



# OTTERS REACH

## BENTHALL GRANGE

DAVID WILSON HOMES

WHERE QUALITY LIVES

# 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

# OTTERS REACH

## AT BENTHALL GRANGE

A LOCATION LIKE NO OTHER



Otters Reach at Benthall Grange is part of an exciting new community nestled in the heart of the Shropshire countryside.

Inspired by the nearby Benthall Edge Wood, Benthall Grange will feature a blend of sustainable housing, employment, education and community spaces, in addition to swathes of green open space and woodlands to enjoy.

Footpaths and cycleways link Benthall Grange to Ironbridge allowing you to take in your wonderful surroundings.

A new nursery and primary school, sports pavilions, restaurants, cafes and river activities will form the future vision of this exciting new destination - a place you will be proud to call home.

Otters Reach consists of a luxury collection of 2, 3, 4 & 5 bedroom homes, ideal for families, young professionals and those looking to downsize to a more manageable home.

Located just a mile from Ironbridge, enjoy cosy pubs, shops and restaurants in this quaint riverside village.

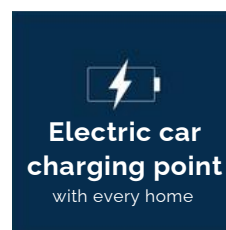
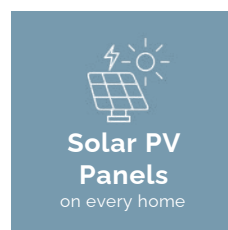
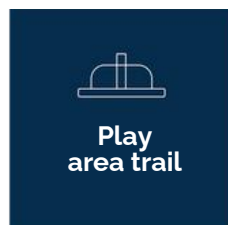
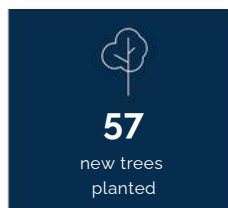
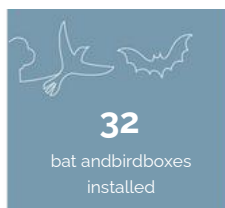
All homes at Otters Reach have been designed using sustainable technology to maximise on energy performance and reduce carbon emissions.

# CREATING A SUSTAINABLE COMMUNITY

WHERE FAMILIES AND NATURE CAN THRIVE AT OTTERS REACH



Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen it. At David Wilson 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.





# OTTERS REACH

## BENTHALL GRANGE

- The Ashdown  
2 bedroom home
- The Alder  
3 bedroom home
- The Fairway  
3 bedroom home
- The Hadley  
3 bedroom home
- The Greenwood  
3 bedroom home
- The Cannington  
3 bedroom home
- The Parkin  
4 bedroom home
- The Kirkdale  
4 bedroom home
- The Herford  
4 bedroom home
- The Chelworth  
4 bedroom home
- The Holden  
4 bedroom home
- The Exeter  
4 bedroom home
- The Moreton  
4 bedroom home
- 5 bedroom home

● Affordable Housing


**SH** Show Homes


**SC** Sales Centre


**V** Visitor Parking Space

**S/S** Substation

 New Tree Line


 Play Area

 Existing Trees

 Gravel Path

 Attenuation Basin

 Air Source Heat Pumps  
Air Source Heat Pumps are included in every home

 Electric Vehicle Charging  
Electric vehicle charging points are included on every home. Please speak to your Sales Advisor for specific plot locations

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

Giving nature a home on this development :

 Hedgehog Highway

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



See the Difference at [dwh.co.uk](http://dwh.co.uk)



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WHERE QUALITY LIVES

# ASHDOWN

## TWO BEDROOM HOME



Features are plot specific. Please refer to working drawings.



