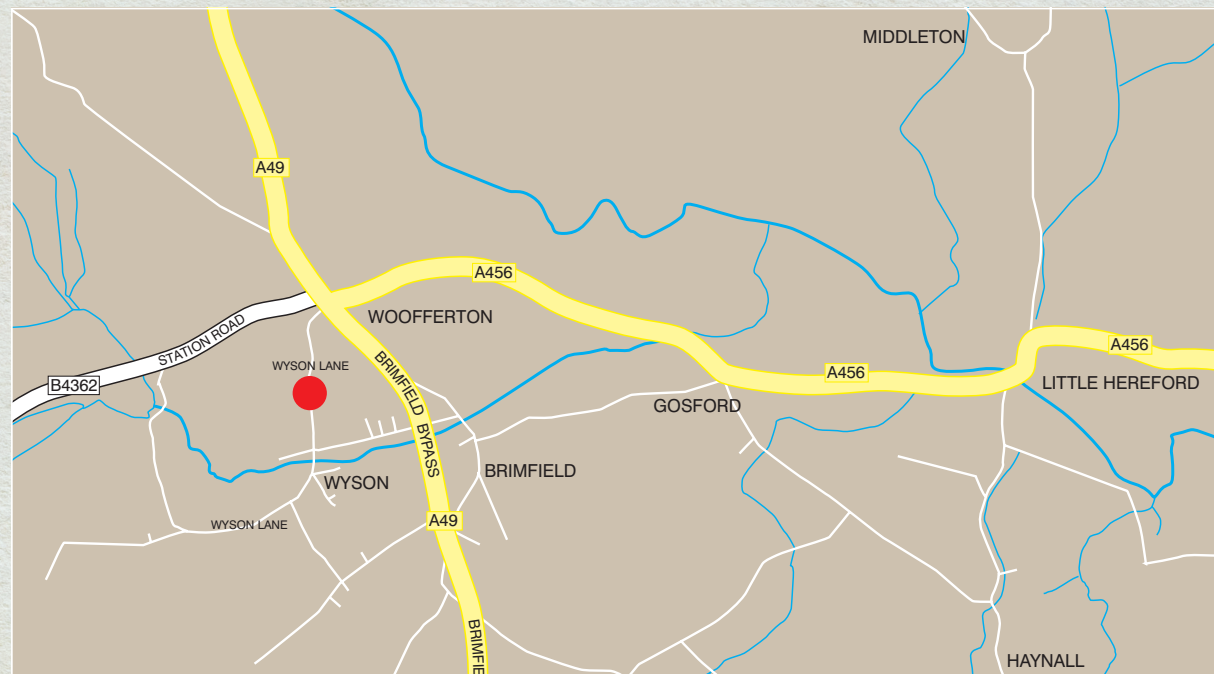


*It's all in the location...*



The Coppice, Wyson Lane, Wyson, Brimfield, Ludlow, Shropshire, SY8 4NH.



Signature New Homes

4040 Lakeside, Solihull Parkway, Birmingham Business Park, B37 7YN.

✉ [info@signaturenewhomes.co.uk](mailto:info@signaturenewhomes.co.uk) | ☎ 08450 132 713 | [f facebook](#) | [t twitter](#)  
[www.signaturenewhomes.co.uk](http://www.signaturenewhomes.co.uk)



*The Coppice*  
An exclusive development of 2, 3 and 4 bedroom homes



# Welcome to ... *The Coppice* Shropshire

## Signature New Homes are delighted to present our latest development in Shropshire, 'The Coppice'.

Our exclusive new development of two, three and four bedroom homes offer stylish living, for those who want to be part of a vibrant atmosphere.



This site is located in Wyson, at the edge of the popular village of Brimfield. There is a thriving village community, with two public houses, convenience store, church and village hall. The development is located within easy reach of the historic town of Ludlow and other popular towns such as Leominster and Tenbury Wells, with public transport available from the village.



Nearby are two primary schools which have achieved a high rating from Ofsted, known as Orleton C of E and Bishop Hooper C of E. Also within 5 miles of the development is Tenbury High Ormiston Academy, which is a modern secondary school, located in Tenbury Wells.

Please note that while every effort has been taken to ensure the accuracy of the information provided, particulars regarding local amenities and their proximity should be considered as general guidance only. The identification of schools and other educational establishments are intended to illustrate proximity only and do not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day.

# *Why Signature...*

## If you are wondering who the driving force is behind Signature New Homes, allow us to introduce ourselves...



We are part of Citizen.

One of the UK's most trusted social housing providers, Citizen owns and manages 30,000 homes for diverse communities across the West Midlands.

