

SILKIN MEADOWS

QUEENSWAY, APLEY, TELFORD,
TELFORD AND WREKIN, TF1 6DA



A STUNNING DEVELOPMENT OF 2, 3 & 4 BEDROOM HOMES



BARRATT
— HOMES —

STUNNING HOMES IN A GREAT LOCATION

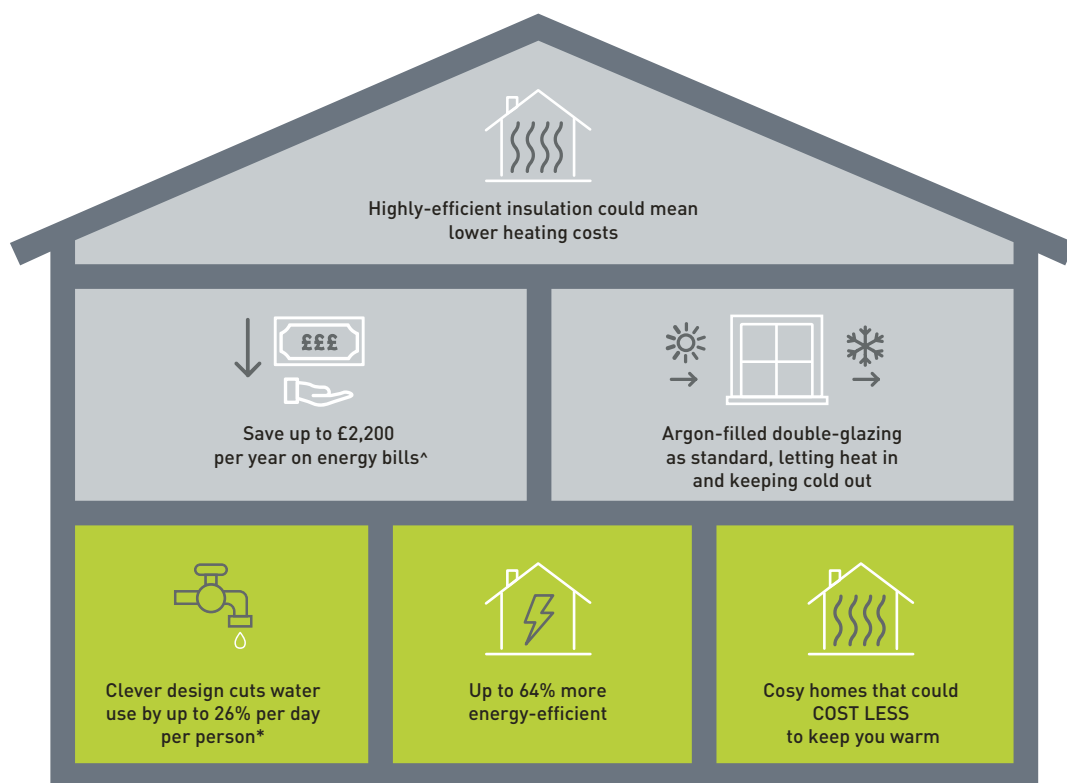
Located just five miles from the centre of Telford and two miles from the historic market town of Wellington, Silkin Meadows in Apley is a beautiful collection of two, three and four bedroom homes, suited to a wide range of home buyers.

With woodland walks on your doorstep, easy access to a wide range of amenities and excellent travel links, this exciting development is the perfect places to put down roots.



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 July 2023.

*Source: [Water UK](https://www.wateruk.co.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.

