

HUGHES MEADOW



TELFORD

HUGHES MEADOW



LAWLEY, TELFORD

Miners Lane, off Concorde, Lawley, Telford, Shropshire TF4 2LH
2, 3 & 4 bedroom homes

- The Wilford
2 bedroom home
- The Hadley
3 bedroom home
- The Archford
3 bedroom home
- The Kennett
3 bedroom home
- The Hartford
4 bedroom home
- The Bayswater
4 bedroom home
- The Ingleby
4 bedroom home
- The Kirkdale
4 bedroom home
- The Avondale
4 bedroom home
- The Hollinwood
4 bedroom home

SH Show Homes



New Tree Line

Woodlands

Play Area

Photovoltaic Panels

Photovoltaic panels are included on every home. Please speak to your Sales Advisor for specific plot details.

Giving nature a home on this development

Bat Box

Selected plots*

Reptile Habitat

Selected plots*

Invertebrate Box

Selected plots*

Starling Box

Selected plots*

Bird Box

Selected plots*

Positioning of our sustainability features are subject to change. Speak to a **Sales Advisor** for more information.



See the Difference at **dwh.co.uk**



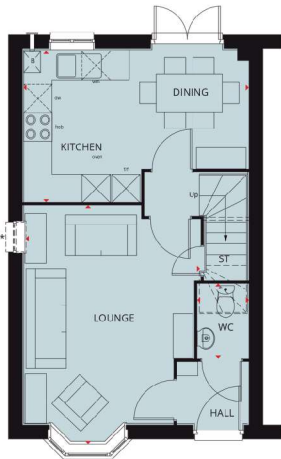
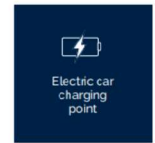
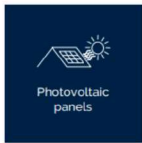
DAVID WILSON HOMES
WHERE QUALITY LIVES

Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. Hughes Meadow is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

7492-PL-001 Rev: A2

KENNETT

THREE BEDROOM HOME



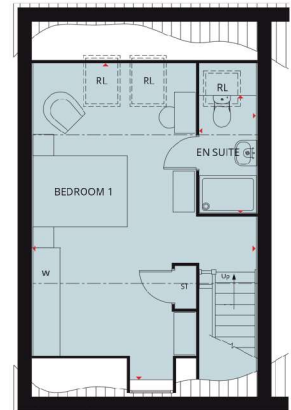
Ground Floor

Lounge	5001 x 3729 mm	16'4" x 12'2"
Kitchen/Dining	4733 x 3197 mm	15'6" x 10'5"
WC	1561 x 1054 mm	5'1" x 3'5"



First Floor

Bedroom 2	4116 x 2659 mm	13'6" x 8'8"
Bedroom 3	3658 x 2659 mm	12'0" x 8'8"
Bathroom	2498 x 1985 mm	8'2" x 6'6"



Second Floor

Bedroom 1	6681 x 4733* mm	21'11"* x 15'6"
En suite	1189 x 2497* mm	3'11" x 8'2"

*Overall floor dimension includes lowered ceiling areas

Key

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

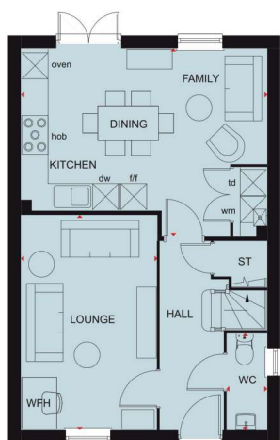


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THE INGLEBY

FOUR BEDROOM DETACHED HOME



Ground Floor

Lounge	4925 x 3095 mm	16'2" x 10'2"
Kitchen/Family/Dining	5365 x 4295 mm	17'7" x 14'1"
WC	2206 x 900 mm	7'3" x 2'11"



First Floor

Bedroom 1	5797 x 2800 mm	12'6" x 9'2"
En suite	1962 x 1900 mm	6'5" x 5'11"
Bedroom 2	5587 x 2800 mm	11'9" x 9'2"
Bedroom 3	2747 x 2073 mm	9'0" x 6'9"
Bedroom 4	2747 x 2181 mm	9'0" x 7'1"
Bathroom	2179 x 1700 mm	7'2" x 5'7"

