



# ORCHARD CROFT

*Stoke Prior - Plot 5*

*by*

EST. **BORDER OAK** 1980

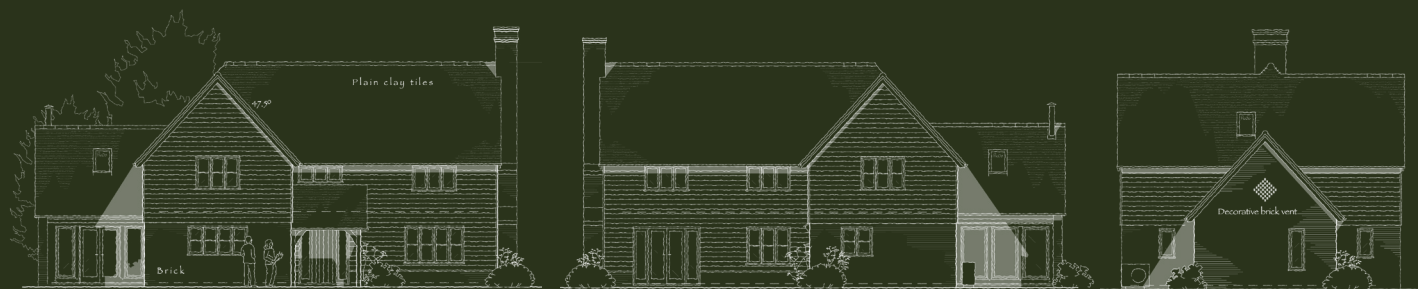


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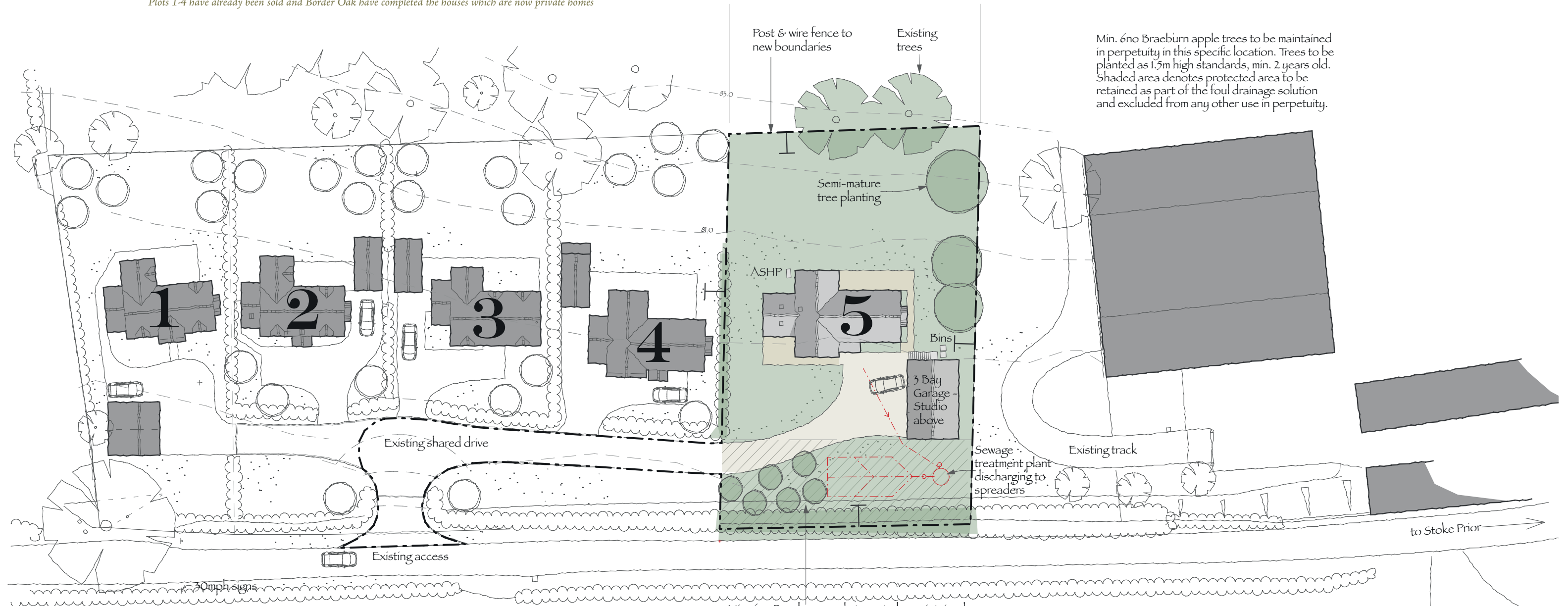
# ORCHARD CROFT