### Ground Floor

Kitchen	3057 x 2378 mm	10'0" x 7'9"
Lounge/Dining	4617 x 4248 mm	15'1" x 13'11"
WC	1897 x 902 mm	6'2" x 2'11"



### First Floor

Bedroom 1	3504 x 3211 mm	11'5" x 10'6"
En suite 1	1969 x 1897 mm	6'5" x 6'2"
Bedroom 2	4094 x 2632 mm	13'4" x 8'7"
En suite 2	2391 x 1883 mm	7'10" x 6'2"

### Key

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



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# ALDER

## THREE BEDROOM HOME



Features are plot specific. Please refer to working drawings.



Room	Dimensions (mm)	Dimensions (ft/in)
Lounge/Dining	5166mm x 4545mm	16'11" x 14'10"
Kitchen	2990mm x 3870mm	9'9" x 12'8"
WC	1561mm x 1054mm	5'1" x 3'5"



Room	Dimensions (mm)	Dimensions (ft/in)
Bedroom 1	3234mm x 3276mm	10'7" x 10'8"
En suite	1385mm x 2199mm	4'6" x 6'11"
Bedroom 2	2475mm x 3891mm	8'1" x 12'9"
Bedroom 3	2286mm x 2186mm	7'6" x 7'2"
Bathroom	1815mm x 2181mm	5'11" x 7'1"

**Key**  
 f/f Fridge/freezer space  
 w Wardrobe space  
 Dimension location  
 ST Store



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# FAIRWAY

## THREE BEDROOM HOME



Features are plot specific. Please refer to working drawings.



### Ground Floor

Lounge	5385 x 3045 mm	17'8" x 10'0"
Lounge/Dining	5390 x 4211 mm	17'8" x 13'10"
Kitchen/Dining	1448 x 1025 mm	4'9" x 3'4"



### First Floor

Bedroom 1	3601 x 3111 mm	11'10" x 10'2"
En suite	2161 x 1650 mm	7'1" x 5'5"
Bedroom 2	3160 x 3406 mm	10'5" x 11'2"
Bedroom 3	3542 x 2131 mm	11'7" x 7'0"
Bathroom	2518 x 1700 mm	8'3" x 5'7"

### Key

BH Bulkhead	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	



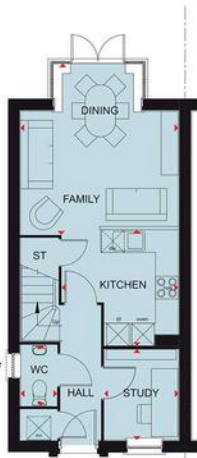
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# CANNINGTON

## THREE BEDROOM HOME



Features are plot specific. Please refer to working drawings.



### Ground Floor

Family/Dining	4513 x 4162 mm	14'10" x 13'8"
Kitchen	3076 x 3070 mm	10'1" x 10'1"
Study	2394 x 1959 mm	7'10" x 6'5"
W.C	1614 x 961 mm	5'4" x 3'2"

\* Window to WC included where plotting conditions allow



### First Floor

Lounge	4168 x 3249 mm	13'8" x 10'8"
Bedroom 3	4168 x 3104 mm	13'8" x 10'2"
Bathroom	2139 x 1831 mm	7'0" x 6'0"



### Second Floor

Bedroom 1	4168 x 3249 mm	13'8" x 10'8"
En suite	2101 x 1828 mm	6'11" x 6'0"
Bedroom 2	4168 x 3137 mm	13'8" x 10'4"

### Key

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



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# GREENWOOD

## THREE BEDROOM HOME



Features are plot specific. Please refer to working drawings.



\*optional window refer to sales advisor for individual plots

### Ground Floor

Family/Dining	4160 x 4481 mm	13'8" x 14'8"
Kitchen	3070 x 3070 mm	10'0" x 10'0"
WC	2396 x 1959 mm	7'10" x 6'5"
	1614 x 968 mm	5'4" x 3'2"

### First Floor

Lounge	4160 x 3255 mm	13'8" x 10'8"
Bedroom 1	4160 x 3318 mm	13'8" x 10'11"
En Suite	1838 x 1927 mm	6'0" x 6'4"

### Second Floor

Bedroom 2	4160 x 4062* mm	13'8" x 13'4"*
Bedroom 3	4160 x 3255* mm	13'8" x 10'8"*
Bathroom	2000 x 1826 mm	6'7" x 6'0"

\*Overall floor dimension includes lowered ceiling areas

### Key

wm	Washing machine space	dw	Dishwasher space	RL	Roof light
ST	Store	f/f	Fridge/freezer space	↗	Dimension location
W	Wardrobe space				



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# HADLEY

## THREE BEDROOM HOME



Features are plot specific. Please refer to working drawings.



