



A place to call home

Southwater Way Malinslee



Building homes for rent

Protect
Care and Invest
to create a
better borough



Welcome to Southwater Way

A sustainable brand new development in the heart of Telford and Wrekin.

This development features 46 stunning sustainable new homes ranging from 1 to 4 bedrooms, offering something for everyone.

All of our properties will benefit from solar panels and their own electric car charging points.

On the doorstep of Telford Shopping Centre, you will be in short walking distance of Telford Town Park and the Southwater development which offers a great array of restaurants, leisure and retail facilities.

This sales pack will tell you everything you need to know about the homes available to rent at this brand new exciting development.

Find out more about Nuplace
www.nuplace.co.uk/about



www.nuplace.co.uk

Working towards a low carbon future

Nuplace is proud to be building this brand new sustainable development which will be a benchmark for all future Nuplace sites as well as other housing schemes in the borough.

Southwater Way is a sustainable development and has been designed in accordance with the Council's commitment to tackle climate change. All of our properties will benefit from solar panels and their own electric car charging points.

This step forward within Nuplace's specification will not only reduce the scheme's carbon footprint, but it will also help reduce fuel bills for our tenants.

Please note, the number of solar panels fitted to individual properties will vary depending on the roof orientation of our homes – if you are interested in finding out more about specific plots please get in touch.





Elm

1 bedroom apartment
Plots 35[†], 36[†], 43, 44

Weston

2 bedroom house
Plots 15, 18, 20, 23[†],
27, 28, 29[†], 30[†], 33[†]

Ringwood

3 bedroom house
Plots 11*•, 12*•, 13*•,
14*•

Appleby

4 bedroom house
Plots 5-7, 8•, 9•, 10•,
31, 32

Harley

2 bedroom apartment
Plots 37, 38[†], 39[†], 40-42

Kedington

2 bedroom house
Plots 19, 22, 34[†]

Westwood

3 bedroom house
Plots 1-4, 16, 17, 24, 25,
45[†], 46[†]

Manswood

3 bedroom house
Plots 21, 26

Key

[†] affordable homes

* with garage, see site/floor plans for details

• terraced garden

Working towards a
low carbon future -
all of our properties
include solar panels
and electric car
charging points





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The Elm is a 1 bedroom apartment which benefits from open plan living combining the kitchen, diner and living room to give you more flexible space.

This apartment also benefits from a large bathroom and store cupboard.

The kitchen comes equipped with a high quality Bosch oven, gas hob and extractor, with space for a washing machine, dishwasher and fridge/freezer.

The ground floor apartment comes fitted with wood effect ceramic tiles to hallway, kitchen, dining and living room. The first floor comes fitted with wood effect vinyl to the kitchen and bathroom. The remaining rooms are carpeted in neutral tones.

