Rotherby Manor
FRISBY-ON-THE-WREAKE

Rotherby Manor

THE OPPORTUNITY TO CUSTOM BUILD THE
OAK-FRAMED HOUSE YOU'VE ALWAYS DREAMED OF

BOWBRIDGE
HOMES

RURAL AND IDYLLIC

In the heart of North Leicestershire's countryside, just a stone's throw from Leicester



NESTLED NEXT TO the meandering River Wreake from which it takes its name, Frisby-on-the-Wreake's lanes and alleyways are its rich history: several different architectural styles, from half-timbered, chocolate-box cottages to imposing Georgian houses all blend together to give the village its quaint charm.

Frisby offers everything you could want from a village community. Its pretty streets provide a range of amenities to cover everyday needs, with a small shop and post office, a warm and welcoming village pub, a C of E primary school (OFSTED rated Good) and a wide range of clubs and societies ranging from the well-established cricket club to the Frisby Wine Appreciation Society. Ragdale Hall Spa and Hotel offers the chance to unwind in delightful surroundings – just a short drive from Frisby. Nearby Frisby Lakes is a beautiful location for anglers. The rural roads and lanes around the village are picturesque cycling country and a network of footpaths to explore connects Frisby to neighbouring villages.



Melton Mowbray's famous pork pies

Four miles from Frisby-on-the-Wreake is the market town of Melton Mowbray. Globally famed for its pork pies, Melton Mowbray has much to offer besides. As well as a huge range of eating places, Melton Mowbray has a wide range of shops – including many local independent stores, a vibrant market and a number of family-friendly activities, including Twinlakes Park, with exhilarating rides, animals and picnic areas.

Melton Mowbray also has a number of well-regarded schools, including Long Field Academy (secondary and sixth form) and John Ferneley College,a secondary academy.

Despite its rural location, Frisby-on-the Wreake is well situated for commuters, with easy access to major towns and transport links. Melton Mowbray is around 10 minutes' drive, with Leicester and the M1 only 30 minutes away and Nottingham 35 minutes' drive. Trains from Melton Mowbray serve Peterborough in 40 minutes and London in under two hours.

The Wreake is a peaceful, meandering river.

Frisby's ancient market cross on Main Street.

Nearby Melton Mowbray is a historic and attractive market town.





Ragdale Hall spa and hotel





LOCATIONS AND DISTANCES ARE APPROXIMATE

WHY CUSTOM BUILD?

Creating your dream home at Rotherby Manor

THIS IS A UNIQUE and exciting opportunity to live at Rotherby Manor on one of eight custom-build plots, in a stunning oak-framed home designed by you and built by Oakwrights in partnership with Bowbridge Homes.

Custom build is a process of development which allows the client to choose the design of their house from a range of options, resulting in a truly individual home. Working with Oakwrights and Bowbridge Homes on one of our oak framed designs ensures that your new home will be completely unique to you and finished to your exact specifications.

The Bowbridge and Oakwrights teams will guide you on the custom build journey



The custom build plots at Rotherby Manor are characterised by a spacious, lower density pattern of development in prime positions within the site, with open countryside to one side and views over the rooftops of Frisby-on-the-Wreake to the other. The sizes of the custom build plots range from a quarter to a third of an acre.

A smooth path through Planning

The land now known as Rotherby Manor was acquired by Bowbridge Homes in 2019 and outline planning permission was obtained for the eight custom build plots. Permission is based upon the completed homes conforming to certain design criteria which chime with the overall design principles for Rotherby Manor.

As part of the design process, your final design must adhere to these principles, as well as the Design and Access Statement (which contains the Design Code and Compliance Checklist), in order to comply with the Local Development Order overseen by Melton Borough Council.





THE SITE LAYOUT

Where the custom-build plots are located

The custom-build plots at Rotherby Manor are situated on the southern and western fringes of a larger development of ready-built new properties by Bowbridge Homes.

The custom-build element of the site is much lower in density than the rest of the development, giving a much more open and exclusive feel to these exciting parcels of land.



CUSTOM-BUILD PLOT SIZES

Rotherby Manor's custom-build plots are available in a range of sizes.

Plot 1	0.22 acres
Plot 2	0.24 acres
Plot 3	0.25 acres
Plot 4	0.22 acres
Plot 5	0.26 acres
Plot 6	0.29 acres
Plot 7	0.33 acres
Plot 8	0.30 acres

WHO WE ARE

In partnership to build a better environment

AT BOWBRIDGE HOMES, we only create properties of which we can be proud. We build homes the way we think they should be built and that people aspire to live in. We are proud of not being national housebuilders, as this allows us to look at every development individually, doing the right thing for each site and the community within which it sits.

Oakwrights are specialists in designing and building bespoke timber-framed buildings. When you meet their designers and carpenters, you will see how passionate they are about each and every timber-framed home they create.

Oakwrights' timber-framed buildings combine traditional craftmanship, hand detailing and decades of experience with cutting-edge software and CNC machine technology to create intelligently designed oak frames which are finished to the highest quality by their team of master carpenters.

Working in partnership at Rotherby Manor, we can offer the innovative and creative development for which Bowbridge Homes are renowned, along with the high quality oak frame construction techniques synonymous with Oakwrights.

Bowbridge Homes use local materials wherever possible to ensure our developments fit in with their surroundings.









THE IMMERSIVE OAK EXPERIENCE

When the designs for your house design are ready for approval, Oakwrights will invite you to review them at the Woodhouse, our oak-framed show home in rural Herefordshire, pictured above. You can choose to stay the night there to fully experience the oak frame feel of your new home.

EACH OF OUR HOMES comes with a 10 year warranty on the structural oak frame, and we will advise and support you in the process of obtaining your 10 year BuildZone Self and Custom Build Warranty. We also subscribe to the Consumer Code for Homebuilders, so you can rest assured that every home has been built to the highest standards. For more information please visit www.consumercode.co.uk



THE OAKWRIGHTS DIFFERENCE

Award-winning oak-framed houses

The natural beauty of oak blends comfortably with contemporary interiors.

OAKWRIGHTS have been crafting oak framed outbuildings, garages, home extensions and timber frame home for clients in the UK and abroad since 1999, from our base in rural Herefordshire.

