

Welcome to

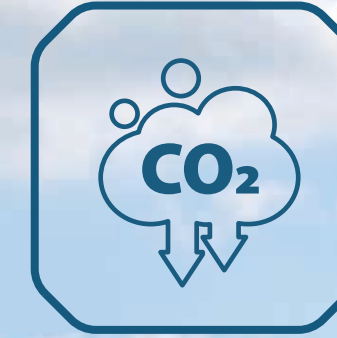
Westcott Rise

Pershore, Worcestershire

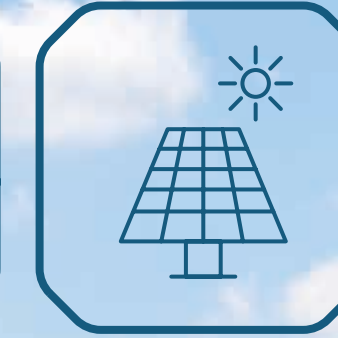
Homes of the future, built today



Step into the homes of tomorrow...



Reduced carbon emissions
by up to 70%



Solar PV on every home

Westcott Rise

Step into the future at Westcott Rise. A collection of low carbon, precision built, highly energy efficient homes.

Located in the beautiful Georgian market town of Pershore on the River Avon, Westcott Rise offers a stunning range of 3 & 4 bedroom homes ideal for stylish living that are already performing in line with Future Homes Standards.

Homes of the future amidst a town rich in history

Westcott Rise is located in the elegant market town of Pershore and set in the heart of the Vale of Evesham, just over 10 miles from the cathedral city of Worcester.

Pershore is surrounded by beautiful villages, tranquil countryside and woodland walks including the 185-acre Tiddesley Wood, which is said to date from the last Ice Age. The town is framed with elegant Georgian architecture and is known for its impressive medieval Abbey, Bredon Hill, and the charming River Avon that flows alongside the High Street.

A short walk from the town centre stands Pershore bridge, the only remaining monastic bridge over this stretch of the river Avon and the sight of Civil War skirmishes – look closely to spot some remaining scars from the battle. Today, the bridge is a much more relaxing place to visit next to the beautiful river where you can watch the boats and barges and spot herons, cormorants, kingfishers, and more amazing wildlife. Pershore is so well-known for its historical attractions that the Council for British Archaeology included it in their list of 51 “Gem Towns” worthy of special consideration for historic preservation.

The area offers a real sense of community with the local Abbey Park that includes a bowls club, children’s play area and skateboard park, the nearby Tennis Club and numerous carnivals, fairs, and markets.

For those that love to shop, Pershore is renowned for its range of unique and independent shops, welcoming pubs, many restaurants, and the vibrant undercover market that was established in 1976 and has a range of 34 stalls with food, clothes, gifts, and household items. Be sure to try the town’s famous fruit – the Pershore Purple Plum.

Pershore is not only full of delights but is also in the perfect location. Nestled near to the A44 between Worcester and Evesham, Pershore’s nearest motorway connection is the M5 (junction 7, South Worcester) or the M50 (Junction 1). Pershore railway station offers direct routes to London Paddington, Oxford, Reading, and more.

Venturing just north of Pershore you will come to Worcester, a bustling city full of places to eat and things to do including its magnificent cathedral that rises above the River Severn.



Pershore Abbey



Pershore Bridge



Croome Court



Belle House Restaurant



Pershore High Street



River Avon



Pershore High Street

On Your Doorstep

Pershore offers a sense of peace and tranquillity whilst also having all of this to do right on your doorstep:

