



CLAWSON GATE

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Find your perfect balance
in Long Clawson.

RURAL BEAUTY, MODERN LIVING.

Pe|ham Homes



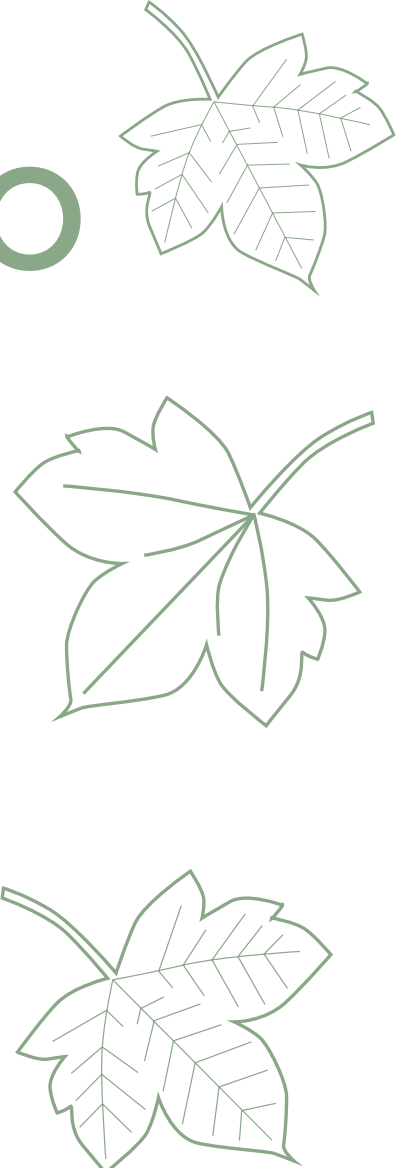


**Find your perfect
balance in
Long Clawson.**

RURAL BEAUTY, MODERN LIVING.



WELCOME TO CLAWSON GATE



Set in the charming village of Long Clawson, Clawson Gate brings you an exclusive collection of beautifully crafted homes in one of Leicestershire's most picturesque rural settings.

Surrounded by open countryside and village character, Long Clawson offers a peaceful way of life while keeping you well connected. With Melton Mowbray, Nottingham, and Loughborough all within easy reach, you can enjoy the best of both worlds - a tranquil village lifestyle with excellent access to nearby towns and cities.

Homes designed for modern living

Every home at Clawson Gate has been thoughtfully designed to complement today's lifestyles. Enjoy spacious layouts, high-quality finishes, and energy-efficient features that make everyday living both stylish and practical.

With a choice of three- and four-bedroom houses and three-bed bungalows, there's a home to suit first-time buyers, growing families, or those looking to downsize without compromising on comfort.

A village with heart

Long Clawson is more than just a beautiful location, it's a welcoming and vibrant community. With a range of local amenities, active community groups and scenic countryside walks right on your doorstep, it's a place where village life can truly be enjoyed.

Clawson Gate offers a rare opportunity to become part of a thriving rural community, enjoying the best of village living while remaining well connected to nearby towns and cities.

**COME AND DISCOVER WHY CLAWSON GATE
IS THE IDEAL PLACE TO CALL HOME.**

Discover the location



Nottingham

Clifton

Ruddington

Keyworth

East Leake

Loughborough

Barrow upon Soar

Silby

Radcliffe on Trent

Bingham

Cotgrave

A46

Old Dalby

A606

A607

Long Clawson

Melton Mowbray

How to get around

Nearest rail station: Melton Mowbray
Long Clawson connects easily to Melton Mowbray, Nottingham, and surrounding villages, offering simple access to larger road networks across Leicestershire.

Bus connections

Regular bus services from the village provide transport to nearby towns and amenities.

East Midlands Airport

Less than an hour away for international travel.



