



CHERRY ORCHARD

MARDEN HR1 3EW



An exclusive development of 2, 3 & 4 bedroom homes

Signature
NEW HOMES





CHERRY ORCHARD

A PLACE TO PUT DOWN ROOTS

Set in a picturesque historic Herefordshire village, Cherry Orchard in Marden presents a rare opportunity to move to an energy efficient new build home in a delightful traditional setting; a place where you can enjoy thriving village life and a sense of community. With recreation space right on the doorstep you'll be drawn outdoors to explore a lush landscape loved by walkers and cyclists – yet be in easy reach of Hereford's lively shopping and dining scene with access to the A49 nearby.

Offering a collection of 2, 3 and 4 bedroom homes, you'll find designs that suit your life stage or lifestyle, with the perfect balance of space for practical everyday living or entertaining.



River Wye and Hereford Cathedral



The Wye Valley, Herefordshire



The Old House, Hereford



FROM CHERRY ORCHARD

HEREFORD

7 miles

MALVERN

21 miles

WORCESTER

27 miles

GLOUCESTER

32 miles

CHELTENHAM

39 miles

BIRMINGHAM

60 miles

BRISTOL

65 miles

CARDIFF

66 miles

Source: Google Maps



FROM HEREFORD STATION

GREAT MALVERN

28 mins

BIRMINGHAM NEW ST

89 mins

LONDON PADDINGTON

187 mins

GLOUCESTER

116 minutes

LONDON EUSTON

175 minutes

Source: thetrainline.com



EVERYTHING CLOSE AT HAND

Marden offers residents a post office, hairdressers and nail salon while the village's Farmer John's is a welcoming convenience store and café filled with everything for a full shop, quick sandwich pickup, or pitstop for barista coffee and breakfast - or lunch with wine. Nearby Wellington Garden Centre has a cafe serving a variety of homemade dishes, and there's also a good choice of historic pubs nearby.

With Hereford just seven miles to the south, you're conveniently placed for the wider range of amenities of this bustling county town. This includes the Old Market and Maylord Orchard shopping centres, a choice of supermarkets, the Courtyard theatre, two cinemas, a leisure centre, pool and popular farmers' market. Both Marden and Hereford enjoy beautiful riversides; the perfect places for water sports, watching wildlife or just enjoying tranquil waterside walks or a refreshing drink at one of the nearby riverside inns.

Marden is conveniently located for access to the M5, M4 and M40 motorways. Hereford station runs direct train services into Worcester, Birmingham and London Paddington.



CHERRY ORCHARD



SIGNATURE PRIVATE HOMES

- **WINDSOR - 2 BEDROOM HOMES**
Plots 21, 22, 25, 26, 68, 69, 81 & 82
- **ADRIANA - 2 BEDROOM HOMES**
Plots 66 & 67
- **FLORENCE - 3 BEDROOM HOMES**
Plots 19, 20, 23, 24, 27, 28, 53, 54, 70, 71, 72, 73, 78 & 79
- **CELESTE - 3 BEDROOM HOMES**
Plots 34, 40, 41, 42, 43, 44, 45, 46, 50, 55, 56, 57, 58, 59, 60, 77, 80, 87, 88, 89 & 90
- **LAMBERT - 4 BEDROOM HOMES**
Plots 29, 47, 48, 76, 83, 84 & 86
- **MORELLO - 4 BEDROOM HOMES**
Plots 39, 49, 51, 52, 61 & 85

CITIZEN SHARED OWNERSHIP HOMES

- **WELLINGTON - 2 BEDROOM HOMES**
Plots 13, 32, 33, 64 & 65
- **GIORGIA - 3 BEDROOM HOMES**
Plots 17, 18, 30, 31, 35, 36, 62, 63, 74 & 75

● **SHOW HOMES**

BCP **BIN COLLECTION POINT**

P/S **PUMP STATION**

S/S **SUB STATION**





ABOUT SIGNATURE HOMES

Signature New Homes offers a range of homes across the Midlands, all of which benefit from contemporary design, excellent build quality and energy efficiency. As a registered developer we adhere to the Code of Practice of the New Homes Quality Board (see below).

We're part of Citizen, one of the UK's most trusted affordable housing providers, which owns and manages 30,000 homes for diverse communities across the West Midlands. Citizen is a not-for-profit organisation so any money we make is reinvested back into our social purpose, which is to provide homes that are a foundation for life. We have a history of delivering against this ambition and we are committed to providing excellent customer service.



The New Homes Quality Board (NHQB) is an independent, not-for-profit organisation which was set up to oversee reforms in the quality of new homes and the customer service provided by developers.

We provide enhanced protection to buyers of new homes in the form of a code of practice which introduces a broad range of additional requirements for developers, to ensure that every aspect of a new home purchase is covered, from when a customer initially walks into a sales office, through to two years after the occupation of the home.

If you reserve a new home from a Registered Developer, after their date of activation, then you are protected by the new arrangements.