\*Optional door please refer to sales brochure



\*Optional window please refer to sales brochure

### Ground Floor

Lounge	5450 x 3148 mm	17'11" x 10'4"
Kitchen/Family/Dining	5450 x 3143 mm	17'11" x 10'4"
Utility	1799 x 1688 mm	5'11" x 5'6"
WC	1480 x 1014 mm	4'10" x 3'4"

### First Floor

Bedroom 1	4324 x 4053 mm	14'2" x 13'3"
En suite	1856 x 1771 mm	6'1" x 5'9"
Bedroom 2	3336 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"

### Key

BH ST Bulkhead Store	f/f Fridge/freezer space	TD Tumble dryer space	W Wardrobe space
ST Store	wm Washing machine space	dw Dishwasher space	↔ Dimension location



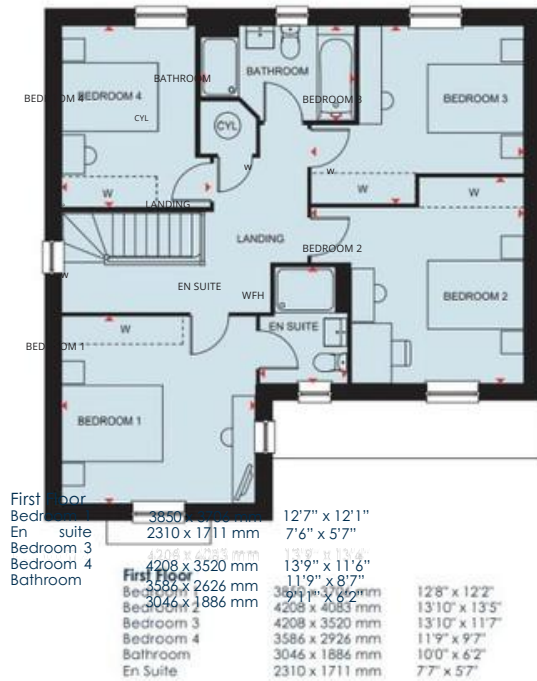
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# EXETER

## FOUR BEDROOM HOME



Features are plot specific. Please refer to working drawings.



### Key

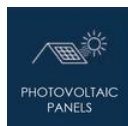
- ST Store
- CYL Cylinder
- dw Dishwasher space
- WFH Work from home space
- W Wardrobe space
- wm Washing machine space
- f/f Fridge freezer space
- TD Tumble dryer space
- Dimension location



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# HERTFORD

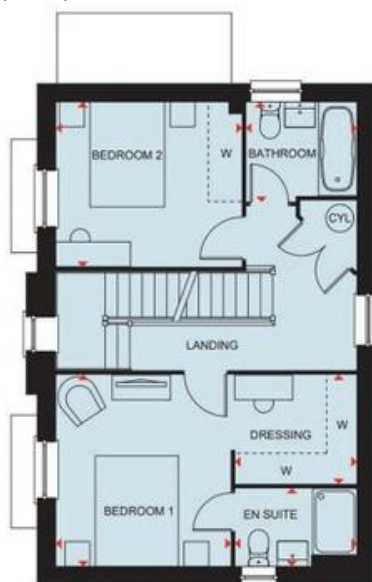
## FOUR BEDROOM HOME



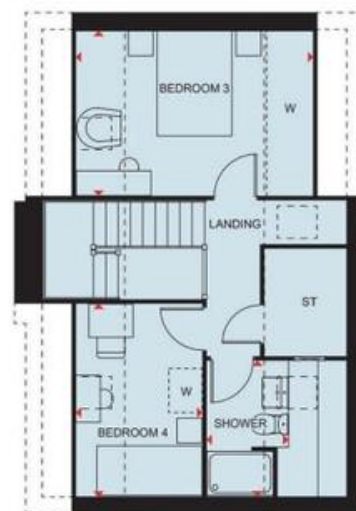
Features are plot specific. Please refer to working drawings.



