

HUGHES MEADOW



TELFORD

EXPERIENCE

— THE DAVID WILSON DIFFERENCE —

At David Wilson Homes we have been building quality homes across the UK for over 40 years. Our reputation is founded on our commitment to provide traditional homes in desirable locations built to a superb specification.

We* are delighted to have received over 90% homeowner recommendation since 2010. This Home Builders Federation accolade, recognises our commitment to bring you beautiful new homes.

Our collection of beautiful homes offer a range of spacious bedroom designs, located in highly desirable locations.

We would encourage you to come and experience the David Wilson Difference and we look forward to seeing you at one of our many developments.



DAVID WILSON HOMES

WHERE QUALITY LIVES

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

HUGHES MEADOW

LAWLEY, TELFORD

Milners 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 Herford**
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
-  **Show Homes**



- New Tree Line** 
- Woodlands** 
- Play Area** 
- Photovoltaic Panels**
Photovoltaic panels are included on every home. Please speak to your Sales Adviser 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**
Bird Box
Selected plots* 

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

See the Difference at dwh.co.uk



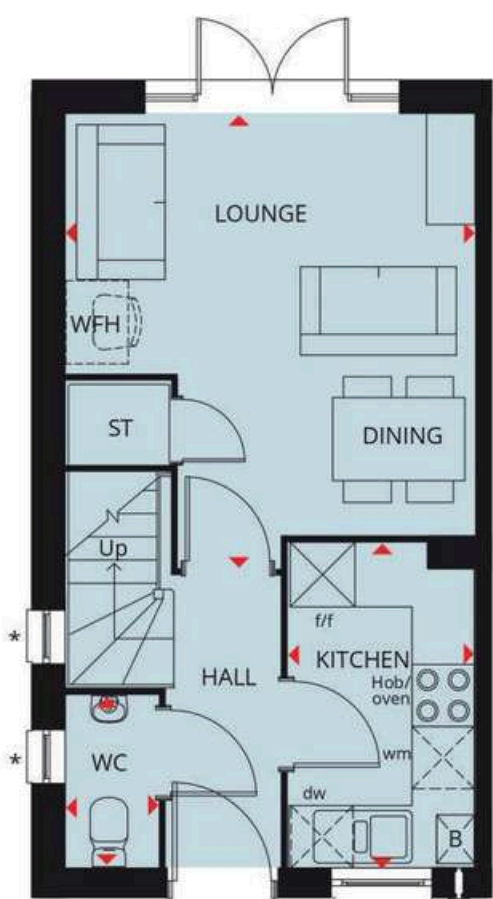
DAVID WILSON HOMES
WHERE QUALITY LIVES

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

THE WILFORD

TWO BEDROOM HOME



Ground Floor

Lounge/Dining	4362 x 3923 mm	14'4" x 12'10"
Kitchen	3083 x 1780 mm	10'1" x 5'10"
WC	1615 x 885 mm	5'4" x 2'11"

* Window may be omitted on certain plots.



First Floor

Bedroom 1	3923 x 2492 mm	12'10" x 8'2"
Bedroom 2	3923 x 2931 mm	12'10" x 9'7"
Bathroom	1897 x 1695 mm	6'3" x 5'7"

