



SPRINGFIELD
— Way —

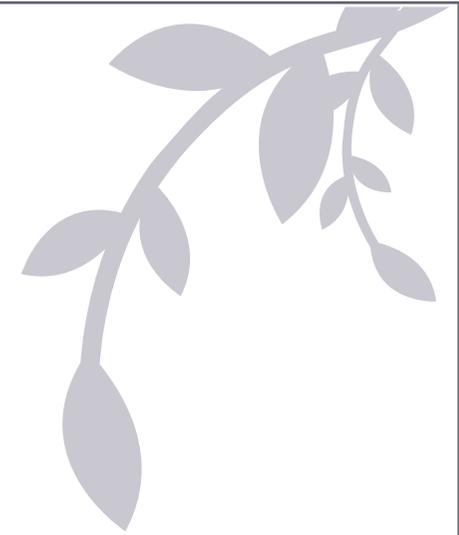
CLEE HILL, LUDLOW

Welcome to SPRINGFIELD WAY

Springfield Way is a brand-new collection of 14 houses and bungalows located in the stunning Shropshire Hills village of Clee Hill. The area enjoys panoramic views and unlimited walks through the unspoilt Shropshire countryside.

The development features a choice of 2 bedroom bungalows and 3 or 4 bedroom houses. Each property offers spacious accommodation with a high level of finish throughout. As standard, your home will be equipped with innovative technology such as air source heat pumps to make your home more comfortable, more energy efficient and more economical.

The development is located within easy reach of the historic town of Ludlow which is renowned for quality food and drink, as well as other popular towns such as Leominster and Tenbury Wells, with public transport available from the village.



About us

KH DEVELOPMENTS

We're an established, family run property development firm located in Gloucestershire, providing homes throughout the Midlands and South West.

We genuinely care about the people who go on to live in the developments we build, and with that in mind we design and build homes as though we were going to live in them ourselves. This mindset ensures that not only are we happy with the look and finish of what we build, but also pay attention to the important details for comfortable living; from always ensuring a high level of energy

efficiency through to practical considerations regarding things like effective storage space.

To create this unique development we have worked with renowned Cheltenham based architects coombes:everitt who's design ethos is centred around bespoke solutions, design, sustainability and longevity.

KHDevelopments



OUTSTANDING NATURAL BEAUTY

On your doorstep

Springfield Way is located in Clee Hill, one of the highest villages within the popular Shropshire Hills – an Area Of Outstanding Natural Beauty. The elevated setting offers you some of the most glorious views in the Midlands.

This small, peaceful development is located just moments away from unlimited countryside walks which benefit from stunning panoramic views. Each detached property has been carefully positioned and uniquely designed to maximise the space and views on offer.

The thriving village offers useful facilities including a shop and post office, public house, takeaway, bakery with café, church, village hall and doctor's surgery, all of which are only a short walk from the development.

Shropshire is also home to many historic houses, castles, the famous Ironbridge and traditional market towns.

SCHOOLS

Primary:

- Clee Hill Community Academy is just a short walk from the development and is rated 'Good' by Ofsted

Secondary:

- Ludlow Church of England School, Ludlow
- Lacon Childe School, Cleobury Mortimer
- Tenbury High Ormiston Academy, Tenbury Wells

Independent:

- Overton School, Ludlow
- Moor Park, Ludlow

SHOPPING & LEISURE

A 10 minute drive from Clee Hill takes you to the historic market town of Ludlow, regarded as one of the most attractive towns in England and known for its gourmet food and drink, with its many events and festivals all year round. The market town of Tenbury Wells is also only 5 miles away, offering a wealth of amenities including a variety of shops, schools, restaurants, public houses, leisure facilities, a theatre/cinema and the historic pump room.