Room	Dimensions (mm)	Dimensions (ft/in)
Kitchen / Dining	5847 x 4327 mm	19'2" x 14'2"
Utility	1850 x 1687 mm	6'1" x 5'6"
Lounge	5847 x 3173 mm	19'2" x 10'5"
WC	1500 x 1014 mm	4'11" x 3'4"



Room	Dimensions (mm)	Dimensions (ft/in)
Bedroom 1	3463 x 3162 mm	11'4" x 10'4"
Dressing	2201 x 1964 mm	7'3" x 6'5"
Bedroom 2	3362 x 2979 mm	11'0" x 9'9"
Bathroom	2000 x 1801 mm	6'7" x 5'11"
En Suite	2201 x 1411 mm	7'3" x 4'8"



Room	Dimensions (mm)	Dimensions (ft/in)
Bedroom 3	4283 x 2979 mm	14'1" x 9'9"
Bedroom 4	3463 x 2274 mm	11'4" x 7'6"
Shower	2433 x 1464 mm	8'0" x 4'10"

### Key

ST Store	BH ST Bulkhead store	f/f Fridge freezer space	wm Washing machine space	W Wardrobe space
	CYL Cylinder	dw Dishwasher space	td Tumble dryer space	↔ Dimension location



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# HOLDEN

## FOUR BEDROOM HOME

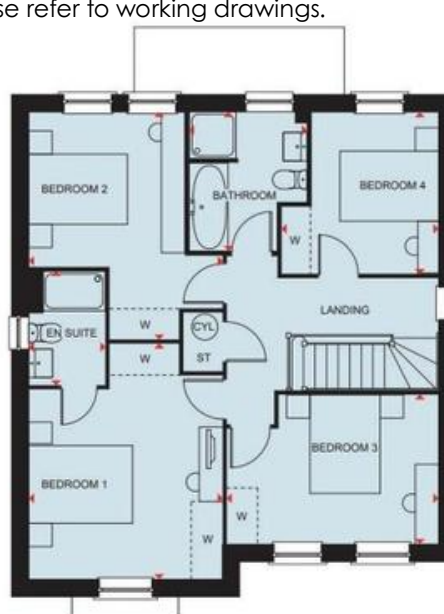


Features are plot specific. Please refer to working drawings.



### Ground Floor

Kitchen / Dining	6142 x 4685 mm	20'2" x 15'4"
Utility	2545 x 1588 mm	8'4" x 5'3"
Lounge	5867 x 3723 mm	19'2" x 12'3"
Study	2881 x 2361 mm	9'6" x 7'9"
WC	1498 x 1588 mm	4'11" x 5'3"



### First Floor

Bedroom 1	4538 x 3728 mm	14'11" x 12'3"
Bedroom 2	4379 x 3728 mm	14'4" x 12'3"
Bedroom 3	4073 x 2881 mm	13'4" x 9'5"
Bedroom 4	3115 x 3043 mm	10'3" x 10'0"
Bathroom	2689 x 2266 mm	8'10" x 7'5"
En Suite	2190 x 1471 mm	7'2" x 4'10"

### Key

ST	Store	W	Wardrobe space	w/m	Washing machine space	CYL	Cylinder	↔	Dimension location
I/F	Fridge/freezer space	d/w	Dishwasher space	I/d	Tumble dryer				



