



A stylish collection of
2, 3 & 4 bedroom homes

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The Woodlands is a place where you can enjoy life to the full. A superb new development of stylish 2, 3 and 4 bedroom homes, it's set in Lightmoor Village on the south-western edge of Telford.

The next exciting chapter in this new garden village, it's the ideal choice for first time buyers, growing families and those seeking their forever home. Especially as there are 18 unique designs of homes to choose from with something to suit every taste, need and budget.

As impressive as the homes available is The Woodland's location. Nearby are handy local amenities, including a primary school at the end of the road, as well as parks and green open spaces.

With its wide range of high quality, eco-friendly homes in an idyllic village setting, it's easy to see why The Woodlands is the place to be.

Get closer to nature
without leaving
the comforts of
modern living





Be part of an exciting new community

The Woodlands is ideally located in Lightmoor Village on the edge of Telford. As a new garden village development, great care and consideration have gone into creating a thriving new place to call home that combines the very best in modern living with traditional community values.



Everything you could wish for on hand

One of the reasons to call The Woodlands home has to be its excellent location. You couldn't be better placed whether popping to the shops, taking the kids to school, planning a day trip or going for a night out.

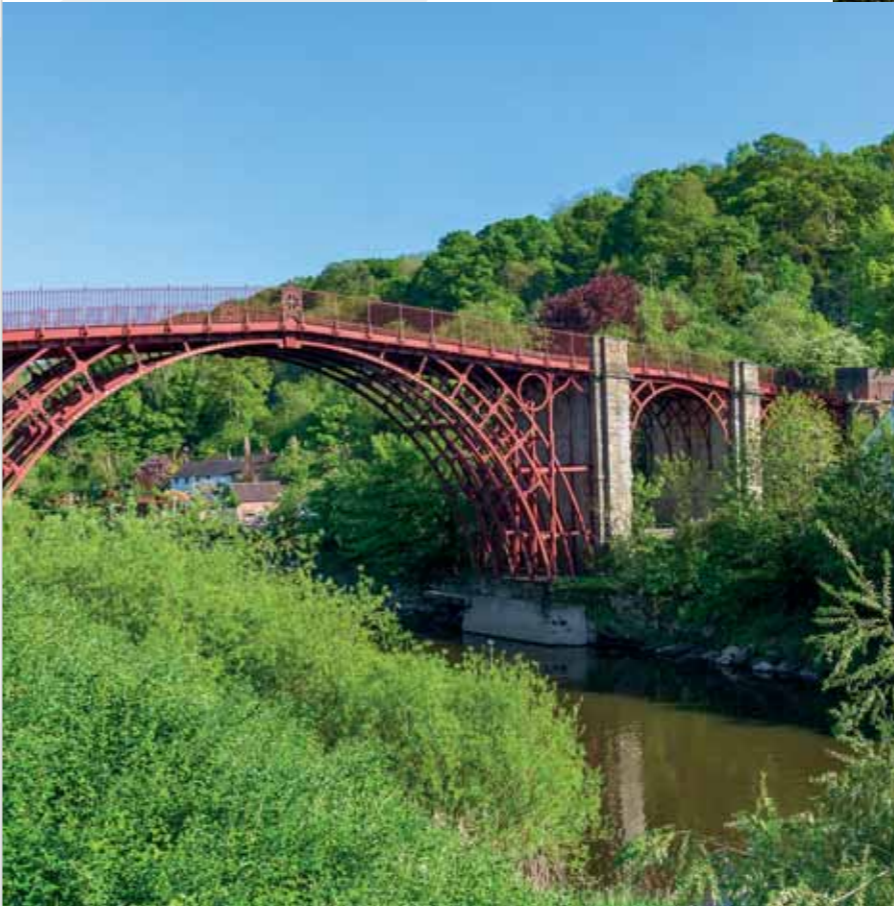
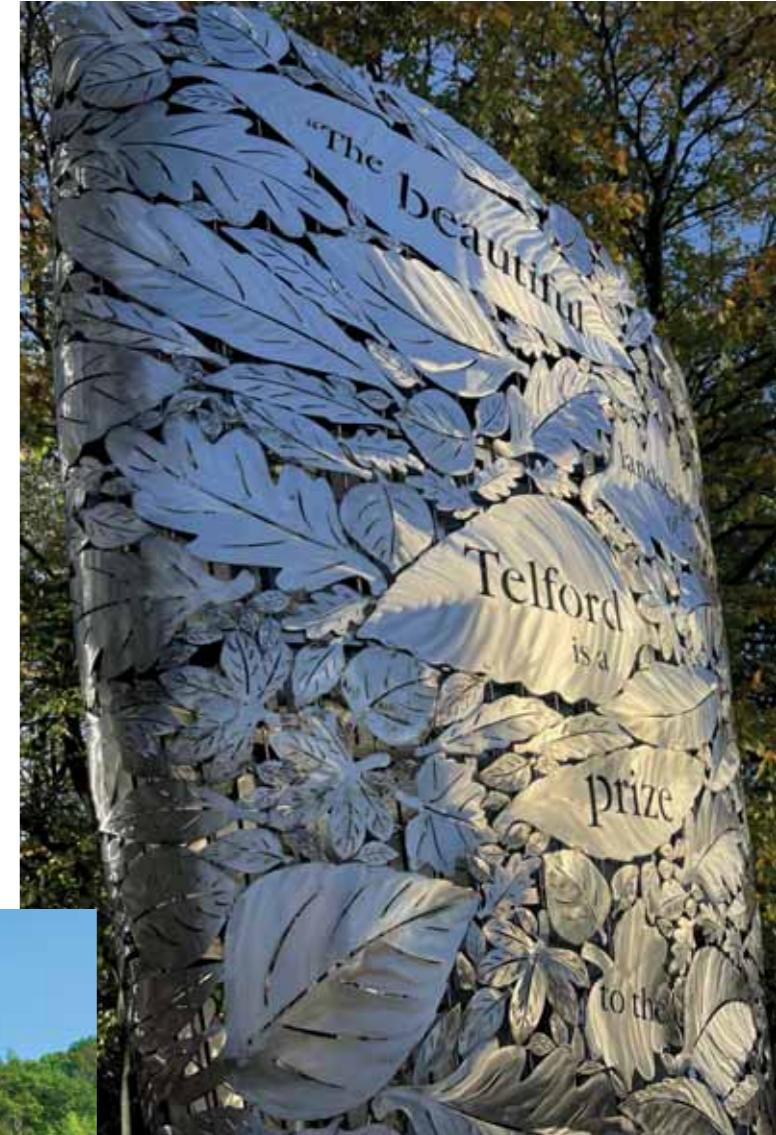


