



SEVERN MEADOWS

UPTON-UPON-SEVERN



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UPTON-UPON-SEVERN



WELCOME TO SEVERN MEADOWS

An impressive collection of 2-bedroom First Homes properties in the vibrant town of Upton-upon-Severn, nestled on the banks of the River Sever with views across to the Malvern Hills. Rural tranquility and urban accessibility come together effortlessly at Severn Meadows.





Bradford Street Arcade in Walsall (built c.1900) - one of the first projects by William Kendrick



Hillfort Place, Leckhampton - a previous development completed in 2024

TIME HONoured TRADITIONS

SINCE 1880, KENDRICK HOMES HAVE BEEN CRAFTING EXCEPTIONAL LIVING SPACES, A TRADITION BEGUN BY WILLIAM KENDRICK AND NOW PROUDLY UPHELD BY THE FIFTH AND SIXTH GENERATIONS OF THE KENDRICK FAMILY.

For over 140 years, we have made our mark on villages, towns and cities in numerous classical architectural styles. We have built everything from schools and hospitals to grand municipal buildings and a Victorian Arcade. In the Victorian tradition, our homes are designed with character and made to endure. Every brick laid continues that tradition of building homes that stand the test of time and with a deep pride in a job well done.

Our homes of today – designed from start to finish by our in-house design team – are informed by our heritage and are married with an interior style which evolves with the demands of modern living. Our developments have ranged from natural stone cottages and Tudor-style mansions to oak-fronted barns and modern townhouses. A time-honoured passion for perfection, craftsmanship and personal service are the traditions that guide our building of your new home.

CLASSICAL PROPORTIONS, ENDURING STYLE

Luxury is our standard and the finishing touches are what makes a Kendrick Home stand out.

We design and build flexible and considered rooms that can be furnished in any number of ways and used for different purposes. We build the house, you make it a home.



SEVERN MEADOWS

EXCLUSIVE LIVING

CREATING COMMUNITIES IS AT THE CORE OF WHAT WE DO, WE FOCUS ON SMALL AND MEDIUM SIZED DEVELOPMENTS TO ACHIEVE THIS. WE CELEBRATE THE INDIVIDUAL STYLE THAT EACH OF OUR HOME OWNERS BRING!

Our developments strive to deliver unique homes on fantastic plots. We seek to maximise open spaces for walking, playing and enjoying the private surroundings. Every lane, street and avenue on a Kendrick Homes development sees a variation of house styles, architectural details and elevational materials. Character is paramount.

We believe in creating spaces where families can grow, thrive, and create lasting memories.







SUSTAINABILITY

FROM INCEPTION TO COMPLETION, FROM DESIGN TO CONSTRUCTION TO LIVING, WE ARE COMMITTED TO REDUCING THE ENVIRONMENTAL IMPACT OF OUR HOMES.

We focus on clean electricity-generating technologies and integrate innovations in energy and heat efficiency to make your home more efficient and affordable to run. By carefully considering every stage of construction and collaborating closely with our supply chain to use the most sustainable materials, we ensure a greener future for you and the wider environment.



ENRICHING THE ENVIRONMENT

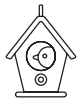
Our development in Upton-upon-Severn endeavours to enrich both the biodiversity within Severn Meadows and enhance the services and infrastructure in the wider community. We'll be providing over £970,000 towards the local area through the Community Infrastructure levy and money towards local facilities, including monies for school transport and community infrastructure.



**4 ACRES OF PUBLIC
OPEN SPACE**



**WILDFLOWER
MEADOW**



**WILDLIFE
SUPPORT**



**PLAY
AREA**

OUR TREE PLANTING PLEDGE

We help nature grow every time we build – by dedicating a newly planted tree in the National Forest for every home we construct. Strengthening woodland habitats, helping wildlife flourish and bringing people joy.

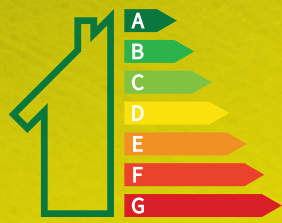




FUTURE PROOFED

THOUGHTFULLY DESIGNED FOR A SUSTAINABLE FUTURE.

We design and build homes with your future and the environment in mind. Our commitment to sustainability means we use eco-friendly materials and incorporate advanced technology to ensure your home remains energy-efficient and cost-effective for years to come.



