

# Haygate Fields

Haygate Road, Wellington,  
Telford TF1 2DA

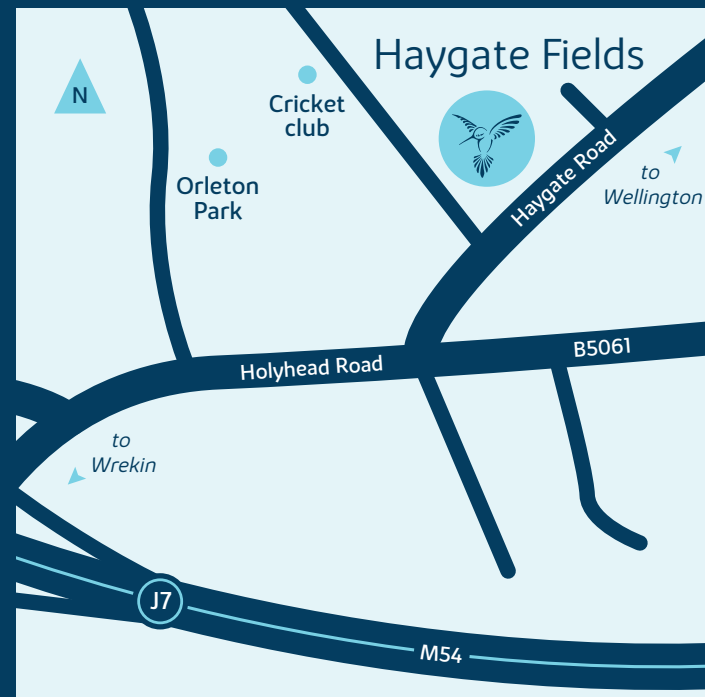
01952 305 052

## From M6, at M54

- At Junction 7, take the B5061 exit to Wellington
- Turn right onto Holyhead Road, the B5061
- In less than half a mile, turn left, onto Haygate Road
- Haygate Fields will be found on your left

## From A518, Newport

- From the town centre locate the A518 and travel towards Trench
- Take a right at the next T-junction onto the A442 Queensway Road
- Turn left at the next T-junction onto the A5223 Whitchurch Road
- Take the third exit at the next roundabout for Apley Avenue
- Turn left onto King Street and then right onto Victoria Road
- At the second roundabout, take the second exit onto Wrekin Road
- Turn left onto Haygate Road



## Haygate Fields Wellington



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This plan has been produced for home identification purposes only and may be subject to change. Please check the details of your chosen plot and house type with the sales advisor. Development layout plan correct at time of going to print.

Bovis Homes Limited, Mercia region  
Dunston Hall, Dunston, Stafford, Staffordshire ST18 9AB. Telephone: 01785 714 412

Produced by the Bovis Homes Graphic Design Department.  
NWELL GD56739 / 08.20



Development plan

[bovishomes.co.uk](http://bovishomes.co.uk)



# Haygate Fields

Wellington



# So much choice...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Bovis Homes **Select** brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



## Haygate Fields Wellington



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The specification shown in this leaflet is correct at the time of going to press. Bovis Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Bovis Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

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NWELL GD57196 / 11.20



Specification

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# Haygate Fields

## Wellington

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Select** range of extras available.

Kitchen					2 bedroom The Elm	3 bedroom The Hazel The Spruce The Cypress The Beech	4 bedroom The Chestnut The Aspen The Alder The Maple	5 bedroom The Birch The Yew The Lime
Choice of Standard fitted kitchen*	■	■	■	■				
Choice of Premium fitted kitchen*								
Stainless steel sink and drainer (single bowl) with chrome single mixer tap	■							
Stainless steel sink and drainer (single and a half bowl) with chrome single mixer tap		■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome single mixer tap in utility room			■	■			■	■
Indesit hob (60cm) with built-in single oven (high level or under), with stainless steel splashback and curved glass chimney hood	■	■	■	■				
Hotpoint hob (75 cm) with built-in double oven (high level or under), with glass splashback and curved glass chimney hood							■	■
Bosch (75cm) hob with built-in double oven at high level, with glass splashback and stainless steel pyramid chimney hood								■
Bosch (75cm) hob with two built-in single ovens at high level, with glass splashback and stainless steel chimney hood								■
LED under unit flexible strip lighting								■
Fridge freezer space	■	■	■	■				
Integrated (Indesit) 50 / 50 fridge freezer							■	■
Space for integrated dishwasher with plumbing and electrics (with removable base unit)	■	■	■	■			■	
Integrated (Indesit) dishwasher								■
Space for washing machine with plumbing and electrics in utility			■	■			■	■
Space for integrated washing machine with plumbing and electrics in kitchen (with removable base unit)	■	■		■				
Bathrooms and en suite(s)								
Ideal Standard contemporary white Concept Air sanitary ware suite	■	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom		■	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure	■	■	■	■	■	■	■	■
Handheld hair wash attachment		■	■	■	■	■	■	■
Porcelenosa full height tiling over shower cubicle	■	■	■	■	■	■	■	■
Standard Porcelenosa wall tiling with splashback, half height over bath and full height to shower cubicle		■	■	■	■	■	■	■
Porcelenosa tiled splashback above basin only in bathroom	■	■	■	■				
Porcelenosa half height tiling to all walls holding sanitary ware								■
Shaver socket to bedroom 1 en suite		■	■	■	■	■	■	■
Chrome bezel head LED lighting to bathroom, en suite and cloakroom	■	■	■	■	■	■	■	■
Chrome towel warmer in bathroom and en suite(s)					■	■	■	■



