

SCARLET VIEW

PROCTOR AVENUE, LAWLEY, TELFORD, TELFORD AND WREKIN, TF4 2SZ



A STUNNING DEVELOPMENT OF 2, 3 AND 4 BEDROOM HOMES



BARRATT
— HOMES —

STUNNING HOMES IN A GREAT LOCATION

Scarlet View is part of the charming Lawley Village in Telford, bringing 2, 3 and 4 bedroom homes in a well-connected setting within the picturesque Shropshire countryside.

In this thriving community, residents enjoy the convenience of amenities right on their doorstep and commuters benefit from excellent travel links via road and rail across the West Midlands and beyond.



CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

At Barratt Homes, we do more than simply craft beautiful homes and desirable developments.

We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

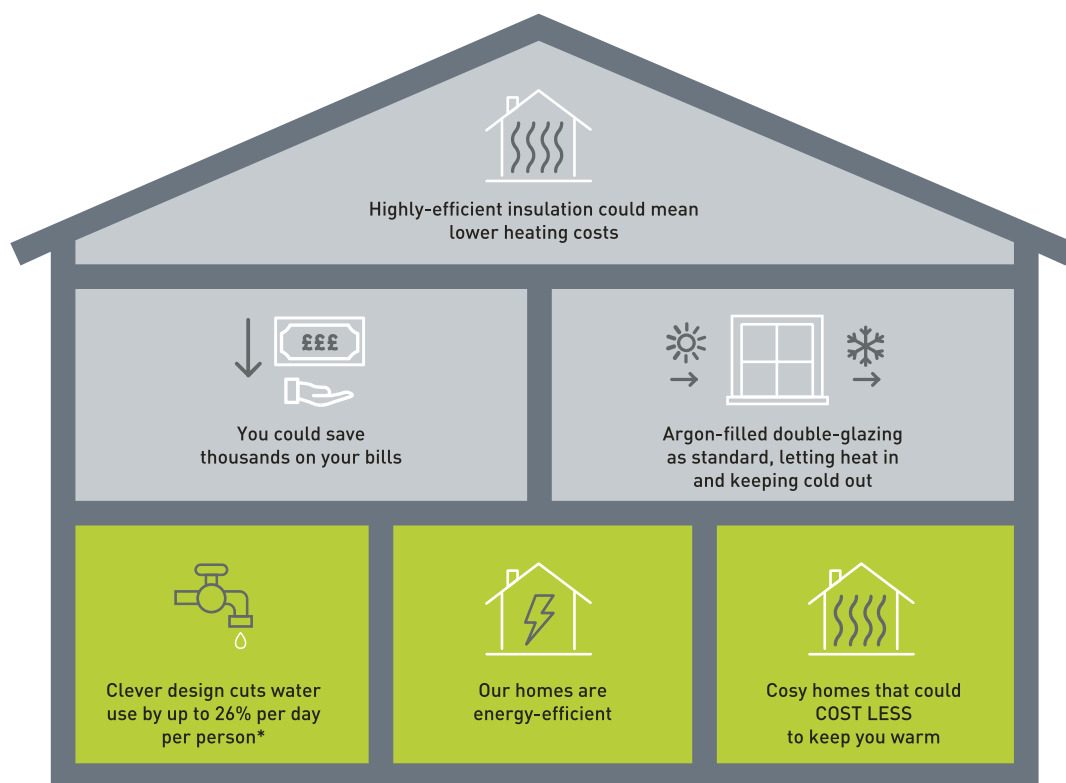
We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future.

We do this through creating places where people and nature can thrive.



WE'RE HELPING TO MAKE YOUR HOME MORE ENERGY-EFFICIENT

We create low-carbon and efficient homes that are designed and built for better living and meet the challenges of the future.



*Indicative figures, based on HBF "Watt a Save" report published January 2024.

*Source: [Water UK](#)

'We', 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Some of the features shown may not be available with every Barratt home or on every Barratt development.

Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. To find out more about the energy-efficiency and sustainability of our homes visit our website.

All images used are for illustrative purposes only. Information correct at time of publishing.

SCARLET VIEW

DEVELOPMENT LAYOUT

KEY

- Kenley** 2 bedroom home
- Ellerton** 3 bedroom home
- Maidstone** 3 bedroom home
- Moresby** 3 bedroom home
- Ennerdale** 3 bedroom home
- Kingsville** 3 bedroom home
- Bewdley** 3 bedroom home
- Woodcote** 4 bedroom home
- Kingsley** 4 bedroom home
- Kennford** 4 bedroom home
- Hale** 4 bedroom home