## Stoke Prior - Plot 5

A wonderful individual plot on the edge of the beautiful village of Stoke Prior, North Herefordshire.

Detailed Planning Approval granted for a generous Border Oak home with incredible views to the front and rear over unspoilt countryside and orchards and woodland.

*Plots 1-4 have already been sold and Border Oak have completed the houses which are now private homes*

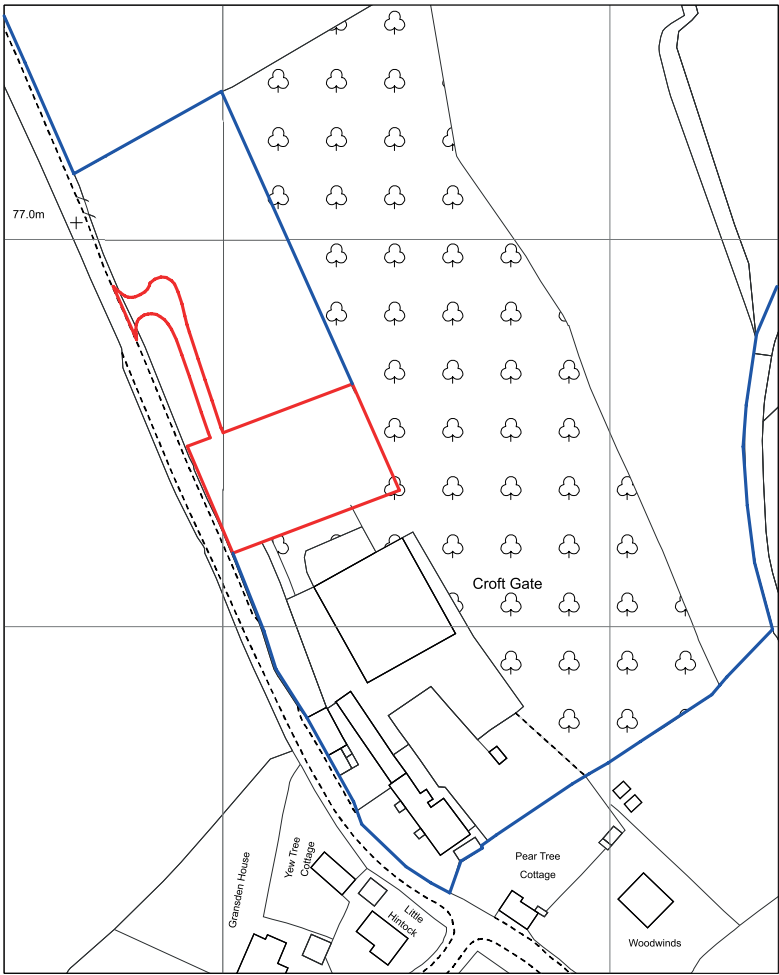




# THE EXISTING SITE

## *Stoke Prior - Plot 5*

The plot is unusually generous, and would complete an existing small development of just four Border Oak homes already built. A rare opportunity to commission your own super sustainable Border Oak home in a fabulous and peaceful location.