Bedrooms					2 bedroom The Elm	3 bedroom The Hazel The Spruce The Cypress The Beech	4 bedroom The Chestnut The Aspen The Alder The Maple	5 bedroom The Birch The Yew The Lime
Built-in wardrobe(s) to bedroom 1 (with shelf and rail)							■	■
Doors and Windows								
Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■
Double glazed PVCu French doors (housetype dependent)	■	■	■	■				
Powder coated aluminium double glazed bi-fold doors							■	■
Cottage style internal doors with chrome lever handles	■	■	■	■	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■				
General								
White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■
Combined usb / double sockets in kitchen and bedroom 1	■	■	■	■	■	■	■	■
Multi-media point in sitting room	■	■	■	■	■	■	■	■
TV point to cupboard / sitting room and study (where applicable)	■	■	■	■	■	■	■	■
Master telephone socket (plus to study where shown)	■	■	■	■	■	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■	■	■	■	■	■	■
Gas central heating with wall mounted boiler and separate hot water cylinder, programme selector and room thermostat(s)							■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■	■	■
External light fitted to front porch and wiring for light to rear	■	■	■	■	■	■	■	■
Front doorbell fitted	■	■	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■	■	■
Power and lighting to garage (where applicable)	■	■	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■	■	■	■
Landscaped front gardens	■	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■	■
First two years' customer service support from Bovis Homes	■	■	■	■	■	■	■	■

■ Fitted as Standard – included in the property  
\* Subject to stage of construction  
New specification applies to the following plots: 20-29, 44-56, 61-88, 178-188



# The Elm

2 bedroom home

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# The Elm

## 2 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.07 x 3.06	10' 0" x 10' 0"
Sitting room / dining area	5.34 x 3.92	16' 5" x 11' 11"
Bedroom 1	3.16 x 3.07	10' 3" x 10' 0"
Bedroom 2	3.08 x 2.72	11' 1" x 8' 9"

### The Elm | B201 NWELL |

This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

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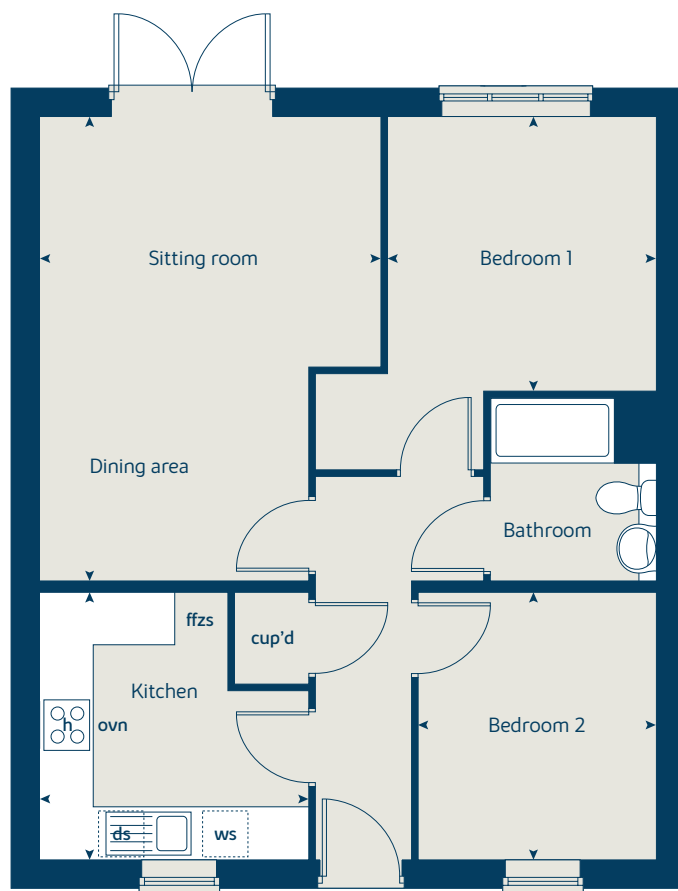
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NWELL GD57196 / 11.20

### Ground floor





# The Hazel

3 bedroom home

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# The Hazel

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.41 x 2.97	17' 0" x 9' 7"
Sitting room	4.20 x 3.71	13' 7" x 12' 1"

### First floor

Bedroom 1	3.54 x 2.99	11' 6" x 9' 8"
Bedroom 2	3.06 x 2.97	10' 0" x 9' 7"
Bedroom 3	2.46 x 2.19	8' 0" x 7' 1"

### The Hazel | X305 NWELL |

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\* Windows apply to selected plots only.  
Please see sales consultant for further details.

ovn	oven	ffzs	fridge freezer space
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

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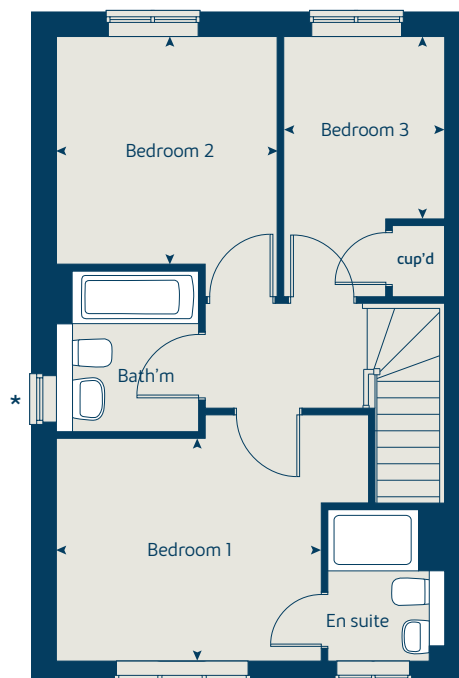
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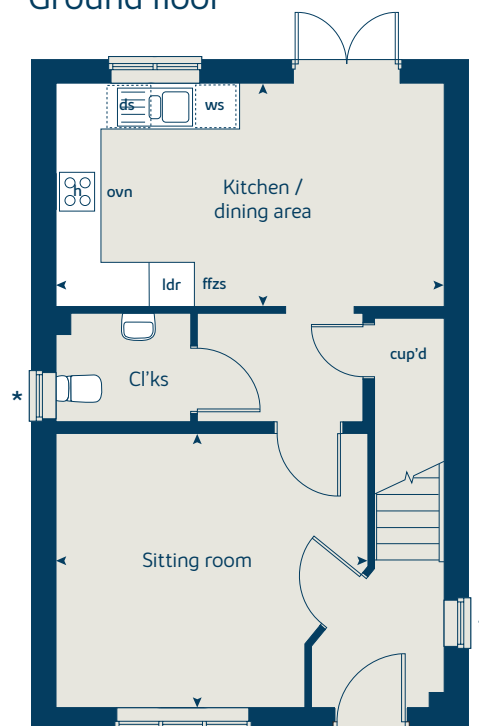
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NWELL GD57936 / 12.20