SS Sub-Station

BCP Bin Collection Points

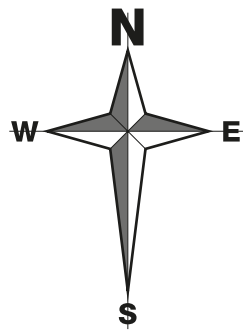
HOMES BY DAVID WILSON HOMES

HOMES BY DAVID WILSON HOMES

HOMES BY DAVID WILSON HOMES

SITE ENTRANCE

EXISTING HOMES



Giving nature a home on this development

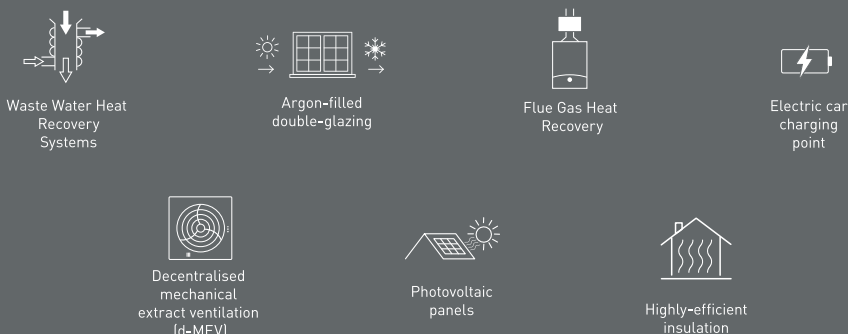
- Grassland
- Species rich grassland
- Wildflower meadow
- Planted area
- Wildlife protected area
- Mature tree line
- Path
- Hedgehog highway
- Hibernacula
- Bird box
- Bat box
- Otter Holt Location
- Badger Sett Location
- Inactive Badger Sett Location
- Kingfisher Tube

barratthomes.co.uk

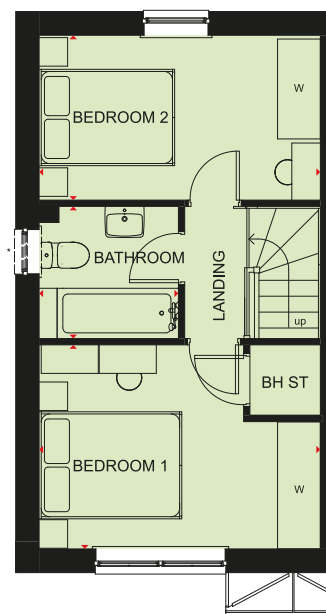
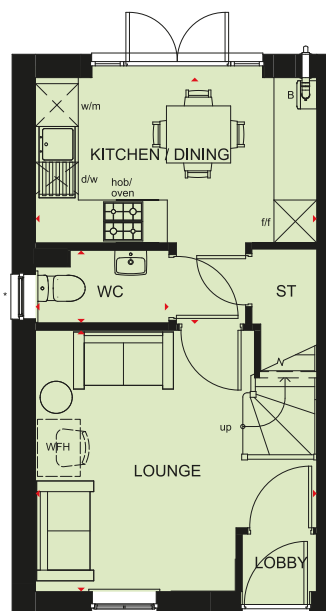


KENLEY

2 BEDROOM HOME



Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.



Ground Floor

Lounge	3943 x 3663 mm	12'11" x 12'0"
Kitchen/Dining	3943 x 3454 mm	12'11" x 11'4"
WC	1854 x 1016 mm	6'1" x 3'4"

[Approximate dimensions]

* Window may be omitted on certain plots. Speak to Sales Advisor for details on individual plans.

First Floor

Bedroom 1	3943 x 2860 mm	12'11" x 9'5"
Bedroom 2	3943 x 2311 mm	12'11" x 7'7"
Bathroom	1953 x 1853 mm	6'5" x 6'1"

[Approximate dimensions]

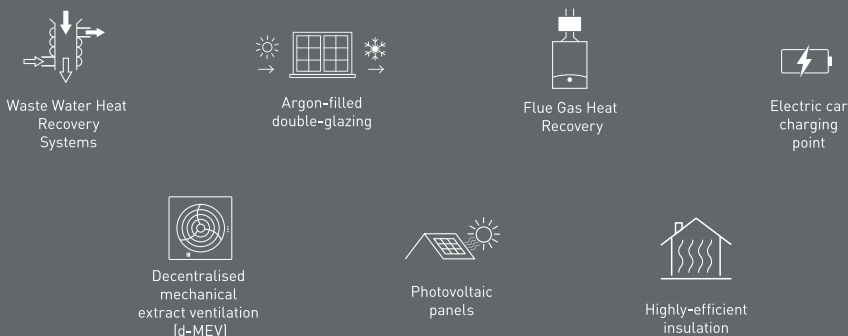
* Window may be omitted on certain plots. Speak to Sales Advisor for details on individual plans.

KEY	B Boiler	w/m Washing machine space	WFH Working from home space
	ST Store	d/w Dishwasher space	W Wardrobe space
	BH/ST Bulkhead Store	f/f Fridge/freezer space	◀▶ Dimension location

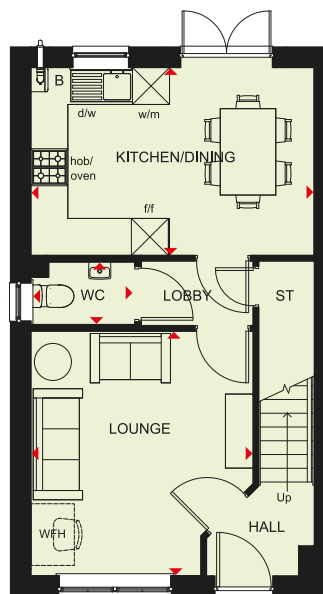


ELLERTON

3 BEDROOM HOME



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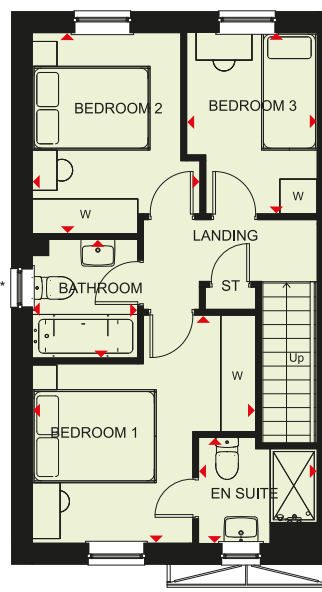


Ground Floor

Lounge	3605 x 3967mm	11'10" x 13'0"
Kitchen	4593 x 3048mm	15'1" x 10'0"
WC	1668 x 1016mm	5'6" x 3'4"

(Approximate dimensions)

*Window may be omitted on certain plots. Speak to a Sales Advisor for details on individual plans.