Predicted energy efficiency rating B for all properties at Severn Meadows.

Main image shows previous development (The Martingales) at Newbold on Stour in Warwickshire.



OUR ENERGY EFFICIENT FEATURES



LOW ENERGY LIGHTING WITH LED TECHNOLOGY

Energy efficient lighting helps lower electricity bills and carbon dioxide emissions without reducing the quality of light in your home.



HIGH PERFORMANCE INSULATION

A typical house with no insulation loses 33% of heat through its walls and 25% through the roof. To combat this we install high performance insulation in our homes to keep you warm and reduce energy loss.



COMPOST AREA, RECYCLING BINS & RAINWATER BUTT

Where possible we ensure there are specific areas set outside for composting and recycling to help you do your bit for the planet. In addition we'll supply a rainwater butt to collect and store water to use in the garden.



HIGH PERFORMANCE UPVC, DOUBLE GLAZED WINDOWS

Energy-efficient glazing keeps the warmth inside your home, leading to a reduction in energy bills, and adds soundproofing from the outside world.



AIR LEAKAGE TESTED

Our homes are tested for air leakage to understand the air movement between the inside and outside of the building, eliminating cracks and gaps while ensuring proper ventilation.



THERMOSTATICALLY CONTROLLED RADIATOR VALVES

Self-regulating thermostatic radiator valves (TRVs) are used on all radiators to control the air temperature in a room and help to adjust your heating perfectly.



ELECTRIC CAR CHARGER

Charge your electric car at home with our dedicated home car charging points. This is not only convenient but works out cheaper than filling up a traditional petrol or diesel car.



A-RATED APPLIANCES

We aim to only install appliances in your home that are 'A'-rated, ensuring low running costs for your new home.



AIR SOURCE HEAT PUMP

Included on every property at this development, air source heat pumps are an alternative way to heat your home. This technology takes the warm air from outside and uses it to heat your home inside.



TEMPERATURE MANAGED COMFORT

Intelligently designed windows and modern ventilation technologies to help manage the temperature in your home.



THE MALVERNS

THE MALVERNS COVER A LARGE AREA IN WORCESTERSHIRE INCLUDING THE VICTORIAN SPA TOWN OF MALVERN AT THE FOOT OF THE HILLS, TENBURY WELLS IN THE BEAUTIFUL TEME VALLEY AND THE HISTORIC RIVERSIDE TOWN OF UPTON-UPON-SEVERN.

One of the most outstanding locations in England, The Malverns comprises stunning landscapes, beautiful towns and villages plus a range of festivals and attractions. The Malvern Hills themselves, linking Herefordshire and Worcestershire, dominate the landscape. This is an amazing destination for walkers of all ages whether you are interested in either a gentle stroll or an energetic trek along the top of the ridge to make the most of the fantastic views.

The area is also alive with festivals, theatre and music - thanks in no small part to the history of Edward Elgar - and now dominated by the popular Malvern Theatres complex. There is also the nearby Three Counties Showground with an enviable calendar of events including the RHS Spring Festival and the Malvern Autumn Show in September.

EXCEPTIONAL SCHOOLS

There are some exceptional schools wherever you look in this area.

As well the local primary school there at least a dozen other options within a 5 or 6 mile radius.

In addition, Worcester boasts the excellent King's School and Royal Grammar and nearby Bredon Hall School is a little further south while Twynning, Bredon Hancocks and Hanley Castle are also all Ofsted-rated Good.

Not forgetting, of course the excellent options in Malvern including The Downs school and the highly-acclaimed Malvern College.



UPTON-UPON-SEVERN

ONCE AN IMPORTANT PORT AND THE ONLY CROSSING OVER THE RIVER FOR MANY MILES, UPTON-UPON-SEVERN NOW BOASTS A FLOURISHING MARINA WITH PLEASURE BOATS ALONGSIDE A VARIETY OF DELIGHTFUL OLD BLACK AND WHITE BUILDINGS THAT INDICATE THE HISTORIC PROSPERITY OF THE TOWN.

There are good local amenities in this much-loved riverside town including a range of independent shops plus cafes, pubs and community facilities although more extensive shopping choices can be found in Malvern and Worcester.

The entrance to the town just over the bridge is dominated by the 'Pepperpot' - a distinctive medieval church tower topped by an 18th Century cupola in place of a spire - and this forms the backdrop to regular music festivals held throughout the year including the popular Jazz Festival that takes place at the end of June. With countryside walks, waterside views and cultural hotspots nearby, Upton is an ideal base for enjoying Worcestershire at its finest.



