

# FARRIERS GATE

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NEDGE HILL | THE HEM | TELFORD | SHROPSHIRE



**SHROPSHIRE  
HOMES**

*Quality & Character*



## WELCOME TO FARRIERS GATE

Farriers Gate is an exclusive development featuring seven house types consisting of four and five bedroom homes from Shropshire Homes' Prestige and Classic Collections.

Situated on Nedge Hill, Farriers Gate is a true oasis away from the hustle and bustle of every day life, nestled between mature woodlands, and surrounded by picturesque landscaping and stunning views.

Close to The Hem within Telford & Wrekin, Farriers Gate benefits from being close to Telford Town Centre and the M54 where you can easily travel across to Shrewsbury and other market towns within Shropshire, or take the M54 to key work hubs and cities.

Within the local area, there are various amenities and attractions, from local landmarks to fun family days out.



## THE DEVELOPER

Shropshire Homes is an award-winning housebuilder, developing homes of quality and character for over forty-three years.

From initial concept to design and creation, Shropshire Homes have an experienced in-house team to create leading properties in Shropshire and surroundings areas.

## THE DEVELOPMENT

Farriers Gate offers an assortment of four and five bedroom detached homes from our Classic and Prestige Collections.

Our designers have created the layout of our beautiful homes so they make perfect living space for all individuals, couples and families.



Telford Town Centre, Southwater

## WELL CONNECTED...

Farriers Gate is situated on Nedge Hill, near to The Hem in Telford, offering a feel for countryside living whilst still benefiting from being close by to amenities. With Telford Town Centre and the market town of Shifnal both under a 10 minute drive away, from restaurants, pubs and takeaways to independent and large shops, residents of Farriers Gate have everything they need nearby.

For those who commute to major workhubs, Farriers Gate also benefits from having the M54 close by - being a 30 minute drive from Wolverhampton, 45-50 minute drive from Birmingham and a 25 minute drive from Shrewsbury.

In addition to this, Telford Train Station is just 7 minutes in a car or taxi.



# SOMETHING FOR EVERYONE AT FARRIERS GATE...

The surrounding local area consists of urban and country living with a variety of amenities in Telford and plenty of family days out, including [Telford's Exotic Zoo](#), [Wonderland](#), [Telford Town Park](#), [Telford Ice Rink](#), and [Flip Out](#) which has an interactive climbing area, soft play, roller rink, laser quest and much more!

Telford Town Centre also includes an array of shops, including sports and fashion stores, and fast-food eateries. Southwater, located next to Telford's shopping Centre offers a variety of restaurants and bars, including the Liquor Lab – a cocktail bar, Nandos, Bella Italia, Miller & Carter, and much more. Southwater also includes a Cineworld and there is an Odeon not far from here.

Shropshire's County Town, Shrewsbury, is just a 25 minute drive or train ride away, and is the home of Britain's Favourite Market in 2018, 2023, 2024 & 2025. Shrewsbury offers plenty of restaurants, bars, clubs and much more! The Quarry Park in Shrewsbury runs along the River Severn and hosts many events throughout the year.



Ironbridge



Birmingham Canal



Wrekin



Blists Hill Victorian Town

# DISCOVER NEDGE HILL & BEYOND...

Just a short drive-away is [Blists Hill Victorian Town](#), a fantastic family day out. Close to here is the picturesque village of Ironbridge, full of quaint cottages and famous for the Iron Bridge which was the first structure in the world to be made from cast iron.

Accessible by car or train, Birmingham also has a number of amenities - whether you are looking for a shopping trip at the [Bull Ring](#) or a wander along the canal, there is something for everyone.

For those outdoorsy people, the stunning Wrekin is nearby, as well as [Shropshire Hills AONB](#) – perfect for getting out in the fresh air and getting some exercise in.

Telford also benefits from an array of nurseries, Primary and Secondary schools to choose from with Ofsted ratings of 'Outstanding' and 'Good'.



# THE HOMES

Farriers Gate comprises house types from our Classic and Prestige Collections, including four and five bedroom detached homes. All of the homes come with large driveways and double garages.

Each home includes a private secluded garden, electric car charging point, Air Source Heat Pump and high-quality design features.



Shawbury bedroom one

## YOUR HOME INCLUDES...

- NHBC 10-year Buildmark warranty
- Air Source Heat Pump
- UPVC windows
- Ground floor cloakroom
- Choice of kitchen units with quartz or laminate worktops\*^
- Oven, hob, integrated dishwasher and fridge freezer ^
- Contemporary white bathrooms
- Choice of wall and floor tiles\*^
- Sliding door wardrobes
- Electric vehicle charging point
- Turf laid to front garden
- Fibre ready (FTTP)
- All our homes are sold freehold, so no ground rent or leases to worry about

**\* AT RELEVANT STAGE**

**^ AS SPECIFIED FOR INDIVIDUAL HOUSE TYPES –  
ASK SALES EXECUTIVE FOR FULL DETAILS**



# Our Collections at Farriers Gate...



## Classic Collection

The Classic Collection consists of three, four and five bedroom homes. These homes come with high-quality finishes, fixtures and fittings, including towel warmers and a rainfall shower in the bathroom as standard. The Classic Collection also includes Hotpoint integrated appliances and quartz worktops in the kitchen, exuding class throughout.

## Prestige Collection

The Prestige Collection showcases our most luxurious and high-end homes. With spacious layouts and premium finishes, these homes epitomise elegance and sophistication. The Prestige Collection offers top-of-the-line features and fixtures, state-of-the-art appliances and premium materials, such as underfloor heating to the ground floor, oak style internal doors, a wine cooler and rainfall shower, providing an exceptional living experience.



## WHY BUY NEW?



Save on  
energy costs



Potential for  
Green Mortgages



No upward  
chain,  
making the  
process easier!



Become part of a  
new community



Choose your own  
interior style and  
personal finishes



Sleep easy knowing your  
new home has NHBC  
Buildmark Cover





## MAKE OUR HOUSE YOUR HOME

When you buy from Shropshire Homes you will receive quality, character and efficiency from a dedicated and experienced team, focused on delivering your dream home. From our office and construction teams providing superior specifications in our finished product, to our sales team who will be on hand whenever you need, all driven by our ultimate aim to guide and support you through your journey of making one of our new houses your perfect home.

At Shropshire Homes, we have an eight-step customer journey which gives you a clear and concise overview of your new homes experience with us.

Our homes already come with high specifications, but for those who are looking to add the little extras, we have an extensive [Personal Touches Brochure](#).



## Your Customer Journey with Shropshire Homes

### Step 1: Choosing your new home

Visit our Sales Centres to get all the information you need to choose your dream home.

### Step 2: Reserving your dream home

Sit down with your Sales Executive and complete your reservation process.

### Step 3: Meet the team

Meet with our expert Site Manager and Sales Executive to discuss the finer details and answer further questions you may have.

### Step 4: Finishes and options

Choose your personal touches and make our house your home.

### Step 5: Keeping you up-to-date

Throughout your journey, you will receive regular contact and updates from your Sales Executive.