Plots 35[†], 36[†], 43, 44

[†]affordable home

Total Area = 52m² Ground Floor

Total Area = 55m² First Floor

Ground Floor Apartment

Kitchen/Dining/Living

6.71m x 3.14m

Bedroom 1

4.50m x 2.75m

First Floor Apartment

Kitchen/Dining/Living

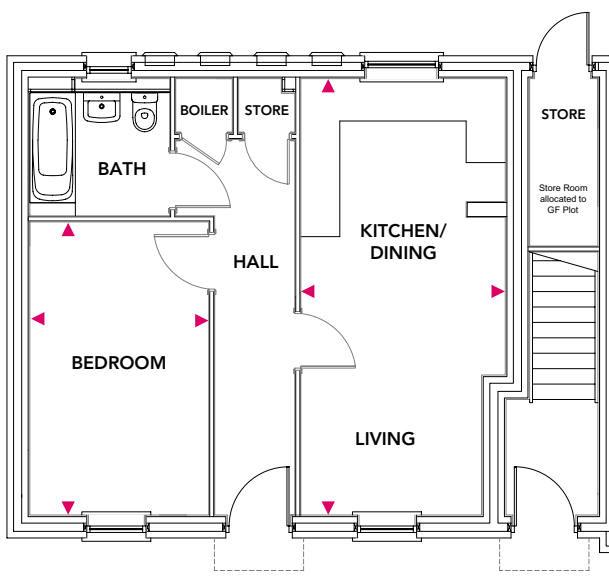
6.71m x 3.33m

Bedroom 1

4.16m x 3.02m

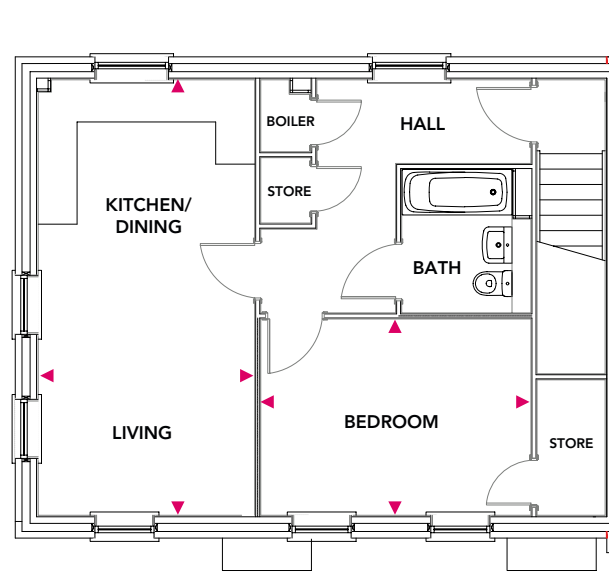
Ground Floor Apartment

Plots 35[†], 43 both with separate store



First Floor Apartment

Plots 36[†], 44





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The Harley is a larger apartment benefiting from 2 bedrooms and a kitchen, diner and living room.

This apartment also benefits from a large bathroom and store cupboard.

The kitchen comes equipped with a high quality Bosch oven, gas hob and extractor, with space for a washing machine, dishwasher and fridge/freezer.

The ground floor apartment comes fitted with wood effect ceramic tiles to hallway, kitchen, dining and living room. The first and second floor apartments come fitted with wood effect vinyl to the kitchen and bathroom. The remaining rooms are carpeted in neutral tones.

Plots 37, 38[†], 39[†], 40-42

[†]affordable home

Total Area = 61m²

Kitchen

3.45m x 2.73m

Living

4.92m x 3.08m

Balcony

3.45m x 1.38m

Bedroom 1

4.10m x 3.06m

Bedroom 2

3.35m x 2.48m

Ground Floor Apartment

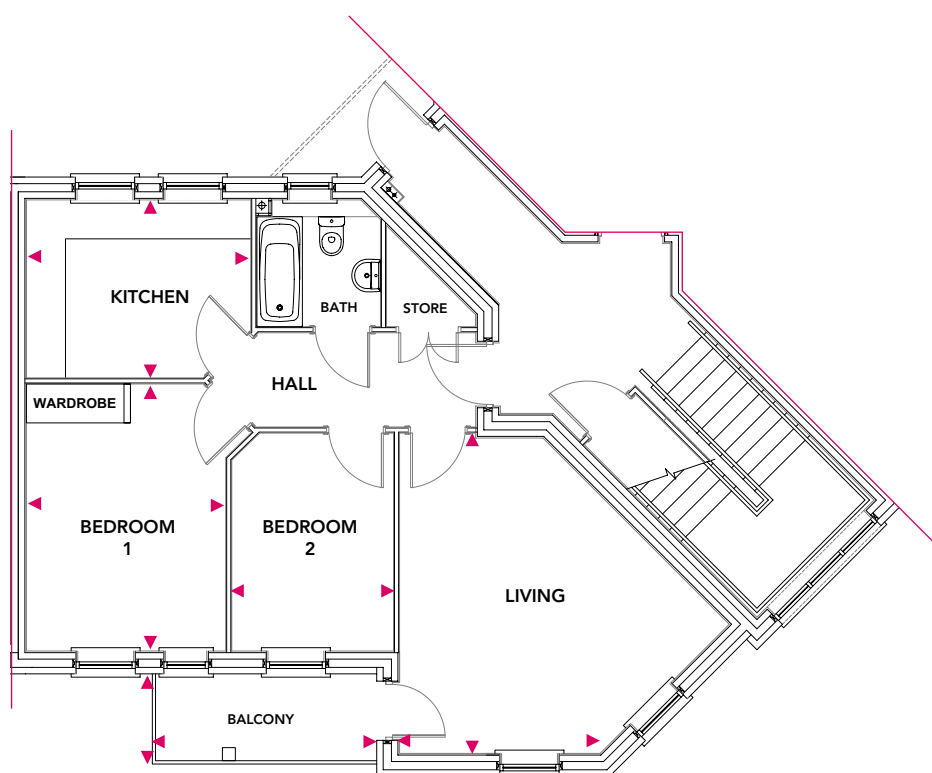
Plots 37, 38[†]