The protections also include access to the independent New Homes Ombudsman Service (NHOS) if you are not satisfied with the quality of your new homes or the performance of your developer.



SPECIFICATION

	2 BED	3 BED	4 BED
	Bronze	Silver	Gold
KITCHEN			
Upstand to match worktop chosen	●	●	
Opaque splash back to worktops			●
Integrated single oven - Stainless steel	●		
Integrated double oven -Stainless steel		●	●
Chimney style extractor - stainless steel	●	●	●
4 ring ceramic hob	●	●	
5 ring induction hob			●
Glass splashback to hob area	●	●	●
Integrated fridge freezer	●	●	●
Integrated 600mm dishwasher	●	●	●
Integrated washing machine			●
Integrated self condensing dryer with The Morello only			●
Wine Cooler to kitchen			●
Integrated Microwave			●
Waste disposal unit			●
Composite, 1 and a half bowl	●	●	
Underslung stainless steal sink, 1 and half bowl			●
40mm depth laminated worktops	●	●	
20mm quartz kitchen work tops			●
Lighting to kitchen plinths			●
Brushed chrome sockets and switches	●	●	●
Brushed chrome downlighters to kitchen area	●	●	●
Vinyl flooring in kitchen diner	●		
Ceramic floor tiles to kitchen, dining and utility		●	●
Under wall unit downlights	●	●	●
BATHROOM			
Shower above bath with glass screen	●	●	●
Brushed chrome downlighters	●	●	●
Shaver socket	●	●	●
Full height tiling to bath walls, with splash back behind sink	●		
Half height tiling to all walls, full height to bath walls		●	
Full height tiling to all walls			●
Vinyl flooring	●		
Karndeian flooring		●	
Ceramic floor tiles			●
ENSUITE			
Shower enclosure		●	●
Shaver socket		●	●
Brushed chrome downlighters		●	●
Full height tiling to the shower, half height tiling to all other walls		●	
Full height tiling to all walls			●
Kardean Flooring		●	
Ceramic floor tiles			●

	2 BED	3 BED	4 BED
	Bronze	Silver	Gold
CLOAKROOM- DOWNSTAIRS W/C			
Brushed chrome downlighters		●	●
Half height tiles to all walls		●	●
Splash back behind sink	●		
Vinyl flooring	●		
Kardean Flooring		●	
Ceramic floor tiles			●
GENERAL			
TV aerial sockets to master bedroom and lounge	●	●	
TV aerial sockets to all bedrooms, dining and lounge			●
USB socket to master bedroom	●	●	●
USB socket to kitchen and lounge	●	●	●
Fuse spur for alarm control panel (wiring only)	●	●	
Full alarm system with sensors			●
Light and power socket to loft	●	●	●
Brushed chrome sockets and switches	●	●	●
Brushed chrome ironmongery	●	●	●
Rubber door stops	●		
Chrome post type door stops		●	●
Stair handrail with hardwood varnish finish	●	●	●
Woodwork finished in satin white	●	●	●
Ceilings finished in white emulsion	●	●	●
Walls finished in almond white	●	●	●
French doors to rear gardens where applicable	●	●	●
Coving in lounge and dining kitchen. (Dining if separate)		●	●
EXTERNAL			
Doorbell	●	●	●
EV car charging point	●	●	●
External socket to rear garden			●
Light and power to garage			●
Outside lighting to front and rear of property	●	●	●
Door Numbers	●	●	●
Bike shed (accommodates 2 bikes)	●	●	●
Water butt	●	●	●
1.8m high fencing to rear	●	●	●
Outside tap	●	●	●
Turf to front and rear gardens	●	●	●

THE WINDSOR

Plots 21, 22, 25, 26, 68, 69, 81 & 82

Kitchen	3.30 x 2.25m	10'10" x 7'5"
Lounge / Dining	4.67 x 3.79m	9'10" x 12'5"
Master Bedroom	4.67 x 3.25m	15'4 x 10'8"
Bedroom 2	4.67 x 2.60m	15'4" x 8'6"
Total floor area	75.53 m ²	813 ft ²



