



BIRNAM
MEWS

Your place to grow



INTRODUCING *Birnam Mews*

A new development of 60 homes in the charming Warwickshire village of Tiddington, around two miles from Stratford-upon-Avon, the birthplace of William Shakespeare.



At L&Q, we are dedicated to building homes you can be proud of and those at Birnam Mews are no exception. The collection of one, two, three and four bedroom houses, have been designed to reflect the character of Tiddington by using sympathetic materials and colours. This includes the distinctive Flemish bond brickwork pattern.

We place a large emphasis on quality and all of our homes at Birnam Mews come with a high specification. The homes are also larger than standard new build properties which brings benefits such as additional storage and more space for you and your family to enjoy.

We've made sure to incorporate plenty of nature into Birnam Mews with a majority of the homes having a view of green space. Two large squares form the heart of the community with enclosed play spaces for children and plenty of green space for nature to flourish.

As you might imagine of a collection of homes named after the famous wood in Shakespeare's Macbeth, careful attention has been paid to the selection of trees at Birnam Mews. We have chosen varieties for their appearance and potential for promoting biodiversity.

A peaceful home in what's certain to become a warm, welcoming community located in a traditional village in the green heart of England. Welcome to Birnam Mews.

"Your home of love"
William Shakespeare





EXPLORING *the place you call home*

When you choose a home at Birnam Mews, you open the door to a rich and varied lifestyle. Tiddington can trace its history back to a Roman settlement on a bend of the River Avon, known as Shakespeare's Avon. Today, it's a secluded, friendly village that embodies the best qualities of English country living.



Local area photography



Local area photography



VILLAGE *life*

Should you decide to make your home at Birnam Mews, you won't have to leave the village if you'd like to eat out or go for a drink. The Crown is a family-friendly locals' pub and Connolly's tapas bar often has live entertainment.

For your delicious daily bread, Knead It! Artisan bakery, housed in a picturesque 16th century thatched cottage beside the River Avon, may well be the best in Warwickshire.

You don't have to look far for excellent antique furniture and collectables. Bigwood Fine Art Auctioneers at the Old School saleroom in the centre of the village is regarded as one of the best auction houses in Warwickshire, with regular Friday auctions.

As you might imagine, there are also plenty of opportunities to enjoy a healthy outdoor lifestyle in Tiddington. Choose from walking or running along the River Avon, cycling in the peaceful Warwickshire countryside or a few rounds at the nearby Stratford-upon-Avon Golf Club.





DISCOVER *Stratford-upon-Avon*

Stratford-upon-Avon has been voted one of the top 25 places to live in the UK. Although it is best known for being the birthplace of William Shakespeare, Stratford-upon-Avon is a surprisingly lively, modern town.

There are plenty of shopping opportunities in the town, Bell Court is home to multiple clothing stores, a boutique cinema and many restaurants.

The Maybird Centre, 4.7 miles* from Birnam Mews is popular with locals and is home to all the big high street chains. There's also the Rosebird Centre, which includes a Waitrose supermarket and a pharmacy that serves as a medical centre.

Being so close to Stratford-upon-Avon is definitely one the great benefits of life at Birnam Mews.