So much to see and do

Another great thing about life at The Woodlands is having a seemingly endless choice of places to visit. Like the many award-winning museums in the nearby World Heritage Site of Ironbridge Gorge. These include Blists Hill Victorian Town where the past comes to life with the sights, sounds and smells of Victorian life and Enigenuity packed with interactive science and engineering activities. You can also make tracks for Telford Steam Railway where you can travel by vintage steam engine and discover beautifully preserved stations.

Younger kids will love Wonderland theme park where fairytales and nursery rhymes come to life in 9 acres of natural woodland. Or for a wilder day out, head for Hoo Zoo and Dinosaur World with the UK's most realistic dinosaurs as real animals like lemurs, llamas and wallabies.

If you fancy some fresh air enjoying the best of British countryside, Lightmoor Nature Reserve is on your doorstep. Here, you'll find idyllic woodland, pools and secluded meadows in area. For a more challenging walk try The Wrekin which is one of Shropshire's most familiar natural landmarks. It's only a 20-minute drive away and offers stunning views from its summit.



Great for shops, food and entertainment

Lightmoor Village has a local convenience store, while a range of supermarkets are within a few miles for the weekly big shop. If you feel like a day's retail therapy just head into Telford town centre. First place to visit is Telford Centre which boasts over 160 stores, cafés and restaurants. Alternatively, enjoy exploring the many independent shops found around town.

Telford is also home to fantastic places to dine and socialise with something to suit every taste and occasion. You'll be spoilt for choice whether catching up with friends over brunch, having a spot of lunch or out for a special evening. The same goes for entertainment as the town has everything from an IMAX cinema, bowling alley and ice rink to a theatre for regular live shows and the QEII Arena which hosts outdoor festivals and concerts.