### First floor



### Ground floor





# The Spruce

3 bedroom home

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# The Spruce

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.23 x 2.69	10' 7" x 8' 9"
Dining room	3.14 x 2.30	10' 3" x 7' 6"
Sitting room	5.53 x 3.32	18' 1" x 10' 10"

### First floor

Bedroom 1	3.39 x 3.33	11' 1" x 10' 11"
Bedroom 2	3.61 x 3.18	11' 10" x 10' 5"
Bedroom 3	3.61 x 2.25	11' 10" x 7' 4"

### The Spruce | X307 (F) NWELL |

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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

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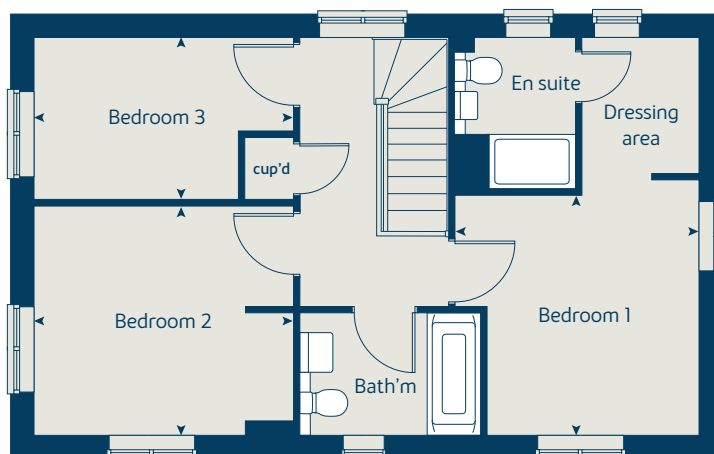
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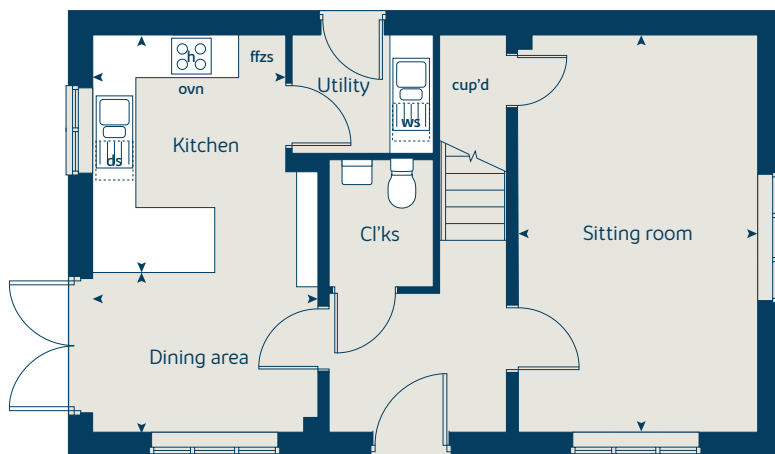
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NWELL GD61392 / 08.21

## First floor



## Ground floor





# The Cypress

3 bedroom home

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# The Cypress

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.12	18' 11" x 10' 2"
Sitting room	4.34 x 3.40	14' 2" x 11' 1"

### First floor

Bedroom 1	4.09 x 3.27	13' 4" x 10' 7"
Bedroom 2	3.27 x 2.77	10' 7" x 9' 0"
Bedroom 3	3.55 x 2.16	11' 6" x 7' 0"

### The Cypress | X308 NWELL |

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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

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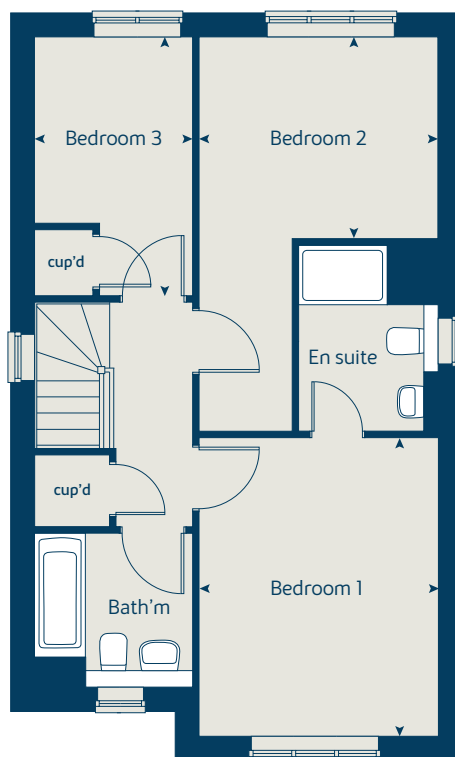
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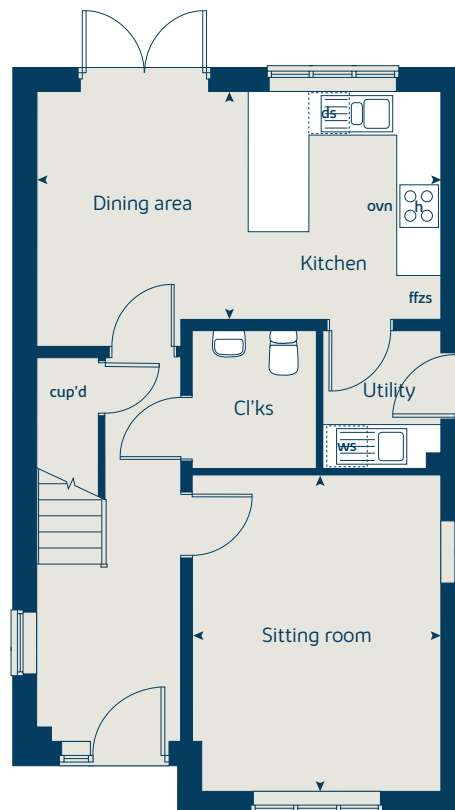
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NWELL GD53622 / 01.20