COMMUTING

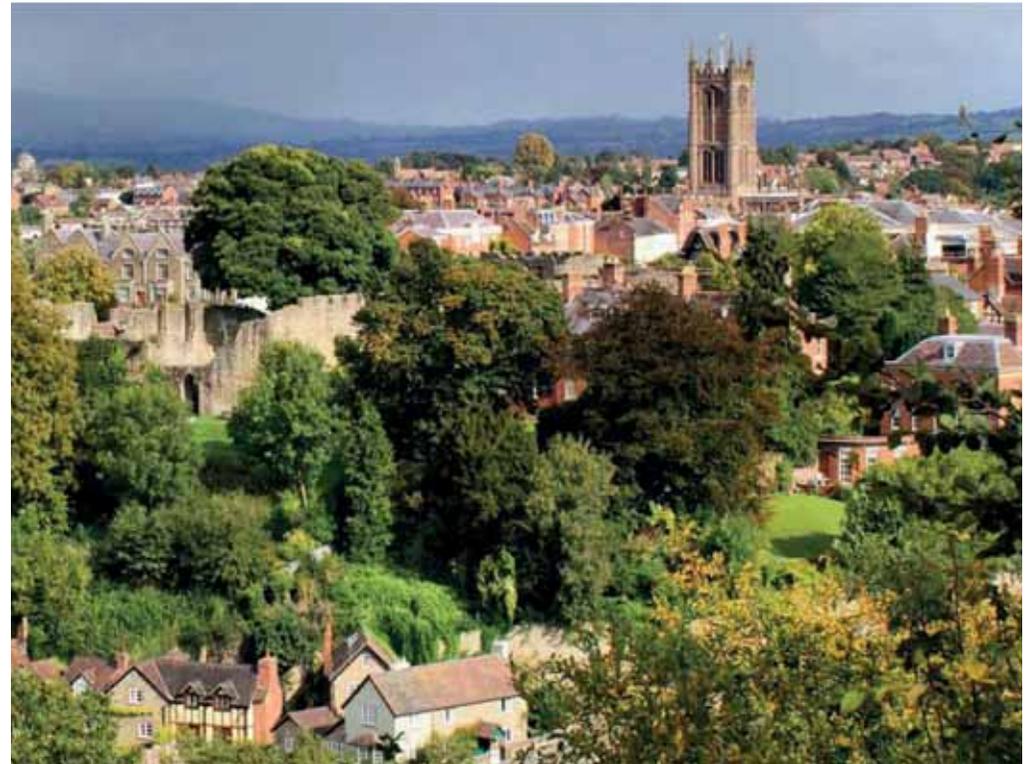
The rural location is ideally placed between the West Midlands and the Welsh Border.