Key

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



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THE ARCHFORD

THREE BEDROOM HOME



Photovoltaic panels



Highly-efficient insulation



A/B EPC rating



Waste Water Heat Recovery Systems



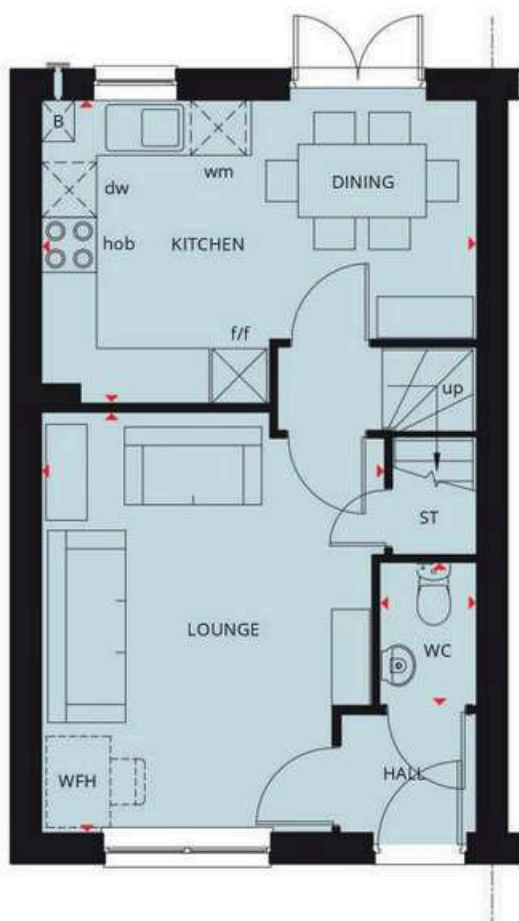
Argon-filled double-glazing



Flue Gas Heat Recovery

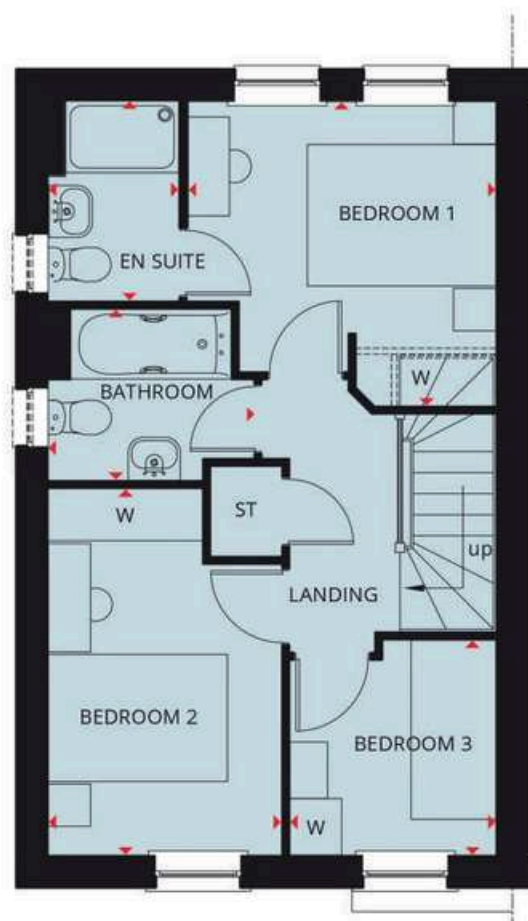


Electric car charging point



Ground Floor

Lounge	4604 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4750 x 3310 mm	15'7" x 10'10"
WC	1561 x 1054 mm	5'1" x 3'5"



First Floor

Bedroom 1	3234 x 3276 mm	10'9" x 10'7"
En suite	2119 x 1385 mm	6'11" x 4'7"
Bedroom 2	3891 x 2475 mm	12'9" x 8'1"
Bedroom 3	2286 x 2186 mm	7'6" x 7'2"
Bathroom	2181 x 1815 mm	7'2" x 5'11"