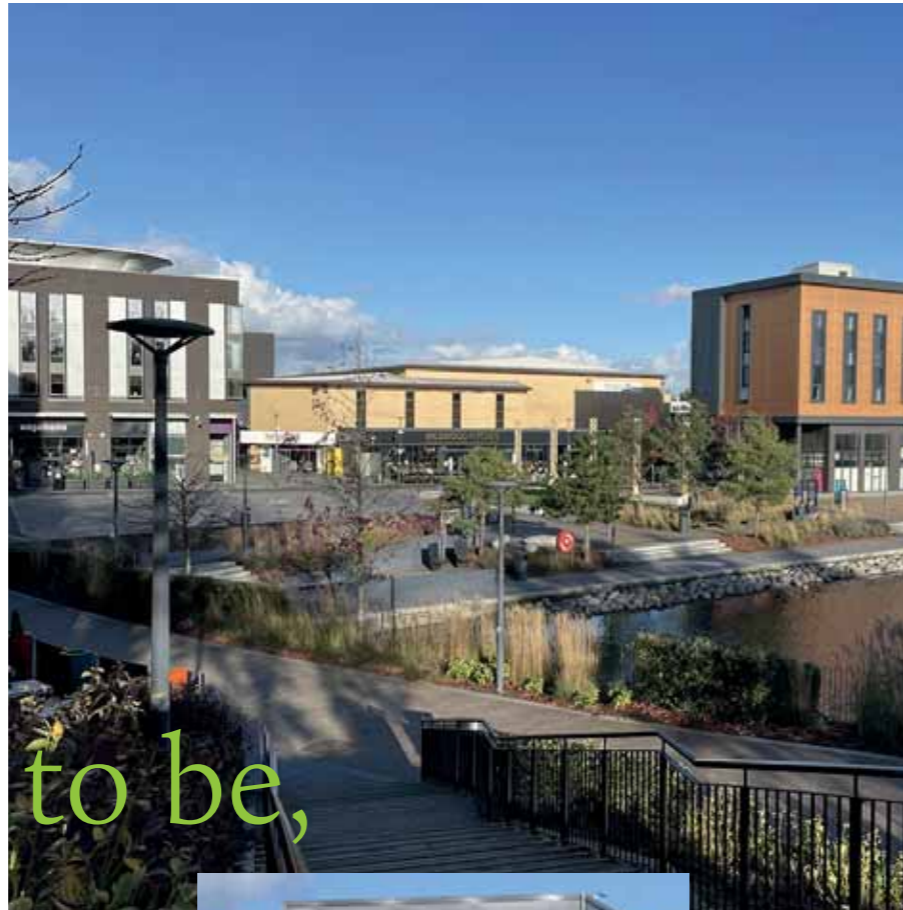
Schools in a class of their own

When choosing a new home, schools are an important factor for any family. The Woodlands doesn't disappoint. A short stroll away is a well-regarded nursery and Lightmoor Village Primary School rated 'Good' by Ofsted. For older children, secondary schools include the Madeley Academy and Southall School which are also both rated 'Good' by Ofsted.