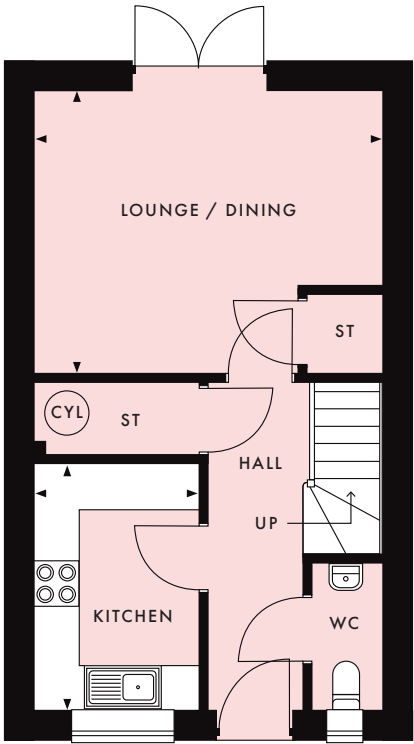
THE ADRIANA

Plots 66 & 67

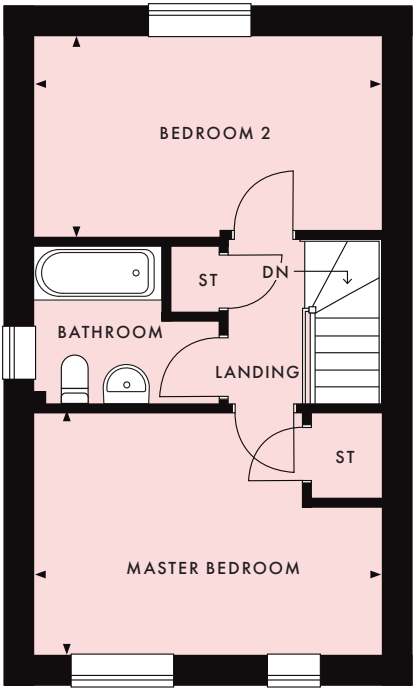
Kitchen (Plot 66)	3.30 x 2.27m	10'10" x 7'5"
Lounge / Dining (Plot 66)	4.65 x 3.80m	15'3" x 12'6"
Kitchen (Plot 67)	4.07 x 2.06m	13'4" x 6'9"
Lounge / Dining (Plot 67)	4.65 x 2.80m	15'3" x 9'2"
Master Bedroom	4.65 x 3.25m	15'3" x 10'8"
Bedroom 2	4.65 x 2.45m	15'3" x 8'0"
Total floor area	75.53 m ²	813 ft ²



Floor plan below relates to plot 67. Enquire with Sales Advisor for plot 66 floor plan.



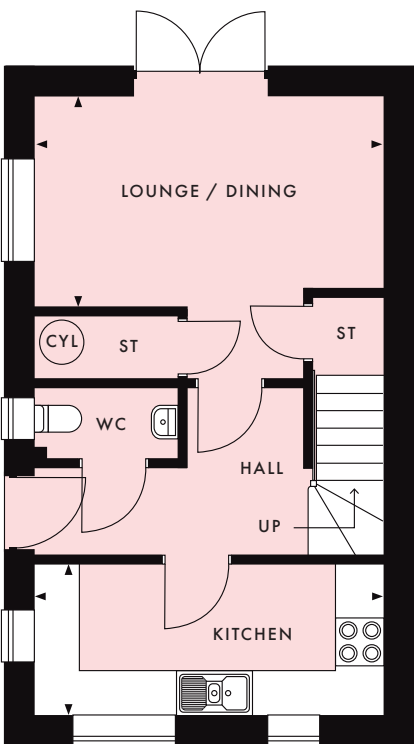
GROUND FLOOR



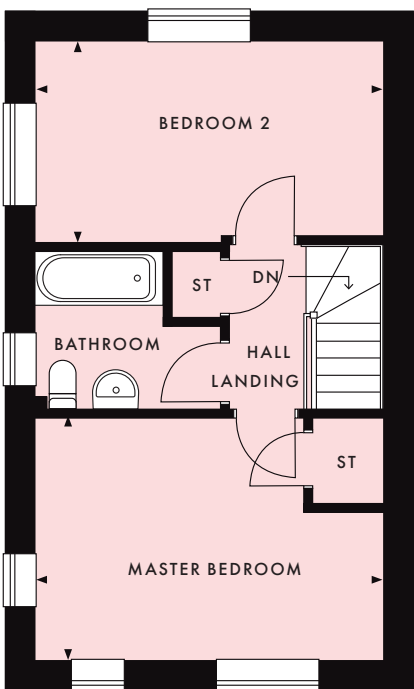
FIRST FLOOR

All room sizes are measured to the widest point.

Electrics are not shown on floor plans. Please refer to Sales Advisor for details of your selected plot. House types shown are computer generated images. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture is not to scale and all positions are indicative. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.



GROUND FLOOR



FIRST FLOOR

All room sizes are measured to the widest point.

Electrics are not shown on floor plans. Please refer to Sales Advisor for details of your selected plot. House types shown are computer generated images. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture is not to scale and all positions are indicative. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

