



THE WOODLANDS
LIGHTMOOR VILLAGE

A STYLISH COLLECTION OF 2, 3 & 4 BEDROOM HOMES

by  jessup

WELCOME

INTRODUCING THE WOODLANDS

Located in the sought-after garden village of Lightmoor in Telford, The Woodlands is an exciting new development providing a collection of two, three and four bedroom homes.

With customer satisfaction as our number one priority, the stunning homes at The Woodlands ensure that everyone is catered fully for, whether this is your first home or your next one.

Thanks to its superb range of properties, it is ideal for first-time buyers, families seeking more space and those looking for their forever home. With a mix of local amenities, open countryside and transport links all on it's doorstep, the Woodlands is the perfect place to call home.

"THE WOODLANDS IS AN EXCITING NEW DEVELOPMENT PROVIDING STYLISH TWO, THREE AND FOUR BEDROOM HOMES"

OUR STORY



CGIs are for illustrative purposes only



Photos are for indicative purposes only

Since 1988, Jessup has been building high-quality homes in the Midlands. Every development has unique design, value for money, and outstanding quality.

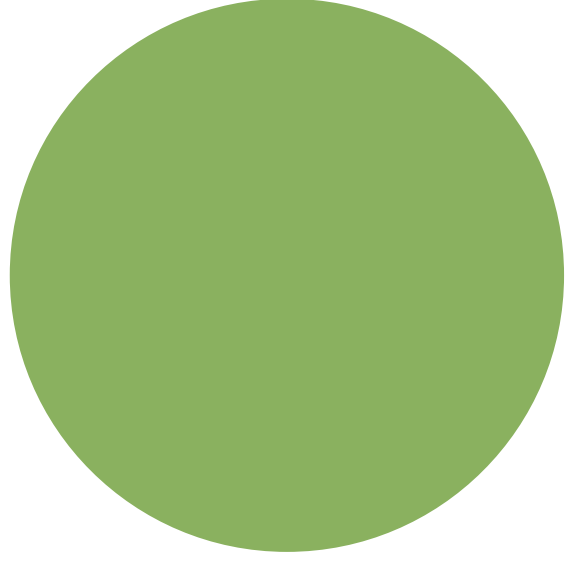
We build homes in outstanding locations with potential home owners in mind. Our aim is to create thriving communities with comfortable, stylish homes that are also practical and affordable.

We are proactive in driving regeneration in deprived areas and introducing new technologies to build efficient, high-quality developments. Jessup has achieved international certification for Quality, Health and Safety and Environmental management.



Photos are for indicative purposes only

“EVERY DEVELOPMENT HAS UNIQUE DESIGN, VALUE FOR MONEY, AND OUTSTANDING QUALITY”



DEVELOPMENT LAYOUT



2 BEDROOM HOMES

 **THE ASPEN**
2 bedroom home
Plots 185 & 193

3 BEDROOM HOMES

 **THE BEECH**
3 bedroom home
Plot 192

 **THE CHERRY**
3 bedroom home
Plots 181, 182, 184, 186 & 187

 **THE FIR**
3 bedroom home
Plot 183

 **THE HAWTHORN**
3 bedroom home
Plots 198 & 200

4 BEDROOM HOMES

 **THE LARCH**
4 bedroom home
Plot 199

 **THE LILAC**
4 bedroom home
Plot 201

 **THE MAPLE**
4 bedroom home
Plots 190, 191 & 202

 **AFFORDABLE**
Plots 188, 189, 194, 195 & 197



A PLACE TO CALL HOME

Lightmoor Village is a joint venture between housing association Bournville Village Trust (BVT) and Homes England.

Since opening in 2003, a further 200 properties have been added to the masterplan, taking the total number to 1,000 homes once housebuilding is complete.

There are a number of shops located in Lightmoor and there is a flourishing school, community centre and three popular parks. Nearby is 20 hectares of the wonderful, wild Lightmoor Nature Reserve, in the heart of Telford & Wrekin, the focus of much community activity. Everything you need is in touching distance.

Lightmoor is excellently located for commuters with Shrewsbury being less than 18 miles from The Woodlands as well as Wolverhampton being just over 20 miles away. Both Shrewsbury and Wolverhampton are easily accessible via junction 5 of the M54.

The area also boasts many local attractions such as Telford Town Park, which hosts many events and activities including adventure golf, nature and heritage trails, orienteering and aerial rope courses.



Ironbridge, Telford



Telford Shopping Centre



OUR SPECIFICATION



KITCHENS

Fully fitted Symphony Woodbury kitchen
Laminated worktops and upstand
Boiler housing
Soft door closers
Stainless steel splashback behind hob
Inset 1½ bowl stainless steel sink
Bristan Cinnamon mixer tap
Indesit stainless steel 4 ring gas hob
Indesit stainless steel built in single oven
Indesit stainless steel extractor hood
Plumbing for washing machine
Spot lights in kitchen (3)
Spot lights in kitchen/diner (6)
Vinyl flooring to kitchens, kitchen/diners, and WC's

BATHROOM AND WC

Ideal white toilet, WHC and bath
Bristan bathroom taps
Alto Ecothermo mixer bar shower above baths
Roman glass shower screen to showers over bath
Porcelanosa full height tiling to 2 or 3 walls (dependant on layout) around the bath
Porcelanosa half height tiling to WC and basin wall in main bathroom
White radiators in bathrooms, WC and en-suite
Vinyl flooring to bathrooms

ELECTRICAL

White pendants or bulkhead light fittings
Chrome sealed dome light fitting bathroom and WC

ELECTRICAL (CONT)

Shaver socket to bathroom
White plastic switches and sockets to entire house
External light to front and rear of home

FINISHES

White 6 panel doors
Chrome door furniture
White emulsioned walls and ceilings
White painted woodwork

GENERAL

Fully turfed front and rear garden in accordance with the landscaping plan
Paving slabs as per landscaping plan
Rear garden boundary fences as per landscaping plan

*Upgrades are available, please ask for further details.

SUSTAINABLE LIVING

ECOLOGICAL



- Integrated bat and bird boxes.
- Forming new ponds and ecological enhancements for existing wildlife, such as Great Crested Newts.
- Working closely with Natural England ensuring local wildlife are protected, both throughout the development and during its use.
- Carefully designed soft landscaping and planting to include native species of trees, shrubs and planting encouraging natural biodiversity.

ENVIRONMENTAL



- Properties designed to a minimum SAP rating of B.
- A "fabric first" design approach, 125mm of insulation within the external walls, 450mm of insulation within the lofts and insulated beam and block flooring, keeping houses warmer and using less energy.
- Houses designed with low air permeability to reduce warm air escaping through draughts.
- Highly efficient gas combi boilers designed to efficiently heat water on demand rather than storing hot water.
- Low energy bulbs installed throughout the house.
- Designing the scheme with Sustainable Urban Drainage (SUDs) to manage surface water across the site and avoid discharging large amounts of storm water into the system during heavy rain, reducing localised flooding.



01952 350178

www.jessuppartnerships.co.uk

The Woodlands,
Wellington Road,
Lightmoor Village,
TF4 3FQ