Sports and leisure for all

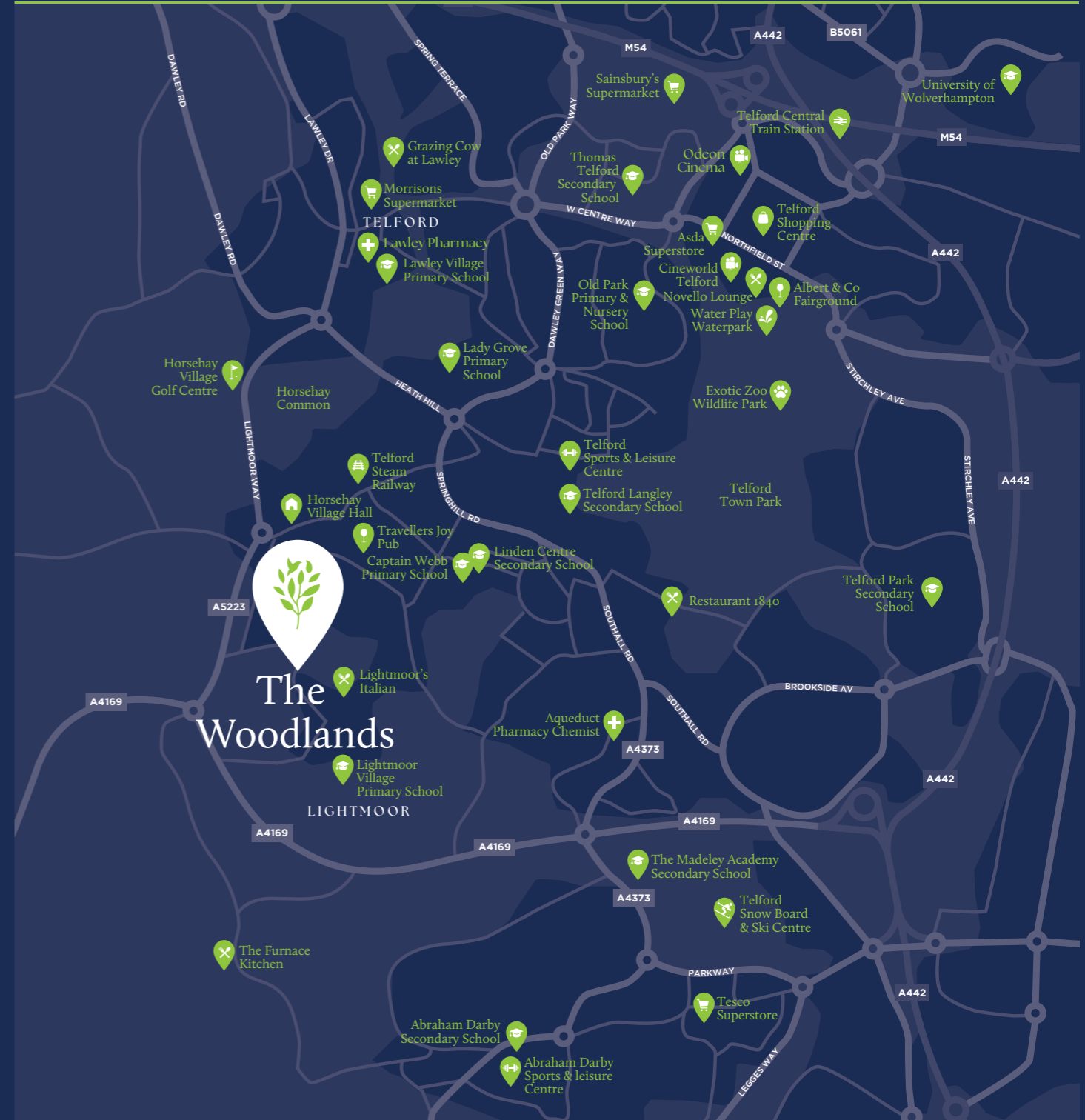
Whether you're an avid sports fan or prefer more leisurely pursuits, you'll find just what you're looking for on your doorstep. Just three minutes away by car is The Lawley and Horsehay Village Golf and Fitness Centre where you'll find an 18-hole golf course and state-of-the-art 50 station fitness suite. For other sports and fitness activities, try Telford Langley or Abraham Darby Sports & Leisure Centre. And if you love your winter sports, then you're in for a treat as Telford Snowboard and Ski Centre and Telford Ice Rink are both close to home.

If you prefer running, cycling or simply enjoying some fresh air, there's a wide choice of parks with play areas and green open spaces around Lightmoor Village to discover. There's also the impressive Telford Town Park which includes Sky Reach high ropes course, adventure golf, play areas, walking trails, fishing and access to 14 miles of cycle friendly pathways.



The place to be, wherever life takes you

The Woodlands is ideal for commuting near and far. With good access to the M54, you can head west to Shrewsbury or east to Wolverhampton, Birmingham and the wider West Midlands. Train travel is just as convenient with Telford Central railway station a few minutes away by car. From here you can catch a regular service to Birmingham, Shrewsbury and beyond. For holidays and long-distance work, Birmingham Airport is within easy reach with international flights across the globe.



Finding us is easy
From the east and west

Exit the M54 at Junction 6 for A5223 onto Lawley Drive. Stay on the A5223 following signs for Much Wenlock (A4169). At the third roundabout take the 1st exit signposted Lightmoor Village onto Lightmoor Way. After 0.3 of a mile, you've arrived at The Woodlands.



Site Plan

Two Bedroom Homes

- Hazel - Plots: 114, 127, 129, 135 & 137
- Willow - Plots: 130 & 136
- Elder - Plots: 142, 143 & 144
- Aspen - Plots: 119 & 120

Three Bedroom Homes

- Cedar - Plots: 123, & 138
- Beech - Plots: 117, 118, 133, 134 & 140
- Juniper - Plots: 121, 139 & 141
- Hornbeam - Plots: 116, 125, 126, 131 & 132
- Cherry - Plots: 124
- Fir - Plots: 115

Four Bedroom Homes

- Poplar - Plots: 145
- Blackthorn - Plots: 128
- Larch - Plots: 122

Please note:
The site plan is for use as a guide only and may be subject to change. Elements such as roads, boundaries, paving, landscaping and parking provision are provided as a guide only and specifics should be checked with the Sales Adviser prior to reservation.



The natural choice for eco-friendly living

We're passionate about creating environmentally friendly, energy-efficient homes. The Woodlands is no exception. Each home has been built using the latest building techniques and eco-friendly features. Together these reduce your carbon footprint as well as your energy bill. Which is good news for the environment and your pocket.