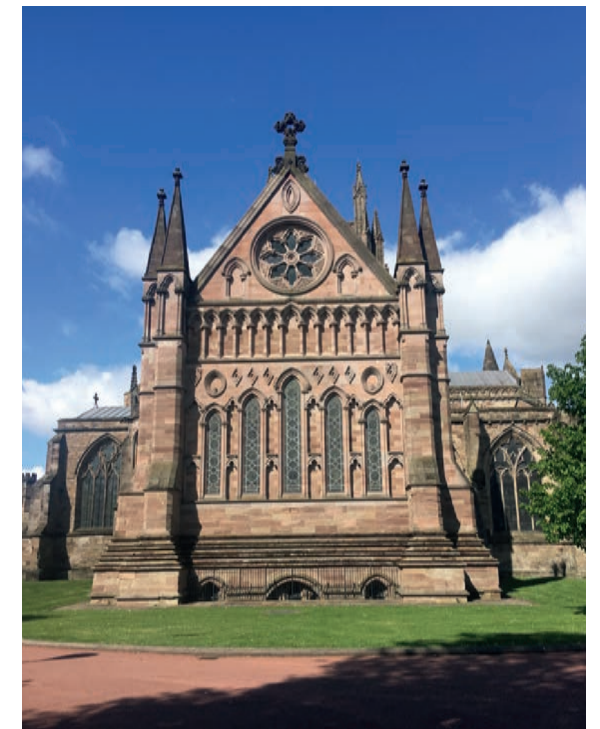
# THE SURROUNDING AREA

## *Stoke Prior - Plot 5*

Stoke Prior is a traditional Herefordshire village, with no main road, located approximately 1 mile from the market town of Leominster (with train and bus stations).

The village has a primary school and village hall, plus a highly regarded golf club with restaurant and bowling alley nearby. The renowned Newton Court farm shop and café/restaurant is just a few minutes away, as is 'Queenswood' and 'Bodenham Lakes' both managed by The Wildlife Trust.

There are easy transport links to both Hereford and Worcester. There are many walking and cycle routes around the parish.





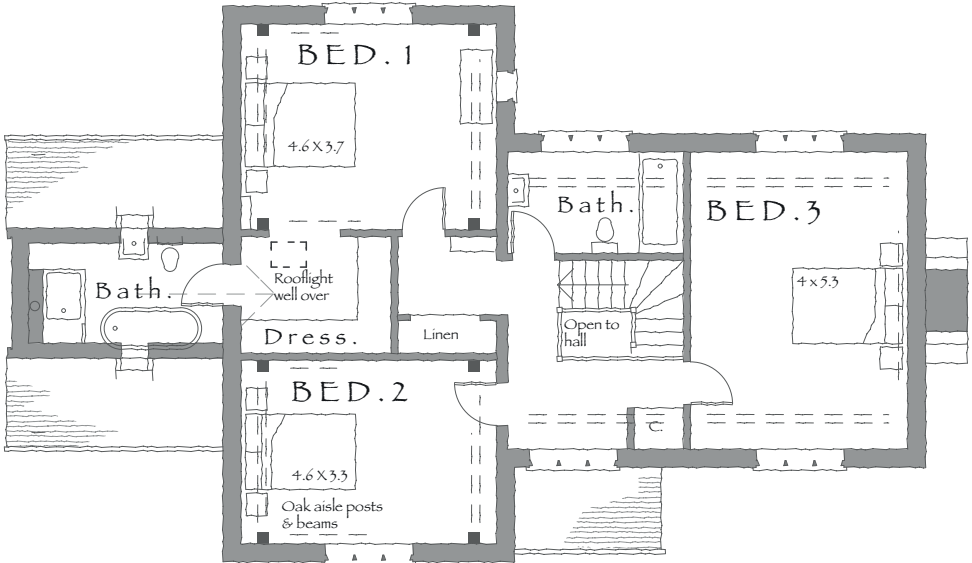
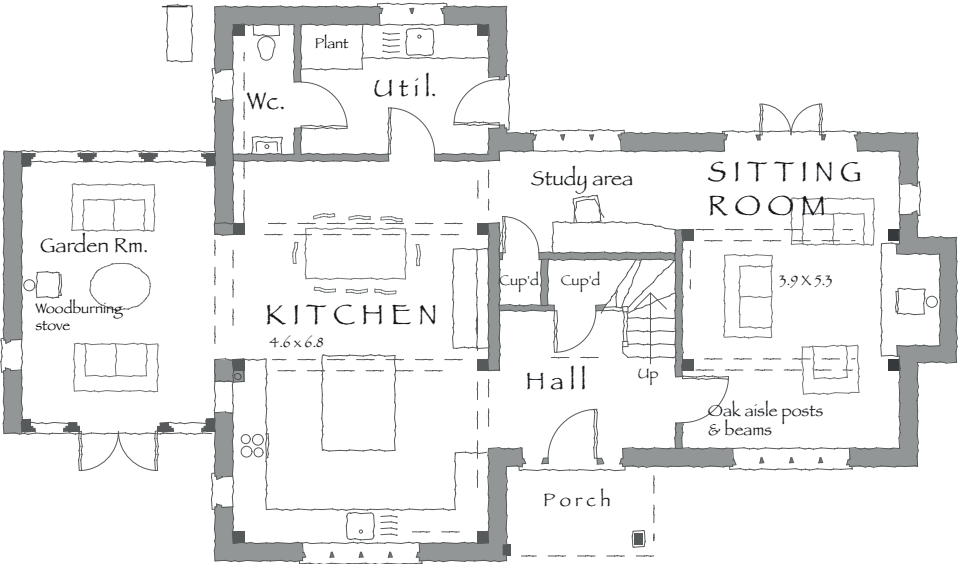
# PLOT 5

