



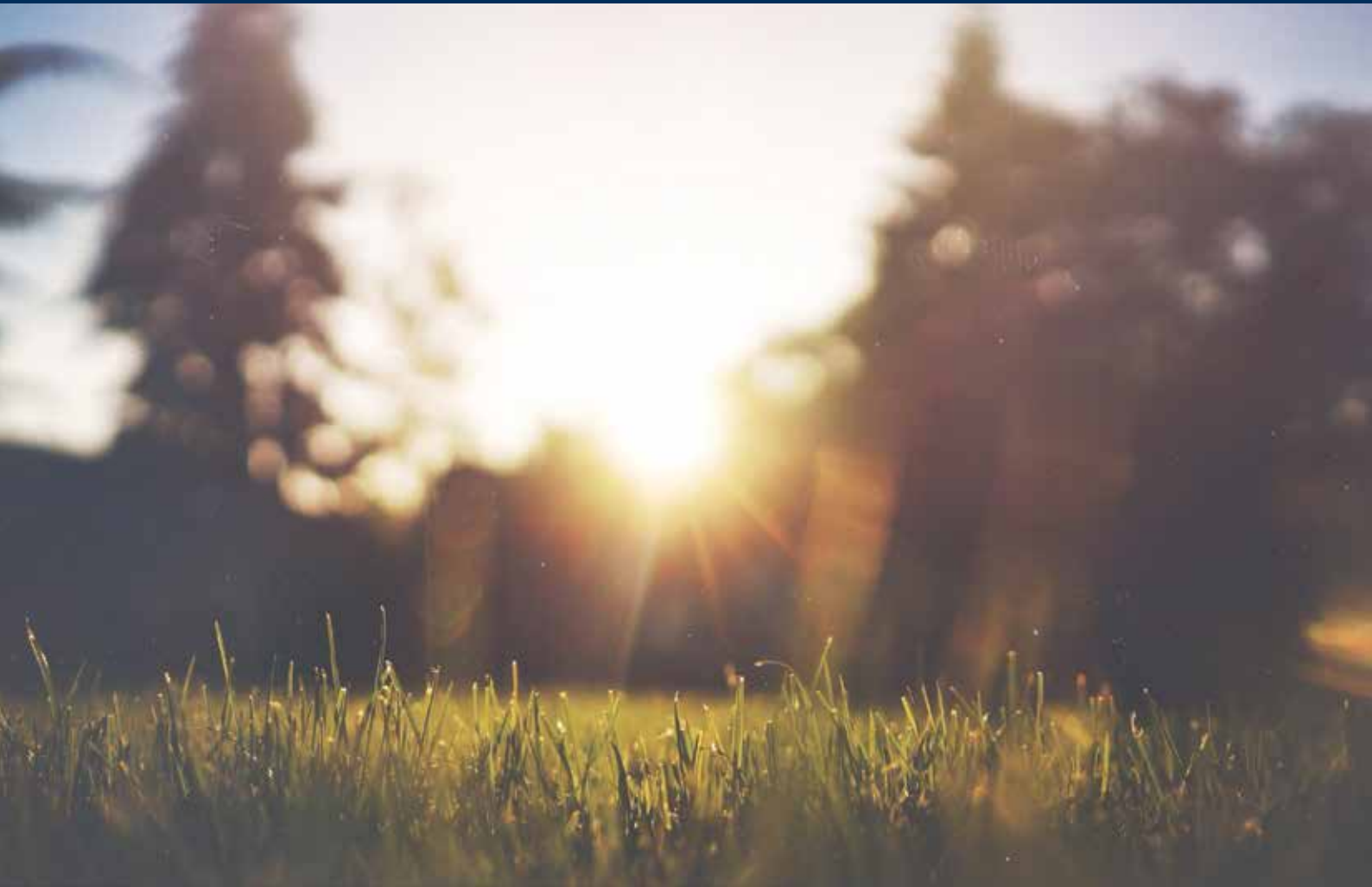
CREST
NICHOLSON

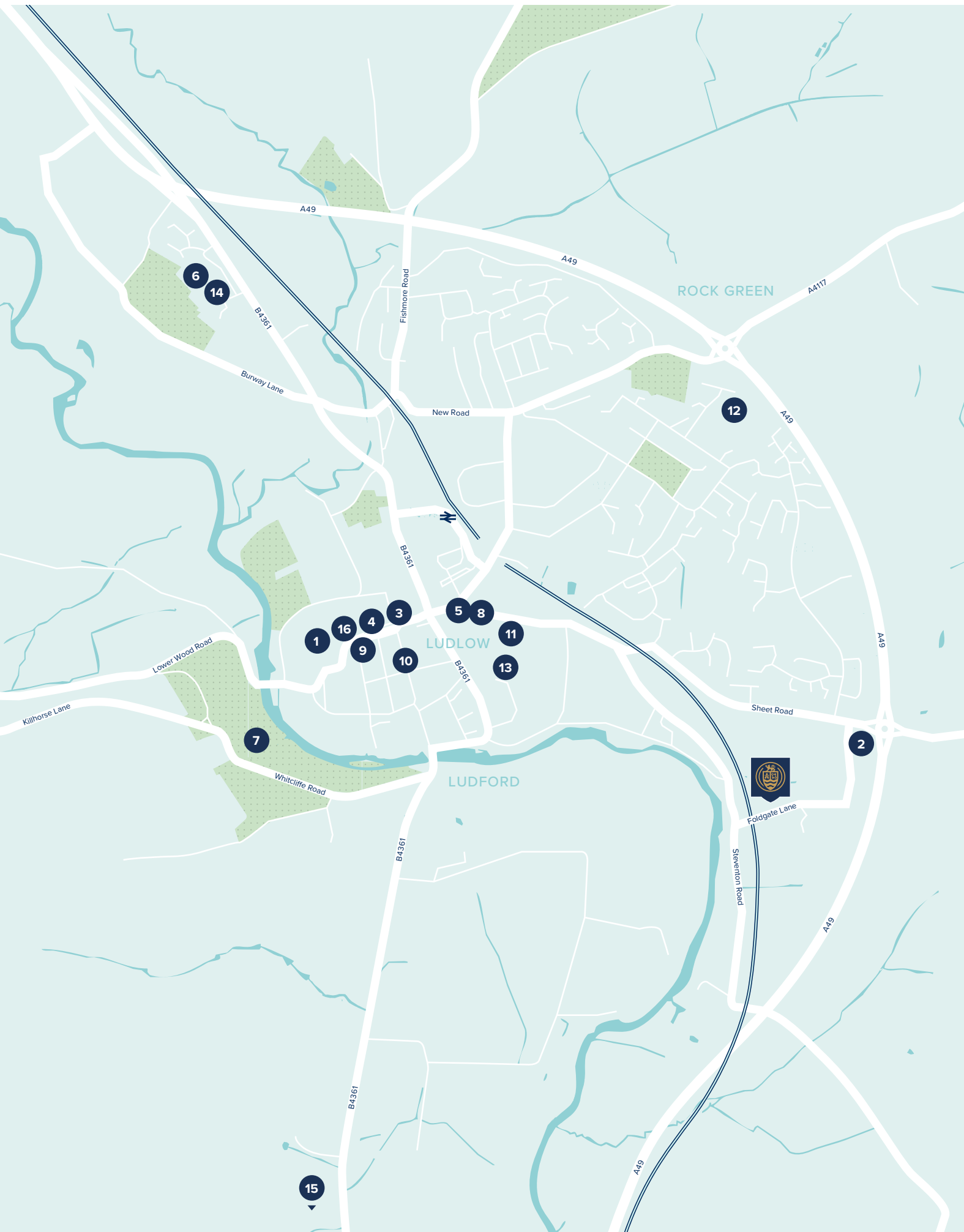
LUDLOW GREEN

LUDLOW • SHROPSHIRE

Perfectly positioned near the medieval market town of Ludlow, your new home at Ludlow Green provides easy access to everything you need – convenience, connectivity and the open countryside on your doorstep.

4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN LUDLOW

With so much to enjoy in the immediate and surrounding area, everything you need is waiting for you at Ludlow Green.

On your Doorstep

From its ancient castle to its many independent cafés, bars, and shops, Ludlow brings together a beautiful and fascinating architectural history with a lively and welcoming community.

- 1 Ludlow Castle
- 2 Co-operative Food
- 3 St Laurence Church
- 4 Ludlow Market
- 5 The Queens Pub
- 6 Teme Leisure Centre
- 7 Whitcliffe Common Nature Reserve
- 8 Lloyds Pharmacy
- 9 Ludlow Assembly Rooms
- 10 Broad Gate







Education

Your new home at Ludlow Green is ideally located for a wide choice of schools – from pre-school and primary through to secondary and on to higher education.

- 11 Busy Bodies Child Care Centre
- 12 Ludlow Primary School
- 13 St Laurence CofE Primary School
- 14 Ludlow CofE Secondary School
- 15 Moor Park Preparatory School
- 16 Ludlow College Campus

Travel

With direct access to the A49 and nearby Ludlow train station running regular direct services to Crewe, Shrewsbury, Manchester, Cardiff, and more, getting about couldn't be easier.