- 1

Pershore High School
0.3miles
- 2

Co-op
0.7 miles
- 3

Pershore Railway Station
0.8 miles
- 4

Pershore Hospital
0.8 miles
- 5

Pershore Town Football Club
0.9 miles
- 6

High Street
1.0 miles
- 7

Pershore Undercover Market
1.0 miles
- 8

BP Petrol Station
1.0 miles
- 9

Pershore Leisure Centre
1.0 miles
- 10

Asda Supermarket
1.1 miles
- 11

Avon Meadows
1.1 miles
- 12

Pershore Abbey
1.1 miles
- 13

Pershore Rugby Football Club
1.7 miles
- 14

Tiddlesley Wood Nature Reserve
1.8 miles
- 15

Croome Court (National Trust)
5.1 miles
- 16

Worcester Cathedral
9.8 miles
- 17

Gheluvelt Park
13.3 miles
- 18

Cheltenham Race Course
15.8 miles

Well Connected

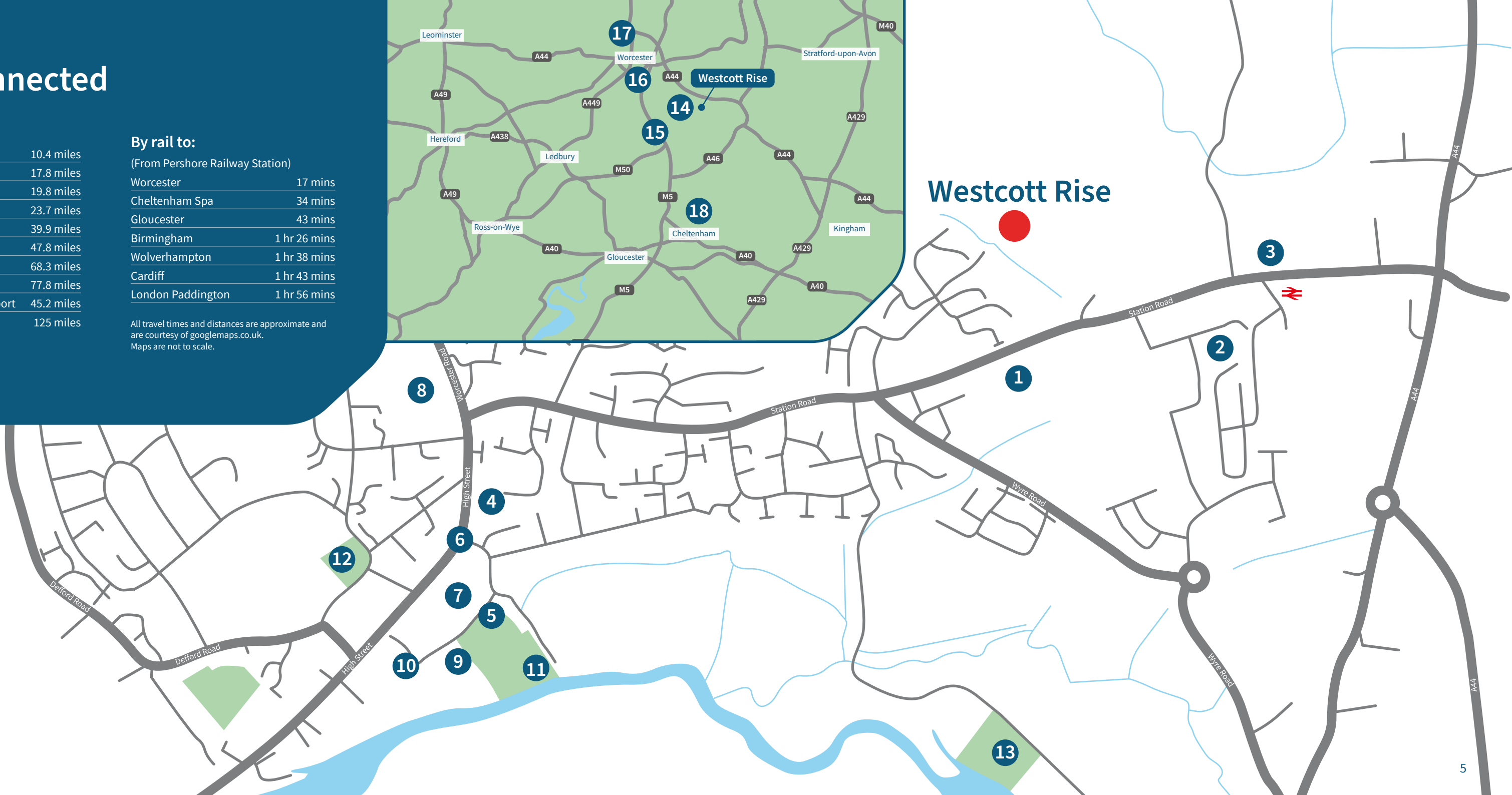
By road to:

Worcester	10.4 miles
Cheltenham	17.8 miles
Stratford-Upon-Avon	19.8 miles
Gloucester	23.7 miles
Birmingham Airport	39.9 miles
Coventry	47.8 miles
Bristol Airport	68.3 miles
Cardiff	77.8 miles
Oxford International Airport	45.2 miles
Central London	125 miles

By rail to:

(From Pershore Railway Station)	
Worcester	17 mins
Cheltenham Spa	34 mins
Gloucester	43 mins
Birmingham	1 hr 26 mins
Wolverhampton	1 hr 38 mins
Cardiff	1 hr 43 mins
London Paddington	1 hr 56 mins

All travel times and distances are approximate and are courtesy of googlemaps.co.uk. Maps are not to scale.



Innovation as Standard

Creating the Future of House Building

WElink Homes are delivering new innovative homes where Modern Methods of Construction and high energy efficiency are standard.

We offer the aspirational combination of robust traditional building solutions, including a highly insulated slab foundation cleverly integrated with advance technology off-site precision built homes. Our homes are made from high strength lightweight galvanised steel structural wall panels with superior levels of insulation and finished in brick and boarding to certain homes to provide a quality traditional finish, all of which are incorporated pre-delivery to site. All external doors, windows, walls, floors and roof panels are manufactured off-site through our controlled Modern Methods of Construction process. With a leading edge fabric solution combined with PV solar renewable energy technology as standard on every roof, we provide a low carbon home where homeowners can enjoy the benefits of lower energy bills in the safe knowledge of a reduced environmental impact on society from their home.

WElink Homes are creating the future of house building where our customers are the beneficiaries.



Our Unique Approach

Precision Built Homes

WElink Homes are proud of our unique approach to house building. Due to the innovative way our homes are built, we are able to have a targeted build time of eight weeks for our homes (significantly faster and more predictable than traditional house building methods).

Our Modern Methods of Construction process for making wall, roof and floor panels, ensures precision engineering of consistently high standards in a quality-controlled environment.

Energy Efficiency

Part of the well-established WElink Group – an international provider of renewable energy and low-carbon construction solutions – our philosophies and actions as a housing developer are rooted in a shared drive for innovation and sustainability. We believe that the undersupply and underperformance of homes in the UK and beyond cannot be addressed without a paradigm shift in approach – one that converges scalable manufacturing technologies with a housing product that raises the bar on build quality and energy performance.