### Step 6: Pre-handover demonstration

Close to completion, you will be invited to a pre-handover demonstration with a member of our Quality team.

### Step 7: Handover day

On handover day, a member of our team will meet you at your new home to assist.

### Step 8: Post-handover

Your Sales Executive and a member of our build team will check in with you soon after you have moved in and our Customer Care team will be in contact a couple of weeks later.

Please ask your Sales Executive for further details on your customer journey.



## ENERGY EFFICIENCY

You can expect a greener way of living with Shropshire Homes...

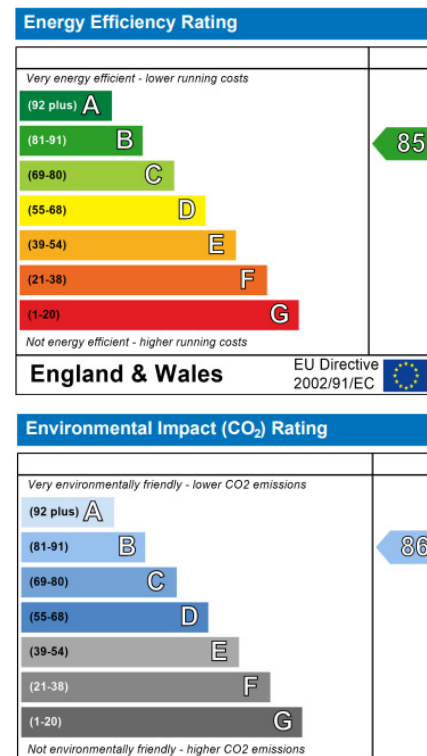
When you buy your dream home from us, you are investing in your future. All of our homes come with low Energy Efficiency & Environmental Impact (CO<sub>2</sub>) ratings, meaning your new home is kinder to the environment and will be cheaper to run.

All materials used are sourced from sustainable organisations and, where possible, supplied by local companies – meaning you can rest assured we use the highest quality with the lowest carbon footprint and environmental impact.

Each of our homes come with an electric vehicle charging point, preparing for the future of transportation and encouraging a greener way of living.

Our collection of homes at Farriers Gate also include air source heat pumps, which create an Energy Efficiency Rating of a high B and a low carbon footprint, aligning with Shropshire Homes core values and green initiative. Air source heat pumps use the outside air to heat or cool homes at a highly efficient rate.

For more information, please ask our Sales Executive.



Please note, ratings are indicative and not specific.



### FEEDBACK FROM OUR BUYERS

"We will be moving into our property in March, however, the customer service we have received so far is fantastic! We early bird reserved our property in October 2023 and since we have had such a positive experience with Maggie. No task is too big and she always goes the extra mile to help us (even with the million and one questions I had). It's always a scary experience buying your first home but the support and guidance Maggie gave us was amazing. Maggie is a credit to your company!"

- Trustpilot Review 2025



Take a look at our reviews

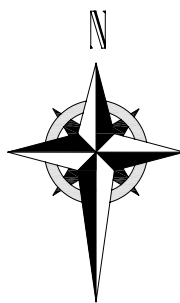


DEVELOPMENT PLAN

- Blakeley
- Derwent
- Melverley
- Orleton
- Grasmere
- Shawbury
- Purbeck



Linden Homes





Classic Collection...





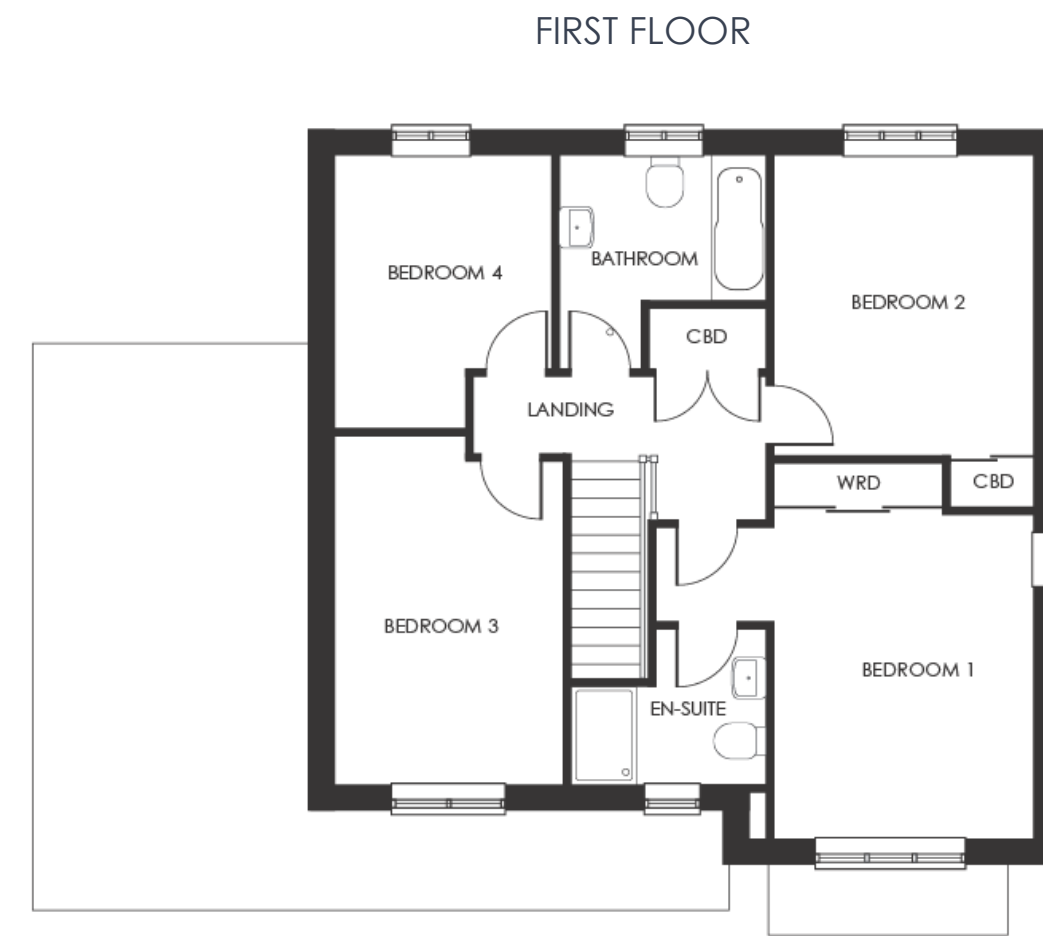
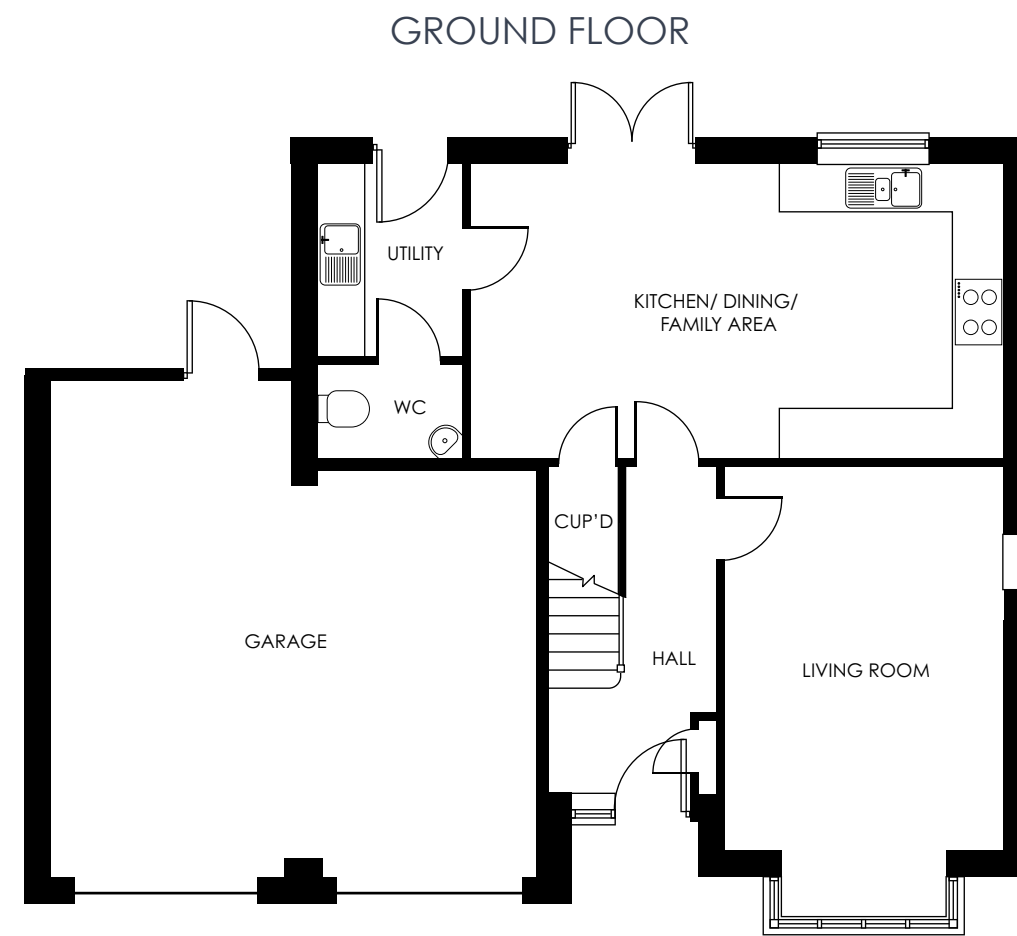
## GRASMERE