First Floor

Bedroom 1	3605 x 3683mm	11'10" x 12'1"
En suite	1918 x 1716mm	6'3" x 5'8"
Bedroom 2	2708 x 3245mm	8'11" x 10'8"
Bedroom 3	2109 x 2932mm	6'11" x 9'7"
Bathroom	1703 x 1917mm	5'7" x 6'3"

(Approximate dimensions)

*Window may be omitted on certain plots. Speak to a Sales Advisor for details on individual plans.

KEY

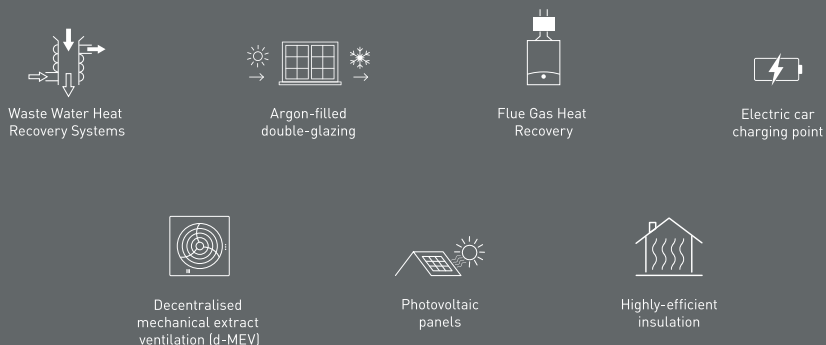
B	Boiler	dw	Dishwasher space
ST	Store	f/f	Fridge/freezer space
wm	Washing machine space	WFH	Working from home space

w	Wardrobe space
◀▶	Dimension location

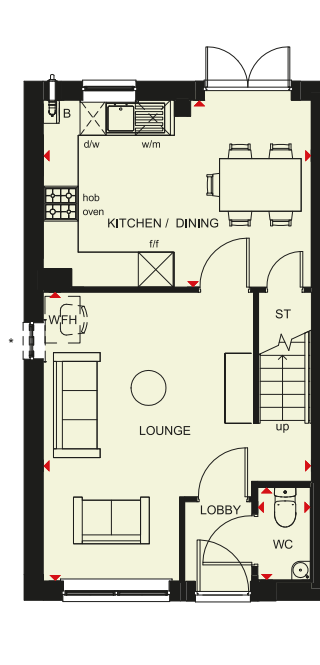


MAIDSTONE

3 BEDROOM HOME



Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.

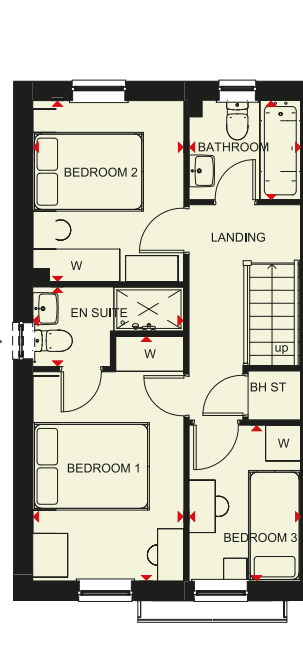


Ground Floor

Lounge	4598 x 4950mm	15'1" x 16'3"
Kitchen/Dining	4593 x 3202mm	15'1" x 10'6"
WC	901 x 1586mm	2'11" x 5'2"

(Approximate dimensions)

* Window may be omitted on certain plots. Speak to Sales Adviser for details on individual plans.



First Floor

Bedroom 1	2592 x 4199mm	8'6" x 13'9"
En suite	2592 x 1365mm	8'6" x 4'6"
Bedroom 2	2592 x 3107mm	8'6" x 10'2"
Bedroom 3	1918 x 2676mm	6'3" x 8'9"
Bathroom	1918 x 1702mm	6'3" x 5'7"

(Approximate dimensions)

* Window may be omitted on certain plots. Speak to Sales Adviser for details on individual plans.