Local area photography

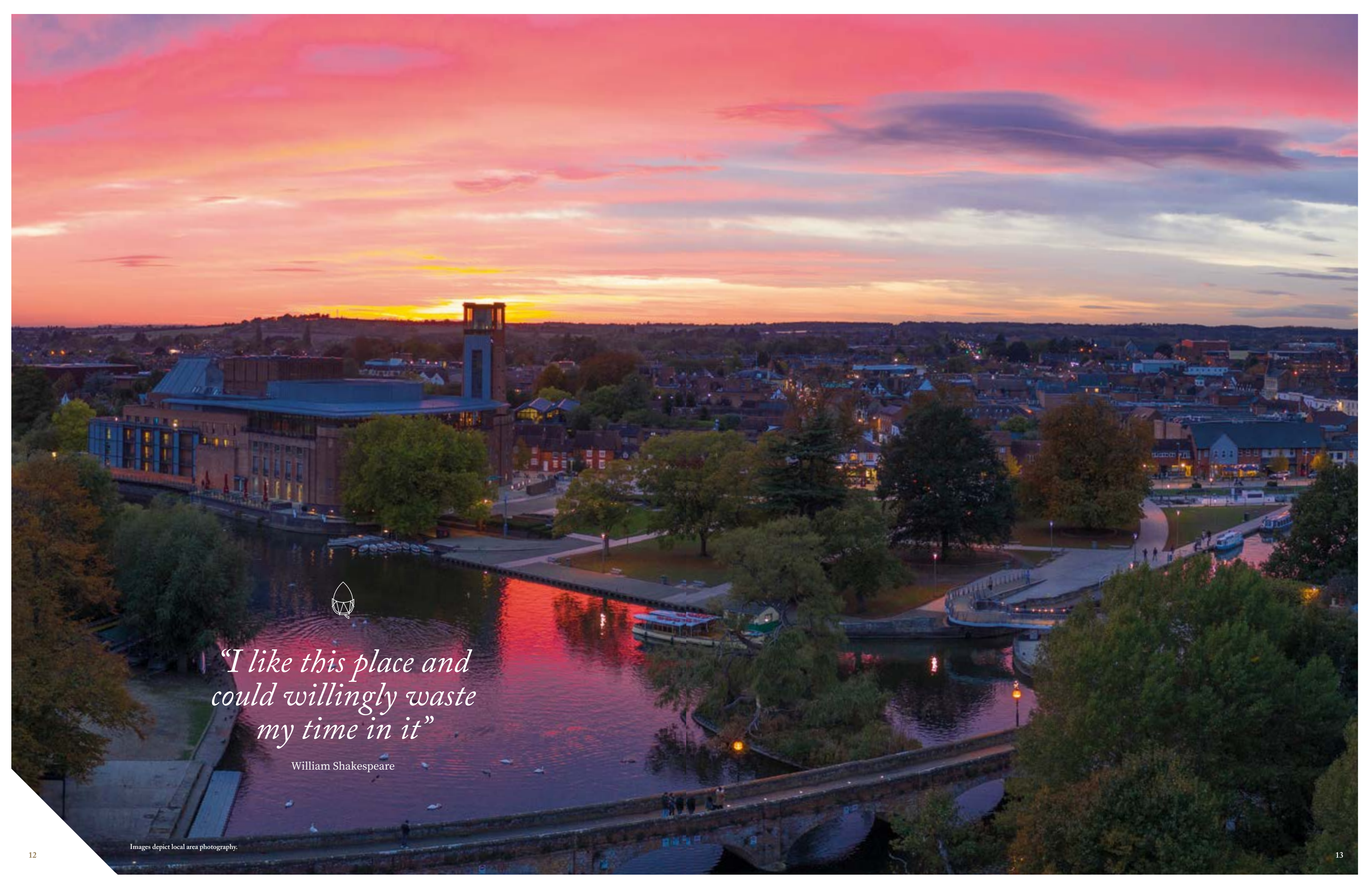


WINE *and dine*

The restaurant and bar scene in Stratford-upon-Avon is lively and varied, with plenty of watering holes to choose from. Popular restaurants include Lambs, a 16th century building that is now a stylish, cosy restaurant with many original features preserved. The Townhouse

on Church Street is a restaurant, bar and boutique hotel in a 400-year-old listed building serving your typical British home comforts. If you're in search of locally sourced ingredients served in a spacious, contemporary setting, The One Elm is extremely good value for money.