Key

B	Boiler	wm	Washing machine space	f/f	Fridge freezer space
ST	Store	dw	Dishwasher space	td	Tumble dryer space

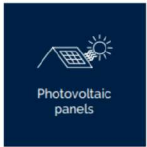
WFH	Working from home space	↔	Dimension location
W	Wardrobe space		



DAVID WILSON HOMES

HADLEY

THREE BEDROOM HOME



Photovoltaic panels



Highly-efficient insulation



A/B EPC rating



Waste Water Heat Recovery Systems



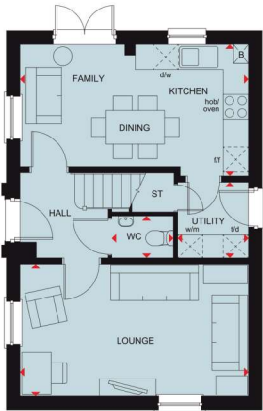
Argon-filled double-glazing



Flue Gas Heat Recovery

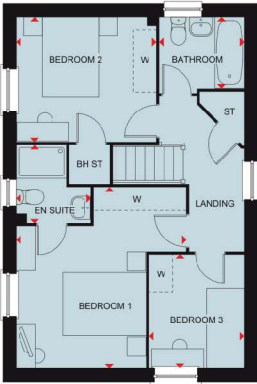


Electric car charging point



Ground Floor

Lounge	5455 x 3153 mm	17'11" x 10'4"
Kitchen/Dining	5455 x 3143 mm	17'11" x 10'4"
Utility	1804 x 1688 mm	5'11" x 5'6"
WC	1480 x 1014 mm	4'10" x 3'4"
Entrance Hall	2106 x 2030 mm	6'11" x 6'8"



First Floor

Bedroom 1	4324 x 4058 mm	14'2" x 13'3"
En Suite	1856 x 1771 mm	6'1" x 5'9"
Bedroom 2	3341 x 2978 mm	11'3" x 9'9"
Bedroom 3	2713 x 2265 mm	8'11" x 7'5"
Bathroom	2025 x 1811 mm	6'8" x 6'0"
Landing	3698 x 1458 mm	12'1" x 4'9"

Key

B Boiler	BH ST Bulkhead Store	t/f Fridge/freezer space	t/d Tumble dryer space	◀▶ Dimension location
ST Store	w/m Washing machine space	d/w Dishwasher space	W Wardrobe space	

A3 specification.

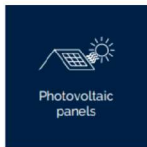


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HOLLINWOOD

FOUR BEDROOM HOME



Photovoltaic panels



Highly-efficient insulation



A/B EPC rating



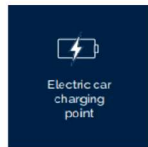
Waste Water Heat Recovery Systems



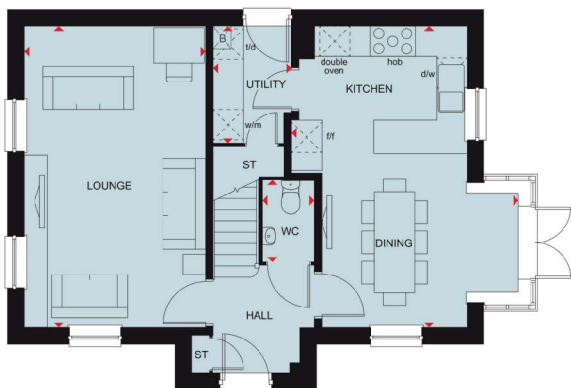
Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



Ground Floor

Lounge	3600 x 5978 mm	11'10" x 19'7"
Kitchen/Dining	5978 x 4711 mm	19'7" x 15'5"
Utility	1550 x 2312 mm	5'1" x 7'7"
WC	1014 x 1600 mm	3'4" x 5'3"
Hall	2127 x 2004 mm	7'0" x 6'7"