### First floor



### Ground floor





# The Beech

3 bedroom home

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# The Beech

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	4.74 x 2.93	15' 6" x 9' 7"
Sitting room	4.00 x 3.72	13' 1" x 12' 2"

### First floor

Bedroom 2	4.74 x 2.50	15' 6" x 8' 2"
Bedroom 3	3.39 x 2.49	11' 1" x 8' 2"

### Second floor

Bedroom 1	4.74 x 4.06	15' 6" x 13' 13"
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### The Beech | X309 NWELL |

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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

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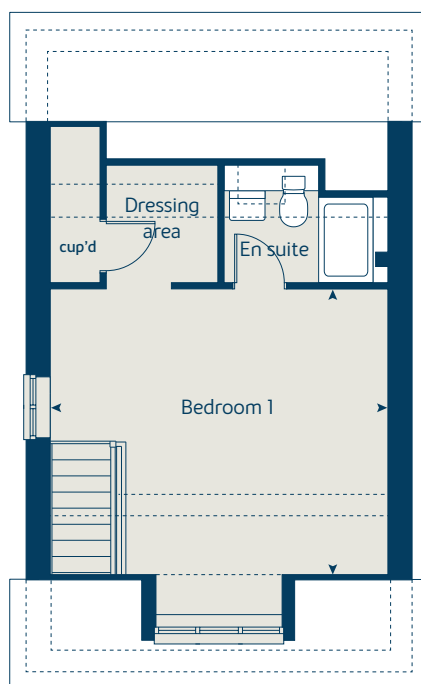
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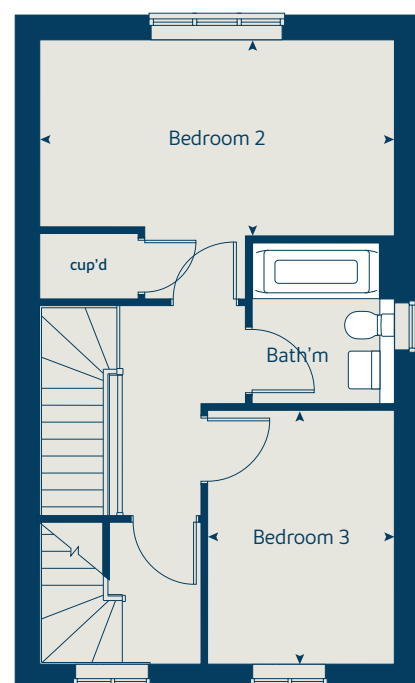
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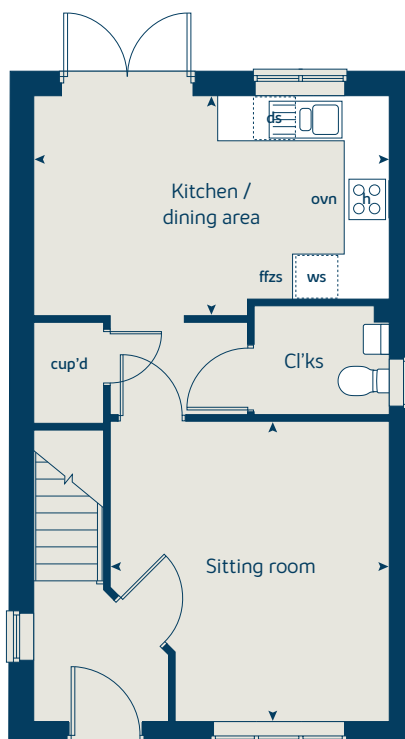
### Second floor



### First floor



### Ground floor





# The Chestnut

4 bedroom home

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# The Chestnut

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.03 x 3.04	13' 2" x 9' 11"
Dining / family area	4.59 x 2.85	15' 0" x 9' 4"
Sitting room	4.98 x 3.40	16' 4" x 11' 1"
Study	3.40 x 1.81	11' 1" x 5' 11"

### First floor

Bedroom 1	3.24 x 3.04	10' 7" x 9' 11"
Bedroom 2	3.48 x 3.36	11' 5" x 11' 0"
Bedroom 3	3.25 x 2.35	10' 7" x 7' 8"
Bedroom 4	3.42 x 2.34	11' 2" x 7' 8"

### The Chestnut | X413 NWELL |

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① Alternative layouts apply to selected plots only. Please see sales advisor for further details.

\* Windows apply to selected plots only. Please see sales advisor for further details.

ovn	oven	ffzr	fridge freezer
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

