

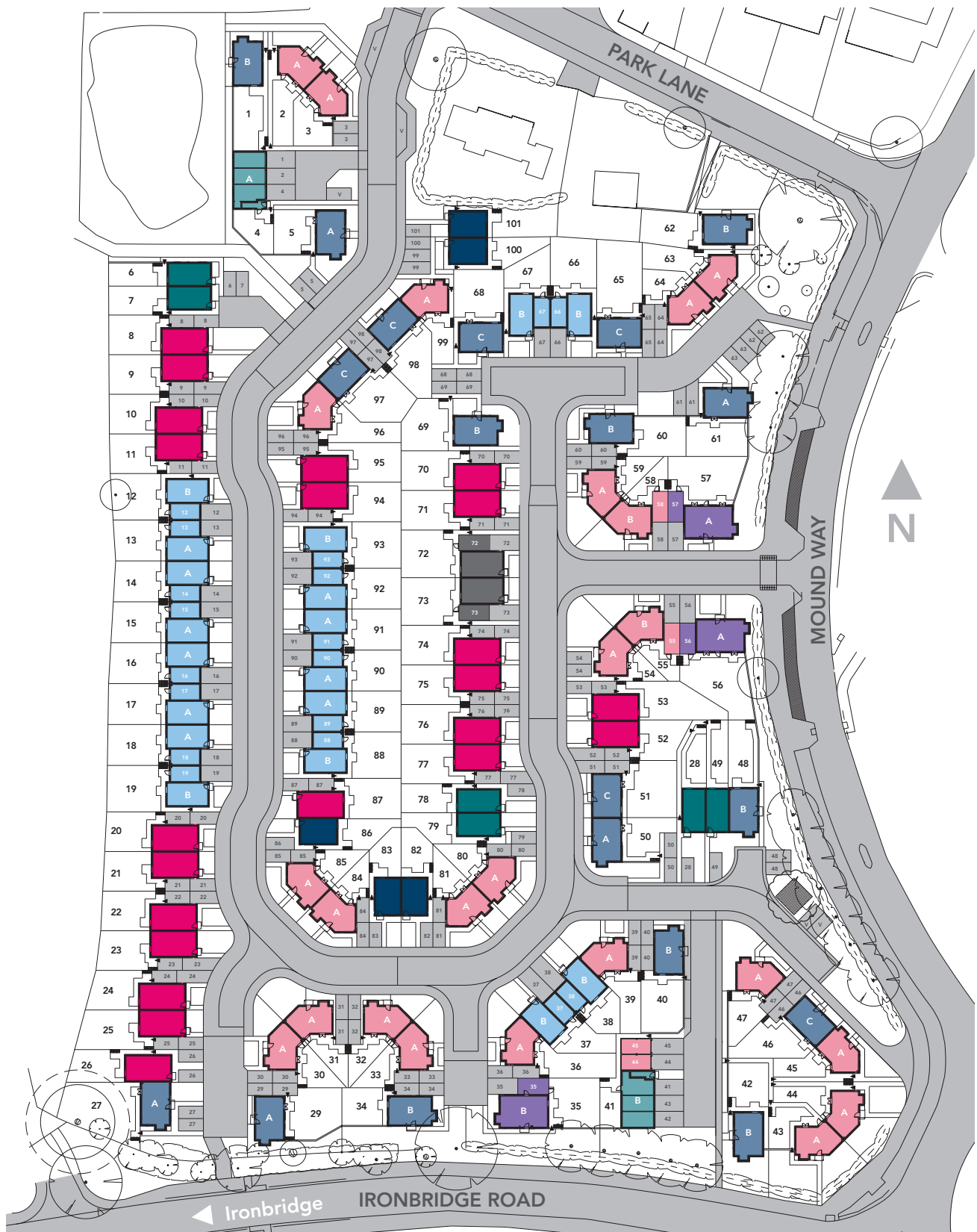


A place to call home

Woodland Walk Madeley



The new way to **rent** your Nuplace in Telford



Dartington
2 bedroom
Plots 6, 7, 28, 49, 78, 79

Kenton
2 bedroom
Plots 82, 83, 86, 100, 101

A Lynton
2 bedroom apartment
Plot 4*

B Lynton
2 bedroom apartment
Plot 41*

* with garage

Abbey Wood
3 bedroom
Plots 8, 9, 10, 11, 20, 21, 22, 23, 24, 25, 26, 52, 53, 70, 71, 74, 75, 76, 77, 87, 94, 95

A Astwood
3 bedroom
Plots 5, 27, 29, 50, 61

B Astwood
3 bedroom
Plots 1*, 34, 40, 42*, 48, 60, 62, 69

C Astwood
3 bedroom
Plots 46, 51, 65, 68, 97, 98

A Dalwood
3 bedroom
Plots 2*, 3, 30, 31, 32, 33, 36, 39, 43*, 44*, 45*, 47, 54, 59, 63, 64, 80, 81, 84, 85, 96, 99