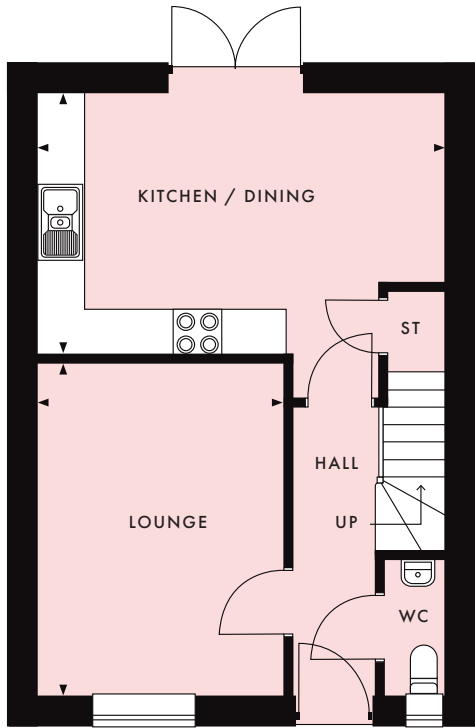
THE FLORENCE

Plots 19, 20, 23, 24, 27, 28, 53, 54, 70, 71, 72, 73, 78 & 79

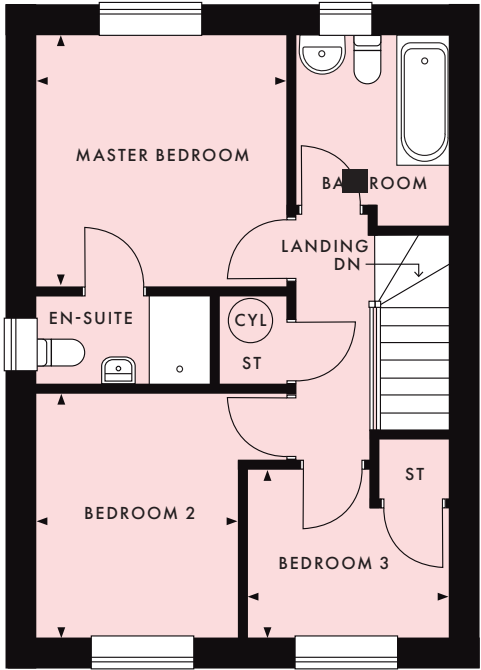
Kitchen / Dining	
5.57m x 3.55m / 18'3" x 11'8"	
Lounge	
4.49m x 3.34m / 14'9" x 10'11"	
Master Bedroom	
3.43m x 3.40 / 11'3" x 11'1"	
Bedroom 2	
3.33m x 3.37m / 10'11" x 11'1"	
Bedroom 3	
2.32m x 2.70m / 7'7" x 8'10"	
Total floor area	
86.95 m²	936 ft²



Bay window applies to plots 28 and 71 only.



GROUND FLOOR



FIRST FLOOR

All room sizes are measured to the widest point.

Electrics are not shown on floor plans. Please refer to Sales Advisor for details of your selected plot. House types shown are computer generated images. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture is not to scale and all positions are indicative. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

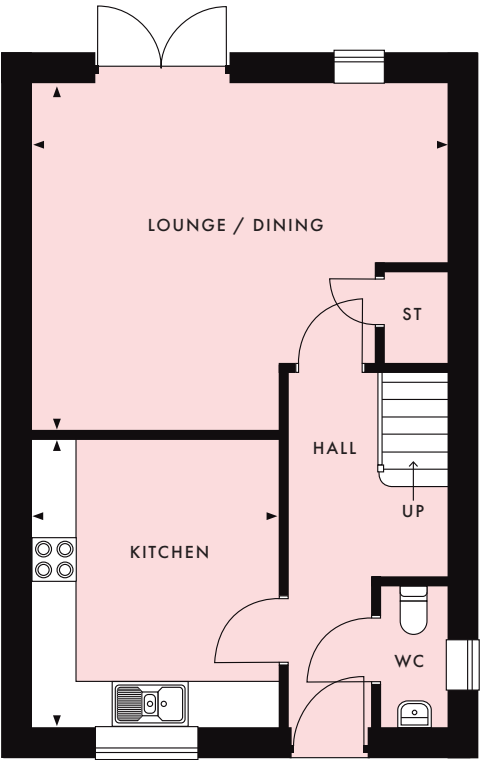
THE CELESTE

Plots 34, 40, 41, 42, 43, 44, 45, 46, 50, 55, 56, 57, 58, 59, 60, 77, 80, 87, 88, 89 & 90

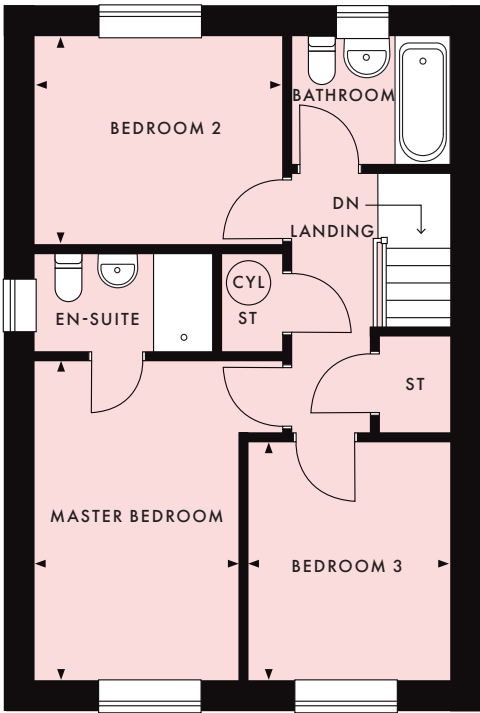
Kitchen	
3.86 x 3.30m	12'8" x 10'10"
Lounge / Dining	
4.64 x 4.60m	15'3" x 15'1"
Master Bedroom	
4.30 x 2.74m	14'1" x 9'0"
Bedroom 2	
3.30 x 2.80m	9'10" x 9'2"
Bedroom 3	
3.23 x 2.74m	10'7" x 9'0"
Total floor area	
93.92 m²	1,011 ft²



Bay window applies to plots 34, 41, 44, 45, 55 and 77 only.



