



TALBOT PLACE



BARRATT
— HOMES —



TALBOT PLACE TILSTOCK ROAD, WHITCHURCH, SHROPSHIRE, SY13 2BY

A STUNNING DEVELOPMENT OF 2, 3 AND 4 BEDROOM HOMES

In the northern area of Shropshire, in the quaint market town of Whitchurch you'll find Talbot Place. Featuring a range of two, three & four bedroom homes, there are homes to suit everyone.

Enjoy having everything close by in the town centre, including plenty of schools, supermarkets and family fun, yet close to the beautiful Shropshire countryside.



OUTSTANDING DESIGN

BARRATT HOMES ARE BUILT AROUND
THE WAY YOU WANT TO LIVE

In the northern area of Shropshire, in the quaint market town of Whitchurch you'll find our new development Talbot Place. Featuring a range of two, three & four bedroom homes, there are homes to suit everyone.

Here you can enjoy having everything close by in the town centre, including plenty of schools, supermarkets and family fun, yet close to the beautiful Shropshire countryside. If you are looking to explore, you can find Stoke-on-Trent, Telford or Shrewsbury all within 45 minutes.

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.

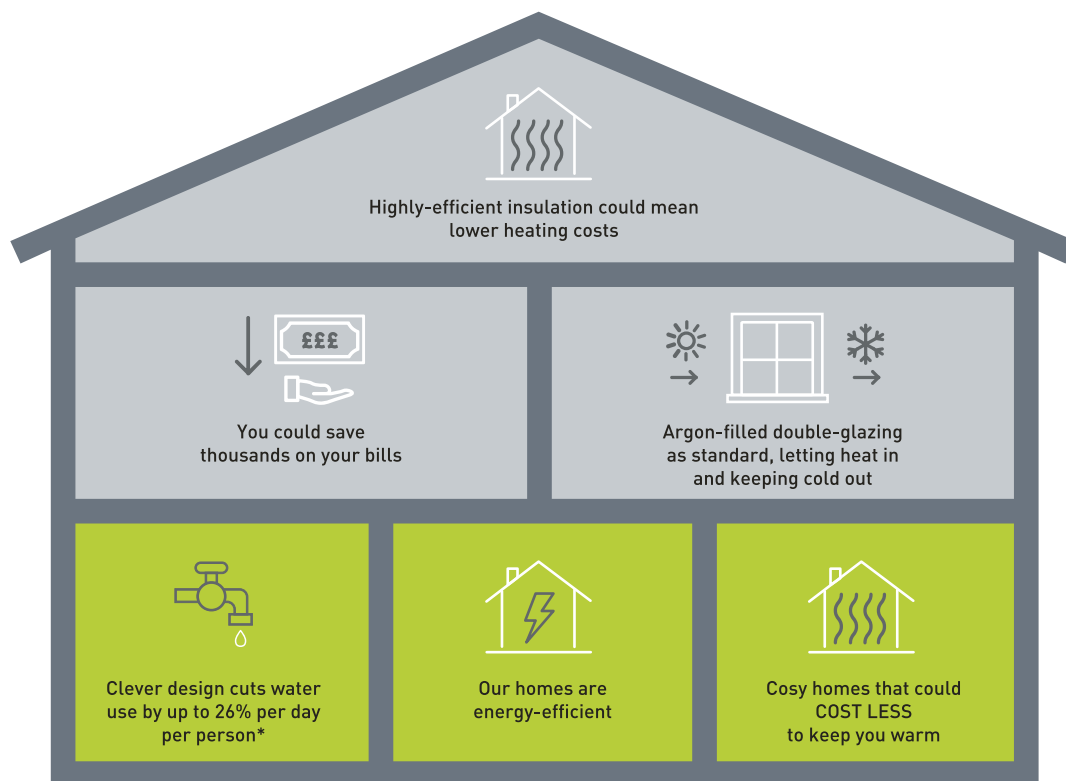
We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future.

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.