KEY

B Boiler

ST Store

BH/ST Bulkhead Store

wm Washing machine space

dw Dishwasher space

f/f Fridge/freezer space

WFH Working from home space

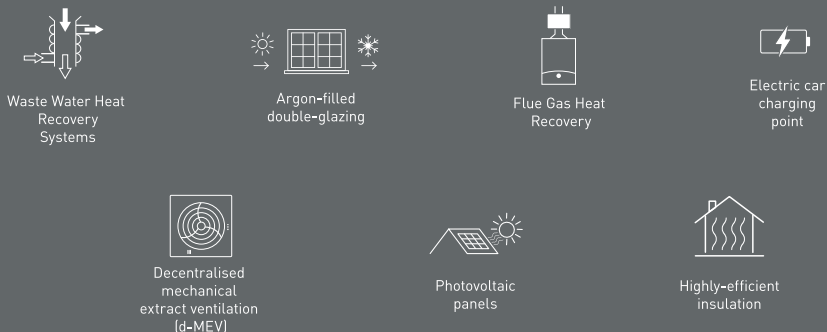
W Wardrobe space

◀▶ Dimension location

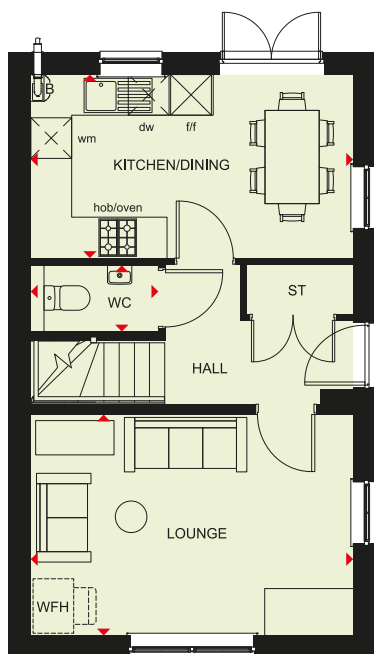


MORESBY

3 BEDROOM HOME

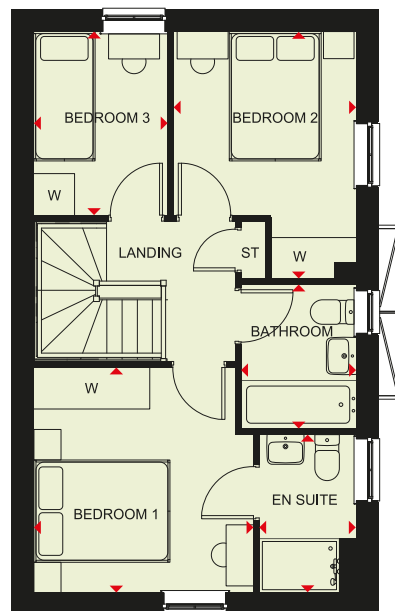


Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.



Ground Floor

Lounge	4735 x 3245 mm	15'6" x 10'8"
Kitchen/Dining	4735 x 2696 mm	15'6" x 8'10"
WC	1874 x 976 mm	6'2" x 3'2"



First Floor

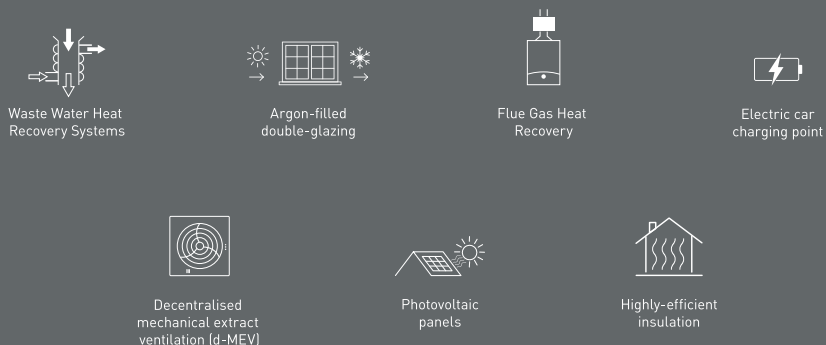
Bedroom 1	3226 x 3307 mm	10'7" x 10'10"
En Suite	1416 x 2322 mm	4'8" x 7'7"
Bedroom 2	2674 x 3628 mm	8'9" x 11'11"
Bedroom 3	1968 x 2696 mm	6'5" x 8'10"
Bathroom	1688 x 2120 mm	5'6" x 6'11"

KEY	B	Boiler	dw	Dishwasher space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	wm	Washing machine space	WFH	Working from home space		

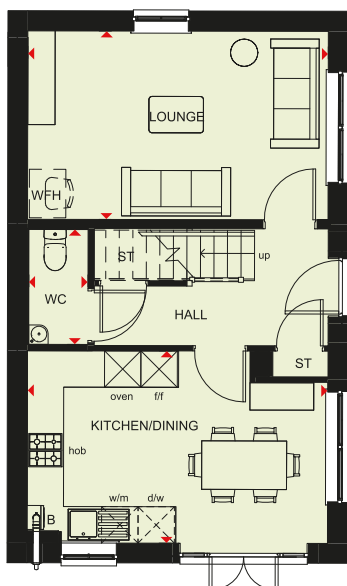


ENNERDALE

3 BEDROOM HOME



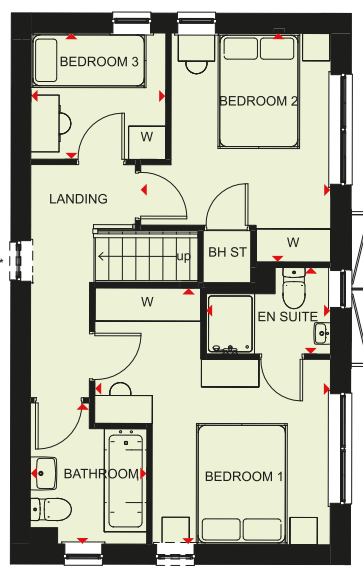
Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.



Ground Floor

Lounge	4955 x 3107 mm	16'3" x 10'2"
Kitchen/Dining	4955 x 3170 mm	16'3" x 10'5"
WC	977 x 1895 mm	3'2" x 6'3"

(Approximate dimensions)



First Floor

Bedroom 1	3893 x 4234 mm	12'9" x 13'11"
En Suite	2056 x 1427 mm	6'9" x 4'8"
Bedroom 2	3140 x 3783 mm	10'4" x 12'5"
Bedroom 3	2227 x 2089 mm	7'4" x 6'10"
Bathroom	1924 x 2329 mm	6'4" x 7'8"

(Approximate dimensions)

* Window may be omitted on certain plots. Speak to Sales Adviser for details on individual plans.