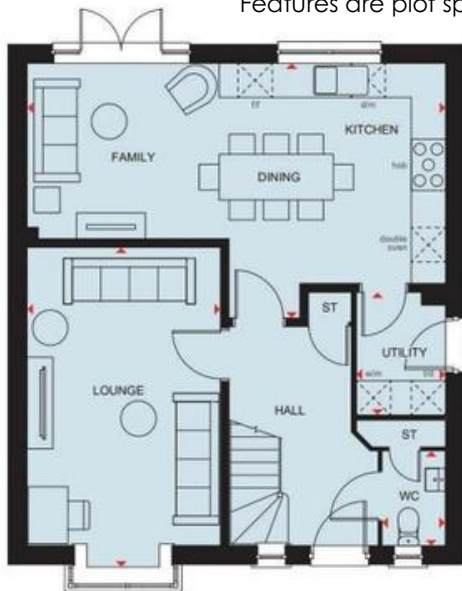
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# KIRKDALE

## FOUR BEDROOM DETACHED HOME



Features are plot specific. Please refer to working drawings.



Ground Floor		
Kitchen / Dining / Family	7318 x 4460 mm	24'0" x 14'8"
Utility	1561 x 2150 mm	5'1" x 7'1"
Lounge	3380 x 5700 mm	11'1" x 18'8"
WC	1095 x 1650 mm	3'7" x 5'5"



First Floor		
Bedroom 1	3885 x 4119 mm	12'9" x 13'6"
Bedroom 2	3350 x 4119 mm	11'0" x 13'6"
Bedroom 3	3447 x 3043 mm	11'4" x 10'0"
Bedroom 4	2725 x 3643 mm	8'11" x 12'0"
Bathroom	1987 x 2010 mm	6'6" x 6'7"
En Suite	1425 x 2300 mm	4'8" x 7'7"

### Key

BH ST Bulkhead Store	dw Dishwasher space	td Tumble dryer space	W Wardrobe space
ST Store	wm Washing machine space	l/f Fridge/freezer space	WFH Working from home space
			♦♦ Dimension location



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# CHELWORTH

## FOUR BEDROOM HOME



Features are plot specific. Please refer to working drawings.



### Ground Floor

Lounge	5050 x 3800 mm	16'6" x 12'5"
Kitchen	6130 x 4100 mm	20'1" x 13'5"
Dining	3201 x 3100 mm	10'6" x 10'2"
Study	2987 x 2850 mm	9'9" x 9'4"
Utility	1861 x 1614 mm	6'1" x 5'3"
WC	1614 x 900 mm	5'3" x 2'11"

### First Floor

Bedroom 1	4775 x 4261 mm	15'7" x 13'1"
En suite	2077 x 2561 mm	6'9" x 8'4"
Bedroom 2	3476 x 3800 mm	11'4" x 12'5"
Bedroom 3	3552 x 3616 mm	11'7" x 11'10"
Bedroom 4	3736 x 3275 mm	12'3" x 10'8"
Bathroom	2584 x 2071 mm	8'5" x 6'9"

### Key

ST Stairs	CYL Cylinder	dw Dishwasher space	td Tumble dryer space	W Wardrobe space
	wm Washing machine space	f/f Fridge freezer space	BH Bulkhead	↔ Dimension location



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# MORETON

## FIVE BEDROOM HOME



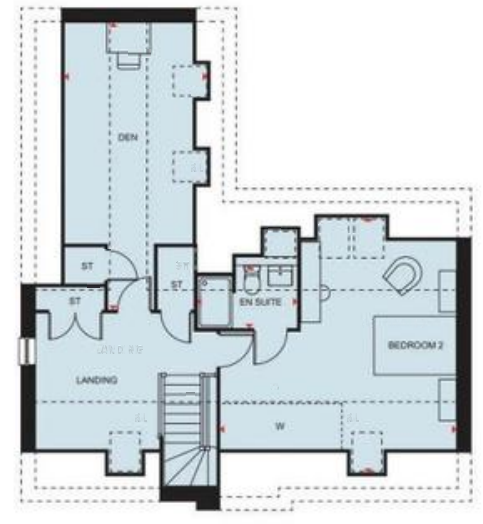
Features are plot specific. Please refer to working drawings.