STAY CONNECTED

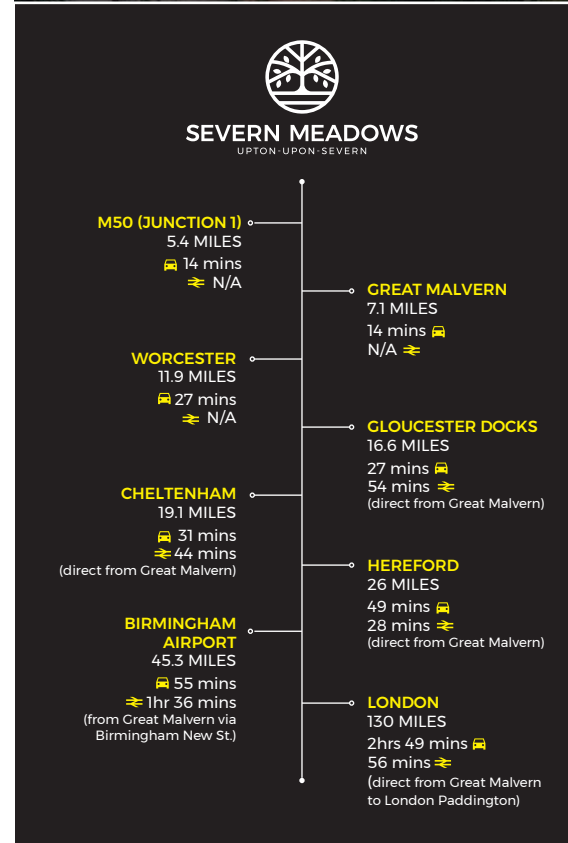
AT SEVERN MEADOWS, YOU CAN ENJOY THE SERENITY OF A BEAUTIFUL RIVERSIDE TOWN BUT STILL BE JUST MINUTES FROM ROLLING COTSWOLD HILLS TO THE EAST OR DRAMATIC MALVERN HILLS AND WALES TO THE WEST.

Positioned alongside the River Severn as it winds south towards Gloucester, Upton-upon-Severn is just 5 miles from the Motorway network with the M5 running to the east of the town and therefore means there are great road links north to central Birmingham or south to Cheltenham, Bristol and beyond.

The nearest mainline stations are at Malvern, Pershore and Worcester offering direct links to Birmingham, London, Hereford and South Wales. The direct service to London Paddington takes around two and a half hours from Great Malvern.



Connectivity doesn't stop at local infrastructure – your new home will help you stay connected via gigabit fibre at speeds of 900mb+



All travel times and distances are approximate.



SEVERN MEADOWS

OUT & ABOUT



CULTURE



THE 'PEPPERPOT' HERITAGE CENTRE

Perched above the river, this iconic former 13th-century church features a gilded crown and heritage exhibits, along with beautiful blooms from the Upton-in-Bloom team and helpful tourist info.



THE TUDOR HOUSE MUSEUM

Just a short stroll from Severn Meadows, this atmospheric 17th-century timbered house displays local artifacts and stories of Upton's past, from its trading history to quirky community tales.



UPTON BLUES & JAZZ FESTIVALS

Upton comes alive with music festivals in the summer – from blues to jazz and folk – drawing thousands to enjoy live performances across venues and riverfront pubs.

WELLBEING



SEVERN EXPEDITIONS DAY BOAT HIRE

Step into the sunshine and glide along the River Severn on a self-drive boat – no licence required. A relaxing, scenic way to uncover local riverside charms.



UPTON HAM NATURE RESERVE

An SSSI meadow with wildflowers and rich habitat, just moments from home. Perfect for gentle walks, peaceful reflection, and local wildlife spotting.



BROTHERIDGE GREEN NATURE RESERVE

A lesser-known gem just 2.5 miles away: a former railway corridor turned SSSI rich in butterflies – ideal for quiet strolls amid nature's rhythms.

CULINARY



YE OLDE ANCHOR INN

A charming timber-framed pub dating back to circa 1601, offering hearty pub classics, real ales, and a cosy atmosphere – right in the heart of town.



