



FUGGLES WAY

By **bell**homes

YOUR FUTURE HOME

Our Family Purpose



At Bell Homes, we take pride in being a family-owned house builder dedicated to crafting exceptional living spaces for your future home.

Our commitment to quality, personalised service, and sustainable building practices sets us apart. With a deep understanding of what makes a house a home, we create beautiful, functional homes where families can thrive and build their futures together.



BELL HOMES

Our Family Purpose

At Bell Homes, we understand that a home is one of the most important investments you will ever make. With over 50 years of experience and over 1000 high-quality homes built across Herefordshire and Gloucestershire, we are proud to be recognised for exceptional craftsmanship and a genuinely personal approach to homebuilding.

As a privately owned, family-run business, our customers are at the heart of everything we do. Every member of our team is carefully selected for their expertise, attention to detail, and shared commitment to excellence ensuring every Bell home meets the highest standards of build quality, design, and finish.

We build with integrity and purpose, creating homes that are beautiful, practical, and designed for modern living. Using high-quality materials and carefully considered finishes throughout, our homes are crafted to feel as good as they look. From kitchens and bathrooms to flooring, fixtures, and fittings, every detail is chosen for durability, performance, and timeless appeal.



A Beautiful Countryside Community

Thoughtfully designed homes set within the
heart of Herefordshire countryside.





QUALITY BUILDS

For Life

OUR STANDARD BUILDS

- Air Source Heat Pumps
- Electric Car Charging
- Solar Panel Provision
- Energy Efficient Materials
- Customisation Suite available
- Kitchen Design
- Large Rear Garden
- Garage or Parking Spaces



MAKE A HOUSE, **A** HOME

At Bell Homes we know what it feels like coming home to a space that feels like yours.

That's why all of our new builds include amazing amenities to help get that feeling from the very first day.

Our team is on hand to guide you through the whole process, from the first viewing right through to receiving the keys.





YOUR BUYING JOURNEY

Fuggles Way is a rare opportunity to own a premium new build home within a beautiful countryside setting.

With great transport links to Hereford, Cheltenham and Worcester Stoke Lacy sits in a great location to escape bigger city life yet stay connected.

Once you've decided which property is ideal for you, the first step is getting in touch with our sales team.

They are on hand to guide you through the whole process with Bell Homes, from start to finish.



You'll be invited to join us at our sales centre, where you can physically see the wide range of customisation options that we can include in your new home.

We can provide all the information about the development, local area and whatever queries you have.

Once you've reserved your plot, you'll be kept up to date throughout the buying process, allowing you peace of mind that progress on your new dream home is being made.



Email
salescentre@bellhomes.com



Telephone
03330 163560

DISCOVER
YOUR LOCAL
AREA





At Fuggles Way, you'll be well connected. Larger cities like Hereford and Worcester are within reach, and closer to home the charming market towns of Ledbury & Bromyard. Take in nature in the countryside of the Wye Valley and Malvern Hills, it's all right on your doorstep.



LOCAL AMENITIES

Hereford has everything you need, right on your doorstep. From bustling shopping centres and handy supermarkets to charming local markets and independent boutiques, the city offers plenty of choice when it comes to retail therapy. Healthcare is well-covered, with a central hospital, several GP practices, and a range of dental and specialist services all within easy reach. Stoke Lacy itself is right in the heart of the countryside, with beautiful areas of natural beauty like Netherwood within reach

Transport Links

Getting around couldn't be easier. Hereford is well connected by both road and rail, making travel - whether local or long-distance - convenient and stress-free. The city's train station is just a 5-minute walk from the centre and sits on the Welsh Marches Line, with regular direct services to Birmingham, Cardiff, and Manchester. You'll even find up to 60 daily connections to London Paddington, ideal for commuters or weekend getaways.

On the road, the A465 provides excellent links across the county and beyond, connecting seamlessly to the M50 and M5 corridors. From Hereford, you can be in Birmingham in under an hour, and reach London or Manchester in around three.

