

PEAR TREE FARM

modern rural living

Pear Tree Farm



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Pear Tree Farm ...

A select development of eight bespoke homes set in the orchard of a Grade II listed farmhouse on the edge of the quintessential Herefordshire village of Wigmore.

The Development

Pear Tree Farm has been thoughtfully designed with modern living in mind. Each home offers a feeling of space and light.

A selection of two, three and four bedroomed properties that provide flexible living.

The farm was formally part of the Harley Estate, from which several streets in London's West End - Harley, Wigmore and Mortimer - take their names.

Set within the glorious Herefordshire countryside, of rolling fields and forests. Yet, within easy walking distance of the traditional black and white village, with its highly regarded local schools, pubs, shops and amenities. Close to Ludlow, Leominster and Hereford.

About the Developer

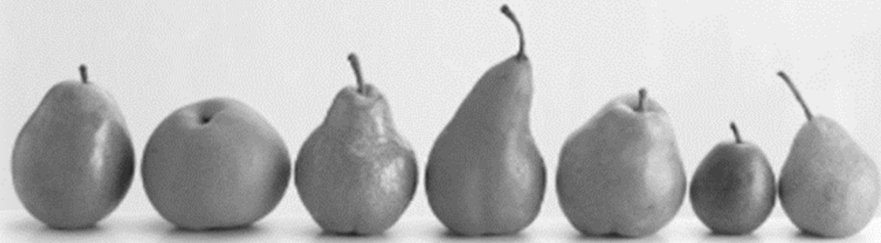
Manley Design and Construction Ltd was established in 2011 by Stuart Manley, who is a highly regarded contractor with a 30-year track record of specialising in heritage and bespoke development projects.

Available as 'Turnkey' Completed Homes, finalised to an exceptional high standard. Or as a 'Bespoke' Custom Build Plot, with Manley Homes Ltd retained as the build contractor.

This opportunity provides the flexibility to use traditional methods or a bespoke oakframe.

Whichever option you choose, Manley Design and Construction Ltd will oversee the process, and ensure the project is kept on track to deliver your perfect home.





All plots are available to purchase as 'Turnkey' **Completed Homes** or 'Bespoke' **Custom Build Plots**.

Completed Homes allows you simply to 'turn the key' and unlock your new home, constructed to Manley Design and Construction Ltd high specification.*

Should you choose 'Bespoke' Custom Build, Manley Design and Construction Ltd will be able to guide you through all steps of the construction process and the choices that are available. This option provides you with an option to have input in the design and construction methods used in building your own perfect home.

**Please ask for technical specification for Completed Homes*

***Project/build costs are available upon request*

Williams House (Plot 1)

Completed Home £595,000

Plot £poa (plus bespoke build price)

Secklars Barn (Plot 2)

Completed Home £650,000

Plot £poa (plus bespoke build price)

Comice Cottage (Plot 3)

Completed Home £495,000

Plot £poa (plus bespoke build price)

Anjou House (Plot 4)

Completed Home £465,000

Plot £poa (plus bespoke build price)

Pippins Barn (Plot 5)

Completed Home £395,000

Taylors Barn (Plot 6)

Completed Home £395,000

Barletts House (Plot 7)

Completed Home £550,000

Plot £poa (plus bespoke build price)

The Partridge (Plot 8)

Completed Home £POA

Plot £ poa (plus bespoke build price)

Pear Tree Farm - Plot Plan





Williams House

Plot 1 | 4 bedrooms



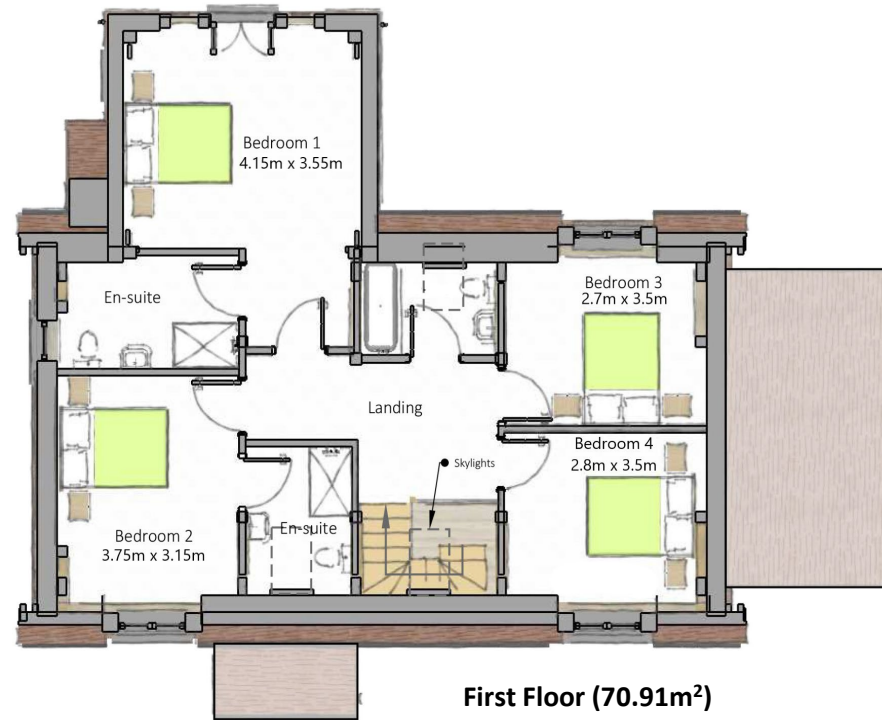
Front Elevation



Rear Elevation



“Designed with modern family living in mind, with high ceilings and an abundance of natural light”



FOR ILLUSTRATION PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only.