First Floor Apartment

Plots 39[†], 40

Second Floor Apartment

Plots 41, 42





The welcoming hallway of the Weston opens onto a light and airy kitchen/diner which provides a great space to spend time and entertain.

The kitchen comes equipped with a high quality Bosch oven, gas hob and extractor, with space for a washing machine, dishwasher and fridge/freezer. The hallway leads to a downstairs cloak room and beyond to a spacious lounge with French windows opening onto the garden.

Upstairs are two spacious double bedrooms and a stylish family bathroom. The lounge and bedrooms are carpeted in neutral tones, with wood effect ceramic tiles to the hall, kitchen/diner, cloak room and vinyl to the family bathroom.

Plot 15, 18, 20, 23[†], 27, 28, 29[†], 30[†], 33[†]

[†]affordable home

Total Area = 65m²

Ground Floor

Kitchen/Dining

4.42m x 2.28m

Living

4.34m x 2.75m

First Floor

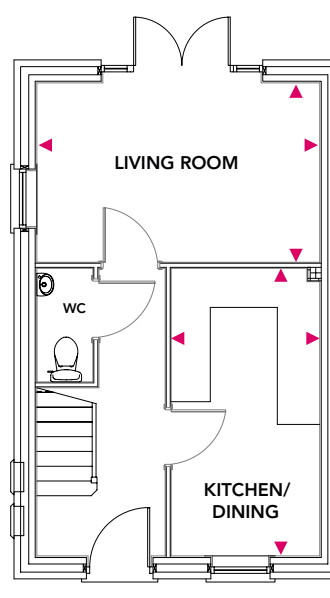
Bedroom 1

4.34m x 2.50m

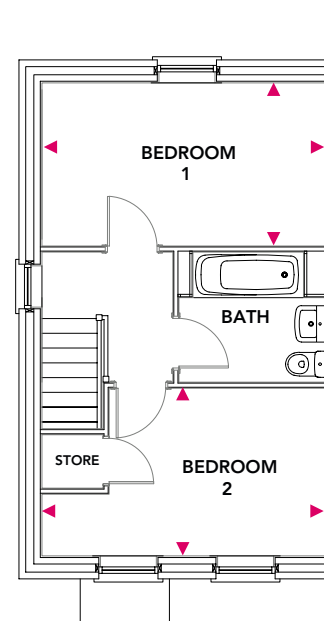
Bedroom 2

4.34m x 2.57m

Ground Floor



First Floor





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The welcoming central hallway of the Kedington leads to an open plan kitchen/diner, downstairs w/c and a generously sized lounge.

The kitchen comes equipped with a quality Bosch oven, gas hob and extractor, with space for a washing machine, dishwasher and larder style fridge/freezer.

On the first floor are two spacious bedrooms as well as a family sized bathroom and linen cupboard.

The lounge and bedrooms are carpeted in neutral tones, with wood effect ceramic tiles to the hall, kitchen/diner, and cloak room. The family bathroom comes complete with oak effect vinyl.