SILKIN MEADOWS

DEVELOPMENT LAYOUT

KEY

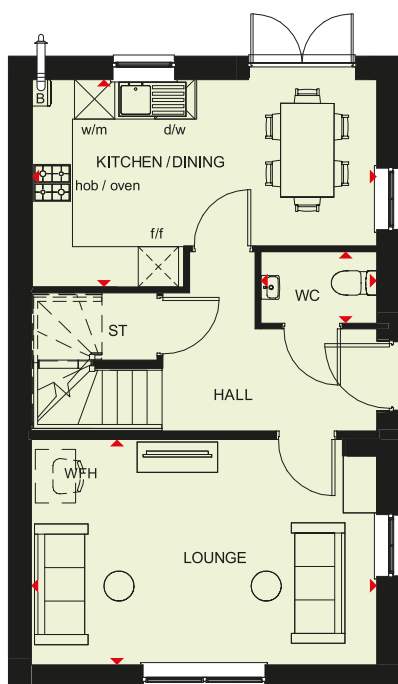
	Kew	2 bedroom home		Allerthorpe	4 bedroom home
	Mewstone	3 bedroom home		Sommerleyton	4 bedroom home
	Martham	3 bedroom home		Rowan	4 bedroom home
	Holkham	3 bedroom home		Radstock	4 bedroom home
	Kennisham	3 bedroom home	BCP Bin Collection Point		
	Knightwood	3 bedroom home	S/S Sub Station		

	Pond		New tree
	Balancing pond		Grassland
	Hibernacula		New tree line
	Hedgehog highway		Mature tree line
	Bird box		Path
	Bat box		Woodland area
	Swale		Wildflower meadow



MARTHAM

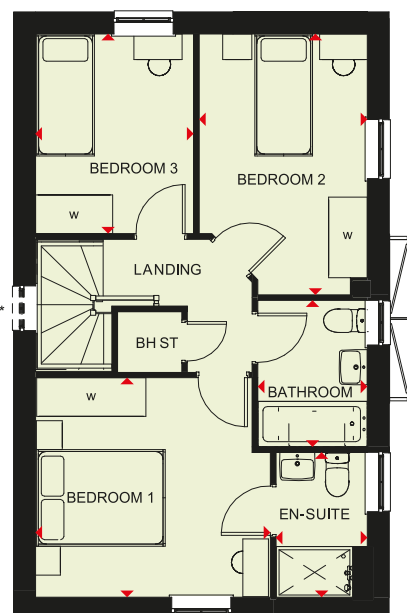
3 BEDROOM HOME



Ground Floor

Lounge	5157 x 3364mm	16'11" x 11'0"
Kitchen/Dining	5141 x 3096mm	16'10" x 10'2"
WC	1728 x 1067mm	5'8" x 3'6"

[Approximate dimensions]



First Floor

Bedroom 1	3650 x 3413mm	12'0" x 11'2"
En Suite	1419 x 2251mm	4'8" x 7'5"
Bedroom 2	2613 x 4056mm	8'7" x 13'4"
Bedroom 3	2456 x 3105mm	8'1" x 10'2"
Bathroom	1700 x 2275mm	15'7" x 7'6"

[Approximate dimensions]

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

KEY

B	Boiler
ST	Store
BH ST	Bulkhead Store

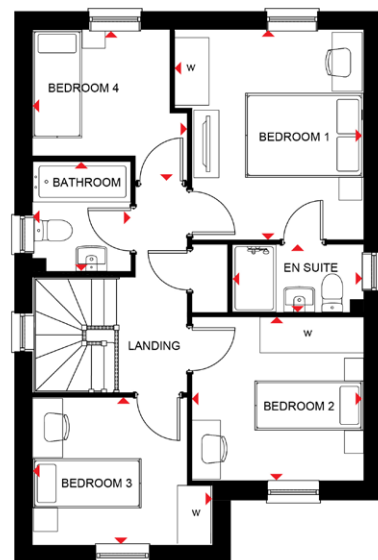
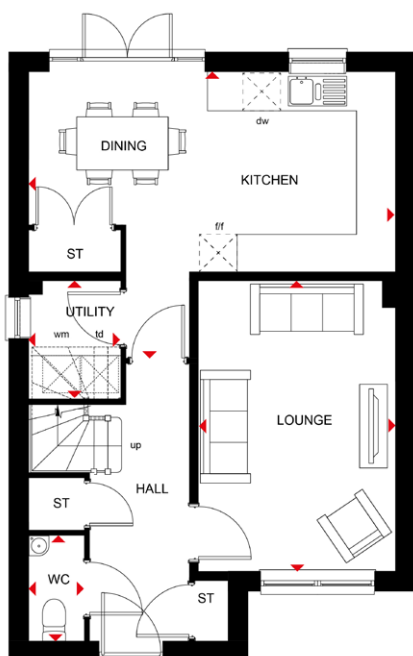
wm	Washing machine space
dw	Dishwasher space
f/f	Fridge freezer space