We are a not-for-profit organisation and any money we make is reinvested back into our social purpose, which is to provide homes that are a foundation for life.

We have a history of delivering against this ambition and we are committed to providing excellent customer service.



All photographs shown are for illustration purpose only.





# The Development

## ● The Claverley

Two bedroom terraced  
Plots 8, 9, 10



## ● The Astley

Three bedroom  
detached  
Plots 1, 6, 7



## ● The Lindridge

Three bedroom  
detached  
Plots 2, 5



## ● The Dorrington

Four bedroom  
detached  
Plots 3, 4



Computer generated image shown. External finishes, landscaping and configuration may vary from plot to plot.  
Please refer to Sales Advisor for further details. These particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.







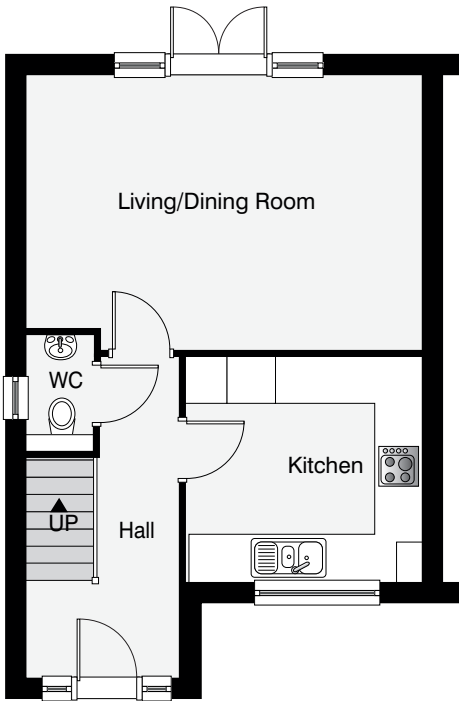
Computer generated image shown Plots 8, 9, 10

# The Claverley

Two bedroom terraced | Plots: 8, 9, 10

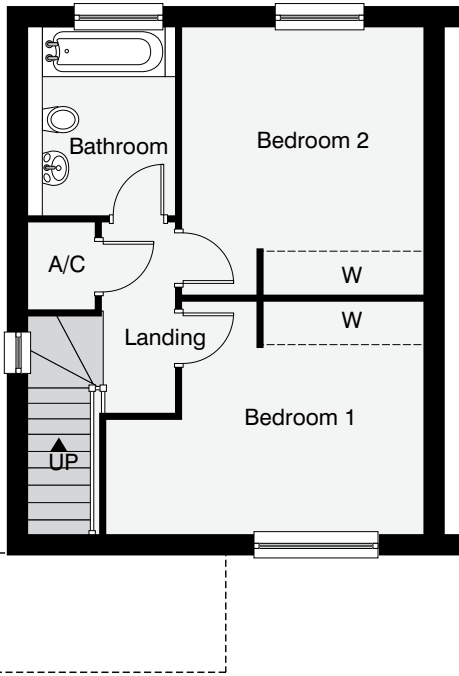
## Ground Floor

Living/Dining Room	5.55m x 3.74m (max) 18' 3" x 10' 11" (max)
Kitchen	3.24m x 3.08m (max) 10' 3" x 10' 1" (max)



## First Floor

Bed 1	4.47m x 3.20m (max) 14' 8" x 10' 10" (max)
Bed 2	3.70m x 3.40m (max) 12' 2" x 11' 2" (max)
Bathroom	2.63m x 2.06m (max) 8' 8" x 6' 9" (max)



Electrics not shown on floorplans. Please refer to Sales Advisor for details of your selected plot.  
Computer generated image shown opposite. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.