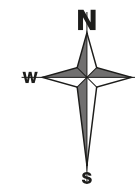










TALBOT PLACE

DEVELOPMENT LAYOUT

KEY

-  **Bedale**
2 bedroom home
-  **Holywell**
2 bedroom home
-  **Kew**
2 bedroom home
-  **Matlock**
3 bedroom home
-  **Mewstone**
3 bedroom home
-  **Ennerdale**
3 bedroom home
-  **Lutterworth**
3 bedroom home
-  **Kennisham**
3 bedroom home
-  **Woodcote**
4 bedroom home
-  **Alderney**
4 bedroom home
-  **Kelling**
4 bedroom home
-  **Radleigh**
4 bedroom home
-  **Affordable Housing**
- SS** **Sub Station**



-  **Grassland**
-  **New tree**
-  **Path**
-  **Water pond**
-  **Wet pond**
- Giving nature a home on this development**
-  **Hedgehog highways**
-  **Bird box**
-  **Bat box**



HOLYWELL

2 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



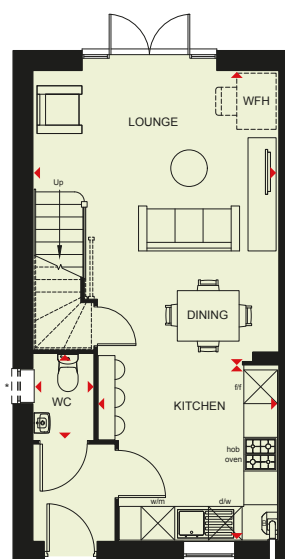
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation

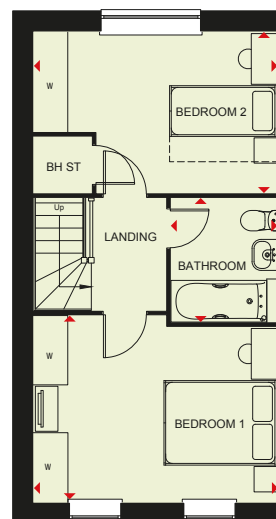


Ground Floor

Kitchen/Lounge/Dining	4330 x 8335mm	14'2" x 27'4"
WC	1044 x 1517mm	3'5" x 5'0"

[Approximate dimensions]

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



First Floor

Bedroom 1	4330 x 3302mm	14'2" x 10'10"
Bedroom 2	4330 x 2839mm	14'2" x 9'4"
Bathroom	1910 x 2202mm	6'3" x 7'3"

[Approximate dimensions]

KEY

B Boiler
ST Store
BH ST Bulkhead store

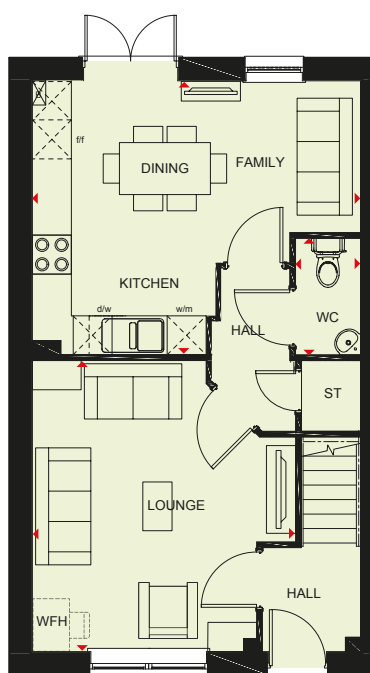
f/f Fridge/freezer space
wm Washing machine space
dw Dishwasher space

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



MATLOCK

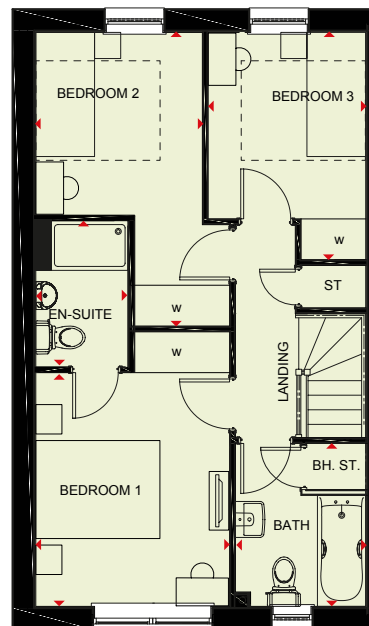
3 BEDROOM HOME



Ground Floor

Lounge	3987 x 4455 mm	13'1" x 14'7"
Kitchen/Dining	5050 x 4219 mm	16'7" x 13'10"
WC	973 x 1814 mm	3'2" x 5'11"

(Approximate dimensions)



First Floor

Bedroom 1	2967 x 4203 mm	9'9" x 13'9"
En Suite	1408 x 2234 mm	4'7" x 7'4"
Bedroom 2	2390 x 4495 mm	7'10" x 14'9"
Bedroom 3	2528 x 3256 mm	8'4" x 10'8"
Bathroom	1995 x 2496 mm	6'7" x 8'2"