Solar panels

Have your home running on the latest Solar PV panels. They produce clean, renewable energy that helps cut your bills and is better for the planet. Whether you're using appliances, charging your phone, or just keeping the lights on, you'll be making the most of free energy every day.



Improved insulation

Have a warmer home using less energy thanks to excellent levels of insulation within the external walls and the loft as well as insulated beam and block flooring.



Gas combi-boiler

These highly efficient, highly rated boilers provide you with hot water on demand.



EV charging

Enjoy convenient and cost-effective charging. Using the latest smart chargers, your car will be ready to go, whether it's the daily commute, heading to the shops or off for a day out.



Low energy bulbs

These are the switched-on way to save energy throughout your home.



Bringing The Woodlands to life

Like you, we care about the environment. Which is why our developments are designed just not for homeowners but also the local flora and fauna. We go to great lengths to include eco-friendly features that care for and enhance the local environment. Working with Natural England, we make sure that wildlife is protected not only when we're doing our work, but long after for generations to come.



Bat & bird boxes

We give our little flying friends a safe and secure place to call home.



New ponds

Creating water habitats enhances the local ecology for important wildlife such as Great Crested Newts.



Plant native trees, shrubs and wild flowers

This encourages natural biodiversity attracting a host of important wildlife.



Natural meadows

Creating these areas of natural beauty attracts insects and mammals. They're also an idyllic place to play and explore in the summer.



The Woodlands Specification

Making your home your own

We have a range of options to help you personalise your new home such as an integrated dishwasher or an integrated fridge freezer, your bathroom shower enhanced to full height with additional tiling and shower screen or maybe adding turfing and extra paving to your new garden. These will be build stage specific so it's worth asking our Sales Adviser about which homes may offer you this opportunity.



Kitchens

- Fully fitted kitchen by Symphony
- Square edged 40mm laminate worktops with matching upstand
- Soft close doors
- Combi boiler within wall unit*
- Leisure 1.5 bowl s/steel inset sink
- Single lever sink mixer tap
- Stainless steel 60cm 4 ring gas hob
- Stainless steel splashback behind hob
- Combination oven and grill to 2 and 3 bed homes*
- Double oven to 4 bed room homes*
- Chimney style 60cm extractor hood
- Space and plumbing for a washing machine
- Removable unit for a future integrated dishwasher
- Space for a 60cm fridge freezer

Bathrooms, En-suite and WC

- Roca white sanitary ware including bath, wc and basins
- Hansgrohe single stem basin mixer tap
- Hans Grohe bath mixer with low level hand shower
- Porcelanosa low level tiling around the bath and splashback tiles to basin

Electrical

- Pendant light fittings to rooms
- Downlighters in white to kitchens, bathrooms and en suites
- Extractor fans to bathrooms and en-suites
- Switch plates and sockets in white – USB socket to key locations
- Electric shaver socket to bathrooms and en-suites
- Triton Electric shower to en-suites
- External lights to front and rear entrances
- Solar panels provided to all home styles*
- EV charging points for electric vehicles*
- TV and BT points to living room-additional BT point to store*
- Low energy lighting
- Alarm spur for future alarm provision

Security

- Multi point locking front and rear doors
- Smoke detectors

Finishes

- Cottage style 5 vertical panel style doors in white
- White emulsion finished walls and ceilings
- White satin finish to window sills, staircase, skirting and architraves
- Torus profile skirting and architraves
- Interior door furniture in satin finish
- Garage doors in white finish where applicable

Heating

- Gas central heating with high efficiency combi boiler
- White finished radiators
- Chrome finish heated towel radiators to bathrooms and en-suites

General

- Front gardens turfed and planted subject to plot design
- Rear gardens left un turfed ready for your own design scheme
- Paving to property perimeter and rear garden -design varies by homestyle
- Timber fencing or brick wall enclosing the rear garden with gate-dependant on plot location
- White PVCu windows and doors
- Outdoor tap to rear gardens where applicable

* Where design permits



Creating homes
that move you

What makes a house a home?
It's not bricks and mortar.
Or that ideal location.
It's the coming together of
family and friends.
Creating special moments
that are cherished forever.

Motion Homes is proud to build homes of distinction across the West and East Midlands. Though our developments may differ, our vision remains the same – to create thriving communities through modern, high-quality homes that move you every day. By championing energy-efficient building techniques and environmentally friendly features, we aim to leave a lasting legacy.