All of our clients, past and present, have individual requirements and aspirations, which is why we use a mixture of traditional hand skills and the most advanced technology, thus enabling us to build truly beautiful structures which will take your breath away.

Each oak-framed home we build is a unique creation, developed through partnership between you and our team to give life to your ideas and aspirations. This is why Oakwrights homes are built out of a deeply-held passion for natural oak. Like Bowbridge Homes, we don't just want to build a house: we want to build a home that you will feel proud to live in for many years to come.

Oakwrights strive to minimise our carbon footprint and build a culture that is sustainably minded. Green oak is a sustainable and renewable resource, with one of the lowest carbon footprints among building materials.

WrightWall, our premium encapsulation system, uses 100% recycled cellulose material, making it one of the most environmentally friendly insulation products on the market. The system produces levels of insulation which reach Passivhaus standards – a set of rigorous, voluntary principles that reflect the building's light ecological footprint – and we are proud that Oakwrights are the first oak framing company to have gained full Passivhaus certification in the UK.



Flooded with natural light: one of our breathtaking interior spaces.

PEACE OF MIND

All Oakwrights homes come with the peace of mind offered by a 10-year warranty on the structural oak frame.

The Oakwrights team will support and guide you when obtaining your Buildzone 10-year self and custom build warranty.

YOUR JOURNEY WITH US

Working in partnership with you, every step of the way

THROUGHOUT YOUR BUILD, Bowbridge Homes and Oakwrights will work together on different stages of the project, allowing you to benefit from the experience and strengths of both our teams. Your plot will be purchased from Bowbridge Homes, who will also be responsible for installing utilities and, once you have chosen a house type, laying the foundations.

The design process takes place with Oakwrights' highly experienced architectural team, who will work with you to design your dream home, customising one of the nine house type options on offer to your individual requirements; these are described in more detail later in this brochure.

The timeless beauty of oak effortlessly suits modern design styles



Once the project has achieved planning approval, Oakwrights use industry-leading software engineering and frame cutting technology combined with old-school craftsmanship to fabricate a beautiful oak frame in their workshops. Their master carpenters test fit every part of the frame, adding a unique carpenter's mark on every timber.

This is then erected on site and wrapped it in their super-insulated WrightWall system. It is all completed with a traditional carpenters' 'topping out' ceremony.

From there, Bowbridge Homes complete the build before handing the keys over to you to complete the internal fit out. Bowbridge Homes also offer the option of completing the internal fit out too, should you wish to be able to move straight in.





The culmination of another successful custom build project: a truly unique oak-framed home

The Rotherby Manor Custom-Build Journey

Our experienced team will guide you through the custom build process

1. Select a plot from the range on offer
2. Review finances, including outline budget
3. Initial discussions about design options and likely build costs
4. Purchase the plot from Bowbridge Homes
5. Oakwrights begin the design process
6. Reserved Matters Planning Application
7. Place package order with Oakwrights
8. Compliance with planning conditions
9. Oakwrights oak frame delivered and installed
10. External works completed
11. Internal fit-out completed by you, the purchaser, or Bowbridge Homes
12. Move in to your oak-framed dream home





