



A place to call home

# The Oaklands Dawley



The new way to rent your Nuplace in Telford

## Welcome to The Oaklands

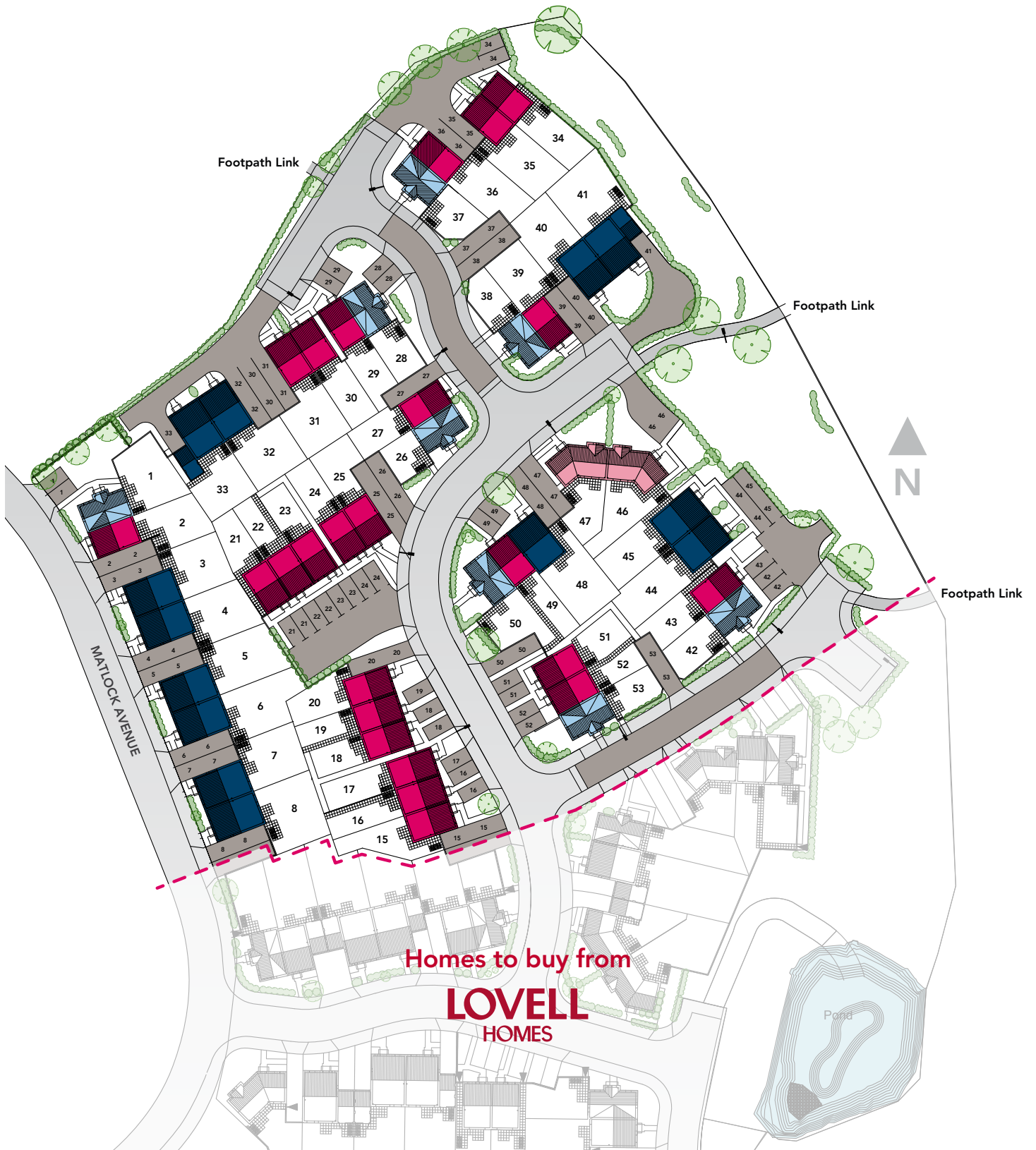
Located in the small historic town of Dawley, The Oaklands offers something for everyone. The development is ideally located, being close to local schools, shops and leisure facilities and within easy reach of Telford Town Park and Telford Town Centre.