-  Shrewsbury – 23 minutes
-  Manchester Picadilly – 1 hour 37 minutes
-  Cardiff – 1 hour 29 minutes
-  Worcester – 33.4 miles
-  Ironbridge – 27.6 miles
-  Birmingham – 60.5 miles





**CREST
NICHOLSON**

LUDLOW GREEN

Foldgate Lane, Ludlow,
Shropshire SY8 1JU

For all enquires please call

01584 519 084

crestnicholson.com/ludlowgreen

CONNECTED AND CONVENIENT COUNTRYSIDE LIVING

Ludlow Green is a luxurious new collection of 4 & 5 bedroom homes set beside the bustling town of Ludlow at the foot of the Shropshire Hills.

Ludlow Green brings the best of modern town and country living to the historic market town of Ludlow.

A 20 minutes stroll brings you to the thriving heart of the medieval town. An architectural journey through time, Ludlow features over 500 listed buildings set beneath the watchful gaze of an ancient Norman castle that gives the town its own unique personality.

Every September the world renowned Food and Drink Festival fills the town with food lovers. And with an eclectic mix of weekly markets, independent shops and dining choices to explore, every shopping expedition is a voyage of discovery.

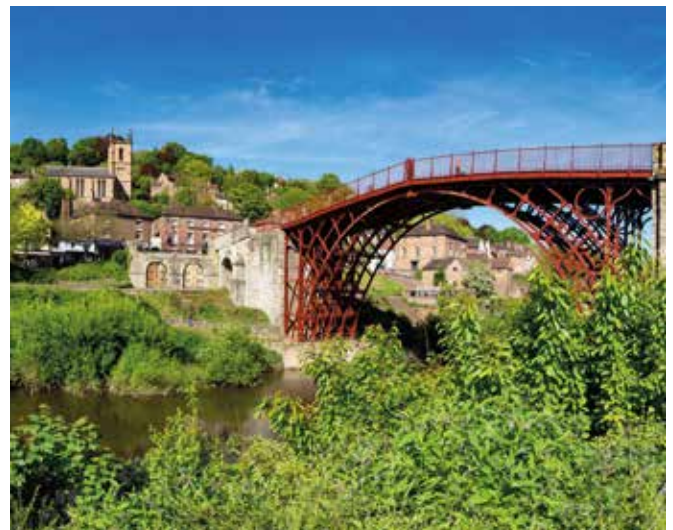
If you enjoy keeping fit and embracing the outdoor life then Ludlow Green couldn't be better positioned for you.

Teme Leisure Centre provides a wide range of classes, a fully equipped gym and family swimming. Ludlow itself is situated on the edge of the Shropshire Hills Area of Outstanding Natural Beauty, making it an ideal base from which to explore the many hills, valleys and forests of The Marches, on foot or by bike.

The town also offers gentler walking opportunities into the surrounding countryside, and Whitcliffe Common, with its panoramic views overlooking the castle and town is a delight.

The development lies one mile south east of Ludlow and directly adjacent to the A49, which connects the town with the shopping centres of historic Shrewsbury in the north and the cathedral city of Hereford to the south.

Buses into town are within easy walking distance from home and Ludlow station provides regular services to nearby towns and cities. Worcester and the Malvern Hills, the Severn Valley Railway and Ironbridge, birthplace of the industrial revolution and an UNESCO World Heritage Site, are all less than one hour away by car. And if you plan on going a little further afield, Birmingham International Airport, is just 60.5 miles away from your door.





**CREST
NICHOLSON**

LUDLOW GREEN

DEVELOPMENT PLAN

A luxurious new collection of 4 & 5 bedroom homes positioned near the medieval market town of Ludlow.