*“I like this place and
could willingly waste
my time in it”*

William Shakespeare



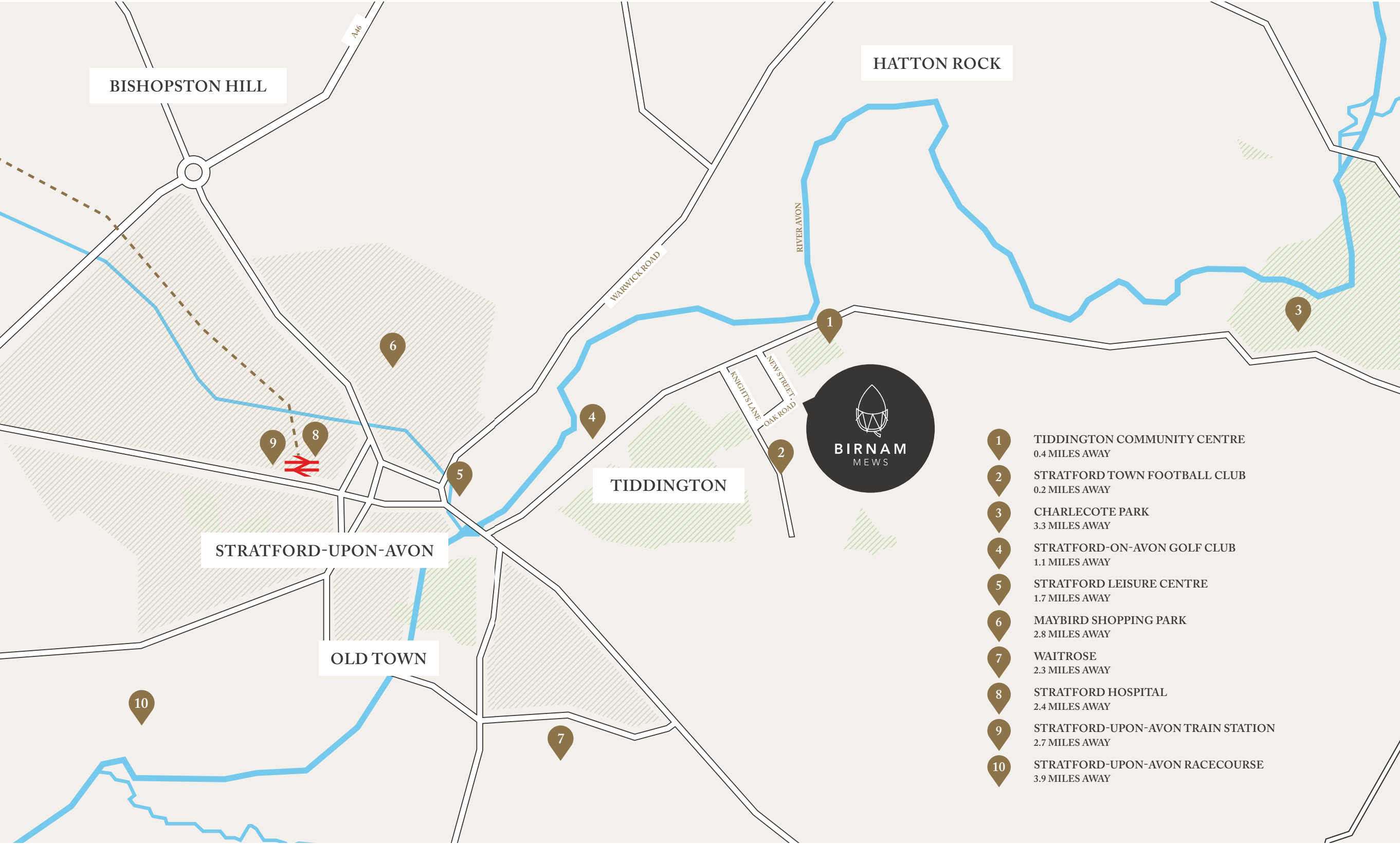
YOU COULDN'T BE
better located

At Birnam Mews, you're in the heart of the countryside but also well-connected. Stratford-upon-Avon is a little over two miles away and you're a few miles from the M40.

Birmingham is roughly 20 miles from Tiddington, which makes the area popular with commuters. There are trains on the hour from Stratford-upon-Avon and the journey takes just under an hour.

There is a direct link from Stratford-upon-Avon to London Marylebone, roughly two hours away. If you're heading further afield, Birmingham International airport is about 40 minutes from Birnam Mews by car.

"The world's mine oyster"
William Shakespeare



TRAVELLING BY CAR FROM
Birnam Mews

STRATFORD-UPON-AVON
TOWN CENTRE
10 MINS

WARWICK
22 MINS

ROYAL LEAMINGTON SPA
26 MINS

BIRMINGHAM NEW STREET
49 MINS

CHELTENHAM SPA
64 MINS



TRAVELLING BY TRAIN FROM
Stratford-upon-Avon

LONDON PADDINGTON
2 HRS **27** MINS

WARWICK
29 MINS

ROYAL LEAMINGTON SPA
33 MINS

BIRMINGHAM NEW STREET
48 MINS

CHELTENHAM SPA
118 MINS



LIVE LIFE *to the fullest*

Culturally, as you might imagine, you're spoilt for choice in Stratford. Apart from the delights of the theatre, there are excellent independent cinemas such as Everyman at Bell Court and the modern two-screen Stratford-upon-Avon Picturehouse.

If you fancy your chances of rubbing shoulders with the actors performing at Stratford's Royal Shakespeare Company and Other Place theatres, they sometimes like to unwind at Cox's Yard and the Dirty Duck.

