



# The Paddocks.

Roman Road, Hereford

Brand new two and three bedroom  
homes in Hereford, available to  
purchase with Shared Ownership





# Life in Hereford

## Discover the town of Hereford.

**The Paddocks is our latest collection of new homes, built by Bromford and located in the civil parish of Herefordshire. Surrounded by green fields, but with easy access to a useful range of local amenities, your new home will truly offer the best of both worlds.**

These new homes offer the convenience of a Co-Operative store within walking distance, as well as a Tesco Superstore, Aldi, Waitrose and Morrisons situated under three miles away. As well as a good selection of education settings for your children located within easy reach, for those who love to personalise their home, there is a B&M, The Range and popular Wyevale Garden Centre close by.



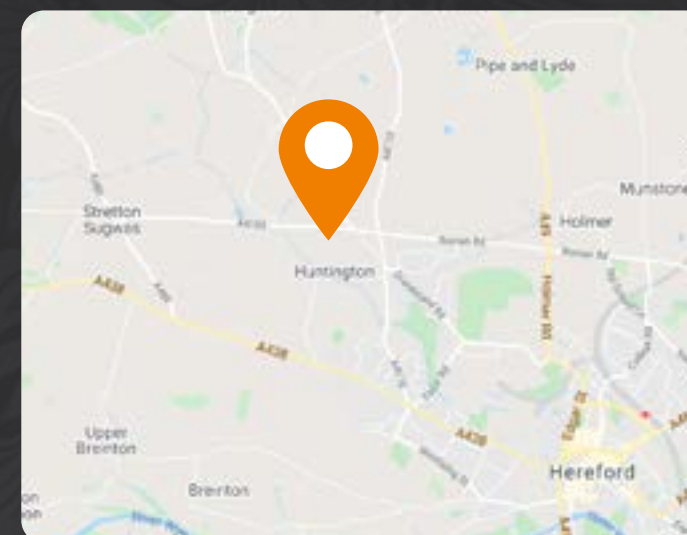
**Bromford.**

[findahome.bromford.co.uk](https://findahome.bromford.co.uk)  
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Spend your weekends exploring the beauty of the local area, or pop into the nearby Maylord Shopping Centre for a look around. For those with children to entertain, you will find Play Planet, Halo Hereford Leisure Centre and MFA bowl offer plenty of activities to keep them busy. If you're interested in local history there are local museums, cathedrals and other places of interest to explore. Fans of golf can enjoy 18 holes at Burghill Valley Golf Club located just 2 miles away from these new homes.



For commuters, you'll find easy access to the A438 and A49, as well as Hereford Railway Station, 2.6 miles away or 10 minutes by car, providing easy links to Birmingham, London and Wales.



**The Paddocks**  
Roman Road,  
Hereford,  
HR4 7SR

Distances (miles) and journey times are approximate and are taken from Google Maps.