Ludlow – 5 miles

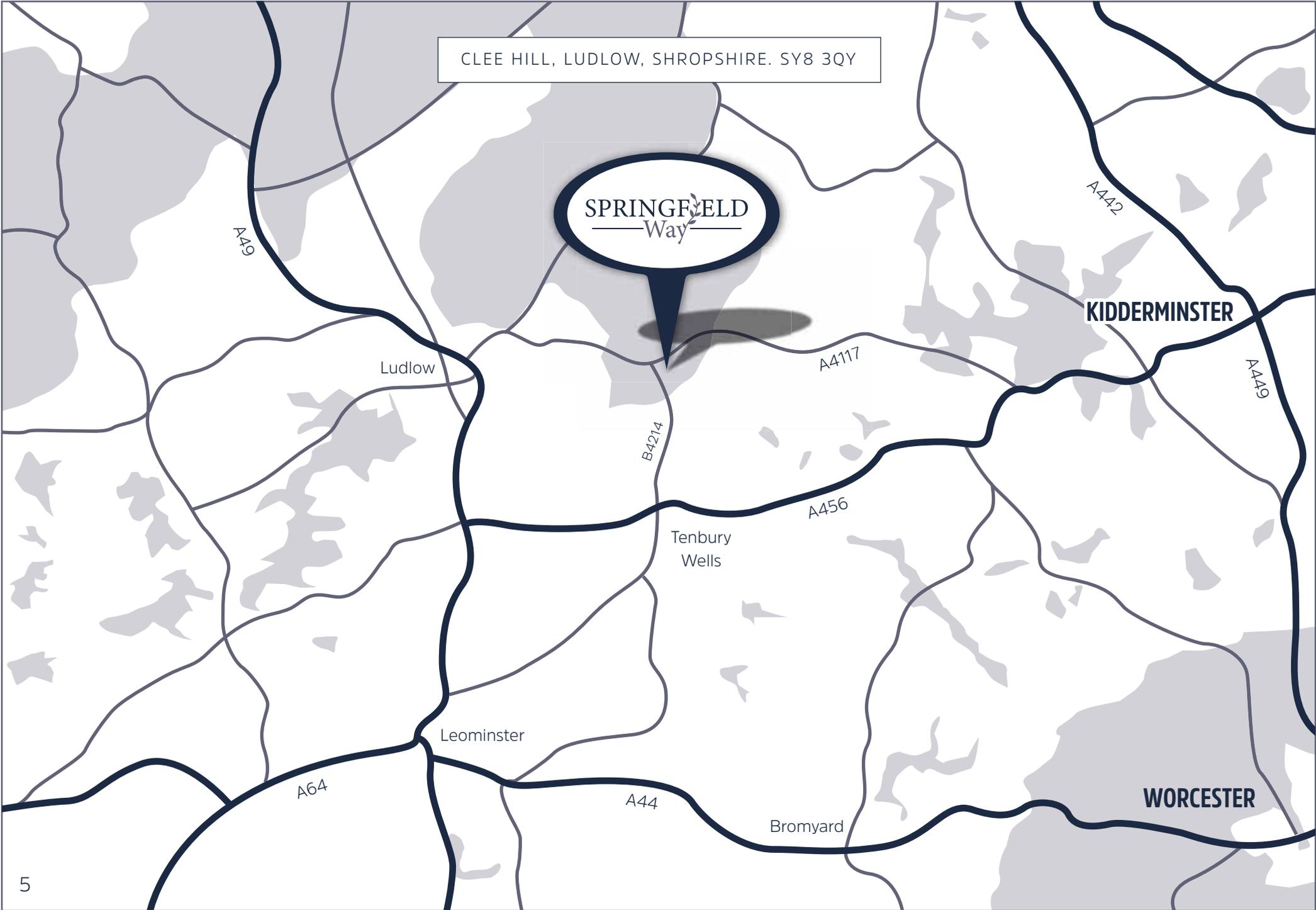
Hereford & Worcester – 25 miles

Shrewsbury – 30 miles

Birmingham – 35 miles



CLEE HILL, LUDLOW, SHROPSHIRE. SY8 3QY



THE SITE

-  Skylark
1, 2, 3, 14
-  Kestrel
4
-  Lapwing
5, 6, 7
-  Curlew
8, 9, 10
-  Dunnock
11, 12, 13



Skylark

1, 2, 3 & 14

LOWER GROUND FLOOR

Kitchen/Dining - 5.9 x 3.2m (19'4" x 10'5"ft)

Sitting Room - 5.9 x 3.3m (19'4" x 10'9"ft)

Utility Room - 2 x 1.8m (6'6" x 5'10"ft)

En-Bloc Garage (Plots 1, 2, 14 only)

3.1 x 5.9m (10'2" x 19'4"ft)

GROUND FLOOR

Bedroom One - 3.9 x 3.7m (12'9" x 12'1"ft)

En-Suite - 1.5 x 2.2m (4'11" x 7'2"ft)

Bedroom Two - 3.9 x 3.3m (12'9" x 10'9"ft)

Bedroom Three - 2.8 x 3.3m (9'5" x 10'9"ft)

Bathroom - 1.8 x 2.2m (5'10" x 7'2"ft)



LOWER GROUND FLOOR



GROUND FLOOR





Kestrel

4

GROUND FLOOR

Kitchen/Dining - 5.9 x 3.2m (19'4" x 10'5"ft)

Sitting Room - 3.5 x 3.8m (11'5" x 12'5"ft)

FIRST FLOOR

Bedroom One - 3.2 x 3.8m (10'5" x 12'5"ft)

En-Suite - 2.2 x 1.6m (7'2" x 5'2"ft)

Bedroom Two - 3.2 x 2.2m (10'5" x 7'2"ft)

Bedroom Three - 2.6 x 2.7m (8'6" x 8'10"ft)

Bathroom - 2.2 x 1.9m (7'2" x 6'2"ft)

Lapwing

5, 6 & 7

GROUND FLOOR

Kitchen/Dining - 5.9 x 3.2m (19'4" x 10'5"ft)

Sitting Room - 3.5 x 3.8m (11'5" x 12'5"ft)

Garage - 3.1 x 5.9m (10'2" x 19'4"ft)