B Dalwood
3 bedroom
Plots 55*, 58*

Hopwood
3 bedroom
Plots 72*, 73*

A Ringwood
3 bedroom
Plots 13*, 14*, 15*, 16*, 17*, 18*, 89*, 90*, 91*, 92*

B Ringwood
3 bedroom
Plots 12*, 19*, 37*, 38*, 66*, 67*, 88*, 93*

* with garage

A Addingrove
4 bedroom
Plots 56*, 57*

B Addingrove
4 bedroom
Plot 35*

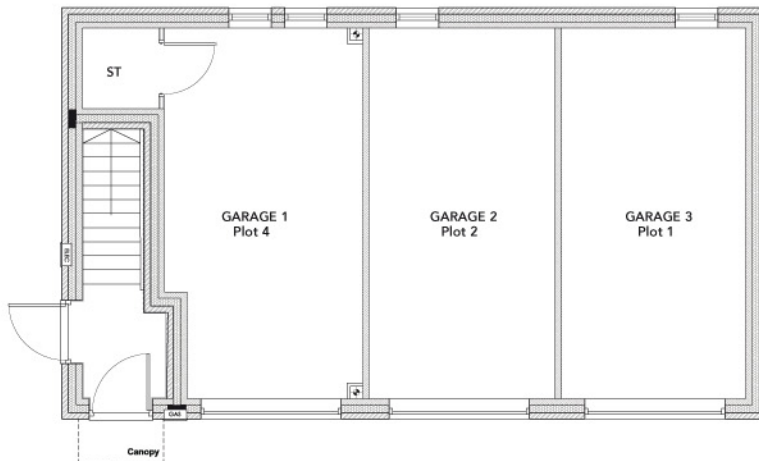
* with garage

Plot 4*

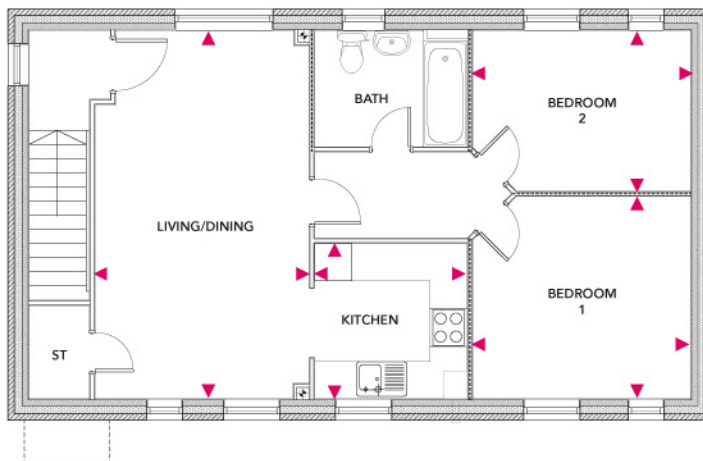
Total Area = 66.2m²

*with garage

Ground Floor



First Floor



Kitchen

2.5m x 2.45m

Living/Dining

5.94m x 3.45m

Bedroom 1

3.51m x 3.26m

Bedroom 2

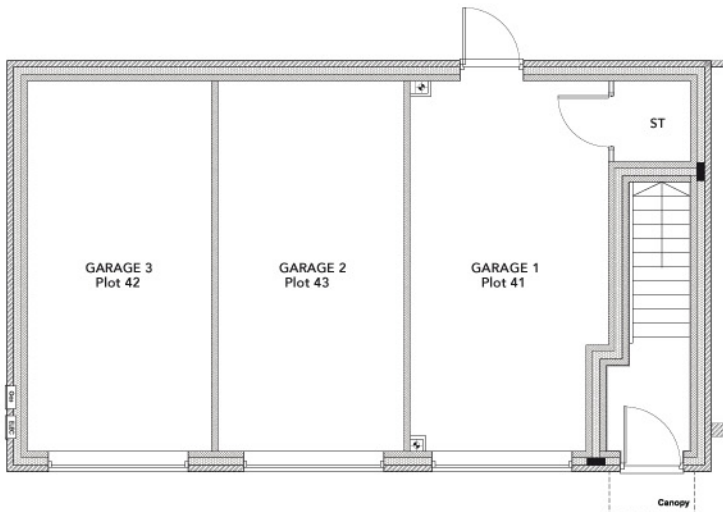
3.51m x 2.58m

Plot 41*

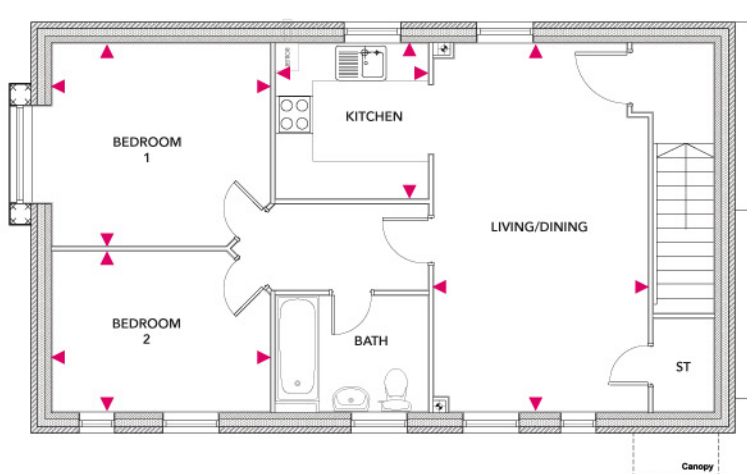
Total Area = 66.2m²

***with garage**

Ground Floor



First Floor



Kitchen

