



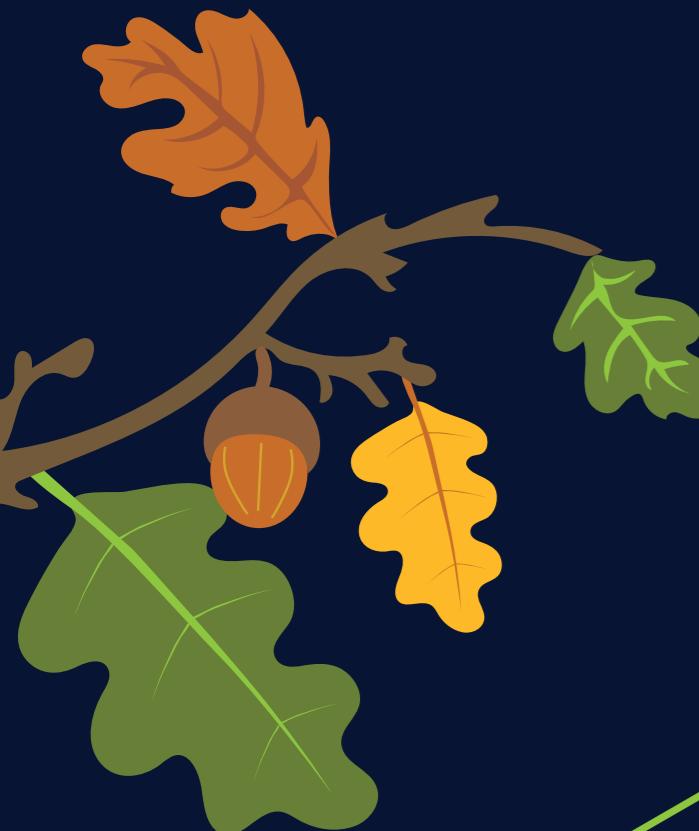
DALBY  
GATE

LE12



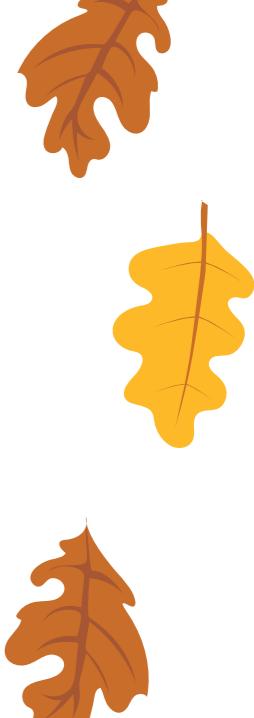
Pe|ham Homes

Discover countryside living in Old Dalby.  
**MODERN LIVING, VILLAGE CHARM.**



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living in Old Dalby.  
**MODERN LIVING,  
VILLAGE CHARM.**

# WELCOME TO DALBY GATE



Nestled in the picturesque village of Old Dalby, Leicestershire, Dalby Gate offers an exclusive collection of beautifully designed homes perfect for families, professionals, and downsizers alike.

Surrounded by rolling countryside, Old Dalby provides a peaceful and scenic backdrop while keeping you well connected. You'll be located just a short drive from Melton Mowbray, Nottingham, and Loughborough. Whether you're commuting for work or looking to explore the beauty of Leicestershire, you'll find everything within easy reach.