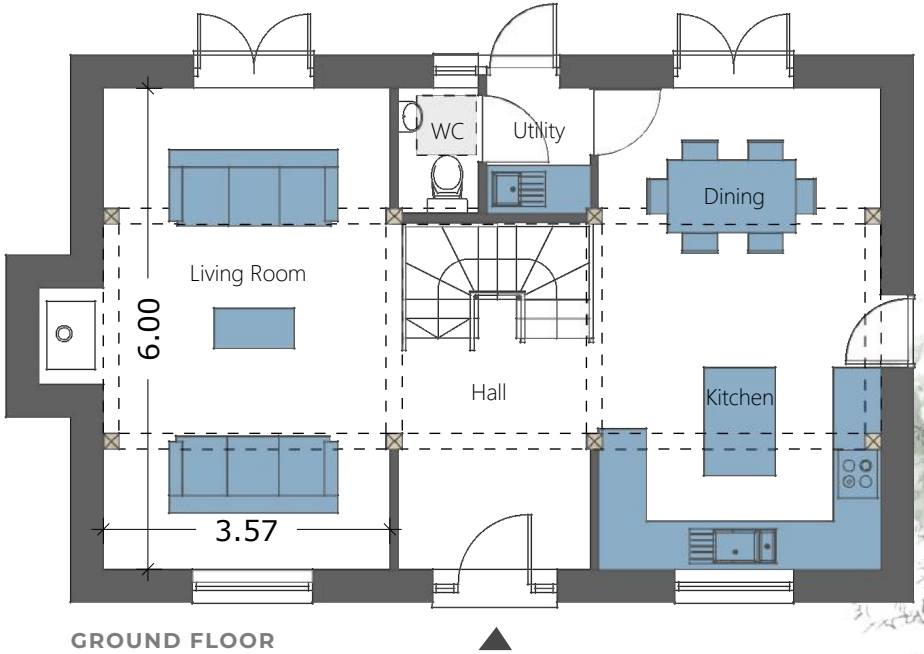
Rotherby Manor

CUSTOM-BUILD DESIGN OPTIONS



ACONBURY COTTAGE | **THREE BEDROOMS, ONE ENSUITE**

Aconbury Cottage



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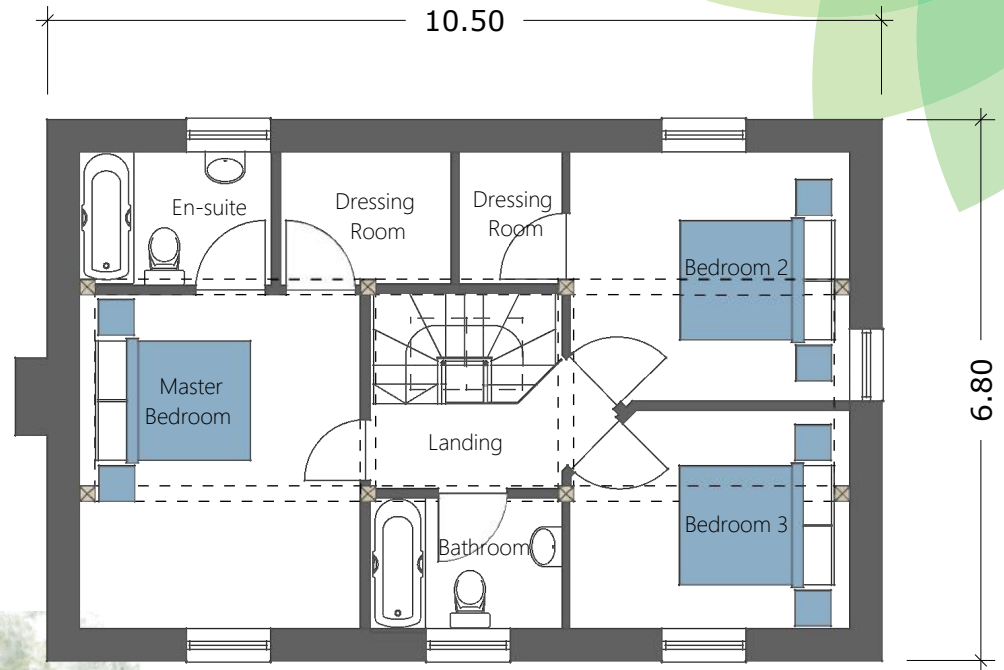

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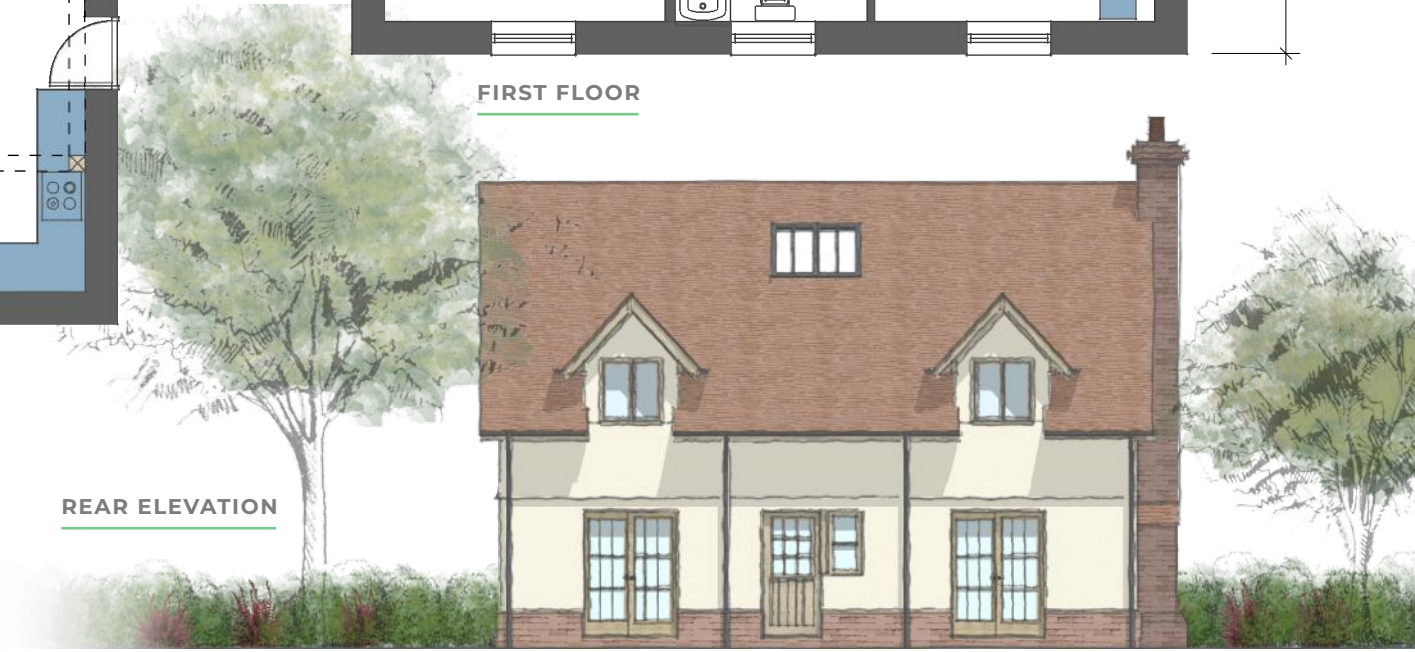