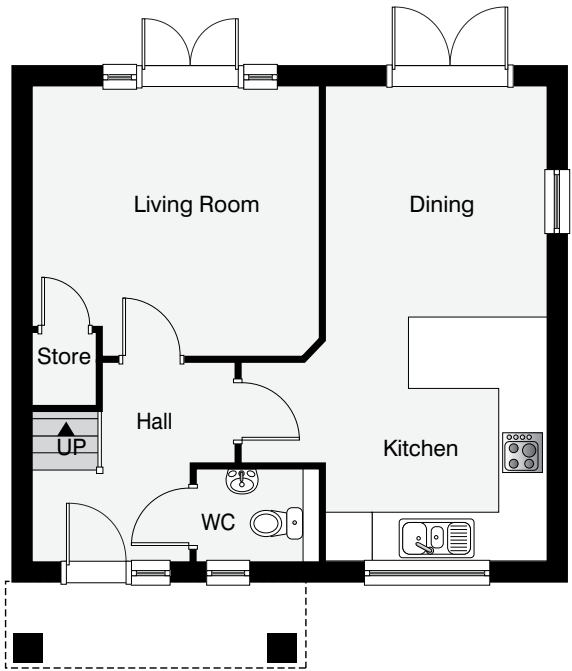
Computer generated image shown Plot 6

# The Astley

Three bedroom detached | Plots: 1, 6, 7

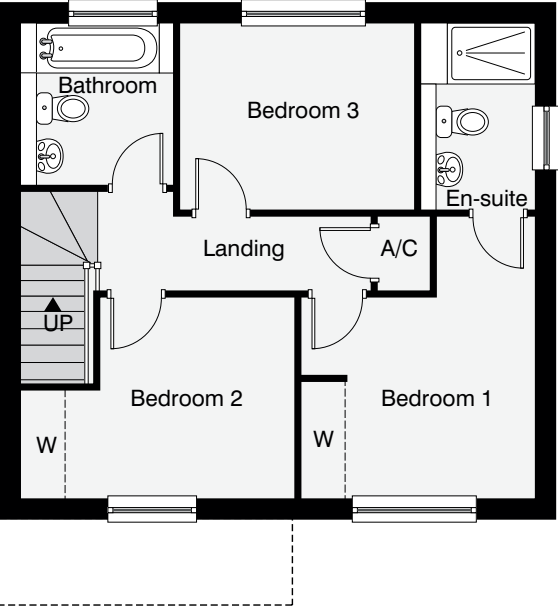
## Ground Floor

Living Room	4.11m x 3.76m (max) 13' 6" x 12' 4" (max)
Kitchen/Dining	6.65m x 3.10m (max) 21' 10" x 10' 2" (max)



## First Floor

Bed 1	3.95m x 3.27m (max) 12' 11" x 10' 9" (max)
Bed 2	3.86m x 2.82m (max) 12' 8" x 9' 3" (max)
Bed 3	3.30m x 2.61m (max) 10' 10" x 7' 1" (max)
Bathroom	2.16m x 2.20m (max) 7' 1" x 5' 3" (max)



Electrics not shown on floorplans. Please refer to Sales Advisor for details of your selected plot.  
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Computer generated image shown Plot 2

# The Lindridge

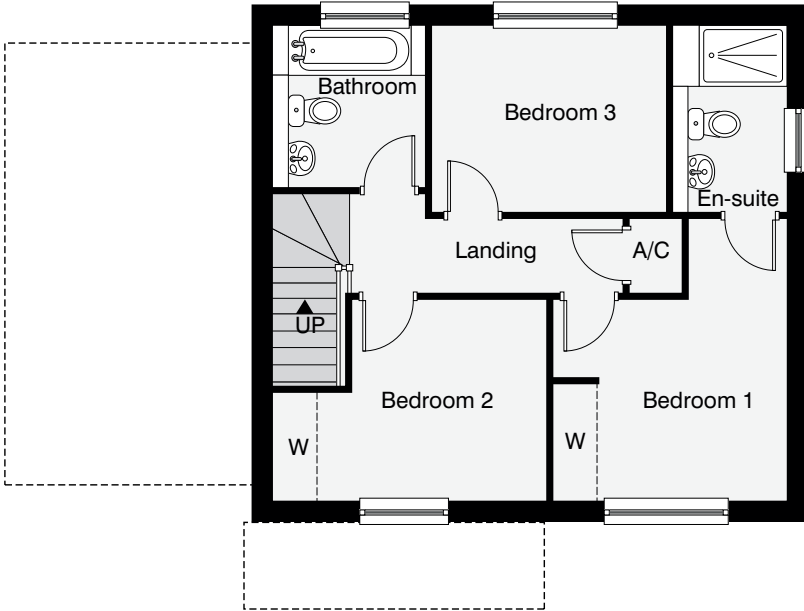
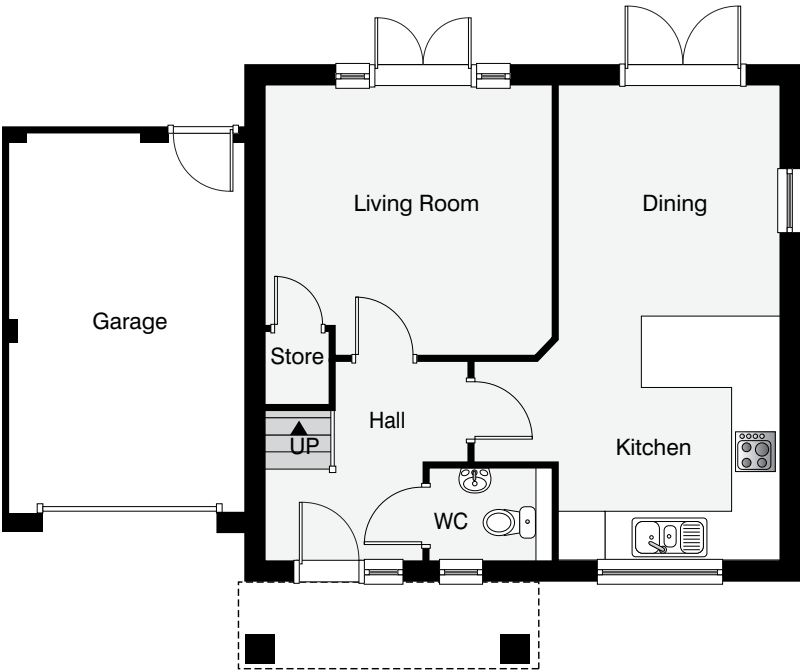
Three bedroom detached | Plot: 2, 5