## Thoughtfully designed homes

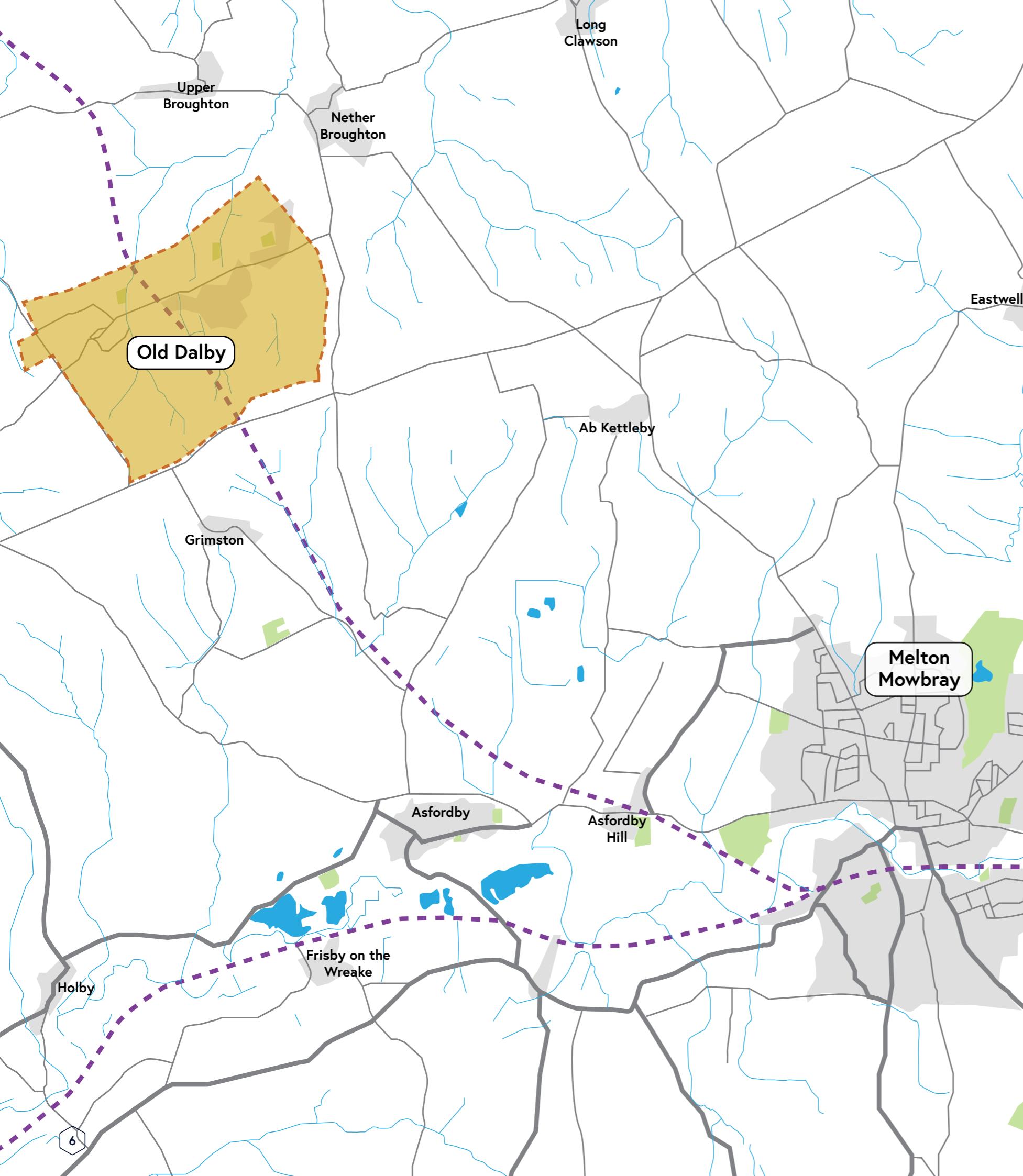
Each home at Dalby Gate has been carefully crafted with modern lifestyles in mind. Spacious interiors, high-quality finishes, and energy-efficient features ensure a home that is both stylish and practical. With a selection of two, three, and four-bedroom properties, you'll find a home that suits your need.

## A thriving village community

Old Dalby is more than just a location, it's a welcoming community. With a friendly village pub, local school, and beautiful countryside walks, you'll enjoy a lifestyle that embraces both relaxation and activity. Dalby Gate provides a rare chance to become part of a village where traditional values meet modern convenience.

# LIVING LIFE TO THE FULL





## What you'll find on your new doorstep

Old Dalby is located in Leicestershire in the district of Melton. These are some of the local highlights and amenities available in the area. They offer a blend of rural charm, excellent transport links, and access to great lifestyle opportunities.

### Local Market Town Melton Mowbray

Known as the Rural Capital of Food, this historic market town is famous for its Melton Mowbray Pork Pies and Stilton cheese. The town offers a range of independent shops, markets, supermarkets, and essential services.

### Melton Farmers Market and Cattle Market

A long-standing market tradition with fresh local produce, artisan goods, and livestock sales.

### Places to eat, drink and shop

#### Ye Olde Pork Pie Shoppe/Dickinson and Morris

A must-visit for lovers of the town's most famous delicacy.

#### The Crown Inn, Old Dalby

Local village pub serving real ales and seasonal food.

#### The Anchor Inn, Nether Broughton

Family run friendly village pub.

Sainsburys, Melton Mowbray - 15 minute drive.

### Outdoor and leisure activities

#### Belvoir Castle

A stunning historic estate with breathtaking gardens, events, and a shopping village.

#### Rutland Water

A short drive away, this major reservoir offers walking trails, cycling routes, watersports, and nature reserves.

#### Melton Country Park

Ideal for family walks, cycling, and enjoying nature close to the town.

#### Twinlakes Park

A family-friendly theme park with rides, animal experiences, and indoor play areas.

### Countryside walks

#### Old Dalby Woods

A peaceful woodland area for local walking and exploring.