First Floor

Bed 1	3462 x 3260 mm	11'4" x 10'8"
En Suite	2574 x 1200 mm	8'5" x 4'0"
Bed 2	3010 x 3150 mm	9'10" x 10'4"
Bed 3	3561 x 3159 mm	12'0" x 10'4"
Bed 4	3010 x 2739 mm	9'10" x 9'0"
Bath	2372 x 1900 mm	7'9" x 6'3"
Landing	3791 x 3006 mm	12'5" x 9'10"

Key

B Boiler	BH ST Bulkhead Store	d/w Dishwasher space	f/d Tumble dryer space	◀▶ Dimension location
ST Store	w/m Washing machine space	f/f Fridge/freezer space	W Wardrobe space	

A2 specification.



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THE INGLEBY

FOUR BEDROOM HOME



Photovoltaic panels



Highly-efficient insulation



A/B EPC rating



Waste Water Heat Recovery Systems



Argon-filled double-glazing

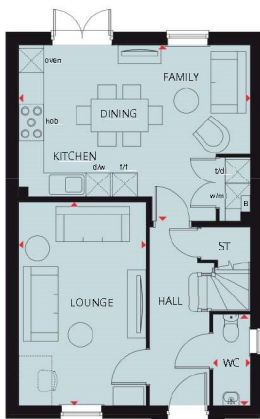


Flue Gas Heat Recovery



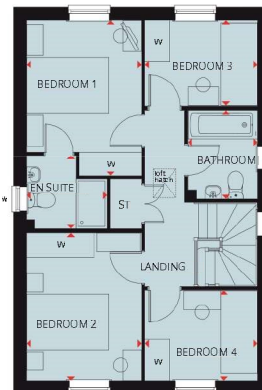
Electric car charging point

Features are plot specific. Please refer to working drawings.



Ground Floor

Lounge	4930 x 3100 mm	16'2" x 10'2"
Kitchen/Family/Dining	5365 x 4305 mm	18'6" x 14'1"
WC Hall	2206 x 900 mm	7'3" x 2'11"
	4326 x 1572 mm	14'2" x 5'2"



*optional window refer to sales advisor for individual plots

First Floor

Bedroom 1	3802 x 2800 mm	12'6" x 9'2"
En Suite	1962 x 1800 mm	6'5" x 5'11"
Bedroom 2	3587 x 2800 mm	11'9" x 9'2"
Bedroom 3	2747 x 2066 mm	9'0" x 6'9"
Bedroom 4	2747 x 2172 mm	9'0" x 7'1"
Bathroom	2179 x 1700 mm	7'2" x 5'7"
Landing	4306 x 1306 mm	14'2" x 4'3"

Key

B	Boiler	wm	Washing machine space	dw	Dishwasher space	W	Wardrobe space
ST	Store	f/f	Fridge/freezer space	td	Tumble dryer space	↔	Dimension location

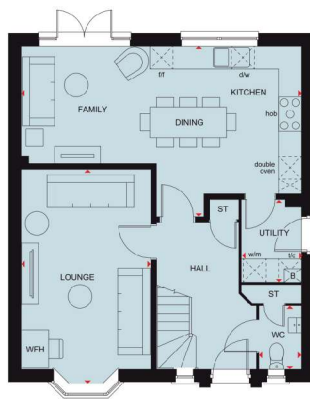


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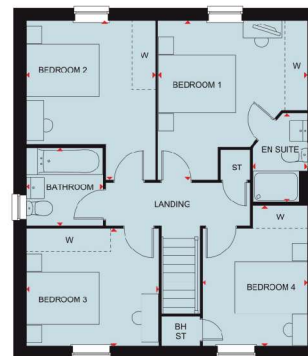
KIRKDALE

FOUR BEDROOM HOME



Ground Floor

Lounge	3385 x 5622 mm	11'1" x 18'5"
Kitchen/Dining	7323 x 4460 mm	24'0" x 14'8"
Utility	1551 x 2150 mm	5'1" x 7'1"
WC	1100 x 1650 mm	3'7" x 5'5"



First Floor

Bed 1	4085 x 4124 mm	13'5" x 13'5"
En Suite	1425 x 2300 mm	4'8" x 7'7"
Bed 2	3150 x 4124 mm	10'4" x 13'5"
Bed 3	3447 x 3048 mm	11'4" x 10'0"
Bed 4	2725 x 3648 mm	8'11" x 12'0"
Bathroom	1938 x 2400 mm	6'4" x 7'10"

Key

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

A2 specification.