Williams House – Plot 1

Overall Plot: 750m² (30m x 25m)
Gross Internal Area: 171.29m²
Turnkey Completed Home: £595,000
Plot £poa plus Custom Build Contract

Secklars Barn

Plot 2 | 4 bedrooms



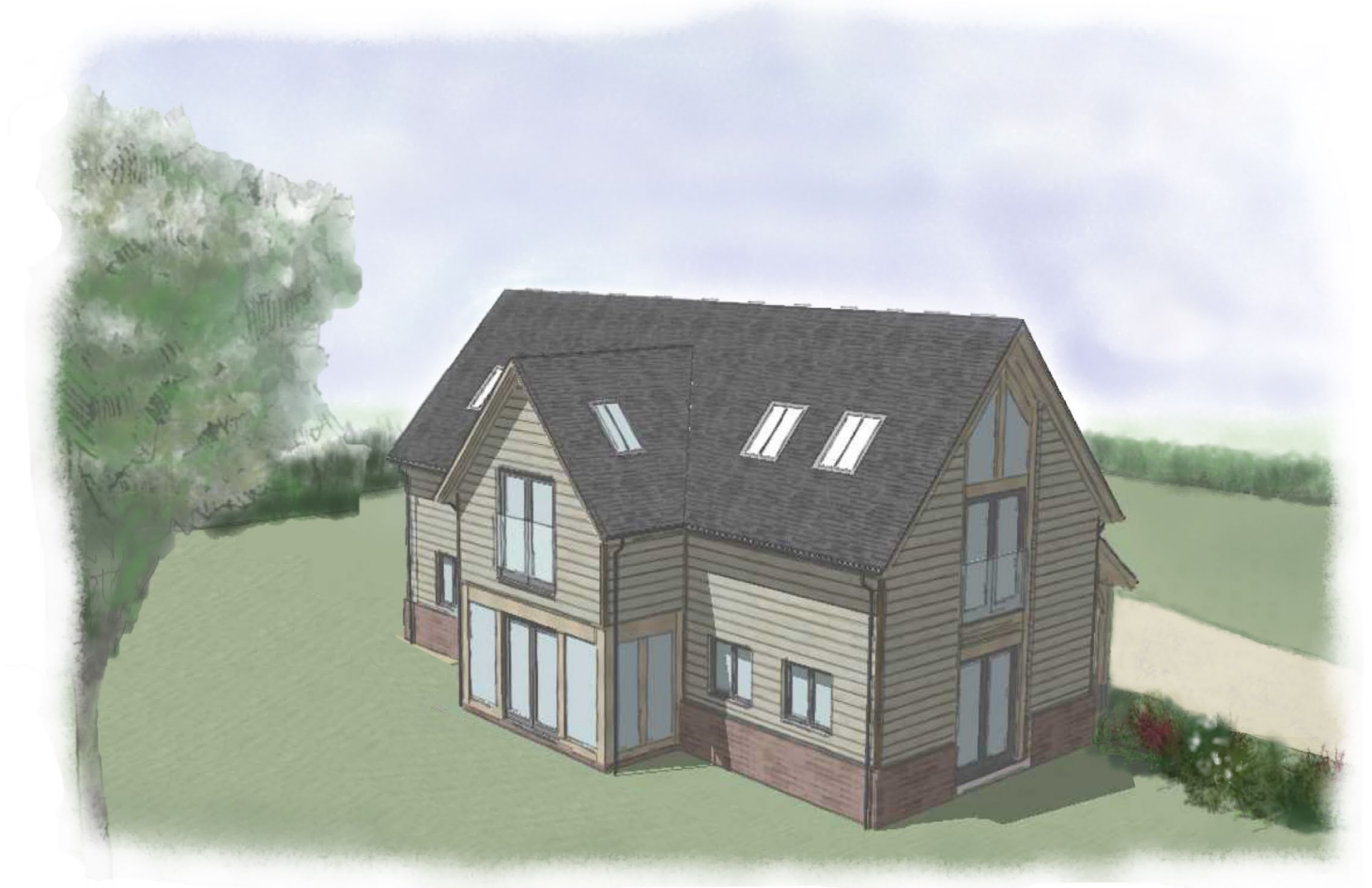
Side Elevation



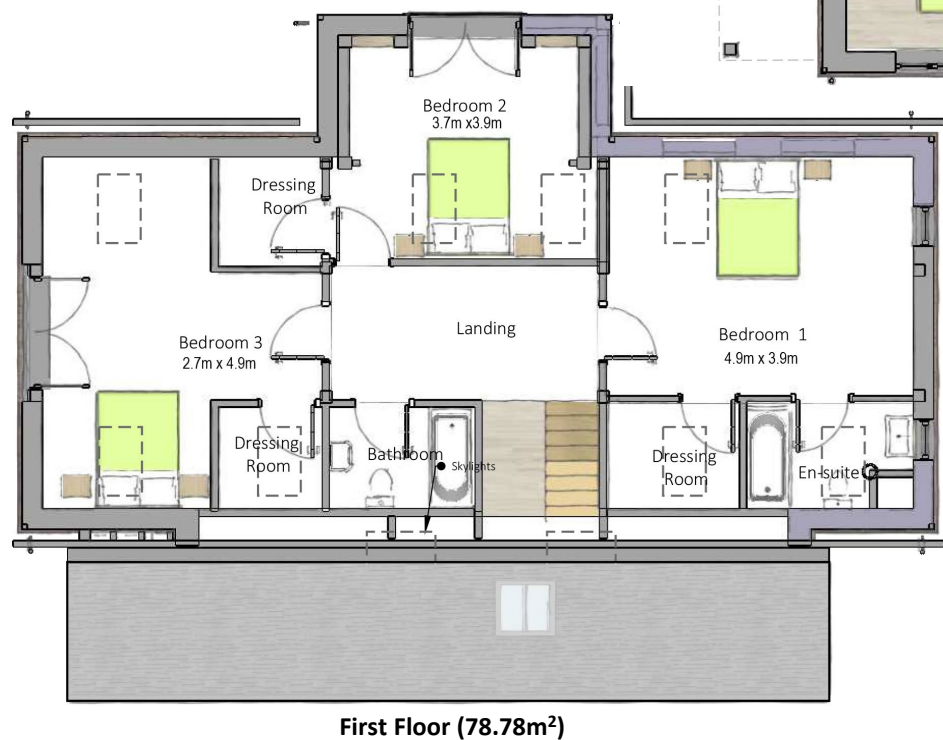
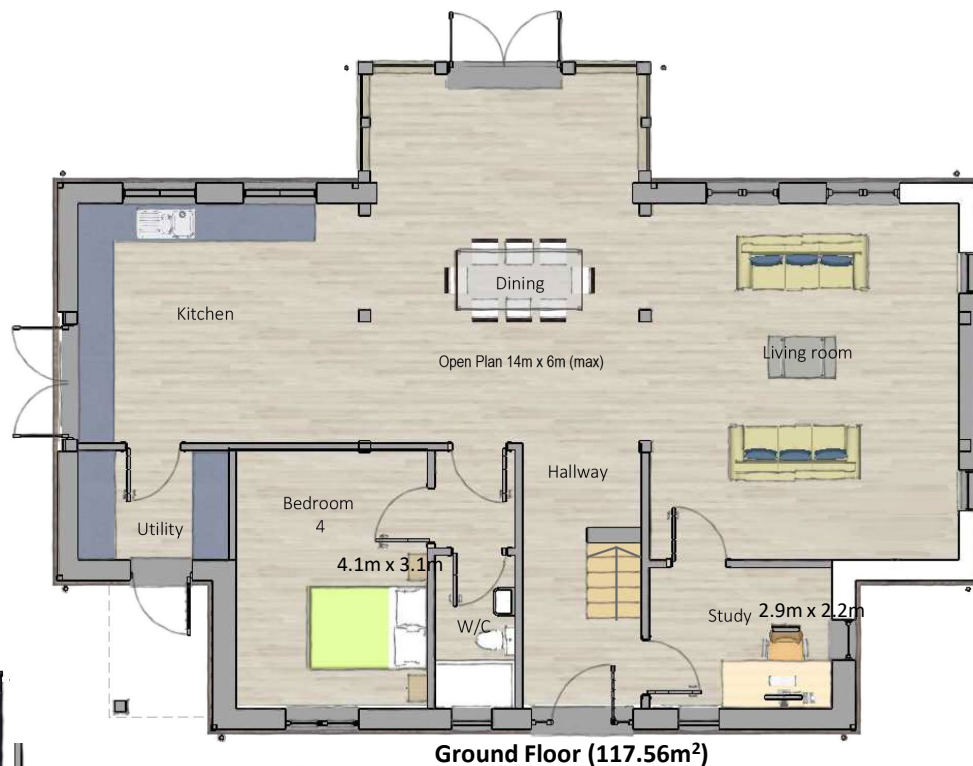
Front Elevation



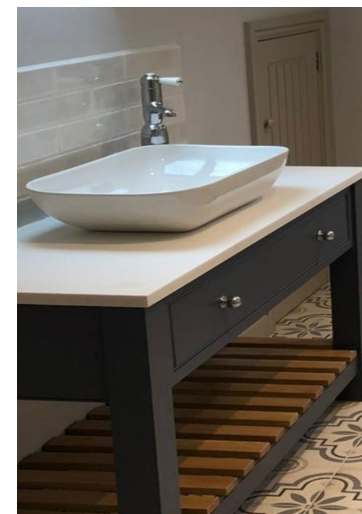
Rear Elevation



*"All the character
of a traditional
barn, with all the
efficiencies of a
new home."*



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Secklars Barn - Plot 2

Overall Plot: 810m² (27m x 30m)
Gross Internal Area: 196.34m²
Turnkey Completed Home: £650,000
Plot £poa plus Custom Build Contract