The Oaklands is a unique development in Telford, offering quality homes to rent and buy. Nuplace have 47 **two and three** bedroom homes available for rent, whilst Lovell have 44 **two and three** bedroom homes for sale on the open market.

If you're looking to rent a Nuplace home at The Oaklands, this brochure contains all of the information you need.

If you are interested in homes to buy please visit [www.lovellnewhomes.co.uk](http://www.lovellnewhomes.co.uk) or call 0121 4218338.





**Weston**  
2 bedroom  
Plots 2, 15-25, 27, 29-31, 34-36, 39, 43, 49, 51, 52

**Kedington**  
2 bedroom  
Plots 1, 26, 28, 37, 38, 42, 50, 53

**Westwood**  
3 bedroom  
Plots 3-8, 32, 33\*, 40, 41\*, 44, 45, 48

**Leeswood**  
3 bedroom  
Plots 46, 47

\* with garage

Plots 2, 15-25, 27, 29-31, 34-36,  
39, 43, 49, 51, 52

Total Area = 63m<sup>2</sup>

## Ground Floor

### Kitchen/Dining

4.45m x 2.25m

### Living

4.29m x 2.72m

## First Floor

### Bedroom 1

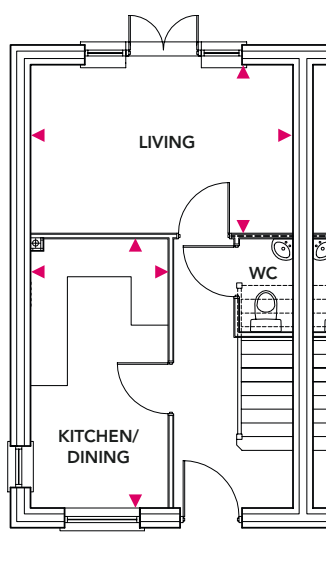
4.29m x 2.51m

### Bedroom 2

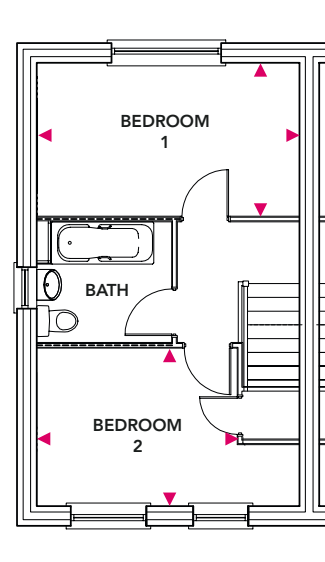
3.28m x 2.59m



## Ground Floor



## First Floor



**Plots 1, 26, 28, 37, 38, 42, 50, 53**

**Total Area = 69m<sup>2</sup>**

## Ground Floor

**Kitchen/Dining**

4.23m x 2.49m

**Living**

4.23m x 2.83m

## First Floor

**Bedroom 1**

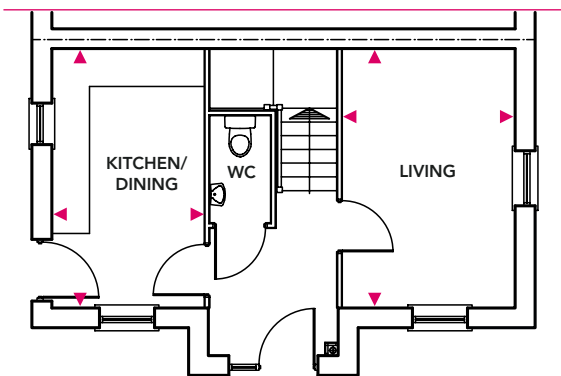
4.23m x 2.83m

**Bedroom 2**

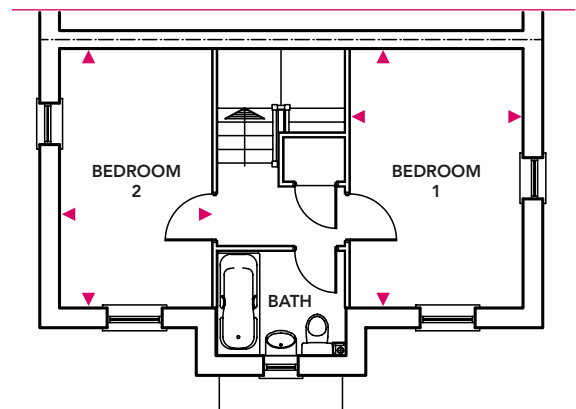
4.23m x 2.49m



**Ground Floor**



**First Floor**



**Plots 3-8, 32, 33\*, 40, 41\*, 44, 45, 48**

*\*with garage, see site plan for details*

**Total Area = 85.9m<sup>2</sup>**

## Ground Floor

### Kitchen/Dining

5.24m x 2.86m

### Living

5.10m x 3.14m