Plots 19, 22, 34[†]

[†]affordable home

Total Area = 69m²

Ground Floor

Kitchen/Dining

4.23m x 2.49m

Living

4.23m x 2.83m

First Floor

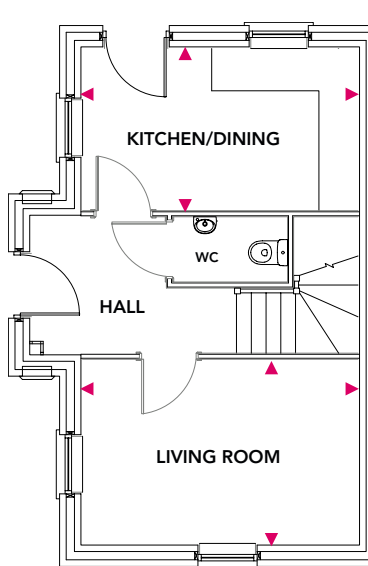
Bedroom 1

4.23m x 2.83m

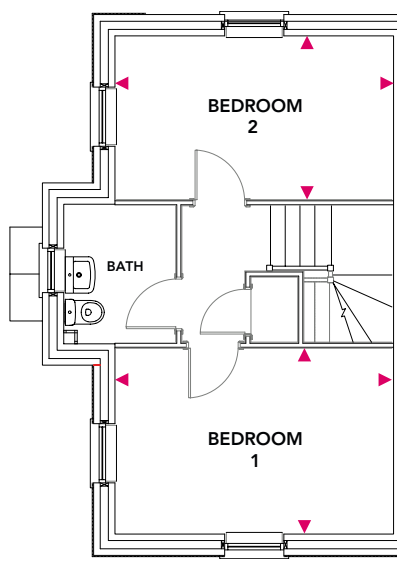
Bedroom 2

4.23m x 2.49m

Ground Floor



First Floor





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The Ringwood is a three bedroom home, with a spacious lounge and fabulous kitchen/diner with French windows opening onto the rear garden, providing the perfect space for entertaining.

The kitchen comes equipped with a high quality Bosch oven, gas hob and extractor, with space for a washing machine, dishwasher and fridge/freezer.

The upstairs features a master bedroom with an ensuite, plus two further bedrooms and a family bathroom. The lounge and bedrooms are carpeted in neutral tones, with wood effect ceramic tiles to the hall, kitchen/diner, cloak room and vinyl to the family bathroom and ensuite.

The Ringwood also benefits from an integral garage.