GROUND FLOOR



FIRST FLOOR

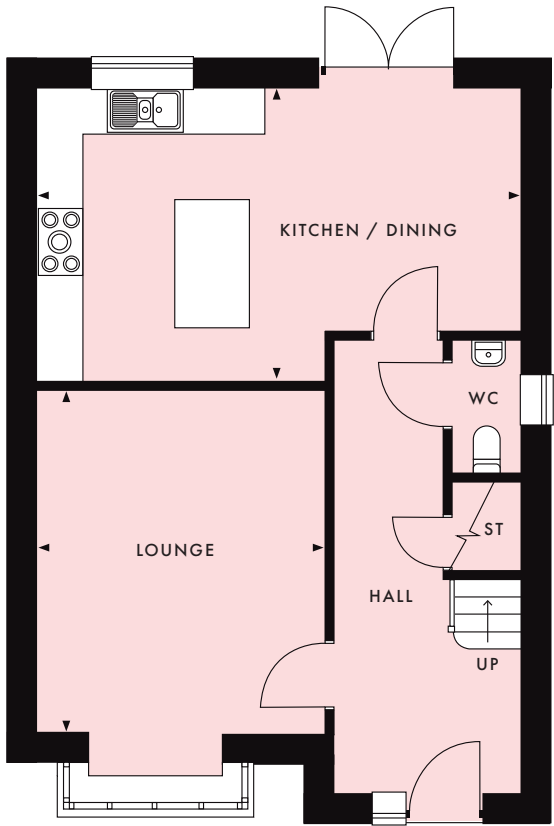
All room sizes are measured to the widest point.

Electrics are not shown on floor plans. Please refer to Sales Advisor for details of your selected plot. House types shown are computer generated images. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture is not to scale and all positions are indicative. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

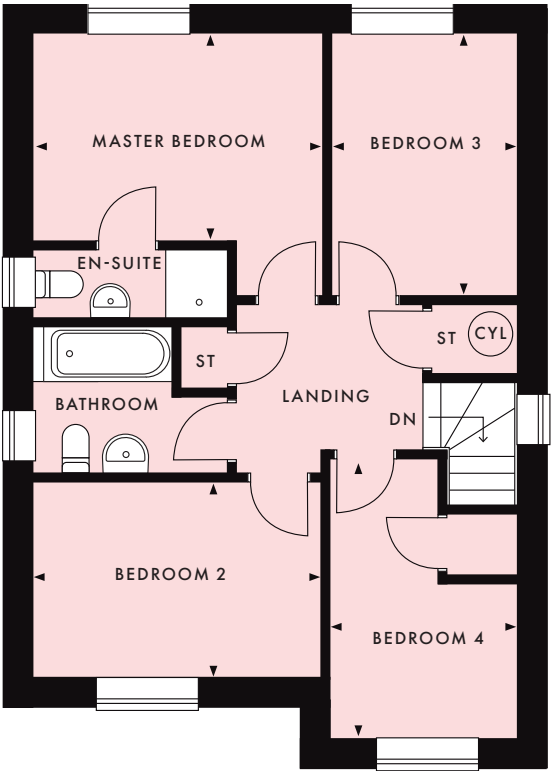
THE LAMBERT

Plots 29, 47, 48, 76, 83, 84 & 86

Kitchen / Dining	
6.51 x 3.90m	21'4" x 12'10"
Lounge	
4.60 x 3.87m	15'1" x 12'8"
Master Bedroom	
3.89 x 2.82m	12'9" x 9'3"
Bedroom 2	
3.87 x 2.64m	12'8" x 8'8"
Bedroom 3	
3.53 x 2.49m	11'7" x 8'2"
Bedroom 4	
3.74 x 2.51m	12'3" x 8'3"
Total floor area	
114.17 m²	1,229 ft²