REAR ELEVATION

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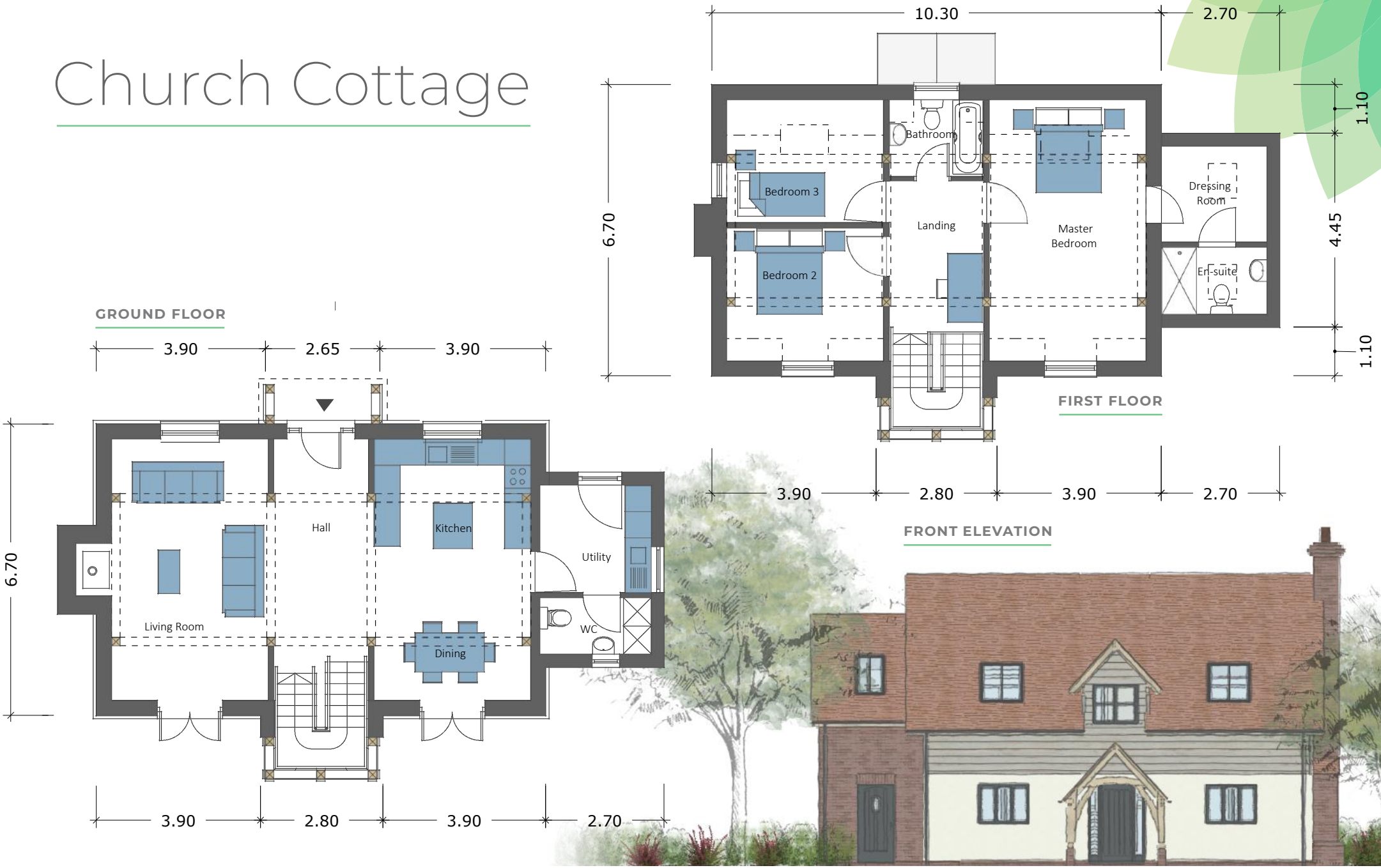
CHURCH COTTAGE | **THREE BEDROOMS, ONE ENSUITE**

Church Cottage



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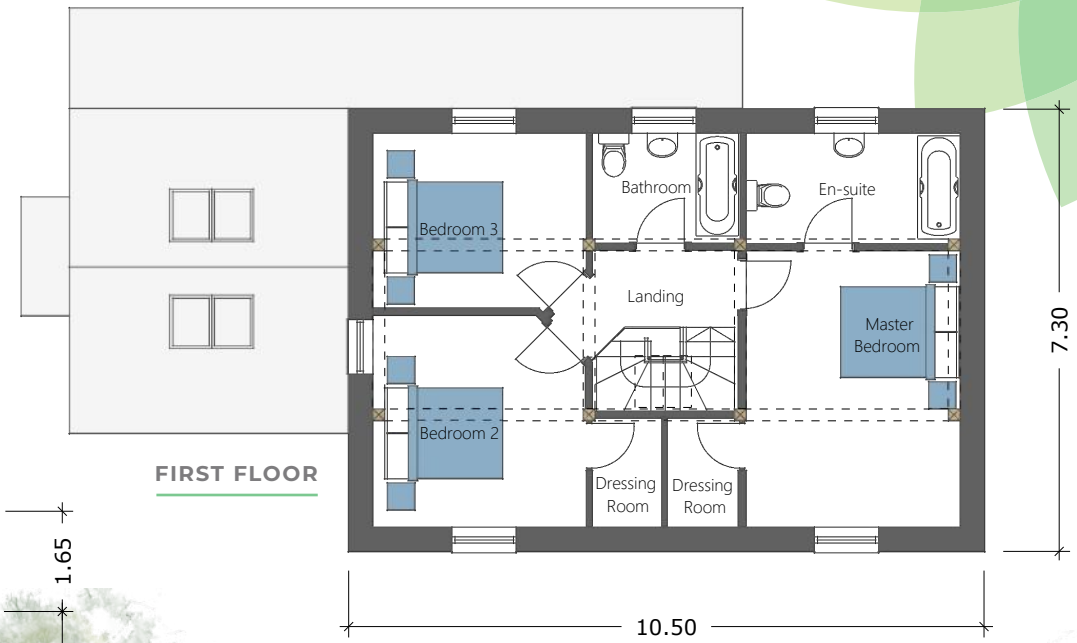
BROOK COTTAGE | **FOUR BEDROOMS, TWO ENSUITES**

Brook Cottage

GROUND FLOOR



FIRST FLOOR



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MANUKA COTTAGE | **THREE BEDROOMS, ONE ENSUITE**

Manuka Cottage

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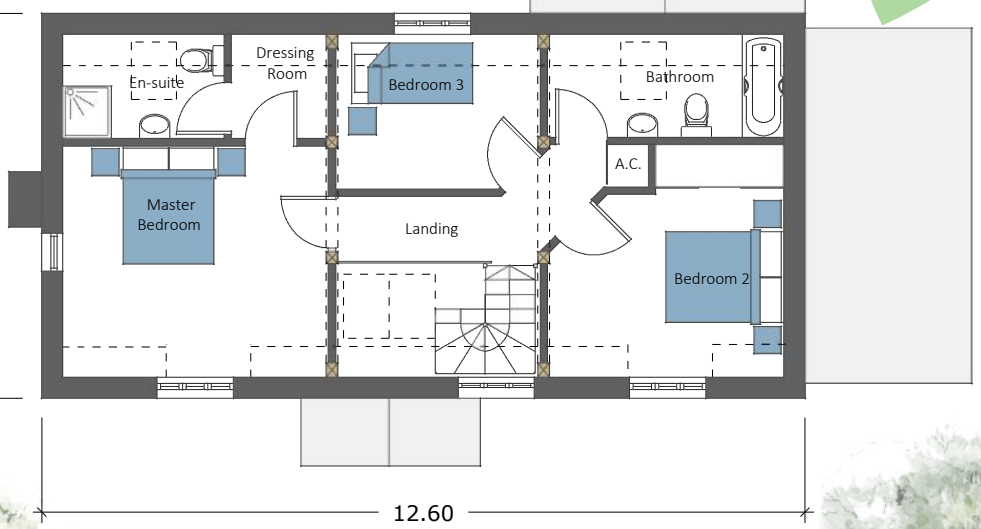