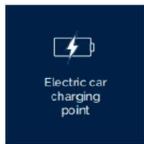
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BDW005299/OCT24

AVONDALE

FOUR BEDROOM HOME



Ground Floor

Lounge	5490 x 3615 mm	18'0" x 11'10"
Kitchen/Dining	6600 x 4418 mm	21'7" x 14'6"
Utility	1561 x 1054 mm	6'9" x 5'9"
Study	2885 x 2490 mm	9'5" x 8'2"
WC	1768 x 983 mm	5'10" x 3'3"
Hall	3997 x 3990 mm	13'1" x 13'1"



First Floor

Bedroom 1	5587 x 3615 mm	18'4" x 11'10"
En suite	2222 x 1435 mm	7'3" x 4'8"
Bedroom 2	5227 x 2800 mm	17'1" x 9'2"
Bedroom 3	3566 x 3316 mm	11'8" x 10'10"
Bedroom 4	2871 x 1929 mm	12'9" x 8'4"
Bathroom	2871 x 1929 mm	9'5" x 6'4"
Landing	3150 x 1288 mm	10'4" x 4'3"

Key

B Boiler	BH ST Bulkhead store	w/m Washing machine space	t/d Tumble dryer space	W Wardrobe space
ST Store	f/f Fridge/freezer space	d/w Dishwasher space	CYL Cylinder	◀▶ Dimension location

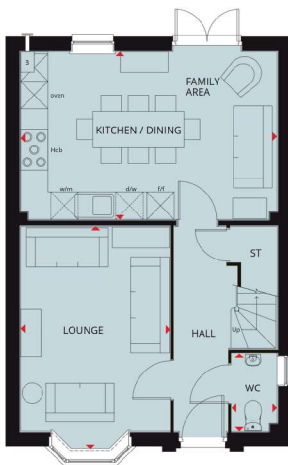
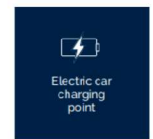
A1 specification



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BAYSWATER

FOUR BEDROOM HOME



Ground Floor

Lounge	4900 x 3290 mm	16'1" x 10'10"
Kitchen/Dining	5640 x 3687 mm	18'6" x 12'1"
WC	1712 x 1000 mm	5'7" x 3'3"
Entrance Hall	4503 x 1366 mm	14'9" x 4'5"



First Floor

Bedroom 2	2773 x 5341 mm	9'1" x 17'6"
Bedroom 3	3341 x 3525 mm	11'0" x 11'7"
Bedroom 4	2776 x 3688 mm	9'1" x 12'1"
Bathroom	2210 x 1712 mm	7'3" x 5'7"
Landing	3774 x 963 mm	12'4" x 3'2"



Second Floor

Bedroom 1	5970 x 3463 mm	19'7" x 11'4"
En suite	2085 x 1954 mm	6'10" x 6'5"
Landing	1238 x 1088 mm	4'10" x 3'6"

Key

B Boiler	w/m Washing machine	f/f Fridge freezer space	W Wardrobe space	↔ Dimension location
ST Store	d/w Dishwasher space	WFH Working from home space	RL Roof lights	

A2 specification.

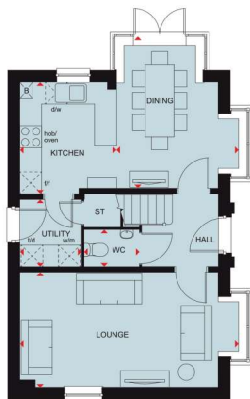
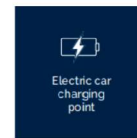


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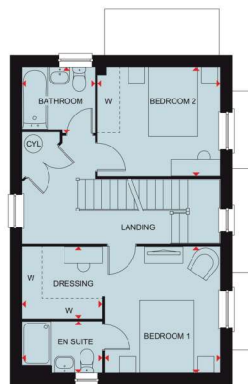
HERTFORD