#### The Wolds and Vale of Belvoir

Beautiful rolling landscapes, perfect for country walks and cycling.

#### The Grantham Canal

A scenic waterway offering great walking and wildlife-spotting opportunities.

### How to get around

#### Melton Mowbray Train Station

Direct links to Nottingham, Leicester, and Birmingham.

#### A46 and A606

Easy access to major road networks, making commuting simple.

#### East Midlands Airport

Less than an hour away for international travel.

### Schools and education

#### Old Dalby Church of England Primary School

A well-regarded local primary school.

#### Long Field Academy and John Ferneley College

Highly rated secondary schools in Melton Mowbray.

#### Loughborough and Leicester Universities

Both within easy reach for higher education.



# Home types



## ORCHARD

**Four-bedroom detached house with garage**  
**118m<sup>2</sup>**

This detached four-bedroom home includes a single garage. The ground floor offers a study, lounge and a spacious open-plan kitchen/dining area and a separate utility for added convenience. Bi-fold doors open onto a fully enclosed rear garden. On the first floor, you'll find three double bedrooms, one single bedroom, a family bathroom, and an ensuite to the master.



## CHESTNUT

**Three-bedroom detached house**  
**94m<sup>2</sup>**

This spacious three-bedroom detached home features a single garage. The entrance hall leads to the lounge, and a large open-plan kitchen/dining area with French doors to the enclosed rear garden. A utility room provides additional space off the kitchen. Upstairs offers two double bedrooms and one single, including a main bedroom with ensuite, plus a family bathroom.



## CEDAR/BIRCH

**Three-bedroom semi-detached house**  
**94m<sup>2</sup>**

This home includes parking, with car ports to selected plots. The entrance lobby leads to the lounge, and a large open-plan kitchen/dining area with French doors to the enclosed rear garden. A utility room provides additional space off the kitchen. Upstairs offers two double bedrooms and one single bedroom, including an ensuite to the master, plus a family bathroom.



## MAPLE

**Three-bedroom dormer bungalow**  
**93m<sup>2</sup>**

This charming semi-detached dormer bungalow offers a welcoming entrance hall leading to a cloakroom, shower room, and a ground-floor bedroom. The well-equipped kitchen opens into a spacious lounge and dining area with bi-fold doors to the rear garden. Upstairs, you'll find two bedrooms, one with ensuite bathroom. A private driveway provides parking for two vehicles.



## OAKWOOD

**Two-bedroom semi-detached house**  
**68m<sup>2</sup>**

This stylish two-bedroom home features a welcoming entrance hall with stairs to the first floor. The front-facing kitchen opens into a spacious, open-plan dining and lounge area. Upstairs, you'll find two generously sized bedrooms and a modern family bathroom. The property also benefits from parking for two cars.



## HAWTHORN

**Two-bedroom detached bungalow**  
**70m<sup>2</sup>**

This detached two-bedroom bungalow features an entrance lobby, with built-in storage, a convenient shower room, and two well-positioned bedrooms. The open-plan kitchen, dining, and lounge area flows into the enclosed rear garden via bi-fold doors. A private driveway offers parking for two cars.

# MAKE A HOUSE A HOME



At Dalby Gate, every home is built to a high specification, embracing sustainability, community, and nature. Thoughtfully designed to complement the village charm of Old Dalby, these modern homes blend seamlessly into their countryside surroundings while offering the very best in contemporary living.

## Crafted for comfort and efficiency

Each home at Dalby Gate is designed with energy efficiency in mind, helping to reduce running costs while minimising environmental impact. High-performance insulation, double glazing, and energy-efficient heating systems ensure your home stays warm and comfortable year-round.

## Beautiful interiors, designed for modern living

Step inside and discover stylish, well-appointed interiors that provide the perfect balance of comfort and practicality. Each home features:

- Contemporary kitchens with integrated appliances
- Elegant bathrooms with modern fittings and sleek tiling
- Quality fixtures and fittings throughout
- Spacious and flexible layouts, perfect for family life and entertaining.

## Thoughtful exteriors and outdoor space

The attention to detail continues outside, where each home benefits from:

- Private parking, with one or two spaces per home (selected plots include a garage)
- Rear gardens, fully turfed with a paved patio - perfect for outdoor living
- External lighting to the front and rear for security and convenience
- Outdoor taps for easy garden maintenance.

## A home built for the future

Dalby Gate isn't just a place to live, it's a place to grow, relax, and enjoy the best of countryside living. Whether you're a first-time buyer, a growing family, or looking to downsize, these homes offer the perfect combination of modern design, efficiency, and rural charm.