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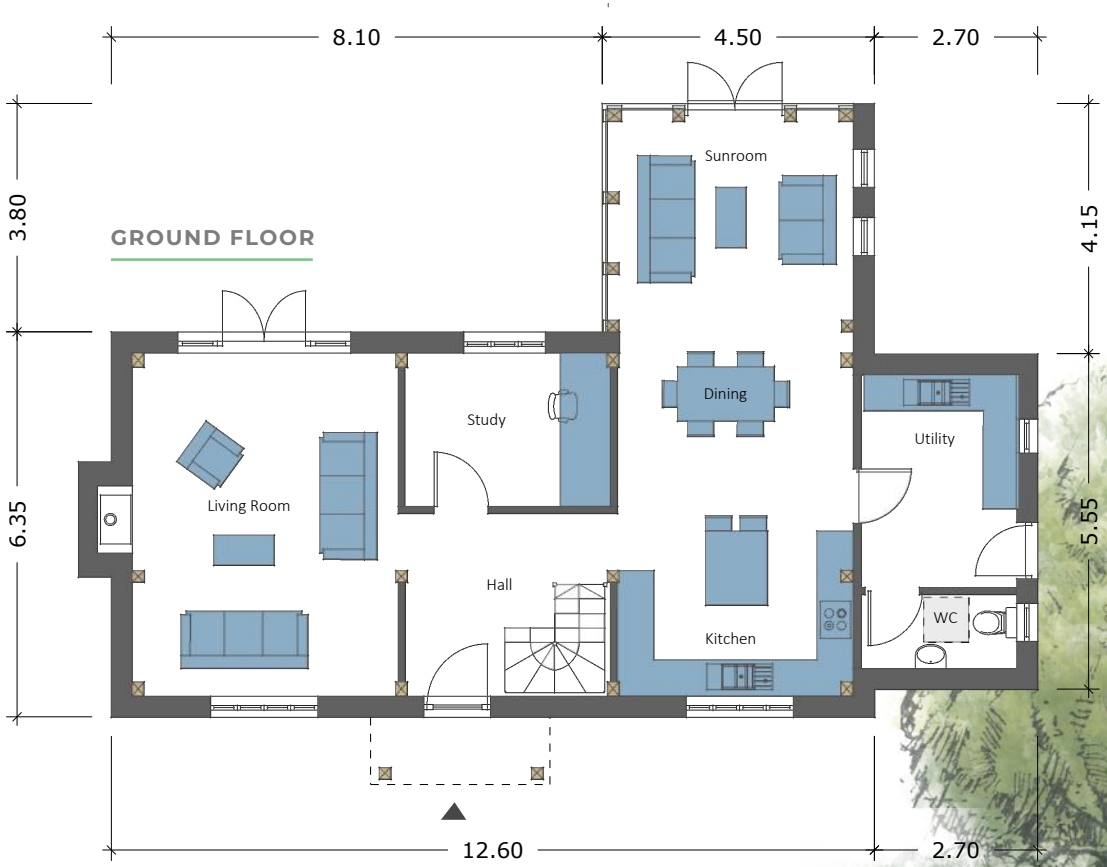

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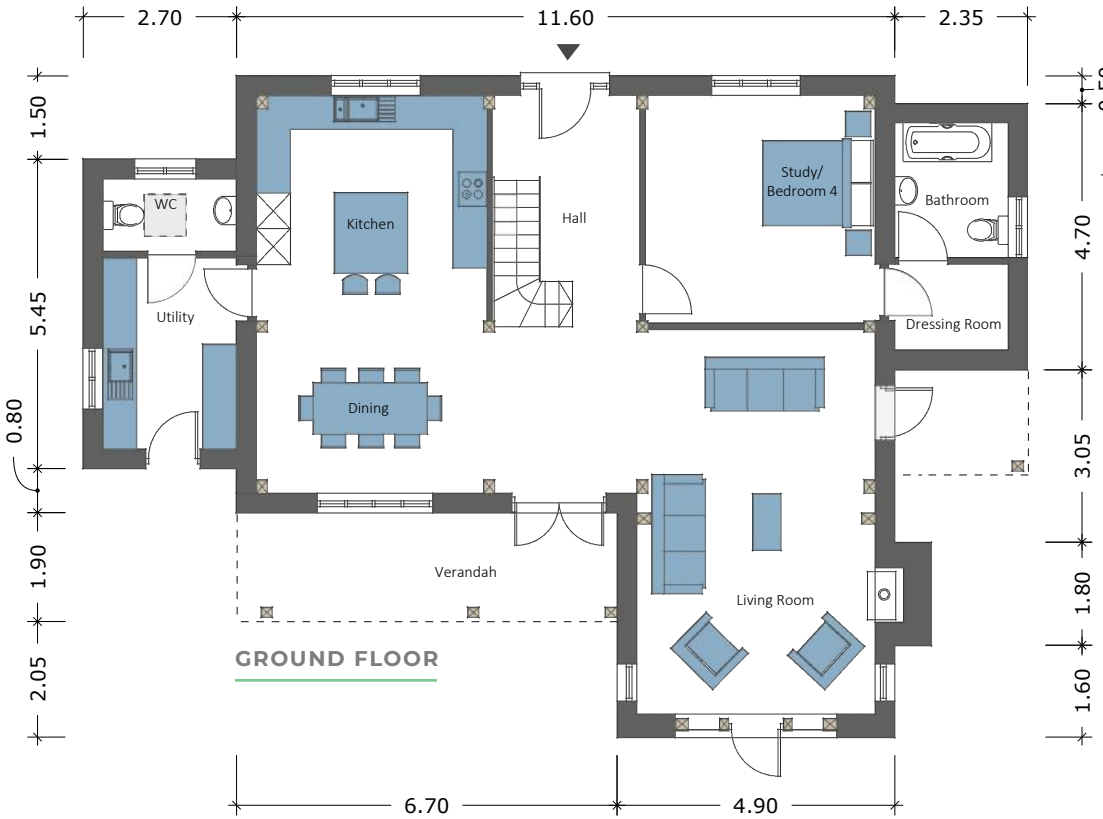
HOLMWOOD COTTAGE | **THREE OR FOUR BEDROOMS, TWO ENSUITES**