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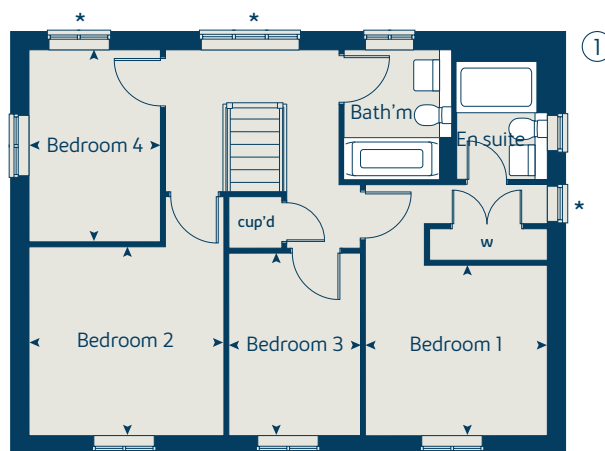
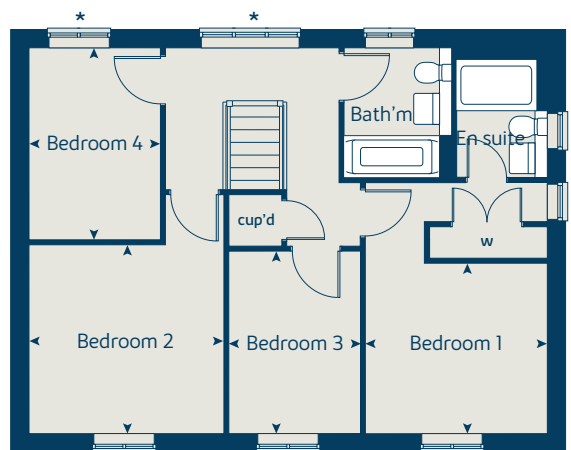
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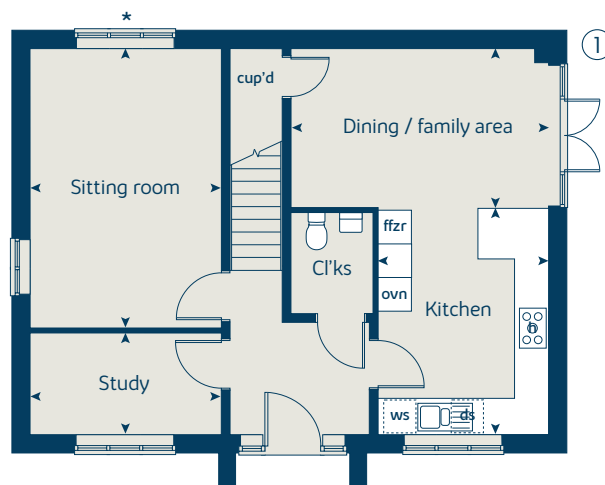
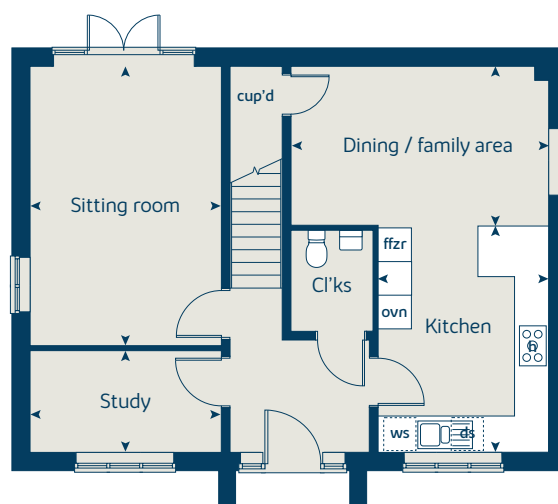
NWELL GD53622 / 01.20



### First floor



### Ground floor





# The Aspen

4 bedroom home

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# The Aspen

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	7.77 x 3.37	25' 6" x 11' 0"
Sitting room	5.04 x 3.39	16' 6" x 11' 1"
Study	2.01 x 2.01	6' 7" x 6' 7"

### First floor

Bedroom 1	3.94 x 2.88	12' 11" x 9' 5"
Bedroom 2	3.75 x 3.11	12' 3" x 10' 2"
Bedroom 3	4.07 x 2.45	13' 3" x 8' 0"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 0"

### The Aspen | X414 NWELL |

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\* Please note: Dining area may vary in selected plots. Please see sales advisor for further details.

ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

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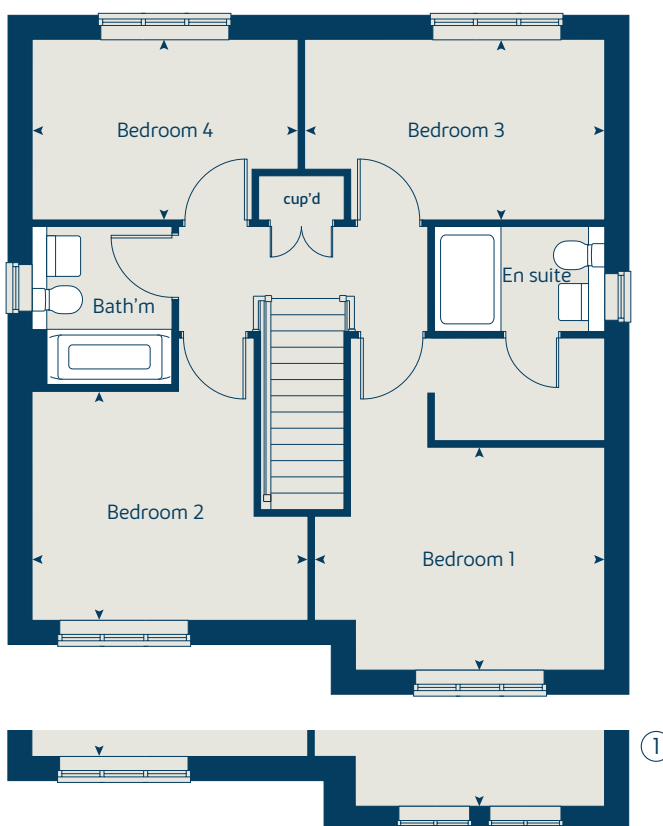
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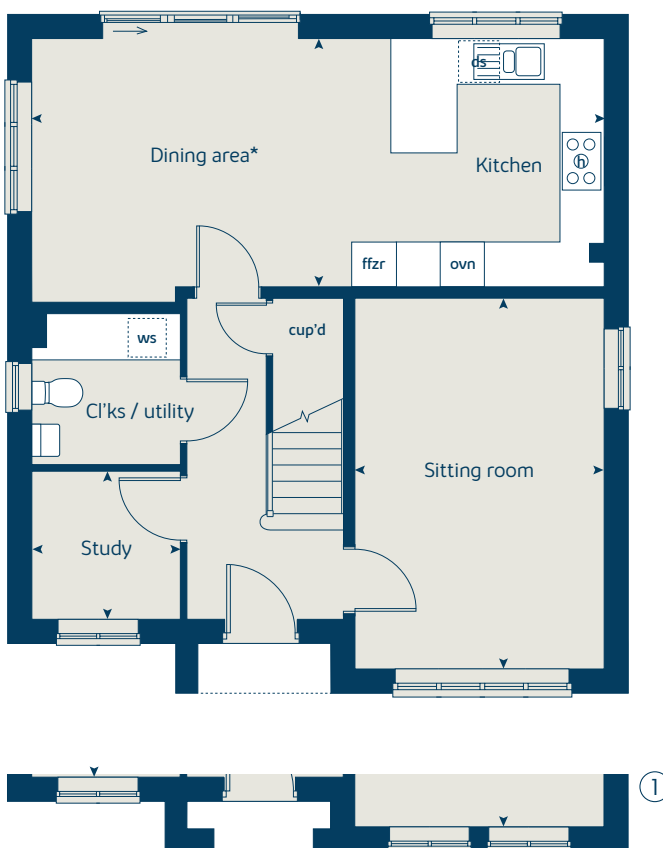
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## First floor



