



Orbit Homes at St James Gate

Bulkington



orbithomes.org.uk



Making it your home, together

at **Orbit Homes at St James Gate**

An attractive community of 2 and 3 bedroom Shared Ownership homes in the charming village of Bulkington, close to town, city and country in the heart of Warwickshire.

Conveniently located between Bedworth and Nuneaton, the village of Bulkington blends day-to-day ease with simple connections to Coventry, Leicester and Birmingham. Whether you're looking for everyday essentials, green escapes, or city excitement, it's all close at hand.

Orbit Homes at St James Gate has been designed and built to create a welcoming community of energy-efficient homes that cater perfectly for modern life. Off-road parking, green spaces and walkways give this brand-new development a true sense of calm.

It's a short walk into the village centre, where you'll find a Co-op and Post Office, along with a doctors' surgery and dental practice. There is also a community library and a Community Centre that hosts regular clubs, classes and events.

The local pub makes a cosy venue for an evening drink, while a café and a handful of takeaways put tasty treats on your doorstep.

Open space is provided by the village recreation ground. With its sports field, tennis courts and play area, it makes a great place for activity or relaxation. Alternatively, explore the many footpaths in the surrounding countryside.

Bulkington has two village primary schools, Arden Forest Infant School and St James' C of E Academy (Junior), both within walking distance. There is also a secondary school in nearby Bedworth.

Bedworth also puts a number of other amenities within easy reach. These include supermarkets, high street shops and a theatre showing drama, music, comedy and more. Staying active is made easy at the town's leisure centre with its pools, gyms and classes, while Miners' Welfare Park in Bedworth is a big favourite for play areas, sports and weekend walks.

If you prefer something gentler, wander the towpaths where the Coventry and Ashby canals meet at Marston Junction for peaceful loops and wildlife spotting. A little further afield, Coombe Abbey Park offers 500 acres of gardens, lakes and woodland trails to explore, while Hartshill Hayes Country Park rewards a short climb with far-reaching views.





Riversley Park, Nuneaton

Find your place to connect at Orbit Homes at St James Gate

From Orbit Homes at St James Gate, it's easy to explore the excitement on offer in the surrounding towns and cities.



Bedworth Canal



Bedworth Civic Hall

Your place for culture...

A short drive north, Nuneaton offers market-town bustle with history and culture. Fans of George Eliot can follow her story at the museum in Riversley Park, before a gentle stroll along the River Anker. There is also a great selection of high street shopping, along with entertainment at The Abbey Theatre.

Alternatively, immerse yourself in sporting heritage at nearby Rugby. See the birthplace of the game with a tour of Rugby School and visit the museum to trace how an oval ball travelled the world. The friendly town centre offers charming cafés and independent shops, while larger outlets can be found at Elliott's Field and Junction One retail parks on the outskirts of town.

The city of Coventry is also easily reached and brings a striking blend of old and new. The bombed-out cathedral ruins sit beside Sir Basil Spence's soaring modern masterpiece, creating a powerful backdrop for city life. The Wave Waterpark keeps children entertained on rainy days and for something unique FarGo Village plays home to creative studios, street food and weekend markets.

When you want the buzz of a big city, Birmingham delivers in droves. Shop at the Bullring and Grand Central, sample the thriving food scene or enjoy nights out in the Jewellery Quarter. Symphony Hall, the Hippodrome and the Library of Birmingham provide endless culture and when combined with arenas, galleries and major sporting fixtures, you have everything you could need within easy reach.