Comice Cottage

Plot 3 | 3 bedrooms



Side Elevation

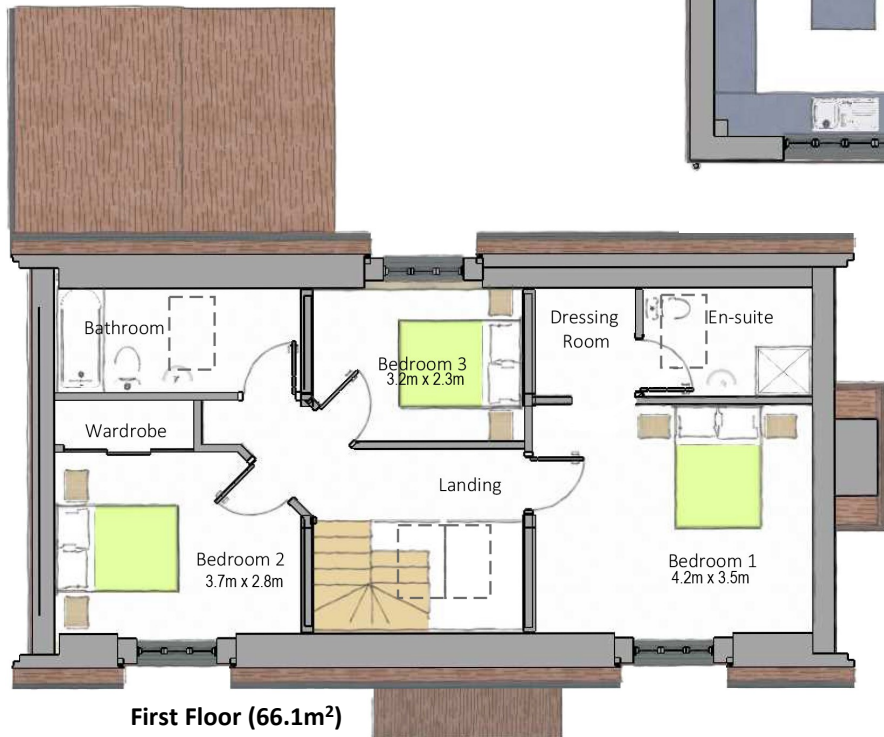
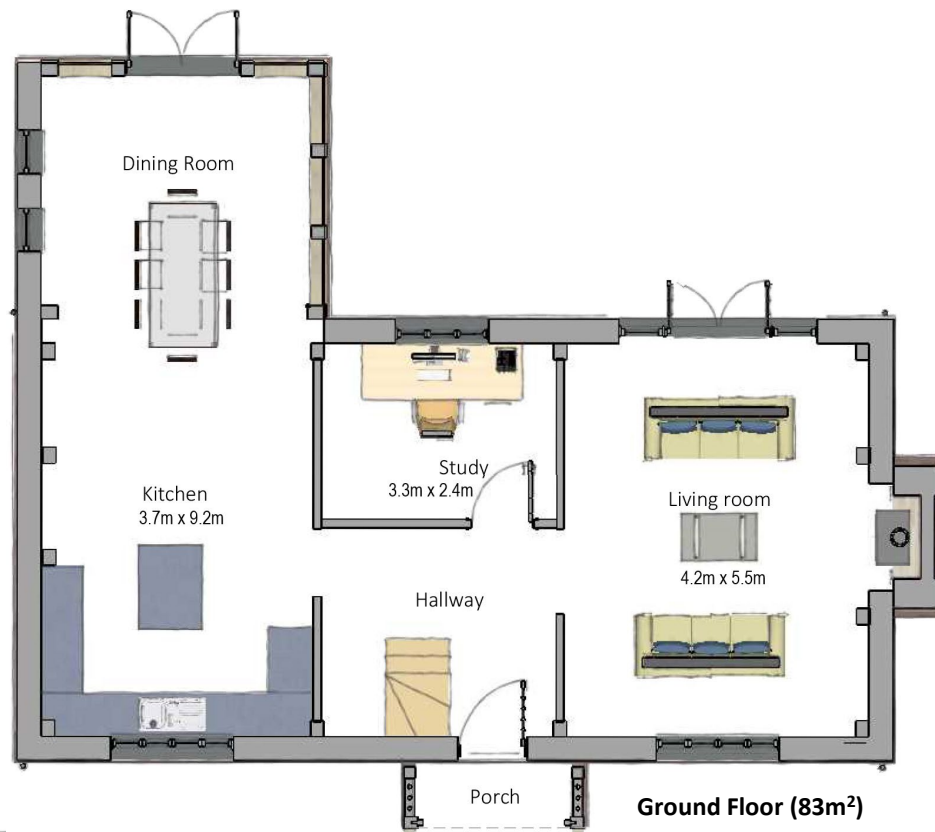


Front Elevation



Rear Elevation

"Picture perfect cottage,
offering spacious three
bedrooms and home office"



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features are approximate only.



Comice Cottage - Plot 3

Overall Plot: (17m x 25m) 425m²
Gross Internal Area: 149.1m²
Completed Home: £495,000
Plot £poa plus Custom Build Contract