Education

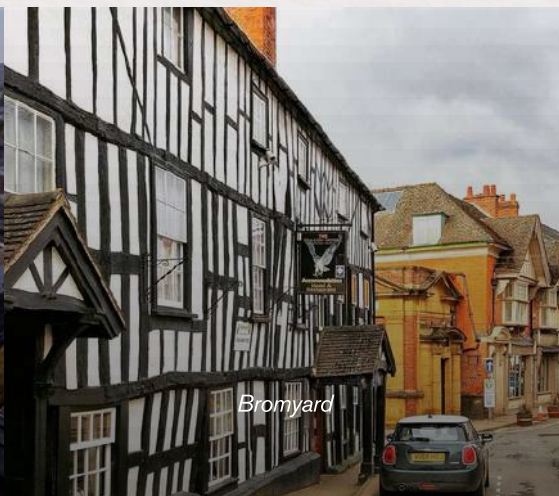
Stoke Lacy and the surrounding Herefordshire countryside offer an excellent range of educational opportunities for families, with a selection of well-regarded primary and secondary schools close by.

The village benefits from a strong community feel, with local schools providing nurturing environments, dedicated staff, and a focus on helping children thrive both academically and personally.

Nearby education options include a number of popular primary schools, as well as highly regarded secondary and sixth form provision within easy reach of Bromyard. With a wide range of schooling options close to home, Stoke Lacy is an ideal location for families looking to support every stage of their child's educational journey.



Hereford United Football Stadium



Bromyard



Hereford Leisure Centre



Netherwood



LOCAL SCHOOLS

Fuggles Way has strong connections with several excellent local schools, offering smooth transitions as children continue their educational journey.

Rowden House School

Providing individualised care to SEND pupils aged 11-19, Rowden House is rated outstanding by Ofsted for its educational facilities, just outside of Stoke Lacy.

Queen Elizabeth High School

Just outside of Stoke Lacy is Queen Elizabeth high school, for 11-16 year olds. Situated in Bromyard, the school pays attention to individual learners and provides a wide range of progression pathways to help students move through their education. Rated 'good' by Ofsted.

Burley Gate CofE

Based in the neighboring village of Burley Gate, the primary school is based in a natural setting, giving children the space to grow and thrive. Small classes mean teachers are able to provide highly personalised learning experiences. Rated 'good' by Ofsted.



Pencombe CofE

Based between Stoke Lacy and Bromyard, Pencombe describes its pupils as 'mustard seeds' who are waiting to grow. With excellent facilities and a great countryside location it's a fantastic place to learn. Rated 'good' by Ofsted.



YOUR DEVELOPMENT

Fuggles Way










SITE PLAN

FUGGLES WAY, STOKE LACY, HEREFORDSHIRE

House Type Accommodation Schedule

	CRADLEY	Detached 3 bedroom bungalow
	BISHOP	Detached 4 bedroom home
	MALVERN	Detached 4 bedroom home
	MARCLE	Detached 4 bedroom home
	BURLEY	Detached 5 bedroom home