## Ground floor





# The Alder

4 bedroom home

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# The Alder

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.43 x 3.24	11' 2" x 10' 6"
Dining / family area	5.32 x 3.24	17' 6" x 10' 6"
Sitting room	4.17 x 3.41	13' 6" x 11' 1"

### First floor

Bedroom 1	3.88 x 3.39	12' 7" x 11' 1"
Bedroom 2	4.44 x 3.03	14' 5" x 9' 9"
Bedroom 3	3.65 x 3.03	11' 9" x 9' 9"
Bedroom 4	3.35 x 3.13	10' 9" x 10' 2"

### The Alder | X415 NWELL |

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ovn	oven	cyl	hot water cylinder
h	hob	ldr	larder
ds	dishwasher space	w	wardrobe
ws	washing machine space	cup'd	cupboard
ffzr	fridge freezer	◀ ▶	measuring points

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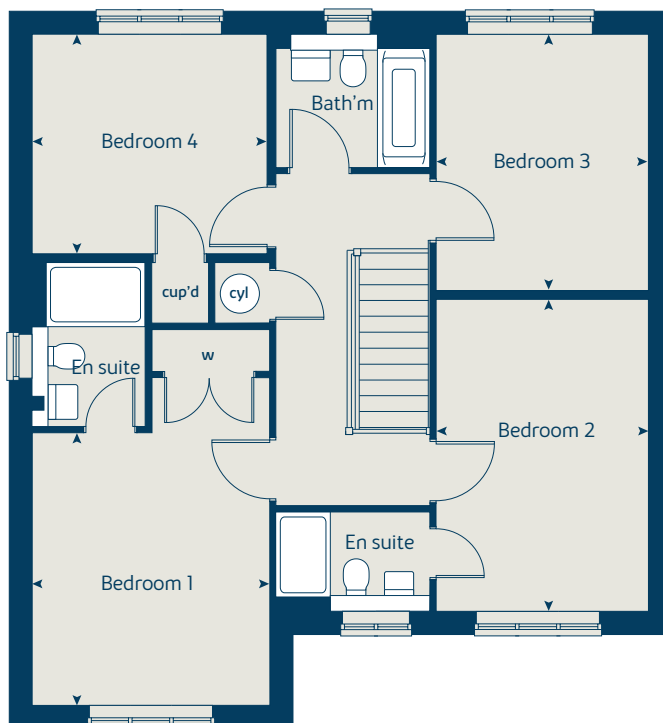
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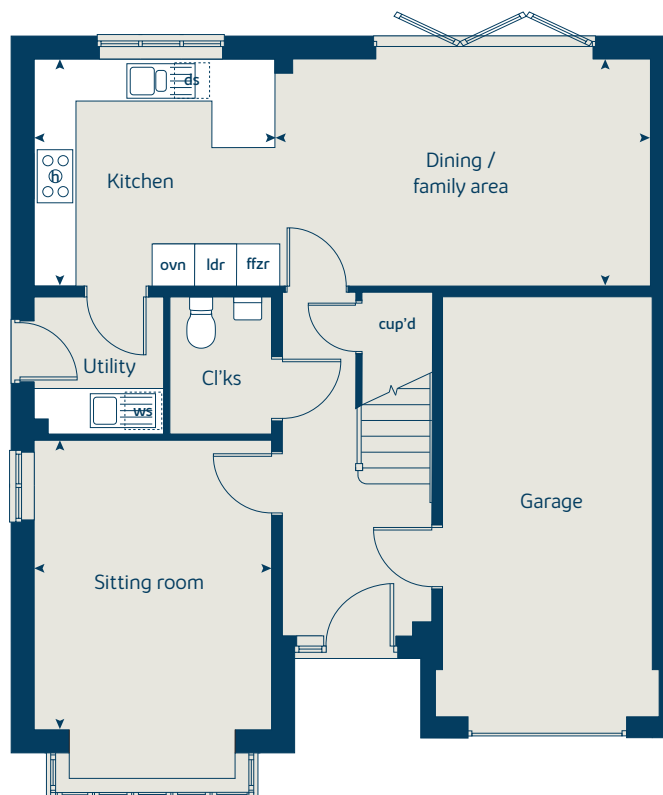
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### First floor



### Ground floor





# The Maple

4 bedroom home

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**Bovis  
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# The Maple

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.59 x 3.50	11' 9" x 11' 5"
Family / dining area	7.31 x 3.23	23' 11" x 10' 7"
Sitting room	4.50 x 3.50	14' 9" x 11' 5"
Study	2.50 x 2.29	8' 2" x 7' 6"

### First floor

Bedroom 1	3.57 x 3.50	11' 8" x 11' 5"
Bedroom 2	3.68 x 3.57	12' 0" x 11' 5"
Bedroom 3	4.13 x 2.89	13' 7" x 9' 5"
Bedroom 4	2.95 x 2.89	9' 8" x 9' 5"