Anjou House

Plot 4 | 3 bedrooms

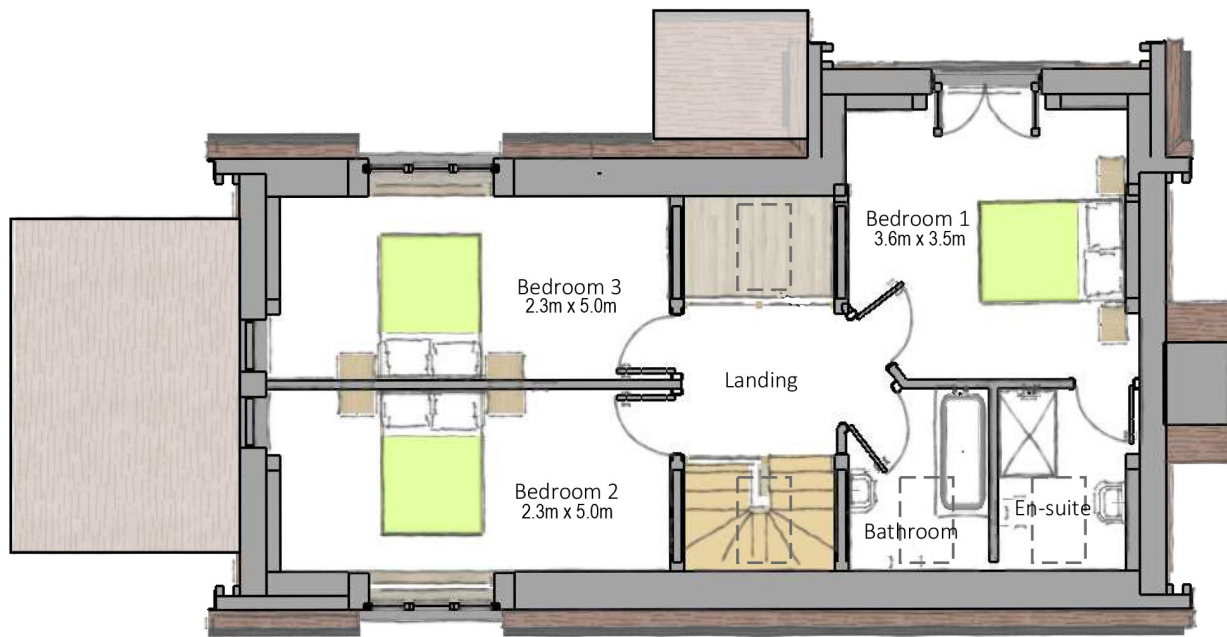


Front Elevation

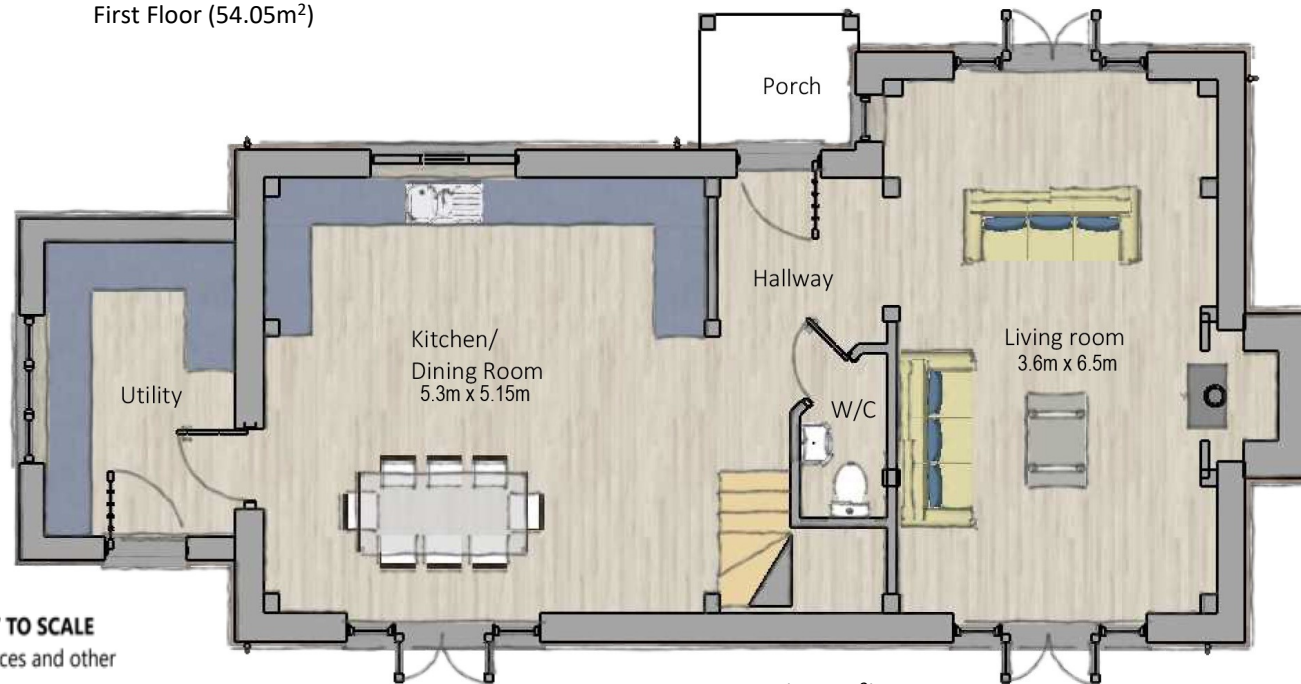


Rear Elevation





First Floor (54.05m²)



Ground Floor (76.2m²)

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Image credit: Oakhouse Design



Anjou House - Plot 4

Overall Plot: 480m² (20m x 24m)

Gross Internal Area 130.21m²

Completed Home: £465,000

Plot £poa plus Custom Build Contract

Pippins Barn and Taylors Barn

Plots 5 and 6 | 2 bedrooms (semi-detached)