The Grasmere is a magnificent four-bedroom detached home from our Classic Collection. As you enter, a grand hallway beckons you into the spacious living room, adorned with a beautiful bay window that fills the space with natural light.

You'll be captivated by the open-plan kitchen/dining/family room, ideal for hosting gatherings and precious family time. French doors lead out to the private garden, connecting indoor and outdoor living. A utility room, conveniently situated off the kitchen, provides additional storage and practicality and the downstairs WC ensures convenience.

Moving upstairs, the Grasmere boasts four well-appointed bedrooms. The principal suite, bedroom one, is a haven of tranquillity, complete with built-in wardrobes and an en-suite bathroom, offering privacy and luxury. Bedrooms two and three provide ample space, making them ideal guest or teenager rooms. Bedroom four is perfectly suited as a children's room or a functional home office.

The integral garage offers secure parking and additional storage space. A large driveway ensures adequate room for multiple vehicles, accommodating the needs of the household and guests.



### GROUND FLOOR

Kitchen/dining/family room  
21'2" x 11'7"  
6447mm x 3530mm

Living room  
15'2" x 11'  
4610mm x 3340mm

### FIRST FLOOR

Bedroom one  
12'10" x 10'  
3916mm x 3052mm

Bedroom two  
11'9" x 10'  
3588mm x 3052mm

Bedroom three  
14' x 8'11"  
4252mm x 2722mm

Bedroom four  
10'9" x 8'5"  
3269mm x 2575mm





## SHAWBURY

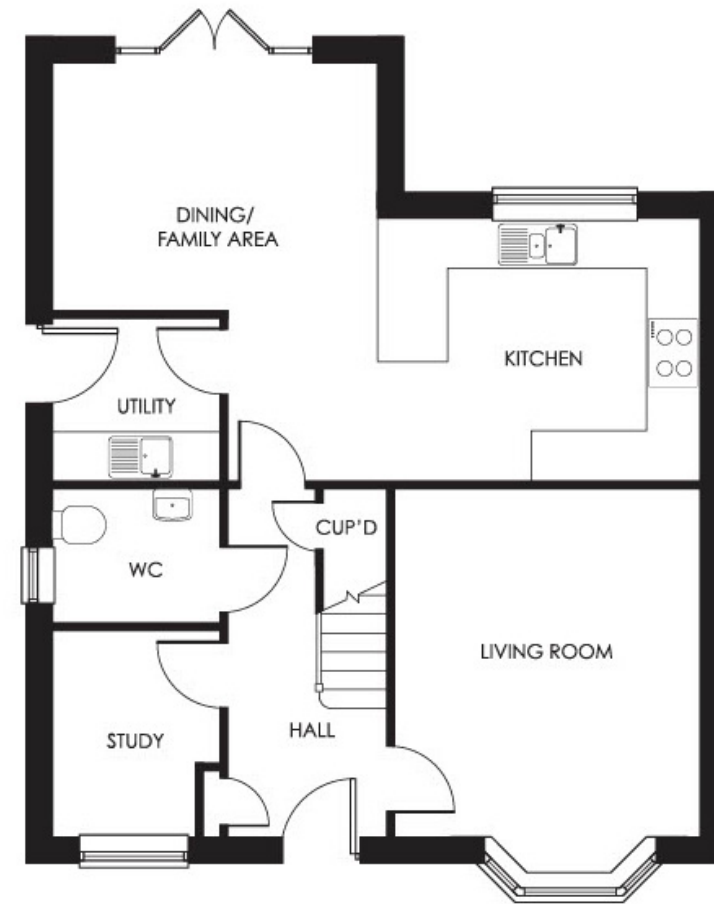
The Shawbury is a beautiful four-bedroom home from our Classic Collection. On entering the property, you are greeted by a large hallway that leads to all of the ground floor rooms. The spacious living room features a stunning bay window. The 'L' shaped open-plan kitchen/dining/family room benefits from a versatile layout with beautiful sky lights over the dining area.

Downstairs also benefits from a utility, WC and cupboard, providing ample storage space.