### The Maple | X416 NWELL |

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ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
dw	dishwasher	◀ ▶	measuring points
ws	washing machine space		

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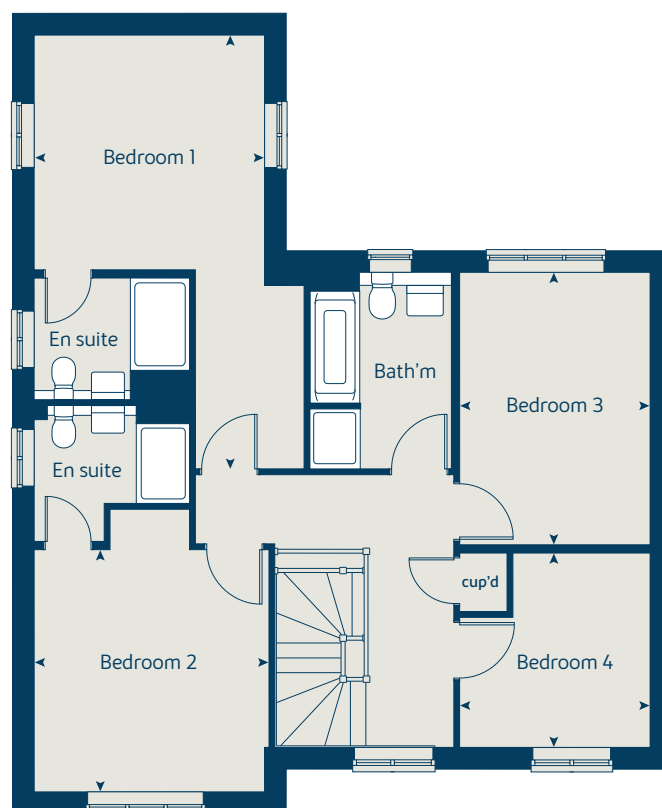
The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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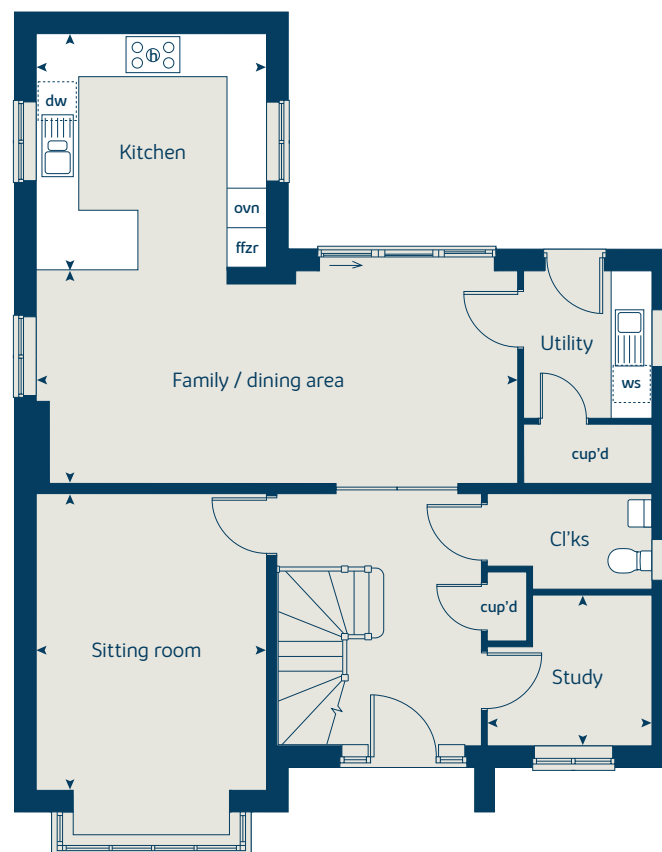
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## First floor



## Ground floor





# The Birch

5 bedroom home

[bovishomes.co.uk](http://bovishomes.co.uk)

**Bovis  
Homes** 

# The Birch

## 5 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.55 x 3.65	14' 9" x 11' 9"
Family / dining area	5.47 x 3.52	17' 9" x 11' 5"
Sitting room	4.17 x 3.61	13' 6" x 11' 8"
Study	3.41 x 3.00	11' 1" x 9' 8"

### First floor

Bedroom 1	3.61 x 3.50	11' 8" x 11' 4"
Bedroom 2	3.92 x 2.89	12' 8" x 9' 4"
Bedroom 3	3.06 x 2.81	10' 0" x 9' 2"
Bedroom 4	2.98 x 2.83	9' 7" x 9' 2"
Bedroom 5	3.00 x 2.83	9' 8" x 9' 2"

### The Birch | X518 NWELL |

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ovn	oven	ffzr	fridge freezer
h	hob	w	wardrobe
dw	dishwasher	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
cyl	hot water cylinder		

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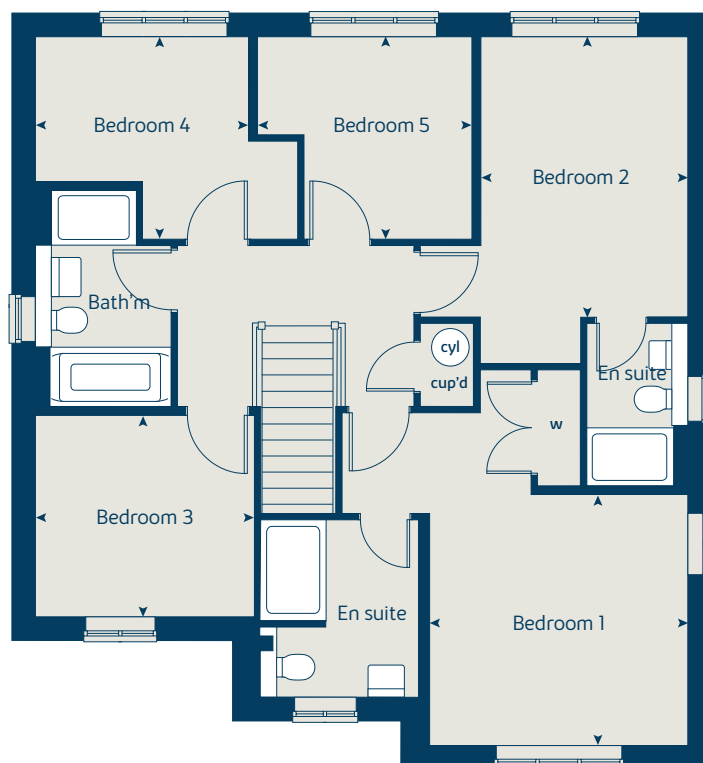
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### First floor