KEY	B	Boiler	dw	Dishwasher space	BH/ST	Bulkhead Store
	ST	Store	f/f	Fridge/freezer space	W	Wardrobe space
	w/m	Washing machine space	WFH	Working From Home space	◀▶	Dimension location



KINGSVILLE

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



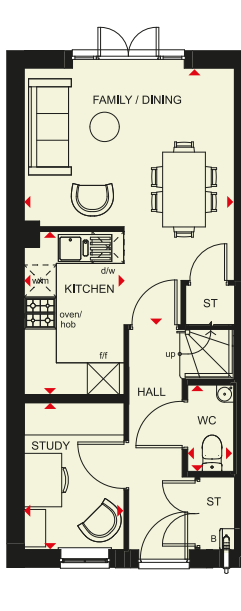
Photovoltaic panels



Highly-efficient insulation

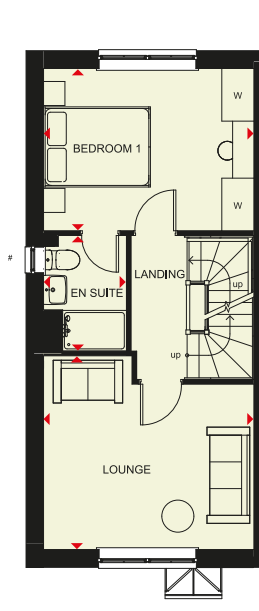


Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.



Ground Floor

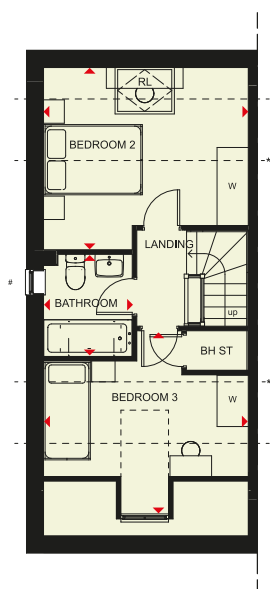
Dining/Family	3931 x 4800 mm	12'11" x 15'9"
Kitchen	1866 x 3060 mm	6'1" x 10'0"
Study	1866 x 2744 mm	6'1" x 9'0"
WC	860 x 1615 mm	2'10" x 5'4"



First Floor

Lounge	3936 x 3625 mm	12'11" x 11'11"
Bedroom 1	3936 x 3037 mm	12'11" x 10'0"
En Suite	1551 x 2163 mm	5'1" x 7'1"

* Window may be omitted on certain plots. Speak to Sales Adviser for details on individual plans.



Second Floor

Bedroom 2	3936 x 3503 mm	12'11" x 11'6"
Bedroom 3	3936 x 3488 mm	12'11" x 11'5"
Bathroom	1705 x 1963 mm	5'7" x 6'5"

* Window may be omitted on certain plots. Speak to Sales Adviser for details on individual plans.

* Overall floor dimensions includes lower ceiling areas.

* Reduced headroom.

** Full height ceiling

KEY

B Boiler

ST Store

w/m Washing machine space

d/w Dishwasher space

f/f Fridge/freezer space

BH/ST Bulkhead Store

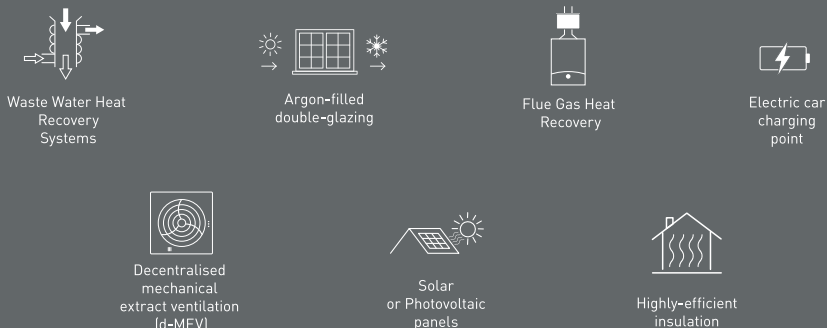
W Wardrobe space

◀ ▶ Dimension location

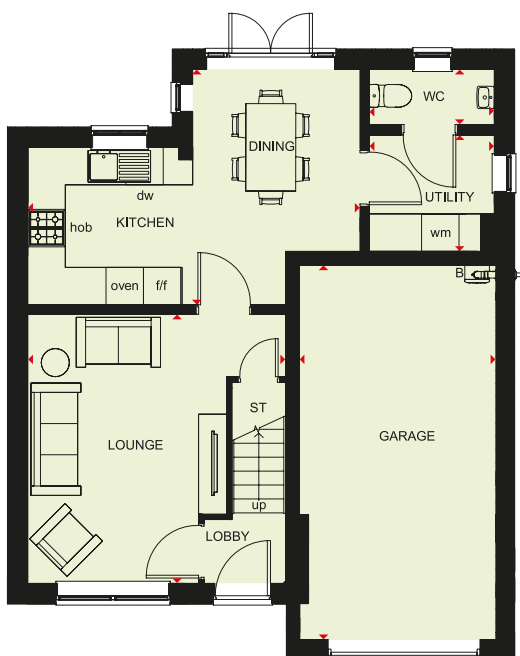


BEWDLEY

3 BEDROOM HOME



Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.