THE BOATHOUSE (TAPAS & WINE BAR)

Riverside dining at its best: tapas, Italian dishes, and a sophisticated gin & wine bar. Catch live music on the terrace while gazing at the Severn.



THE SWAN HOTEL, THE PLOUGH INN & THE KINGS HEAD

Riverside favourites offering scenic views and friendly vibes: The Swan's terrace looks over the river; The Plough hosts regular live music and welcomes dogs; The Kings Head delivers nautical charm and beer-garden bliss.

SITE PLAN



WELCOME TO SEVERN MEADOWS

The Severn Meadows development at Upton-upon-Severn offers a collection of 2-bedroom semi-detached First Homes properties. Located in a quiet spot off Welland Road in the Tunnel Hill area on the western edge of town in a delightful location with views of open fields beyond. This development continues our tradition of creating beautiful homes in desirable locations where high-quality external materials blend seamlessly with the surroundings.

Experience the impeccable Kendrick Finish, where every detail reflects our commitment to quality and harmony with nature.



HOUSETYPE KEY

- The Peony ~ 2 bedroom home
(A First Homes Property)
- The Rose ~ 2 bedroom home
(A First Homes Property)



SEVERN MEADOWS



Backed by HM Government

FIRST HOMES

WELCOME TO A UNIQUE OPPORTUNITY TO MAKE HOMEOWNERSHIP MORE AFFORDABLE!

Our First Homes scheme is designed to help you purchase your dream home at a significantly reduced price. This initiative makes it easier for individuals and families to step onto the property ladder.

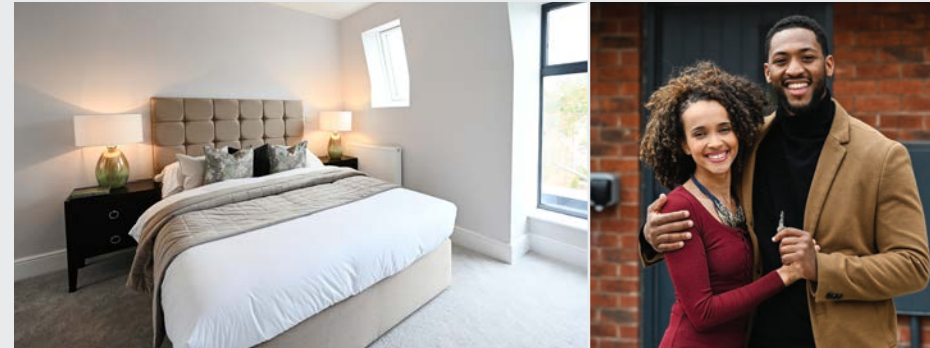
The scheme offers a select number of properties at a substantial discount from the full market value. By participating in this program, you can save a significant amount on the purchase price, making homeownership more accessible than ever before.

BENEFITS OF THE FIRST HOMES SCHEME

- **Affordability:** Significantly lower purchase prices make it easier to afford your dream home.
- **Quality Homes:** All properties are built to high standards, ensuring you get the best value for your money.
- **Community Support:** The scheme is designed to support local communities by prioritising local residents and workers.

Start your journey to homeownership today!

Don't miss this incredible opportunity to own a new Kendrick Home at a discounted price. For more information and to view our available properties under the First Homes scheme, visit our website or contact our sales team today.



How it works

Choose Your Home: Browse our range of eligible properties available under the First Homes scheme. Each home is handpicked to ensure it meets our quality and value standards.

Discounted Pricing

The price of each home in the scheme is discounted by up to 30% off the market value. This discount is designed to reduce the financial barriers to owning a home.

Eligibility Criteria

To qualify for the scheme, certain criteria must be met. These criteria ensure the scheme benefits those who need it most:

- Must be a first-time buyer or have a demonstrable housing need.
- Must meet local authority requirements, which may include living or working in the area.
- Must agree to maintain the property as your primary residence.

Application Process

Apply through our simple and straightforward process. Our dedicated team is here to guide you every step of the way, from application to handing over the keys to your new home.

Frequently Asked Questions

Q: Who is eligible for the First Homes scheme?

A: Eligibility is determined based on criteria such as first-time buyer status, local residency or employment, and specific local authority requirements.

Q: Can I sell my home purchased under the scheme?

A: Yes, but resale must comply with scheme conditions, ensuring the property remains affordable for future eligible buyers.

Q: How much discount can I expect?

A: Discounts typically range up to 30%, depending on the property and local market conditions.