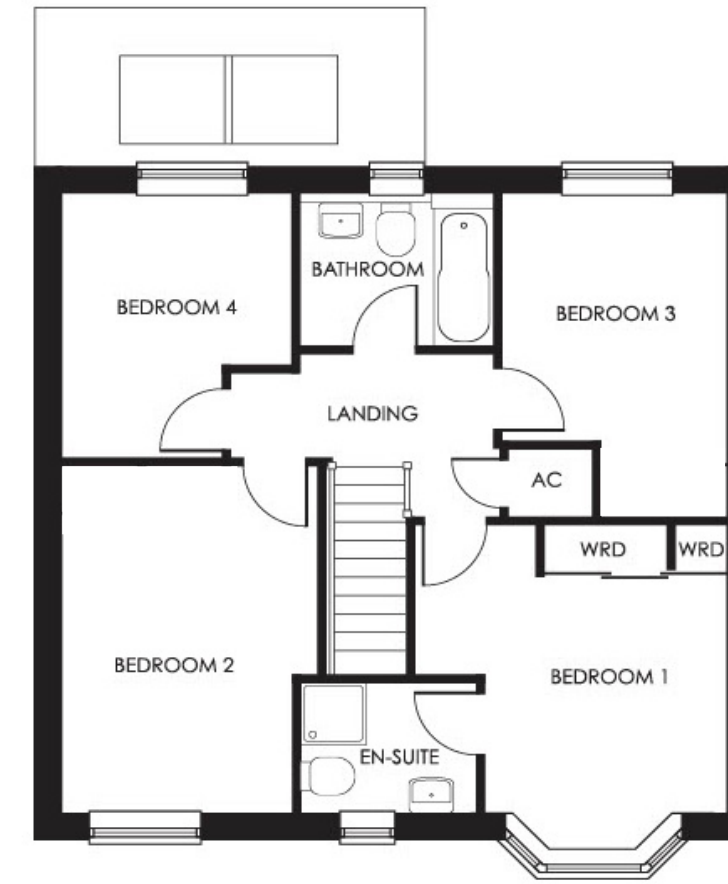
The first floor offers a versatile layout with a large landing, four generously-sized bedrooms and a family bathroom. Bedrooms one, two and three include built-in wardrobes, whilst bedroom one also includes an en-suite shower.

The Shawbury comes with a double garage and large driveway to the side of the property.

### GROUND FLOOR



### FIRST FLOOR



### GROUND FLOOR

Kitchen/dining/family room  
26'6" x 17'  
8065mm x 5180mm

Living room  
14' x 12'16"  
4310mm x 3817mm

Study  
8'5" x 6'10"  
2561mm x 2087mm

### FIRST FLOOR

Bedroom one  
12'6" x 11'10"  
3817mm x 3595mm

Bedroom two  
14'3" x 10'2"  
4348mm x 3094mm

Bedroom three  
13'3" x 9'1"  
4040mm x 2754mm

Bedroom four  
10'10" x 9'2"  
3287mm x 2789mm





## ORLETON

The Orleton is an exceptional four-bedroom detached home. On entering the property you are greeted by an inviting hallway that leads straight onto the kitchen/dining/family room, featuring a kitchen island and bifold doors leading out to the private garden, as well as a utility with an additional side entrance for those muddy boots and paws!

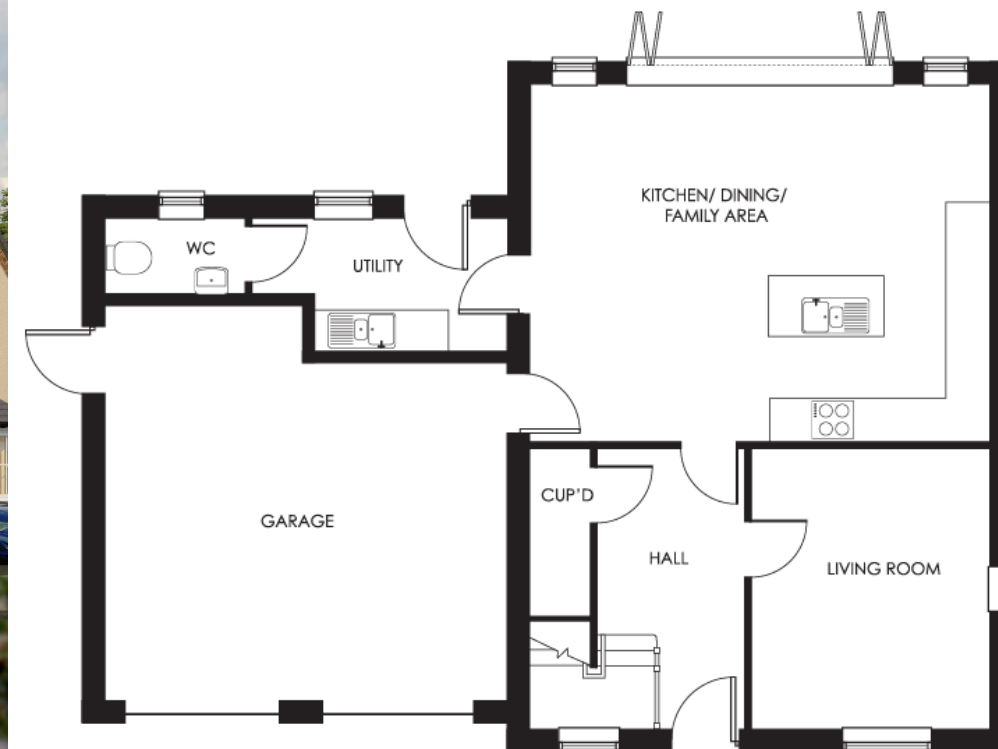
To the side of the hallway is the cosy living room, a perfect oasis away from the family room.

The winding staircase leading up to the first floor features two windows, flooding the hallway and landing with light. Bedrooms one and two both boast en-suites with a built-in wardrobe in bedroom one.

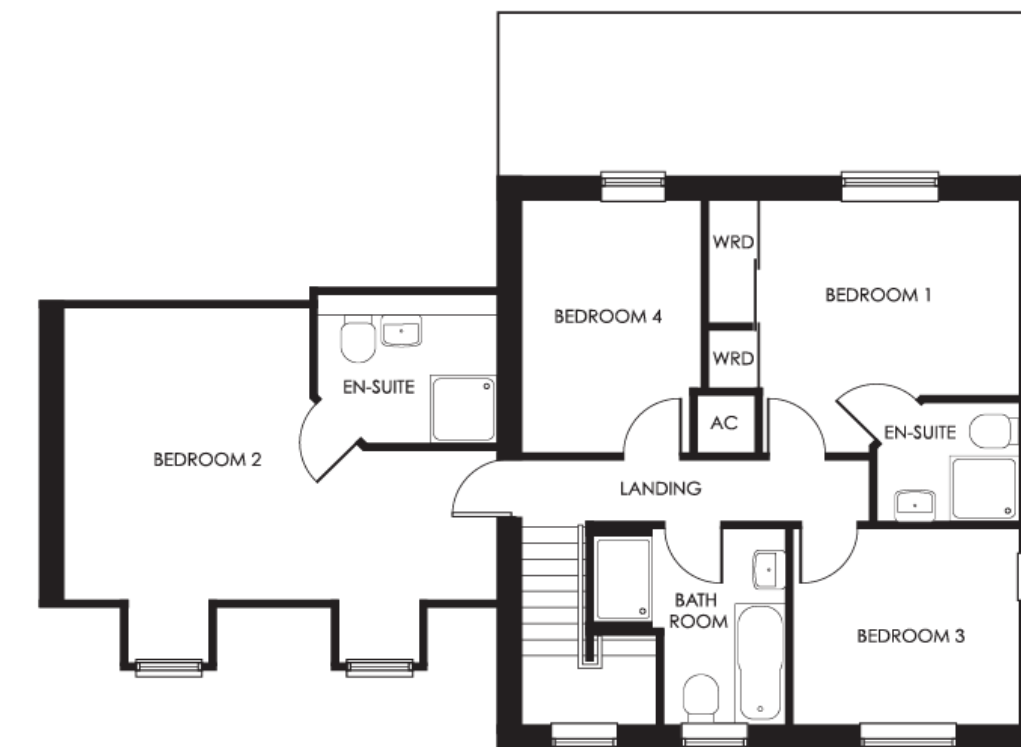
Bedrooms three and four make the perfect teenager or children's rooms. The first floor is completed with a spacious family bathroom.