Key

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

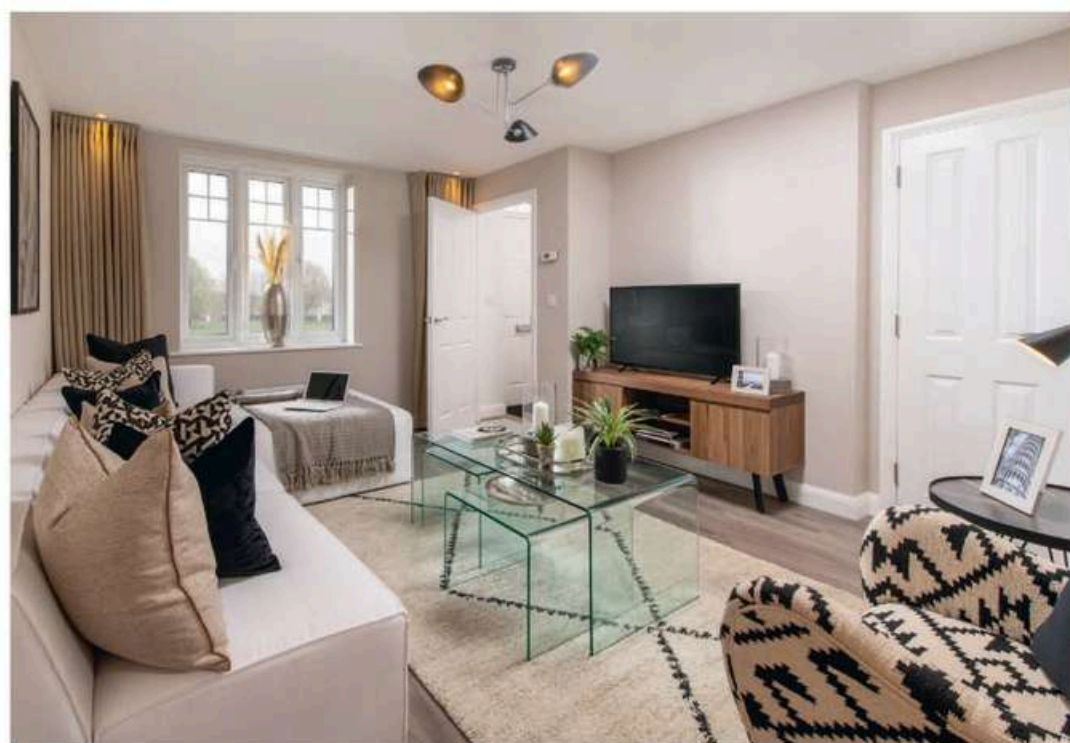


DAVID WILSON HOMES

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KENNETT

THREE BEDROOM HOME



Photovoltaic panels



Highly-efficient insulation



A/B EPC rating



Waste Water Heat Recovery Systems



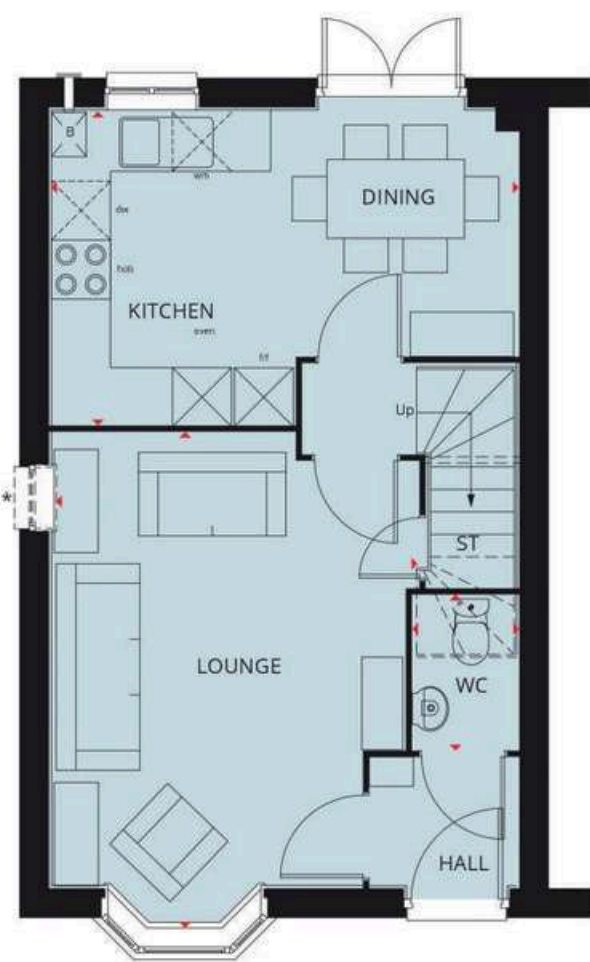
Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



Ground Floor

Lounge	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		



DAVID WILSON HOMES

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THE INGLEBY

FOUR BEDROOM DETACHED HOME



Photovoltaic panels



Highly-efficient insulation



A/B EPC rating



Waste Water Heat Recovery Systems



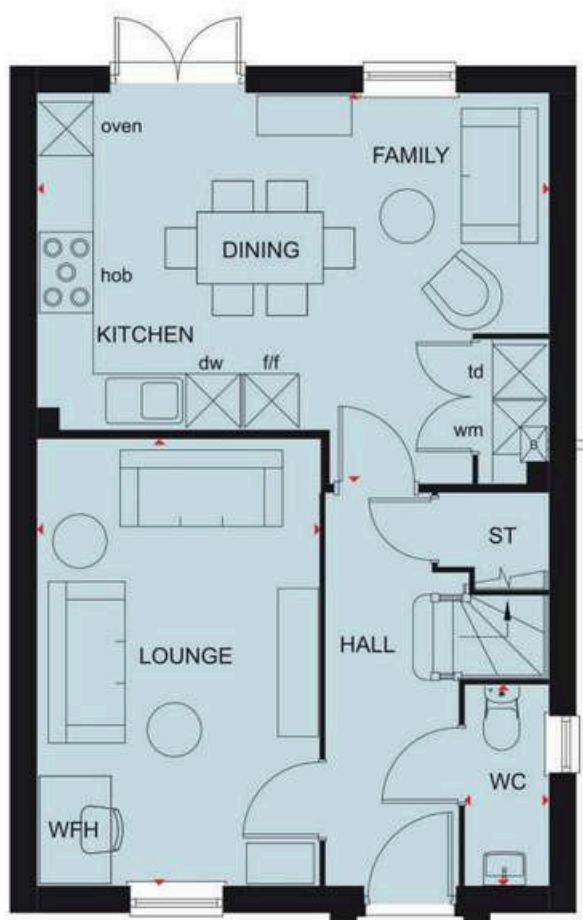
Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



Ground Floor

Lounge	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	3797 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 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	WFH	Working from home space	◀▶	Dimension location
ST	Store	dw	Dishwasher space	td	Tumble dryer space	W	Wardrobe space		