Holmwood Cottage



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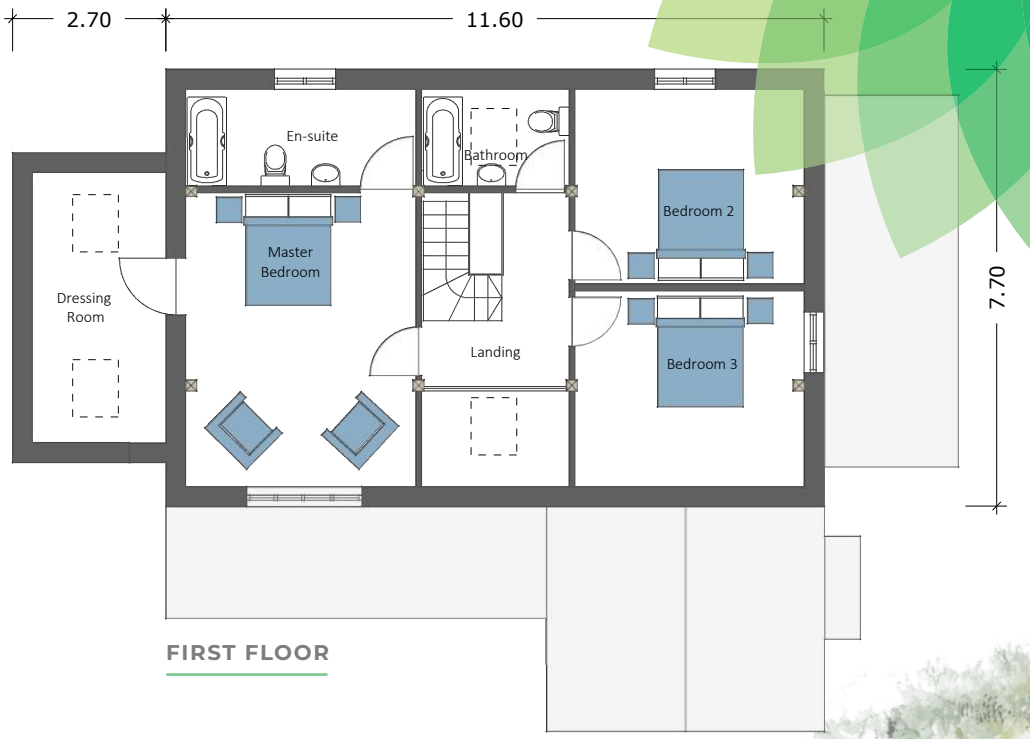

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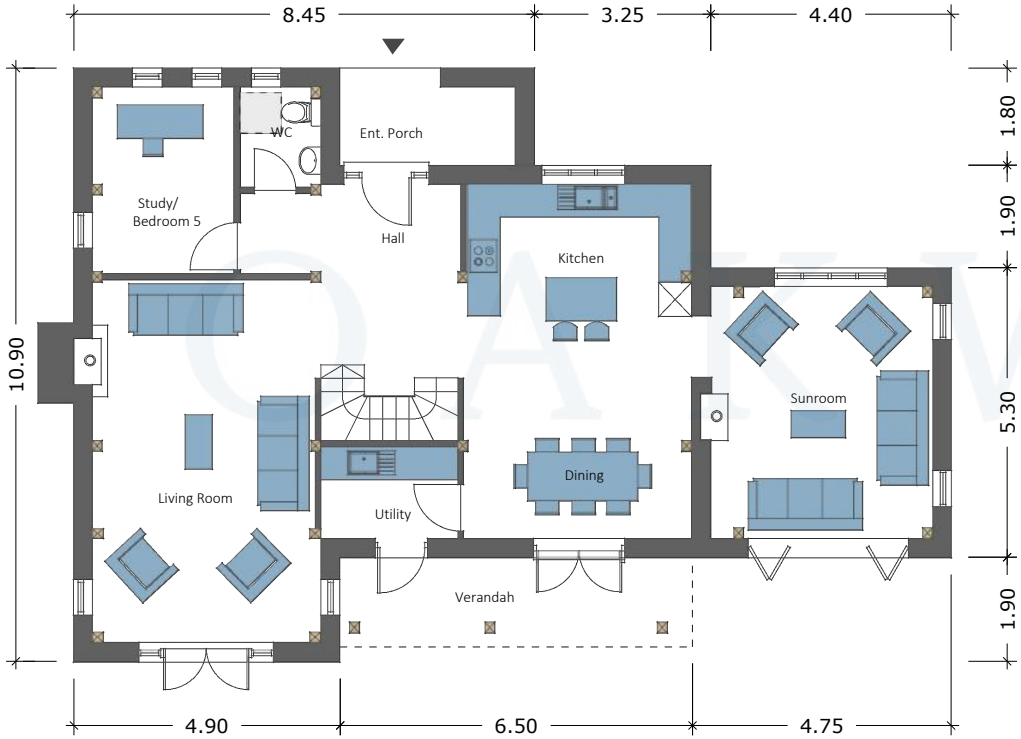
THE PIPENWOOD | **FOUR OR FIVE BEDROOMS, ONE ENSUITE**