The Orleton also includes an integral double garage and a large driveway.

### GROUND FLOOR



### FIRST FLOOR



### GROUND FLOOR

Kitchen/dining/family room  
22'9" x 17'8"  
6490mm x 5398mm

Living room  
13'10" x 11'9"  
4205mm x 3582mm

### FIRST FLOOR

Bedroom one  
11'11" x 9'2"  
3637mm x 2801mm

Bedroom two  
19'10" x 13'9"  
6037mm x 4177mm

Bedroom three  
10'3" x 9'1"  
3136mm x 2777mm

Bedroom four  
11'11" x 8'3"  
3619mm x 2510mm





## BLAKELEY

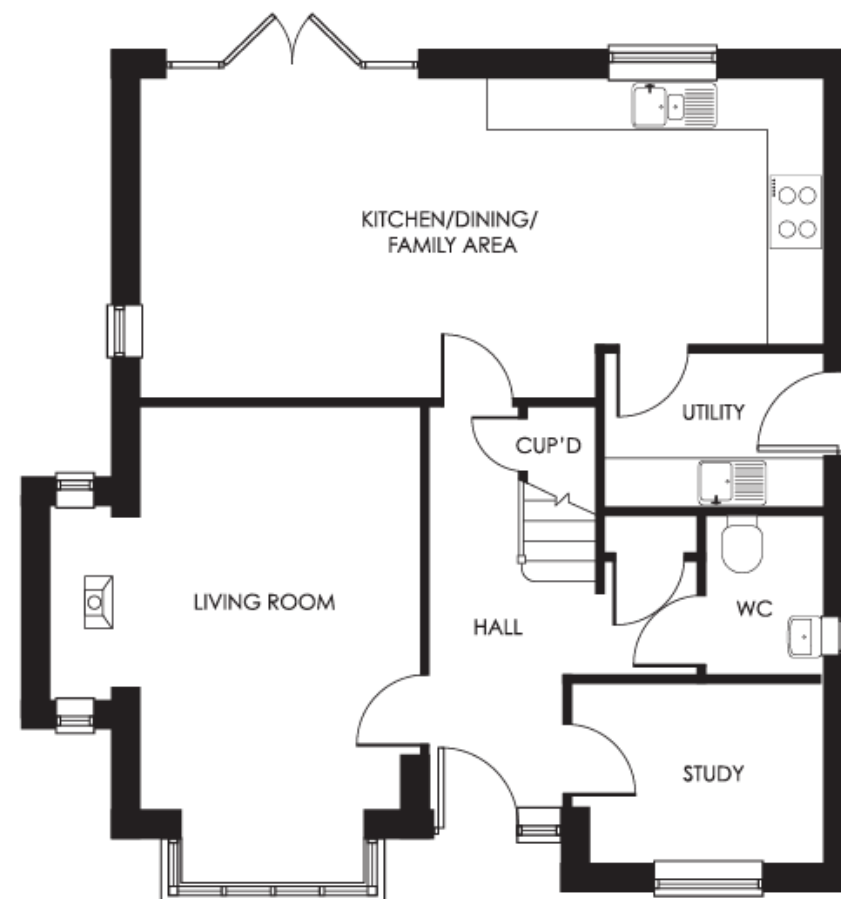
The Blakeley is an exquisite four-bedroom detached home from our Classic Collection. As you step inside, you are met by a grand entrance hall and a gateway to the inviting living room, bathed in natural sunlight streaming through the bay window. The focal point of this cosy space is the charming inglenook fireplace, complete with a log burner, perfect for those chilly evenings.

Further down the hallway is the open-plan kitchen/dining/family room, designed for both functionality and style, offering modern appliances and ample storage. The dining/family area is ideal for hosting gatherings and family meals with French doors opening up to the private garden. A utility room is conveniently located off the kitchen, providing additional storage and laundry facilities. There is also a well-proportioned study and a downstairs WC.

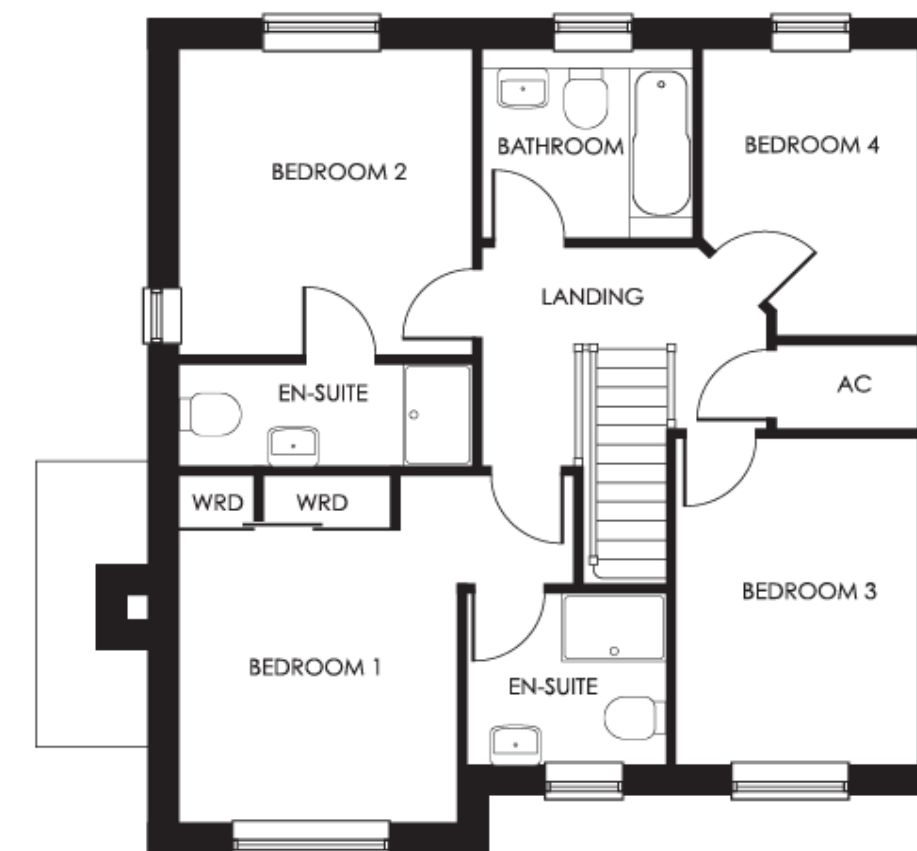
Ascending the stairs, you are greeted by a generous landing, accommodating four bedrooms and a family bathroom. Bedrooms one and two both feature en-suite bathrooms, with bedroom one also boasting built-in wardrobes. Bedroom three is versatile, serving as a guest room or a teenager's haven. Meanwhile, bedroom four is thoughtfully designed as a children's bedroom or second study.