Ground Floor

Lounge	4123 x 4307 mm	13'6" x 14'2"
Kitchen/Dining	5315 x 3773 mm	17'5" x 12'5"
Utility	2002 x 1860 mm	6'7" x 6'1"
WC	1968 x 861 mm	6'5" x 2'10"
Garage	3150 x 6000 mm	10'4" x 19'8"

[Approximate dimensions]

First Floor

Bedroom 1	3257 x 4343 mm	10'8" x 14'3"
En Suite	2113 x 1425 mm	6'11" x 4'8"
Bedroom 2	3185 x 3792 mm	10'5" x 12'5"
Bedroom 3	3233 x 3284 mm	10'7" x 10'9"
Bathroom	1951 x 1933 mm	6'5" x 6'4"

[Approximate dimensions]

KEY	B	Boiler	wm	Washing machine space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	WFH	Working from home space
	BH ST	Bulkhead store	dw	Dishwasher space	◀▶	Dimension location



WOODCOTE

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



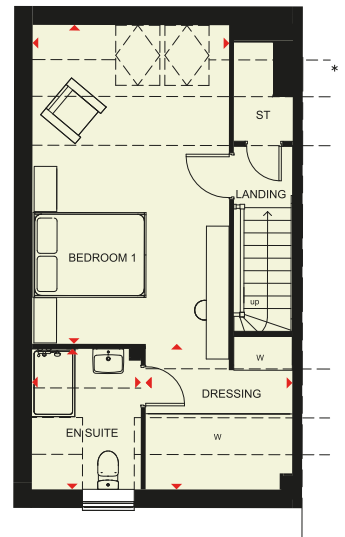
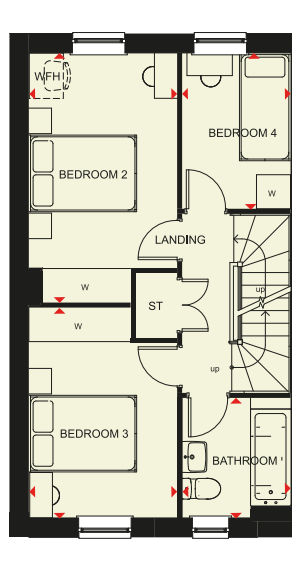
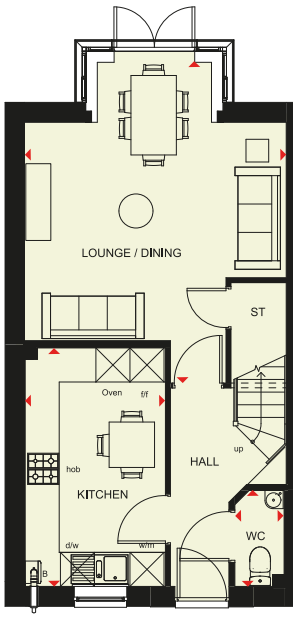
Photovoltaic panels



Highly-efficient insulation



Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.



Ground Floor

Lounge / dining	4603 x 5645 mm	15'1" x 18'6"
Kitchen	2481 x 4211 mm	8'2" x 13'10"
WC	860 x 1692 mm	2'10" x 5'7"

First Floor

Bedroom 2	2608 x 4409 mm	8'7" x 14'6"
Bedroom 3	2608 x 3717 mm	8'7" x 12'2"
Bedroom 4	1912 x 2779 mm	6'3" x 9'1"
Bathroom	1912 x 2112 mm	6'3" x 6'11"

Second Floor

Bedroom 1	3482 x 5645 mm	11'5" x 18'6"
Dressing	2594 x 2574 mm	8'6" x 8'5"
En Suite	1926 x 2486 mm	6'4" x 8'2"

* Reduced headroom

KEY

B Boiler

ST Store

wm Washing machine space

dw Dishwasher space

f/f Fridge/freezer space

WFH Working from home space

BH Bulkhead

W Wardrobe space

◀▶ Dimension location



KINGSLEY

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



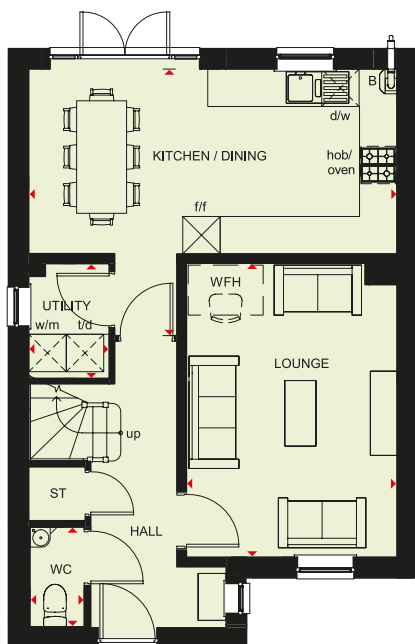
Photovoltaic panels



Highly-efficient insulation

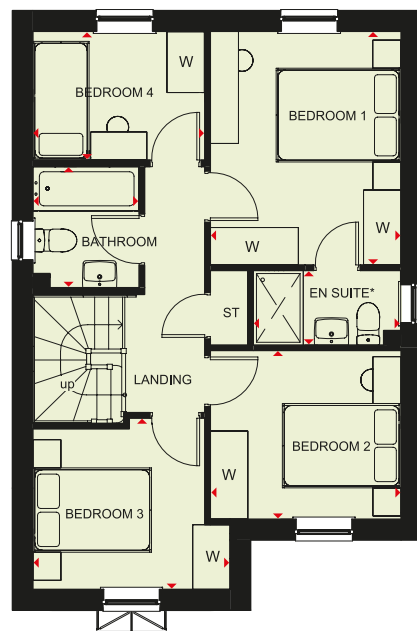


Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.



