



# OLD YELLS YARD

FAIRFORD, GLOUCESTERSHIRE

Rooted in history. *Built beautifully.*



# WELCOME TO OLD YELLS YARD

**Old Yells Yard** is an exclusive new development of *just* nine beautifully crafted homes situated in the charming Cotswold town of **Fairford**. Offering a unique blend of contemporary design and traditional materials, these 2, 3 and 4 bedroom homes offer understated luxury in a peaceful, semi-rural setting.

Each home has been created with *style, comfort,* and *sustainability* in mind - featuring generous interiors, high-quality finishes and energy-efficient features including solar panels. Whether you're a first-time buyer, a growing family, or looking to downsize with ease, **Old Yells Yard** offers a rare opportunity to enjoy village life with excellent connections across Gloucestershire and beyond.

Built *beautifully* by





## LIFE IN FAIRFORD

Fairford is a charming market town in the *Cotswolds*, Gloucestershire, offering a blend of rural beauty and modern convenience. Close to Cirencester and Swindon, it features a historic high street with independent shops, cafés, and pubs, and is home to the renowned 15th-century St. Mary's Church. With excellent local schools, like Farmor's School, and easy access to nature, rivers, and walking trails, it's ideal for families and outdoor enthusiasts. Fairford also hosts regular markets and events like the **Royal International Air Tattoo**, making it a perfect place for *peaceful yet connected* countryside living.



Old Yells Yard, Fairford, Gloucestershire, GL7 4GY



# RICH IN HISTORY

This collection of *just* nine new homes has been carefully designed in line with adjacent 18th-century listed buildings within the **Fairford Conservation Area**. Adjacent to the development lies an open meadow and the Grade II listed Ivy Villa - an 18th-century home closely linked to the *Yells family*, a **significant part of Fairford's history**.

The site began as a small agricultural holding in the 18th century and was later used by the *Yells family* as a base for their building firm from 1858 to 1978, giving rise to the name '**Yells Yard**'.



Source: Fairford History Society

The family constructed and worked on many of **Fairford's homes**, leaving a *lasting legacy* in the town. A recent family member recalls the post-war boom years, when the business shifted from agricultural work to building:

“ They built a huge number of properties in the area, including Burdocks & Palmer Hall. They worked at The Retreat for Dr A C King-Turner & flourished after the war. ”

– Yells family member





# AWARD-WINNING HOMES



Building Excellence  
AWARDS 2019  
Regional Finalist



Building Excellence  
AWARDS 2020  
Regional Finalist



Building Excellence  
AWARDS 2022  
Regional Winner



Building Excellence  
AWARDS 2023  
Regional Winner



BUILDING EXCELLENCE  
AWARDS 2016  
REGIONAL FINALIST



As an **award-winning** developer, we've built a strong reputation for creating high-quality homes in carefully selected locations. From bespoke country residences to larger urban developments, we bring individuality and lasting quality to every project.

Our greatest strength lies in **our team** - a close-knit group that takes pride in attention to detail across design, construction, and aftercare.

By combining traditional craftsmanship with modern techniques and the latest green technology, we deliver homes that are *beautifully built, sustainable, and designed for modern living.*

richard  
james

## OUR TRUSTED SELLING PARTNER

We're proud to work with **Richard James Estate Agents**, a well-established local name with seven offices across Swindon and the surrounds. Their dedicated New Homes team provides expert guidance and access to a wide network of buyers.



**01793 688 705**

[newhomes@richardjames.uk](mailto:newhomes@richardjames.uk)






# FUTURE-READY LIVING

Old Yells Yard has been *thoughtfully* designed with the future in mind, blending modern technology with **eco-conscious living**. From sustainable building materials to energy-efficient features, like solar panels and air source heat pumps, every detail has been considered to create a development that's as **forward-thinking** as it is functional - ready for the way we live now, & how we'll live tomorrow.

## KEY FEATURES

-  Bioretention landscaping - Enhances stormwater management while supporting biodiversity and long-term resilience
-  Sustainable site design - In keeping with the Fairford Conservation Area and surrounding ecology
-  Electric vehicle charging points - Dedicated EV parking across the development for future-ready transport
-  Sustainable building materials - Responsibly sourced to reduce environmental impact during construction

## INSIDE YOUR HOME

-  Daikin air source heat pumps - Efficient, low-carbon heating and hot water
-  Integrated solar panels - Renewable electricity generation built in as standard
-  Low-energy LED lighting - Cost-effective, efficient lighting throughout
-  Energy-saving kitchen appliances - Reducing household energy consumption
-  Thermally efficient glazing and insulation - Enhancing warmth, comfort and energy performance

Future-ready. *Nature-friendly.*



- PLOT 1 Renovation of a Grade II listed home with parking and studio
- PLOT 2 4-bedroom detached home with carport and parking
- PLOT 3 3-bedroom home with garage and parking
- PLOT 4 3-bedroom home with carport
- PLOT 5 3-bedroom home with carport
- PLOT 6 3-bedroom home with garage
- PLOT 7 2-bedroom home with carport
- PLOT 8 2-bedroom home with carport
- PLOT 9 3-bedroom home with carport