2.5m x 2.45m

Living/Dining

5.94m x 3.45m

Bedroom 1

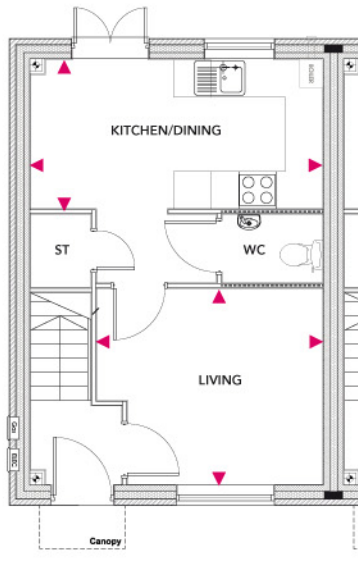
3.51m x 3.26m

Bedroom 2

3.51m x 2.58m

Plots 82, 83, 86, 100, 101

Total Area = 64.8m²



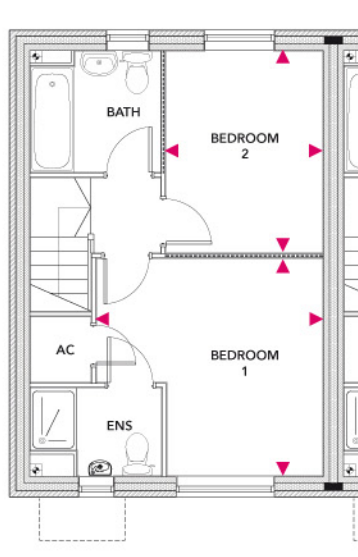
Ground Floor

Kitchen/Dining

4.7m x 2.4m

Living

3.64m x 3.15m



First Floor

Bedroom 1

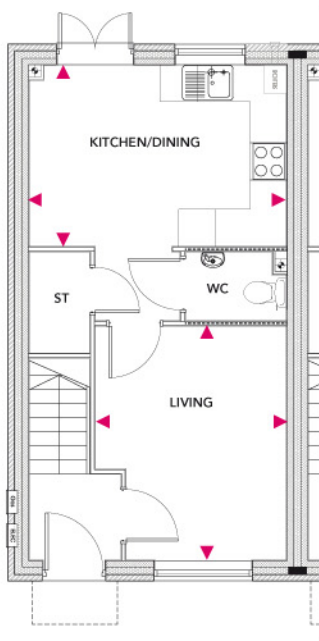
3.64m x 3.5m

Bedroom 2

3.25m x 2.52m

Plots 6, 7, 28, 49, 78, 79

Total Area = 65.2m²



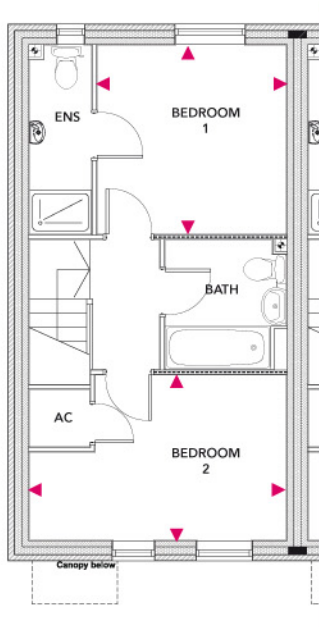
Ground Floor

Kitchen/Dining

4.14m x 2.91m

Living

3.76m x 3.08m



First Floor

Bedroom 1

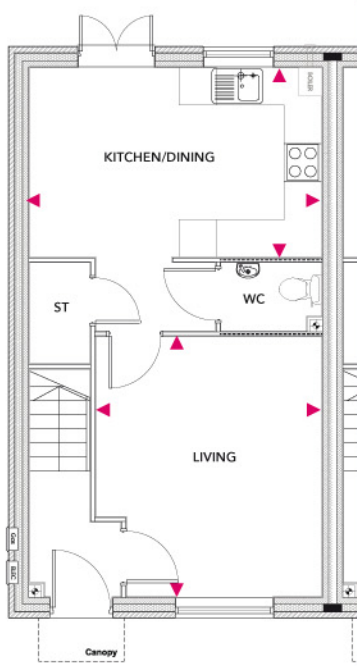
3.05m x 3.04m

Bedroom 2

4.14m x 2.65m

Plots 8, 9, 10, 11, 20, 21, 22, 23,
24, 25, 26, 52, 53, 70, 71, 74, 75,
76, 77, 87, 94, 95