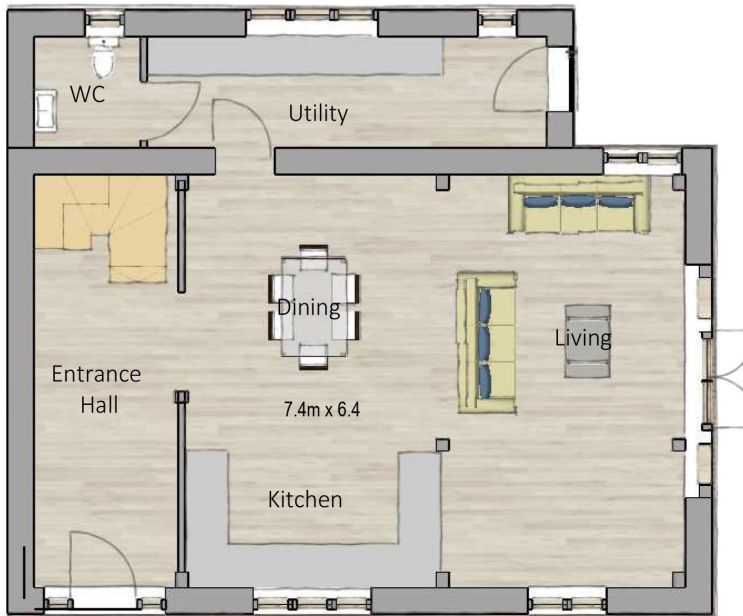


Side Elevation

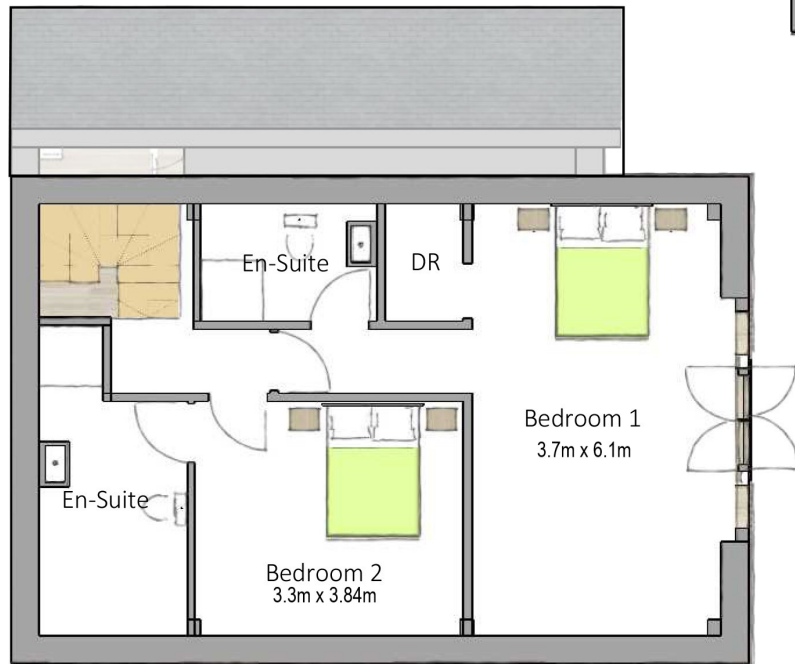


Front Elevation

"Barn inspired pair of two-bedroom spacious semi-detached properties, designed with flexible living in mind ..."



Ground Floor (Plot 5) (76m²)



First Floor (Plot 5) (60m²)

FOR ILLUSTRATION PURPOSES ONLY - NOT TO SCALE
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Image credit: Oakwrights

Taylor's / Pippins Barn (5&6)

Overall Plot: 225m² (15m x 15m)
Gross Internal Area: 136m²
Completed Home: £395,000