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



KENNISHAM

4 BEDROOM HOME



Ground Floor

Lounge	3167 x 4638mm	10'5" x 15'3"
Kitchen/Dining	5819 x 4564mm	19'1" x 15'0"
Utility	1458 x 1886mm	4'9" x 6'2"
WC	860 x 1643mm	2'10" x 5'5"

(Approximate dimensions)

First Floor

Bedroom 1	3351 x 3699mm	11'0" x 12'2"
En suite	2295 x 1200mm	7'6" x 3'11"
Bedroom 2	2974 x 2896mm	9'9" x 9'6"
Bedroom 3	3132 x 2588mm	10'3" x 8'6"
Bedroom 4	3132 x 2657mm	9'1" x 8'9"
Bathroom	1700 x 1963mm	5'7" x 6'5"

(Approximate dimensions)

KEY	B	Boiler	dw	Dishwasher space
	ST	Store	f/f	Fridge/freezer space
	wm	Washing machine space	W	Wardrobe space

◀ ▶ Dimension location



ALLERTHORPE

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



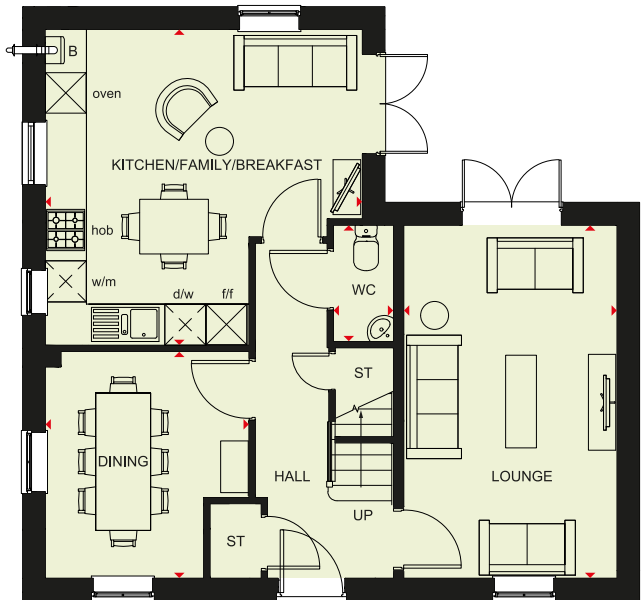
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Lounge	3108 x 5120 mm	10'2" x 16'10"
Kitchen/Breakfast/Family	4582 x 4603 mm	15'0" x 15'1"
Dining	2951 x 3239 mm	9'8" x 10'8"
WC	879 x 1627 mm	2'11" x 5'4"

(Approximate dimensions)



First Floor

Bedroom 1	4595 x 3090 mm	15'1" x 10'2"
En suite	1186 x 2075 mm	3'11" x 6'10"
Bedroom 2	4509 x 3101 mm	14'10" x 10'2"
Bedroom 3	3710 x 3101 mm	12'2" x 10'2"
Study	2149 x 2261 mm	7'1" x 7'5"
Bathroom	1700 x 2075 mm	5'7" x 6'10"

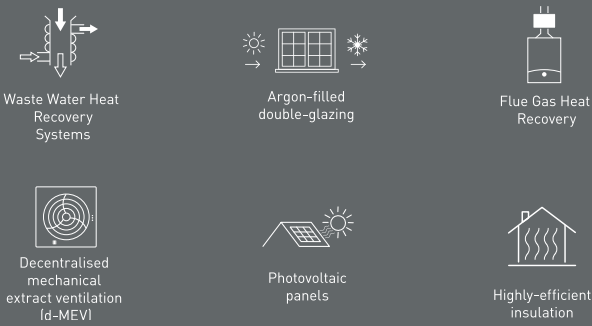
(Approximate dimensions)

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



ALLERTHORPE

4 BEDROOM HOME



Ground Floor

Lounge	3108 x 5120 mm	10'2" x 16'10"
Kitchen/Breakfast/Family	4582 x 4603 mm	15'0" x 15'1"
Dining	2951 x 3239 mm	9'8" x 10'8"
WC	879 x 1627 mm	2'11" x 5'4"