Total Area = 74.4m²



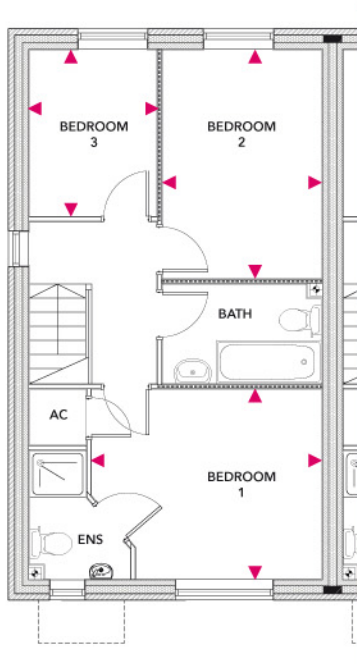
Ground Floor

Kitchen/Dining

4.7m x 3.05m

Living

4.19m x 3.64m



First Floor

Bedroom 1

3.7m x 3.05m

Bedroom 2

3.68m x 2.56m

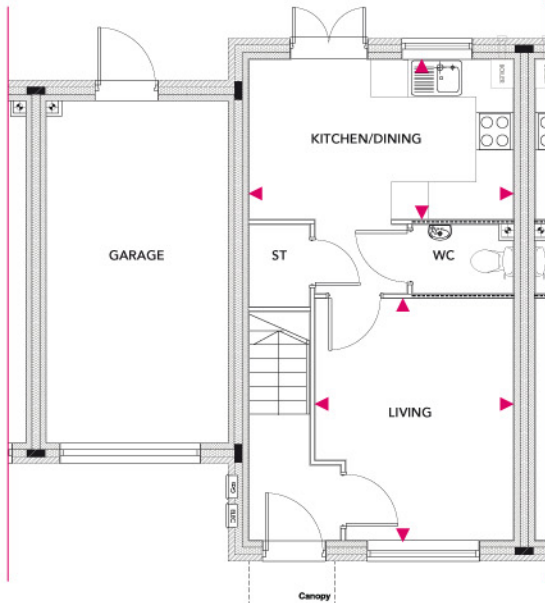
Bedroom 3

2.68m x 2.05m

Plots 13*, 14*, 15*, 16*, 17*, 18*,
89*, 90*, 91*, 92*

Total Area = 82.4m²

*with garage



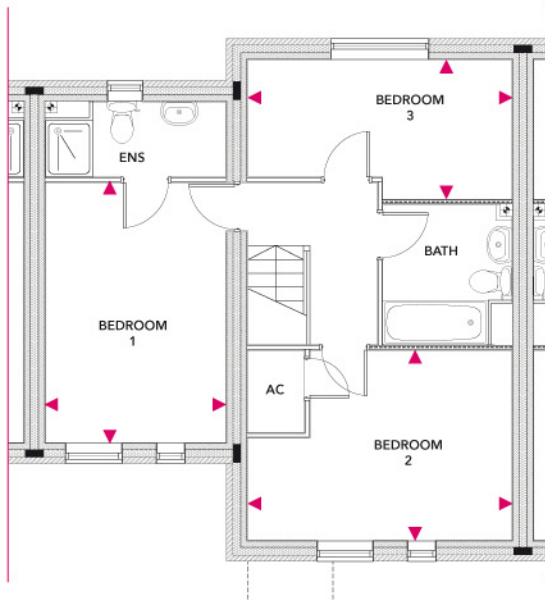
Ground Floor

Kitchen/Dining

4.25m x 2.56m

Living

3.89m x 3.19m



First Floor

Bedroom 1

4.19m x 2.9m

Bedroom 2

4.25m x 3.06m

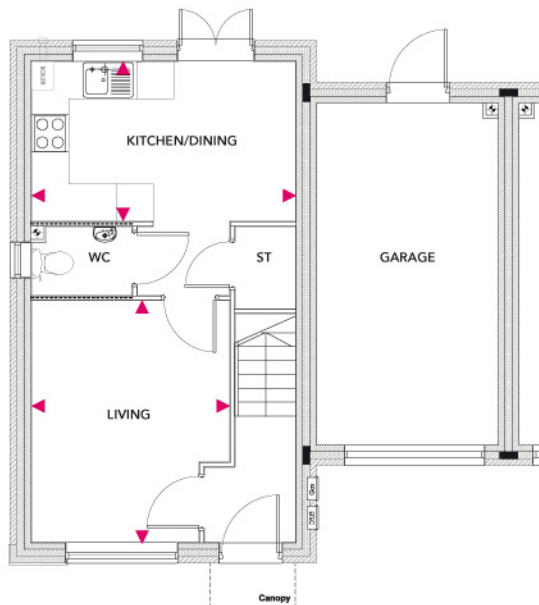
Bedroom 3

4.25m x 2.25m

Plots 12*, 19*, 37*, 38*, 66*, 67*,
88*, 93*

Total Area = 82.4m²

*with garage



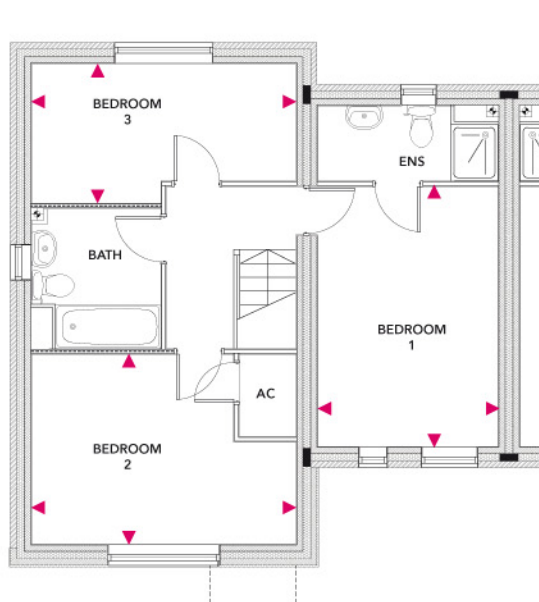
Ground Floor

Kitchen/Dining

4.25m x 2.56m

Living

3.89m x 3.19m



First Floor

Bedroom 1

4.19m x 2.9m

Bedroom 2

4.25m x 3.06m

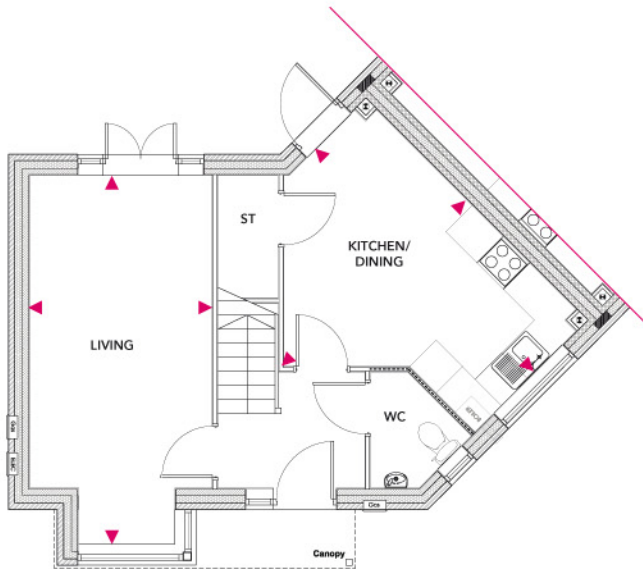
Bedroom 3

4.25m x 2.25m

Plots 2*, 3, 30, 31, 32, 33, 36, 39,
43*, 44*, 45*, 47, 54, 59, 63, 64,
80, 81, 84, 85, 96, 99