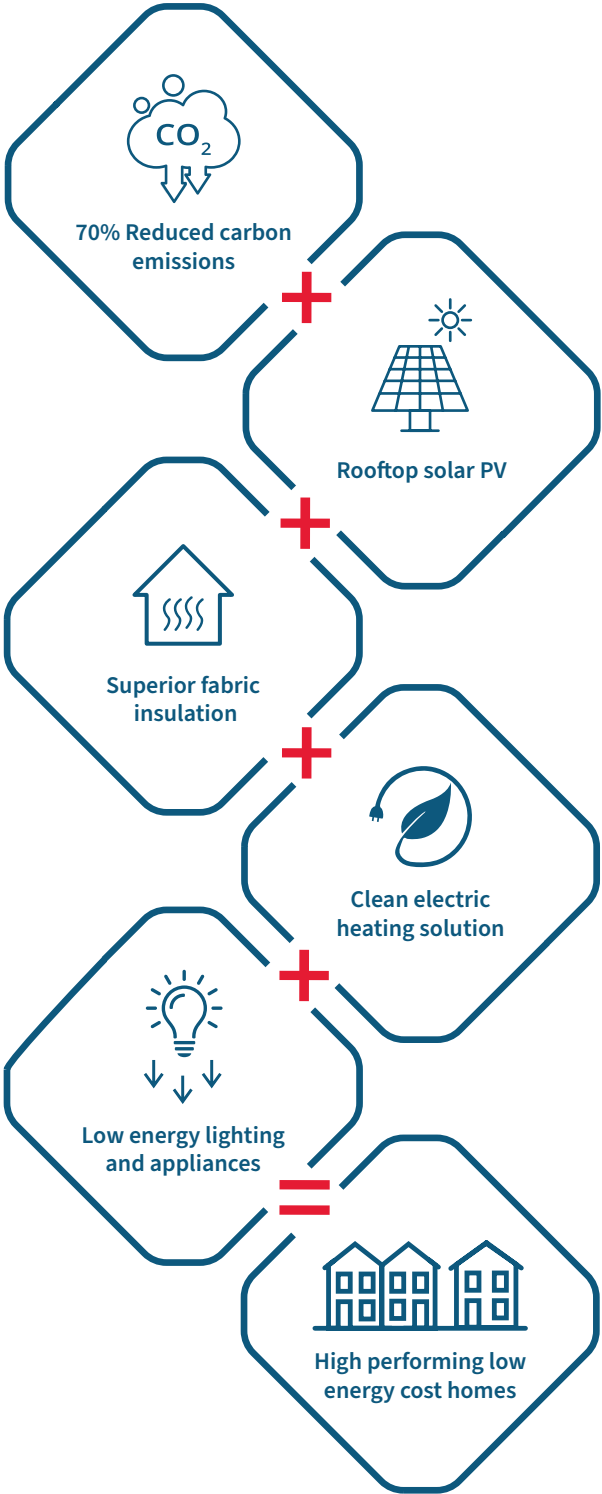
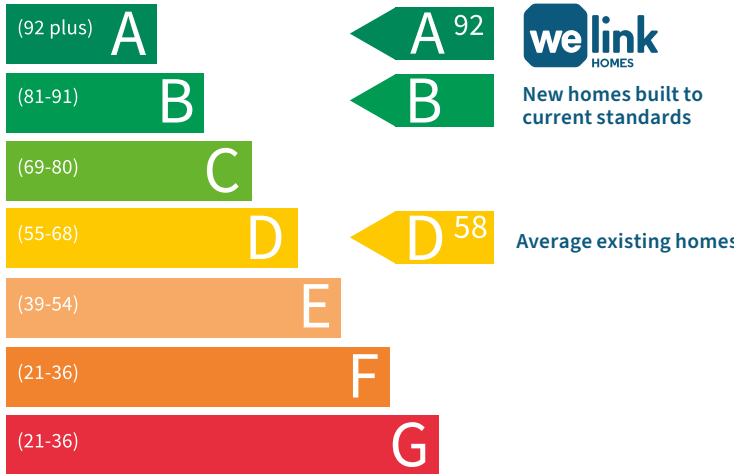
WElink Homes recognise that the cost of energy has risen significantly for homeowners, and we are dedicated to providing homes that provide consumers with a solution that not only reduces energy use but gives homeowners more control to better manage their energy costs. Our homes have been designed with the latest cutting-edge technology as standard, including:

- PV Solar renewable energy integrated into roof
- Highly insulated wall panels
- Energy efficient ‘warm roof’ design
- High performance double glazed windows
- High air tightness
- Proprietary insulated ground floor system
- Energy efficient lighting and smart controls
- Mechanical ventilation and waste water heat recovery systems

By implementing this as standard and incorporating high levels of insulation throughout our homes, it significantly reduces energy demand.