Bromyard 4 miles

A465

Hereford 11 miles

Public Open Space

Play Area

Pumping Station

EXISTING RESIDENTIAL

EXISTING OPEN COUNTRYSIDE





A BEAUTIFUL COLLECTION OF HOMES

THE BURLEY

5 Bedroom Detached Home



5 BEDROOMS



3 BATHROOM



DOUBLE GARAGE



THE MALVERN

4 Bedroom Detached Home



4 BEDROOMS



2 BATHROOM



DOUBLE GARAGE



A BEAUTIFUL COLLECTION OF HOMES

THE BISHOP

4 Bedroom Detached Home



4 BEDROOMS



2 BATHROOM



DOUBLE GARAGE



THE MARCLE

4 Bedroom Detached Home



THE CRADLEY

3 Bedroom Bungalow



THE BURLEY

PLOT 2, 5 & 10

PRESTIGE RANGE



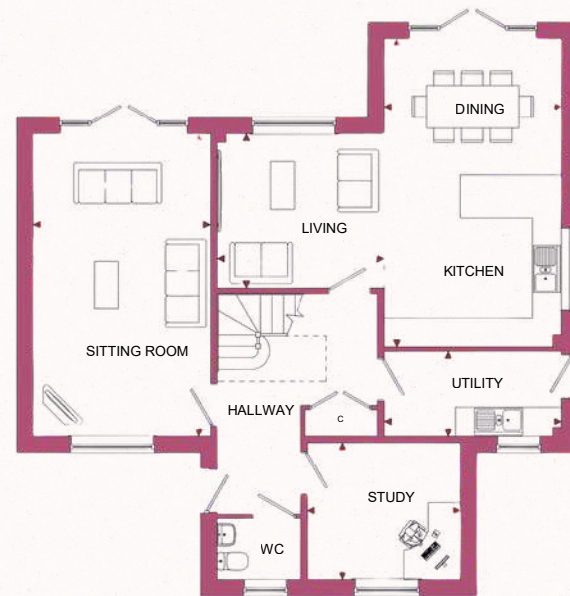
5 BEDROOMS



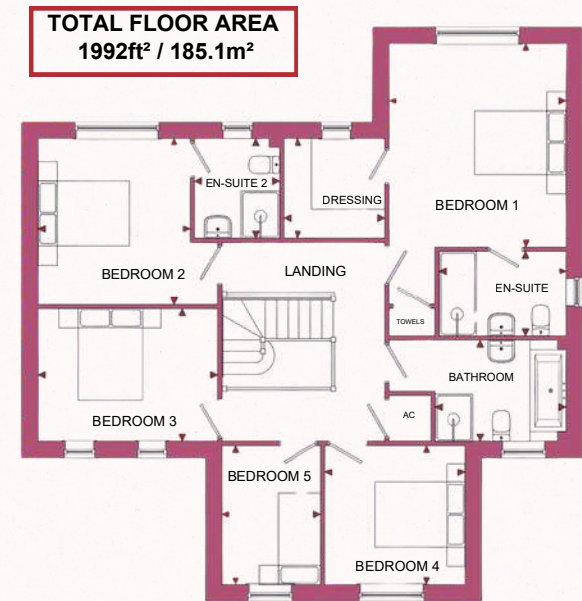
3 BATHROOM



DOUBLE GARAGE



GROUND FLOOR



FIRST FLOOR

TOTAL FLOOR AREA
1992ft² / 185.1m²

Living Room	11' 6" x 10' 7"	3500 x 3210mm
Kitchen/Dining	12' 2" x 21' 2"	3710 x 6455mm
Sitting	12' 2" x 20' 9"	3710 x 6310mm
Study	10' 7" x 9' 5"	3210 x 2860mm
Utility	12' 2" x 5' 10"	3710 x 1768mm

Bedroom 1	12' 2" x 14' 0"	3710 x 4254mm
Bedroom 2	10' 6" x 11' 5"	3186 x 3468mm
Bedroom 3	12' 4" x 9' 1"	3762 x 2755mm
Bedroom 4	9' 8" x 9' 7"	2947 x 2912mm
Bedroom 5	6' 10" x 9' 7"	2075 x 2912mm
Bathroom	9' 0" x 6' 11"	2747 x 2100mm
Dressing	7' 0" x 6' 10"	2125 x 2068mm
En-Suite	8' 9" x 5' 10"	2667 x 1780mm
En-Suite 2	5' 10" x 6' 10"	1775 x 2068mm