Nine homes. *Crafted with care.*



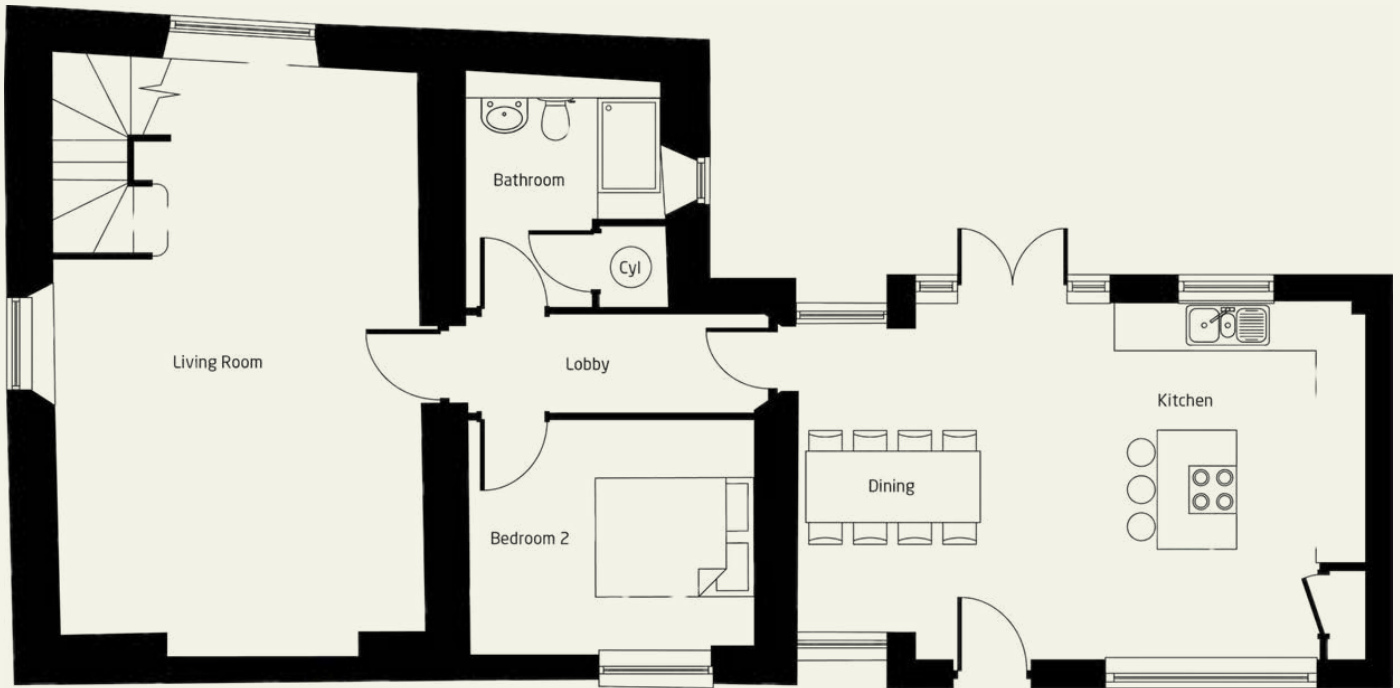
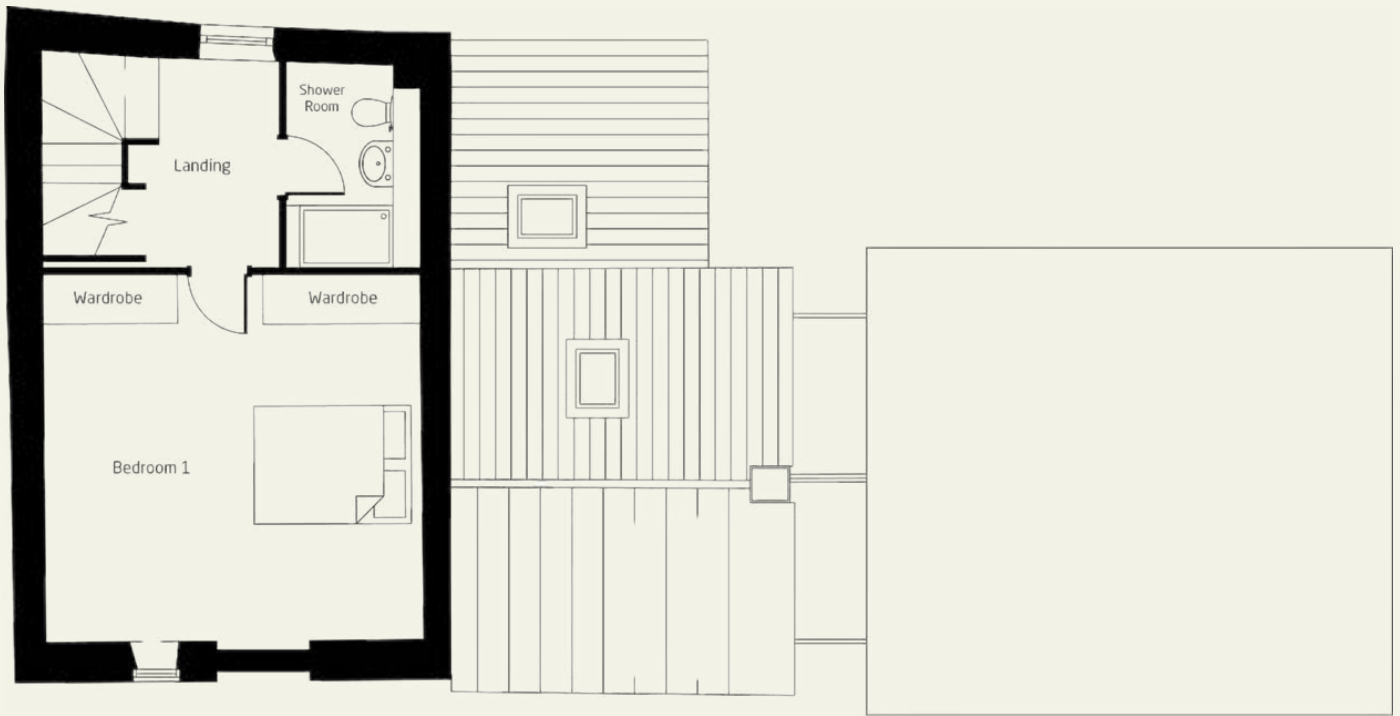
## PLOT 1

Computer Generated Images (CGIs) are for illustrative purposes only.