(Approximate dimensions)

KEY

B Boiler
ST Store
BH ST Bulkhead store

wm Washing machine space
f/f Fridge/freezer space
dw Dishwasher space

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



ENNERDALE

3 BEDROOM HOME

Waste Water Heat
Recovery
Systems

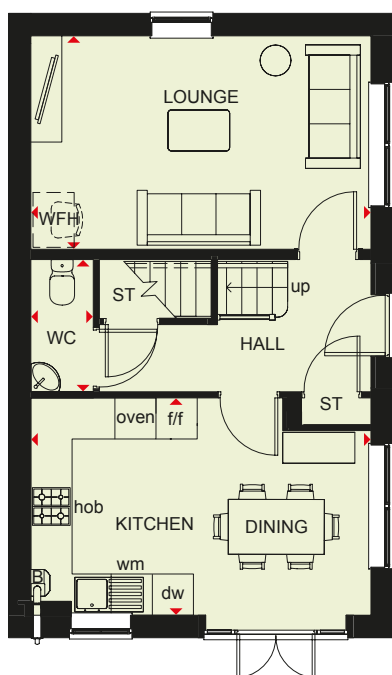
Argon-filled
double-glazing

Flue Gas Heat
Recovery

Decentralised
mechanical
extract ventilation
(d-MEV)

Photovoltaic
panels

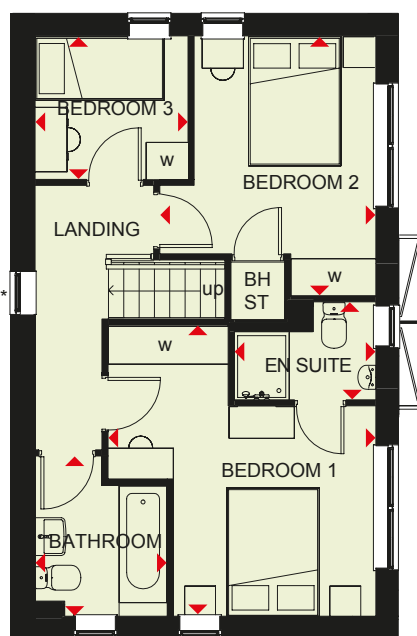
Highly-efficient
insulation



Ground Floor

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

(Approximate dimensions)



First Floor

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

(Approximate dimensions)

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

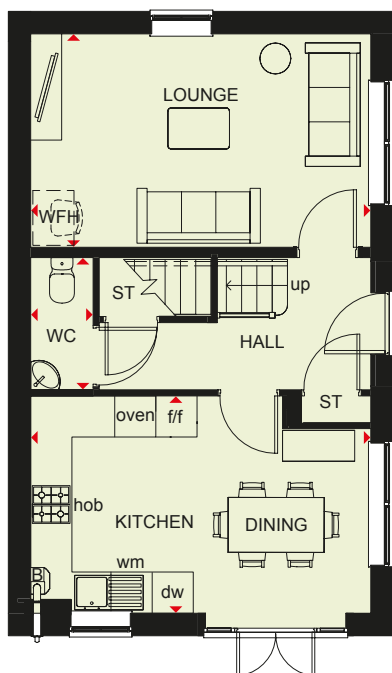
KEY

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



ENNERDALE

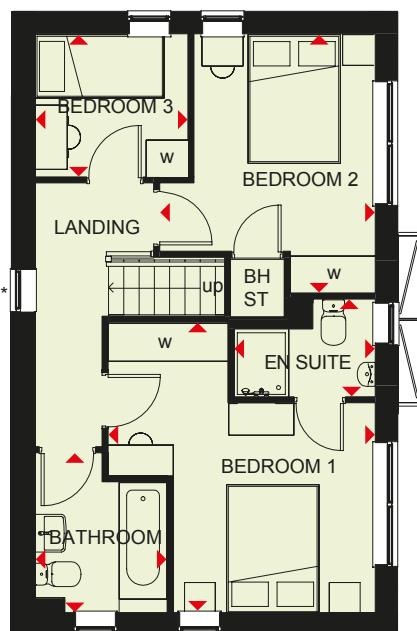
3 BEDROOM HOME



Ground Floor

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

(Approximate dimensions)