THE BISHOP

PLOT 8

PRESTIGE RANGE



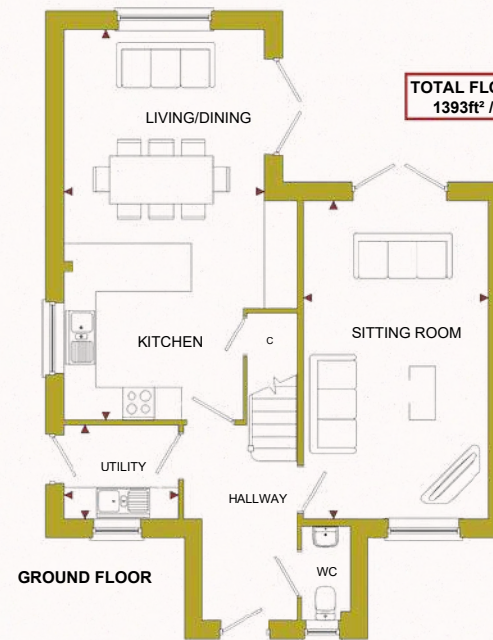
4 BEDROOMS



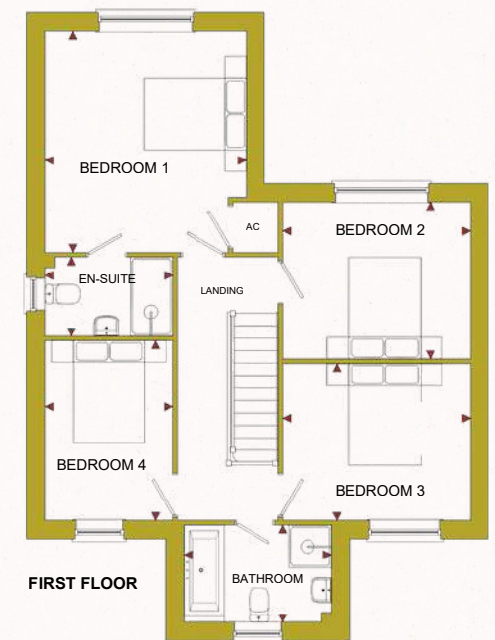
2 BATHROOM



DOUBLE GARAGE



GROUND FLOOR



FIRST FLOOR

Kitchen/Living	12' 4" x 24' 0"	3760 x 7305mm
Sitting	11' 4" x 19' 7"	3460 x 5960mm
Utility	7' 0" x 5' 10"	2141 x 1768mm

Bedroom 1	12' 4" x 13' 7"	3760 x 4142mm
Bedroom 2	11' 6" x 9' 8"	3512 x 2936mm
Bedroom 3	11' 6" x 9' 8"	3512 x 2936mm
Bedroom 4	7' 10" x 11' 0"	2384 x 3362mm
Bathroom	9' 1" x 5' 11"	2760 x 1812mm
En-Suite	7' 10" x 4' 10"	2384 x 1480mm



THE MALVERN

PLOT 7

PRESTIGE RANGE



4 BEDROOMS



2 BATHROOM



DOUBLE GARAGE



TOTAL FLOOR AREA
1500ft² / 139.9m²

GROUND FLOOR

FIRST FLOOR

Living Room	11' 10" x 20' 1"	3610 x 6110mm
Kitchen/Diner	19' 11" x 13' 1"	6060 x 3975mm
Utility	8' 9" x 5' 9"	2655 x 1755mm
Study	11' 10" x 7' 1"	3610 x 2168mm

Bedroom 1	16' 6" x 10' 1"	5022 x 3063mm
Bedroom 2	12' 0" x 10' 1"	3662 x 3063mm
Bedroom 3	10' 9" x 9' 9"	3267 x 2959mm
Bedroom 4	12' 0" x 9' 9"	3662 x 2959mm
Bathroom	8' 11" x 6' 4"	2704 x 1921mm
En-Suite	7' 7" x 5' 10"	2310 x 1768mm



THE MARCLE

PLOT 4, 6 & 9

LEGACY RANGE



4 BEDROOMS



3 BATHROOM



DOUBLE GARAGE



GROUND FLOOR



FIRST FLOOR

TOTAL FLOOR AREA
1579ft² / 146.7m²

GROUND FLOOR

Sitting	11' 6" x 14' 11"	3510 x 4535mm
Kitchen/Dining	30' 7" x 12' 6"	9310 x 3810mm
Study	10' 10" x 7' 10"	3310 x 2377mm
Utility	6' 1" x 5' 9"	1850 x 1747mm

FIRST FLOOR

Bedroom	1	10' 7" x 14' 9"	3218 x 4505mm
Bedroom	2	11' 7" x 11' 4"	3510 x 3442mm
Bedroom	3	10' 6" x 10' 2"	3205 x 3091mm
Bedroom	4	8' 11" x 9' 3"	2711 x 2824mm
Bathroom		9' 0" x 5' 10"	2736 x 1767mm
En-Suite		6' 1" x 7' 3"	1850 x 2217mm
En-Suite	2	7' 1" x 5' 10"	2167 x 1775mm