A *thoughtfully* designed renovation of a Grade II listed home offering spacious, flexible living across two floors.

This two-bedroom home will combine the historic charm of the site with contemporary design and modern technology to create the perfect Cotswold home. The ground floor features a well-proportioned living room and a generous open-plan kitchen/dining or entertaining space with access to the garden. A second double bedroom and family bathroom complete the layout.

Upstairs, the principal bedroom occupies the entire first floor, with twin fitted wardrobes and a private shower room. **Plot 1 comes with parking and a good-sized outbuilding**, which would be the perfect space to make into a studio, home office, gym or workshop.



Living Area	7.03m x 4.60m
Kitchen/Dining Room	7.10m x 4.49m
Principal Bedroom	4.63m x 4.49m
Bedroom 2	3.58m x 2.84m

The floorplans are intended as a guide only and are not to scale. While every effort has been made to ensure accuracy, dimensions, layouts and positions of doors, windows and fixtures may vary during construction. No responsibility is taken for any error, omission or misstatement. This information does not constitute or form part of any contract or warranty. Prospective purchasers should rely on their own enquiries and inspections. Any furnishings shown are illustrative only and not included in the sale.



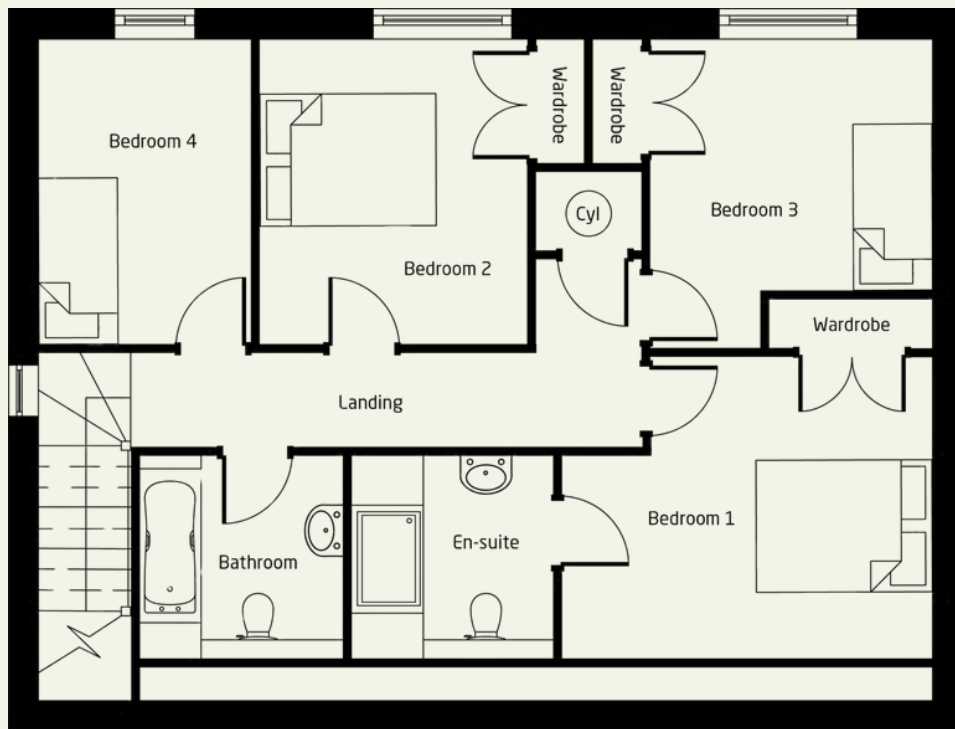
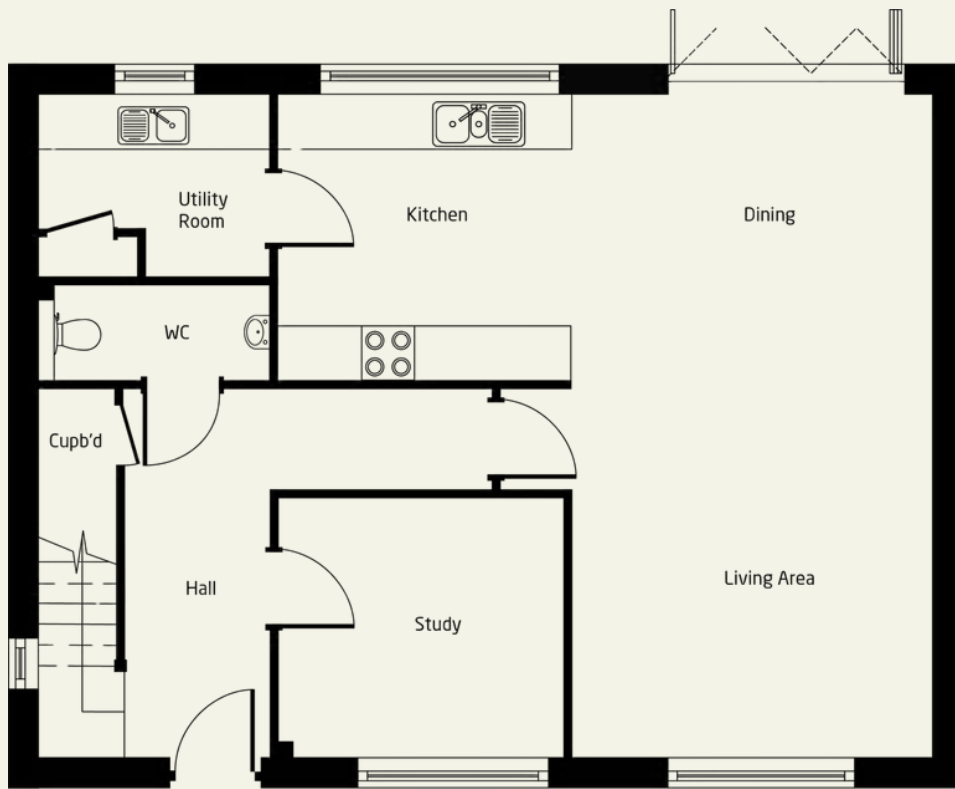
## PLOT 2

Computer Generated Images (CGIs) are for illustrative purposes only.