(Approximate dimensions)



First Floor

Bedroom 1	4595 x 3090 mm	15'1" x 10'2"
En suite	1186 x 2075 mm	3'11" x 6'10"
Bedroom 2	4509 x 3101 mm	14'10" x 10'2"
Bedroom 3	3710 x 3101 mm	12'2" x 10'2"
Study	2149 x 2261 mm	7'1" x 7'5"
Bathroom	1700 x 2075 mm	5'7" x 6'10"

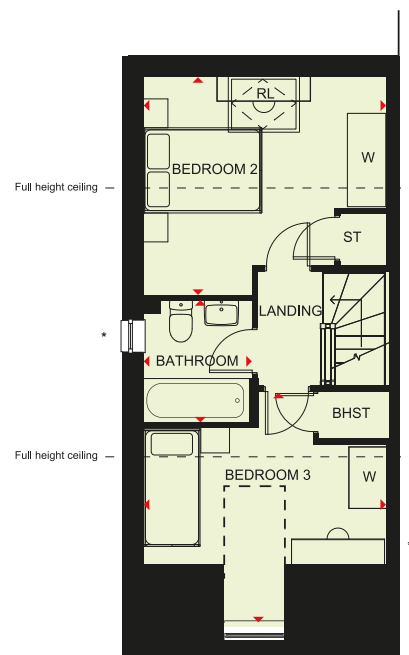
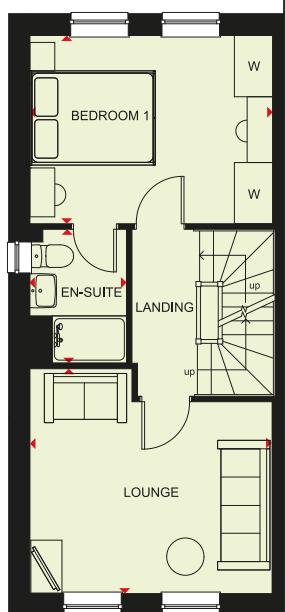
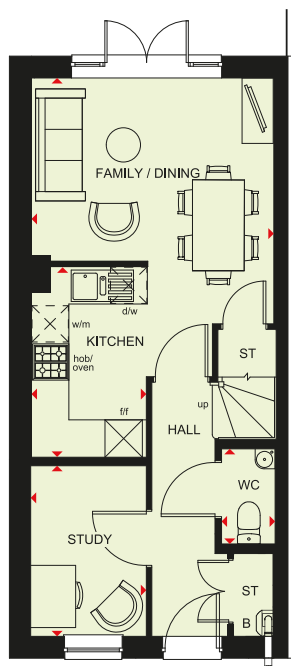
(Approximate dimensions)

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



KNIGHTWOOD

3 BEDROOM HOME



Ground Floor

Family/Dining	3903 x 4797mm	12'10" x 15'9"
Kitchen	1838 x 3060mm	6'0" x 10'0"
Study	1852 x 2739mm	6'1" x 9'0"
WC	877 x 1596mm	2'11" x 5'3"

First Floor

Lounge	3903 x 3616mm	12'10" x 11'10"
Bedroom 1	3903 x 3019mm	12'10" x 9'11"
Ensuite	1537 x 2163mm	5'1" x 7'1"

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

Second Floor Sales

Bedroom 2	3903 x 3494mm	12'10" x 11'6"
Bedroom 3	3903 x 3705mm	12'10" x 12'2"
Bathroom	1747 x 1963mm	5'9" x 6'5"