Predicted Energy Rating



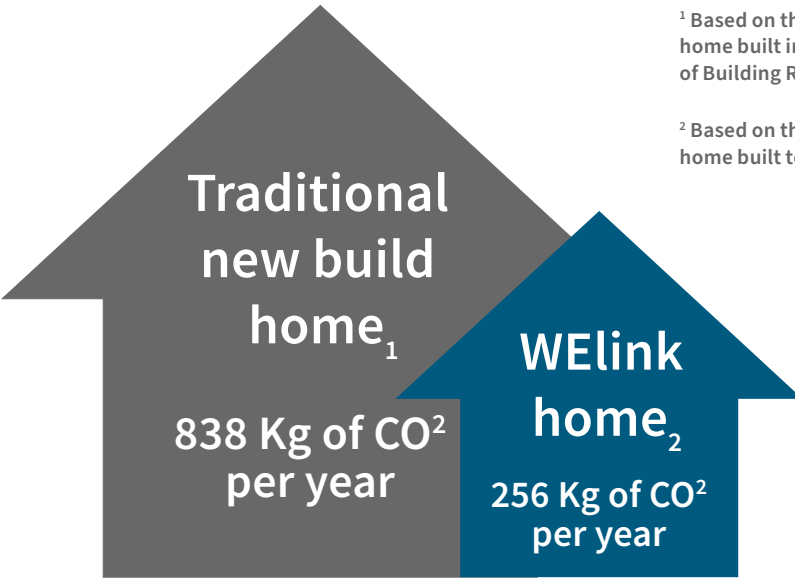
Reduced carbon and low energy cost

Our target is to cut carbon emissions and reduce energy demand from the operation of our homes by up to 70% compared to equivalent new build homes at building regulation compliance.

The Future Homes Standard will require all new homes built from 2025 to be future proofed with lower carbon emissions which our innovative housing design embraces now.

Every home built by us provides a fully electric solution to power our homes without the need for gas. Solar energy is harnessed on every house using integrated rooftop PV and heat is recycled through heat recovery systems, which is combined with a highly efficient building fabric that reduces the total energy need for our homes.

70% Reduction in Carbon Emissions



¹ Based on three-bedroom mid-terrace home built in compliance with Part L 2021 of Building Regulations

² Based on three-bedroom mid-terrace home built to WElink Homes specification



Pershore Development

- The Oak**
Plots 1, 2, 3, 4, 5, 6, 7, 8, 17, 20, 21, 28, 63 & 75
- The Willow**
Plots 11, 13, 14, 29, 44, 45 & 62
- The Sycamore**
Plots 18, 19, 22, 23, 24, 25, 26, 27, 64, 65, 69, 70, 71, 72, 73 & 74
- The Rowan**
Plots 9, 10, 12, 15, 16, 46, 47 & 61
- Affordable Housing & Shared Ownership**
Plots 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 66, 67 & 68



Floor plans and dimensions can only be given as a guide and are indicative to the house type only. Please speak to a Sales Consultant for plot specific information. The computer generated images, floor plans, configuration and layouts are included for guidance only. External finishes, landscaping and levels will vary, please refer to drawings in sales office. Development layout not to scale and is for indication only.

The Oak

Plots 1, 2, 3, 4, 5, 6, 7, 8, 17, 20, 21, 28, 63 & 75

4 Bedroom

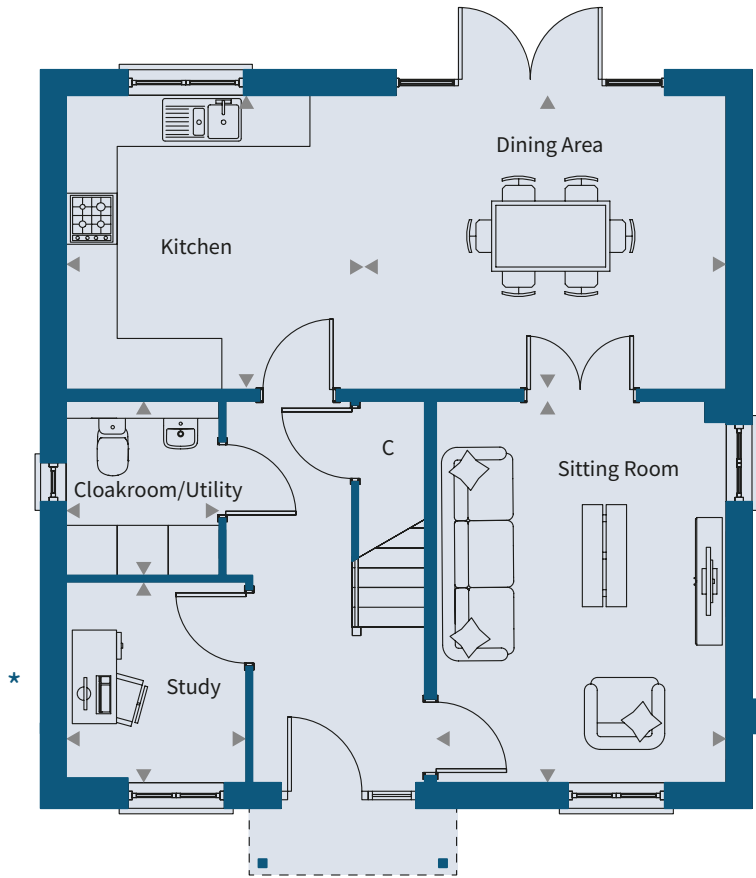
The Oak is a stylish four-bedroom home that has an abundance of space to cater for a busy family lifestyle. It benefits from an open-plan kitchen and dining area with double doors to the rear of the house and garden as well as a separate stylish sitting room, ample study and a cloak/utility room completing the ground floor. Four generous double bedrooms are all located on the first floor with an en-suite and fitted wardrobe to the principal bedroom. Bedrooms two, three and four all share a spacious and well-appointed family bathroom.

★ Additional window in Study to plots 1, 3, 4, 7, 8, 17 & 75.

▲ Indicates where measurements have been taken from. Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearances will vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handling of plots may vary subject to build stage and subsequent revision. Not to scale.