Plots 11-14

All with garage and terraced garden

Total Area = 100m²

Ground Floor

Kitchen/Dining

4.23m x 4.15m

Living

3.92m x 3.24m

First Floor

Bedroom 1

4.11m x 2.99m

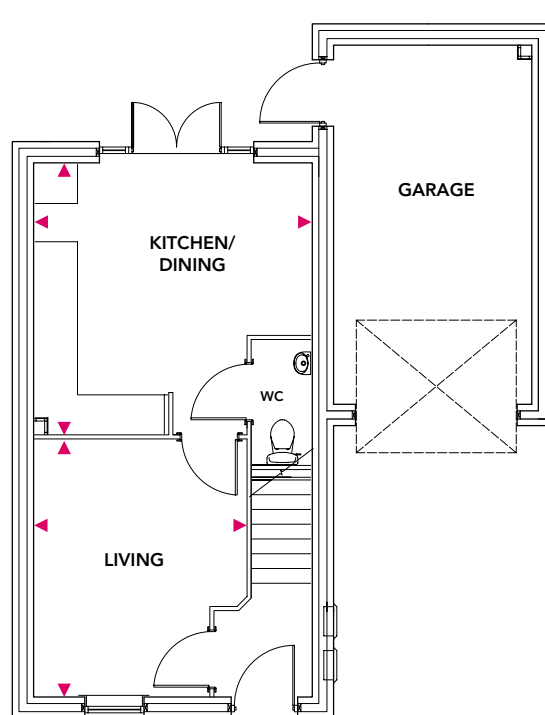
Bedroom 3

4.23m x 3.47m

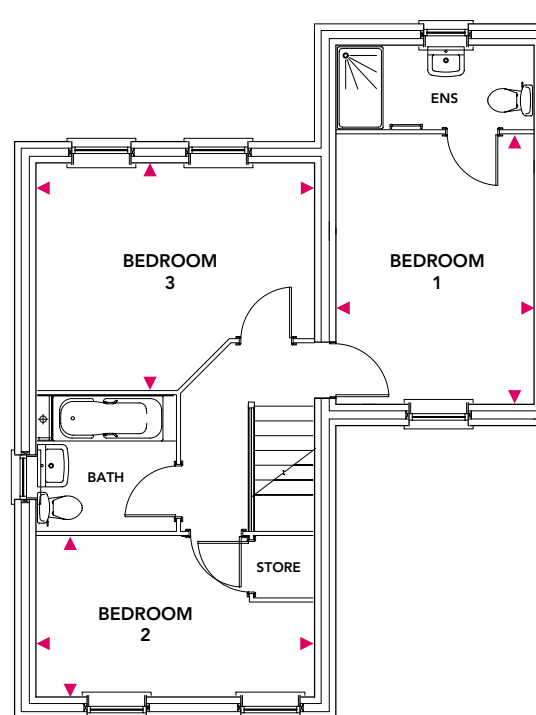
Bedroom 2

4.23m x 2.44m

Ground Floor



First Floor





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This three bedroom home features a spacious hallway which opens up to a large living room and a handy downstairs w/c. An open plan kitchen/diner with French doors to the rear garden, this home is ideal for modern living.

The kitchen comes equipped with a high quality Bosch oven, gas hob and extractor, with space for a washing machine, dishwasher and fridge/freezer.

The master bedroom benefits from an ensuite plus two further bedrooms and a family bathroom.

The lounge and bedrooms are carpeted in neutral tones, with wood effect ceramic tiles to the hall, kitchen/diner, cloak room and vinyl to the family bathroom and ensuite.

Plots 1-4, 16, 17, 24, 25, 45⁺, 46⁺

†affordable home

Total Area = 69m²

Ground Floor

Kitchen/Dining

5.24m x 2.86m

Living

5.10m x 3.14m

First Floor

Bedroom 1

3.33m x 3.09m

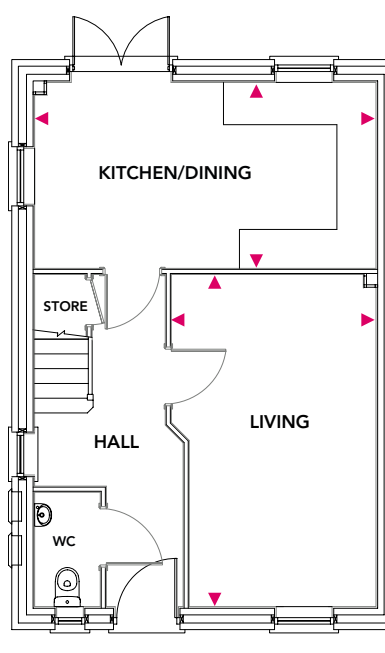
Bedroom 2

3.45m x 3.09m

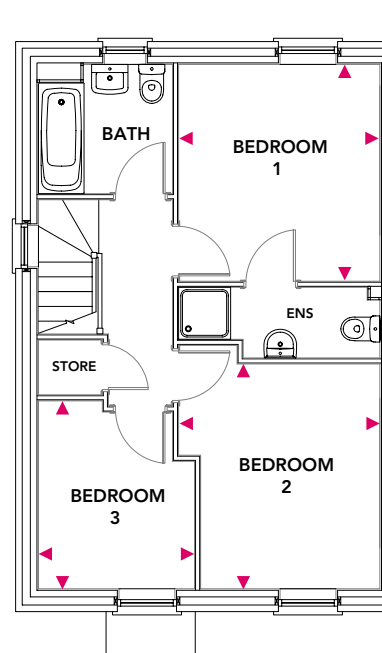
Bedroom 3

2.88m x 2.40m

Ground Floor



First Floor





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The Manswood is a three bedroom home providing a spacious living area with French windows opening onto the garden.