Stoke Prior



# PLOT 5 - FLOOR PLANS

Subject to minor amendments and changes during construction.





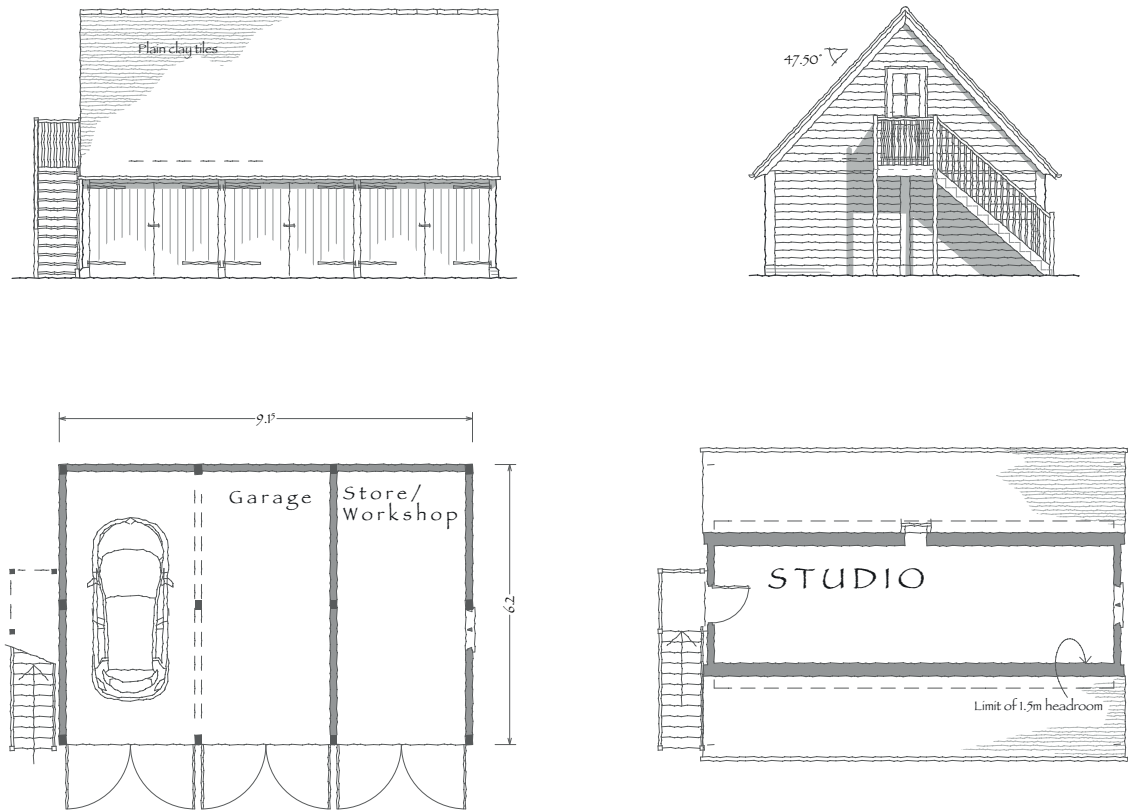
Features - Green oak porch, internal oak frame and glazed garden room, generous room sizes with views across rural Herefordshire. Super insulated, ASHP, underfloor heating and PV panels. Large garage barn with potential for a room above (studio, office, annex, extra accommodation etc).