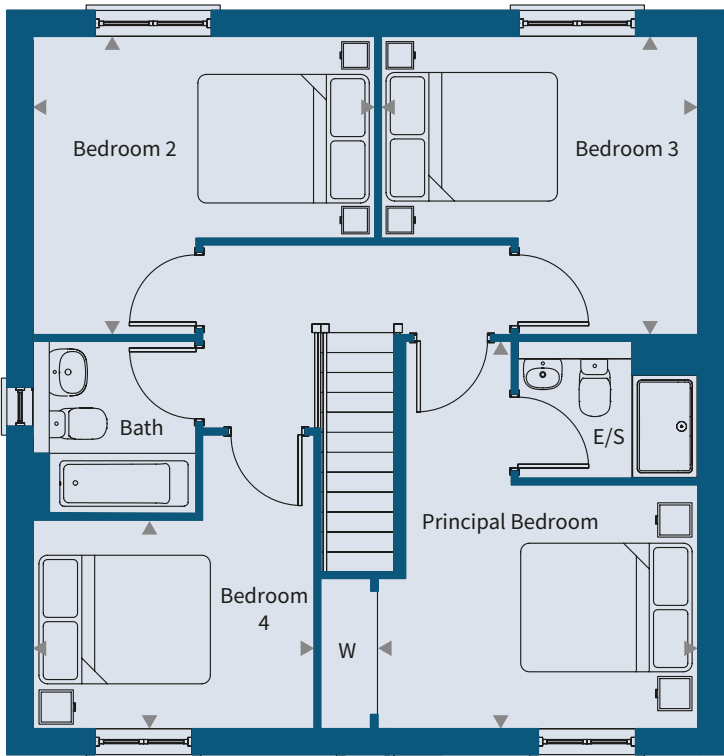


Ground Floor



Kitchen	3.445m x 3.525m	11'4" x 11'7"
Dining Area	3.445m x 4.270m	11'4" x 14'0"
Sitting Room	4.500m x 3.425m	14'9" x 11'3"
Study	2.360m x 2.115m	7'9" x 6'11"
Cloakroom/Utility	2.060m x 1.800m	6'9" x 5'11"

First Floor



Principal Bedroom	4.520m x 3.830m	14'10" x 12'7"
Bedroom 2	3.995m x 3.480m	13'1" x 11'5"
Bedroom 3	3.695m x 3.480m	12'1" x 11'5"
Bedroom 4	3.430m x 3.200m	11'3" x 10'6"
Overall	125.4m²	1350ft²

The Willow

Plots 11, 13, 14, 29, 44, 45 & 62

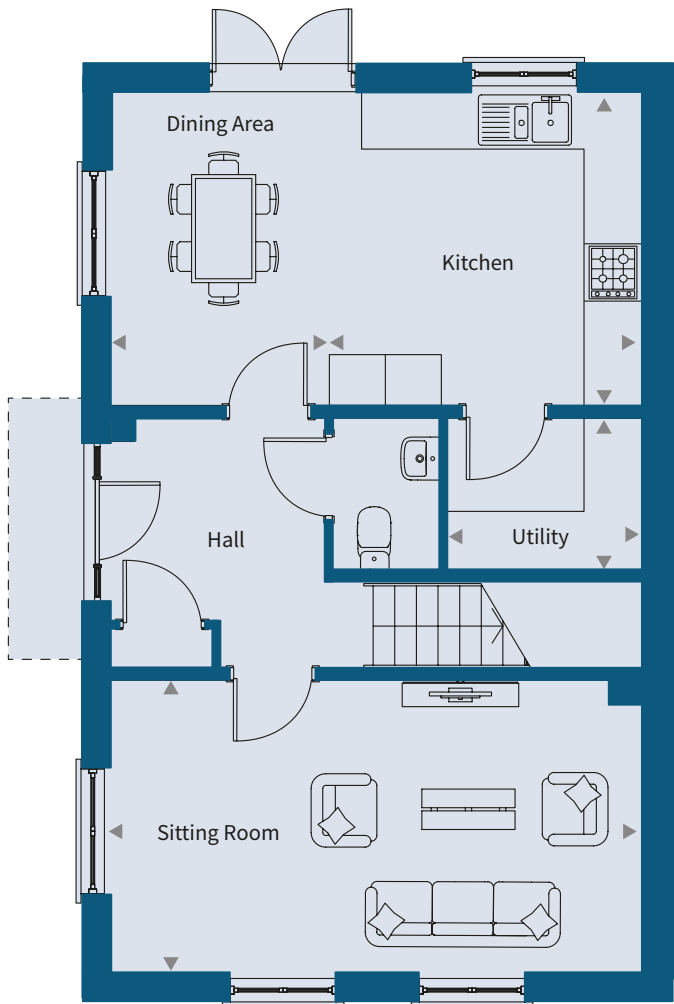
3 Bedroom

The Willow is a spacious and modern three-bedroom home for growing families, with an impressive open-plan kitchen and dining area with double doors to the rear of the house and garden and a separate utility room, as well as a separate sitting room for entertaining. On the first floor, there is a large principal bedroom with an en-suite and fitted wardrobe and an additional two good-sized bedrooms that share a spacious family bathroom.