## Ground Floor

Living Room	4.11m x 3.76m (max) 13' 6" x 12' 4" (max)
Kitchen/Dining	6.65m x 3.10m (max) 21' 10" x 10' 2" (max)

## First Floor

Bed 1	3.95m x 3.27m (max) 12' 11" x 10' 9" (max)
Bed 2	3.86m x 2.82m (max) 12' 8" x 9' 3" (max)
Bed 3	3.30m x 2.61m (max) 10' 10" x 7' 1" (max)
Bathroom	2.16m x 2.20m (max) 7' 1" x 5' 3" (max)



Electrics not shown on floorplans. Please refer to Sales Advisor for details of your selected plot.  
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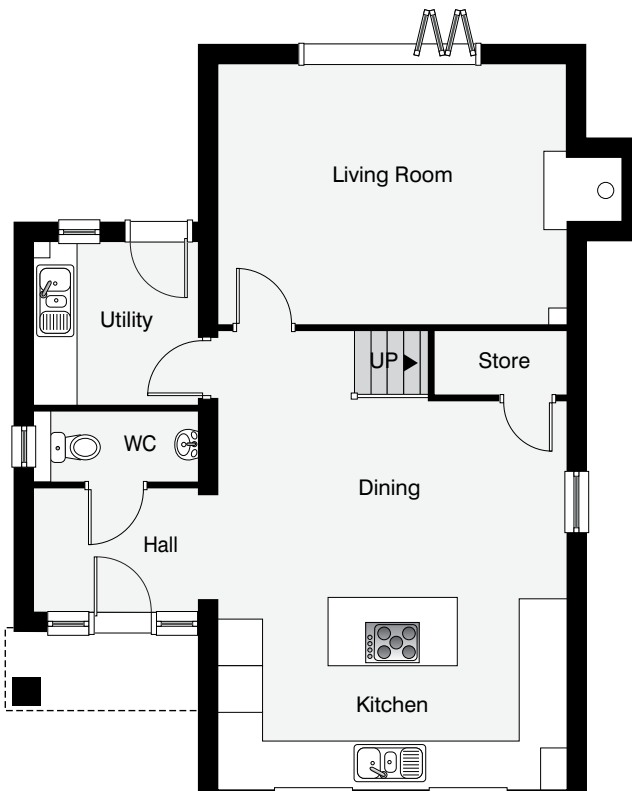