GROUND FLOOR



FIRST FLOOR

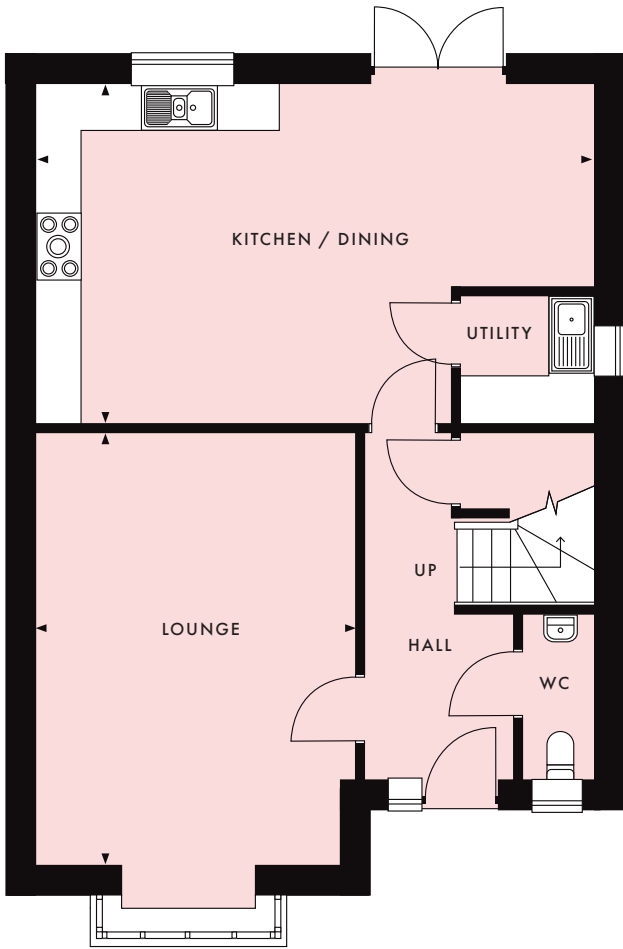
All room sizes are measured to the widest point.

Electrics are not shown on floor plans. Please refer to Sales Advisor for details of your selected plot. House types shown are computer generated images. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture is not to scale and all positions are indicative. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

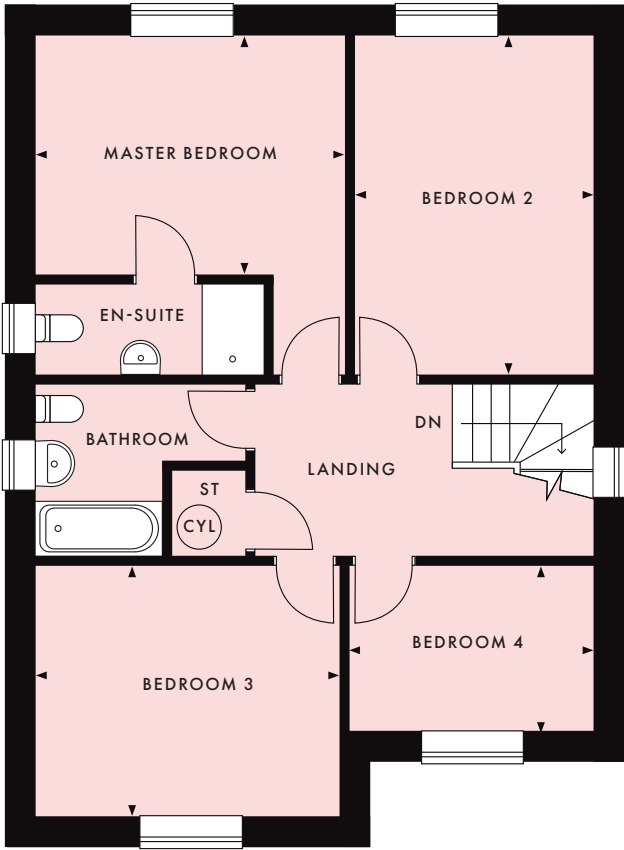
THE MORELLO

Plots 39, 49, 51, 52, 61 & 85

Kitchen / Dining	
7.52 x 4.55m	24'8" x 14'11"
Lounge	
5.76 x 3.87m	18'11" x 12'8"
Master Bedroom	
4.16 x 3.24m	13'8" x 10'8"
Bedroom 2	
4.55 x 3.23m	14'11" x 10'7"
Bedroom 3	
4.09 x 3.37m	13'5" x 11'1"
Bedroom 4	
3.31 x 2.25m	10'10" x 7'5"
Total floor area	
146.78 m²	1,580 ft²



GROUND FLOOR



FIRST FLOOR

All room sizes are measured to the widest point.

Electrics are not shown on floor plans. Please refer to Sales Advisor for details of your selected plot. House types shown are computer generated images. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture is not to scale and all positions are indicative. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

ABOUT CITIZEN HOUSING

One of the UK’s most trusted social housing providers, Citizen owns and manages 30,000 homes for diverse communities across the West Midlands, from urban tower blocks to rural villages and towns. Being a citizen is a hugely important concept. It means being part of society, having a stake, having rights and responsibilities and being respected.

We have a clear social purpose, which is to provide homes that are a foundation for life.

There are some fundamental challenges people in our communities face and we want to be an organisation which can help them deal with these. So, we are working to solve some of the most pressing issues around housing and homelessness.