Bartletts House

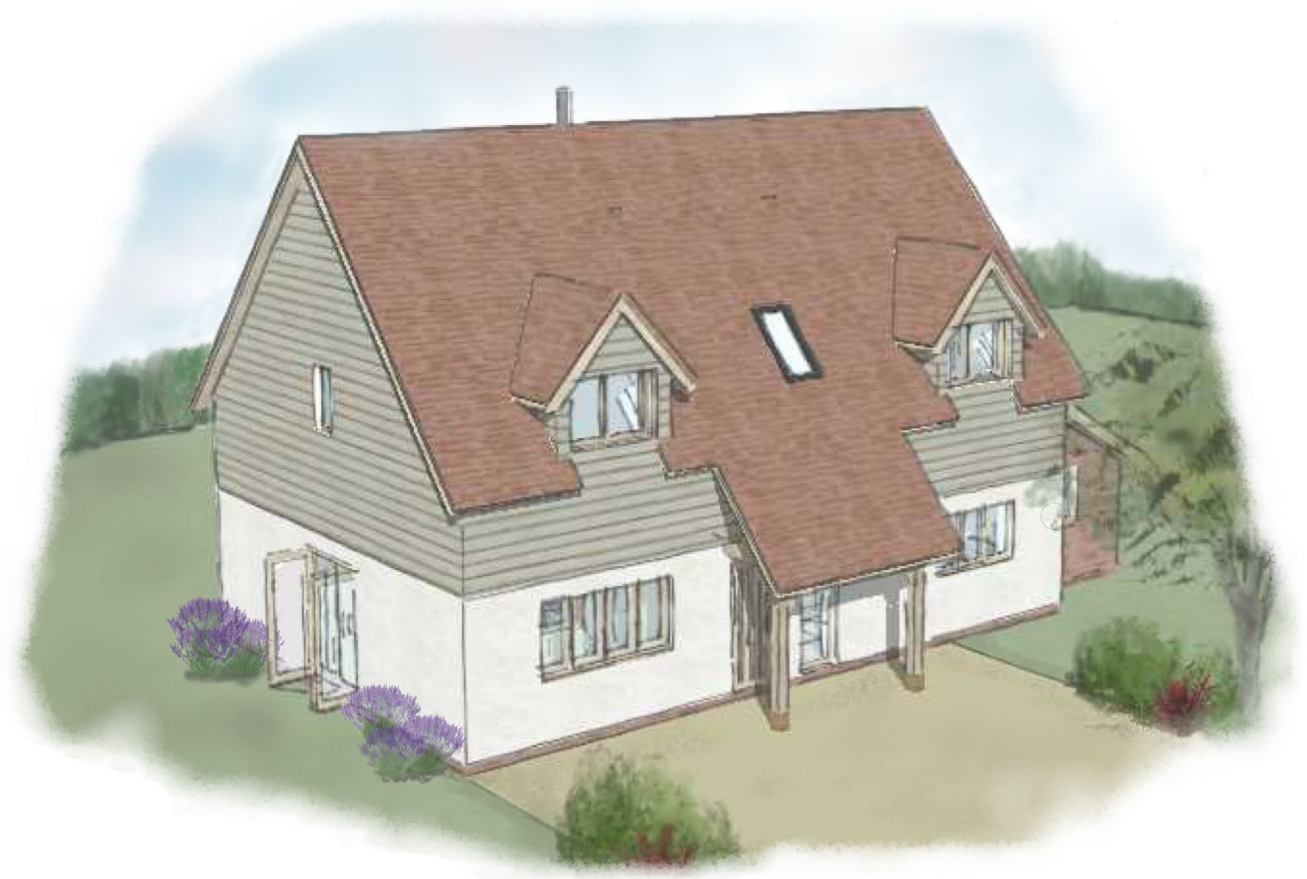
Plots 7 | 3 bedrooms

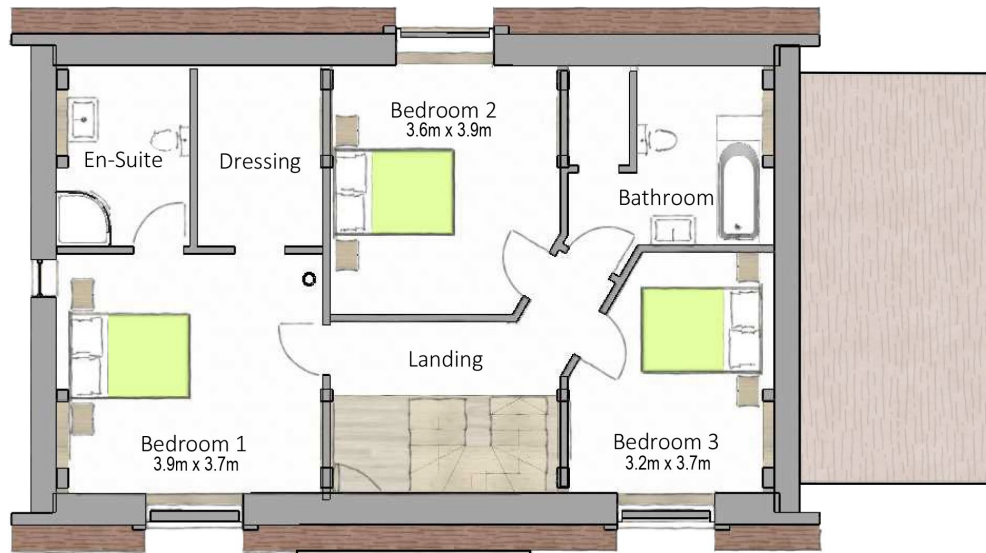


Front Elevation



Rear Elevation





First Floor (77m²)



Ground Floor (97m²)

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Image credit: Oakhouse Design



Bartletts House - Plot 7

Overall Plot: 500m² (25m x 20m)