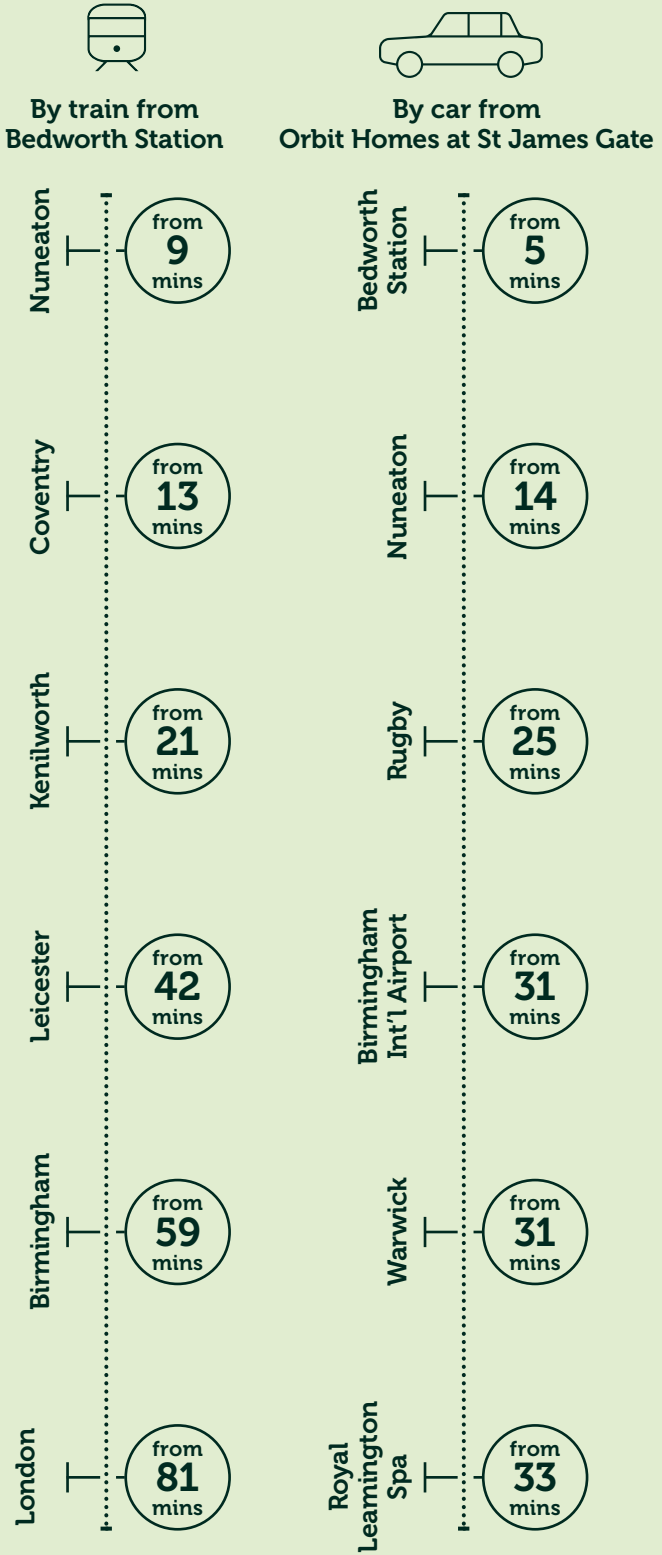
Weston Hall Hotel, Bulkington



Trinity Street Gardens, Coventry

Your place to connect...

Orbit Homes at St James Gates enjoys an excellent location served by outstanding transport connections via road, rail and air. The A5, M69 and M6 combine to offer seamless connections to Coventry, Birmingham, Leicester and beyond. As such, Birmingham International airport is an easy drive away, putting flights to hundreds of global destinations within reach. By rail, Bedworth Station connects directly to Coventry and Nuneaton, opening up routes to major cities such as Birmingham, Leicester and London.



Distances are approximate only and are taken from maps.google.com and nationalrail.co.uk



Orbit reserves the right to alter specification without prior notice. Please ask your Sales Consultant for current information when reserving your new home. Information correct at time of going to print. Images shown are from other Orbit show homes.