4 & 5 BEDROOM HOMES







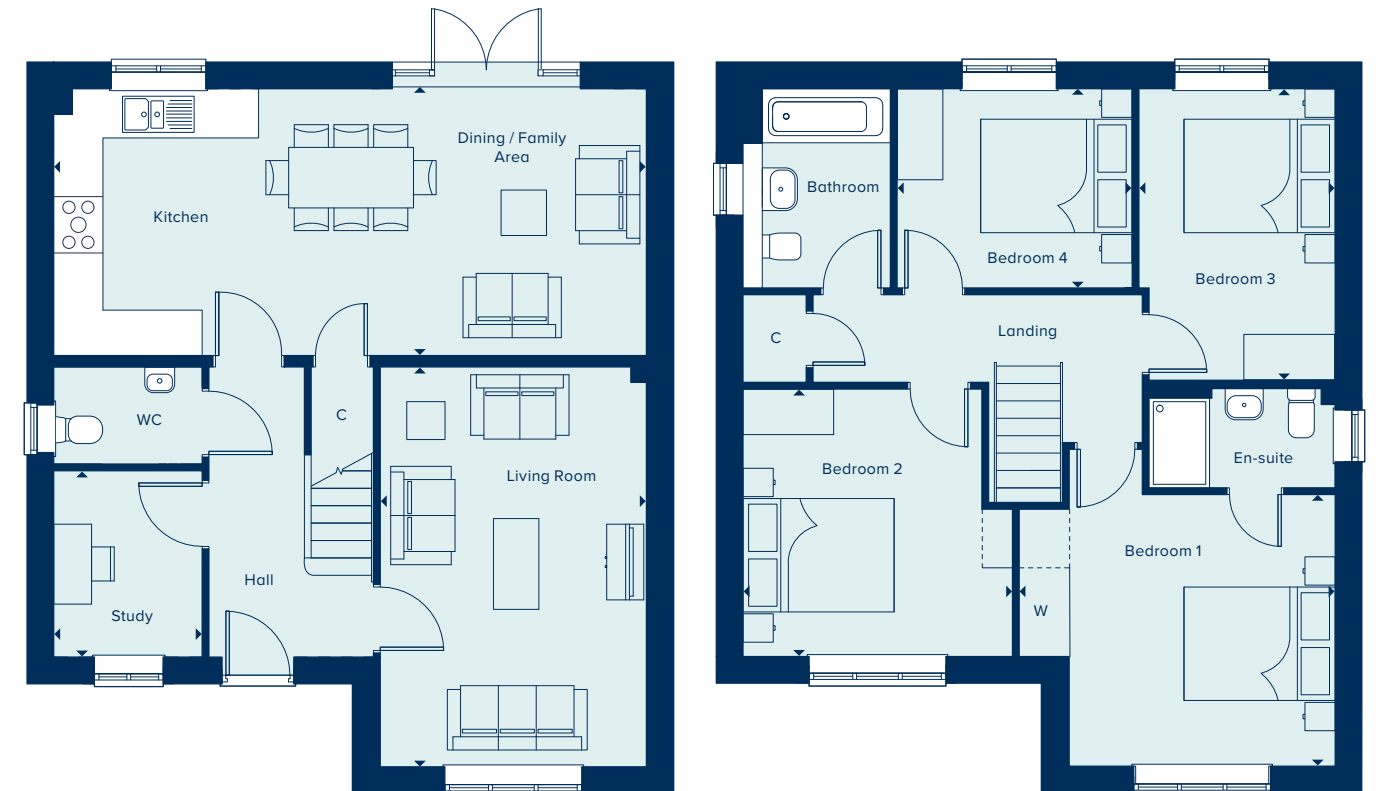
THE DARTFORD
4 Bedroom Home

crestnicholson.com

THE DARTFORD

Ideally suited to modern living, The Dartford provides both extensive family space and the benefit of a home office. With a large, open-plan kitchen, dining and family area in addition to a separate living room, this home offers considerable flexibility. Each of the four bedrooms is well proportioned, with the main bedroom having the luxury of an en suite shower room. Carefully selected products and materials throughout give this home a distinct mark of quality.

4 BEDROOM HOME



GROUND FLOOR

DINING / FAMILY AREA

5.23m x 3.52m 17'2" x 11'7"

KITCHEN

3.52m x 2.60m 11'7" x 8'6"

LIVING ROOM

5.28m x 3.51m 17'4" x 11'6"

STUDY

2.46m x 1.96m 8'1" x 6'5"

FIRST FLOOR

BEDROOM 1

4.18m x 3.60m 13'9" x 11'10"

BEDROOM 2

3.56m x 3.53m 11'8" x 11'7"

BEDROOM 3

3.85m x 2.78m 12'8" x 9'1"

BEDROOM 4

2.92m x 2.63m 9'7" x 8'8"

C Cupboard W Wardrobe ● Specification

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THE MARLBOROUGH

4 Bedroom Home

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THE MARLBOROUGH

The Marlborough is ideally suited to modern family living, featuring ample flexible spaces. The elegant hallway provides access to the central living areas: an open-plan kitchen-dining area with utility room and a spacious, light-filled living room. Upstairs are four double bedrooms, with the main bedroom benefiting from an en suite shower room.