DAVID WILSON HOMES

HADLEY

THREE BEDROOM HOME



Photovoltaic panels



Highly-efficient insulation



A/B EPC rating



Waste Water Heat Recovery Systems



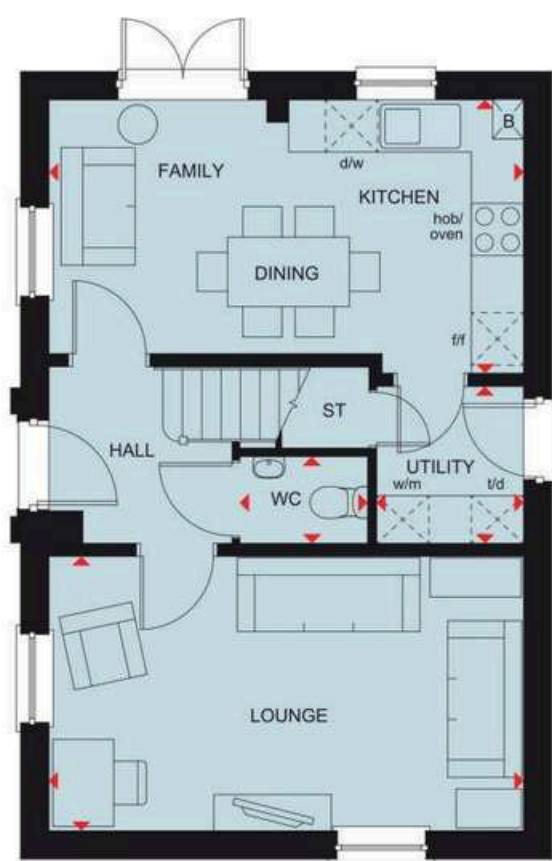
Argon-filled double-glazing



Flue Gas Heat Recovery

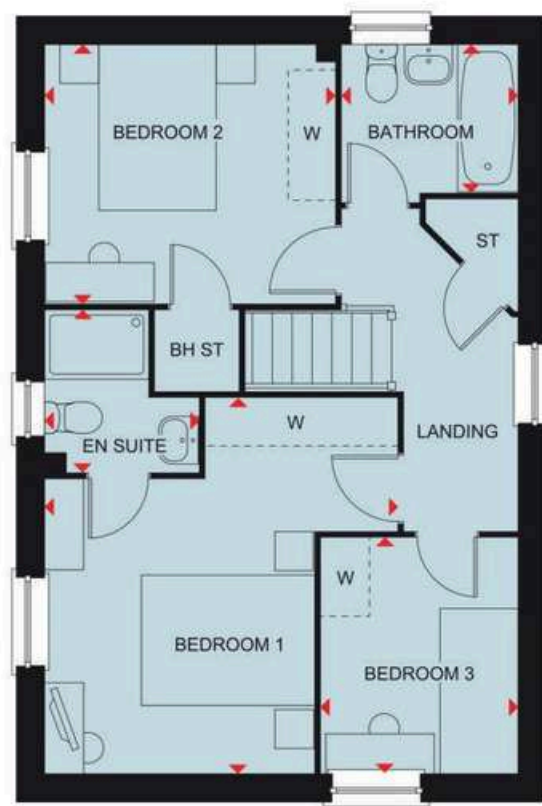


Electric car charging point



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	f/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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BDW005299/OCT24