The Blakeley includes a double garage and a spacious driveway, ensuring ample parking space for vehicles.

### GROUND FLOOR



### FIRST FLOOR



### GROUND FLOOR

Kitchen/dining/family room  
27'11" x 13'  
8515mm x 3952mm

Living room  
16'5" x 11'4"  
5032mm x 3453mm

Study  
10'3" x 7'4"  
3115mm x 2235mm

### FIRST FLOOR

Bedroom one  
13'6" x 10'7"  
4115mm x 3228mm

Bedroom two  
11'3" x 9'2"  
3577mm x 3415mm

Bedroom three  
12'9" x 9'1"  
3893mm x 2770mm

Bedroom four  
11' x 8'  
3341mm x 2444mm





## MELVERLEY

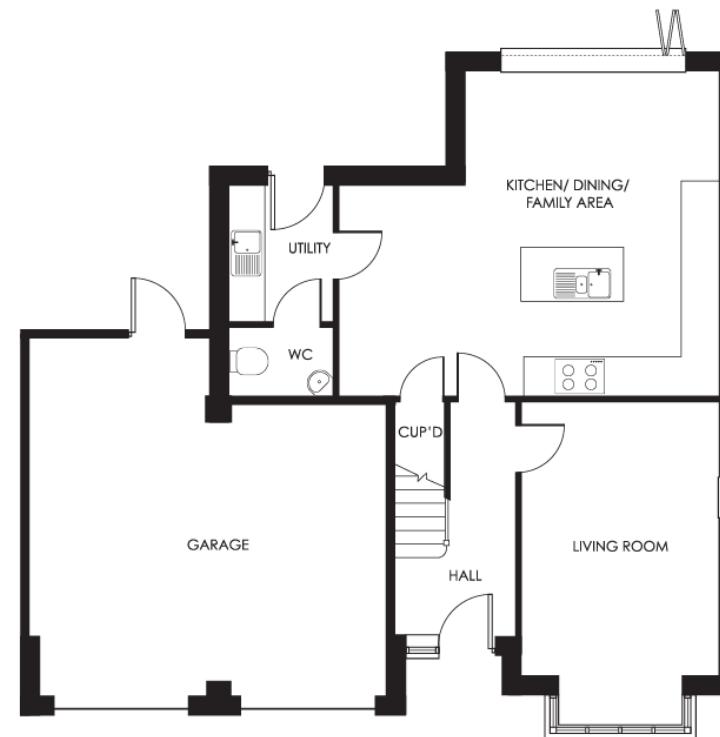
The Meverley is a contemporary five-bedroom home offering spacious and versatile living over three storeys. On entering the home, the hallway leads straight onto the kitchen/dining/family room, boasting a kitchen island for all the family to enjoy, in addition to bifold doors, encouraging indoor/outdoor living in the summer. The kitchen/dining/family room also offers space as an additional living area to relax. The utility provides an area for extra storage and there is also an additional space for storage in the downstairs cupboard.

To the side of the hallway is the large living room, featuring a beautiful bay window, which makes an ideal space to enjoy a morning tea or coffee.

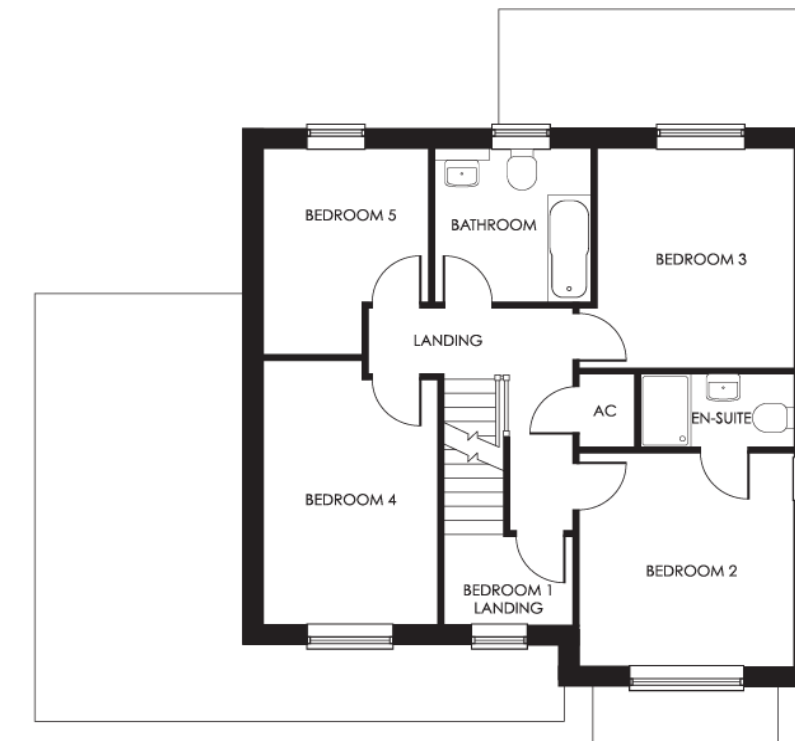
The first floor includes four generous-sized bedrooms and a family bathroom, with bedroom two benefiting from an en-suite. The second floor is occupied by the main bedroom suite which includes a study or dressing area, built-in wardrobes and a luxury en-suite.

This home lends itself perfectly to a large family or those looking for an additional room for perhaps a home gym, cinema or games room. The Meverley also benefits from a double integral garage and a large driveway.

### GROUND FLOOR



### FIRST FLOOR



### SECOND FLOOR



### GROUND FLOOR

Kitchen/dining/family room  
21'2" x 17'10"  
6447mm x 5442mm

Living room  
15'2" x 11'  
4610mm x 3340mm

### FIRST FLOOR

Bedroom two  
11'4" x 11'  
3464mm x 3340mm

Bedroom three  
11'5" x 10'  
3475mm x 3052mm

Bedroom four  
13'11" x 8'11"  
4239mm x 2722mm

Bedroom five  
10'9" x 8'5"  
3282mm x 2562mm

### SECOND FLOOR

Bedroom one  
27'3" x 15'6"  
8290mm x 4715mm



Prestige Collection...