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

** Reduced headroom height, dormer window present.

KEY

ST Store

BHST Bulkhead store

wm Washing machine space

dw Dishwasher space

f/f Fridge freezer space

W Wardrobe space

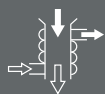
RL Roof light

◀▶ Dimension location



SOMMERLEYTON

4 BEDROOM HOME



Waste Water Heat
Recovery
Systems



Argon-filled
double-glazing



Flue Gas Heat
Recovery



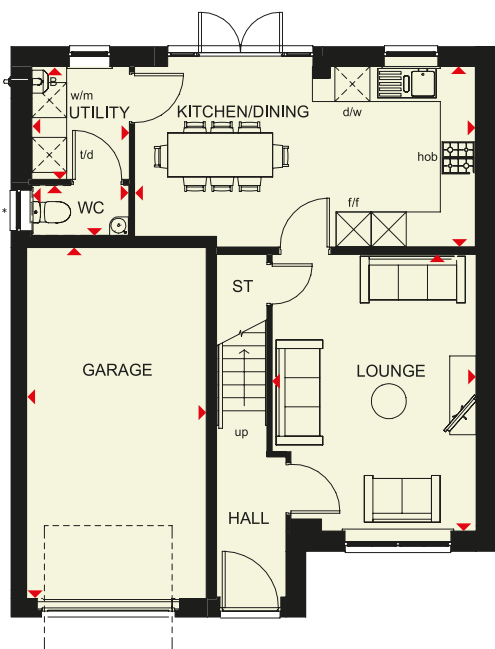
Decentralised
mechanical
extract ventilation
(d-MEV)



Photovoltaic
panels



Highly-efficient
insulation

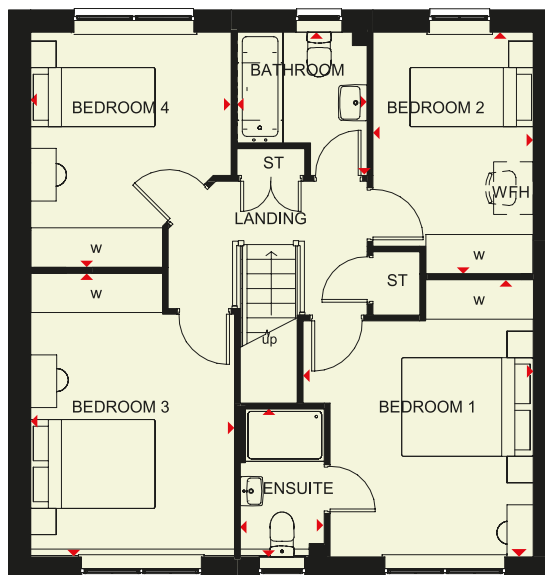


Ground Floor

Lounge	3498 x 4739 mm	11'6" x 15'7"
Kitchen/Dining	5845 x 3094 mm	19'2" x 10'2"
WC	1652 x 859 mm	5'5" x 2'10"
Utility	1673 x 1932 mm	5'6" x 6'4"
Garage	3002 x 5994 mm	9'10" x 19'8"

[Approximate dimensions]

* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



First Floor

Bedroom 1	3498 x 4210 mm	11'6" x 13'10"
En Suite	1276 x 2250 mm	4'2" x 7'5"
Bedroom 2	2434 x 3672 mm	8'0" x 12'1"
Bedroom 3	3093 x 4310 mm	10'2" x 14'2"
Bedroom 4	3043 x 3572 mm	10'0" x 11'9"
Bathroom	1980 x 2175 mm	6'6" x 7'2"

[Approximate dimensions]

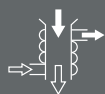
KEY

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



ROWAN

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	3369 x 5043 mm	11'1" x 16'7"
Kitchen/Dining/Family	8069 x 3560 mm	26'6" x 11'8"
Study	2563 x 2064 mm	8'5" x 6'9"
Utility	1544 x 1780 mm	5'1" x 5'10"
WC	897 x 1761 mm	2'11" x 5'9"



First Floor

Bedroom 1	3543 x 3324 mm	11'7" x 10'11"
En Suite	1465 x 2273 mm	4'10" x 7'5"
Bedroom 2	3409 x 4076 mm	11'2" x 13'4"
Bedroom 3	2810 x 3581 mm	9'3" x 11'9"
Bedroom 4	2959 x 3658 mm	9'8" x 12'0"
Bathroom	2137 x 1685 mm	7'0" x 5'6"