## First Floor

### Bedroom 1

3.33m x 3.09m

### Bedroom 2

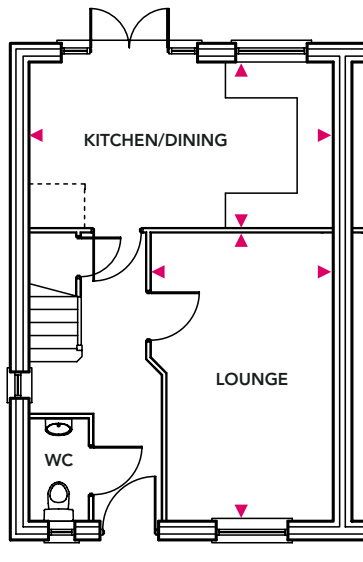
3.45m x 2.75m

### Bedroom 3

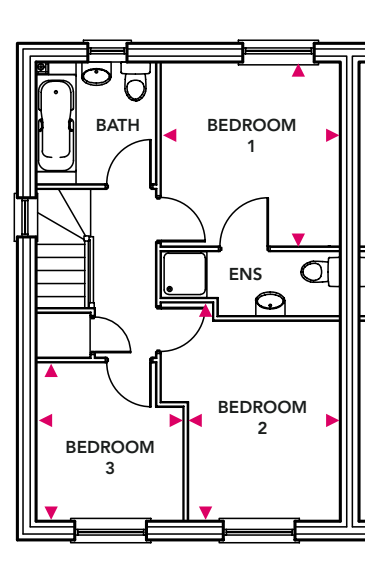
2.96m x 2.40m



## Ground Floor



## First Floor



**Plots 46, 47**

**Total Area = 89.9m<sup>2</sup>**

## Ground Floor

**Kitchen/Dining**

4.68m x 3.75m

**Living**

5.34m x 3.23m

## First Floor

**Bedroom 1**

4.05m x 3.23m

**Bedroom 2**

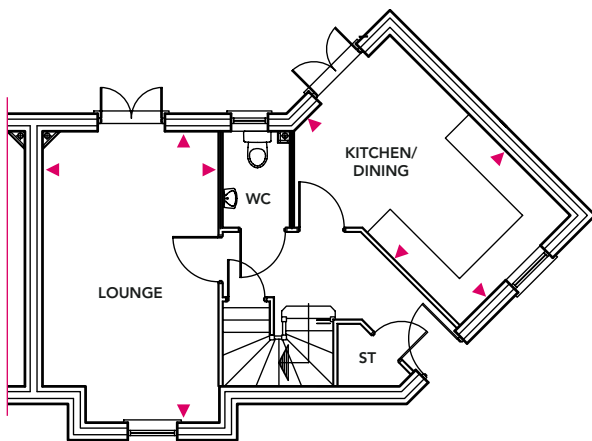
5.25m x 2.48m

**Bedroom 3**

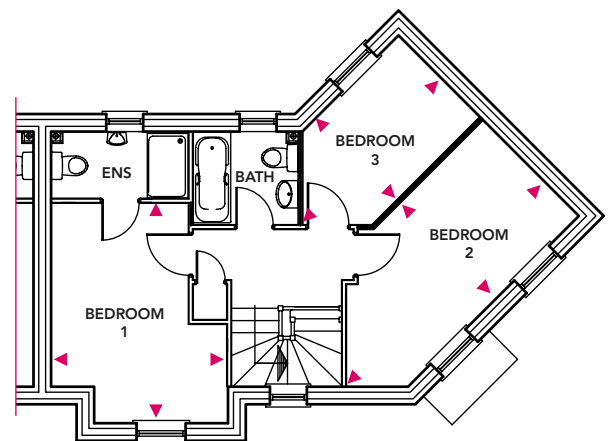
3.71m x 2.10 m



**Ground Floor**



**First Floor**





## The Oaklands, Dawley TF4 2DH

The below information should help to show what amenities are close to The Oaklands.

### Education

Nursery, Infant & Primary Schools	Distance
Old Park Primary School	0.7 (Catchment area)
Secondary & Higher Education	
Telford Langley School	0.5 (Catchment area)
Telford College of Arts & Technology	3.8 miles
Further Education	
University of Wolverhampton, Telford Campus	4.2 miles
University Centre Telford, Southwater One	1.4 miles
Harper Adams University	12 miles

To find out what other educational establishments are also in this area visit [www.telford.gov.uk/admissions](http://www.telford.gov.uk/admissions)

### Transport

Bus stop	Bus service	Route
<u>Eyton Road</u>	1	Woodside, Aqueduct, Dawley & Town Centre.
	2	Madeley, Sutton Hill, Brookside, Dawley & Town Centre

For more information about local bus services visit [www.arriva.co.uk](http://www.arriva.co.uk)

Train Service	Distance
Telford Central	2.8 miles

For information about local train routes visit [www.nationalrail.co.uk](http://www.nationalrail.co.uk)

Motorway Links	Distance
M54 Junction 4	7.1 miles

Local Amenities	Distance