*A beautifully* crafted four-bedroom stone-built home with character & contemporary design.

The spacious open-plan kitchen, dining, and living area opens to the garden via bi-fold doors, making it ideal for family life and entertaining. A separate study, utility room, WC, and ample storage complete the ground floor.

Upstairs, the principal bedroom features built-in wardrobes and an en-suite, while three further bedrooms and a family bathroom offer flexible space for growing families. Set within a peaceful courtyard setting with parking and eco-conscious design features. **Plot 2 also includes a car port.**



Living Area	4.26m x 4.04m
Kitchen/Dining Room	7.38m x 3.20m
Study	3.18m x 2.88m
Utility Room	2.59m x 2.04m
Principal Bedroom	4.22m (max) x 3.41m
Bedroom 2	3.42m x 3.03m
Bedroom 3	3.47m (max) x 3.21m
Bedroom 4	3.41m x 2.37m



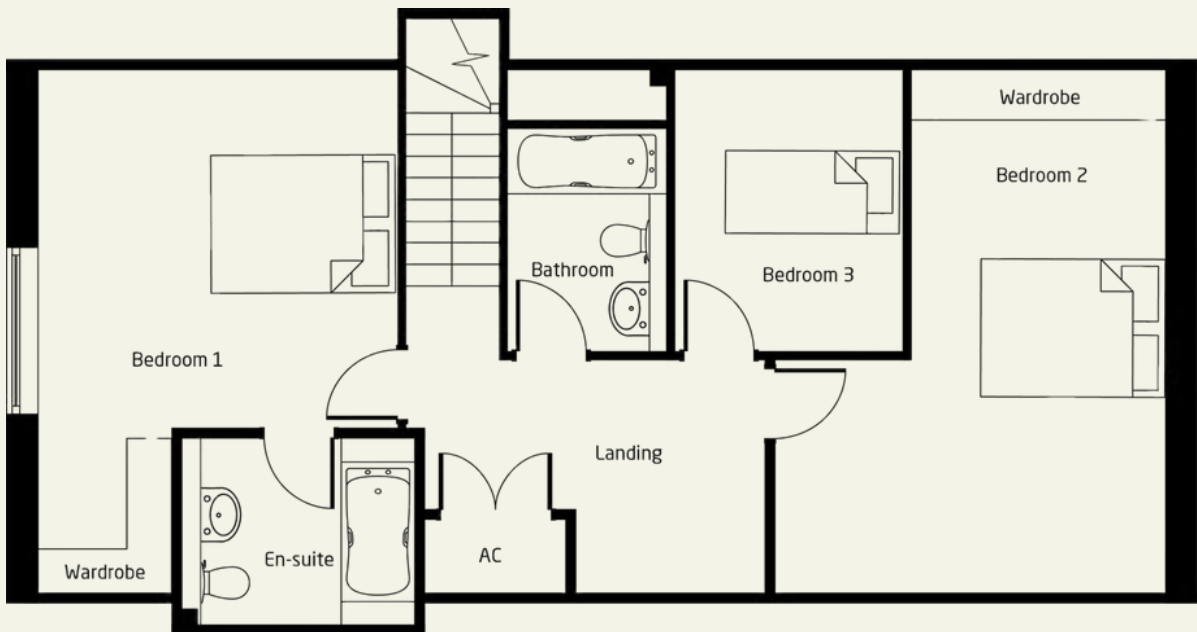
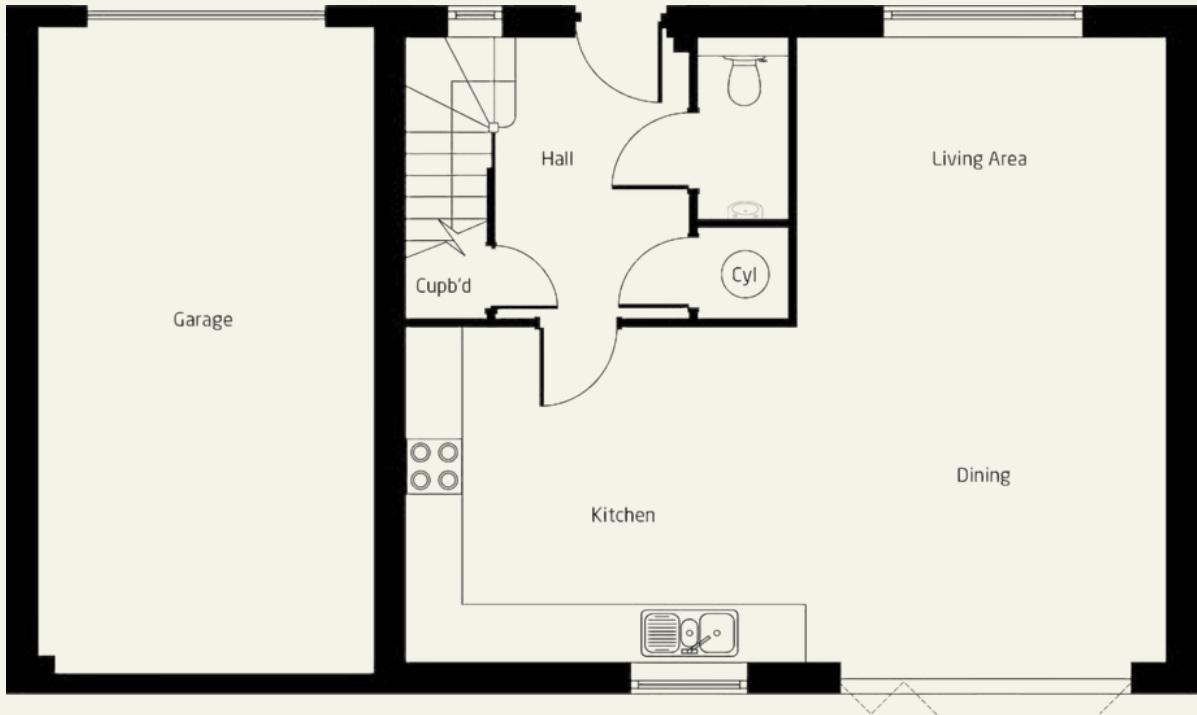
## PLOT 3