4 BEDROOM HOME



GROUND FLOOR

DINING / FAMILY AREA

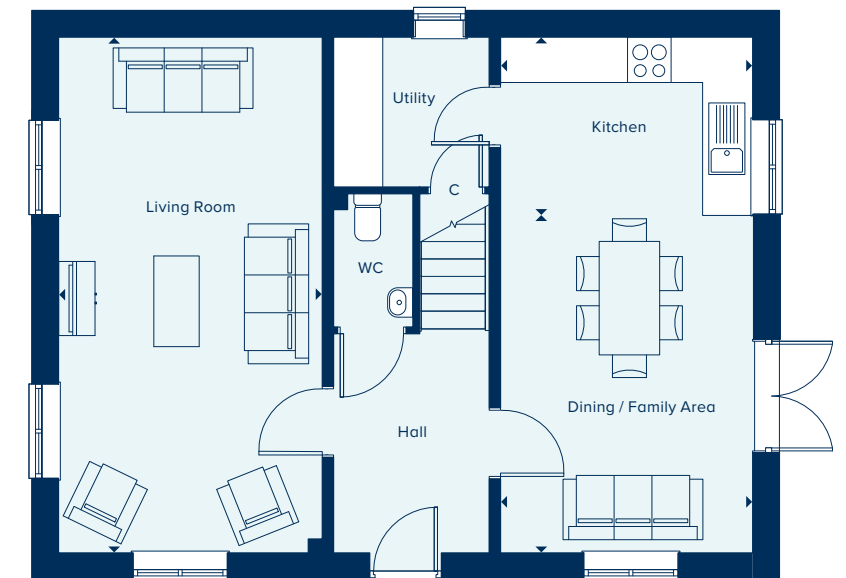
4.46m x 3.33m 14'8" x 10'11"

KITCHEN

3.33m x 2.35m 10'11" x 7'9"

LIVING ROOM

6.82m x 3.49m 22'5" x 11'5"



FIRST FLOOR

BEDROOM 1

3.63m x 3.05m 11'11" x 10'0"

BEDROOM 2

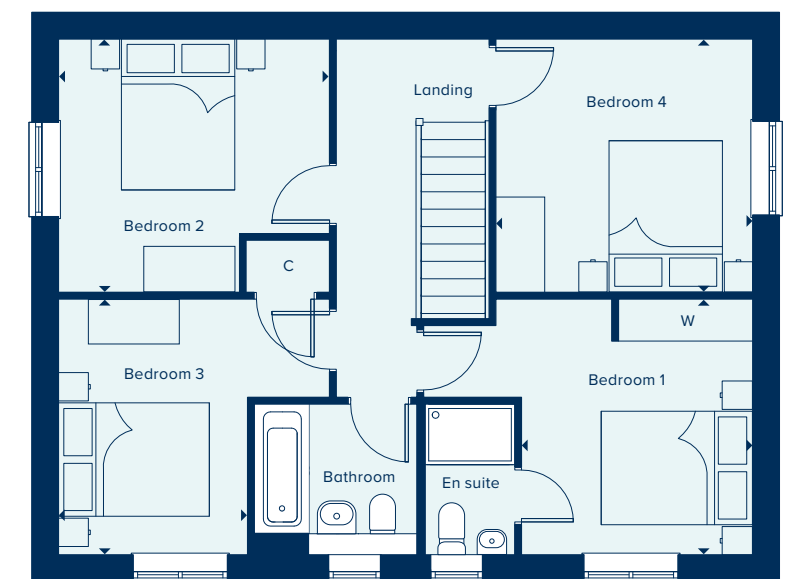
3.58m x 3.35m 11'9" x 11'0"

BEDROOM 3

3.38m x 2.50m 11'1" x 8'2"

BEDROOM 4

3.39m x 3.09m 11'1" x 10'2"