PLOT 5 - OUTBUILDING PLANS

Subject to minor amendments and changes during construction.



Similar Home







## Nutrient Neutrality

In 2019, Natural England and Herefordshire Council halted all planning approvals for new homes in North Herefordshire after the River Lugg failed its ecological phosphate targets. Although it was later shown that new housing was not the cause of the excess nutrients, the planning moratorium remains in place. As a result, it has become extremely difficult to secure planning consent for self-build and custom-build plots.

In response, Border Oak co-founded the Herefordshire Construction Group to represent the sector, seek solutions, and give a voice to the self-build community. Since then, a few mitigation projects have emerged. Border Oak was the first to purchase council wetland credits for a small scheme in Luston and also the first to propose a ‘land use change’ project - replacing a high phosphate use (such as a cattle yard) with a low phosphate use (such as housing). This approach creates mitigation credits that allow new homes to be approved without environmental harm.

We are proud that Orchard Croft Plot 5 is one of the first approved schemes to use orchard planting to demonstrate zero phosphate output. Fruit and nut trees absorb phosphate, preventing any from entering the river. The orchard will also enhance biodiversity and provide the homeowners with fresh fruit. Border Oak continues to support efforts for catchment restoration.

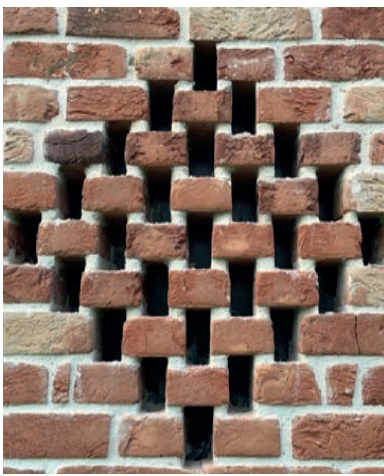
## Sustainability

Sustainability has always been our foundation. For over 45 years, Border Oak has led the way in environmentally responsible design and construction. We believe that creating your own home is a powerful way to live sustainably - without compromise.

Our homes are built to last for centuries and can be reused or adapted. We primarily use green oak, which stores carbon and supports rich ecosystems. It requires little energy to turn a tree into a home, and the carbon remains locked away for generations.

Each oak frame is handmade in our traditional workshops powered by renewable energy. We also specify a wide range of natural, sustainable materials. Border Oak is one of the few UK construction companies certified by both FSC and PEFC. We aim to minimise materials with high embodied energy, such as cement, concrete, and steel.