Q: How do I apply?

A: Contact our sales team or visit our website to start your application. We will guide you through each step of the process.



THE PEONY ~ A FIRST HOMES PROPERTY

2 bedroom home ~ plots 19, 22 & 35 (semi-detached)



Backed by HM Government

WWW.KENDRICKHOMES.CO.UK





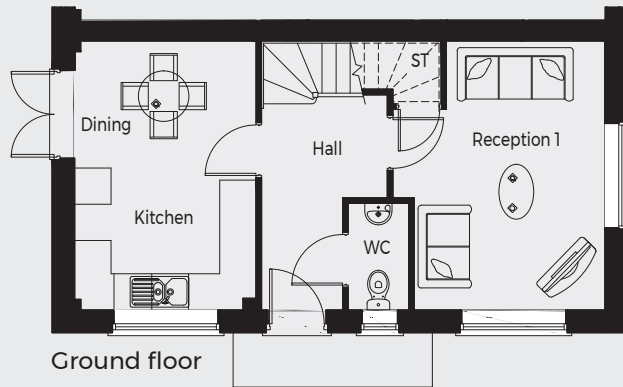
SEVERN MEADOWS

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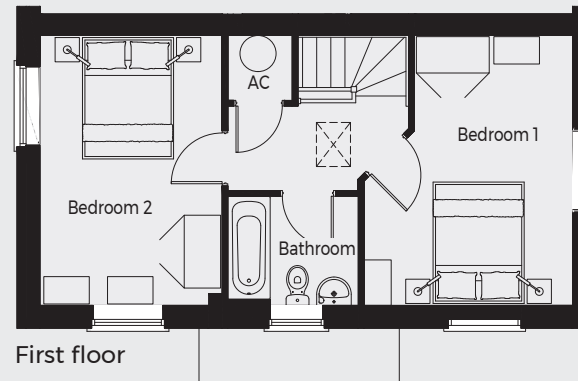
2 bedroom home ~ plots 19, 22 & 35 (semi-detached)



Backed by HM Government



Ground floor



First floor

GROUND FLOOR

Reception 1
4450 x 3157mm (14'7" x 10'4")

Kitchen
2350 x 2900mm (7'9" x 9'6")

Dining
2100 x 2900mm (6'11" x 9'6")

Cloak Room
1763 x 1000mm (5'9" x 3'3")

FIRST FLOOR

Bedroom 1
4450 x 3440mm (14'7" x 11'4")

Bedroom 2
4450 x 3000mm (14'7" x 9'10")

Bathroom
1700 x 2150mm (5'7" x 7'1")

Total house size:
855 sq.ft.

Plus two parking spaces.

WHAT ARE FIRST HOMES?

- First Homes is a national scheme designed to help first-time buyers purchase their own home at a more affordable price
- Enjoy a discount off the full market value of the property

WHO IS IT FOR?

- First-time buyers only – all applicants must be buying their first home
- Household income must be under £80,000
- You must be able to get a mortgage for at least 50% of the discounted price
- The home must be your only residence
- Some local eligibility rules may apply, such as having a local connection or being a keyworker
- Subject to availability, eligibility, and local authority approval. Terms apply



THE ROSE ~ A FIRST HOMES PROPERTY

2 bedroom home ~ plots 18, 23 & 34 (semi-detached)



Backed by HM Government

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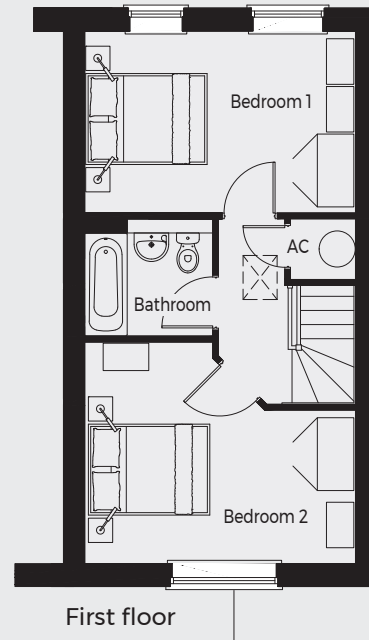
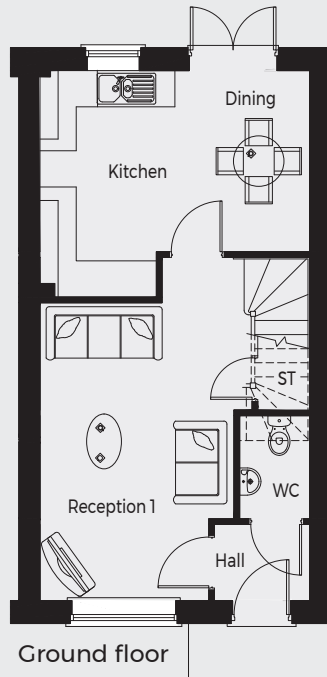
SEVERN MEADOWS