FIRST FLOOR

Bedroom One - 3.5 x 3.8m (11'5" x 12'5"ft)

En-Suite - 1.6 x 2.1m (5'2" x 6'10"ft)

Bedroom Two - 2.9 x 3.6m (9'6" x 11'9"ft)

Bedroom Three - 2.2 x 3.3m (7'2" x 10'5"ft)

Bedroom Four - 2.2 x 2.6m (7'2" x 8'6"ft)

Bathroom - 1.9 x 2.1m (6'2" x 6'10"ft)



Curlew

8, 9 & 10

GROUND FLOOR

Kitchen/Dining - 5.9 x 3.2m (19'4" x 10'5"ft)

Sitting Room - 3.5 x 3.8m (11'5" x 12'5"ft)

Garage - 3.1 x 5.9m (10'2" x 19'4"ft)

FIRST FLOOR

Bedroom One - 2.9 x 4.6m (9'6" x 15'1"ft)

En-Suite - 2.8 x 1.7m (9'2" x 5'6"ft)

Bedroom Two - 3.5 x 3.8m (11'5" x 12'5"ft) max

Bedroom Three - 3.5 x 2.9m (11'5" x 9'6"ft)

Bathroom - 3.5 x 1.7m (11'5" x 5'6"ft)



Dunnock

11, 12 & 13

GROUND FLOOR

Sitting/Kitchen/Dining - 9 x 3.9m (29'6" x 12.9"ft)

Sitting Area - 4 x 3.9m (13'1" x 12'9"ft)

Kitchen/Dining Area - 5 x 3.1m (16'4" x 10'2"ft)

Bedroom One - 4.2 x 2.9m (13'9" x 9'6"ft)

En-Suite - 1.9 x 1.9m (6'2" x 6'2"ft)

Bedroom Two - 3.1 x 3.2m (10'2" x 10'5"ft)

Bathroom - 2.2 x 1.9m (7'2" x 6'2"ft)

Garage (Plot 13 only) - 3.9 x 5.9m (12'9" x 19'4"ft)



THE HELP



Buying a house is no longer a difficult task, with the assistance of Help to Buy: equity loan

Help to Buy is a Government-backed equity loan scheme that aims to make mortgages readily available to those who cannot afford a large deposit.

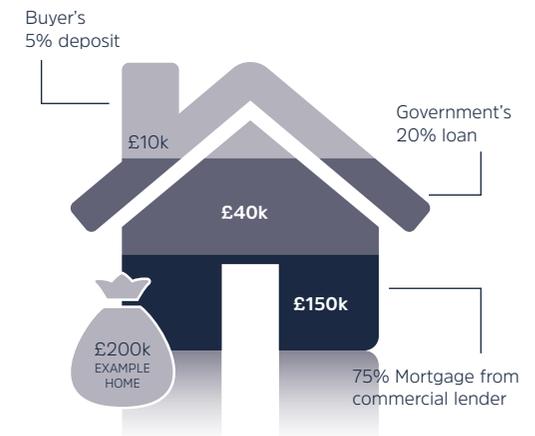
Available to first-time buyers and people already on the property ladder, the Help to Buy scheme requires just a 5% deposit and a mortgage of up to 75% of the value of the property.

So you pay just 80% of the property price now, and the remaining 20% is provided by the Government equity loan. This is interest free for the first 5 years which could make your monthly mortgage repayments lower.

About Help to Buy: equity loan

- You will only need a minimum 5% deposit
- Help to Buy: equity loan is only available on new-build properties up to £600,000.
- The Government will lend you up to 20% of the value of your property through an equity loan. This is interest free for the first 5 years. This can be repaid at any time or on the sale of your home.
- You will only need to secure up to a 75% mortgage - qualifying for some of the best rates available
- 5% deposit + 20% equity loan + 75% mortgage = 100% home ownership

For more information regarding Help to Buy Equity Loan, please visit www.helptobuy.gov.uk/equity-loan/equity-loans



PROPERTY SPECIFICATION

Each home at Springfield Way has an exacting specification to provide the highest level of finish and craftsmanship.

Caring for the environment is at the forefront of our mind when building our houses, therefore each home features the following eco-friendly technology as standard:

- Mitsubishi Air Source Heat Pump giving you a free renewable source of energy to aid the heating system.
- High levels of insulation and air tightness, meaning less energy is required to heat your home.