## PURBECK

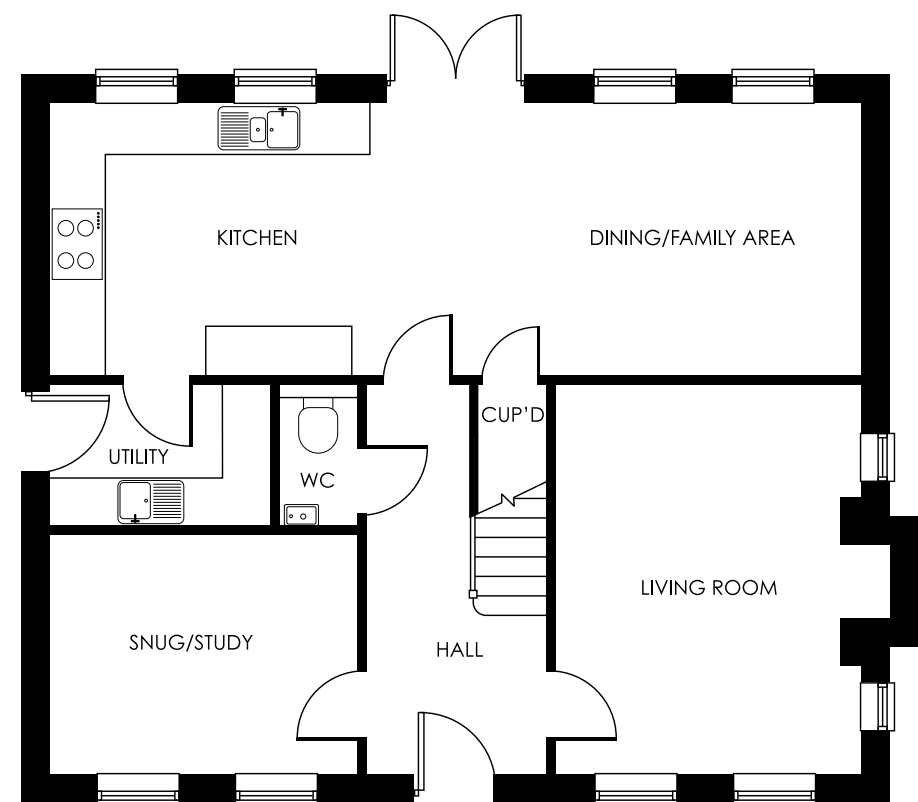
The Purbeck is a luxury four-bedroom home from our Prestige Collection. Boasting an inviting hallway that leads straight on to the large kitchen/dining/family room, which makes an ideal base for the family to gather, enjoy food together and relax in each other's company. Central to the room are double doors leading out to the private garden, and to the side of the kitchen is a utility with a side entrance to bring in those muddy boots and paws!

Off to the side of the hallway is the living room featuring beautiful Georgian sash windows and a log-burner, and opposite is a snug/study – perfect for at-home working or a little hideaway. The ground floor also features a WC, as well as a understairs cupboard. The ground floor benefits from underfloor heating. The home also comes with the highest quality of fixtures and fittings, including Bosch appliances, a wine cooler and a 3-in-1 tap.

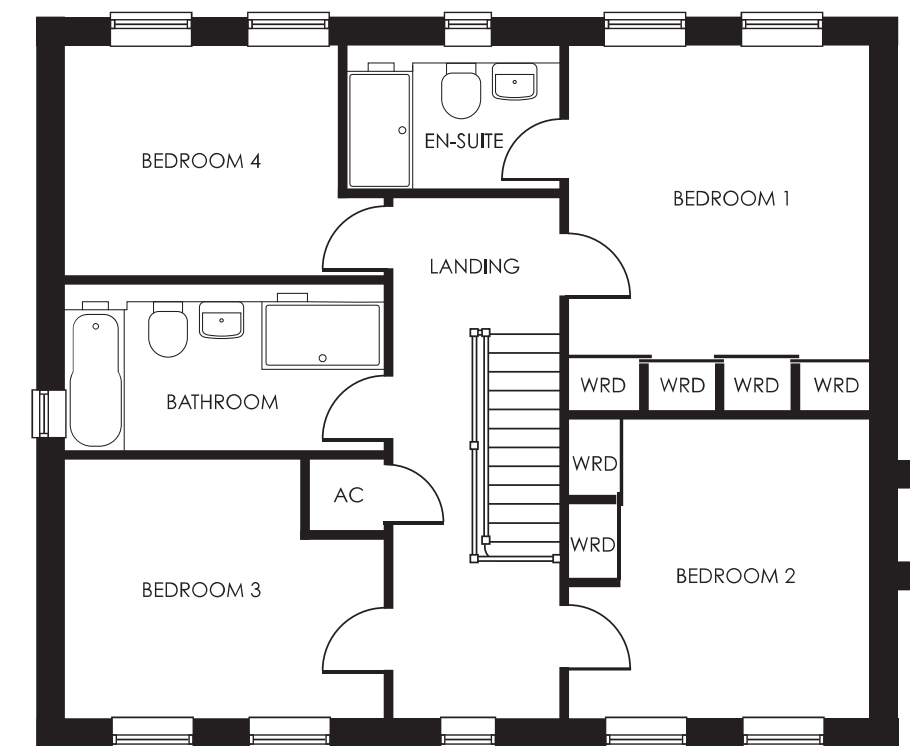
The first floor includes four generously sized bedrooms, all suitable as a double or twin, with bedroom one benefiting from an en-suite and built-in wardrobe. The first floor is completed with a large family bathroom, featuring a vanity unit, towel warmer, rainfall shower and separate bath tub.

The Purbeck also comes with a double detached garage and large driveway.