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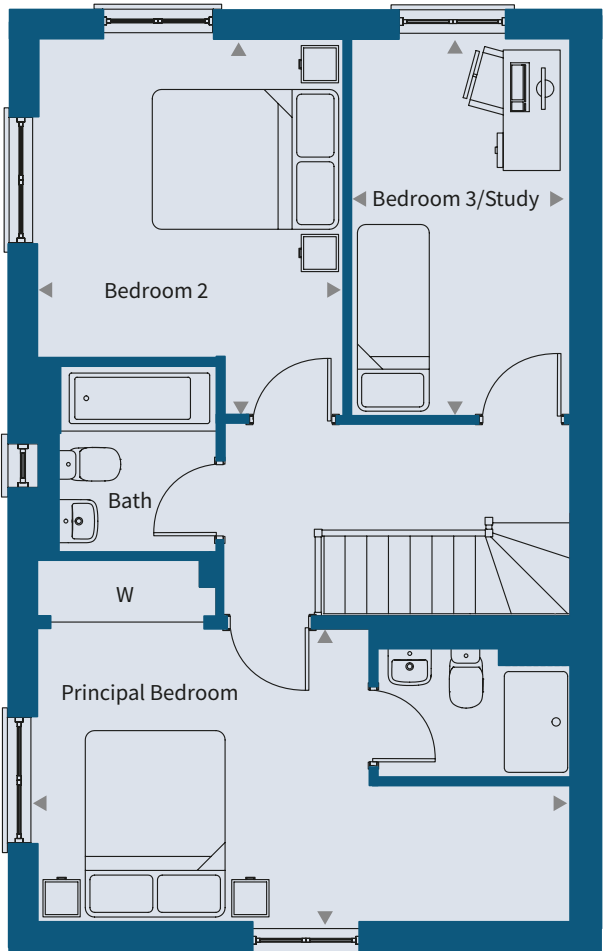


Ground Floor



Kitchen	3.365m x 3.065m	11'0" x 10'1"
Dining Area	3.365m x 2.370m	11'0" x 7'9"
Sitting Room	3.137m x 5.716m	10'4" x 18'9"
Utility	1.630m x 3.000m	5'4" x 9'10"

First Floor



Principal Bedroom	3.140m x 5.705m	10'4" x 18'9"
Bedroom 2	4.040m x 3.265m	13'3" x 10'9"
Bedroom 3/Study	4.040m x 2.365m	13'3" x 10'9"
Overall	108m ²	1163ft ²

The Sycamore

Plots 18, 19, 22, 23, 24, 25, 26, 27, 64, 65, 69, 70, 71, 72, 73 & 74

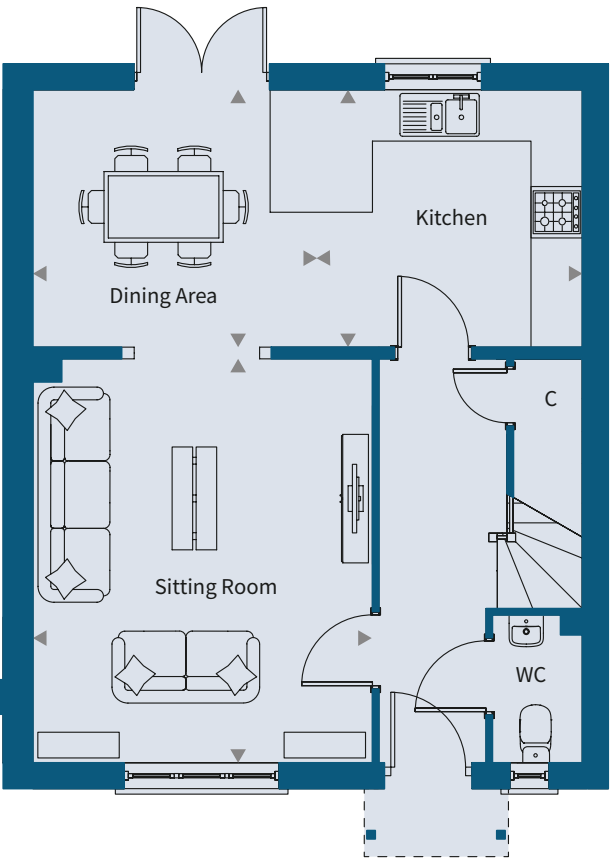
3 Bedroom

The Sycamore is a delightful three-bedroom home for families to enjoy, boasting an impressive open-plan kitchen and dining area with double doors to the rear of the house and garden and a large separate sitting room, making it the perfect layout for either entertaining or relaxing. On the first floor, there is a spacious principal bedroom with an en-suite and fitted wardrobe as well as a large second bedroom and a third bedroom which share a spacious and well-appointed family bathroom.



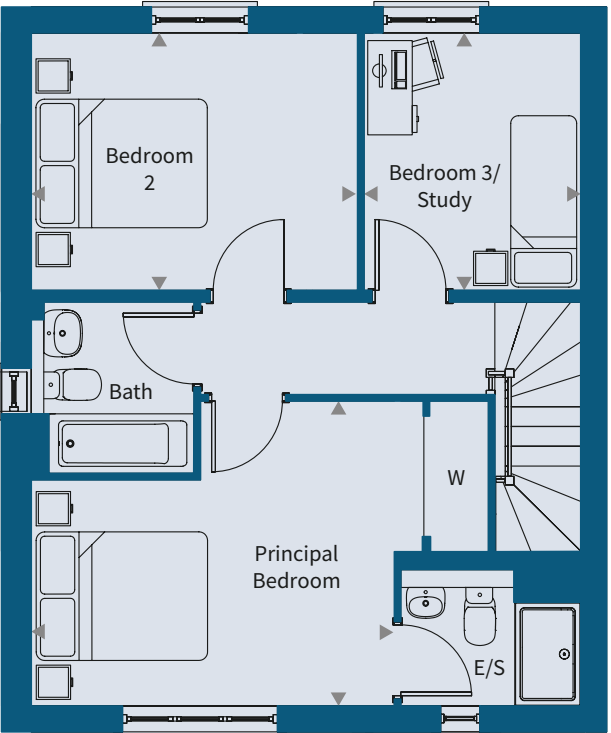
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Ground Floor