# The Swallow

2 bedroom house

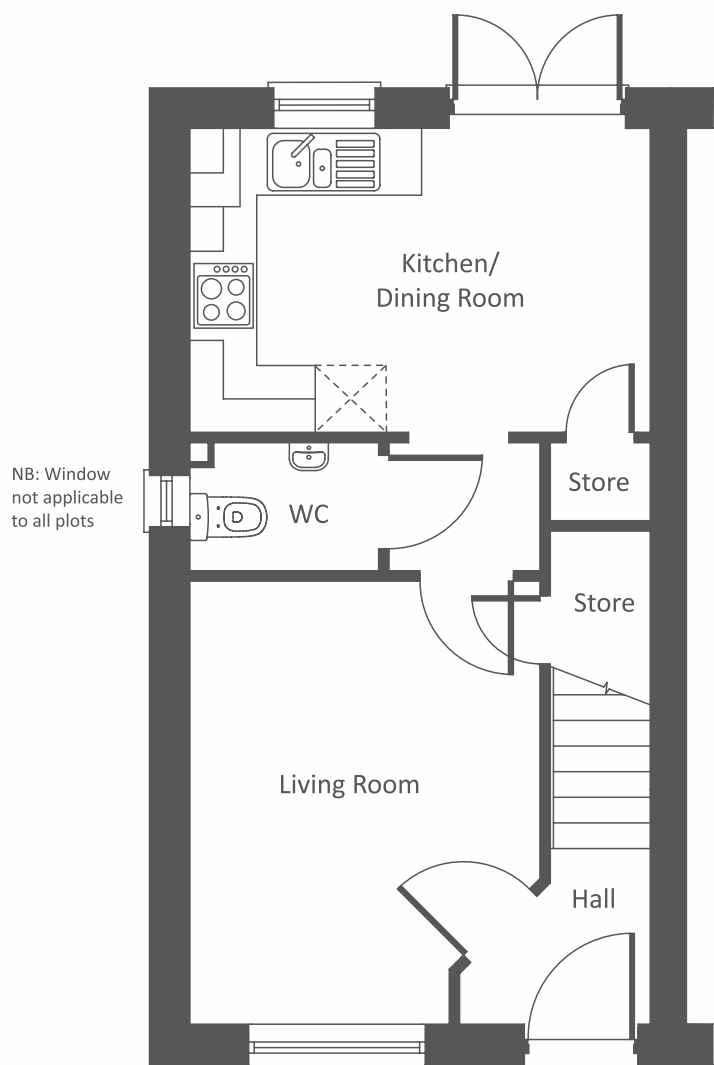


Computer generated artists impression only. The image shown is for illustrative purposes only. Brick and tile colour, window and door styles, elevational treatments and external landscaping may vary. Please consult our sales team.

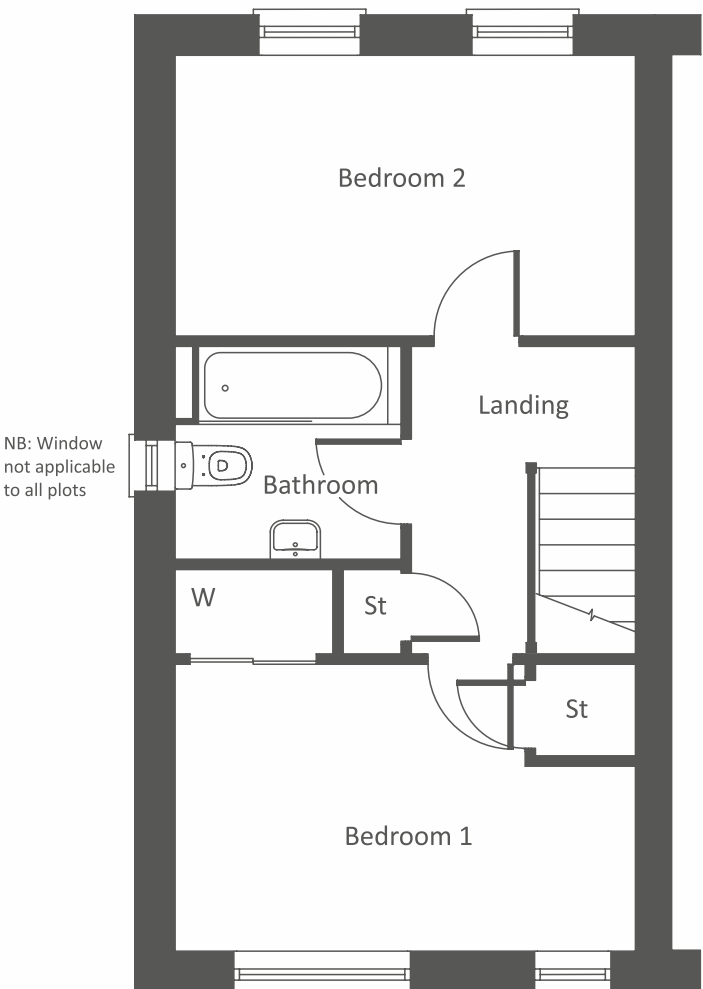
**Bromford.**



The Swallow  
2 bedroom house



Ground Floor



First Floor

- Fitted kitchen/dining with built-in oven, hob and extractor hood
- Downstairs cloakroom
- Useful under-stairs storage
- Family bathroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- Allocated parking spaces
- Turfed rear gardens
- 10 year New Home warranty

