



Your place
to grow at

Shepherd's Gate, Shipston-on-Stour



Your place
to thrive



Find your place to thrive at Shepherd's Gate

Nestled in the heart of the south Warwickshire countryside, on the outskirts of Shipston-on-Stour, this brand-new collection of 2 and 3 bedroom Shared Ownership homes puts market-town charm, natural beauty and connections to the city all just minutes away.



Shipston-on-Stour

The homes at Shepherd's Gate have been built to provide versatile, stylish and comfortable living spaces that can complement a range of lifestyles. Everyday needs are well catered for with a nearby supermarket, leisure centre and local primary and secondary schools. There is also a great range of shops and services in the town centre, just three minutes away by road.

Positioned on the banks of the River Stour, towns don't get much prettier than Shipston-on-Stour. It used to be a staging post between Stratford-upon-Avon and Oxford, meaning that the beautiful High Street is lined with historic coaching inns that give it a truly unique character.

While it is undeniably beautiful, the truly remarkable thing about Shipston-on-Stour is its abundance of independent shops. Throughout the town you can find everything from a local butcher, baker, fishmonger and greengrocer, to a haberdashery, antiques

dealer and clockmaker. Add art supplies, fashion boutiques, a historic wine merchant and many more to this list, and there's little you can't find.

Such individuality carries through to the great selection of cafés and tea rooms in the town, which offer the perfect refreshments on a day's shopping trip. There is also a variety of pubs and restaurants to choose from, making it a great place for socialising. This social aspect is reflected in the town's list of popular annual events, including the Shipston Proms, which brings two weeks of live music and street parties to the town, and the mid-summer festival, which celebrates traditional music and dance. Plenty more entertainment can be found at Townsend Hall, which hosts a variety of shows and activities.

Shepherd's Gate is also surrounded by a wealth of natural beauty just waiting to be explored. An easy six-minute drive will take you to the North Cotswolds with its spectacular countryside, charming villages, and endless footpaths. Alternatively, take a trip to the remarkable Hidcote Manor for a leisurely stroll through its pristine gardens.



Shipston-on-Stour



River Avon, Stratford-upon-Avon



William Shakespeare's birthplace in Stratford-upon-Avon



Royal Leamington Spa



Birmingham Airport Terminal

Find your place to connect at Shepherd's Gate

Shepherd's Gate is excellently positioned close to road and rail links that put some of the country's most famous destinations within reach.

Just 22 minutes north by road will take you to the famous town of Stratford-upon-Avon. Known as the birthplace of William Shakespeare, its rich history dates back more than 800 years and never ceases to amaze. The town also offers a direct connection to Birmingham by rail.

Continue a little further north and you'll find the wide boulevards and grand architecture of Royal Leamington Spa, which is around half an hour from Shepherd's Gate. With its great variety of shopping, entertainment, cafés and restaurants, there's something for everyone to enjoy.

By heading south east, you can be in Oxford, the so-called 'city of dreaming spires', in under an hour. With its impressive architecture, great shopping and punting on the River Cherwell, Oxford has all the makings for a great day out.

Alternatively, take the one-hour journey south west to Cheltenham for the day. While the city itself offers no end of fabulous amenities, the famous racecourse provides the perfect way to spend a spring day.

It's also easy to connect to the buzz of London from nearby Moreton-in-Marsh station which is located just an 11-minute drive away. For international travel, Birmingham Airport can be reached in as little as 44 minutes and operates direct flights to over 85 cities around the world.

Get Connected

Shepherd's Gate enjoys nearby road and rail links that make UK and international travel easy. The A429 is minutes away and provides access to nearby towns and the M40 motorway. Moreton-in-Marsh railway station is located south of the development and operates regular direct services to London Paddington. Access to Birmingham can be gained from Stratford-upon Avon station which is located a similar distance north. For travel further afield, Birmingham Airport provides excellent international links.



By car from Shepherd's Gate



By train from Moreton-in-Marsh Station





Specification

Kitchen

All homes

- Integrated stainless steel oven and 4 burner gas hob
- Stainless steel extractor hood and splashback
- Stainless steel 1 or 1½ bowl sink with chrome mixer tap (subject to house type)
- Integrated fridge/freezer
- Integrated washer/dryer
- Removable base unit and plumbing for dishwasher

Bathroom and cloakroom

- Contemporary white Armitage Shanks sanitaryware
- Bath with chrome tap
- Bath screen, hinged with a silver frame and clear glass to family bathroom
- Choice of ceramic Porcelanosa wall tiles to selected areas*
- Shaver point in family bathroom

Plumbing

- Gas-fired central heating combi Worcester Bosch or Vaillant boiler
- Thermostatically controlled radiators

Electrical

- TV point to living room
- BT Fibre to property (FTP) with data points to selected rooms
- Mains-wired smoke and heat detectors with battery back-up
- Carbon monoxide detector
- Double sockets to bedrooms and kitchens
- Outdoor lighting to front and rear of property
- Digital TV aerial