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KEY

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



KENNISHAM

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



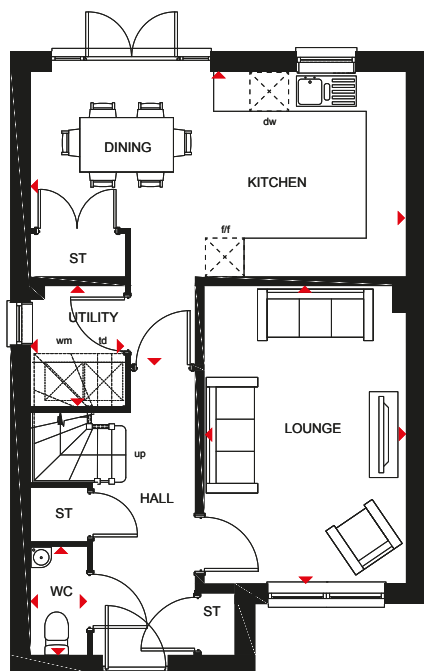
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



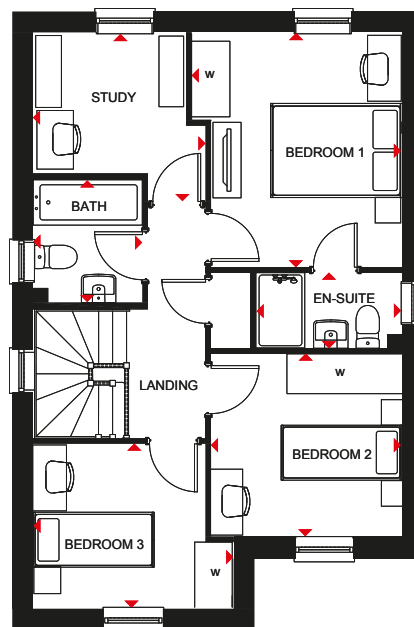
Highly-efficient insulation



Ground Floor

Lounge	3150 x 4652 mm	10'4" x 15'3"
Kitchen/Dining	5860 x 4587 mm	19'3" x 15'1"
Utility	1472 x 1892 mm	4'10" x 6'2"
WC	884 x 1700 mm	2'11" x 5'7"

[Approximate dimensions]



First Floor

Bedroom 1	3350 x 3713 mm	11'0" x 12'2"
Bedroom 2	3038 x 2909 mm	10'0" x 9'7"
Bedroom 3	3160 x 2602 mm	10'4" x 8'6"
Study	2734 x 2671 mm	9'0" x 8'9"
Bathroom	1700 x 1936 mm	5'7" x 6'4"
En Suite	2309 x 1200 mm	7'7" x 3'11"

[Approximate dimensions]

* Windows 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

f/f Fridge/freezer space
dw Dishwasher space
W Wardrobe space

◀▶ Dimension location



ALDERNEY

4 BEDROOM HOME



Ground Floor

Lounge	3095 x 5143 mm	10'2" x 16'10"
Kitchen/ Breakfast/Family	4623 x 4598 mm	15'2" x 15'1"
Dining	2967 x 3307 mm	9'9" x 10'10"
WC	854 x 1641 mm	2'10" x 5'5"

[Approximate dimensions]

First Floor

Bedroom 1	4618 x 3104 mm	15'2" x 10'2"
En Suite	1191 x 2075 mm	3'11" x 6'10"
Bedroom 2	4510 x 3110 mm	14'10" x 10'2"
Bedroom 3	3737 x 3110 mm	12'3" x 10'2"
Bedroom 4	2148 x 2270 mm	7'1" x 7'5"
Bathroom	1702 x 2075 mm	5'7" x 6'10"

[Approximate dimensions]