Stratford's literary heritage has also inspired the bi-annual Stratford-upon-Avon Literary Festival. This is one of the most significant literary festivals in the UK.

When it comes to music, Stratford offers regular live shows. Or if you prefer dance music, Global Gathering's UK home is in Stratford-upon-Avon and is host to the best electronic musicians in the world.

You'll find branches of Anytime Fitness and Xtreme Gyms in the town alongside specialist yoga and pilates studios, plus several independent spa facilities.

There are plenty of opportunities to explore the great outdoors. If you're a keen golfer Stratford-upon-Avon Golf Club is nearby. If you like to walk, the canal route is perfect.



Local area photography



THE DIRTY DUCK

Tiddington Rd

1.1 MILES



STRATFORD'S ROYAL
SHAKESPEARE COMPANY

Waterside

1.1 MILES



STRATFORD-UPON-AVON
GOLF CLUB

Tiddington Rd

1.1 MILES



ANYTIME FITNESS

Maybrook Rd

1.5 MILES



COX'S YARD

Bridge Foot

1.1 MILES



XTREME GYM

Masons Rd

2.0 MILES



EDUCATION *for every stage*

Depending on the age of your children, there are plenty of excellent education opportunities around Tiddington. Stratford-upon-Avon College attracts many students from the UK and overseas.

As you might expect from a town with such a strong connection to the theatre, Stratford boasts an excellent theatre arts school. In the 30 years or so that it has been in existence, Stagecoach has helped over one million students on their way.



GRAMMAR SCHOOLS

King Edward VI School – 2.5 miles

Ofsted rating – Outstanding

Stratford Girls Grammar School – 3.6 miles

Ofsted rating – Outstanding



PRIMARY SCHOOLS

Alveston C of E Primary School – 0.2 miles

Ofsted rating – Good

Bridgetown Primary School – 1.8 miles

Ofsted rating – Good



SECONDARY SCHOOLS

Welcomes Hill School – 2.7 miles

Ofsted rating – Good

Stratford-upon-Avon School – 2.9 miles

Ofsted rating – Good



COLLEGE/UNIVERSITY

Shakespeare Institute – University of Birmingham – 2.3 miles

Ofsted rating – Good

Stratford-upon-Avon College – 2.8 miles

Ofsted rating – Good

“Learn good soul”

William Shakespeare





SPECIFICATION

your new home awaits



All homes at Birnam Mews have been designed to offer you opulent living in this countryside haven.

Kitchens have contemporary layouts, high-grade flooring and well-crafted cabinetry complete with downlighters to brighten your living space. Each home also includes the following fully-integrated appliances: dishwasher, fridge-freezer, oven, induction hob and a washer/dryer as standard.

Bathrooms are stylishly finished with heated towel rails, contemporary sanitaryware and chrome fixtures and fittings. En suites feature rainfall showerheads to ensure that you start each day feeling rejuvenated.

What's more, this high-quality specification is included at no extra cost. We take pride in knowing that we are handing over your home complete with everything you need from the very first day of living in it.

We offer no optional extras and dependent on the stage of build, the only decision to be made will relate to your colour palette: do you opt for a warm country-style hue with tones of oak and cream or perhaps a contemporary palette incorporating whites and subtle greys is more to your taste?*

As you'd expect, all homes are tastefully decorated so you can really make your house your home from the moment you move in. Most master bedrooms incorporate built-in hinged wardrobes and a stylishly designed en suite which really emphasises the spaciousness of these new houses.

Flooring throughout the homes at Birnam Mews is included at no additional cost and is an assortment of high-quality Amtico, luxurious carpet and sleek glazed porcelain tiling.

With regards to outdoor space, most homes at Birnam Mews come complete with French doors leading to turfed gardens inclusive of shed and paved areas**. Front gardens will be landscaped in accordance with the overall development plan.

The majority of houses come with at least two parking spaces and many have the functionality to position electric car points†.

L&Q have incorporated a timber frame system into building Birnam Mews. This brings benefits such as superior insulation and guaranteed product quality. This is being rolled out across a number of L&Q developments in the Counties to ensure we deliver to an exemplary standard. Quality is at the centre of everything we do.

As a charitable organisation, L&Q have a strong social purpose and we have looked to source local suppliers where possible. We have partnered with Baxi who are based in Warwick to provide all homes with combi-boilers and some bricks are handmade at Northcot Brick in the Cotswolds - just 29 miles from Birnam Mews.