Windows and Doors

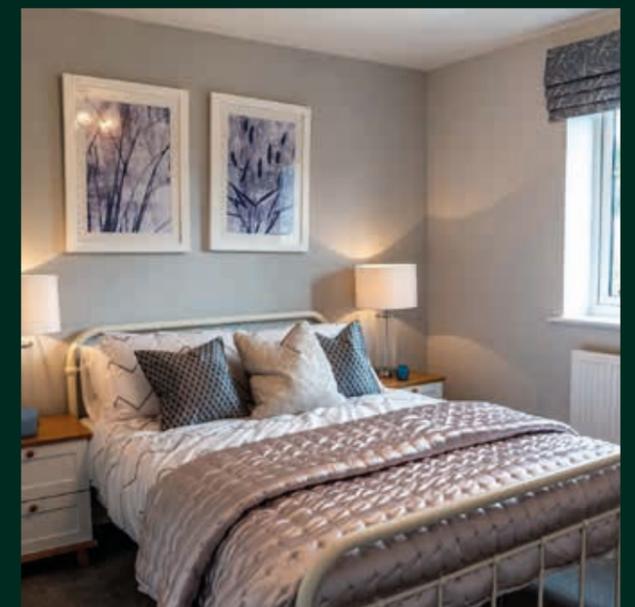
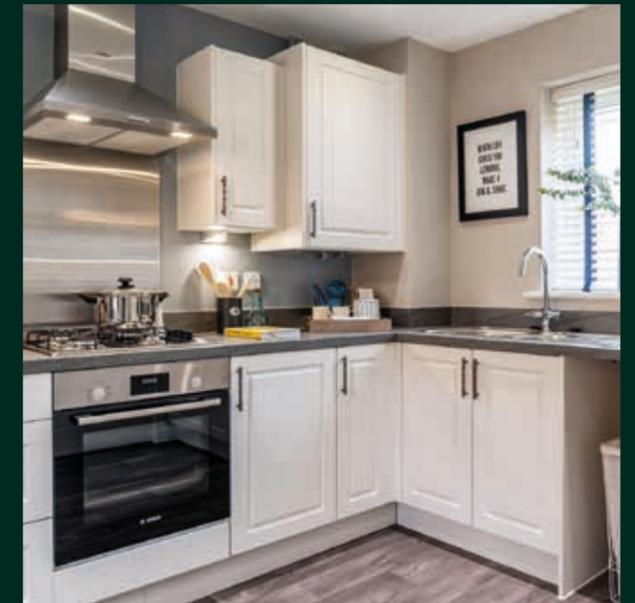
- Multipoint locking front door
- PVCu double glazed windows and patio doors

Internal

- Vinyl flooring to kitchen/dining areas, downstairs cloakroom, bathroom and en suite

General

- Landscaping to front garden
- Turf and paved patio to rear garden
- 1.8m closeboard fence to rear garden
- 10 year NHBC warranty
- Electric vehicle charging points to all plots



* Individual choices are subject to stage of construction. Orbit reserve the right to alter specifications without prior notice. Information correct at time of going to print. Images shown from previous Show Homes.



Homes to be proud of



"Shared Ownership made life so much easier – if I was giving advice to first-time buyers, I would say use this scheme!"

- Lauren & John

Here at Orbit, not only do we believe in building quality homes, we also believe in making them accessible.

Our mission is to create welcoming communities that provide residents with a great place to live, work and play. Diversity is a big part of this and that's why we're proud to offer every Orbit home at Shepherd's Gate under the Shared Ownership Scheme, helping to give the next generation of homeowners a head start.

If you're looking to take your first steps on the property ladder, Shared Ownership allows you to purchase a proportion of your home and pay a subsidised rent on the rest. You can choose the size of this share depending on your circumstances – usually between 25% and 75%. As time goes on, it is possible to buy additional shares in your home and in doing so, your rent will reduce, until you own your home outright and rent becomes a thing of the past.

With Shared Ownership, your deposit is based on the share you are buying rather than the full purchase price, which means a smaller mortgage and a smaller deposit. This makes the idea of owning your own home in today's challenging market not so crazy after all.

Lauren and John from Northamptonshire took advantage of the Orbit Homes Shared Ownership Scheme and were able to realise their dream of owning a home.

"When the coronavirus pandemic hit last year, John and I decided to move back in with our parents and save as much as we could for a house deposit," says Lauren. "After a friend told us about Orbit Homes, I had a look

at the houses and knew I needed one for myself! I emailed the sales consultant immediately, who couldn't have been more helpful, she sent me all the details on the next steps - and that's when our Shared Ownership journey began!"

As first-time buyers, Lauren and John were extremely grateful for the support and guidance given to them by the Orbit team. Having such expertise on hand every step of the way gave them the reassurance they needed to buy their three-bedroom house with complete confidence. "The buying process was made really easy for us by Orbit, I couldn't fault it," reveals John. "Shared Ownership made sense to us, as we didn't need as much of a deposit and could spend more money making our new house a home. Without the scheme, it would have taken us a lot longer to get on the property ladder."