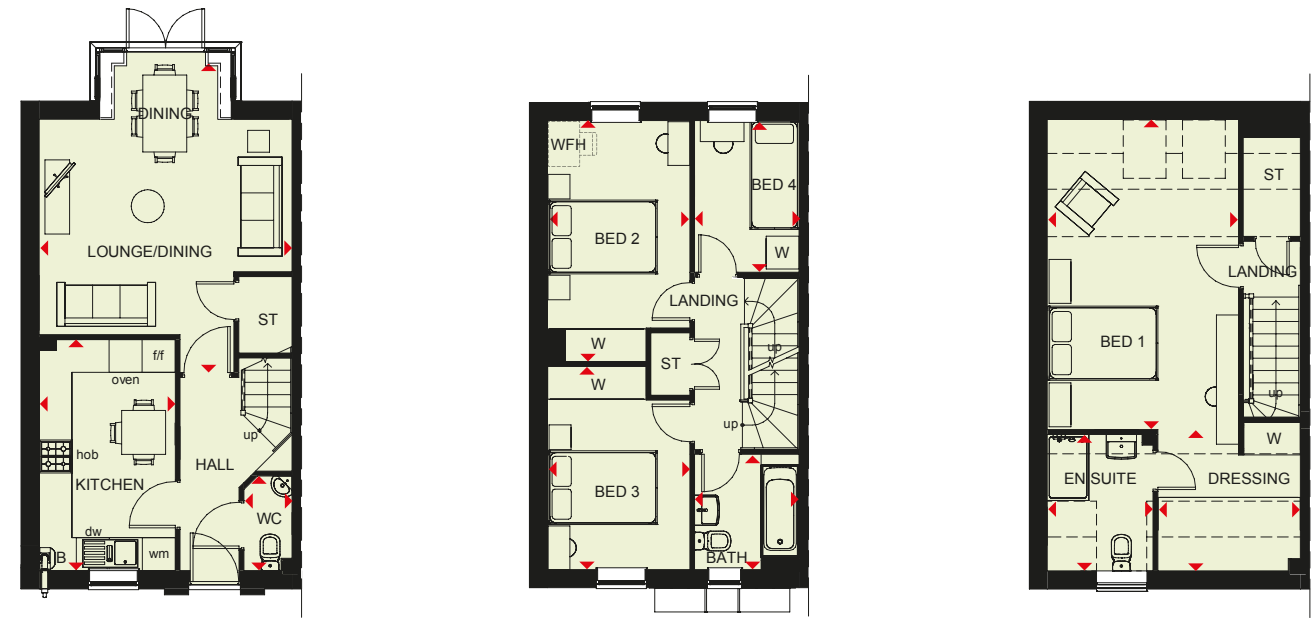
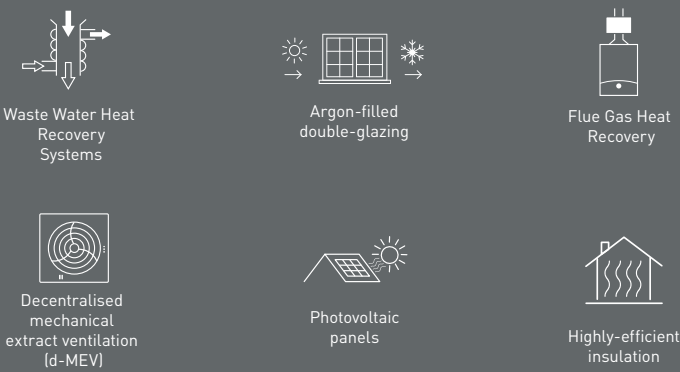
KEY

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



WOODCOTE

4 BEDROOM HOME



Ground Floor

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

[Approximate dimensions]

First Floor

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

[Approximate dimensions]

Second Floor

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

[Approximate dimensions]
Overall dimension includes lower ceiling areas

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



ALDERNEY

4 BEDROOM HOME



Ground Floor

Lounge	3095 x 5143 mm	10'2" x 16'10"
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WC	854 x 1641 mm	2'10" x 5'5"

[Approximate dimensions]

First Floor

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Bedroom 4	2148 x 2270 mm	7'1" x 7'5"
Bathroom	1702 x 2075 mm	5'7" x 6'10"

[Approximate dimensions]