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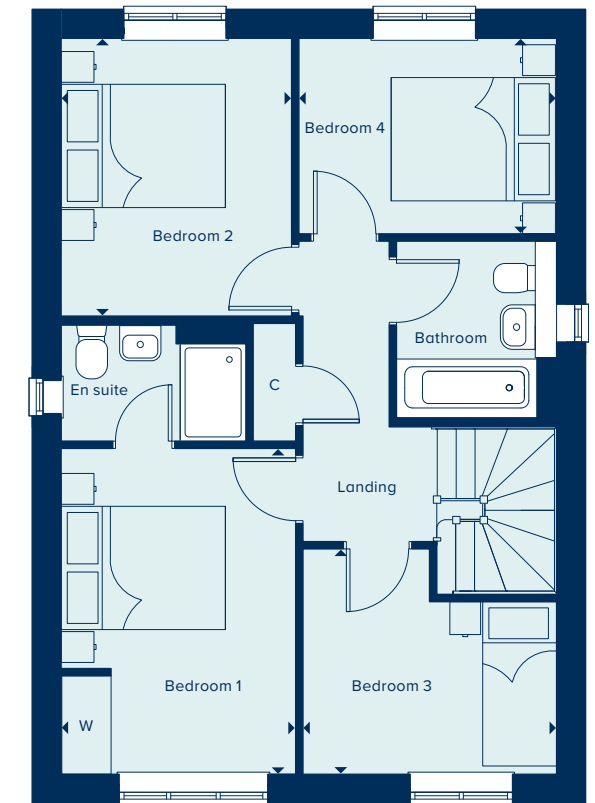
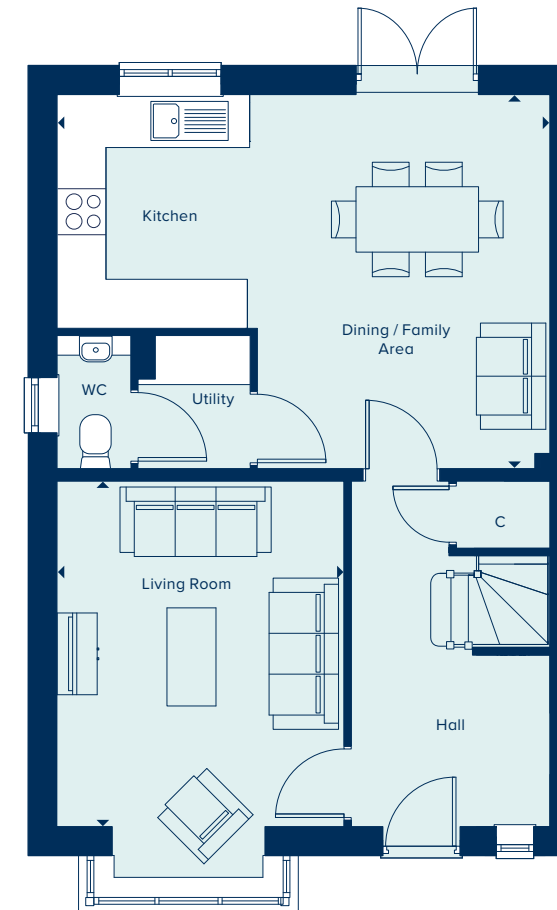
THE ROMSEY
4 Bedroom Home

crestnicholson.com

THE ROMSEY

With flexible open-plan living space and generously sized bedrooms, The Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are four bedrooms and two bathrooms (one en suite). All fixtures and fittings, kitchen and sanitaryware are of excellent quality.

4 BEDROOM HOME



GROUND FLOOR

DINING / FAMILY AREA

4.58m x 3.59m 15'0" x 11'9"

KITCHEN

2.86m x 2.43m 9'5" x 8'0"

LIVING ROOM

4.22m x 3.51m 13'10" x 11'6"

FIRST FLOOR

BEDROOM 1

3.96m x 2.89m 13'0" x 9'6"

BEDROOM 2

3.38m x 2.80m 11'1" x 9'2"

BEDROOM 3

3.04m x 2.80m 10'0" x 9'2"

BEDROOM 4

3.13m x 2.39m 10'3" x 7'10"

C Cupboard W Wardrobe ● Specification

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THE SALCOMBE
4 Bedroom Home

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THE SALCOMBE

With an impressive entry hallway at its heart, The Salcombe is immediately welcoming. This is a spacious family home which offers considerable flexibility. With four double bedrooms (two of them featuring an en suite), there's potential for a home office or games room. The Salcombe also includes a garage.