FOUR BEDROOM HOME



Ground Floor

Lounge	5852 x 3178 mm	19'2" x 10'5"
Kitchen/Dining	5852 x 4142 mm	19'2" x 13'7"
Utility	1688 x 1855 mm	5'6" x 6'1"
WC	1500 x 1014 mm	4'11" x 3'4"
Hall	2092 x 2005 mm	6'10" x 6'7"



First Floor

Bed 1	3462 x 3166 mm	11'4" x 10'4"
En Suite	2200 x 1410 mm	7'2" x 4'7"
Dressing	2200 x 1963 mm	7'2" x 6'5"
Bed 2	3366 x 2978 mm	11'0" x 9'9"
Bath	2000 x 1700 mm	6'6" x 5'6"
Landing	4109 x 2961 mm	13'6" x 9'9"



Second Floor

Bed 3	4540* x 2978 mm	14'10" x 9'9"
Bed 4	3462 x 2537* mm	11'4" x 8'3"*
Shower Room	2432 x 1464* mm	7'11" x 4'9"*
Landing	2813 x 2548 mm	9'3" x 8'4"

*Overall floor dimension includes lowered ceiling areas

Key

B	Boiler	f/f	Fridge/freezer space	d/w	Dishwasher space	CYL	Cylinder	◆◆	Dimension location
ST	Store	w/m	Washing machine space	t/d	Tumble dryer space	w	Wardrobe space		