HOLLINWOOD

FOUR BEDROOM HOME



Photovoltaic panels



Highly-efficient insulation



A/B EPC rating



Waste Water Heat Recovery Systems



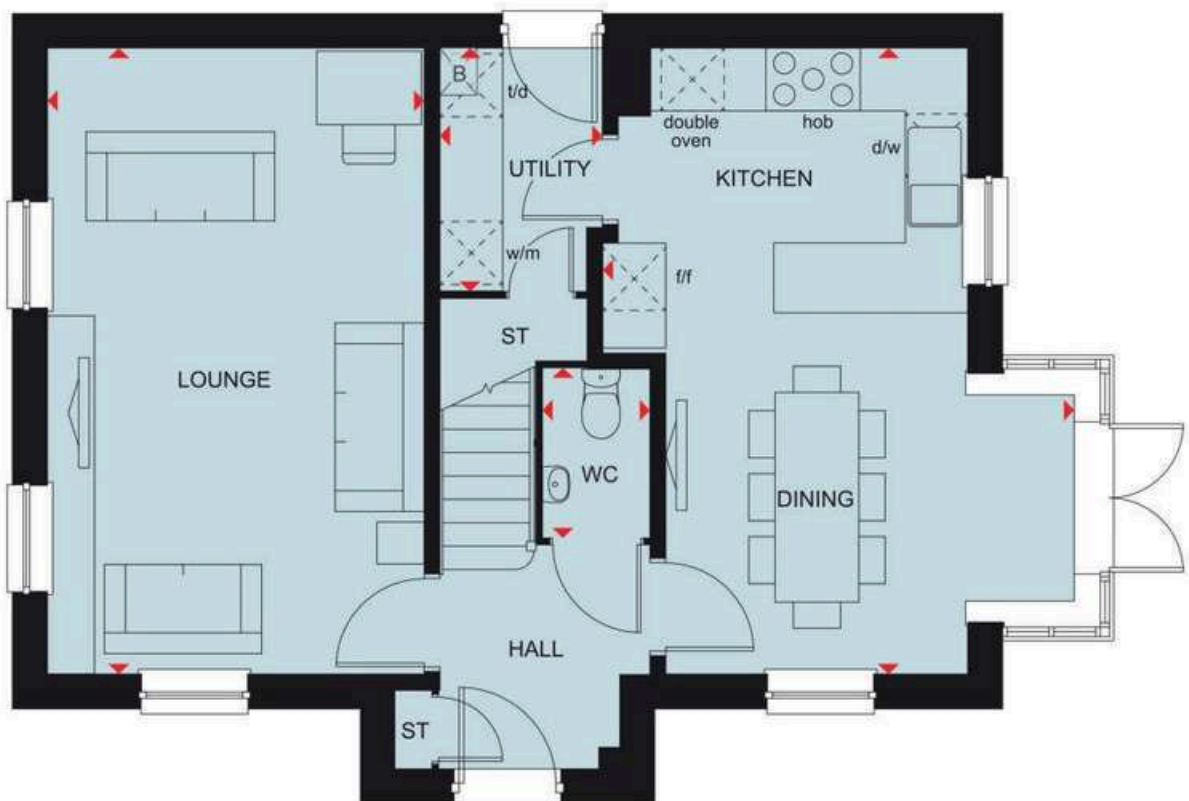
Argon-filled double-glazing



Flue Gas Heat Recovery

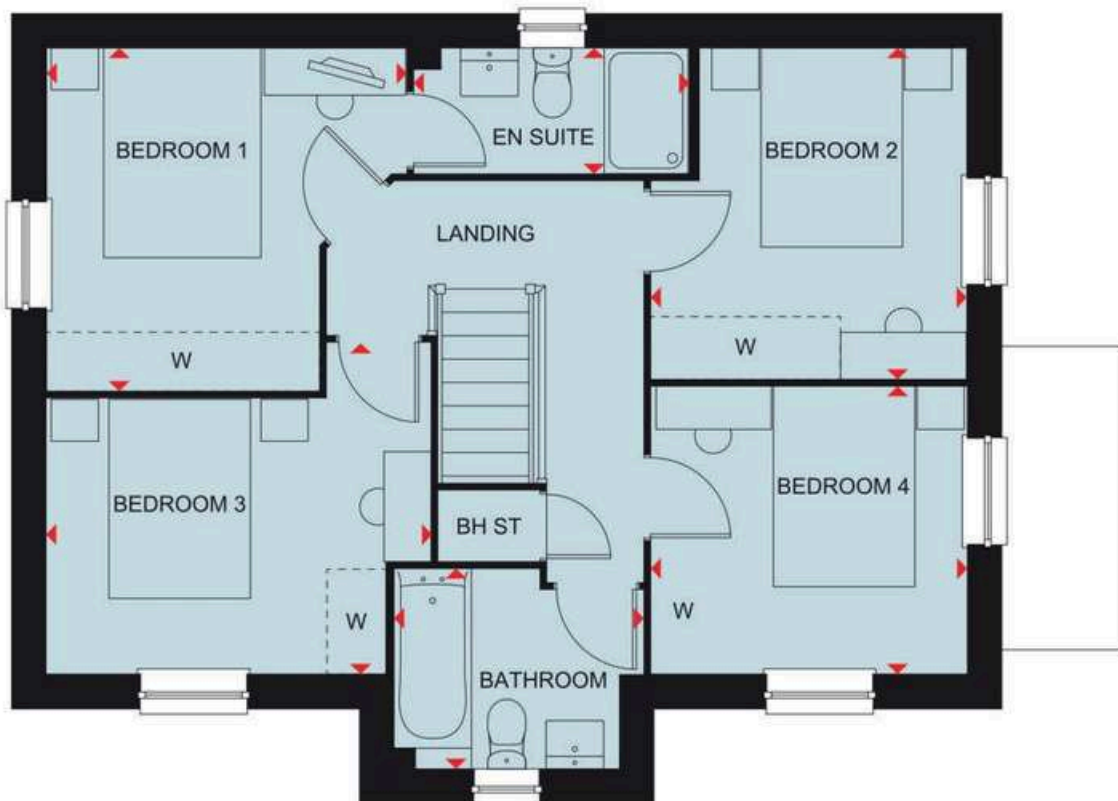


Electric car charging point



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	3661 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	t/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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BDW005299/OCT24