Nearest Aspirations Centre is Horsehay Golf and Fitness Centre	2.1 miles
Morrisons Lawley	1.9 miles
Coop Dawley	0.5 mile
Dawley Library	0.5 miles
First Point (Southwater)	2.6 miles
Lloyds Pharmacy (Dawley High Street)	0.5 miles
Local Attractions	Distance
Telford Ski Slope	3.9 miles
Ironbridge	7 miles
Telford Town Park	2.6 miles
Wonderland (Telford Town Park)	2.6 miles
Telford International Centre	3 miles
Southwater	2.6 miles
Cineworld Telford	2.6 miles
Telford Ice Rink	2.6 miles
Telford Shopping Centre	2.3 miles
Oakengates Theatre	3.5 miles
Business Parks	Distance
Stafford Park	3.5 miles
Telford 54	4.1 miles
Healthcare	Distance
Doctors	
Dawley medical practice	0.5 miles
Dentist	
The Smile Works, Webb Dental	0.5 miles
Hospital	
Telford Princess Royal Hospital	5.3 miles
Your nearest NHS Walk-in Centre is also at PRH	

**The Oaklands, Dawley - Reserve your plot today!**

Plot No.	House Name	Rent (per calendar month)
2, 15-25, 27, 29-31, 34-36, 43, 49, 51, 52	<b>Weston</b> 2 bedroom house	From £600
1, 26, 28, 37, 38, 42, 50, 53	<b>Kedington</b> 2 bedroom house	From £620
3-8, 32, 33*, 40, 41*, 44, 45, 48	<b>Westwood</b> 3 bedroom house	From £675
46, 46	<b>Leeswood</b> 3 bedroom house	From £710

*\*Plots include a garage.*

*Plots 5-8, 42-45, 51-53 due for release in Summer 2017*

*Plots 15-25 due for release in Autumn 2017*

*Plots 46-50 due for release in Winter 2017*

*Plots 1-4, 26-33, 36-41 due for release in Spring 2018*

**Holding fee** - To make sure you don't miss out on a Nuplace home, you can reserve your plot now for £200.

**Deposit** - Six weeks rent plus one month's rent is required prior to the handover of keys.

*Rental prices correct as of October 2016*