We are part of Morro Partnerships which delivers high quality, sustainable and affordable housing, leads housing regeneration, identifies potential new opportunities and embraces innovative construction methods. As such, we follow their ongoing mission to develop and create exceptional spaces that make your tomorrow better





The Hazel 2 bedroom home



The Willow 2 bedroom home



Ground Floor

- 1 Kitchen/Dining 4.21m x 1.98m 13'10" x 6'6"
- 2 Living Room 4.20m x 3.46m 13'10" x 11'4"
- 3 WC 1.83m x 1.18m 6'0" x 3'10"



First Floor

- 4 Bedroom 1 4.18m x 3.08m 13'9" x 10'0"
- 5 Bedroom 2 4.18m x 3.01m 13'9" x 9'10"
- 6 Bathroom 2.14m x 1.93m 7'0" x 6'4"

▶ Longest measurement taken

Please note:
Please note that these floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plans, please speak to your dedicated Sales Adviser. All dimensions are + or -50mm and floor plans are not shown to scale. The computer generated image is for illustrative purposes only and is not an accurate representation of each property. There will be variances dependent on the site.



First Floor

- 1 Kitchen 3.34m x 2.10m 10'11" x 6'11"
- 2 Living/Dining 3.78m x 3.74m 12'5" x 12'3"
- 3 WC 2.13m x 2.05m 7'0" x 6'9"
- 4 Bedroom 1 5.54m x 2.67m 18'2" x 8'9"
- 5 Bedroom 2 3.27m x 3.24m 10'9" x 10'7"
- 6 En-Suite 2.66m x 1.59m 8'9" x 5'2"

▶ Longest measurement taken

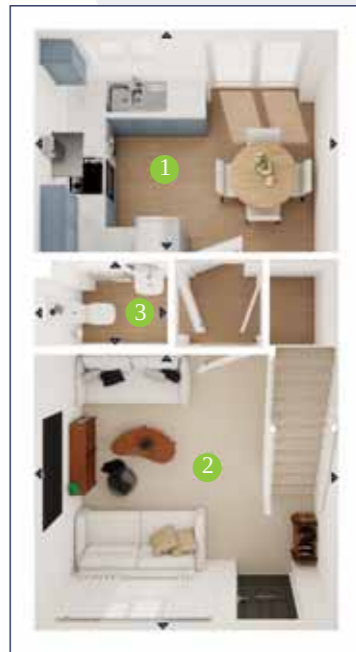
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The Elder 2 bedroom home



The Aspen 2 bedroom home



Ground Floor

- 1 Kitchen/Dining 4.08m x 2.98m 13'5" x 9'9"
- 2 Living Room 4.99m x 4.00m 16'4" x 13'2"
- 3 WC 1.81m x 1.21m 5'11" x 4'0"



First Floor

- 4 Bedroom 1 4.08m x 2.98m 13'5" x 9'9"
- 5 Bedroom 2 4.03m x 2.68m 13'3" x 8'10"
- 6 Bathroom 2.13m x 1.95m 7'0" x 6'5"



Ground Floor

- 1 Kitchen/Dining 4.17m x 2.36m 13'8" x 7'9"
- 2 Living Room 4.66m x 3.07m 15'4" x 10'1"
- 3 WC 1.79m x 1.00m 5'10" x 3'4"



First Floor

- 4 Bedroom 1 4.66m x 3.02m 15'4" x 9'11"
- 5 Bedroom 2 4.21m x 2.52m 13'10" x 8'3"
- 6 Bathroom 2.18m x 2.05m 7'2" x 6'9"

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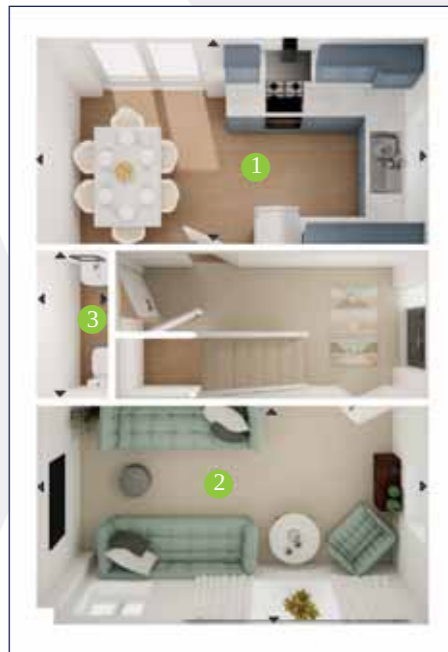
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The Cedar 3 bedroom home