What you'll find on your new doorstep

Long Clawson is a picturesque village in the Melton district of Leicestershire, set within the rolling countryside of the Vale of Belvoir. It offers rural charm, strong community spirit, and easy access to nearby towns and cities including Melton Mowbray, Nottingham, Leicester and Loughborough.

Melton Mowbray - rural capital of food

Just a short drive away, Melton Mowbray is renowned for its food heritage and bustling market culture. It is famous for Stilton cheese and Melton Mowbray pork pies, both linked closely to Long Clawson's own cheesemaking history.

Melton Farmers Market and Cattle Market

A traditional market offering fresh local produce, artisan food, and livestock sales - an important hub for the wider rural community.

Places to eat, drink and shop

The Clawson Kitchen

A popular little cafe in the heart of Long Clawson.

Long Clawson Dairy

One of the UK's largest and most historic producers of Stilton cheese, a key part of the village's identity and a major local employer.

The Tap & Run, Upper Broughton

A country pub and kitchen.

The Anchor Inn, Nether Broughton

A proper welcoming countryside pub with good food.

Cropwell Bishop Creamery

Café and cheese shop.

Ye Olde Pork Pie Shoppe, Melton Mowbray

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

Dickinson and Morris, Melton Mowbray

One of the oldest and most renowned pork pie makers in the country.

Education and healthcare

Medical centres

A choice of healthcare services are available nearby, including Long Clawson Medical Practice, Melton Mowbray Hospital, Leicester Royal Infirmary and Queen's Medical Centre.

Long Clawson CofE Primary School

A well-established village school.

Long Field Academy and John Ferneley College

Highly rated secondary schools in Melton Mowbray.

Loughborough and Leicester Universities

Within easy reach for higher education.

Outdoor and leisure activities

Belvoir Castle

A spectacular historic estate offering gardens, scenic views, events, and walks - a major local attraction close to Long Clawson.

Melton Country Park

Perfect for family days out, walking, wildlife spotting, and cycling.

Twinlakes Park

A family-friendly theme park with rides, animals and indoor play areas, located just outside Melton Mowbray.

Countryside walks

Vale of Belvoir trails

Long Clawson is surrounded by beautiful rural landscapes, including rolling fields and historic routes ideal for walking and cycling.

Eastwell trig point walks

Popular walking routes from Long Clawson lead toward Eastwell, offering panoramic views across the Vale of Belvoir.

Historic local landmarks

Enjoy walks to features such as the Clawson Stone, an ancient megalith, and historic red-stone buildings including St Remigius Church.

Grantham Canal

The canal's towpath provides peaceful walks through the Vale of Belvoir.



Home types



CLAWSON - PLOT 1

Four-bedroom detached house with garage
138.6m²

A beautifully designed four-bedroom detached home featuring a spacious open-plan kitchen, dining and living area, separate study, utility room, and generous bedrooms including master with ensuite, set within a charming traditional setting. This home is complemented by a detached garage and private driveway.



BELVOIR - PLOT 2

Four-bedroom detached house with garage
142m²

A stylish four-bedroom detached home offering generous living space, including an open-plan kitchen dining area, separate living room and study, utility room, and master bedroom with ensuite. This home is complemented by a detached garage and a private driveway.



BELVOIR - PLOT 4

Four-bedroom detached house with garage
142m²

A stylish four-bedroom detached home offering generous living space, including an open-plan kitchen dining area, separate living room and study, utility room, and master bedroom with ensuite. This home is complemented by a detached garage and a private driveway.



DAIRY - PLOT 3

Four-bedroom detached house with garage
144.6m²

An attractive four-bedroom detached home featuring a spacious open-plan kitchen, dining and living area, separate study and utility room, with well-proportioned bedrooms including a master bedroom. This home is complemented by a detached garage and private driveway.

Home types



CLAWSON STONE - PLOT 5, 6

Three-bedroom semi-detached house

85.2m²

A charming three-bedroom semi-detached home featuring a spacious open-plan kitchen, dining and living area, downstairs WC, and well-proportioned bedrooms including a master bedroom. This home is set within an attractive, traditional setting with private parking for two cars.