Room	Dimensions (mm)	Dimensions (ft/in)
Kitchen / Family	6406 x 5120 mm	21'0" x 16'10"
Utility	1948 x 1935 mm	6'5" x 6'4"
Lounge	6932 x 3507 mm	22'9" x 11'6"
Dining	4144 x 2780 mm	13'7" x 9'2"
WC	1953 x 1617 mm	6'5" x 5'4"



Room	Dimensions (mm)	Dimensions (ft/in)
Bedroom 1	6441 x 4280 mm	21'1" x 14'1"
Bedroom 3	4777 x 2652 mm	9'4" x 13'0"
Bedroom 4	3754 x 2700 mm	12'4" x 8'11"
Bedroom 5	3741 x 2799 mm	12'3" x 9'2"
Bathroom	2682 x 2125 mm	8'9" x 6'11"
En Suite	2526 x 2225 mm	8'3" x 7'3"



Room	Dimensions (mm)	Dimensions (ft/in)
Bedroom 2	5858 x 5438 mm	19'2" x 17'10"
En Suite	2291 x 1438 mm	7'6" x 4'8"
Den	6616 x 2941 mm	21'8" x 9'8"

### Key

ST Stairs	wm Washing machine space	f/f Fridge freezer space	CYL Cylinder	BH Bulkhead	■ Wardrobe space	◆ Dimension location
	dw Dishwasher space	td Tumble dryer space	WFH Working from home space	RH ST Bulkhead Store	RL Rooflight	

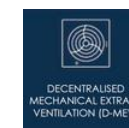


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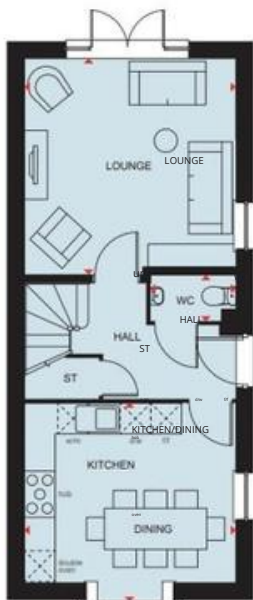
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# PARKIN

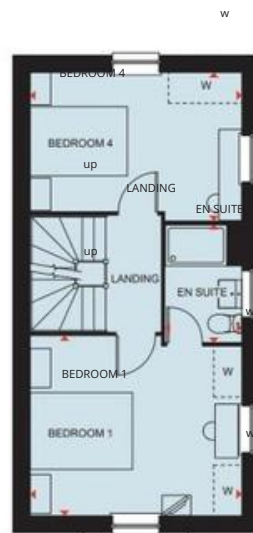
## FOUR BEDROOM HOME



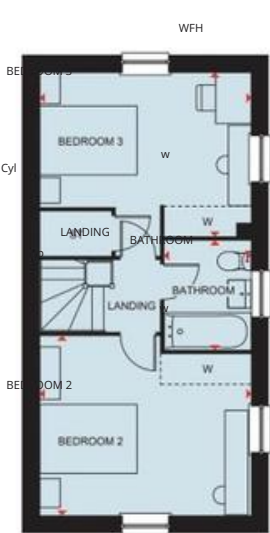
Features are plot specific. Please refer to working drawings.