Our homes are extremely well insulated, virtually airtight, and designed to make the most of natural light and warmth. Air source heat pumps and solar panels are easy to include. We work with local suppliers and use efficient build systems that reduce water use and minimise waste, supported by our award-winning waste reduction programme.



## MATERIALS

We have selected a considered palette of natural textures and tone. Materials – Border Oak weatherboard, green oak frame, handmade brick and clay tile roof

*You can learn more about our sustainability approach on our website, or contact us to discuss in more detail.*





I've kept the pictures in their previous sections. Would you prefer I did a generalised inspiration from the photographs you sent?



All images used are for illustrative purposes only. Individual features such as sizes, fittings and other materials may vary.





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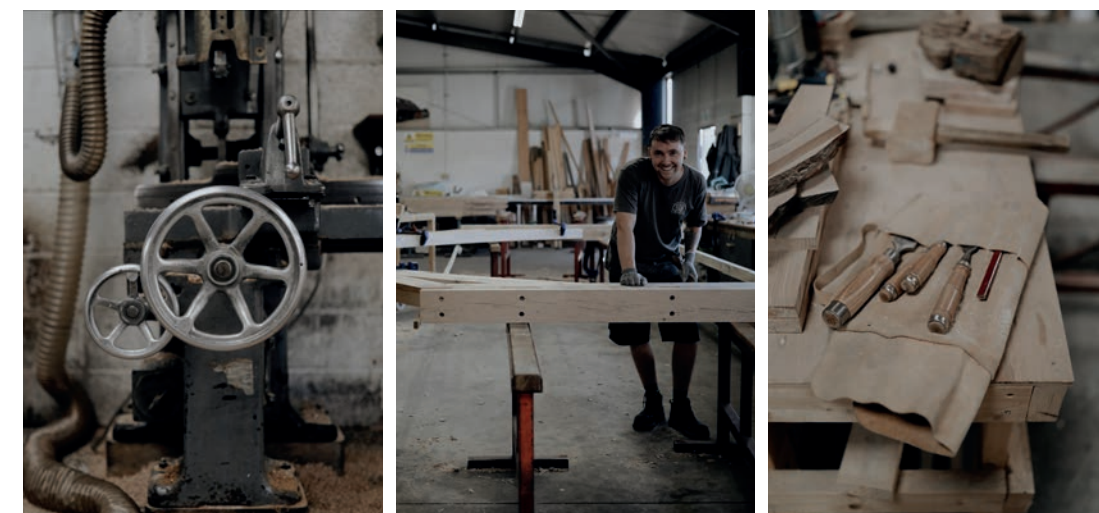




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The Border Oak workshops are located in on the Herefordshire Welsh border. Every frame is made by hand from only the finest restoration grade oak, selected by us from our long term partners. We combine technology and our specialist experience to design our frames in our own architectural studios, then translate these plans into exact frame drawings, using medieval and traditional carpentry methods to make beautiful structural frames. Designed and made to last for centuries.



## BORDER OAK

*Border Oak was established in 1980 by entrepreneur and architect John Greene, who revived the lost art of green oak framing in the UK. We have pioneered the sector ever since, designing and making thousands of oak framed homes across the world.*

All of our buildings are designed by us and made by hand in traditional workshops in rural Herefordshire, using only the finest green oak. Our strong reputation is built on a foundation of exemplary craftsmanship, unrivalled workmanship and superb customer service. Our buildings are distinctive - they celebrate the vernacular architecture, detail, and character, but reimagined for 21st Century living. Designed to sit well in their landscape and improve with every passing year.