KIRKDALE

FOUR BEDROOM HOME



Photovoltaic panels



Highly-efficient insulation



A/B EPC rating



Waste Water Heat Recovery Systems



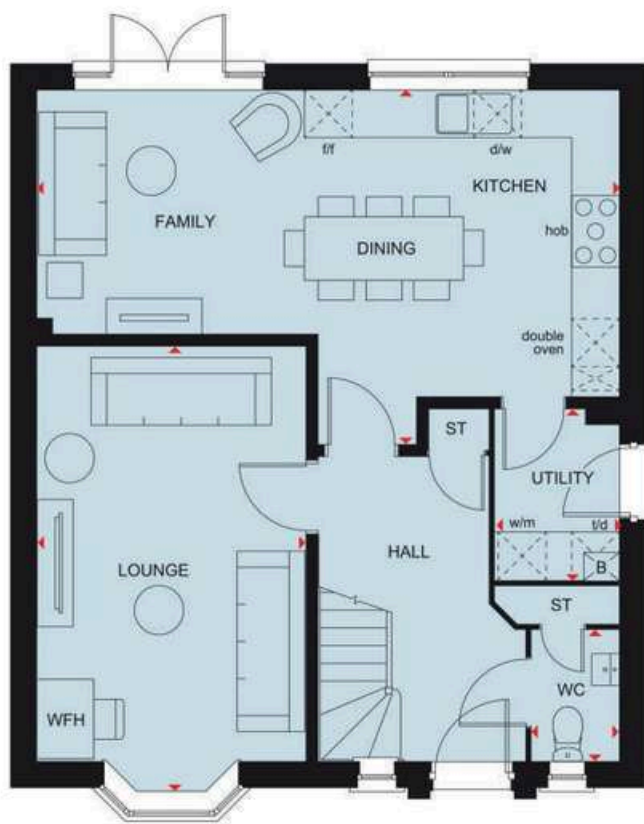
Argon-filled double-glazing



Flue Gas Heat Recovery

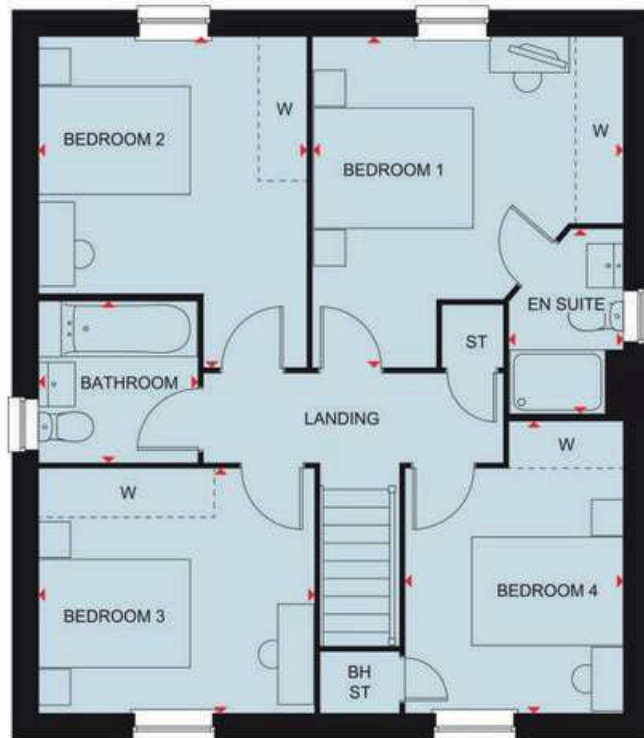


Electric car charging point



Ground Floor

Lounge	3385 x 5622 mm	11'1" x 18'5"
Kitchen/Dining	7323 x 4460 mm	24'0" x 14'8"
Utility	1561 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 13'6"
En Suite	1425 x 2300 mm	4'8" x 7'7"
Bed 2	3150 x 4124 mm	10'4" x 13'6"
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.



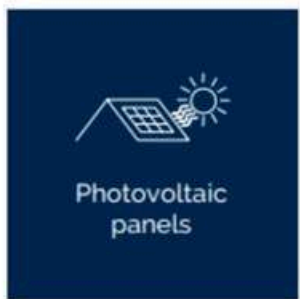
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BDW005299/OCT24

AVONDALE

FOUR BEDROOM HOME



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	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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BDW005299/OCT24