Ground Floor

Lounge	3370 x 4705mm	11'1" x 15'5"
Kitchen / Dining	5895 x 4268mm	19'4" x 14'0"
Utility	1287 x 1836mm	4'3" x 6'0"
WC	865 x 1593mm	2'10" x 5'3"



First Floor

Bedroom 1	3054 x 3740mm	10'0" x 12'3"
En suite	2361 x 1194mm	7'9" x 3'11"
Bedroom 2	3054 x 2700mm	10'0" x 8'10"
Bedroom 3	3160 x 2742mm	10'4" x 9'0"
Bedroom 4	2754 x 2060mm	9'0" x 6'9"
Bathroom	1700 x 1937mm	5'7" x 6'4"

*Window may be omitted on certain plots. Speak to a sales adviser for details on individual plots.

KEY

B Boiler
ST Store
wm Washing machine space

td Tumble dryer space
dw Dishwasher space
f/f Fridge/freezer space

WFH Working from home space
W Wardrobe space
◄► Dimension location



KENNIFORD

4 BEDROOM HOME



Photovoltaic panels



Argon-filled double-glazing



Highly-efficient insulation



Electric car charging point



Waste Water Heat Recovery Systems



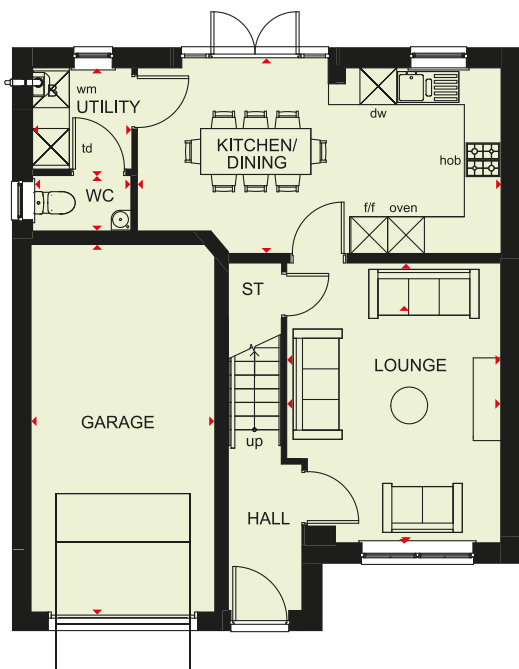
Decentralised mechanical extract ventilation (d-MEV)



Flue Gas Heat Recovery System



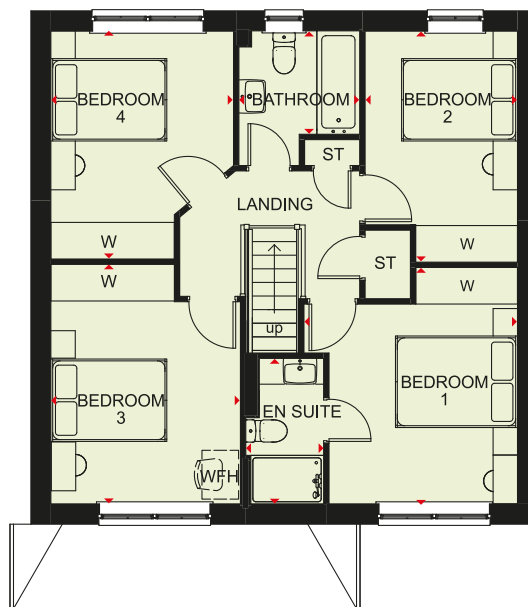
Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.



Ground Floor

Lounge	3495 x 4568mm	11'6" x 15'0"
Kitchen/Dining	5938 x 3030mm	19'6" x 9'11"
WC	1589 x 889mm	5'3" x 2'11"
Utility	1623 x 1652mm	5'4" x 5'5"
Garage	3000 x 6000mm	9'10" x 19'8"

[Approximate dimensions]



First Floor

Bedroom 1	3500 x 3874mm	11'6" x 12'9"
En Suite	1276 x 2390mm	4'2" x 7'10"
Bedroom 2	2498 x 3786mm	8'2" x 12'5"
Bedroom 3	3107 x 3926mm	10'2" x 12'11"
Bedroom 4	2994 x 3734mm	9'10" x 12'3"
Bathroom	1980 x 2208mm	6'6" x 7'3"

[Approximate dimensions]