CITIZEN AND SIGNATURE NEW HOMES ARE WORKING IN PARTNERSHIP WITH HEREFORDSHIRE CITY COUNCIL

Our contribution to the local community:

Education - £117,748.00	Nutrient Neutrality - water course improvement and pollution control - £173,320.00
Recycling upgrades - £7,200.00	Herefordshire Council - £6,900.00
Sports facility upgrade - £20,900.00	TOTAL CONTRIBUTIONS - £574,185.00
Transport investment - £152,220.00	
Open Spaces - £95,897.00	



SPECIFICATION

KITCHEN Worktops - Symphony kitchens 40mm worktop selection, with matching upstand Units - Symphony kitchen units with a choice of handles Flooring - Vinyl flooring selection to kitchen or kitchen/diners where applicable Appliances - Electric hob single oven and extractor	GENERAL Doorbells - Mains operated, illuminated TV Points - Positioned in lounge and all bedrooms Consumer unit - To be located in store cupboards where applicable External Lighting - Half-lantern style LED low-energy fitting Future Alarm - Wiring only to near front door for future control panel Air Source Heat Pump - Air-source Heat Pumps for Heating & Hot water Internal doors - Moulded and textured 4 panel internal doors Internal door Ironmongery - Brushed chrome Walls - Almond white matt emulsion Ceiling - White emulsion Electric Vehicle Charger - Point provided Solar panels - Supplied External Water Storage/Collection - Water butt provided Paving/ patios - 3m x 1.8m patio area provided as standard
BATHROOM Wall Tiling - Porcelanosa ceramic full height wall tiles to all 3 sides of bath area, with splashback behind the sink Shower and screen - Wall mounted thermostatic mixer, spray hand set with shower screen Flooring - Vinyl flooring selection Lighting - Chrome finish, recessed LED downlights Shaver Socket included	Fencing to rear gardens - Boundary fencing 1.8m timber panels with concrete posts and gravel boards, divisional fencing to be 1.8m with concrete posts and gravel boards Turfing - Supplied to front and rear Cycle storage - To secure wheel and frame; secure door with fob access and ventilation
WC Wall Tiling - Porcelanosa ceramic wall tiles, splashback provided behind sink Flooring - Vinyl flooring selection	



We operate a policy of continuous improvement and this specification could be subject to change. Please refer to Sales Advisor for the latest information. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

THE WELLINGTON

Plots 13, 32, 33, 64 & 65

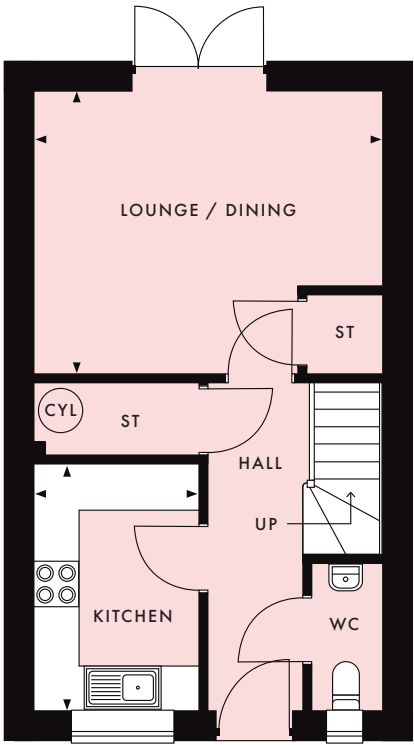
Kitchen	
3.30 x 2.25m	10'10" x 7'5"
Lounge / Dining	
4.67 x 3.79m	15'4" x 12'5"
Master Bedroom	
4.67 x 3.25m	15'4" x 10'8"
Bedroom 2	
4.67 x 2.60m	15'4" x 8'6"
Total floor area	
75.53 m ²	813 ft ²



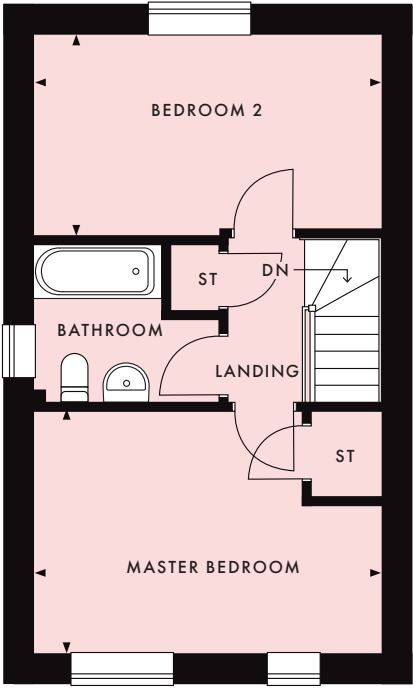
THE GEORGIA

Plots 17, 18, 30, 31, 35, 36, 62, 63, 74 & 75

Kitchen / Dining	
3.78 x 2.97m	12'5" x 9'9"
Lounge	
5.52m x 3.82m	18'3" x 12'5"
Master Bedroom	
3.43 x 3.29m	11'3" x 10'10"
Bedroom 2	
4.19 x 2.50m	13'9" x 8'2"
Bedroom 3	
2.90 x 3.05m	9'6" x 10'10"
Total floor area	
83.33 m ²	897 ft ²