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



RADSTOCK

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



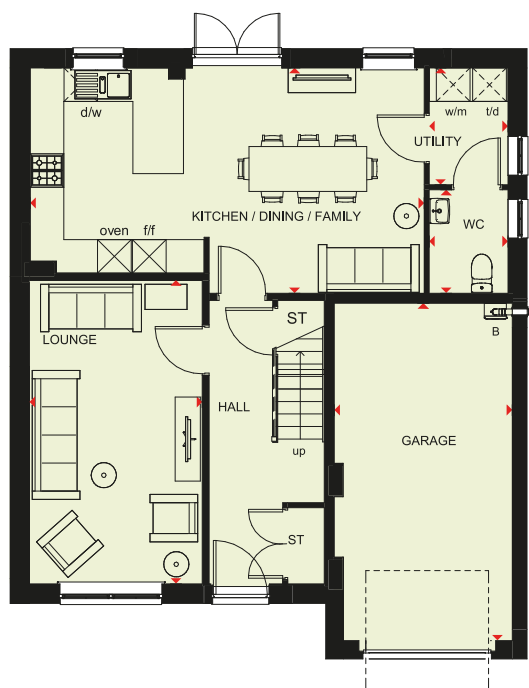
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



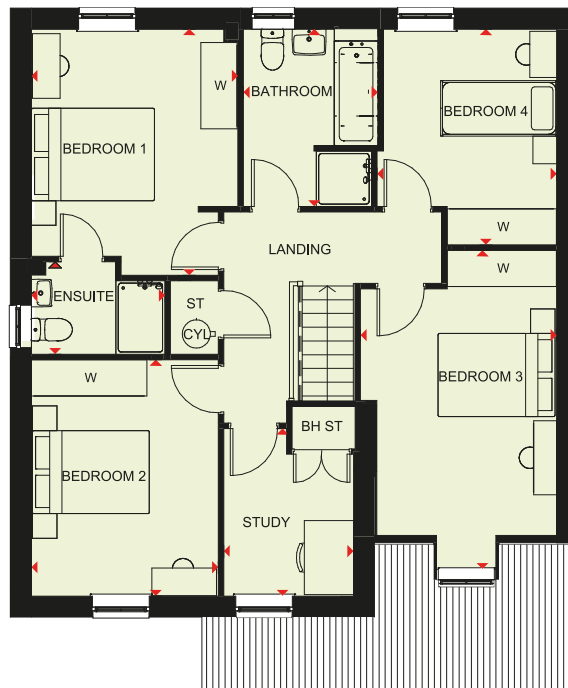
Highly-efficient insulation



Ground Floor

Lounge	3083 x 5410mm	10'1" x 17'9"
Kitchen/Dining/Family	7026 x 4017mm	23'1" x 13'2"
Utility	1405 x 2086mm	4'7" x 6'10"
WC	1405 x 1843mm	4'7" x 6'1"
Garage	3172 x 6013mm	10'5" x 19'9"

(Approximate dimensions)



First Floor

Bedroom 1	3354 x 3999mm	11'0" x 13'1"
En Suite	2171 x 1502mm	7'1" x 4'11"
Bedroom 2	3036 x 3839mm	10'0" x 12'7"
Bathroom	2184 x 2880mm	7'2" x 9'5"
Bedroom 3	3187 x 5179mm	10'5" x 17'0"
Bedroom 4	2918 x 3505mm	9'7" x 11'6"
Study	2108 x 2720mm	6'11" x 8'11"

(Approximate dimensions)

KEY

B	Boiler	BH ST	Bulkhead Store	f/f	Fridge freezer space	W	Wardrobe space
CYL	Cylinder	w/m	Washing machine space	t/d	Tumble dryer space	◀▶	Dimension location
ST	Store	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 up to £2,200 per 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 a 10-year NHBC Buildmark warranty[†] as standard – which includes a 10-year structural warranty and a 2-year fixtures and fittings warranty – 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 every year since 2010 we've been awarded 5 Stars from the Home Builders Federation, meaning over 90% of our customers would recommend us.*

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.

[^]Based on HBF "Watt a Save" report published July 2023. [†]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. * We are the only major national housebuilder to be awarded this key industry award every year since 2010. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF star rating scheme from 2010 to 2022 derived from the NHBC national new homes survey at eight weeks (<https://www.hbf.co.uk/policy/policy-and-wider-work-program/customer-satisfaction-survey/latest-results/>), over 90% of Barratt Developments PLC group customer would recommend our 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.



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 —