All homes come with a 10-year NHBC warranty and 2 years of L&Q Customer Care.

For further clarification regarding the treatment of individual plots, please ask our Sales Associates. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty. *Options - Terms and conditions apply. Available on selected plots. Please speak to our Sales Associates for more information. **Outside space varies on selected plots. Please speak to our Sales Associates for plot specific details. †The Kingsbury does not have electric car charging points. Details correct at time of going to print. August 2019

Computer generated images are for illustrative purposes only.



BIRNAM MEWS

Site Plan

1 BEDROOM HOUSES

- The Kingsbury
Plots: 44, 45, 46 & 47

2 BEDROOM HOUSES

- The Dover
Plots: 48, 49, 50 & 51
- The Portchester
Plots: 25, 26 & 42
- The Portchester I
Plots: 6, 24, 27, 41 & 43
- The Winchester
Plots: 7 & 8

3 BEDROOM HOUSES

- The Knighton
Plots: 2, 9, 10, 11, 16, 17, 18, 19, 20, 29, 30 & 52
- The Tiverton
Plots: 12 & 13
- The Candleston
Plots: 5, 22, 28, 31 & 39

4 BEDROOM HOUSES

- The Kenilworth
Plots: 1, 3 & 4
- The Aldreth
Plots: 21, 23, 38 & 40

= Affordable Rent

BS = Bin Store

CS = Cycle Store

F = Potential location of FIRS





HOW TO *find us*

FROM THE M40

Leave the M40 at junction 15 and follow the signs for Cirencester/A429.

In 2.7 miles from the M40 roundabout turn right at the brown sign for Charlecote Park.

In 1.7 miles at the crossroads turn right onto Stratford Road/B4086.

In 2.2 miles curve left into Tiddington and keep on the B4086 to Stratford.

In 0.5 mile turn left onto Knights Lane.

Take the fourth exit on the left into Oak Road.

Birnam Mews is at the end of Oak Road.

FROM STRATFORD-UPON-AVON

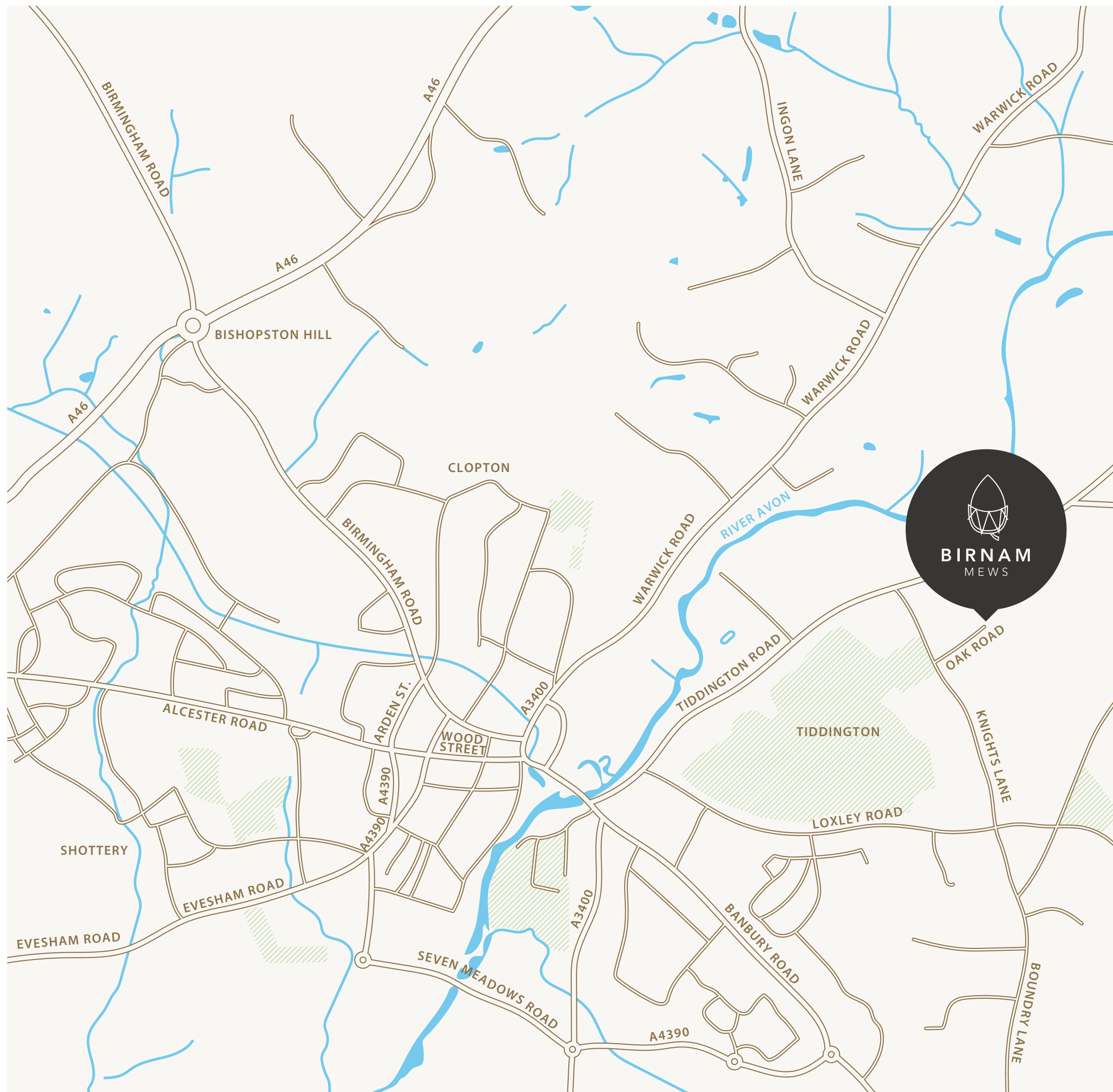
Leave the town centre on the east side and cross the Avon.