The Beech 3 bedroom home



Ground Floor

- 1 Kitchen/Dining 5.26m x 2.82m 17'3" x 9'3"
- 2 Living Room 5.26m x 2.96m 17'3" x 9'8"
- 3 WC 2.00m x 1.00m 6'7" x 3'4"



First Floor

- 4 Bedroom 1 4.84m x 2.65m 15'10" x 8'9"
- 5 Bedroom 2 3.02m x 2.94m 9'11" x 9'8"
- 6 Bedroom 3 2.65m x 2.54m 8'8" x 8'4"
- 7 Bathroom 2.15m x 1.92m 7'0" x 6'3"

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Ground Floor

- 1 Kitchen/Dining 4.98 m x 4.88m 16'3" x 16'0"
- 2 Living Room 4.91m x 2.90m 16'1" x 9'6"
- 3 WC 2.12m x 1.00m 6'11" x 3'3"

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First Floor

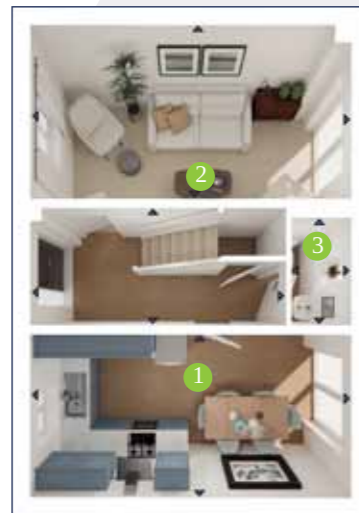
- 4 Bedroom 1 3.14m x 2.83m 10'4" x 9'4"
- 5 Bedroom 2 3.48m x 2.73m 11'4" x 9'0"
- 6 Bedroom 3 3.59m x 2.17m 11'7" x 7'1"
- 7 En-Suite 1.71m x 1.59m 5'7" x 5'3"
- 8 Bathroom 2.01m x 1.70m 6'7" x 5'7"



The Juniper 3 bedroom home



The Hornbeam 3 bedroom home



Ground Floor

- 1 Kitchen/Dining 5.44m x 2.75m 17'10" x 9'0"
- 2 Living Room 5.40m x 2.88m 17'9" x 9'5"
- 3 WC 1.97m x 1.01m 6'5" x 3'4"



First Floor

- 4 Bedroom 1 3.25m x 2.94m 9'8" x 10'8"
- 5 Bedroom 2 3.10m x 2.89m 10'2" x 9'6"
- 6 Bedroom 3 2.65m x 2.43m 8'8" x 8'0"
- 7 Bathroom 2.06m x 1.70m 5'7" x 6'9"
- 8 En-Suite 1.64m x 1.64m 5'4" x 5'4"

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Ground Floor

- 1 Kitchen/Dining 4.01m x 3.55m 13'12" x 11'8"
- 2 Living Room 3.98m x 2.98m 13'1" x 9'9"
- 3 WC 1.78m x 1.20m 5'10" x 3'11"



First Floor

- 4 Bedroom 1 4.01m x 3.30m 13'2" x 10'10"
- 5 Bedroom 2 4.40m x 2.99m 14'5" x 9'10"
- 6 Bedroom 3 4.01m x 3.28m 13'2" x 10'9"
- 7 Bathroom 2.17m x 1.97m 7'2" x 6'6"
- 8 En-Suite 2.96m x 1.64m 9'9" x 5'4"

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The Cherry 3 bedroom home



The Fir 3 bedroom home



Ground Floor

- 1 Kitchen/Dining 4.63m x 3.06m 15'2" x 10'0"
- 2 Living Room 4.52m x 3.64m 14'10" x 11'11"
- 3 WC 1.79m x 1.17m 5'11" x 3'10"



First Floor

- 4 Bedroom 1 3.63m x 3.08m 11'11" x 10'1"
- 5 Bedroom 2 3.56m x 2.61m 11'8" x 8'7"
- 6 Bedroom 3 3.44m x 1.98m 11'3" x 6'4"
- 7 Bathroom 2.07m x 1.92m 6'9" x 6'4"
- 8 En-Suite 1.75m x 1.68m 5'9" x 5'6"

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Ground Floor

- 1 Kitchen/Dining 5.42m x 2.73m 17'9" x 8'11"
- 2 Living Room 5.42m x 2.89m 17'9" x 9'5"
- 3 WC 1.97m x 1.03m 6'5" x 3'4"