Total Area = 80.2m²

*with garage



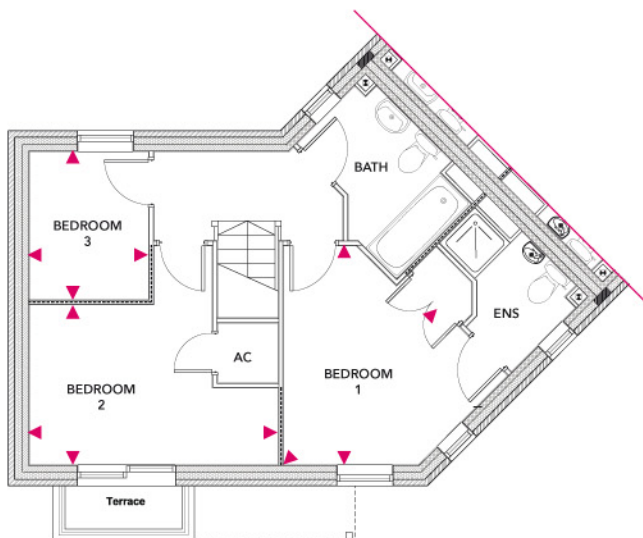
Ground Floor

Kitchen/Dining

5.04m x 3.98m

Living

5.94m x 2.94m



First Floor

Bedroom 1

3.52m x 2.17m

Bedroom 2

4m x 2.57m

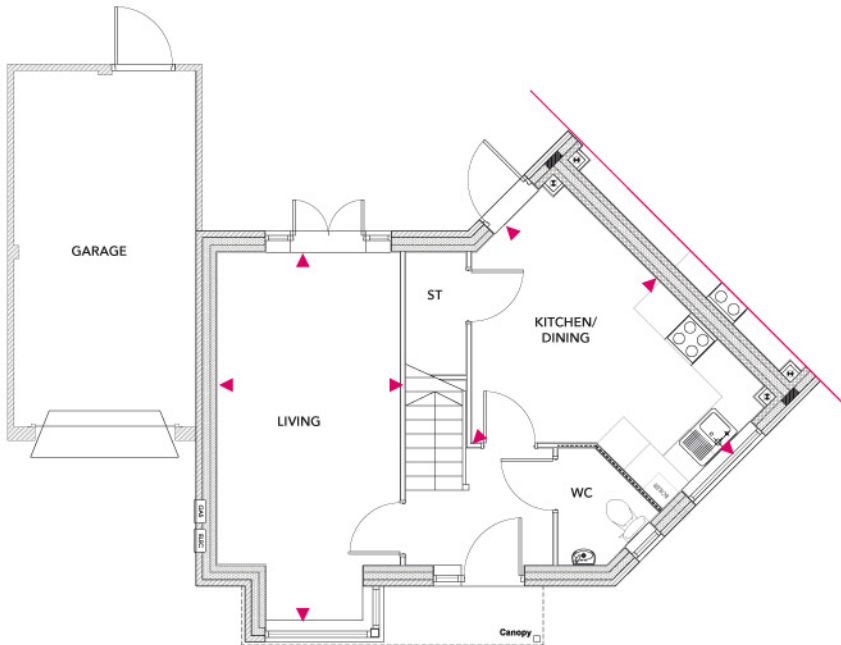
Bedroom 3

2.37m x 1.92m

Plots 55*, 58*

Total Area = 80.2m²

***with garage**



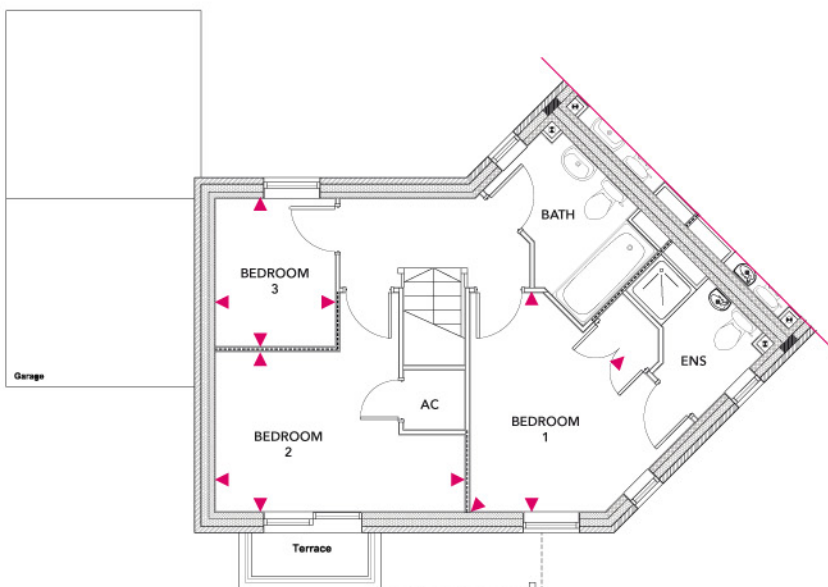
Ground Floor

Kitchen/Dining

5.04m x 3.98m

Living

5.94m x 2.94m



First Floor

Bedroom 1

3.52m x 2.17m

Bedroom 2

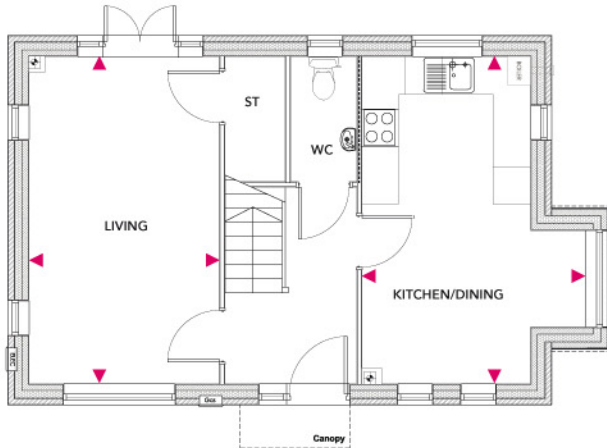
4m x 2.57m

Bedroom 3

2.37m x 1.92m

Plots 5, 27, 29, 50, 61

Total Area = 84.6m²



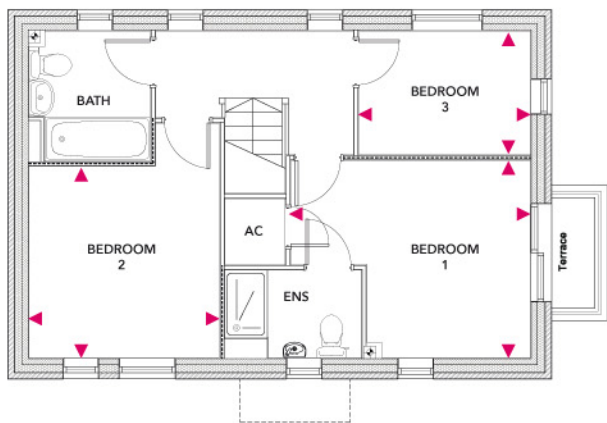
Ground Floor

Kitchen/Dining

5.26m x 3.6m

Living

5.26m x 3.06m



First Floor

Bedroom 1

3.86m x 3.17m

Bedroom 2

3.08m x 3.06m

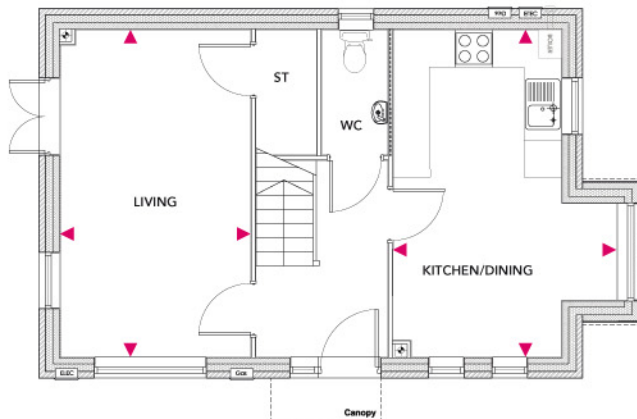
Bedroom 3

2.76m x 2m