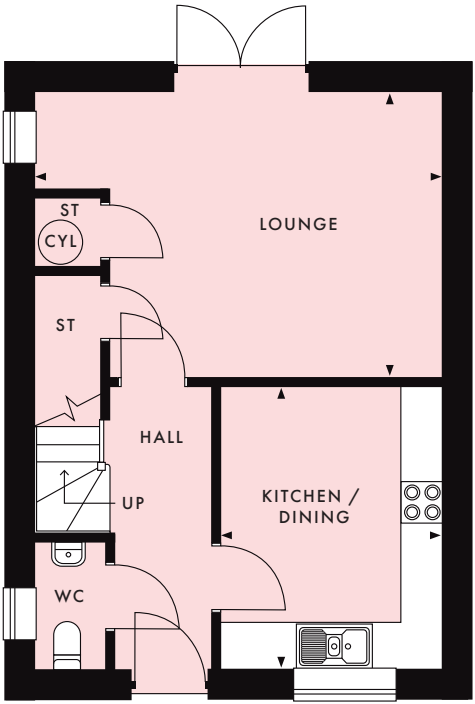
GROUND FLOOR



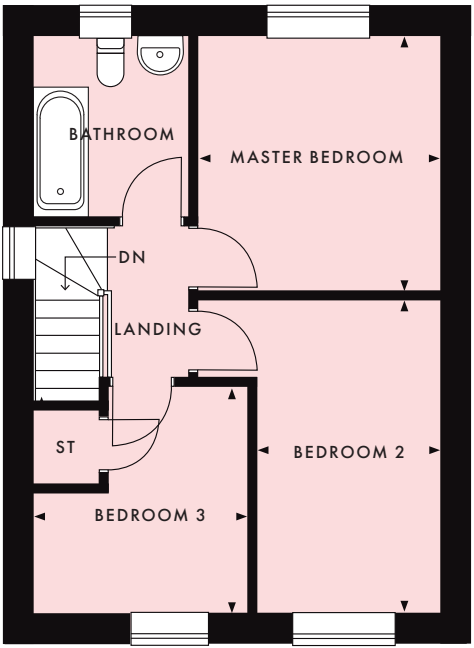
FIRST FLOOR

All room sizes are measured to the widest point.

Electrics are not shown on floor plans. Please refer to Sales Advisor for details of your selected plot. House types shown are computer generated images. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture is not to scale and all positions are indicative. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.



GROUND FLOOR



FIRST FLOOR

All room sizes are measured to the widest point.

Electrics are not shown on floor plans. Please refer to Sales Advisor for details of your selected plot. House types shown are computer generated images. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture is not to scale and all positions are indicative. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

SHARED OWNERSHIP. HELPING PEOPLE ONTO THE HOUSING LADDER

If you're struggling to get your foot on the housing ladder, shared ownership may be a great option for you.

Whether you're a new or existing customer, shared ownership is a fantastic opportunity for people who want to get a foot on the property ladder but can't afford to buy a home on the open market. It allows you to buy a share in a brand new leasehold property (either a house or an apartment) on a part buy/part rent basis and pay a subsidised rent on the part that you don't own.



HOW DOES IT WORK

Buying a shared ownership home means you can purchase between 25% and 75% of a property from us.

On our newer developments your initial purchase could be as low as 10% (this is linked to the funding that is used to build a development). That means that you don't need a big deposit.

You'll pay a monthly rent for the share of the property that we own. Your mortgage and rent may still be less than if you bought the property outright.

For example, buying a 40% share in a property means you need to pay a deposit and mortgage on the 40% share you own and then pay rent on the 60% of the property we own.



WHO IS ELIGIBLE?

To be eligible for a shared ownership home you need to:

- Have an annual household income of £80,000 or less
- Not be able to purchase a home suitable for your needs without help.

Priority is given to:

- Local priorities as set by the local authority
- Other first time buyers.

If you're in a position to buy, with savings available to cover solicitor and mortgage fees and you meet the above criteria for shared ownership, you can apply.



HOW DO I APPLY?

Visit www.signaturenewhomes.co.uk and download a shared ownership application form. One completed, email to sales@citizenhousing.org.uk

You will also need to call our financial assessors to check you are eligible for a shared ownership home before we can arrange a viewing with you. Please contact Censeo Financial on 0207 090 7290, email info@censeo-financial.com or visit their website at www.censeo-financial.com, quoting the plot number and development of interest, along with the share price you wish to purchase.

Once you have been assessed fully, Censeo will contact our sales team to organise an appointment with you to view, if the build stage allows. You are then able to reserve your chosen new home.





CHERRY ORCHARD

MARDEN HR1 3EW



Signature
NEW HOMES



4040 Lakeside, Solihull Parkway, Birmingham, B37 7YN
www.signaturenewhomes.co.uk



Hertfordshire countryside