Room	Metres	Feet
Living Room	4.01m x 2.36m	13'2" x 7'9" min
Dining/Kitchen	2.76m x 4.18m	9'1" x 13'9"

Room	Metres	Feet
Bedroom 1	3.46m x 4.18m	11'4" x 13'9"
Bedroom 2	2.55m x 4.48m	8'5" x 14'8"
Bathroom	1.89m x 2.01m	6'3" x 6'7"

Due to the nature of construction, room sizes may vary and purchasers are advised to satisfy themselves as to their accuracy. These dimensions are not intended to be used for carpet sizes, appliance spaces or items of furniture. Please note that the windows positions may vary, please speak with our Sales Consultants for each individual plot information. For electrical, heating and kitchen specification please contact our sales team.



# The Thrush

3 bedroom house



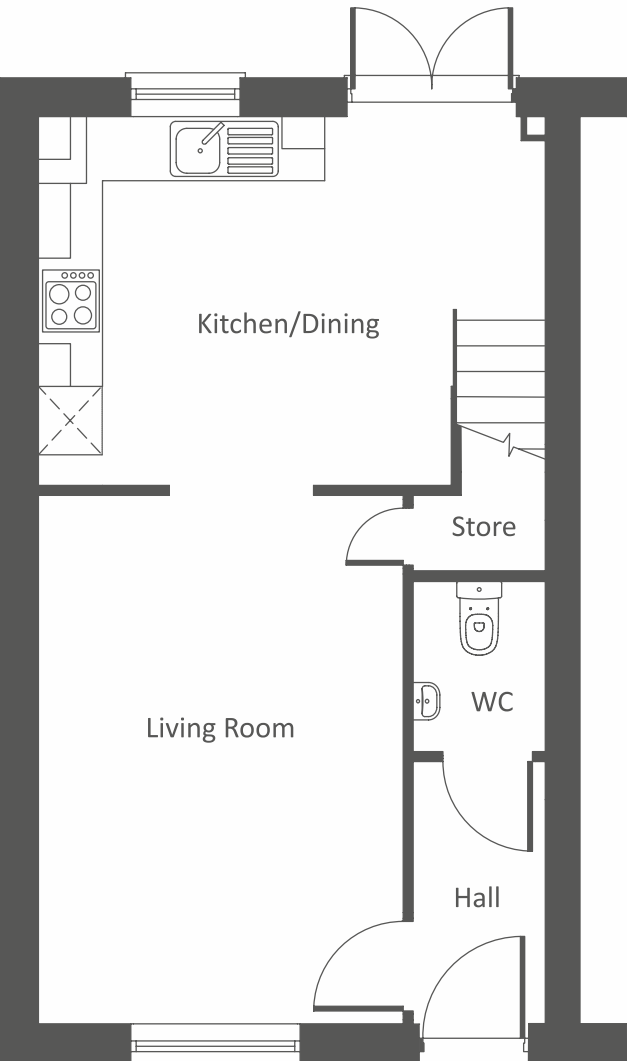
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# Bromford.