Plots 1*, 34, 40, 42*, 48, 60,
62, 69

Total Area = 84.6m²

*with garage



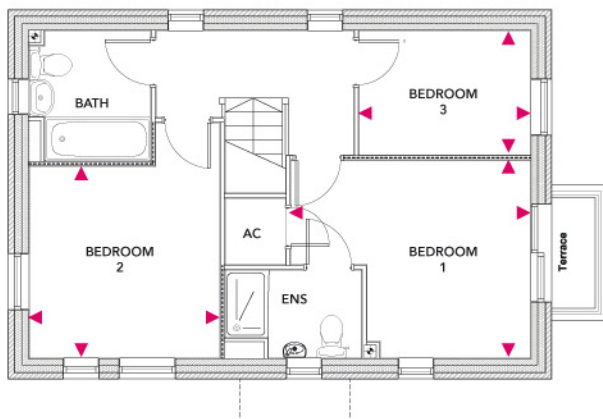
Ground Floor

Kitchen/Dining

5.26m x 3.6m

Living

5.26m x 3.06m



First Floor

Bedroom 1

3.86m x 3.17m

Bedroom 2

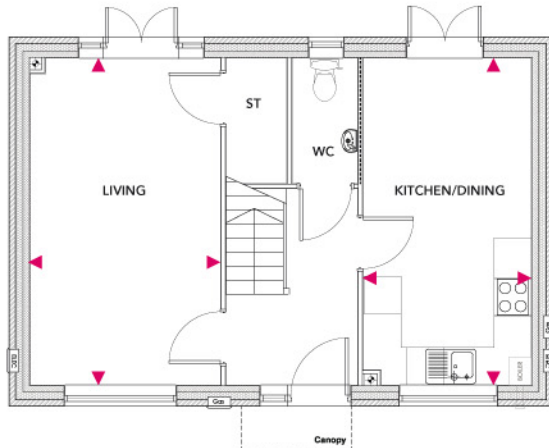
3.08m x 3.06m

Bedroom 3

2.76m x 2m

Plots 46, 51, 65, 68, 97, 98

Total Area = 84.6m²



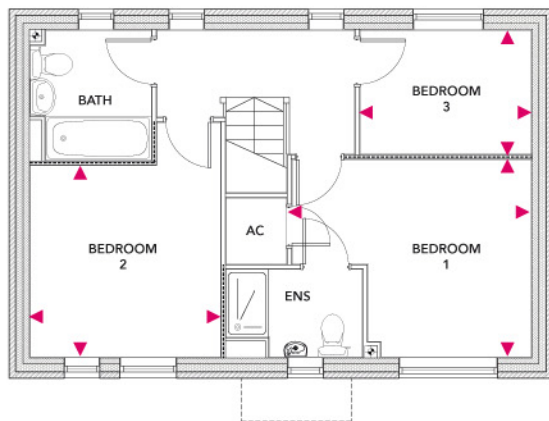
Ground Floor

Kitchen/Dining

5.26m x 2.7m

Living

5.26m x 3.06m



First Floor

Bedroom 1

3.86m x 3.17m

Bedroom 2

3.08m x 3.06m

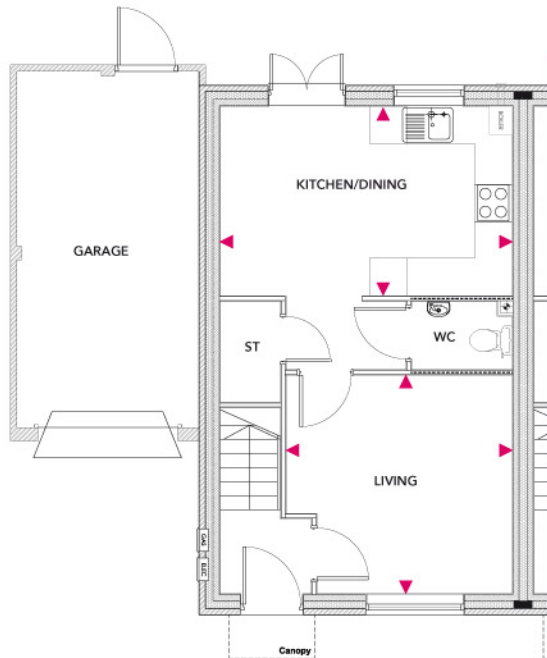
Bedroom 3

2.76m x 2m

Plots 72*, 73*

Total Area = 82.4m²

***with garage**



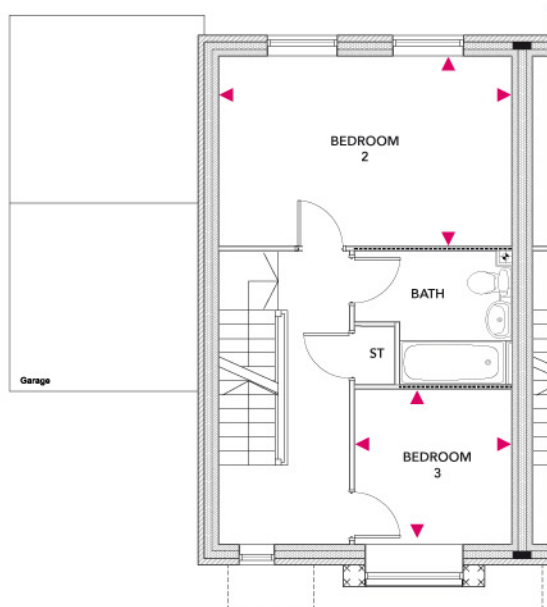
Ground Floor

Kitchen/Dining

4.7m x 3.05m

Living

3.64m x 3.52m



First Floor

Bedroom 2

4.7m x 3.05m

Bedroom 3

2.51m x 2.48m

Second Floor (overleaf)