Turn first left after the bridge onto Tiddington Road/B4086.

Turn right after 1.1 miles onto Knights Lane.

Take the fourth exit on the left into Oak Road.

Birnam Mews is at the end of Oak Road.



ABOUT L&Q

L&Q is a leading residential developer, founded over 50 years ago because homes matter to everyone. It plays a key part in helping shape some of the most exciting, diverse and dynamic regions in the country, including London and the South East. L&Q creates high-quality homes and places people love to live. Its award-winning approach designs thriving communities to suit a whole range of aspirations, incomes and stages of life. It leads major residential and mixed-use developments and is committed

to working with like-minded partners to help solve the housing crisis and meet its vision to deliver 100,000 new homes.

L&Q invests in places for the long term. Its Community Foundation aims to build opportunity and confidence in each area and helps local people into sustainable careers. As a charitable housing association, every penny of any surplus is invested back into providing more new homes and services for its residents.

THE L&Q NEW HOMES WARRANTY

When you're ready to move in, our Quality Team will give you a personal introduction to your new home.

We will demonstrate how to operate your appliances and heating and talk you through any special features, all of which will be detailed in your personal Homeowners Manual. We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all our homes come with an L&Q new homes warranty.

This lasts for 2 years from the date of legal completion and covers

items not included in the NHBC Buildmark cover.

For the 2 year period, we guarantee items supplied as part of your new home, covering repairs needed due to faulty workmanship or materials.

The NHBC Buildmark cover is valid for 10 years from the date the building was finished. Your Sales Associate can provide you with more details on the L&Q Guarantee and the NHBC Buildmark cover.

You can also access the full terms and conditions on our website: lqgroup.org.uk

CONSUMER
CODE FOR
HOME BUILDERS
www.consumercode.co.uk



A SELECTION OF OTHER L&Q DEVELOPMENTS



Beauchamp Park, Warwickshire
lqhomes.com/beauchamppark



Saxon Reach, Buckinghamshire
lqhomes.com/saxonreach



Hoopers Green, Cambridgeshire
lqhomes.com/hoopersgreen



L&Q at Darwin Green, Cambridgeshire
lqpricedin.co.uk/darwingreen

All information in this document is correct at the time of publication going to print August 2019. Computer generated images are for illustrative purposes only and dimensions are not intended to form part of any contract or warranty. Individual features such as windows, bricks and other material colours may vary, as may heating and electrical layouts. Images provided of the proposed development do not show final details of gradients of land, boundary treatments, local authority street lighting or landscaping. We aim to build according to the layout, but occasionally we do have to change property designs, boundaries, landscaping and the position of roads, footpaths, street lighting and other features as the development proceeds. All services and facilities may not be available on completion of the property. Should you have any queries, please direct them through your legal representatives. The contents of this brochure should not be considered material information for the purposes of purchasing a home.



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Visit lqhomes.com/birnammews or call 01789 507 731
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