Pipenwood Cottage



GROUND FLOOR



FIRST FLOOR



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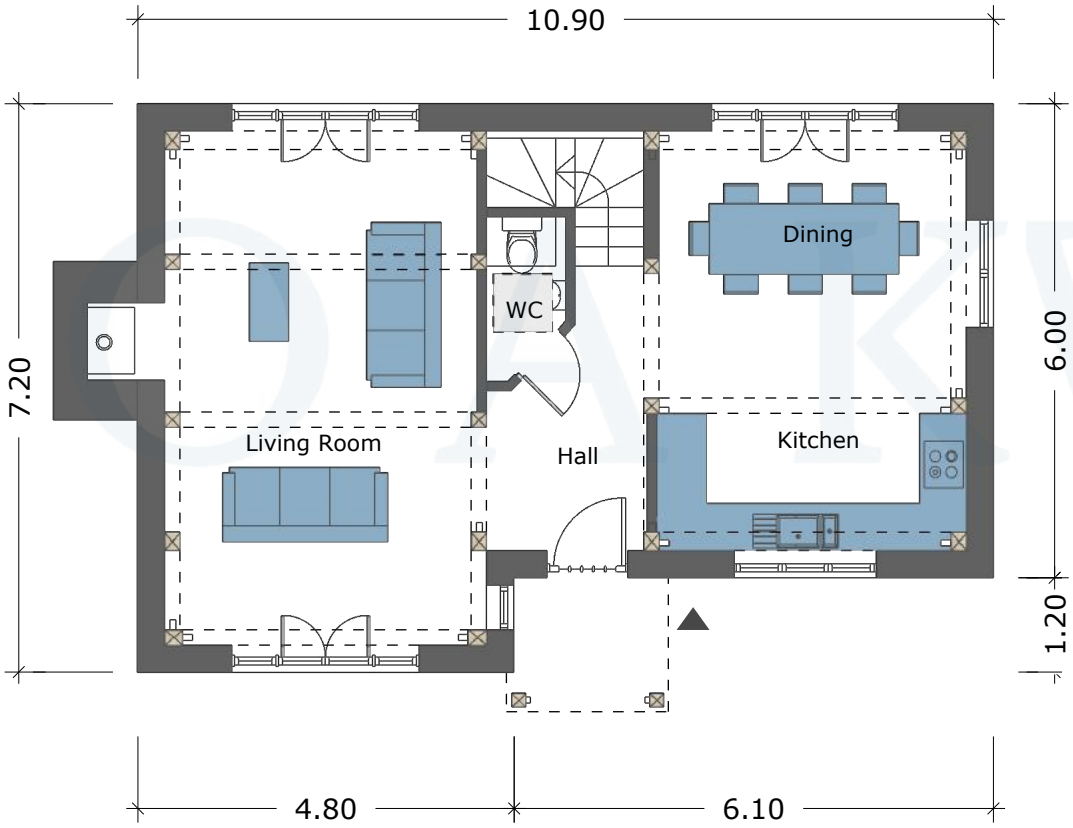
THE DINEDOR | **THREE BEDROOMS, ONE ENSUITE**

The Dinedor



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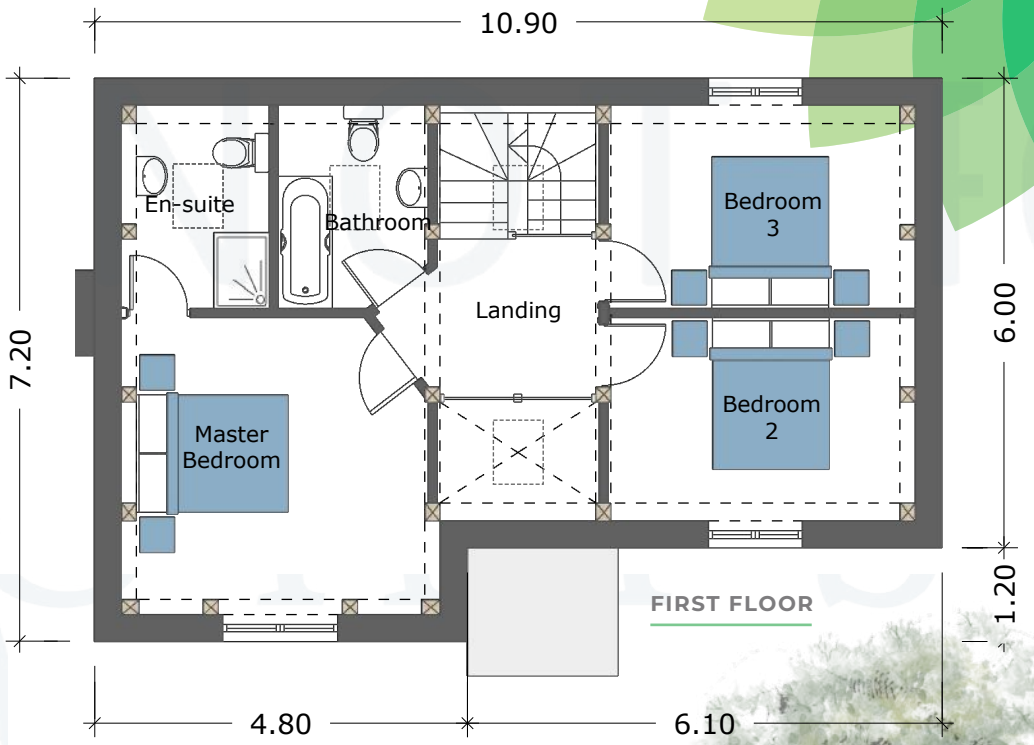

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THE DERNDALE | **FOUR BEDROOMS, TWO ENSUITES**

The Derndale



GROUND FLOOR



FIRST FLOOR



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THE WOODHOUSE | **FOUR BEDROOMS, TWO ENSUITES**

The Woodhouse



GROUND FLOOR



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THE WESTHIDE | **FOUR BEDROOMS, TWO ENSUITES**

