 5 Bedroom home Plot 15
 ELY 4 Bedroom home Plot 14	 HIDCOTE 4 Bedroom home Plot 2
 HANBURY 4 Bedroom home Plots 1, 3, 12, 25, 26	 COUGHTON 4 Bedroom home Plot 22
 CHARLCOTE 4 Bedroom home Plot 21	 PACKWOOD 3 Bedroom home Plots 4, 7, 8, 20
 FIRST HOMES Plots 17, 18, 19	 AFFORDABLE HOMES Plots 5, 6, 9, 10, 11, 23, 24

This information is for illustrative general guidance only. Computer generated image, details may vary. The location of affordable homes is indicative and may change.

WEBB

5 Bedroom home
Plots 13 & 16

Core characteristics

- Open plan kitchen and family area with bi-fold doors to rear garden
- Separate living room with French doors to rear garden
- Integrated double garage and private driveway
- EV car charging
- Solar PV panels
- Utility store off the kitchen
- En suite to master suite with additional dressing area
- En suite to bedroom 2



5



3



sqft 2381



A Expected energy rating



Plots 13 & 16



GROUND FLOOR



FIRST FLOOR

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SEYMOUR

5 Bedroom home

Plot 15

Core characteristics

- Open plan kitchen and family area with bi-fold doors to rear garden
- Integrated double garage and private driveway
- EV car charging
- Solar PV panels
- Utility store off the kitchen
- En suite to master suite and bedroom 2



5



3



sqft 2171



A Expected energy rating



Plot 15



GROUND FLOOR



FIRST FLOOR

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ELY

4 Bedroom home
Plot 14

Core characteristics

- Open plan kitchen and family area with French doors to rear garden
- Integrated single garage and private driveway
- EV car charging
- Solar PV panels
- Utility store off the kitchen
- En suite to master suite with additional dressing area



4



2



sqft 1631



A Expected energy rating



Plot 14



GROUND FLOOR



FIRST FLOOR

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HIDCOTE

4 bedroom home
Plot 2

Core characteristics

- Open-plan kitchen and dining
- Utility store
- En suite to master bedroom
- Electric car charging port
- Solar panels with battery storage
- Integrated double garage and private driveway



4



2



sqft 1902



A Expected energy rating



Plot 2



GROUND FLOOR



FIRST FLOOR

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HANBURY

4 bedroom home
Plot 1, 3, 12, 25, 26

Core characteristics

- Open-plan kitchen, dining and family area with bi-fold and French doors to rear garden
- En suite to master suite and bedroom 2
- Electric car charging port
- Solar panels with battery storage
- Integrated double garage and private driveway