THE CRADLEY

PLOT 1 & 3

PRESTIGE RANGE



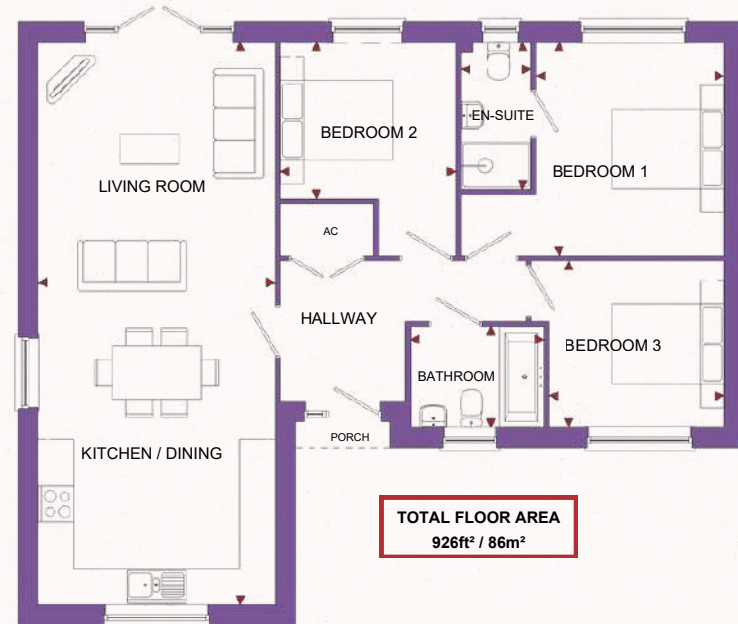
3 BEDROOMS



2 BATHROOM



DOUBLE GARAGE



TOTAL FLOOR AREA
926ft² / 86m²

GROUND FLOOR

LIVING

BEDROOMS

Living/Kitchen	13' 2" x 31' 3"	4010 x 9510mm
Bathroom	7' 5" x 5' 7"	2255 x 1700mm
En-Suite	3' 11" x 8' 2"	1180 x 2491mm

Bedroom 1	10' 5" x 11' 10"	3181 x 3609mm
Bedroom 2	9' 9" x 8' 8"	2975 x 2646mm
Bedroom 3	9' 9" x 9' 3"	2968 x 2813mm



SITE SPECIFICATIONS

Cradley Plots 1 & 3

Kitchen

- Choice of quality fitted kitchens
- Choice of Quartz worktops with upstand & splashback
- Stainless steel 1.5 undermounted sink & tap to kitchen
- Choice of ceramic floor tiles to kitchen
- White low energy LED downlighters

Appliances

- Stainless steel built in double oven with 80cm induction hob
- Stainless steel 90cm cooker hood
- Integrated fridge/freezer & dishwasher
- Washing machine space and plumbing

Bathrooms

- Contemporary white bathroom suites
- Contemporary chrome taps
- Family bathroom with over bath shower & screen
- Vanity unity to en-suite
- Illuminated mirror to en-suite
- Choice of wall and floor tiles

Bishop Plot 8

Kitchen

- Choice of quality fitted kitchens
- Choice of quartz worktops with upstand & splashback
- Choice of laminate worktops and upstand to utility
- Stainless steel 1.5 undermounted sink & tap to kitchen
- Choice of ceramic floor tile to kitchen/utility
- White low energy LED downlighters

Appliances

- Stainless steel built in double oven with 80cm induction hob
- Stainless steel 90cm cooker hood
- Integrated Fridge/freezer & dishwasher
- Washing machine space and plumbing
- Tumble dryer space

Bathrooms

- Contemporary white suites & chrome taps
- Family bathroom with shower cubicle
- Vanity unity to en-suite
- Illuminated mirror to en-suite
- Choice of wall and floor tiles

Malvern Plot 7

Kitchen

- Choice of quality fitted kitchens
- Choice of quartz worktops with upstand & splashback
- Choice of laminate worktops and upstand to utility
- Stainless steel 1.5 undermounted sink & tap to kitchen
- Choice of ceramic floor tile to kitchen/utility
- White low energy LED downlighters

Appliances

- Stainless steel built in double oven with 80cm induction hob
- Stainless steel 90cm cooker hood
- Integrated fridge/freezer & dishwasher
- Washing machine space and plumbing
- Tumble dryer space