THE ROSE ~ A FIRST HOMES PROPERTY

2 bedroom home ~ plots 18, 23 & 34 (semi-detached)



Backed by HM Government



GROUND FLOOR

Reception 1
3225 x 4933mm (10'7" x 16'2")

Kitchen
2237 x 3750mm (7'4" x 12'4")

Dining
2227 x 3000mm (7'4" x 9'10")

Cloak Room
1157 x 1708mm (3'10" x 5'7")

FIRST FLOOR

Bedroom 1
4460 x 3000mm (14'8" x 9'10")

Bedroom 2
4460 x 3655mm (14'8" x 12')

Bathroom
2110 x 1935mm (6'11" x 6'4")

Total house size:
857 sq.ft.

Plus two parking spaces.

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BEAUTIFULLY DESIGNED

**CLASSIC DESIGNS BLEND SEAMLESSLY WITH EXQUISITE
MODERN INTERIORS.**

The Kendrick Homes team create the perfect canvas for you to express yourself. We build the house; you make it your home.



SEVERN MEADOWS



SPECIFICATION

LUXURY LIVING, PERFECTED - THOUGHTFULLY PLANNED LIVING SPACES AND STYLISH INTERIORS ARE JUST THE BEGINNING.

We understand the importance of the finishing touches that make a house a home. With the Kendrick Finish, every detail is crafted to deliver luxury as standard, ensuring an unparalleled living experience.







STYLISH KITCHEN

- Individually designed kitchen with laminate worktops*
- Electric fan assisted single oven and grill
- Four ring ceramic hob
- Soft closing doors and drawers
- Washing machine and tumble dryer plumbing and electrics*



CONTEMPORARY BATHROOMS AND ENSUITES

- Sanitaryware by ROCA with chrome fittings*
- Chrome towel rail radiators to bathroom, cloakroom and ensuite
- Thermostatic shower systems*
- White freestanding or standard bath in the main bathroom*
- Shower and screen in main bathrooms





HEATING, LIGHTING, ELECTRICAL AND MEDIA

- Electric Vaillant* air source heat pump with compatible water cylinder
- LED feature downlights throughout (where specified)
- Smoke detectors throughout
- TV point to the lounge and bedroom 1



ENERGY EFFICIENCY FEATURES

- Air source heat pump
- A-rated appliances
- High performance double glazed white UPVC flush casement windows and patio doors
- High performance insulation in the floor and walls
- Low energy lighting with LED technology
- Thermostatically controlled radiator valves
- All properties air leakage tested
- Electric car charger