KEY

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



KELLING

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



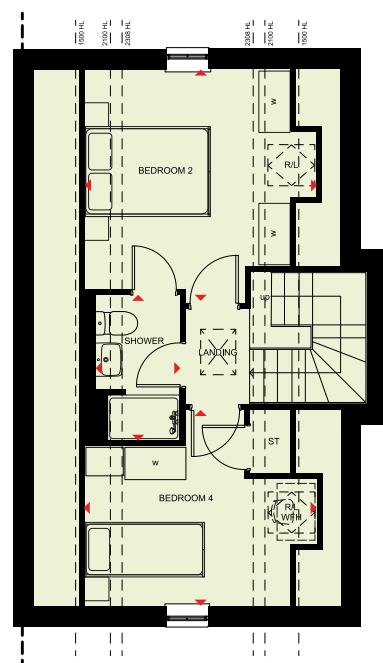
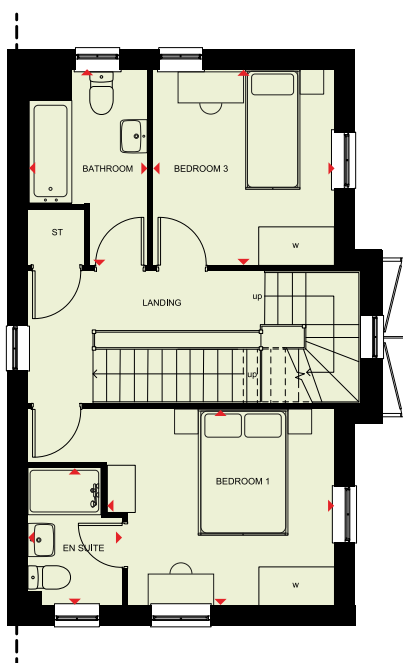
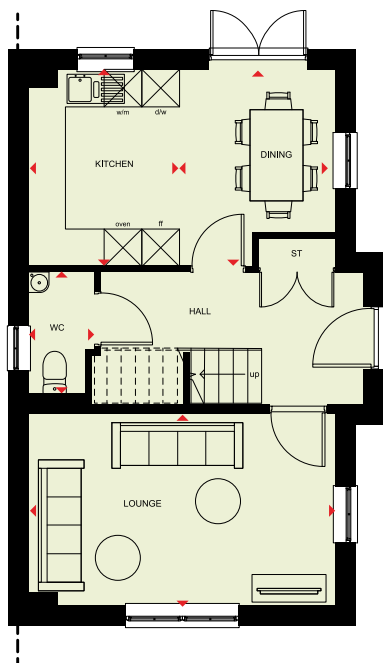
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Lounge	4960 x 3112 mm	16'3" x 10'3"
Kitchen	2411 x 3174 mm	7'11" x 10'5"
Dining	2530 x 3174 mm	8'4" x 10'5"
WC	1060 x 2024 mm	3'6" x 6'8"

[Approximate dimensions]

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

First Floor

Bedroom 1	3679 x 3174 mm	12'1" x 10'5"
Bedroom 3	2929 x 3174 mm	9'7" x 10'5"
Bathroom	1943 x 3174 mm	6'4" x 10'5"
En Suite	1523 x 2225 mm	5'0" x 7'4"

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

Second Floor

Bedroom 2	3774 x 3737 mm	12'5" x 12'3"
Bedroom 4	3774 x 3174 mm	12'5" x 10'5"
Shower	1378 x 2368 mm	4'6" x 7'9"

[Approximate dimensions]

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

Please note that the second floor has reduced headroom in the rooms.

KEY

B	Boiler	f/f	Fridge/freezer space	W	Wardrobe space
ST	Store	d/w	Dishwasher space	R/L	Roof Light
w/m	Washing machine space	WFH	Work from home space	◀▶	Dimension location



KELLING

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



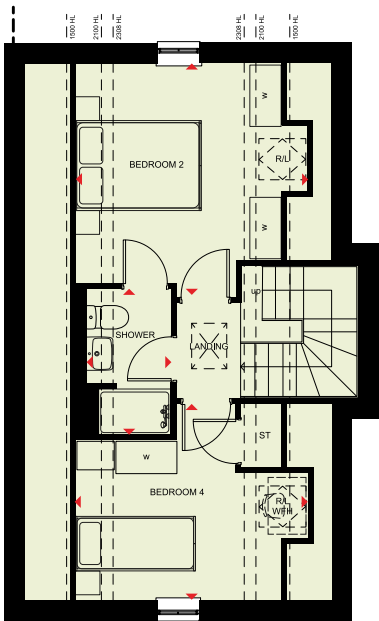
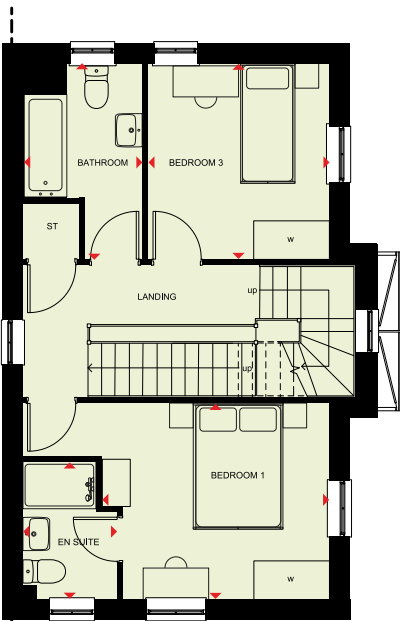
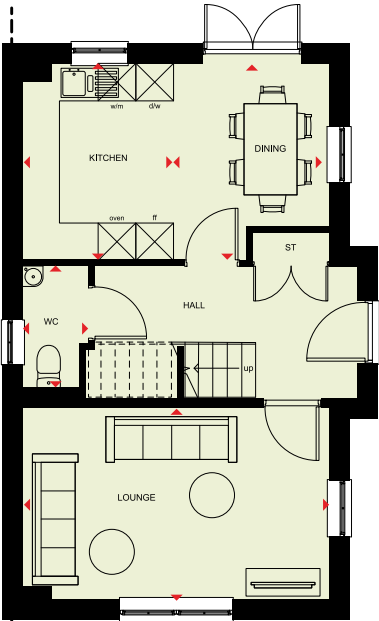
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