4



3



2002



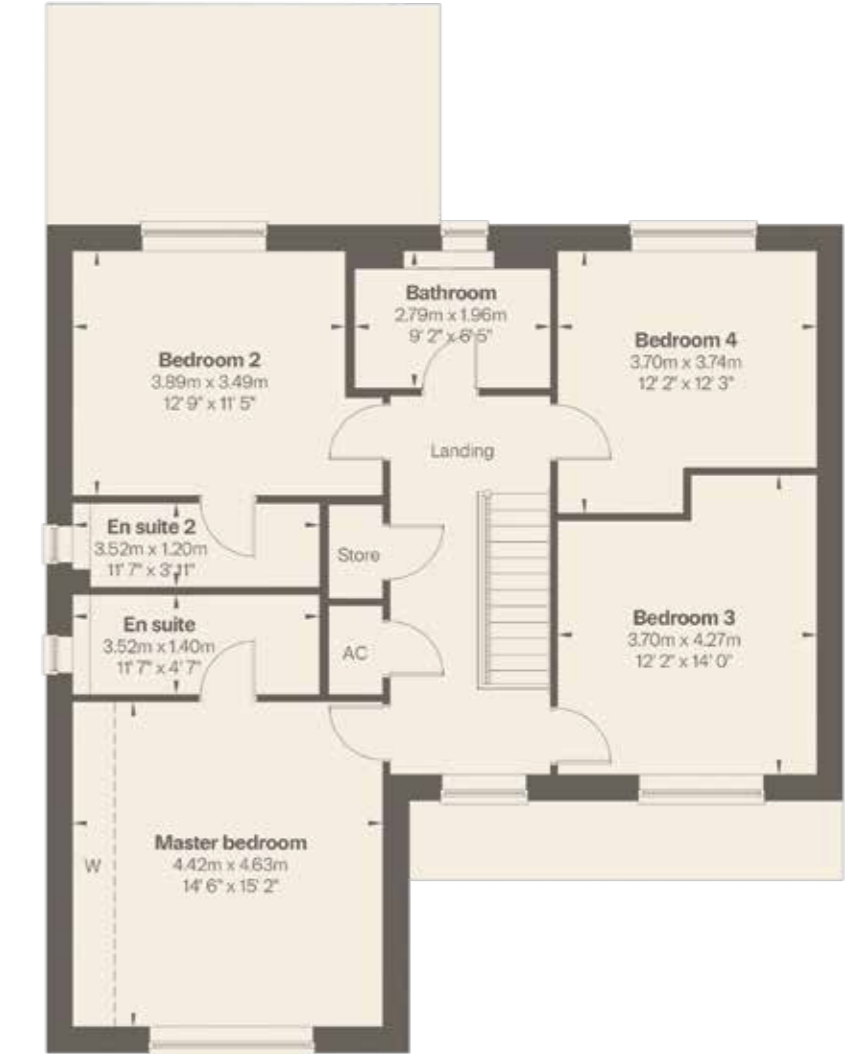
A Expected energy rating



Plots
1, 3, 12, 25, 26



GROUND FLOOR



FIRST FLOOR

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CHARLCOTE

4 bedroom home
Plot 21

Core characteristics

- Open-plan kitchen and dining
- Utility store
- En suite to master bedroom
- Electric car charging port
- Solar panels with battery storage
- Integrated double garage and private driveway



4

2

1993

A Expected energy rating

Plot 21



Information shown is for guidance only. Computer generated images and photography are intended for illustrative general guidance only.

COUGHTON

4 bedroom home

Plot 22

Core characteristics

- Open-plan kitchen, dining and family area
- En suite to master bedroom
- Electric car charging port
- Solar panels with battery storage
- Integrated single garage and private driveway



4



2



sqft 1570



A Expected energy rating



Plot 22



GROUND FLOOR



FIRST FLOOR

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PACKWOOD

3 Bedroom home

Plots 4, 7, 8, 20

Core characteristics

- Open-plan kitchen and dining
- Utility store
- En suite to master bedroom
- Electric car charging port
- Solar panels with battery storage
- Integrated single garage and private driveway