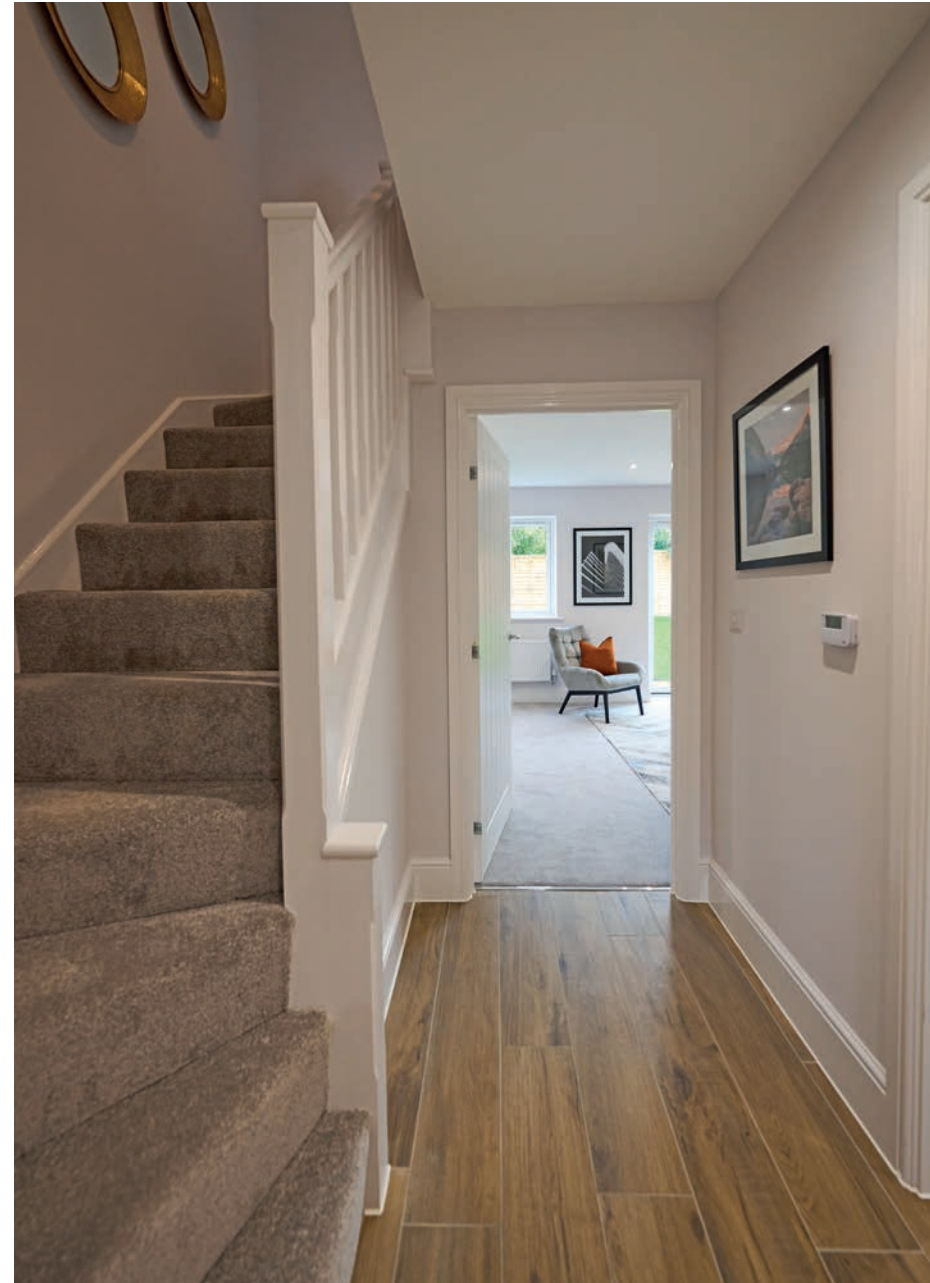
INTERNAL FEATURES

- White handrail and square fluted newel posts
- High performance composite front doors with chrome fittings
- Oak veneer internal doors with stylish chrome ironmongery
- Woodwork painted in white gloss



EXTERNAL FEATURES

- Front door, low energy, PIR controlled light
- Wired front doorbell
- External cold-water tap







PEACE OF MIND

**WE ARE DEDICATED TO CREATING BEAUTIFUL HOMES IN
INCREDIBLE LOCATIONS THAT ARE A JOY TO LIVE IN.**

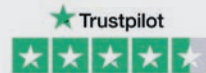
Combining traditional values of craftsmanship with 21st-century features and design, you can always expect a high level of specification with each and every one of our homes.

We believe in excellence with no exceptions. That's why we guide our customers through every step and ensure that every single home we build is personally quality-checked and signed off by a Director. Our high standards are backed by a 10-year Buildmark NHBC warranty for lasting peace of mind.



Protection for new-build home buyers

WHAT DO OUR CUSTOMERS THINK?



Our Trust Pilot reviews speak volumes about the quality of our homes and our commitment to customer satisfaction. Hear from our happy homeowners who have experienced the Kendrick Homes difference first hand.







SEVERN MEADOWS

UPTON-UPON-SEVERN



For more information about these beautiful homes at Severn Meadows please call our sales team on 01384 446200. Alternatively, scan the QR code below to visit our website and register your interest in this fantastic development in Upton-upon-Severn.





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SEVERN MEADOWS
UPTON-UPON-SEVERN

Severn Meadows
Saffron Grove, Off Welland Road,
Tunnel Hill, Upton-upon-Severn WR8 0SY