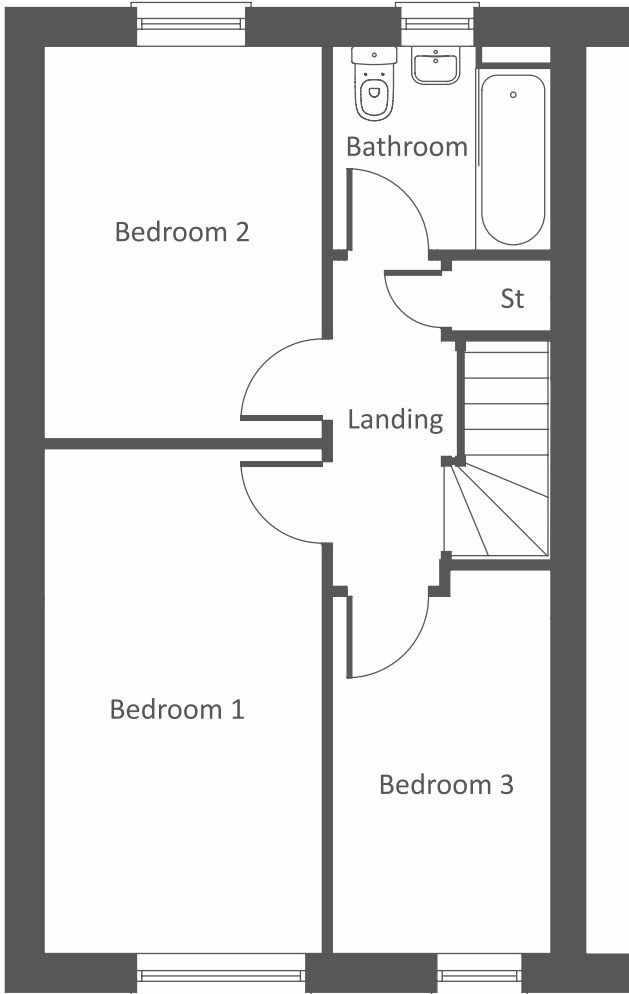


The Thrush  
3 bedroom house

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Ground Floor



First Floor

- Fitted kitchen/dining with built-in oven, hob and extractor hood
- Downstairs cloakroom
- Useful under-stairs storage
- Family bathroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- Allocated parking spaces
- Turfed rear gardens
- 10 year New Home warranty

Room	Metres	Feet
Living room	4.93m x 3.40m	16'2" x 11'2"
Dining/Kitchen	3.44m x 4.74m	11'3" x 15'7"

Room	Metres	Feet
Bedroom 1	4.71m x 2.59m	15'5" x 8'5"
Bedroom 2	3.66m x 2.59m	12'0" x 8'5"
Bedroom 3	3.12m x 2.03m	10'3" x 6'7"
Bathroom	1.89m x 2.03m	6'2" x 6'7"

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# The Swift

3 bedroom house



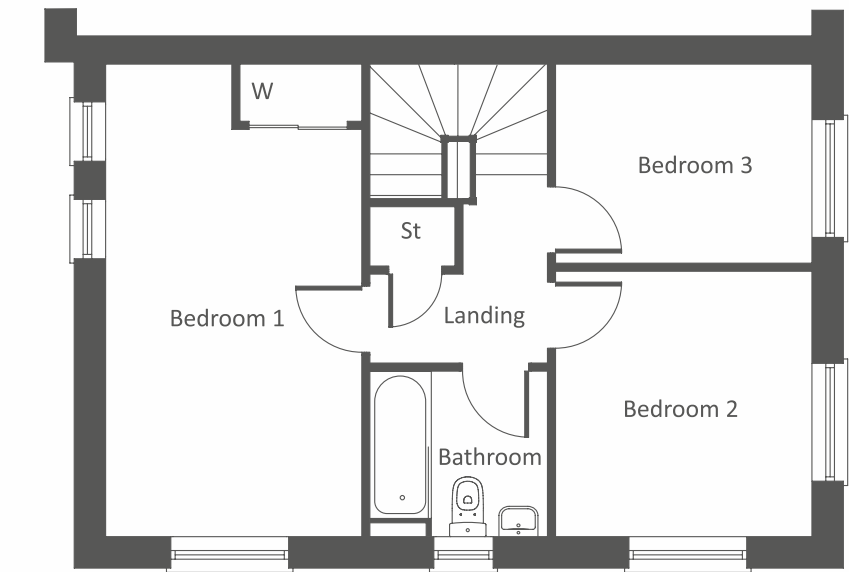
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**Bromford.**