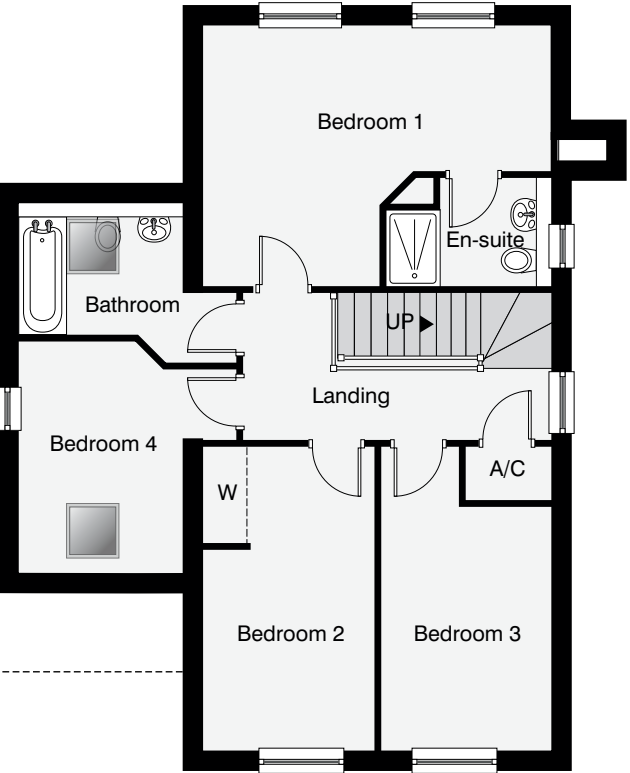
Computer generated image shown Plot 3

# The Dorrington

Four bedroom detached | Plot: 3, 4



Ground Floor		
Living Room	3.79m x 5.07m (max)	12' 5" x 10' 1" (max)
Kitchen/Dining	5.67m x 5.07m (max)	18' 7" x 16' 8" (max)



First Floor		
Bed 1	5.07m x 3.79m (max)	16' 8" x 12' 5" (max)
Bed 2	4.44m x 2.48m (max)	14' 7" x 8' 2" (max)
Bed 3	4.44m x 2.50m (max)	14' 7" x 8' 2" (max)
Bed 4	3.38m x 2.38m (max)	11' 1" x 7' 10" (max)
Bathroom	2.38m x 1.94m (max)	7' 10" x 6' 4" (max)

Electrics not shown on floorplans. Please refer to Sales Advisor for details of your selected plot.  
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# What's Included...

	2 Beds	3 Beds	4 Beds
	Bronze	Silver	Gold
Kitchen			
Integrated single oven - stainless steel			
40mm depth laminated worktops			
Stainless steel sink, 1 and a half bowl			
4 rings hob - stainless steel			
Glass splashback to hob area			
Integrated fridge freezer			
Integrated 600mm dishwasher			
Chimney style extractor - stainless steel			
Brushed chrome sockets and switches			
Brushed chrome downlighters to kitchen area			
Integrated double oven - stainless steel			
Ceramic floor tiles to kitchen, dining and utility			
Downlighters under wall units			
5 ring hob stainless steel			
Wine Cooler to kitchen			
Integrated washing machine in utility room			
Integrated self condensing dryer to utility room			
Lighting to kitchen plinths			
Under-slung stainless steel sink, 1 and a half bowl			
Granite/Quartz kitchen worktops			
Integrated microwave			
Waste disposal unit			
Glass upstand splashback to all worktops. Workstops to undersiding wall units			

	2 Beds	3 Beds	4 Beds
	Bronze	Silver	Gold
Bathroom			
Karndean flooring			
Full height tiling behind bath, splash back behind sink			
Full height tiling behind bath, half height tiling to all walls			
Shower above bath with glass screen			
Chrome towel rail - electric			
Brushed chrome downlighters			
Shaver socket			
Ceramic floor tiles			
Full height tiling to all walls			
Concealed toilet cistern (where house type cistern allows)			

Ensuite			
Kardean Flooring			
Full height tiling to the shower, half height tiling to all other walls			
Shaver socket			
Chrome towel rail - Electric			
Brushed chrome downlighters			
Ceramic floor tiles			
Full height tiling to all walls			
Shower enclosure- upgrade to shower panels to walls within enclosure, in lieu of wall tiles.			
Concealed toilet cistern (where house type cistern allows)			

	2 Beds	3 Beds	4 Beds
	Bronze	Silver	Gold
General			
4 panel interior doors			
Basic rubber door stops			
80mm skirting boards			
French doors to rear gardens where applicable			
TV aerial sockets to master bedroom and lounge			
Chrome ironmongery			
BT sockets to lounge, and master bedroom			
USB sockets to lounge, kitchen and master bedroom			
Brushed chrome sockets and switches			
Woodwork finished in silk gloss			
Ceilings finished in white emulsion			
Walls finished in almond white			
Full alarm system with 4 sensors			
Chrome post type door stops			
Coving in lounge and dining kitchen. (Dining if separate)			
119mm skirting boards			
Bi fold doors to rear gardens			
TV aerial sockets to all bedrooms, dining and lounge			
BT sockets to lounge, study and all bedrooms			
Fitted wardrobes to all master bedroom			
Light to loft			
Light and power socket to loft			

	2 Beds	3 Beds	4 Beds
	Bronze	Silver	Gold
Cloakroom - downstairs W/C			
Splash back behind sink			
Kardean Flooring			
Half height tiles to all walls			
Brushed chrome downlighters			
Ceramic floor tiles			
Concealed toilet cistern (where house type cistern allows)			

External			
Turf to front and rear gardens			
Doorbell			
Door Numbers			
1.8m high fencing to rear			
Outside tap			
Outside lighting to front and rear of property			
Light and power to garage-where applicable			
External socket to rear garden			