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An *exquisite* three-bedroom home, offering generous proportions & a considered layout for modern family living.

The ground floor is centred around an open-plan kitchen, dining and living area that opens directly to the garden - perfect for entertaining or relaxed evenings at home. A welcoming hallway with WC, understairs storage, and integral garage adds everyday convenience.

Upstairs, the principal bedroom enjoys fitted wardrobes and a stylish en-suite. Two further bedrooms share a sleek family bathroom, and there's additional storage space off the landing. Ideal for growing families or downsizers seeking space with comfort. **Plot 3 includes a garage and parking.**



Living Area 3.99m x 3.15m  
 Kitchen/Dining Room 8.25m x 3.60m

Principal Bedroom 5.69m (max) x 3.88m (max)  
 Bedroom 2 5.69m (max) x 4.25m (max)  
 Bedroom 3 3.06m x 2.46m



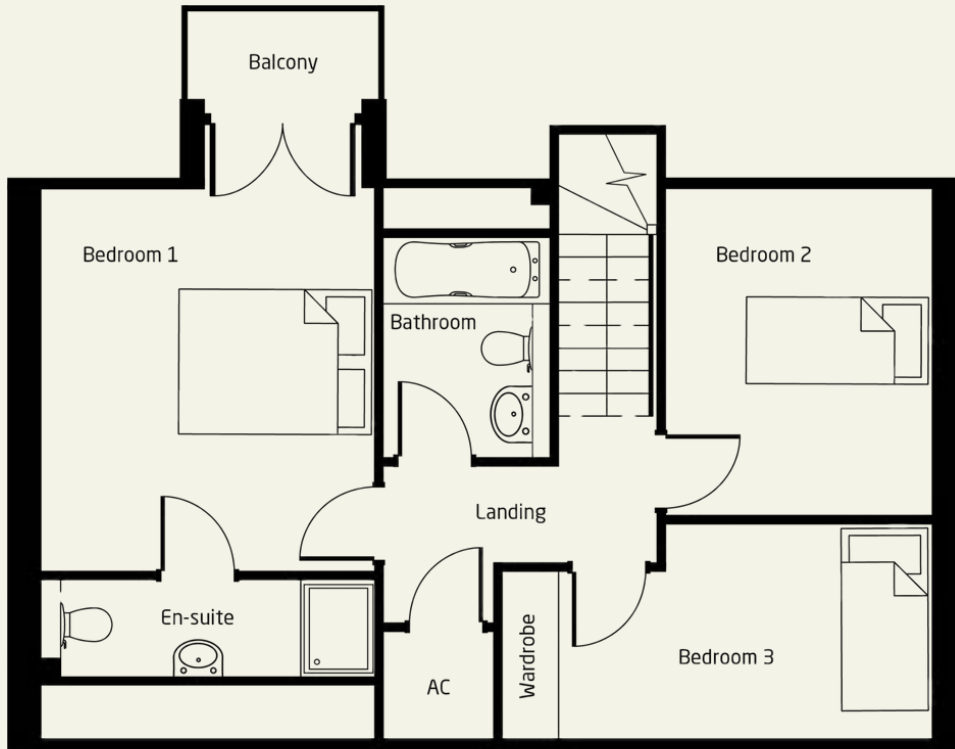
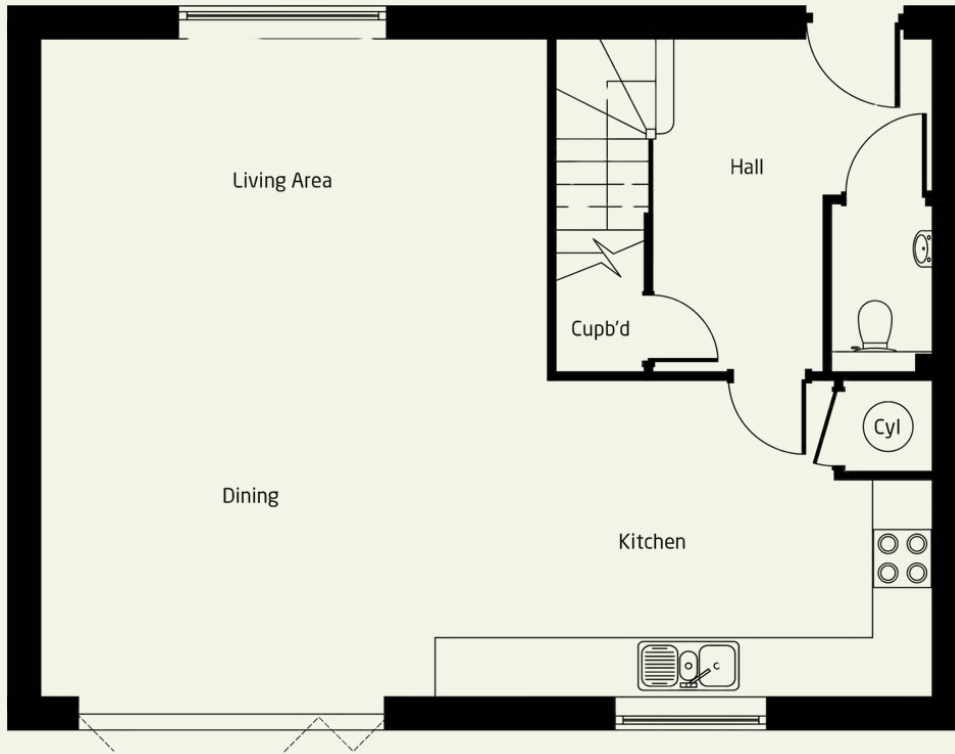
## PLOTS 4 & 5