MEADOWGATE - PLOT 9

Three-bedroom detached house

103.8m²

An attractive three-bedroom detached home featuring an open-plan kitchen, dining and living area, separate laundry room and downstairs WC. There are three well-proportioned bedrooms including a master bedroom with ensuite shower room which is located on the ground floor. This new home also benefits from a private driveway.



BEECHES - PLOT 7, 8

Three-bedroom semi-detached house

94.6m²

An attractive three-bedroom semi-detached home offering a spacious open-plan kitchen, dining and living area, separate utility room, downstairs WC, and well-proportioned bedrooms including a master bedroom. There is parking for two cars at the front of the property.



MEADOWGATE - PLOT 10, 14, 30

Three-bedroom detached house

103.8m²

An attractive three-bedroom detached home featuring an open-plan kitchen, dining and living area, separate laundry room and downstairs WC. There are three well-proportioned bedrooms including a master bedroom with ensuite shower room which is located on the ground floor. These new homes also benefit from a private driveway. Plot 30 also benefits from a single garage.



BEECHES - PLOT 15, 16

Three-bedroom semi-detached house

94.6m²

An attractive three-bedroom semi-detached home offering a spacious open-plan kitchen, dining and living area, separate utility room and downstairs WC, with well-proportioned bedrooms including a master bedroom with ensuite and a family bathroom. This home also benefits from private parking for two cars.

Home types



WOLDS - PLOT 11

Three-bedroom detached house with garage
108m²

A beautifully designed three-bedroom detached home featuring a spacious open-plan kitchen dining area, separate living room, utility space and downstairs WC, with well-proportioned bedrooms including a master bedroom with ensuite. This new home is complemented by a garage and driveway.



WOLDS - PLOT 17, 18

Three-bedroom detached house with garage
108m²

A beautifully designed three-bedroom detached home featuring a spacious open-plan kitchen dining area, separate living room, utility space and downstairs WC, with well-proportioned bedrooms including a master bedroom with ensuite. This new home is complemented by a garage and driveway.



WOLDS - PLOT 12

Three-bedroom detached house with garage
108m²

A beautifully designed three-bedroom detached home featuring a spacious open-plan kitchen dining area, separate living room, utility space and downstairs WC, with well-proportioned bedrooms including a master bedroom with ensuite. This new home is complemented by a garage and driveway.



MEADOWCROFT - PLOT 25

Three-bedroom detached house
77.8m²

A well-designed three-bedroom home combining style with energy efficiency, featuring a spacious kitchen dining area, separate living room, and downstairs WC. Upstairs offers a master bedroom with ensuite, two further bedrooms and family bathroom, complemented by stone exterior and private parking for two cars.



WOLDS - PLOT 13

Three-bedroom detached house with garage
108m²

A beautifully designed three-bedroom detached home featuring a spacious open-plan kitchen dining area, separate living room, utility space and downstairs WC, with well-proportioned bedrooms including a master bedroom with ensuite. This new home is complemented by a garage and driveway.