### GROUND FLOOR



### FIRST FLOOR



### GROUND FLOOR

Kitchen/dining/family room  
32'5" x 10'11"  
9865mm x 3320mm

Living room  
15'5" x 12'1"  
4708mm x 3670mm

Study  
12'3" x 9'7"  
3730mm x 2930mm

### FIRST FLOOR

Bedroom one  
12'7" x 12'1"  
3820mm x 3670mm

Bedroom two  
12'1" x 12'  
3670mm x 3665mm

Bedroom three  
12'10" x 10'5"  
3918mm x 3166mm

Bedroom four  
10'11" x 9'1"  
3331mm x 2778mm





## DERWENT

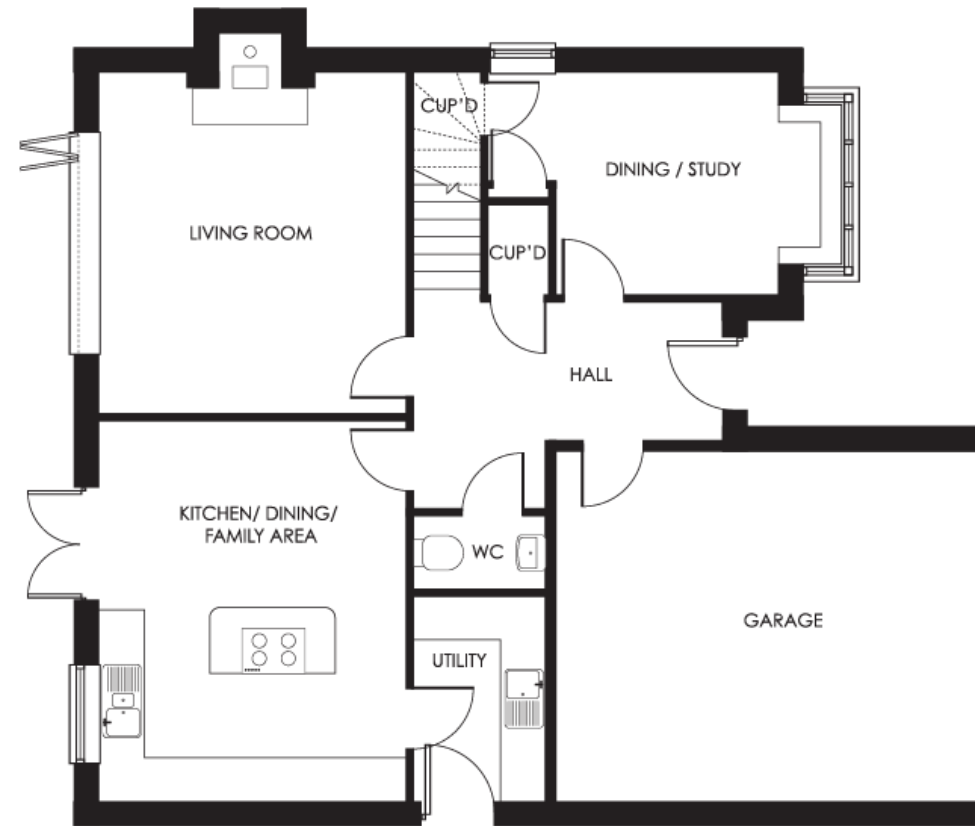
The Derwent is an impressive four-bedroom family home, boasting a large hallway that leads off to the various reception rooms and kitchen/dining/family room. To the side of the hallway is the dining room/study, a versatile room to suit your living needs. The living room leads straight on from the hallway and benefits from bifold doors leading out to the secluded private garden, and a feature log-burner, perfect for those winter evenings.

The kitchen/dining/family room includes a modern island for all the family to prepare and cook meals together, as well as a French doors leading outside. Off the kitchen is a utility with an additional external door for muddy boots and paws! The ground floor benefits from underfloor heating. The homes also comes with the highest quality of fixtures and fittings, including Bosch appliances, a wine cooler and a 3-in-1 tap.

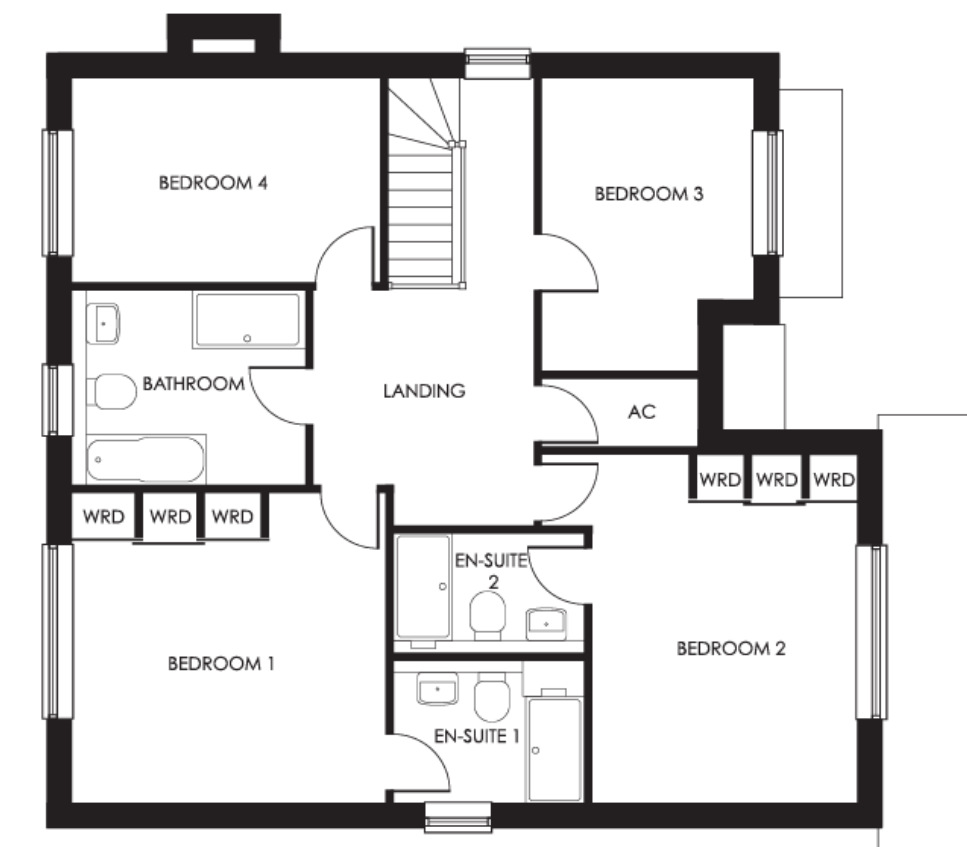
The first floor incorporates four-bedrooms and a large bathroom with a bath, separate rainfall shower, and vanity unit. Bedrooms one and two both benefit from an en-suite shower and built-in wardrobes. Whist, bedrooms three and four make superb teenager, children or guest room.

The Derwent also includes an integral double garage and an expansive driveway.

GROUND FLOOR



FIRST FLOOR



### GROUND FLOOR

Kitchen/dining/family room  
17'5" x 14'1"  
5302mm x 4277mm

Living room  
15'7" x 14'1"  
4750mm x 4277mm

Dining/Study  
13'5" x 10'3"  
4093mm x 3115mm

### FIRST FLOOR

Bedroom one  
14'6" x 14'5"  
4416mm x 4399mm

Bedroom two  
12'1" x 12'  
3670mm x 3665mm

Bedroom three  
12'10" x 10'5"  
3918mm x 3166mm

Bedroom four  
10'11" x 9'1"  
3331mm x 2778mm



# WHERE TO GO

TF7 4NZ - follow signs along the road straight through the other development all the way to the top

WHAT3WORDS: [///cherished.seriously.indoors](https://www.what3words.com/cherished-seriously-indoors)

# WHO TO CONTACT

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01743 761789 or 07740 405964

For website:

[www.shropshire-homes.com](http://www.shropshire-homes.com)

For email:

[sales@shropshire-homes.com](mailto:sales@shropshire-homes.com)

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PLEASE NOTE DIMENSIONS ARE APPROXIMATE MAXIMUM MEASUREMENTS AND EXCLUDE BAY WINDOWS AND WARDROBES EXCEPT WHERE INDICATED.

THE SPECIFICATION OF EACH HOUSE TYPE WILL VARY. PLEASE ASK OUR SALES EXECUTIVES FOR FULL DETAILS ON SPECIFIC PLOTS.

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