The Westhide



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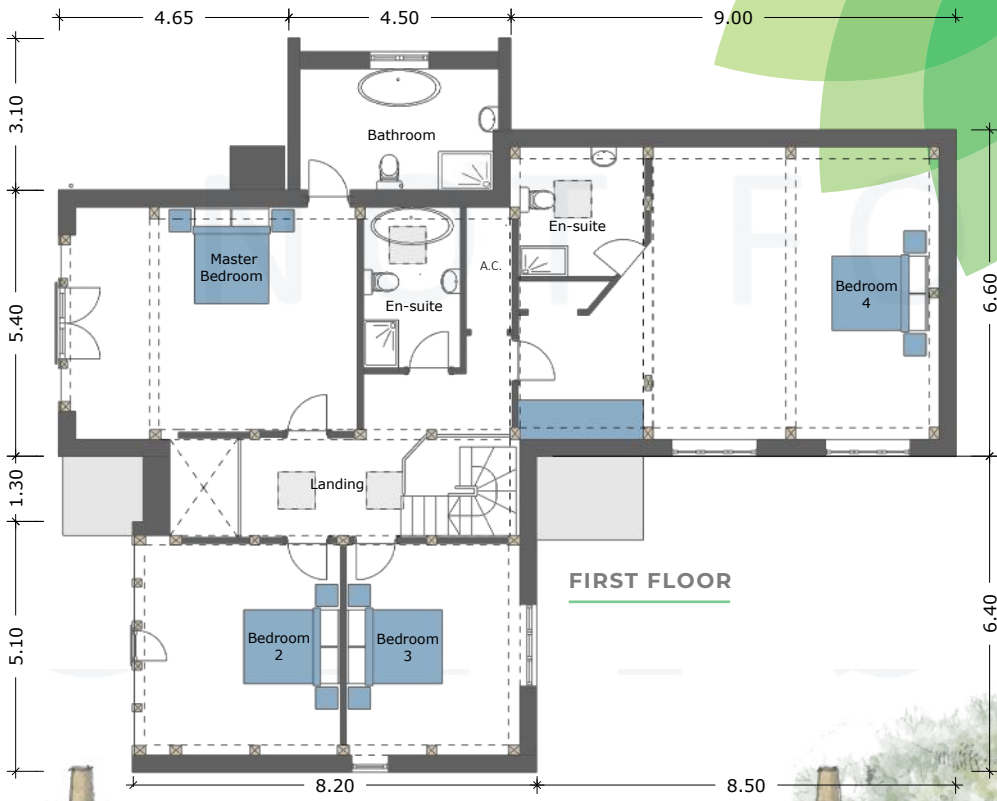

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THE MINTRIDGE FOUNDATION

A sporting chance for young people

BMX World Champion Kelvin Batey delivers a school programme at St Andrew's Primary School, North Kilworth sponsored by Bowbridge Homes.

At **Bowbridge Homes** we aim to make a positive contribution to the communities that we work in – and this is not just limited to creating amazing new homes!

We are proud to be working with **The Mintridge Foundation** as our charitable partners and have committed to sponsoring a mentoring programme in every community that we are active in. Having seen first hand the positive impact that each of these programmes creates, we hope to put something back into the community and inspire a future generation to pursue their goals.



The Mintridge Foundation is a registered charity, based in the East Midlands, dedicated to enhancing life skills in young people through sport. The foundation provides a support network for young people by harnessing the power of positive sporting role models. Their team of Ambassadors – Olympians, Paralympians and other professional sports stars from over 20 sports, both team and individual – work with young people in schools, clubs and academies across the UK.

They assist young people of all ages, abilities and physical capabilities to develop confidence and resilience, and create awareness of the importance of mental and physical wellbeing through sport.

The Mintridge Foundation's successes demonstrate the incredible power of sport: from a mentee's selection, to representing Great Britain in their chosen field, to enabling disabled children to find confidence and happiness just through participation.

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NEXT STEPS

Let's get the process underway

The next step on your journey to custom building your dream home is a simple one: just contact our selling agents.

01858 410200

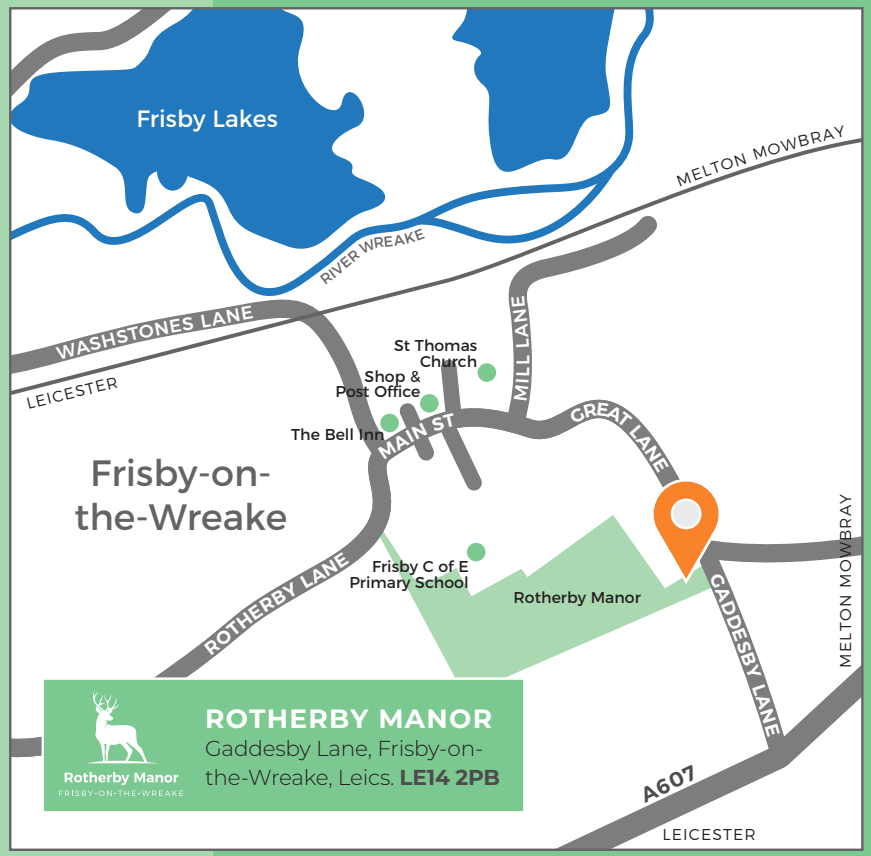
FISHER GERMAN

marketharboroughagency@fishergerman.co.uk

01664 560241

Connells

meltonmowbray@connells.co.uk





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Rotherby Manor

FRISBY-ON-THE-WREAKE

BOWBRIDGE

HOMES

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