4 BEDROOM HOME



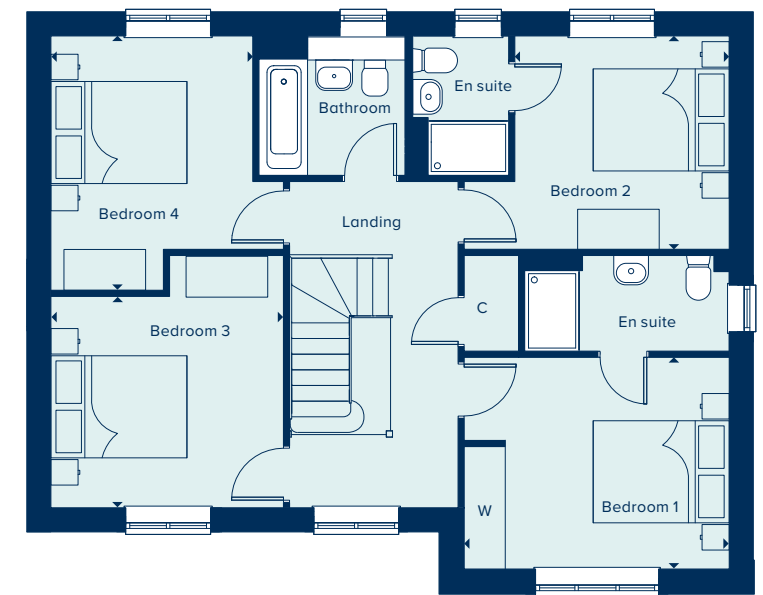
GROUND FLOOR

DINING / FAMILY AREA	6.37m x 3.09m	20'11" x 10'2"
KITCHEN	3.60m x 3.09m	11'10" x 10'2"
LIVING ROOM	4.59m x 4.17m	15'1" x 13'8"
STUDY	2.49m x 2.27m	8'2" x 7'5"



FIRST FLOOR

BEDROOM 1	3.89m x 3.11m	12'9" x 10'2"
BEDROOM 2	3.15m x 3.13m	10'4" x 10'3"
BEDROOM 3	3.42m x 3.10m	11'3" x 10'2"
BEDROOM 4	3.73m x 2.96m	12'3" x 9'9"



C Cupboard W Wardrobe • Specification

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THE ROYDON

With five bedrooms, a home office, games room or home cinema could be accommodated in the spacious Roydon. Each bedroom is generously sized and the house is light and airy. Spread over two storeys and with three bathrooms and a utility room, this home is well suited to family life.

5 BEDROOM HOME



THE ROYDON
5 Bedroom Home

crestnicholson.com

GROUND FLOOR

FAMILY AREA		
3.93m x 3.45m	12'11"	x 11'4"
KITCHEN / DINING AREA		
6.18m x 3.38m	20'3"	x 11'1"
LIVING ROOM		
6.03m x 3.9m	19'9"	x 12'10"



FIRST FLOOR

BEDROOM 1		
3.96m x 3.23m	13'0"	x 10'7"
BEDROOM 2		
3.29m x 2.60m	10'10"	x 8'6"
BEDROOM 3		
3.96m x 2.70m	13'0"	x 8'10"
BEDROOM 4		
3.29m x 2.71m	10'10"	x 8'11"
BEDROOM 5		
3.51m x 2.88m	11'6"	x 9'5"



C Cupboard W Wardrobe

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THE WHIXLEY
5 Bedroom Home

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THE WHIXLEY

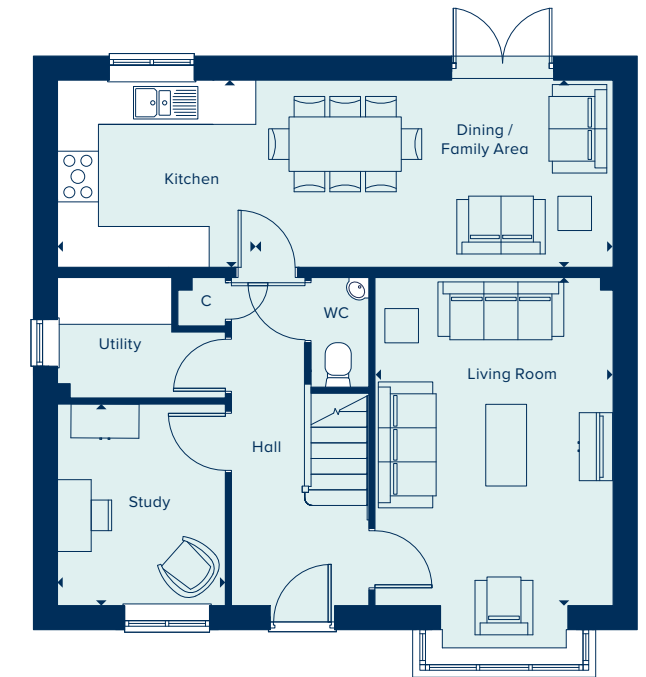
The Whixley offers flexible spaces and a generous floorplate. The property features five bedrooms, two bathrooms, a utility room and a garage. The fifth would lend itself well to a home office, a snug, games or hobby room. Other features are the open plan kitchen diner, and separate, spacious and living room which is flooded with light from elegant bay windows.