Kitchen	3.005m x 3.470m	9'10" x 11'5"
Dining Area	3.005m x 2.940m	9'10" x 9'8"
Sitting Room	4.710m x 3.960m	15'5" x 13'0"

First Floor



Principal Bedroom	4.240m x 2.940m	13'11" x 9'8"
Bedroom 2	3.005m x 3.810m	9'10" x 12'6"
Bedroom 3/Study	3.005m x 2.525m	9'10" x 8'3"
Overall	100.7m ²	1084ft ²

The Rowan

Plots 9, 10, 12, 15, 16, 46, 47 & 61

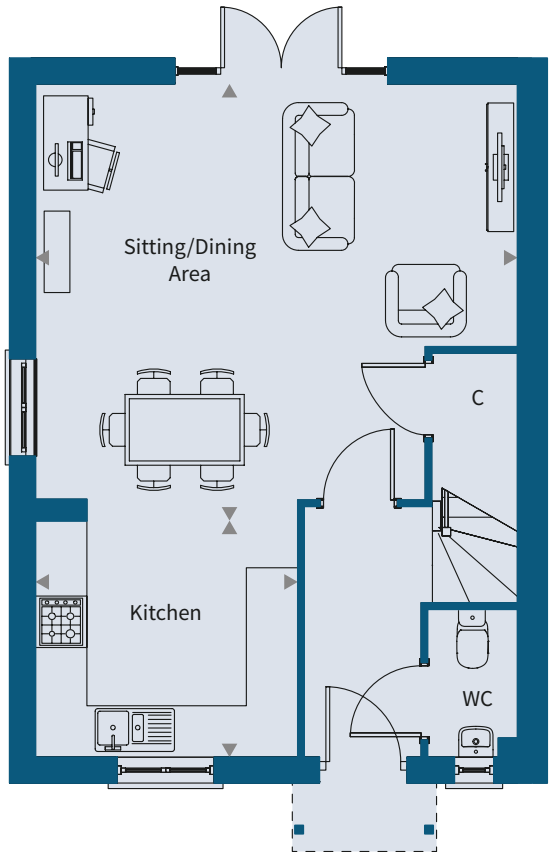
3 Bedroom

The Rowan is a three-bedroom home that has been thoughtfully designed for couples and young families with an abundance of living space in the open-plan kitchen, dining area, and sitting room that has double doors to the rear of the house and garden. On the first floor, there is a large principal bedroom with an en-suite and fitted wardrobe. There are a further two bedrooms overlooking the garden, which share a spacious and well-appointed family bathroom.

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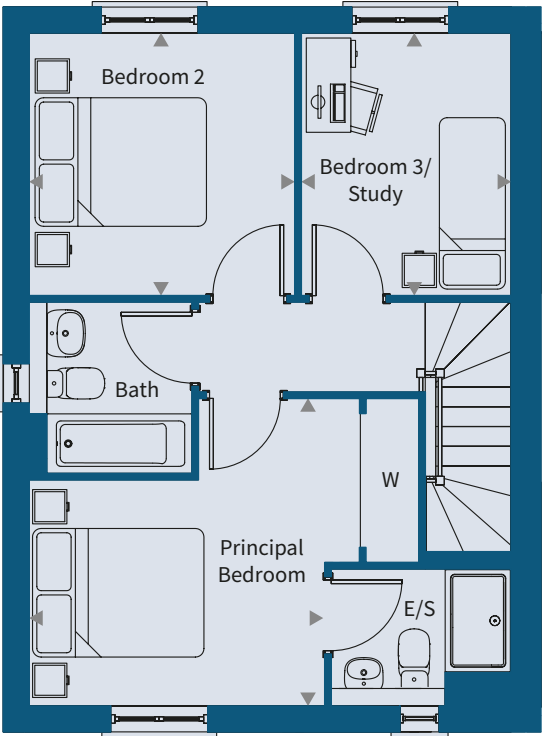


Ground Floor



Kitchen	2.760m x 3.060m	9'1" x 10'0"
Sitting/Dining Area	5.100m x 5.625m	16'9" x 18'5"

First Floor



Principal Bedroom	3.590m x 3.450m	11'9" x 11'4"
Bedroom 2	3.065m x 3.100m	10'1" x 10'2"
Bedroom 3/Study	3.065m x 2.450m	10'1" x 8'0"
Overall	88.3m²	951ft²

Specification

Westcott Rise combines high quality architecture, trusted building materials and domestic efficiency to make homes fit for the future. They are all-inclusive in their specifications, focussing on sustainability, style, efficiency and space. Built to precision engineered standards, and benefiting from high quality kitchens, bathrooms and en-suites produced by leading manufacturers, these homes provide quality assurance and long-term peace of mind.

Kitchen

- All cabinet doors and drawers, available in a choice of colours, include soft-close mechanism*
- Worktops, upstands and splashback in a choice of colours*
- Porcelanosa floor tiling in a choice of styles*
- Stainless steel sink with contemporary chrome tap
- LED under cupboard lighting
- Hob and oven including hood
- Integrated fridge freezer and integrated dishwasher
- Integrated washing machine

Specification details may be subject to variation.
*Colour and tile options are subject to build status.