3



2



sqft 1159



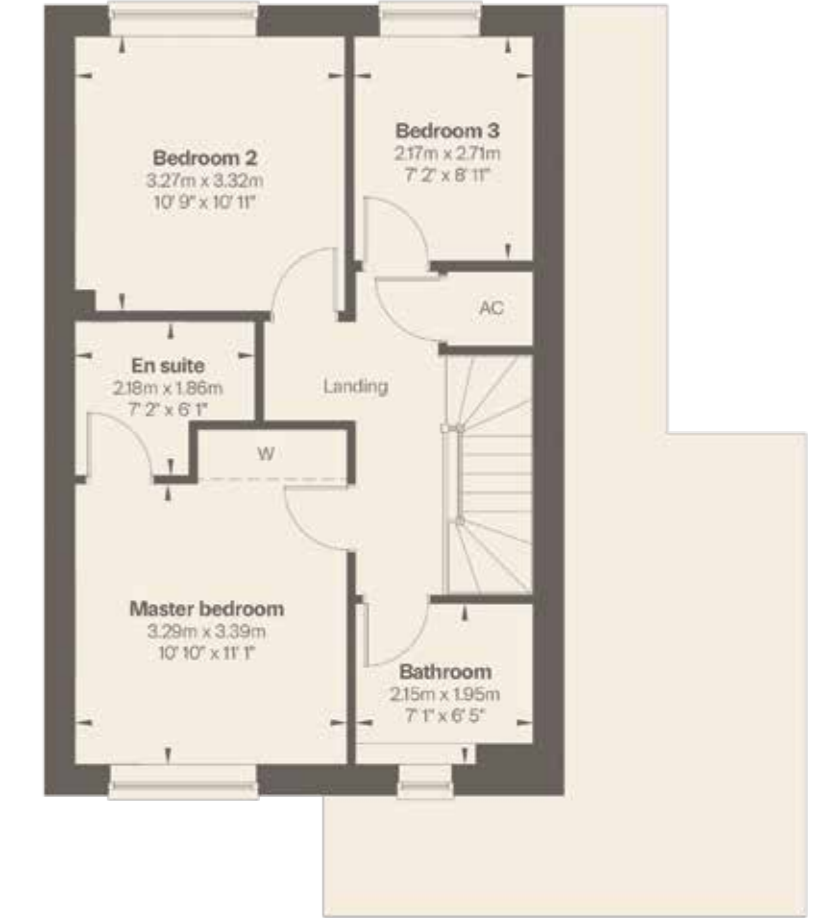
A Expected energy rating



Plots 4, 7, 8, 20



GROUND FLOOR



FIRST FLOOR

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DEVOTION TO DETAIL

EVERY HOME IS FINISHED TO A FIVE-STAR SPECIFICATION

Each home at Hagley Manor is finished to the highest possible standard and we're proud to partner with leading brands to equip your home with quality appliances and fittings.

BUILT TO EXACTING STANDARDS, WE USE PREMIUM MATERIALS CHOSEN FOR THEIR QUALITY, EXCELLENCE, AESTHETICS AND DURABILITY.

KITCHEN FINISHINGS

- British designed and manufactured kitchen
- Premium Bosch and Electrolux appliances including* built-in oven, 800mm induction hob, fully integrated fridge freezer and *integrated dishwasher.
- Your choice of kitchen finishes including work surfaces, cupboards doors, handles and splashback*
- Down lighters to the kitchen for added ambiance

INTERIOR FINISHINGS

- Panel grained cottage style internal doors
- Built-in wardrobe to master bedroom with sliding doors

BATHROOM FINISHINGS

- Ideal Standard sanitaryware with Aqualisa finishes
- Porcelanosa wall tiling to the bathroom, master en suite and cloakroom as standard
- Porcelanosa floor tiling to the bathroom, cloakroom* and master en suite*
- Chrome towel radiator to master en suite*

ELECTRICAL AND LIGHTING

- Hager USB double power sockets
- Electric in-wall toothbrush charger to master en suite
- Entrance lighting with LED downlight to front and rear
- Power point and light within loft
- Media plate and TV point installed
- Ring wired doorbell**

EVERY CAMERON HOME CAN BE PERSONALISED TO YOUR STYLE. MAKE YOUR HOUSE YOUR OWN WITH A RANGE OF PREMIUM FINISHINGS AND TOUCHES THAT BRING YOUR STYLE TO LIFE.

EXTERIOR FINISHINGS

- Photo voltaic "solar" panels with optional battery storage
- Premium insulation of walls, roof and ceilings for reduced energy bills and more comfortable living
- Showersave waste water recovery system with additional flow restrictors to showers
- Hive heating and hot water thermostat
- Vent-Axia continuous running ventilators to bathroom, en suite and cloakrooms
- Double-glazed windows for improved insulation
- EV chargers for electric vehicles

PEACE OF MIND

- Two year fixtures and fittings warranty with Cameron Homes
- Ten year NHBC warranty on the structure of your home
- All homes built to the New Homes Quality Code standard

Speak to a sales advisor to discuss the personalisation options for your chosen home.

*Not available in the Packwood house type

**optional extra



AQUALISA

BOSCH

CORAM
SHOWERS

Electrolux

:hager

IDEAL
STANDARD

HIVE

IDEAL
HEATING

PORCELANOSA

Showersave

Vent-Axia

Symphony
SINCE 1971



CRAFTED BY CAMERON

AS A FAMILY-OWNED COMPANY, WE BELIEVE
IT'S IMPORTANT TO SHOW YOUR FAMILY
THE VERY BEST CARE.