Additional features within each property:

- Oak finished fire doors with chrome furniture
- Low maintenance upvc windows, guttering, fascia and soffits
- Superfast broadband connection available

Kitchen:

- High quality kitchen with choice of doors and handles
- Choice of worktops
- Integrated fridge/freezer
- Integrated oven
- Integrated induction hob
- Integrated extractor fan
- Integrated dishwasher
- Stainless steel single bowl inset sink with mixer tap
- Downlights

Bathrooms:

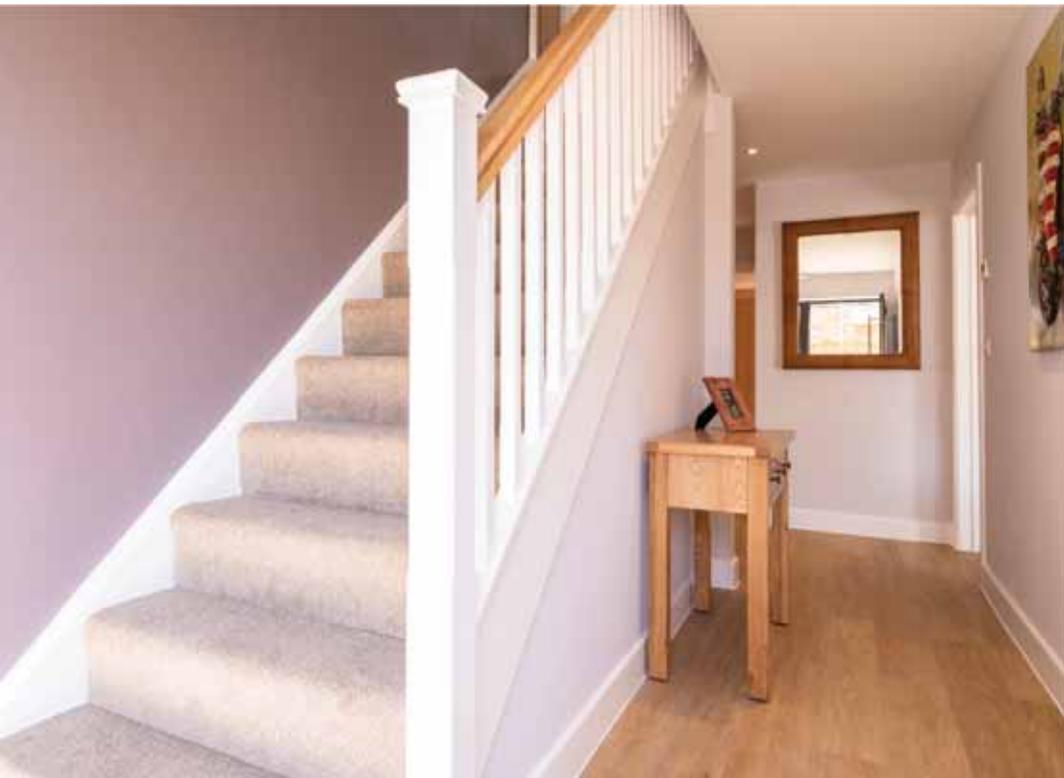
- Modern white sanitary ware
- Chrome heated towel rail
- Heated mirror
- Downlights

Outside:

- Private block paved driveways
- Turfed gardens
- Paved patio

Builders Warranty:

- 10 year Build-Zone warranty



SPRINGFIELD Way

We would be delighted to show you around the development so you can see for yourself what makes these homes so special.

To book an appointment please contact our
APPOINTED AGENTS:

 **SAMUEL WOOD**

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

 +44 (0) 1584 875207  ludlow@samuelwood.co.uk

 www.samuelwood.co.uk

Whilst every effort has been made to ensure that the information in this brochure is correct, it is designed specifically as a broad indicative guide only and KH Developments reserves the right to amend the specification at its absolute discretion as necessary and without any formal notice of any changes made. This brochure does not in any way constitute or form any part of a contract of sale transfer or lease. Photography and computer generated images are for illustration purposes only. All floor plans and dimensions are subject to tolerances but are designed to give you a general indication of the layout. Brochure is correct at the time of going to print, August 2020.

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