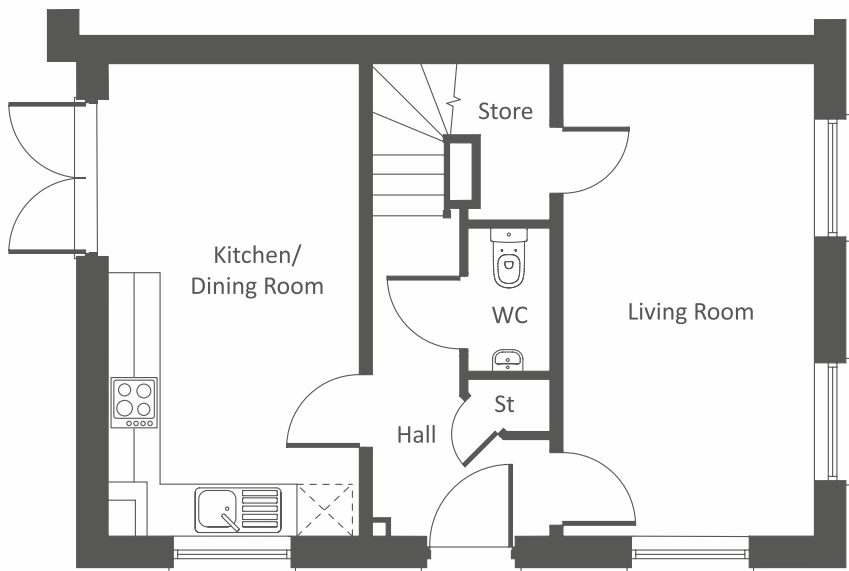


The Swift  
3 bedroom house

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First Floor



Ground Floor

- Fitted kitchen/dining with built-in oven, hob and extractor hood
- Downstairs cloakroom
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Room	Metres	Feet
Living room	5.45m x 2.90m	17'11" x 9'6"
Dining/Kitchen	5.45m x 2.90m	17'11" x 9'6"

Room	Metres	Feet
Bedroom 1	5.45m x 2.94m	17'11" x 9'8"
Bedroom 2	3.05m x 2.95m	10'0" x 9'8"
Bedroom 3	2.28m x 2.95m	7'6" x 9'8"
Bathroom	1.90m x 2.03m	6'2" x 6'7"

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# Are you dreaming of owning your own home but think you can't afford it?

**Think again – shared ownership can make that dream a reality.**

Shared ownership is a scheme that allows you to buy a share of your property, usually between 40% and 75%, and pay subsidised rent on the rest.

It's a great way to get on the property ladder and often proves to be more affordable than renting.

There are certain criteria that you need to match to be eligible for shared ownership so to get all the details please go to [findahome.bromford.co.uk](https://findahome.bromford.co.uk) to find out more.





# The Paddocks.

Roman Road,  
Hereford, HR4 7SR

- The Swallow**  
2 bedroom house
- The Thrush**  
3 bedroom house
- The Swift**  
3 bedroom house
- Bromford.affordable rent**



Artist's impression drawn from architect's plans to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Please contact our sales team for more information.

# Bromford.



**You'll notice that on most of our property listings we say that a local connection to the area is needed.**

This is because the homes for sale in these areas have been built specifically to help meet the needs of local people who can't afford to get on the housing ladder any other way.

The local area connection criteria varies between sites, but generally it's based on:

- **Being a resident (or employed within) the area for a number of years (usually between 2 to 5)**
- **Family connections – for example, parent, grandparent, child, grandchild or adult sibling – who have lived in the area for at least three years.**

**Priority will be given to applicants who have a connection to Herefordshire Council**

## Next steps

- Check the local area connection
- Register with the Help to Buy agent for the area you're looking to buy in
- Get in touch and we'll talk you through the affordability assessment
- More information at [findahome.bromford.co.uk/sharedownership](https://findahome.bromford.co.uk/sharedownership)

So what happens  
next?





For almost 60 years we have provided customers with new and affordable homes. We want all of our customers to thrive and believe that with the right homes and someone who believes in their potential, almost anything is possible - with shared ownership helping more people than ever before to realise their dreams of owning their home.

**Bromford.**

## Want to contact us?

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Wolverhampton  
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