Ground Floor Kitchen/Dining	4133 x 4028 mm	13'7" x 13'3"
WC	1673 x 896 mm	5'6" x 2'11"
Ground Floor Kitchen / Dining	4138 x 3947 mm	13'7" x 12'11"
Lounge	1673 x 896 mm	5'6" x 2'11"
WC		



First Floor En suite	4138 x 2290 mm	13'7" x 7'6"
Bedroom 4	1448 x 2893 mm	4'9" x 9'6"
Bedroom 1	4138 x 3358 mm	13'7" x 11'0"
Bedroom 4	4138 x 2893 mm	13'7" x 9'6"
En Suite	1448 x 2290 mm	4'9" x 7'6"



Second Floor Bedroom 3	4138 x 3202 mm	13'7" x 10'6"
Bathroom	1695 x 2131 mm	5'7" x 7'0"
Second Floor Bedroom 2	4138 x 3358 mm	13'7" x 11'0"
Bedroom 3	4138 x 3202 mm	13'7" x 10'6"
Bathroom	1695 x 2131 mm	5'7" x 7'0"

### Key

- wm Washing machine space
- dw Dishwasher space
- f/f Fridge freezer space
- td Tumble dryer space
- ST Store
- W Wardrobe space

• Dimension location



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## LOCAL AMENITIES

### NURSERIES

**Wooden Tops Day Nursery**  
Park Lane, Woodside, TF7 5QZ

**Woodlands Primary & Nursery School**  
Ironbridge Road, Woodside, TF7 5HX

**Twiggy's Day Nursery**  
Upper Road, Madeley, TF7 5DL

### SCHOOLS

**New Primary School**  
Opening soon at Benthall Grange, TF8 7BL

**Coalbrookdale & Ironbridge CoFE Primary**  
Dale Road, Ironbridge, TF8 7DS

**Haberdashers' Abraham Darby Academy**  
Ironbridge Road, Woodside, TF7 5HX

**William Reynolds Primary School**  
Westbourne, Woodside, TF7 5QW

**John Fletcher of Madeley Primary**  
Upper Road, Madeley, TF7 5DL

**The Madeley Academy**  
Castlefields Way, Madeley, TF7 5BF

### TRANSPORT

**Telford Central Train Station**  
Euston Way, Telford, TF3 4LZ

### HEALTHCARE

**Ironbridge Pharmacy & Post Office**  
The Square, Ironbridge, Telford

**The Princess Royal Hospital**  
Apley Castle, Telford, TF1 6TF

**Ironbridge Medical Practice**  
Dale Road, Coalbrookdale, TF8 7DT

**Park Lane Dental**  
Park Lane, Woodside, TF7 5QZ

### SUPERMARKETS

**Co-op**  
Wharfage Road, Ironbridge, TF8 7NJ

**Tesco Superstore**  
Park Avenue, Madeley, TF7 5AB

**Aldi**  
Madeley Court Way, Madeley, TF7 5RQ

**Lidl**  
Madeley Court Way, Madeley, TF7 5FL

### PETS

**Vets 4 Pets**  
Parkway, Madeley, TF7 5FL

**Severn Edge Vets**  
Park Street, Madeley, TF7 5LD

**Sidney's Grooming**  
High Street, Ironbridge, TF8 7AD

### PLACES TO EAT

**Chez Maw Restaurant (Modern British)**  
Buildwas Road, Ironbridge, TF8 7DW

**Aftab (Indian)**  
High Street, Ironbridge, TF8 7AD

**The Malthouse Pub**  
Wharfage, Ironbridge, TF8 7NH

**Suree's Kitchen (Thai)**  
Wharfage, Ironbridge, TF8 7AW

**The Elephant Crossing (Mexican)**  
High Street, Ironbridge, TF8 7AD

**Embers Cafe**  
Station Road, Coalbrookdale, TF8 7DR

### LEISURE

**Telford Shopping Centre**  
Woodhouse Central, Telford, TF3 4BX

**Telford Hotel, Spa & Golf Resort**  
Sutton Way, Telford, TF7 4DT

**Telford & Wrekin Leisure Centre**  
Ironbridge Road, Madeley, TF7 5HX

**Telford Amateur Boxing Club**  
High Street, Madeley, TF7 5AU

**Telford Snowboard & Ski Centre**  
Court Street, Madeley, TF7 5EE



# 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



# 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](http://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, the 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