We're committed to the highest standards of customer care and attention, from the first time you make contact with us to after you move into your home, because we believe our service should be as wonderful as the homes we build.

We want to make moving home an exciting experience, and we understand how to do that with an easy process that's simple to follow. You'll have a dedicated sales advisor and legal administrator to manage the buying process and ensure that everything is completed in a timely manner, so that you can concentrate on choosing the finishes for your new home. They are on hand to help and guide you, answer questions and make sure you have a great experience.



WE PRIDE OURSELVES ON
BEING A MASTER BUILDER,
WITH OVER 30 YEARS OF SKILL POURED
INTO EACH AND EVERY HOME.



97.9% build quality score
97.6% of customers would buy again

HBF customer satisfaction survey results 2024



TRUST BUILT-IN

30 YEARS OF SKILL POURED
INTO EVERY HOME

We are a HBF (Home Builders Federation) 5 Star builder, one of a few in the UK to have been awarded this accolade with over 96% of our customers happy to recommend us.

Financing your home is as important as choosing it. You'll want the reassurance of knowing you've chosen the right mortgage rate, the right fixed period and the right lender.

You can choose to arrange your mortgage with an Independent Financial Advisor of your choice, or we're happy to recommend one from our panel*. They are experts in arranging mortgages for new homes. As specialists in their field, they have access to the whole market and often can secure mortgage rates that are not available to other mortgage brokers.

Their service is complimentary and their advice is independent. It's worth a call to give you other mortgage options to consider.

The Consumer Code

We believe in providing the best care for each of our customers, putting service at the centre of what we offer. As a member of the National Home Builders Federation (NHBC) we support the code and agree to comply with the Code requirements. It's part of our promise to you.

New Homes Quality Board

We believe in providing the best care for each of our customers, putting service at the centre of what we offer. We are a registered member of the New Homes Quality Board. We support its regulations and agree to comply with its requirements. It's part of our promise to you.

The regulations are designed to help you understand what levels of service to expect from us, feel fully informed about your purchase and know your consumer rights before and after you move in. It covers every stage of the home-buying process – pre-contract, exchange of contract and during occupation. We are here to help in any way

we can so if you have queries about New Homes Quality Board or any other part of your purchase, please let us know. We'll be happy to help. A copy of the full regulations can be found on our website under Customer Support.

At Cameron Homes we have always put our customers first. We endeavour to not only build quality homes for families to live and grow in, but offer an exceptional customer experience throughout the entire buying process and beyond moving in.

As a registered developer of the New Homes Quality Code we are proud to have adopted this code into our practices to provide the best experience for our customers.

We are committed to tailoring our support to our customers based on their individual needs. Our staff are here to help you when you need us, whether you need additional support or find yourself in a challenging situation.

If you are experiencing circumstances that mean you may be in a vulnerable situation, we would encourage you to let us know. If you share this information with us, we'll take the time to understand your needs and work with you to support those needs.

We will always deal with any information that you provide sensitively and in confidence and we'll always let you know how we will record this information. We will ask for consent before we make a note on your customer profile, to ensure that you won't need to tell us again in the future. Customers will have complete control over this information and can change or remove it at any time.



* Please note we do not receive any commission or financial reward for recommending these financial advisors.



Information shown throughout this brochure is for guidance only. Any particulars relating to homes available at this development should not be relied upon to accurately describe any aspect of the property. Although every care has been taken to ensure that information is correct, floor layout, dimensions and specification details shown are indicative only and may have been updated since this brochure was printed. Computer generated images and photography are intended for illustrative general guidance only. Contents of this brochure do not constitute a contract, part of a contract or warranty. Please check site plan for plot handings and speak to us to review full working drawings.



SUMPTUOUS LIVING

WHERE REAL LIFE HAPPENS

We know it's not all about buying new,
it's finding your place, in a new community.
Reserve your home at Hagley Manor and
discover your next chapter in Hagley.