Plot 72*, 73*

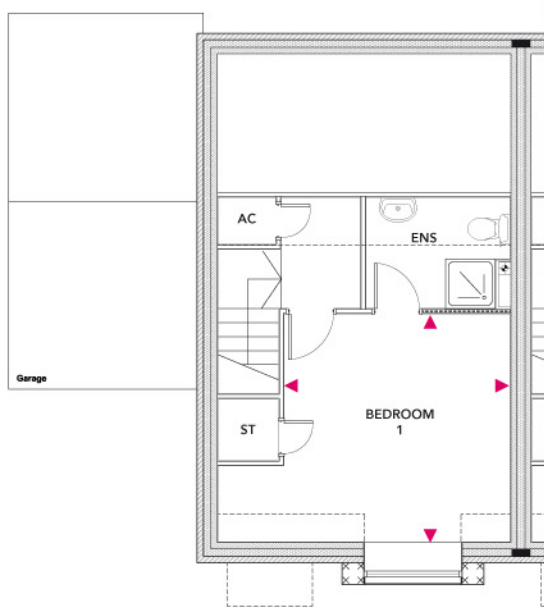
Total Area = 82.4m²

***with garage**

Second Floor

Bedroom 1

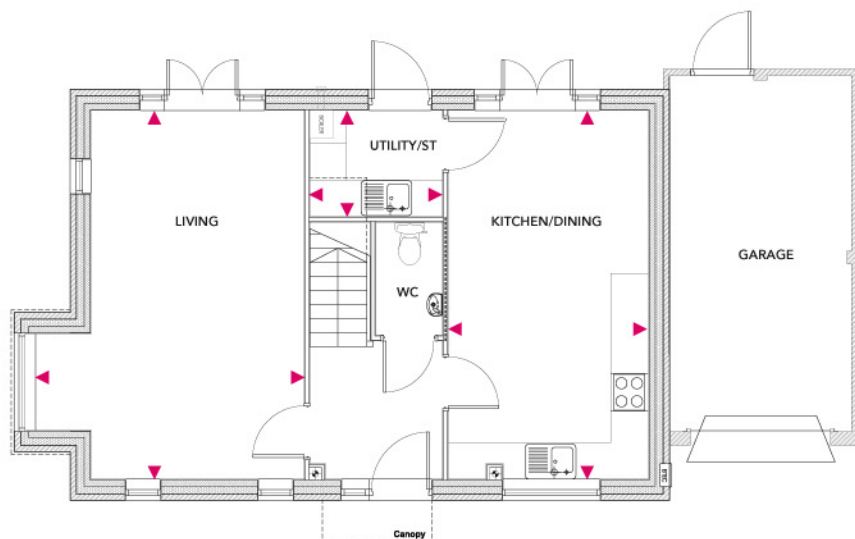
3.67m x 3.64m



Plots 56*, 57*

Total Area = 106.2m²

**with garage*



Ground Floor

Kitchen/Dining

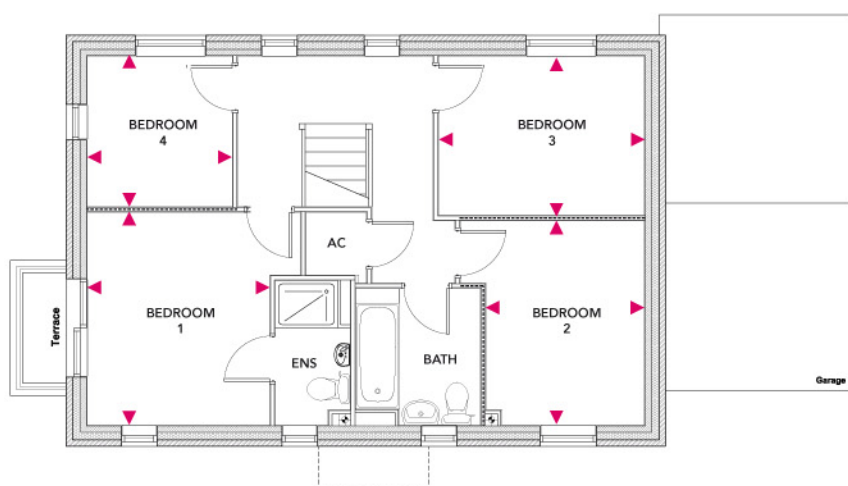
5.94m x 3.22m

Living

5.94m x 4.33m

Utility

2.14m x 1.7m



First Floor

Bedroom 1

3.43m x 2.94m

Bedroom 2

3.29m x 2.55m

Bedroom 3

3.32m x 2.55m

Bedroom 4

2.42m x 2.33m

Plot 35*

Total Area = 106.2m²

**with garage*

Ground Floor

Kitchen/Dining

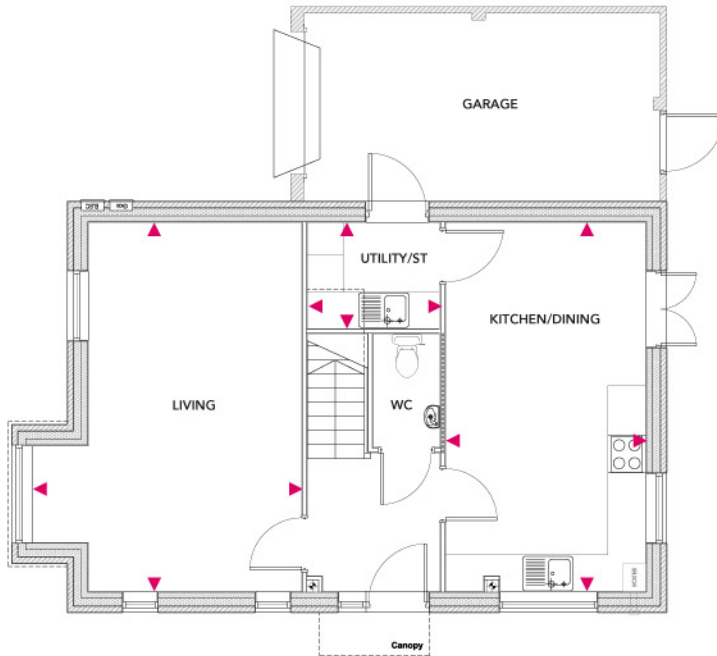
5.94m x 3.22m

Living

5.94m x 4.33m

Utility

2.14m x 1.7m



First Floor

Bedroom 1

3.43m x 2.94m

Bedroom 2

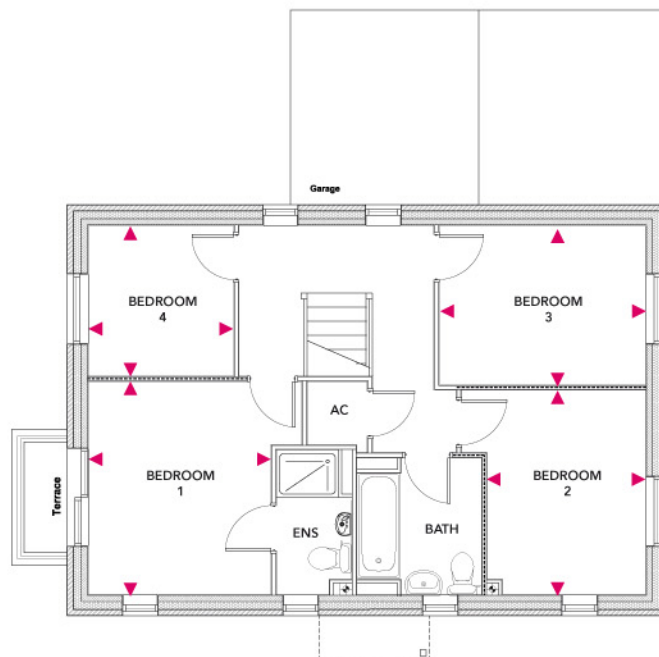
3.29m x 2.55m

Bedroom 3

3.32m x 2.55m

Bedroom 4

2.42m x 2.33m



Woodland Walk, Madeley, TF7 5LG

A development of 101 properties comprising of 2, 3 and 4 bedroom homes.

Located within walking distance to the recently built Woodlands Primary School, Abraham Darby Academy, Abraham Darby Leisure Centre and the famous Ironbridge World Heritage site, this location is ideal for young families.

Education

Nursery, Infant & Primary Schools		Distance
Woodlands Primary & Nursery School		200 yards (Catchment area)
Secondary & Higher Education		
Abraham Darby Academy		200 yards (Catchment area)
Telford College of Arts & Technology		5.1 miles
Further Education		
University of Wolverhampton, Telford Campus		
To find out what other educational establishments are also in this area visit www.telford.gov.uk/admissions		

Transport

Bus stop	Bus service	Route
Lees Farm Roundabout - 0.7 miles	1	Woodside, Aqueduct, Dawley & Town Centre.
	2	Madeley, Sutton Hill, Brookside, Dawley & Town Centre
	4	Madeley, Woodside, Stirchley, Randlay, Town Centre, Oakengates, Wellington, PRH & Leegomery.
	16	Town Centre, Madeley, Ironbridge, Broseley & Much Wenlock
Telford Town Centre, Bus Station, Northfield Street	96	Town Centre, Stirchley, Madeley, Ironbridge, Atcham & Shrewsbury
		Central Bus Station – 5.2 miles
For more information about local bus services visit www.arriva.co.uk		
Train Service		Distance
Telford Central		5.3 miles
For information about local train routes visit www.nationalrail.co.uk		
Motorway Links		Distance
M54 Junction 4		7 miles