Bathrooms

- Contemporary white suites & chrome taps
- Family bathroom with shower cubicle
- Vanity unity to en-suite
- Illuminated mirror to en-suite
- Choice of wall and floor tiles



SITE SPECIFICATIONS

Cradley Plots 1 & 3

Heating

- Energy efficient air source heat pump
- Hot water cylinder
- Underfloor heating

Electrical

- Energy efficient lighting
- Doorbell
- TV Point Bedroom 1 and Living Room
- External light with PIR sensor (front + rear)
- Telephone point to living room & hall
- High speed internet wiring (where available)
- Mains powered smoke alarm
- Fully fitted security system
- Provision for future installaton of solar panels

Finishes

- Choice of carpets
- Oak cottage style internal doors with chrome lever
- White painted walls & ceilings throughout
- UPVC white windows & french doors
- UPVC black guttering
- Electrical Vehicle charging
- Landscaped front garden
- Paved patio area
- Double garage with lighting and power

Bishop Plot 8

Heating

- Energy efficient air source heat pump
- Hot water cylinder
- Underfloor heating to ground floor
- Energy efficient radiators to first floor

Electrical

- Energy efficient lighting
- Doorbell
- TV Point Bedroom 1 and Living Room
- External light with PIR sensor (front & rear)
- Telephone point to living room & hall
- High speed internet wiring (where available)
- Mains powered smoke alarm
- Fully fitted security system
- Provision for future installaton of solar panels

Finishes

- Hardwood composite staircase
- Choice of carpets
- Oak cottage style internal doors with chrome lever
- White painted walls & ceilings throughout
- Storage cupboard in kitchen
- UPVC white windows & french doors
- UPVC black guttering
- Electrical Vehicle charging
- Landscaped front garden
- Paved patio area
- Double garage with lighting and power

Malvern Plot 7

Heating

- Energy efficient air source heat pump
- Hot water cylinder
- Underfloor heating to ground floor
- Energy efficient radiators to first floor

Electrical

- Energy efficient lighting
- Doorbell
- TV Point Bedroom 1 and Living Room
- External light with PIR sensor (front)
- Telephone point to living room & hall
- High speed internet wiring (where available)
- Mains powered smoke alarm
- Fully fitted security system
- Provision for future installaton of solar panels

Finishes

- Hardwood composite staircase
- Choice of carpets
- Oak cottage style internal doors with chrome lever
- White painted walls & ceilings throughout
- Storage cupboard in hallway
- UPVC white windows & french doors
- UPVC black guttering
- Electrical Vehicle charging
- Landscaped front garden
- Paved patio area
- Double garage with lighting and power



SITE SPECIFICATIONS

Marcle Plots 4, 6 & 9

Kitchen

- Choice of quality fitted kitchens
- Choice of quartz worktops with upstand & splashback
- Choice of laminate worktops and upstand to utility
- Stainless steel 1.5 undermounted sink & tap to kitchen
- Choice of ceramic floor tile to kitchen/utility
- White low energy LED downlighters

Appliances

- Stainless steel built in double oven with 80cm induction hob
- Stainless steel 90cm cooker hood
- Integrated fridge/freezer & dishwasher
- Washing machine space and plumbing
- Tumble dryer space

Bathrooms

- Contemporary white suites & chrome taps
- Family bathroom with over bath shower and screen
- Vanity unity to master en-suite
- Illuminated mirror to master en-suite
- Choice of wall and floor tiles
- En-suite to bedroom 2

Burley Plots 2, 5 & 10

Kitchen

- Choice of quality fitted kitchens
- Choice of quartz worktops with upstand & splashback
- Choice of laminate worktops and upstand to utility
- Stainless steel 1.5 undermounted sink & tap to kitchen
- Choice of ceramic floor tile to kitchen/utility
- White low energy LED downlighters

Appliances

- Stainless steel built in double oven with 80cm induction hob
- Stainless steel 90cm cooker hood
- Integrated fridge/freezer & dishwasher
- Washing machine space and plumbing
- Tumble dryer space

Bathrooms

- Contemporary white suites & chrome taps
- Family bathroom with shower cubicle
- Vanity unity to master en-suite
- Illuminated mirror to master en-suite
- Choice of wall and floor tiles
- En-suite to bedroom 2