The open plan kitchen/diner is great for modern day living, providing a space to welcome and entertain. This property also features a downstairs w/c. The kitchen comes equipped with a high quality Bosch oven, gas hob and extractor, with space for a washing machine, dishwasher and fridge/freezer.

The first floor contains 3 bedrooms and a family bathroom, with the master bedroom benefiting from an ensuite.

The lounge and bedrooms are carpeted in neutral tones, with wood effect ceramic tiles to the hall, kitchen/diner, cloak room and vinyl to the family bathroom and ensuite.

Plots 21, 26

Total Area = 86m²

Ground Floor

Kitchen/Dining

5.24m x 2.79m

Living

5.24m x 3.03m

First Floor

Bedroom 1

3.85m x 2.79m

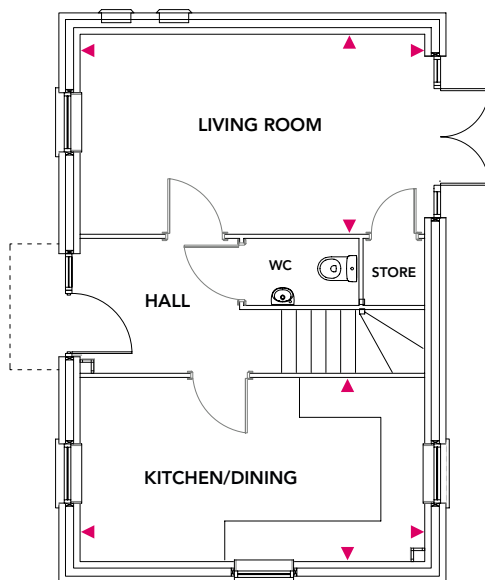
Bedroom 3

3.03m x 2.16m

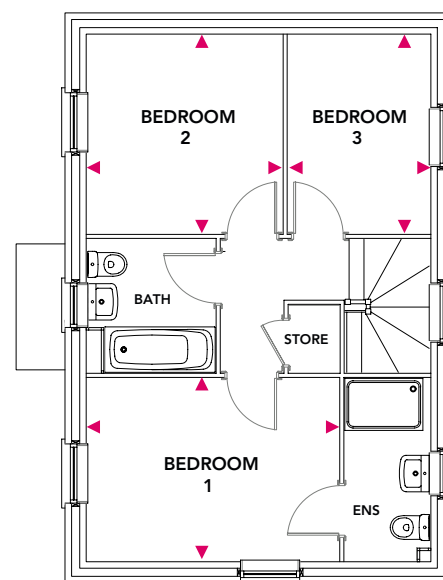
Bedroom 2

3.03m x 2.98m

Ground Floor



First Floor





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The Appleby is a beautiful four bedroom, two and a half storey home. The property benefits from a spacious family living room with French doors which open to the rear garden.

A large open plan kitchen/diner provides a great space for family dining and entertaining. The kitchen comes equipped with a high quality Bosch double oven, gas hob and extractor, with space for a washing machine, dishwasher and fridge/freezer.

The first floor features three sizeable bedrooms and the family bathroom. The master bedroom and ensuite are situated on the second floor of the property.

The lounge and bedrooms are carpeted in neutral tones, with wood effect ceramic tiles to the hall, kitchen/diner, cloak room and vinyl to the family bathroom and ensuite.