KEY
B Boiler
ST Store
wm Washing machine space

dw Dishwasher space
f/f Fridge/freezer space
td Tumble dryer space

WFH Working from home space
W Wardrobe space
◀▶ Dimension location



HALE

4 BEDROOM HOME

Waste Water Heat Recovery Systems

Argon-filled double-glazing

Flue Gas Heat Recovery

Electric car charging point

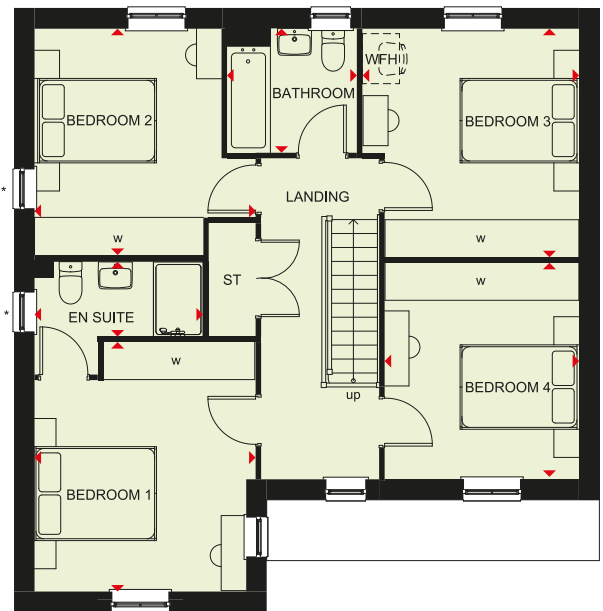
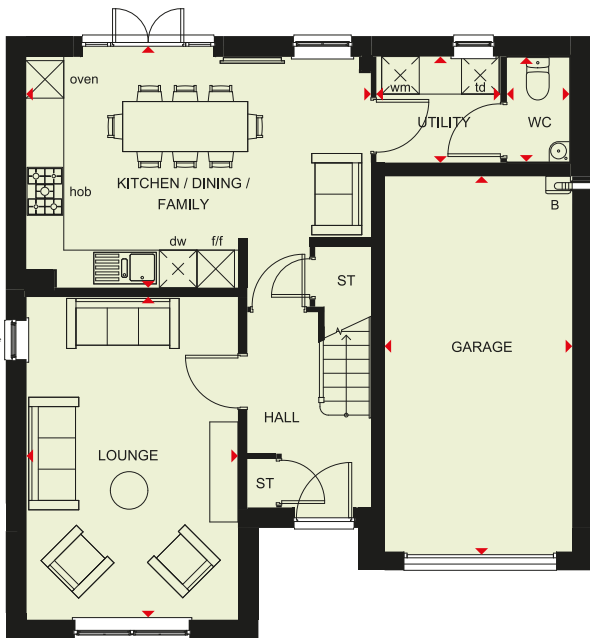
Decentralised mechanical extract ventilation (d-MEV)

Photovoltaic panels

Highly-efficient insulation



Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.



Ground Floor

Lounge	3380 x 5160 mm	11'1" x 16'11"
Kitchen/Dining/Family	5511 x 3995 mm	18'1" x 13'1"
Utility	1982 x 1696 mm	6'6" x 5'7"
WC	997 x 1662 mm	3'3" x 5'5"
Garage	3000 x 6000 mm	9'10" x 19'8"

(Approximate dimensions)

* Window may be omitted on certain plots.
Speak to a Sales Adviser for details on individual plots.

First Floor

Bedroom 1	3536 x 3990 mm	11'7" x 13'1"
En Suite	2698 x 1804 mm	8'10" x 5'11"
Bedroom 2	3536 x 3617 mm	11'7" x 11'10"
Bathroom	2076 x 1989 mm	6'10" x 6'6"
Bedroom 3	3463 x 3655 mm	11'4" x 12'0"
Bedroom 4	3107 x 3458 mm	10'2" x 11'4"

(Approximate dimensions)

* Window may be omitted on certain plots.
Speak to a Sales Adviser for details on individual plots.

KEY	B	Boiler	BH/ST	Bulkhead Store	f/f	Fridge freezer space	W	Wardrobe space
	ST	Store	wm	Washing machine space	td	Tumble dryer space	◀▶	Dimension location
	BH	Bulkhead	dw	Dishwasher space	WFH	Working from home space		



CUSTOMER SERVICE BY BARRATT HOMES

BUILDING OUR CUSTOMER SERVICE TO BE THE BEST

At Barratt we are genuinely committed to delivering the highest standards of customer service. The same exacting standards that have helped us win more quality awards than any other major housebuilder also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process we go to great lengths to make sure the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

Our Directors carry out weekly site inspections before, during and after the build process. As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand.

Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

As a result of the outstanding service we provide to our customers, we have been awarded the exceptional accreditation of "5 Star Builder" by the independent Home Builders Federation. 29,000 homebuyers across the country took part in the survey and this honour recognises the highest levels of positive recommendation by our customers, as well as the superior build quality of our homes.





BUILD YOUR FUTURE IN AN ENERGY-EFFICIENT BARRATT HOME

Designed for modern living

Our cleverly laid out rooms give you flexible, multi-purpose spaces which flow between indoors and out, so you can lead the life you want.

Energy-efficient and low cost to run

Our homes are built to be efficient and could save you thousands each year on your energy bills. With efficient heating systems, highly thermally efficient insulation throughout and argon-filled double glazing.

Peace of mind

Our homes come with an NHBC warranty* and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover - so you can settle in to your new home without the worry of unexpected costs.

Award-winning quality year after year

You'll find quality in all our homes and everything we do, that's why year after year we win awards - voted for by the industry and our customers.

We're here to help

Our expert Sales Advisers are on hand throughout your homebuying journey, giving you the best possible service and support every step of the way.



Scan for more information

*2-year builder warranty from legal completion directly from Barratt Homes, backed by NHBC's resolution service. Then 8 years of structural defects insurance cover with NHBC. Although all of our homes come with an NHBC warranty, it is not always an NHBC Buildmark Warranty. Please speak to a Sales Adviser on your chosen development to confirm which NHBC warranty will apply to your selected plot. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF brands to a friend.

NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



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Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.



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