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Kitchen	2411 x 3174 mm	7'11" x 10'5"
Dining	2530 x 3174 mm	8'4" x 10'5"
WC	1060 x 2024 mm	3'6" x 6'8"

[Approximate dimensions]

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First Floor

Bedroom 1	3679 x 3174 mm	12'1" x 10'5"
Bedroom 3	2929 x 3174 mm	9'7" x 10'5"
Bathroom	1943 x 3174 mm	6'4" x 10'5"
En Suite	1523 x 2225 mm	5'0" x 7'4"

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

Second Floor

Bedroom 2	3774 x 3737 mm	12'5" x 12'3"
Bedroom 4	3774 x 3174 mm	12'5" x 10'5"
Shower	1378 x 2368 mm	4'6" x 7'9"

[Approximate dimensions]

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

Please note that the second floor has reduced headroom in the rooms.

KEY

B Boiler

ST Store

w/m Washing machine space

f/f Fridge/freezer space

d/w Dishwasher space

WFH Work from home space

W Wardrobe space

R/L Roof Light

◀ ▶ Dimension location



RADLEIGH

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



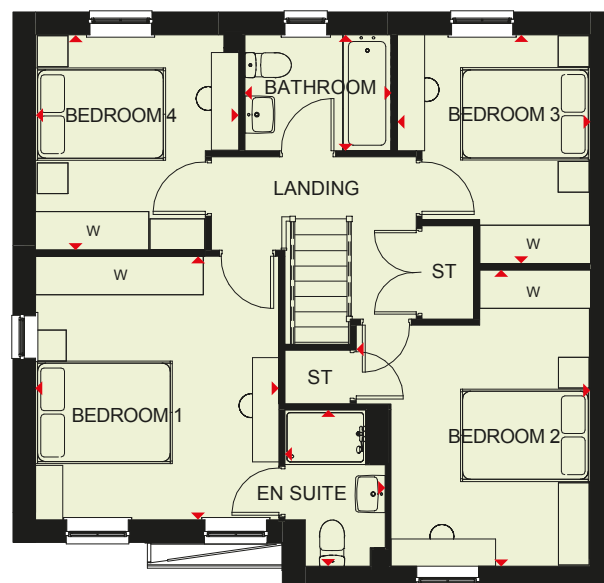
Highly-efficient insulation



Ground Floor

Lounge	3361 x 5041 mm	11'0" x 16'6"
Kitchen/Dining/Family	8110 x 3578 mm	26'7" x 11'9"
Study	2273 x 2153 mm	7'5" x 7'1"
Utility	1558 x 1655 mm	5'1" x 5'5"
WC	850 x 1621 mm	2'9" x 5'4"

[Approximate dimensions]



First Floor

Bedroom 1	3557 x 3853 mm	11'8" x 12'8"
En Suite	1465 x 2287 mm	4'10" x 7'6"
Bedroom 2	3423 x 4335 mm	11'3" x 14'3"
Bedroom 3	2824 x 3345 mm	9'3" x 11'0"
Bedroom 4	2973 x 3147 mm	9'9" x 10'4"
Bathroom	2137 x 1694 mm	7'0" x 5'7"

[Approximate dimensions]

KEY

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





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.



*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.

BDW005431/NOV24



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.



barratthomes.co.uk

0333 355 8475

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.



BARRATT
— HOMES —