5 BEDROOM HOME



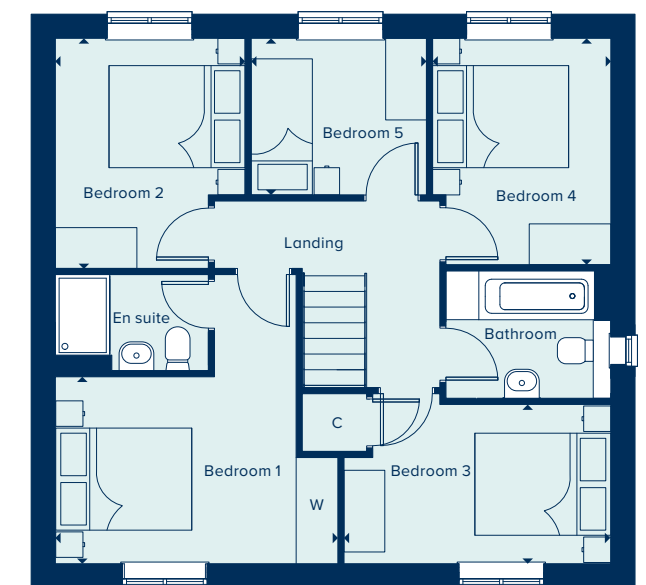
GROUND FLOOR

DINING / FAMILY AREA		
5.25m x 2.75m	17'3" x 9'0"	
KITCHEN		
2.92m x 2.75m	9'7" x 9'0"	
LIVING ROOM		
4.82m x 3.50m	15'10" x 11'6"	
STUDY		
2.96m x 2.46m	9'9" x 8'1"	



FIRST FLOOR

BEDROOM 1		
4.15m x 2.75m	13'7" x 9'0"	
BEDROOM 2		
3.38m x 2.79m	11'1" x 9'2"	
BEDROOM 3		
3.92m x 2.34m	12'10" x 7'8"	
BEDROOM 4		
3.32m x 2.62m	10'11" x 8'7"	
BEDROOM 5		
2.57m x 2.30m	8'5" x 7'7"	



C Cupboard W Wardrobe

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SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
KITCHEN			
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	•	•	•
Electric single built-in oven in stainless steel	•		
Electric built-under 1 ½ oven in stainless steel	•		
Electric built-in double oven in stainless steel		•	•
4 ring gas hob in stainless steel	•		
5 ring gas hob in stainless steel		•	•
Stainless steel splashback behind hob	•	•	•
Stainless steel chimney extractor hood	•	•	•
Energy efficient integrated fridge/freezer	•	•	•
Energy efficient integrated dishwasher	•*	•	•
Energy efficient integrated washing machine	•**		
Single bowl sink and drainer in stainless steel	•		
1.5 bowl sink and drainer in stainless steel		•	•
Single lever chrome mixer tap	•	•	•
BATHROOM, EN SUITE AND CLOAKROOM			
Contemporary white sanitaryware	•	•	•
Chrome mixer taps and shower fittings	•	•	•
Soft close toilet seats	•	•	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home			
Half height tiling around bath where a separate shower facility is provided in the home	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•
Tiled splashback to basin in cloakroom	•	•	•
Energy efficient downlights in cloakroom	•	•	•

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room.



	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
UTILITY ROOM			
Sink to utility rooms ***	•	•	•
External door to utility rooms ****	•	•	•
ELECTRICAL			
Low energy LED downlighters in white to kitchen	•	•	•
Low energy LED downlighters in white to bathroom, cloakroom and en suite	•	•	•
Low energy lighting in all other areas	•	•	•
TV and data point to living room & TV point to master bedroom	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•
DECORATION			
White emulsion to all rooms and ceilings	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•
JOINERY AND DOORS			
Front door with multipoint locking system and chrome ironmongery	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•
White internal doors with chrome ironmongery	•	•	•
Fitted wardrobes to master bedroom with soft close sliding mirror fronted doors	•	•	•
HEATING			
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•
EXTERNAL FINISHES			
Front gardens to be landscaped	•	•	•
Rear gardens topsoiled and rotovated	•	•	•
External low energy security light fitted by front door	•	•	•
External tap	•	•	•
SECURITY AND PEACE OF MIND			
Smoke, heat and carbon monoxide detectors	•	•	•
Two years warranty and aftercare	•	•	•
Complete NHBC ten year warranty	•	•	•

Where a utility room is fitted *Where a sink is shown on the floor plans

Crest Nicholson follows NHBC guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

Whilst every effort has been made to ensure that the contents and specification in this brochure is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the contents and specification at any time prior to completion. This contents and specification does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format.





**CREST
NICHOLSON**

LUDLOW GREEN

Adjacent to the A49,
Ludlow, Shropshire SY8 1LS

For all enquires please call

01584 519 084

**[crestnicholson.com/developments/
shropshire/ludlow-green](https://crestnicholson.com/developments/shropshire/ludlow-green)**



House Type Illustration

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Development Map/Site Plan

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