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First Floor

- 4 Bedroom 1 3.25m x 2.95m 10'8" x 9'8"
- 5 Bedroom 2 3.16m x 2.90m 10'4" x 9'6"
- 6 Bedroom 3 2.64m x 2.46m 8'8" x 8'1"
- 7 Bathroom 2.10m x 1.87m 6'11" x 6'2"
- 8 En-Suite 1.61m x 1.59m 5'3" x 5'3"



The Poplar 4 bedroom home



The Blackthorn 4 bedroom home



Ground Floor

- 1 Kitchen/Dining 5.75m x 3.62m 18'11" x 11'11"
- 2 Living Room 4.79m x 3.43m 15'9" x 11'3"
- 3 WC 1.89m x 1.07m 6'2" x 3'6"



First Floor

- 4 Bedroom 1 3.52m x 3.23m 11'1" x 9'5"
- 5 Bedroom 2 4.03m x 2.68m 11'7" x 10'7"
- 6 Bedroom 3 3.91m x 2.28m 12'10" x 7'6"
- 7 Bedroom 4 3.22m x 2.16m 10'7" x 7'1"
- 8 Bathroom 2.14m x 1.95m 7'4" x 6'5"

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Ground Floor

- 1 Kitchen/Dining 4.57m x 4.02m 15'0" x 13'2"
- 2 Living Room 6.39m x 3.62m 20'11" x 11'10"
- 3 WC 2.17m x 1.38m 7'1" x 4'6"

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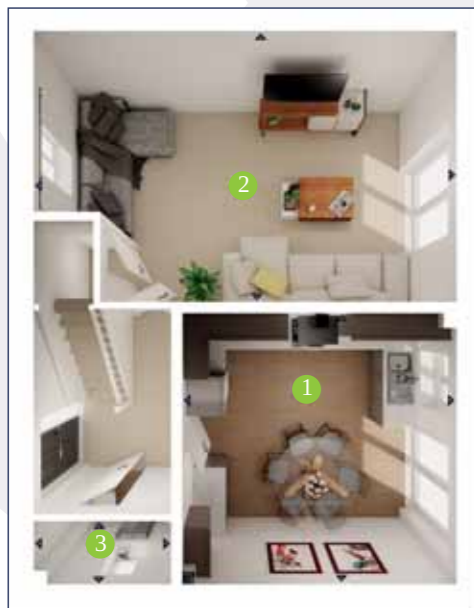
First Floor

- 4 Bedroom 1 4.29m x 2.65m 14'1" x 8'8"
- 5 Bedroom 2 3.59m x 3.21m 11'9" x 10'6"
- 6 Bedroom 3 2.55m x 2.27m 8'4" x 7'5"
- 7 Bedroom 4 2.66m x 2.16m 8'9" x 7'1"
- 8 Bathroom 2.27m x 1.96m 7'5" x 6'5"



The Larch 4 bedroom home

Welcome to
Lightmoor
Village



Ground Floor

1	Kitchen/Dining	4.10m x 4.04m	13'5" x 13'3"
2	Living Room	6.32m x 4.04m	20'9" x 13'3"
3	WC	2.06m x 0.94m	6'9" x 3'1"



First Floor

4	Bedroom 1	3.28m x 2.55m	10'9" x 8'4"
5	Bedroom 2	3.60m x 2.62m	11'10" x 8'7"
6	Bedroom 3	2.71m x 2.64m	8'11" x 8'8"
7	Bedroom 4	2.56m x 2.17m	8'5" x 7'11"
8	Bathroom	2.25m x 1.92m	7'5" x 6'4"
9	En-Suite	2.05m x 1.68m	6'9" x 5'6"

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Bournville Village Trust provide the Estates and Stewardship service for Lightmoor Village. This means they work in partnership with residents, homeowners, developers, and other partners to maintain a distinctive and sustainable community and fulfil their mission of creating and sustaining communities where people can thrive.

The next exciting chapter in this new garden village, it's the ideal choice for The service is extensive and is partially funded by an annual stewardship charge (further details available at <https://bvtlightmoorvillage.org.uk/your-home/estates-and-stewardship-service>) examples include the maintenance upkeep of all the parks, green and open spaces, play areas, courtyards and trees. Also, the lighting and electricity costs along with repairs to the communal spaces, winter gritting of main roads to keep the village accessible and arranging laying on community activities and events. Bournville Village Trust take great pride in the delivery of the service and the standards maintained and for more information, talk to our Sales Adviser at The Woodlands.

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motionhomes.co.uk



Find out more

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