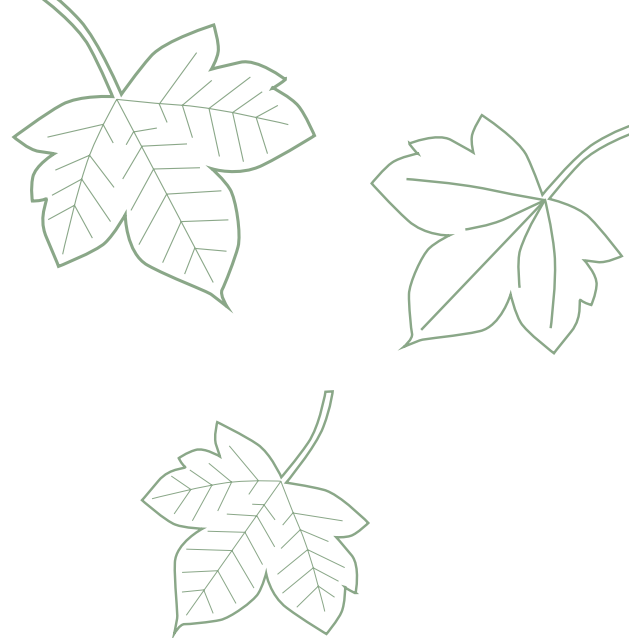


WILLOWBROOK - PLOT 31

Three-bedroom detached bungalow with garage
98m²

An attractive single-storey home featuring a generous kitchen dining space with bifold doors, separate living room and practical utility. Three spacious bedrooms include a master bedroom with ensuite, complemented by a stylish exterior, private garden and dedicated parking.

MAKE A HOUSE A HOME



At Long Clawson, every property is crafted with care, quality, and character. Designed to complement the charm of this sought-after village, these homes blend beautifully with their rural surroundings while offering exceptional standards of modern living. Here, contemporary design meets countryside tranquillity - creating a place where you can truly feel at home.

Crafted for comfort and efficiency

Homes at Long Clawson are built with energy efficiency at their core, helping you enjoy lower running costs while reducing environmental impact. High-performance insulation, efficient glazing, and modern heating systems work together to keep your home warm, comfortable, and cost-effective in every season.

Beautiful interiors, designed for modern living

Step inside and discover thoughtfully planned interiors that balance style with everyday practicality. Every home includes:

- 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

Attention to detail extends outdoors, giving every home practical, inviting spaces to enjoy. Features include:

- Private parking, with 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.

A home built for the future

Long Clawson isn't just a place to live - it's a place to grow, unwind, and embrace the best of rural village life. Whether you're taking your first step onto the property ladder, upsizing with family, or seeking a peaceful place to downsize, these homes offer the perfect blend of comfort, efficiency, and countryside charm.



DISCOVER LONG CLAWSON, WHERE QUALITY LIVING MEETS TIMELESS VILLAGE APPEAL.

The plan for the new community

This 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.



Key

- CLAWSON Four-bedroom detached house
- BELVOIR Four-bedroom detached house
- DAIRY Four-bedroom detached house
- CLAWSON STONE Three-bedroom semi-detached house
- BEECHES Three-bedroom semi-detached house
- MEADOWGATE Three-bedroom detached house
- WOLDS Three-bedroom detached house
- MEADOWCROFT Three-bedroom detached house
- WILLOWBROOK Three-bedroom detached bungalow
- BROOKVIEW Two-bed semi-detached First Homes and affordable homes
- PASTURES Three-bed semi-detached affordable homes

Our commitment to you

Pelham Homes Limited is owned by Nottingham Community Housing Association (NCHA) Group. Pelham Homes is able to use the government's Gift Aid scheme to donate profits from the sale of homes in Long Clawson 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

New home warranty

Our homes come with a 10-year ICW warranty from the date the homes are built. The first two years of the 10 year warranty are a defects period with Norse Homes.



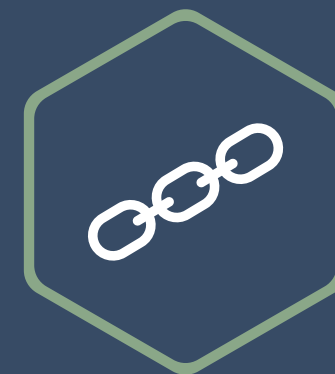
The benefits of buying a new home



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



SOLID
FOUNDATIONS

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What3words ///mildest.target.hazelnuts



The Pelham Homes logo, featuring the word "Pelham" in a white sans-serif font inside a dark blue square, followed by the word "Homes" in a smaller, dark blue sans-serif font.



The contents of this brochure are for general guidance and illustration purposes only. 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.