SITE SPECIFICATIONS

Marcle Plots 4, 6 & 9

Heating

- Energy efficient air source heat pump
- Hot water cylinder
- Underfloor heating to ground floor
- Energy efficient radiators to first floor

Electrical

- Energy efficient lighting
- Doorbell
- TV Point Bedroom 1 and Living Room
- External light with PIR sensor (front & rear)
- Telephone point to living room & hall
- High speed internet wiring (where available)
- Mains powered smoke alarm
- Fully fitted security system
- Provision for future installaton of solar panels

Finishes

- Hardwood composite staircase
- Choice of carpets
- Oak cottage style internal doors with chrome lever
- White painted walls & ceilings throughout
- Storage cupboard in hallway
- UPVC white windows & french doors
- UPVC black guttering
- Electrical Vehicle charging
- Landscaped front garden
- Paved patio area
- Double garage with lighting and power

Burley Plots 2, 5 & 10

Heating

- Energy efficient air source heat pump
- Hot water cylinder
- Underfloor heating to ground floor
- Energy efficient radiators to first floor

Electrical

- Energy efficient lighting
- Doorbell
- TV Point Bedroom 1 and Living Room
- External light with PIR sensor (front & rear)
- Telephone point to living room & hall
- High speed internet wiring (where available)
- Mains powered smoke alarm
- Fully fitted security system
- Provision for future installaton of solar panels

Finishes

- Hardwood composite staircase
- Choice of carpets
- Oak cottage style internal doors with chrome lever
- White painted walls & ceilings throughout
- Storage cupboard in hallway
- UPVC white windows & french doors
- UPVC black guttering
- Electrical Vehicle charging
- Landscaped front garden
- Paved patio area
- Double garage with lighting and power

CONTACT US

TO ENQUIRE



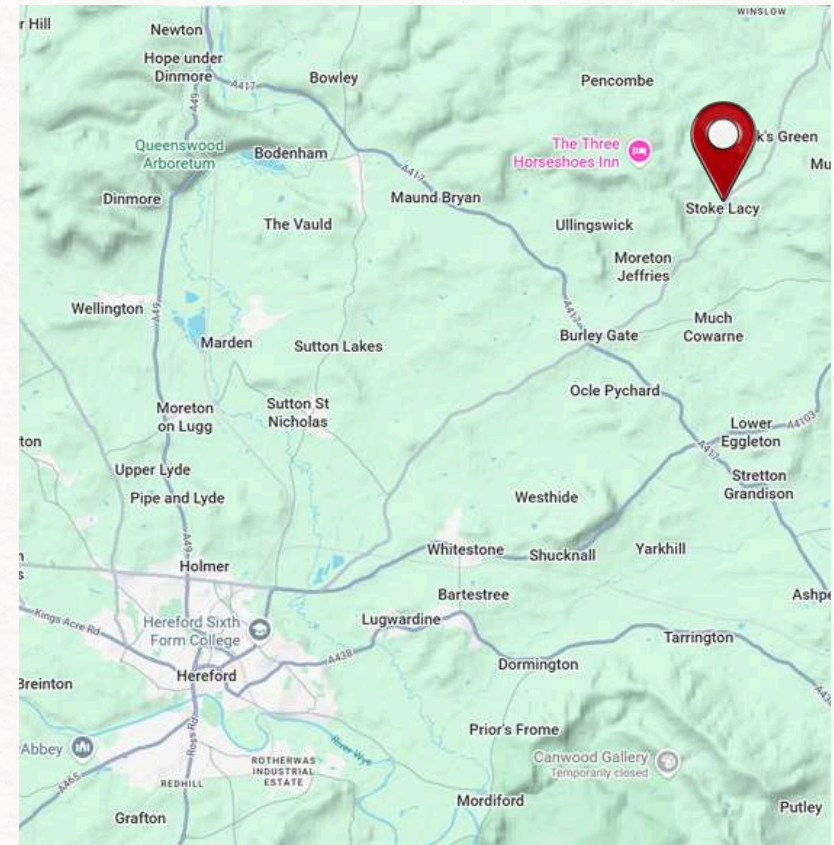
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