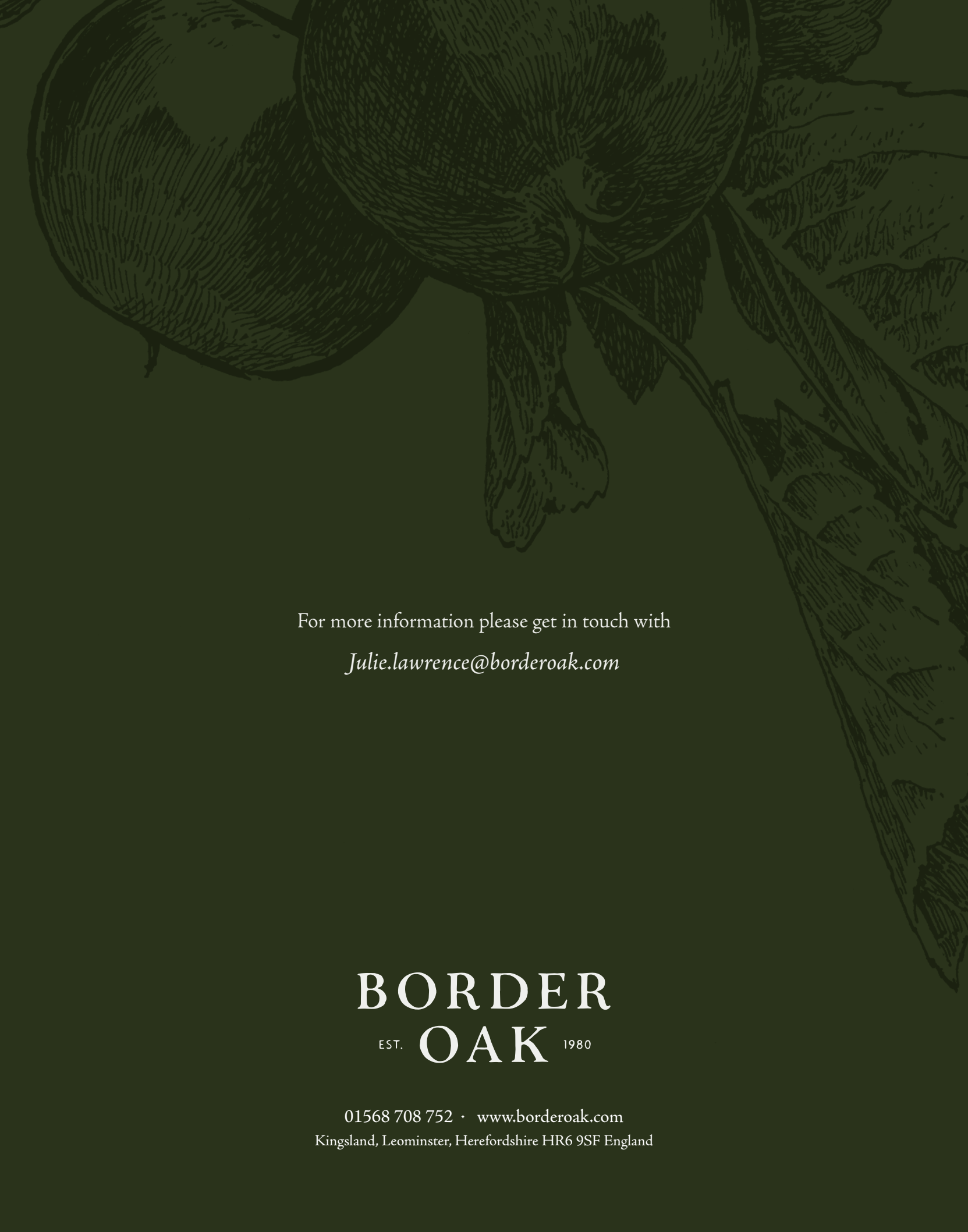
Our experience and knowledge is unmatched, with a proven ability to deliver wonderful projects on time, on budget and to exceed expectations. We believe that our buildings should last for centuries and we select natural and sustainable materials for our construction teams, always with a focus on quality and beauty.

Border Oak is now run by John's son in law Ben and his daughters Merry and Miranda, working alongside a highly skilled, dedicated and established team who simply love creating wonderful homes.



BORDEROAK.COM





For more information please get in touch with

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