Gross Internal Area: 174m²

Completed Home: £550,000

Plot £poa plus Custom Build Contract

The Partridge

Plot 8 | 4 bedrooms



Rear Elevation

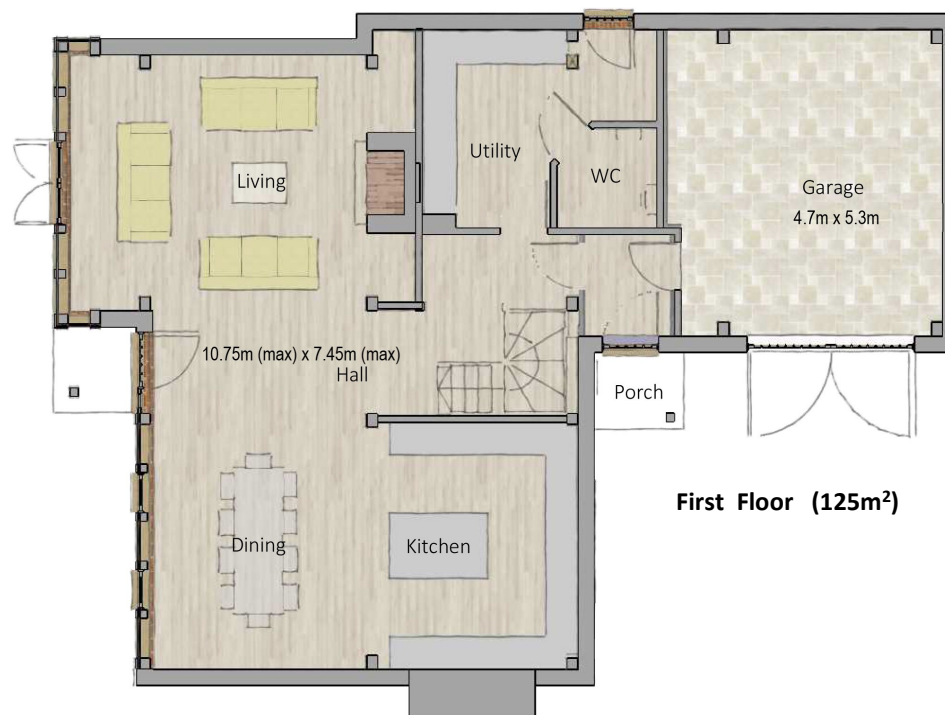


Front Elevation





"Oak framed living,
is defined with this
beautiful family
home..."



The Partridge - Plot 8

Overall Plot: 756m² (27m x 28m)

Gross Internal Area: 250m²

Completed Home: £POA

Plot £poa plus Custom Build Contract

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Trust and Reliability

Successful projects are built on trust. Working to the same goal, whilst extending our knowledge and experience accrued over time to help enhance the final design and important use of space **'We say what we do and we do what we say'** with the aim of exceeding client expectations.



Communication and Collaboration

Through high level communication detailed accuracy can be achieved, realising the true interpretation of the design. Working in partnership with clients ensures **designs come alive to make the space your home.**



Skill, Performance and Pride

Exceptional design deserves to be delivered to an exceptional finish. Over 20 years we have developed a team that know and understand the needs of each trade. This knowledge ensures projects are completed efficiently, and with **skill and accuracy.** Through experience we aim to deliver perfection on time and on budget.



Explore Herefordshire

The surrounding landscape provides an idyllic backdrop for your new home. Grazing pedigree Hereford cattle, rolling fields and the ancient Mortimer Forest.

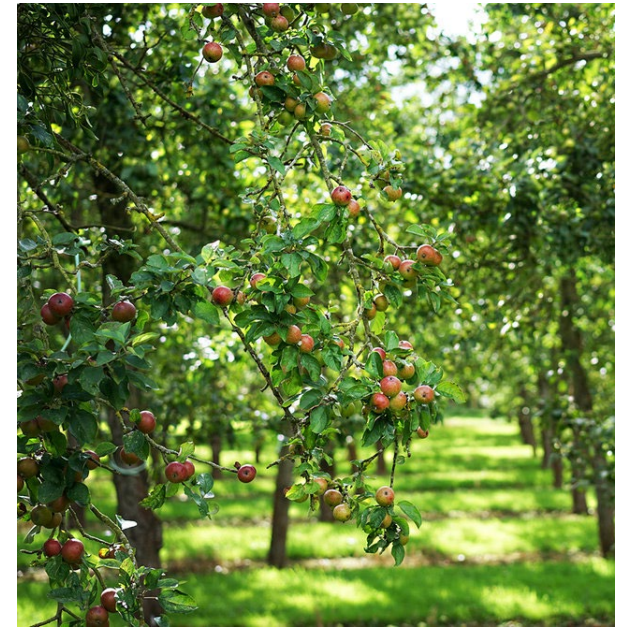
The historic market town of Ludlow is approximately eight miles. With various bustling farmers markets, Sunday antiques fairs, a renowned Ludlow Food Hall, and fine dining, the town combines modern day living with slow pace of yesteryear.

The beautiful cathedral city of Hereford is 25 minutes away by car. Offering places to eat out and shop. There is also a cinema and a thriving theatre.

There is a plethora of outdoor activities to enjoy. Whether taking in the stunning scenery on a local walk, or cycling the great outdoors it is all on the doorstep.

Travelling further afield, Wigmore has access links to the motorway network via the M50 and M5, and specific trains from Hereford station allow for a direct commute to London, Birmingham, Cardiff and Manchester.

The local area boasts many historical monuments and places to visit. Wigmore Castle, was the central base for the Mortimer family and is now under the guardianship of English Heritage, who claim them to be amongst the most remarkable ruins in England.





SAT NAV (HR6 9UX)



IMPORTANT NOTICE

1. No description or information given whether or not these particulars and whether written or verbal ("information") about the property or its value may be relied upon as a statement or representation of fact. We do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement or warranty is offered in respect of the condition of any service or equipment. 5. Reference may or may not be made to boundaries or rights of way that may affect the property.

THE PROPERTY MISREPRESENTATION ACT

We confirm that to the best of our knowledge, all statements in these particulars are correct. They have been checked and agreed by our clients where possible. We would therefore advise that the statements have been made on reliance from verbal information given and understood, but without contacting any statutory body, ie Planning Department or Local Authority and we cannot, therefore, confirm that they are correct and would suggest that they be checked by your professional advisor prior to purchase. The descriptive statements are a matter of the writer's personal opinion and are therefore not meant to be anything other than descriptive to emphasise the beneficial points of this property. We would advise that the photographs and these particulars were taken and written to present a fair representation of the property as at that date. If this property is not new it may not, therefore, conform to current building standards. You are advised to take professional advice on the condition of the heating, plumbing, electrical and gas installations contained in this property prior to contract. No warranty is, therefore, made or implied on the adequacy of the heating, plumbing, electrical and gas installations or services to the building, or that they confirm to current standards.