BAYSWATER

FOUR BEDROOM HOME



Photovoltaic panels



Highly-efficient insulation



A/B EPC rating



Waste Water Heat Recovery Systems



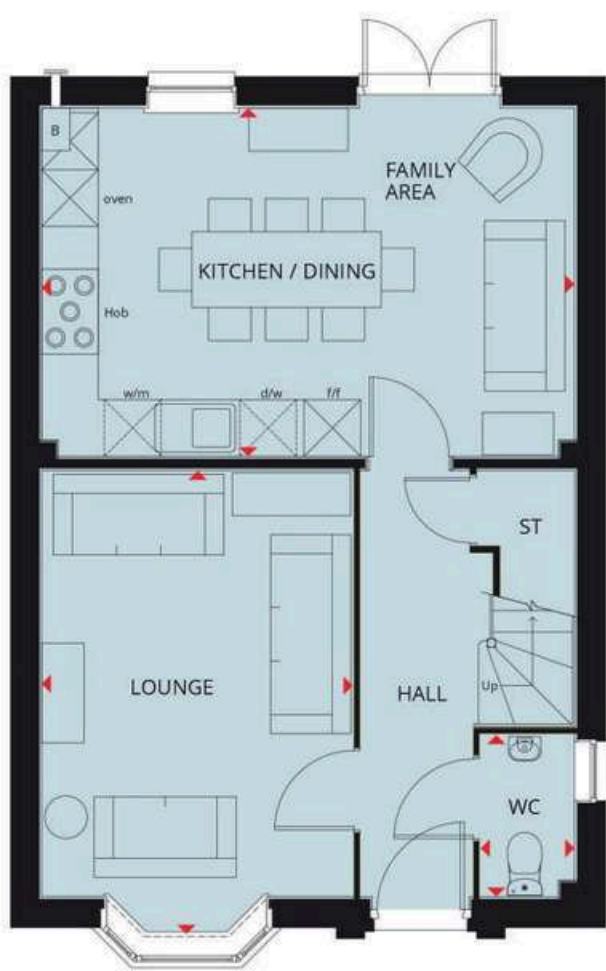
Argon-filled double-glazing



Flue Gas Heat Recovery

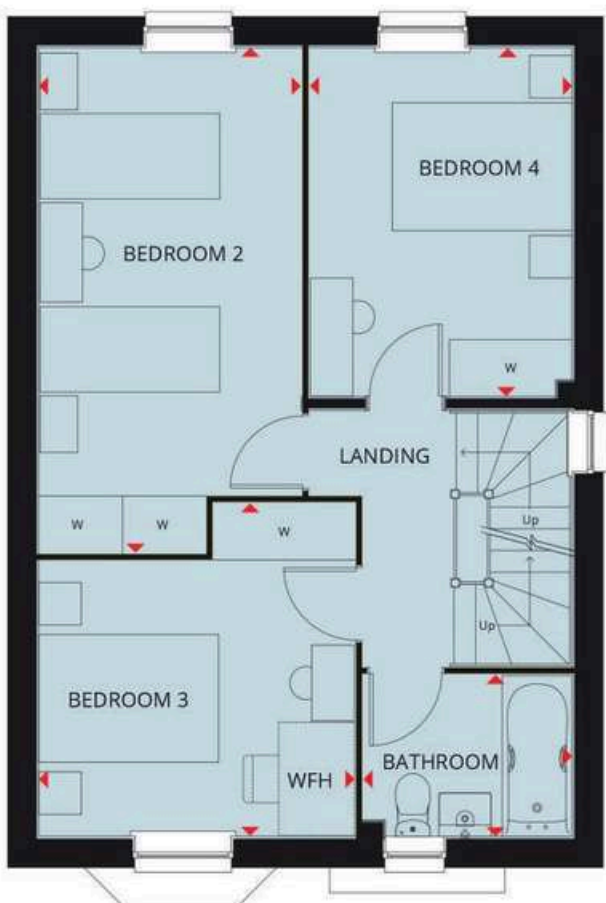


Electric car charging point



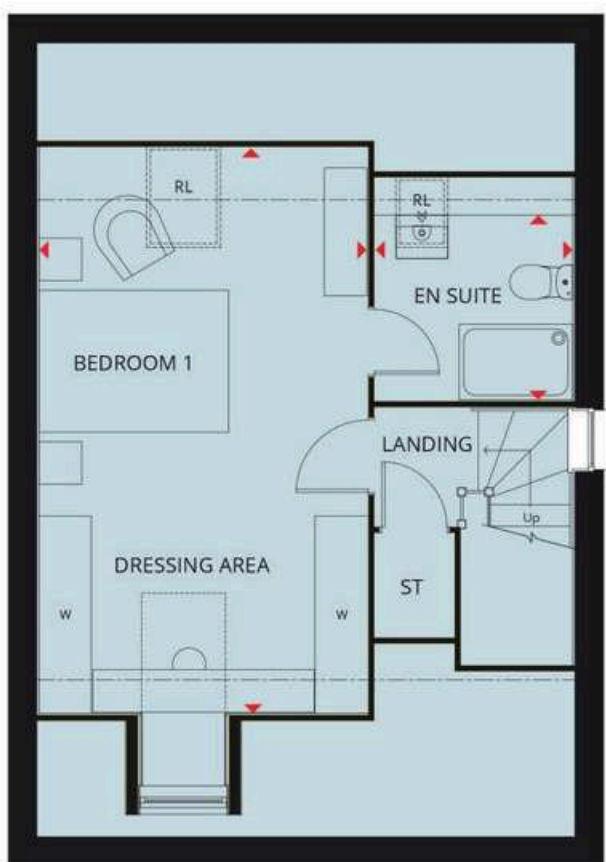
Ground Floor

Lounge	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



Photovoltaic panels



Highly-efficient insulation



A/B EPC rating



Waste Water Heat Recovery Systems



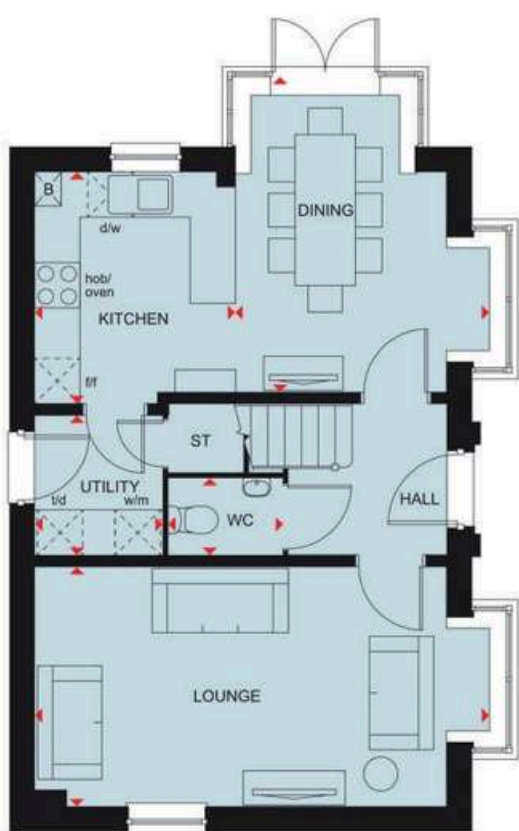
Argon-filled double-glazing



Flue Gas Heat Recovery

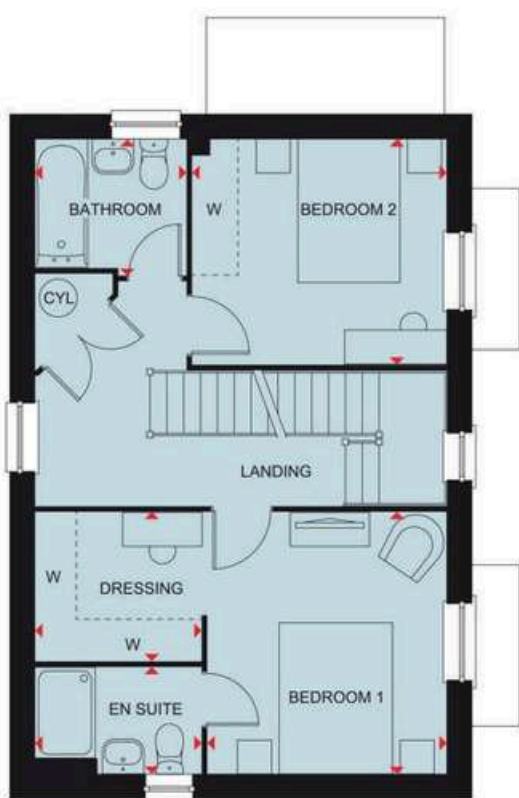


Electric car charging point



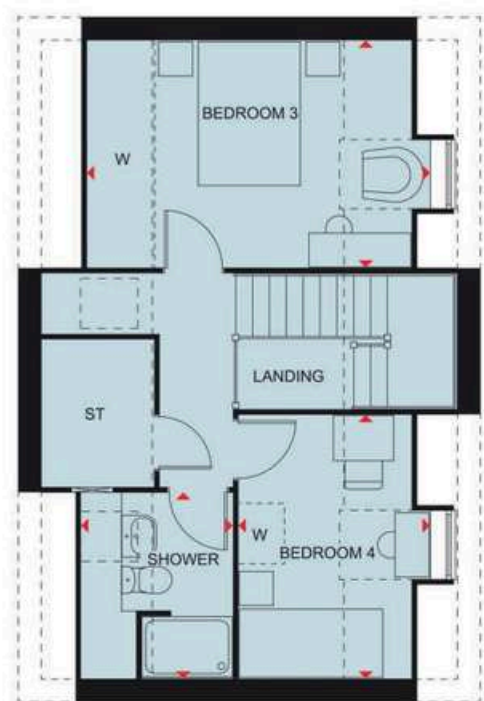
Ground Floor

Lounge	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* 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
ST	Store	w/m	Washing machine space	t/d	Tumble dryer space	w	Wardrobe space

◀▶ Dimension location

A2 specification

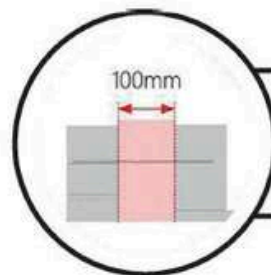


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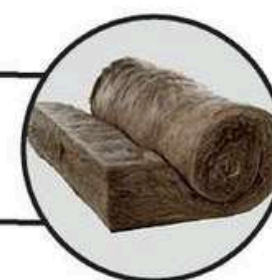
We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract. BDW005299/OCT24



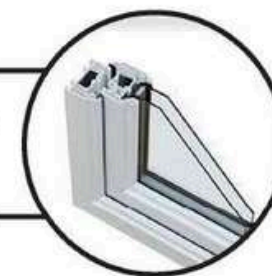
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Cavity With Full Fill
Insulation



Increased Loft
Insulation



Enhanced Double
Glazing

4

Airtightness



Larger Radiators
Future Proof Air
Source Heat Pump



Waste Water Heat
Recovery



Photographic
Evidence

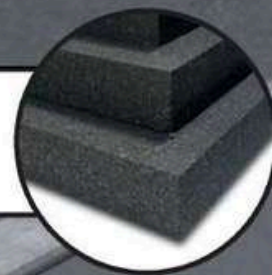


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NEW HOMES

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 house-builder 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.