A2 specification



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HUGHES MEADOW

AMENITIES

HUGHES MEADOW



LAWLEY, TELFORD



LOCAL AMENITIES

NURSERIES

Kids Planet Lawley

Gresham Drive, Overdale, Telford
TF3 5ES

Small Talk Nurseries

High Street, Telford
TF4 2ET

SCHOOLS

Lawley Primary School

Arleston Lane, Telford
TF4 2PR

Lawley Village Primary Academy

Bryce Way, Lawley, Telford
TF4 2SG

Ladygrove Primary School

Old Office Road, Telford
TF4 2LF

The Telford Langley Secondary School

Duce Drive, Telford
TF4 3JS

DOCTORS

Teldoc - Lawley Medical Practice

Martingale Way, Overdale, Telford
TF4 2LL

Lawley Dental Practice

Martingale Way, Overdale, Telford
TF4 2LL

Lawley Pharmacy

Martingale Way, Overdale, Telford
TF4 2LL

OPTICIANS

HD Eyes

Birchfield Way, Overdale, Telford
TF3 5BZ

HOSPITALS

The Princess Royal Hospital A&E

Apley Castle, Telford
TF1 6TF

VETS

Medivet Lawley

Station Road, Telford
TF4 2LP

Haygate Veterinary Centre

Poyner Court, Overdale, Telford
TF3 5FB

POST OFFICE

Dawley Post Office

Burton Street, Telford
TF4 2ES

LEISURE

Anytime Fitness

Gresham Drive, Overdale, Telford
TF3 5ES

Horsehay Village Golf Centre

Wellington Road, Horsehay, Telford
TF4 3BT

Lawley Community Centre

Glendale, Lawley
TF4 2PR

SUPERMARKETS

Morrisons

Lawley Drive, Overdale, Telford
TF3 5ES

Premier Village Store

Glendale, Telford
TF4 2PH

Asda Superstore

Malinsgate, Telford
TF3 4HZ

PLACES TO EAT

Papa Johns

Cadman Court, Overdale, Telford
TF3 5FA

Grazing Cow Pub

Gresham Drive, Overdale, Telford
TF3 5ES

Ashukaa Indian Restaurant

Birchfield Way, Overdale, Telford,
TF3 5BZ

Wrekin View Pub

Milners Lane, Overdale, Telford
TF4 2JH

TRANSPORT

Telford Central Train Station

Euston Way, Overdale, Telford
TF3 4LZ

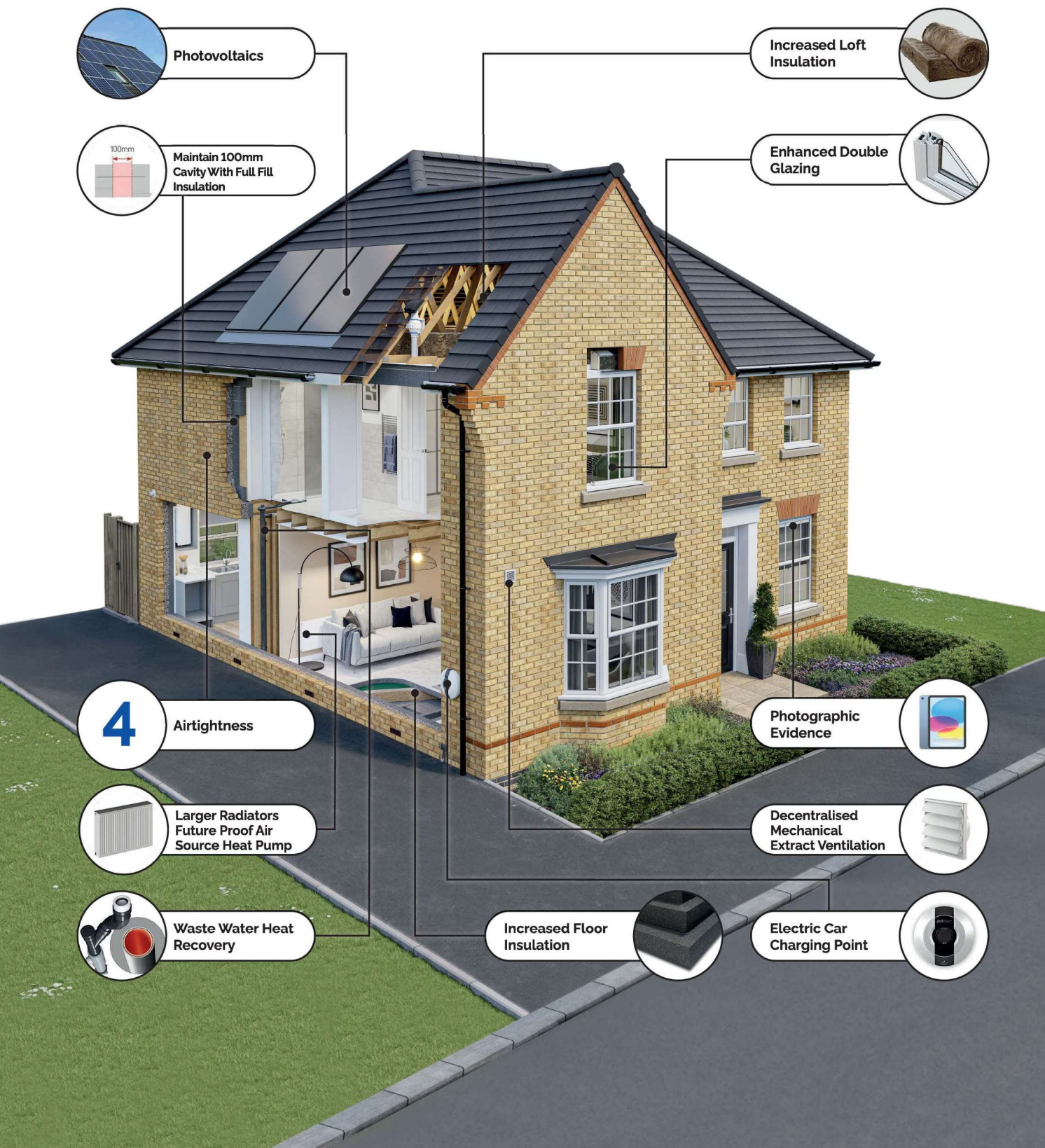
Telford Bus Station

Northfield Street, Overdale, Telford
TF3 2HX



DAVID WILSON HOMES

WHERE QUALITY LIVES



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DAVID WILSON HOMES

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.



DAVID WILSON HOMES

WHERE QUALITY LIVES

dwh.co.uk or call 0333 355 8479

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. BDW004143/JAN24