Specification

Kitchen

- Fitted kitchen with Urban White Symphony units and 40mm worktop*
- Integrated stainless-steel single oven 4 burner gas hob
- Stainless steel extractor hood
- Integrated 50/50 fridge/freezer
- Ceiling downlights
- Under wall unit lights

Bathroom

- Porcelanosa tiles to bathroom and cloakroom
- Alto Ecotherm thermostatic shower
- Chrome/glass shower screen over bath
- Mirror with shaver socket and light
- Heated towel radiator

Electrical

- TV point to living room, main bedroom and bedroom 2
- Telephone and data point to living room
- Mains wired smoke detector with battery back up
- Mains wired carbon monoxide detector with battery back up
- PIR light to front and rear entrance

Plumbing

- Gas fired central heating with combination boiler
- Thermostatically controlled radiators

Windows and Doors

- PVCu double glazed windows and doors
- Compliant multi point locking front door

Internal

- Walls and ceilings in Crown white emulsion
- Woodwork in Crown satin white
- Built in wardrobe to bedroom 1

General

- Carpets to hall, living room, landing and bedrooms
- Vinyl flooring to kitchen, bathroom, cloakroom and en suite
- Turf to rear garden
- Landscaping to front garden
- External tap to rear of property

* Individual choices are subject to stage of construction.



Homes to be proud of



“Shared Ownership was such a great way for us to finally buy a home of our own and we would definitely recommend it to others.”

Kyle and Chloe

Here at Orbit Homes, 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 this all affordable scheme at Orbit Homes at St James Gate providing rented and Shared Ownership, 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. The size of the share you buy is based on your circumstances, but 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 allows for a smaller mortgage and a smaller deposit. This means the idea of owning your own home in today’s challenging market is not so crazy after all.

Meet Kyle and Chloe, who purchased their new home at Calthorpe Gardens with the Shared Ownership scheme. Like many first-time buyers they dreamed of finding a place of their own that was affordable in today’s challenging housing market.

After researching their options, they chose to buy with Shared Ownership: “We didn’t have a full deposit for buying a house the conventional way and the Shared Ownership scheme was a great option for us at this point in our lives and more affordable than renting privately.”

The couple have always lived in Banbury and wanted to stay in the area, so our Calthorpe Gardens development was ideal for them, as they already knew the area well and it was close to where they both work.

And the fact that the homes were newly built was exactly what they were looking for: “It was nice to move into a home that no one else had been in - we could make it completely our own from the start.”

Costs can escalate when buying a new home, but the couple were pleased to discover our standard all-inclusive specification which saved them money: “Orbit Homes was a great new build option in Banbury as they were one of the few developers that included carpeting, vinyl flooring, integrated appliances and turf in the price.” *

“It’s been great to not have to worry about appliances and flooring and getting people in to do this - all we needed was furniture to host friends and family in our home comfortably.”

As first-time buyers they had many questions but received welcome support from our sales consultant: “Denise kept us updated throughout the various stages of the build process. She answered all our questions and sent us photos of our new home as the completion date drew nearer. She was just great!”

The couple moved into their new home this summer and couldn’t be happier: “It’s very peaceful here. At night there is very little light pollution, so being outside in the evening is very nice. And our friends and family all really love our new home and come to visit often.”

“Shared Ownership was such a great way for us to finally buy a home of our own and we would definitely recommend it to others.”

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

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 only through our work as responsible landlords in supporting our tenants 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 initiatives 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 schemes in the last six years through a range of 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, contributing 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 UK.

Orbit Earth

Orbit Earth was established to recognise the importance of protecting the environment and to 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



Enstone Leys, Enstone, Oxfordshire

Design standards

At Orbit, our vision is to take the lead in building thriving communities, and we recognise that to build a thriving community, great care and attention needs to be given to 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 in 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 it is fundamental to our mission. It is also essential to our creation of your place to thrive.





Orbit Homes at St James Gate
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Local Area

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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 September 2025. 07206-01.