Computer Generated Images (CGIs) are for illustrative purposes only.

These *elegant* three-bedroom homes offer a balance of light, charm, & versatility, arranged across mirrored layouts.

Downstairs, the open-plan kitchen/dining/living spaces flow seamlessly to the private garden, offering an ideal setting for relaxing or entertaining. A cloakroom and built-in storage complete the ground floor in both plots.

Upstairs, the standout feature are the private balconies accessed via the principal bedrooms - a tranquil space to start or end your day. The main bedrooms also benefit from ensembles. Two further bedrooms, a family bathroom, and useful airing cupboard round off these stylish, versatile homes. Both plots *also* benefit from their own car port.



Living Area	5.21m x 3.53m
Kitchen/Dining Room	9.21m x 3.22m
Principal Bedroom (Plot 4)	3.95m x 3.44m
Principal Bedroom (Plot 5)	4.18m x 3.44m
Bedroom 2	3.37m x 2.75m
Bedroom 3	4.44m x 2.22m

Floorplans show plot 4. Plot 5 has a mirrored floorplan.

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## PLOT 6

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Step into comfort and style with this *beautifully* designed three-bedroom home, which benefits from an attached garage.

This contemporary three-bedroom home offers a bright open-plan kitchen and dining area with bi-fold doors to the garden, a separate living room, convenient WC, and a utility room with internal garage access.

Upstairs features a generous main bedroom with en-suite and built-in wardrobe, two further bedrooms, and a modern family bathroom. Perfect for families or professionals, this home combines comfort, space, and practicality in a sought-after location. **Plot 6 also includes a garage.**



Living Area	5.12m x 3.65m
Kitchen/Dining Room	7.25m x 5.40m (max)
Utility Room	2.61m x 1.86m

Principal Bedroom	4.90m (max) x 5.20m (max)
Bedroom 2	5.69m (max) x 2.92m
Bedroom 3	3.91m x 2.31m



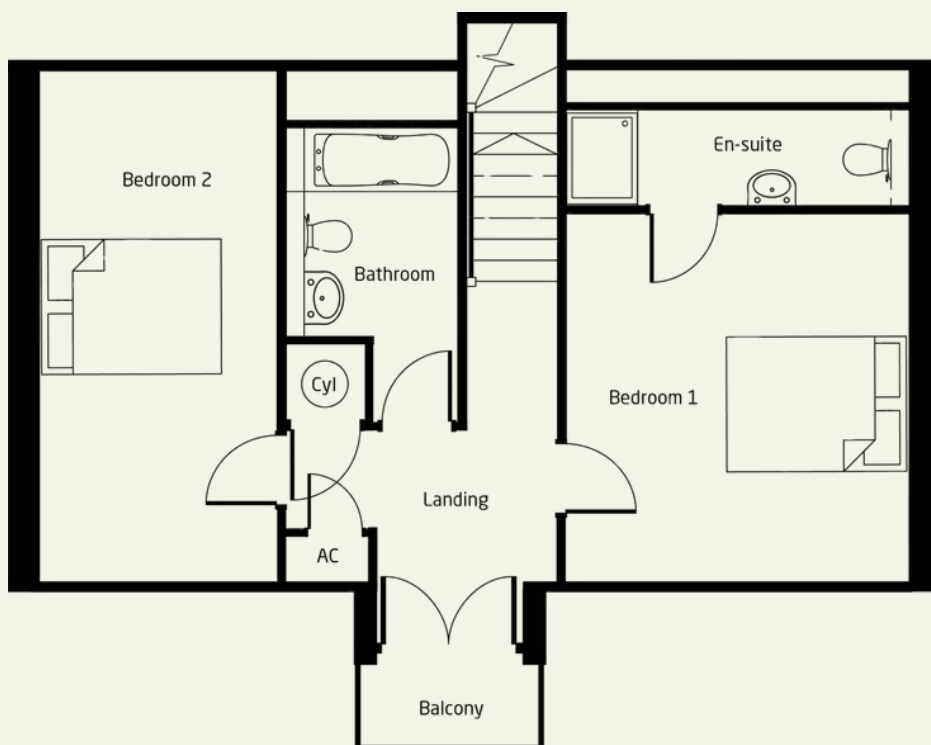
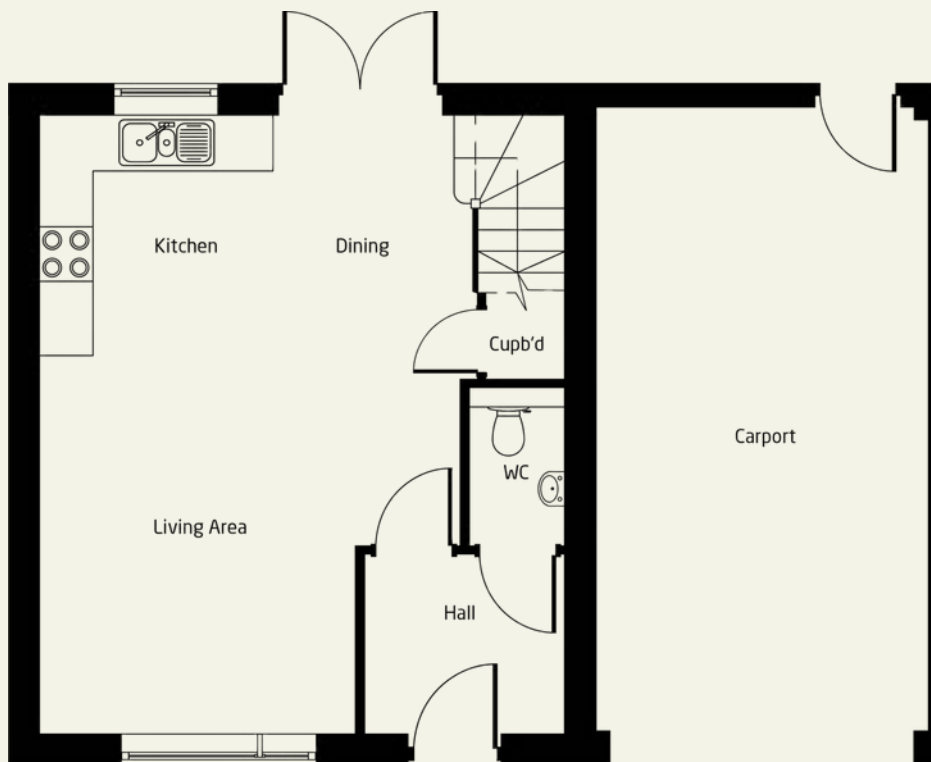
## PLOTS 7 & 8