Plots 5-7, 8*, 9*, 10*, 31, 32

*terraced garden

Total Area = 112m²

Ground Floor

Kitchen/Dining

4.29m x 2.74m

Living

4.91m x 3.56m

First Floor

Bedroom 2

4.02m x 2.71m

Bedroom 3

3.82m x 2.71m

Bedroom 4

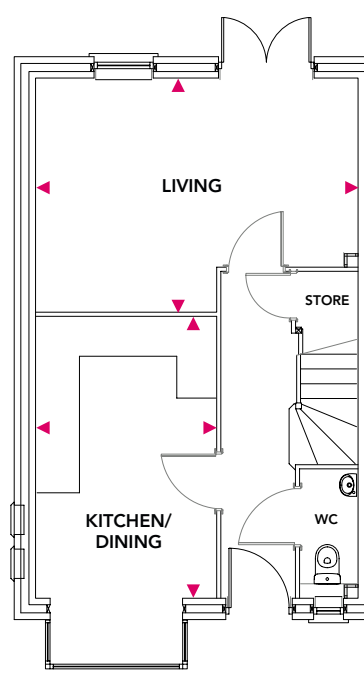
2.86m x 2.10m

Second Floor

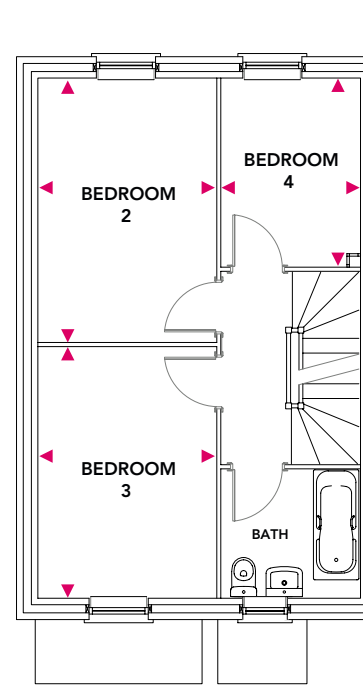
Bedroom 1

6.11m x 3.80m

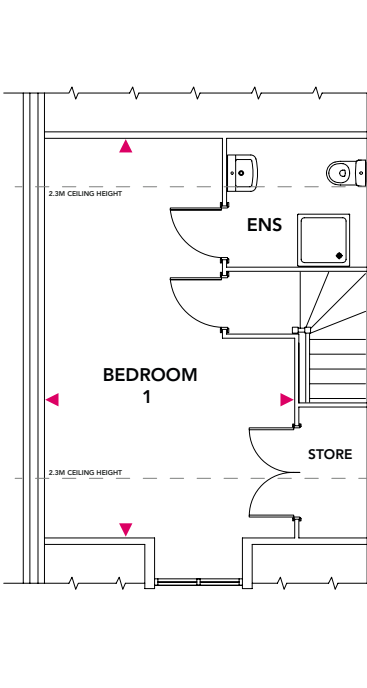
Ground Floor



First Floor



Second Floor



Southwater Way, Malinslee - Reserve your plot today!

Plot No.	House Name	Rent (per calendar month)
35*, 36*, 43, 44	Elm 1 bedroom apartment	From £515 *Affordable plots from £412
37, 38*, 39*, 40, 41, 42	Harley 2 bedroom apartment	From £585 *Affordable plots from £468
15, 18, 20, 23*, 27, 28, 29*, 30*, 33*	Weston 2 bedroom house	From £645 *Affordable plots from £516
19, 22, 34*	Kedington 2 bedroom house	From £650 *Affordable plots from £520
11, 12, 13, 14	Ringwood 3 bedroom house	From £785
1, 2, 3, 4, 16, 17, 24, 25, 45*, 46*	Westwood 3 bedroom house	From £790 *Affordable plots from £632
21, 26	Manswood 3 bedroom house	From £810
5, 6, 7, 8, 9, 10, 31, 32	Appleby 4 bedroom house	From £960

Holding fee - To make sure you don't miss out on a Nuplace home, you can reserve your plot now for £110.

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

Rental prices correct as of September 2021