DISCOVER  
DALBY GATE,  
WHERE  
QUALITY,  
COMFORT, AND  
SUSTAINABILITY  
COME  
TOGETHER TO  
CREATE THE  
PERFECT HOME.

# SPECIFICATION

ALL PLOTS AT OLD DALBY



## Kitchen and utility

	Included as standard	Optional extra (subject to build stage)
Fully fitted Wren kitchen	✓	
Quartz worktop	✓	
Integrated appliances including: Fridge freezer Dishwasher Electric oven Induction hob Washer drier (not integrated if located in utility)	✓	
Cooker hood	✓	
Boiling water tap		✓

## Bathrooms, en-suites and cloakrooms

	Included as standard	Optional extra (subject to build stage)
Porcelanosa white bathroom suites	✓	
Lighted mirror in bathrooms and en-suites	✓	
Ladder style radiators	✓	
Porcelanosa tiling to ceiling height around baths and showers	✓	
Optional extra for additional half height tiling to rest of room		✓

## Lighting, heating and electrical

	Included as standard	Optional extra (subject to build stage)
Gas fired combi boiler	✓	
Smart heating control	✓	
Recessed spotlights in kitchen, bathrooms and en-suites	✓	
TV aerial point in living room and main bedroom	✓	
USB port to one socket per room	✓	
PV panels in roof	✓	
EV charging point	✓	
Intruder alarm	✓	
Light and power to garages	✓	
External light to front with motion detector	✓	
Smoke and CO2 alarms	✓	

## External

	Included as standard	Optional extra (subject to build stage)
Turf to rear and front gardens	✓	
Slabbed patio in buff riven slabs	✓	
Optional extra – additional slabbing available		✓
Outdoor tap	✓	
Timber fencing around rear gardens	✓	

## Windows, doors and walls

	Included as standard	Optional extra (subject to build stage)
UPVC windows	✓	
Composite UPVC door with four point locking system	✓	
Internal doors in oak with black ironmongery	✓	
White emulsion walls and white gloss woodwork	✓	

## Flooring

	Included as standard	Optional extra (subject to build stage)
Luxury vinyl tile flooring in kitchens, bathrooms and en-suites	✓	
Carpet to remaining areas	✓	
Optional extra to have whole ground floor and/or bedrooms in luxury vinyl tile flooring		✓



## The plan for the new community



### Key

- ORCHARD** 4-bedroom detached house with garage
- CHESTNUT** 3-bedroom detached with garage
- BIRCH** 3-bedroom semi-detached with car port
- CEDAR** 3-bedroom semi-detached
- OAKWOOD** 2-bedroom semi-detached
- MAPLE** 3-bedroom semi-detached chalet bungalow
- HAWTHORN** 2-bedroom detached bungalow

The development plan has been produced for illustrative purposes only and should not be relied upon for aspects such as boundaries, landscaping and property size.

Details for each property can be provided by your sales advisor.

## Our commitment to you

Pelham Homes Limited is owned by Nottingham Community Housing Association (NCHA). Pelham Homes is able to use the government's Gift Aid scheme to donate profits from the sale of homes in Old Dalby back to NCHA, where they are used to benefit people across the East Midlands.

### Your peace of mind matters to us

At Pelham Homes, we're committed to making your home-buying journey smooth, transparent, and reassuring. That's why we subscribe to and comply with the ICW Consumer Code for Builders.

The Code is designed to ensure that:

- You're treated fairly at all times
- Your individual circumstances, especially if you are vulnerable, are respected and supported
- You receive clear, accurate, and timely information about your new home - before and after purchase
- You have access to the ICW Dispute Resolution Scheme (DRS) should you need to seek a remedy
- You can be confident that we not only follow the Code, but are committed to upholding its standards.

For more details, please visit [i-c-w.co.uk/homeowners](http://i-c-w.co.uk/homeowners)

### New home warranty

Our homes come with a 10-year ICW warranty and a two year defects period with Norse Homes, from the date the homes are built.



## The benefits of buying a new home



READY TO  
MOVE IN



EVERYTHING  
IS NEW



NO CHAIN



MODERN LAYOUT



MODERN  
FACILITIES



ENERGY EFFICIENT, SAVE  
MONEY ON ENERGY BILLS



IMPROVED SAFETY  
AND SECURITY



A NEW COMMUNITY  
OF NEIGHBOURS AND  
FRIENDS



PEACE AND QUIET WITH  
NOISE MINIMISATION



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 **Pe|ham** Homes



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Some of the images shown are from other Pelham Homes developments and do not necessarily depict details which apply to this development. During the construction process it may be necessary to change items of specification to others of similar standard. The dimensions shown should not be used for carpet sizes, furniture or furnishings.