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These *stunning* two-bedroom homes feature mirrored layouts and open-plan living, perfect for entertaining.

These homes offer light-filled downstairs, with French doors leading outside to their turfed garden. A handy WC and storage cupboard complete the ground floor, along with a private, under-cover carport.

Upstairs, you'll find two spacious double bedrooms - the principal with en-suite – and a stylish family bathroom. A standout feature is the private first-floor balcony off the landing, perfect for enjoying morning coffee or evening air. **Each of the plots come with their own carport.**



Living Area	4.62m (max) x 3.22m
Kitchen/Dining Room	3.52m x 4.81m
Principal Bedroom	4.09m (max) x 3.81m
Bedroom 2	5.69m (max) x 2.64m



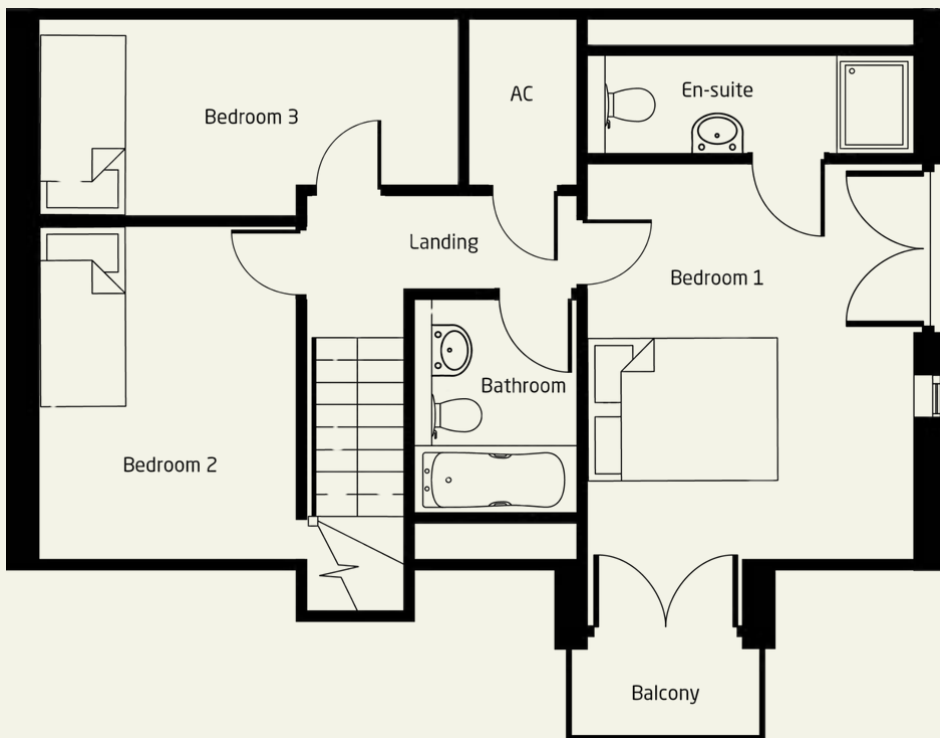
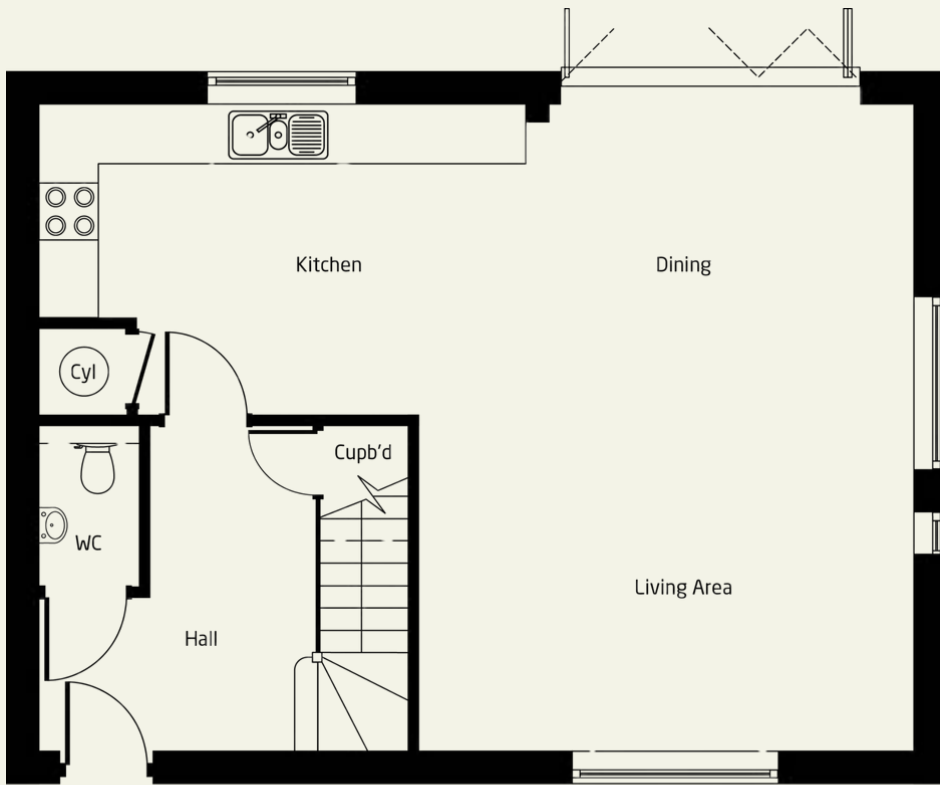
## PLOT 9