Bathroom & En-suites

- Contemporary white bath and sanitaryware
- Contemporary taps and showers
- Glass screen to bath with shower over
- Heated towel rails
- Porcelanosa wall and floor tiling in a choice of styles*

Internal Finishes

- Bespoke fitted wardrobes to principal bedroom with sliding doors and automatic lights
- White painted internal doors
- White emulsion to all walls and ceilings, and satinwood to all woodwork
- UPVC white double glazed windows
- Woodgrain GRP secure locking front door

Electrical Fittings

- Downlights to kitchen and bathrooms
- Pendant lights to hall, living room, dining room and bedrooms
- External lights
- White switches and sockets
- Power and lighting to garage (where applicable)
- Lighting supplied to loft space



Energy

- Low carbon, highly controllable Dimplex electric heating
- Mechanical Ventilation Heat Recovery system for all rooms
- Waste Water Heat Recovery system for bathrooms and en-suites
- PV rooftop solar panels
- Smart energy controls



Media & Communications

- TV via fibre
- Telephone sockets and data points
- Fibre broadband

Security & Peace of Mind

- Smoke and heat alarms
- Locking windows are secure by design, Part Q compliant
- Multipoint locking front door certified to PAS 24 2016, secure by design and Part Q compliant



Added value space!

All WELink Homes come with an incredible boarded loft space accessible using an integrated loft ladder. There are no roof trusses which enables a large versatile and usable space. Fully insulated in a “warm roof” design, you can store your possessions in this protected loft space. This convenient and unique space can be utilised for multiple purposes.



Why WELink?

A New and Better Way to Build

The WELink group was founded in 2007 and provides a new and innovative solution to home building in the UK. Our customer's needs are the driving force of our business and by combining our success in renewable energy with modern methods of off-site construction, we create high quality, energy efficient homes fit for 21st century living.

Our homes not only have low energy demands but enjoy high levels of specification and quality from our precision built housing system, which reduces the carbon footprint of our homes. WELink Homes provide unique properties that our customers will be proud to call home.





1. Understanding the benefits

At the very start of your journey with us, we will discuss with you our precision-built off-site housing system, the lower carbon emissions of our homes, and their higher energy money-saving performance.



2. Reserving your new home

Once you have chosen your new WELink Home, we will ask you to secure your reservation by completing a form and paying a reservation fee. During this stage, we will go through specifications, working drawings and layouts, and help you to complete the reservation paperwork and show you all the details relating to your chosen new home.



3. The financial and legal bit

If required you will need to secure your mortgage offer before you can exchange contracts on your new home. We will help by suggesting independent advisors and can recommend solicitors to represent you as you buy your new WELink Home. Usually, you will need to exchange within 28 days of the contract being issued, we will guide you through the process.



4. Post reservation liaison

Once you have reserved, the sales team will keep in contact. You will be invited to a Post Reservation Meeting where we will go over all the details of your new home and answer any questions you may have. You can visit the sales office to keep up to date with the progress of your home purchase.



5. Making choices

Depending on the stage of construction of your new home, you may be able to choose from several customer choices. The sales team will be able to discuss this with you – please note that as we build your new home much quicker than normal, any available choices will need to be made immediately after reservation so as not to hold up delivery.



6. Exchanging contracts

Once the purchase details, searches, legal enquiries and your mortgage offer are confirmed, we will ask your solicitor to arrange for you to sign your contract and pay your home deposit. You can then instruct your solicitor to exchange contracts with us, which legally secures your new home.



7. The build process

Throughout the build period, we will keep you informed of progress with your new home. At key stages, we will invite you to visit the site to discuss your new home, and subject to the stage of build at reservation, you may be able to visit the site on the day your new home is installed by our off-site team.



8. Meeting your builder

Once your new home has been installed by the off-site team, you will be invited to meet with the Site Manager who will escort you on a tour of your new home at the pre-internal fit out stage and explain the high-precision build process which has taken place.



9. Agreeing your completion date

Once your home is installed and ready for internal fit out, we will agree a targeted completion date. This will allow us to fit out your new home to our high standards whilst giving you plenty of time to organise your moving-in date. Once your home is physically completed, we will serve notice on your solicitor to legally complete giving you a minimum of 14 day's notice.



10. Home tour and demonstration

Once your home is built, we will invite you to attend a Home Demonstration visit which will allow the site team to explain how your home operates including the energy-efficient heating system, PV solar panels, mechanical ventilation system, kitchen appliances, and other features of your home. You will be able to ask any questions you still have about your new home on this visit.



11. Legal completion and handover

On the day of legal completion and once your solicitor has transferred the balance of the purchase price to us, our sales team will arrange for you to collect your keys and look after you as you move into your new home. The site team will be on hand to assist with any issues arising as you move in.



12. Courtesy Visit

We believe that you will love your new WELink Home. 14 days after moving in, our Site Manager will arrange a courtesy visit with you to check all is well and answer any further questions you may have.

Customer Journey

About Our Homes

We are dedicated to providing high quality, modern and contemporary homes with leading energy performance and manufacturing excellence. We are determined to redefine the building of new homes to create living spaces that perform for people, embrace new technology and are delivered at pace.

We have created the perfect blend of traditional building methods such as a slab foundation with service connections and combined it with the most up to date technology to take house building into the future.

WElink offer a range of house styles over two and three storeys with two to four bedrooms, to suit the varying needs of our buyers.





Westcott Rise

Westcott Way

Pershore

Worcestershire

WR10 1RH

Scan QR code to view location



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