John goes on to offer some words of encouragement to others considering the scheme, saying: "Shared Ownership made life so much easier – if I was giving advice to first-time buyers, I would say use this scheme! We've been in our new home for just over five months now, and I can honestly say it's the best decision we've ever made."

Interested in Orbit Homes Shared Ownership?
Contact the team today to find out how we can help you.





Chapel View, Shipston-on-Stour

The Orbit Difference

The History of Orbit

Orbit was established in 1967 by a small but pioneering group of business people who wanted to make sure everyone could live in a good quality, affordable home. The passion they felt was channelled into positive action, and Orbit was created.

Our purpose today is every bit as important as it was when we were founded. We provide landlord services to over 45,000 properties and build around 1,500 quality new homes each year. Our aim is to ensure the homes we provide and the communities we create are high

quality, affordable, safe and sustainable and really become your place to thrive. In everything we do, we are committed to improving the long-term prospects of society. We do this through taking steps to protect our planet, investing in a range of projects to support communities, families and individuals, and ensuring we have in place sustainable working and excellent employment practices.

Building For Good

When you buy from Orbit Homes, you're directly influencing the lives of thousands of individuals in the UK. Our impact reaches far beyond the homes we build and sell, as we aim to make a positive impact in the communities where we live and work too.

We put back into our communities and society in a big way. Not just through our work supporting our tenants, as a responsible landlord, but also by building a better planet for future generations. We are big on positive, greener actions, and have a dedicated programme called Orbit Earth to push our initiative further. So by buying from Orbit Homes, not only will you find your place to thrive, you will also help others do so too.



Orbit in the community

We have invested around £25m into local community projects in the last six years through a range of local projects to improve the local community. This includes sensory gardens, skateboard parks, community farms and neighbourhood cinemas. We also provide help and support on wellbeing, employment and skills, digital inclusion and financial advice through our award-winning Better Days programme.

Alongside this, our employees are very active in the local community through our volunteering programme and contributed over 4,000 community hours in the last 12 months alone. Our employees have painted, decorated, planted and litter-picked their way to supporting our local communities, whilst raising over £45,000 for national and local charities including MIND, Shelter, Macmillan Cancer Support and Prostate Cancer Awareness UK.

Orbit Earth

Orbit Earth was established to recognise the importance of protecting the environment and act in the protection of our planet. Our design standards set out the controls to ensure that the stunning new homes we build make a positive impact on the environment.

We have four main priorities:

- Climate action to become net zero carbon
- Ecological Resilience to enhance the quality of green spaces
- Responsible Partnerships and a sustainable supply chain
- Increasing biodiversity



Arden Quarter, Stratford-upon-Avon

Design Standards

At Orbit our vision is to lead in building thriving communities and we recognise that in order to build a thriving community great care and attention needs to be taken by the way in which they are designed.

We know that communities are about people first and foremost but the design of the places we live can also have a huge impact on our lives.

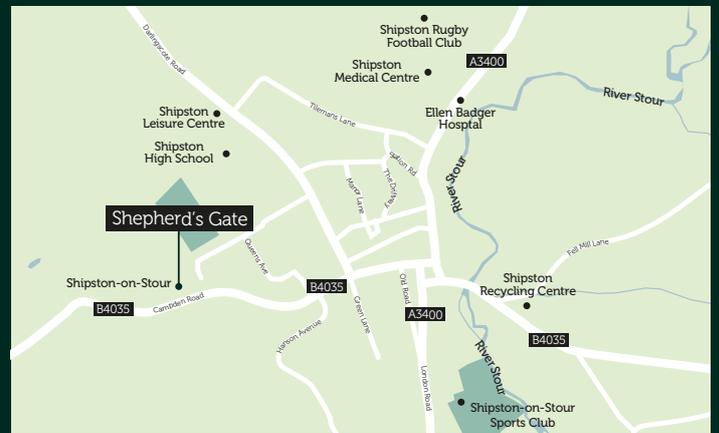
From the design of each individual home to the spaces in between that make up the public realm, great design can have a positive impact through its ability to 'surprise and delight'.

At Orbit we believe that good design is at the heart of delivering thriving communities and is fundamental to our mission. It is also essential, so that we can create your place to thrive.

Shepherd's Gate
Campden Road
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Wider Area



Local Area



Your place
to thrive

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Head Office: Orbit, Garden Court, Harry Weston Road, Binley Business Park, Coventry CV3 2SU Orbit is an exempt charity, registered under the Industrial and Provident Societies Act 1965.

Orbit has a policy of continuous improvement and reserves the right to alter plans, specification, elevational treatments and positions of doors and windows at any time. Orbit reserves the right to change the tenure of any of these homes subject to market conditions and without notice. Information contained within this brochure is a general indication of the development and is not intended to be construed as part of any legal contract or contain any representation of fact upon which any party is entitled to rely. Information correct at time of going to print in April 2023. 01451-01.