YOUR BEAUTIFUL

NEW HOME COMES WITH PEACE OF MIND

David Wilson Homes has been crafting beautiful new homes since 1958. Our decades of experience and unrelenting commitment to excellence means that over 90% of our homeowners would recommend us to a friend, which is why we've been awarded 5 Stars by the Home Builders Federation every year since 2010. What's more, our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty** as standard. You're always safe in the knowledge that you can buy one of our new homes with confidence.

WHAT DOES YOUR WARRANTY COVER?

- Central heating system plus any fires
- Hot and cold plumbing system
- Appliances
- Kitchen units
- Electrical system
- Sanitary ware taps and shower doors
- Windows
- External and interiors doors
- Ironmongery
- Renewable energy installation (if fitted)
- Internal/external drainage system
- Boundary brick walls
- Driveway
- 24-hour emergency cover for 2 years
- An NHBC 10 year Buildmark Warranty means we have complied with the NHBC Standards which set out the technical requirements for design, materials and workmanship in new home construction. This is just one of the added benefits of buying a new home.

WARRANTY EXCLUSIONS

While your warranty includes most elements, certain aspects cannot be covered including:

- Garden landscaping
- Registered Social Landlord Homes
- Fences
- Carpets and floor coverings
- Wear and tear
- Failure to maintain
- Your own alterations
- Wilful damage



*"We" and "us" refer to the Barratt Developments PLC Group brands. **First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. Calls to our 0844 numbers cost 7 pence per minute plus your phone company's access charge.

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