Computer Generated Images (CGIs) are for illustrative purposes only.

*A generous three-bedroom home offering adaptable space for modern family life.*

The ground floor is beautifully open-plan, with a modern kitchen and expansive dining/living space with bi-fold doors to the garden. A WC and additional storage keep things practical.

Upstairs boasts three generous bedrooms, including a luxurious principal suite with en-suite and balcony access. A sleek family bathroom completes the floor. Ideal for growing families or those seeking extra space in a peaceful village setting. **Plot 2 also includes a car port.**



Living Area 5.16m x 3.53m  
 Kitchen/Dining Room 9.16m x 3.22m

Principal Bedroom 4.19m x 3.39m  
 Bedroom 2 3.54m x 2.75m (max)  
 Bedroom 3 4.43m x 2.05m (max)

# SPECIFICATION



## KITCHENS

Stunning fully **fitted kitchen** units with soft close cupboards and drawers. Plus, your choice of doors design from contemporary or a more traditional shaker style. Silestone work tops fitted as standard with a choice of colours with matching upstand and splashback.

To maintain the sleek clean finish Integrated appliances included are:

- Bosch single oven
- Bosch ceramic hob
- Bosch integrated dishwasher
- Bosch integrated fridge freezer
- Space, electricity, and plumbing are provided for a washing machine

A Bosch extractor hood, and a half bowl sink and drainer with mixer tap complete your attractive kitchen.



## BATHROOMS

**Stylish** and **contemporary** finishes create a sleek, modern bathroom space designed for comfort and ease.

- Contemporary crisp white sanitary ware complete with chrome fittings
- Choice of ceramic wall tiles from our latest range
- Ceramic tiles or Karndean flooring fitted as standard
- Wall mounted mirror
- Ceiling mounted extractor fan
- Dual heated towel rail and shave point are also provided

## HEATING & ELECTRICS

**Modern, energy-efficient** systems and thoughtful electrical fittings ensure everyday comfort, safety, and convenience.



- Daikin air source heat pump
- Radiators - individually thermostatically controlled to habitable rooms on the first floor
- Underfloor heating on the ground floor
- A large cupboard incorporating the hot water storage cylinder
- Mains-operated smoke detectors are located in the hall and landing.
- Heat detectors: provided in the kitchen
- All habitable rooms have double sockets
- Sockets with USB points
- Down lighters provided to cloakroom, kitchen & utility, bathroom, and en-suite (where applicable)
- Pendant fittings to all other rooms
- BT point has been provided in the Lounge
- TV point has been supplied to the lounge and all bedrooms
- Low-energy light bulbs have been provided throughout

Where design meets *detail*.



## INTERNAL FINISHES

Thoughtfully designed interior finishes blend **timeless style** with **modern detailing** throughout your home.

- Timber staircase: with chamfered balusters and hardwood timber handrail
- Architraves and skirting are all finished in white satinwood
- Internal walls finished in 'sail white' matt emulsion
- The ceilings are finished smooth white matt emulsion
- Internal doors: five vertical panelled finished white satinwood
- Brushed chrome lever handles

## EXTERNAL FINISHES

An elegant exterior blends **traditional materials** with **premium finishes** for lasting kerb appeal and security.

- Natural Cotswold Stone
- Roofing tiles - natural Spanish slate
- A feature stone of smooth cast stone in a natural 'Bath Stone' colour
- Timber cladding
- Front doors & windows - a prestige hardwood timber in a heritage colour
- Aluminium bi-fold doors

Entrance doors:

- Obscure glazed panel-to-door
- Multi-point deadlocking system
- Security chain
- Letter plate
- Door number
- Bell and chime
- External light by the entrance







# WHERE YOUR NEXT CHAPTER BEGINS

GET IN TOUCH TO VIEW:

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