Local Amenities	Distance
Nearest Aspirations Centre is Abraham Darby Sports and Leisure Centre	200 yards
Park Lane Centre – Chemist, Sure Start Nursery and Community Centre	0.2 miles
Tesco Superstore Madeley	0.2 miles
Hill Top News (Premier convenience store)	0.4 miles
ALDI Madeley	0.5 miles
First Point (Madeley)	0.8 mile
Madeley Library	0.8 miles
First Point (Southwater)	5.1 miles
Local Attractions	Distance
Telford Ski Slope	1.2 miles
Ironbridge	1.5 miles
Dale End District Park	1.7 miles
Horsehay Village Golf Centre	3.4 miles
Telford Town Park	5 miles
Wonderland (Telford Town Park)	5 miles
Telford International Centre	5 miles
Southwater	5.1 miles
Cineworld Telford	5.1 miles
Telford Ice Rink	5.1 miles
Telford Shopping Centre	5.7 miles
Oakengates Theatre	6.4 miles
Business Parks	Distance
Stafford Park	4.5 miles
Telford 54	5 miles
Healthcare	Distance
Doctors	
Woodside medical practice	0.3 miles
Madeley Medical Practice	0.7 miles
Dentist	
The Smile Works, Park Lane Centre	0.3 miles
Madeley Dental Practice	1 mile
Hospital	
Telford Princess Royal Hospital	7.8 miles
Your nearest NHS Walk-in Centre is in Telford Town Centre	5.1 miles

Woodland Walk, Madeley - Reserve your plot today!

Plot No.	House Name	Rent (per calendar month)
4*	Lynton A 2 bed (apartment)	£525
41*	Lynton B 2 bed (apartment)	£525
82, 83, 86, 100, 101	Kenton 2 bed	£590
6, 7, 28, 49, 78, 79	Dartington 2 bed	£570 - £590
8, 9, 10, 11, 20, 21, 22, 23, 24, 25, 26, 52, 53, 70, 71, 74, 75, 76, 77, 87, 94, 95	Abbey Wood 3 bed	£670
13*, 14*, 15*, 16*, 17*, 18*, 89*, 90*, 91*, 92*	Ringwood A 3 bed	£695
12*, 19*, 37*, 38*, 66*, 67*, 88*, 93*	Ringwood B 3 bed	£695
2*, 3, 30, 31, 32, 33, 36, 39, 43*, 44*, 45*, 47, 54, 59, 63, 64, 80, 81, 84, 85, 96, 99	Dalwood A 3 bed	£695 - £725
55*, 58*	Dalwood B 3 bed	£695 - £725
5, 27, 29, 50, 61	Astwood A 3 bed	£700 - £725
1*, 34, 40, 42*, 48, 60, 62, 69	Astwood B 3 bed	£700 - £725
46, 51, 65, 68, 97, 98	Astwood C 3 bed	£700 - £725
72, 73	Hopwood* 3 bed	£700
56*, 57*	Addingrove A 4 bed	£765
35*	Addingrove B 4 bed	£765

**Plots include a garage.*

*Plots **1-11, 94-101** due for release in Spring 2016*

*Plots **12-51, 78-93** due for release in Summer 2016*

*Plots **52-77** due for release in Autumn 2016*

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 September 2015.