### Ground floor





# The Yew

5 bedroom home

[bovishomes.co.uk](http://bovishomes.co.uk)

**Bovis  
Homes** 

# The Yew

## 5 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.71 x 3.16	12' 1" x 10' 3"
Family / dining area	4.74 x 3.16	15' 5" x 10' 3"
Sitting room	4.72 x 3.22	15' 4" x 10' 5"
Study	3.23 x 1.80	10' 5" x 5' 9"

### First floor

Bedroom 1	4.18 x 3.73	13' 7" x 12' 2"
Bedroom 3	4.20 x 3.23	13' 7" x 10' 5"
Bedroom 5	3.91 x 2.27	9' 5" x 7' 4"

### Second floor

Bedroom 2	6.03 x 3.23	19' 7" x 10' 5"
Bedroom 4	3.73 x 3.47	12' 2" x 11' 3"

### The Yew | X519 NWELL |

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ovn	oven	cyl	hot water cylinder
h	hob	ldr	larder
dw	dishwasher	w	wardrobe
ws	washing machine space	cup'd	cupboard
ffzr	fridge freezer	◀ ▶	measuring points

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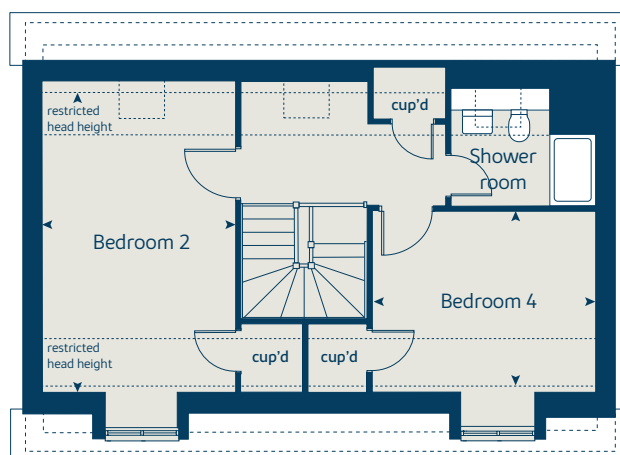
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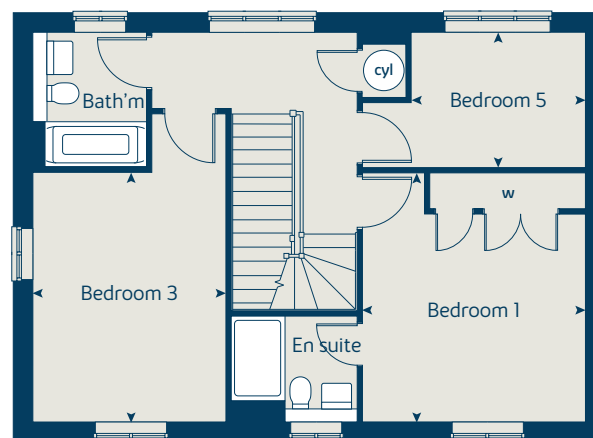
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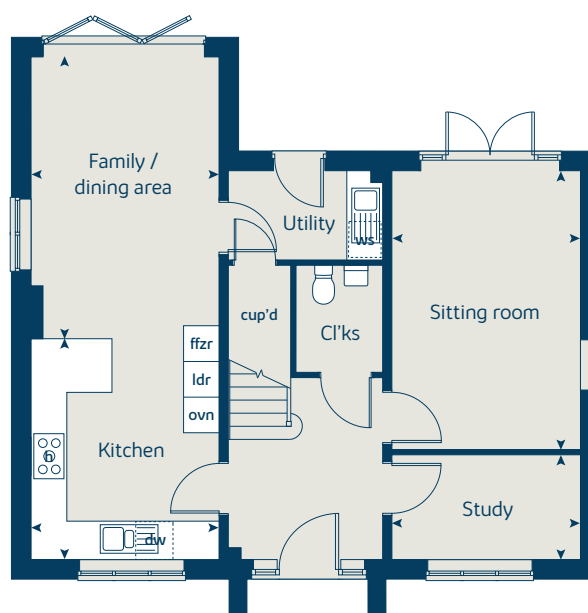
## Second floor



## First floor



## Ground floor





# The Lime

5 bedroom home

[bovishomes.co.uk](http://bovishomes.co.uk)

**Bovis  
Homes** 

# The Lime

## 5 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.24 x 2.93	13' 9" x 9' 6"
Family / dining area	4.76 x 3.58	15' 6" x 11' 7"
Sitting room	5.39 x 3.91	17' 6" x 12' 8"
Dining room	3.91 x 2.81	12' 8" x 9' 2"
Study	3.63 x 2.59	11' 9" x 8' 4"

### First floor

Bedroom 1	4.05 x 3.75	13' 2" x 12' 3"
Bedroom 2	4.09 x 4.04	13' 4" x 13' 2"
Bedroom 3	3.28 x 3.26	10' 7" x 10' 6"
Bedroom 4	3.59 x 2.29	11' 7" x 7' 5"
Bedroom 5	2.87 x 2.68	9' 4" x 8' 7"

### The Lime | X520 NWELL |

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ovn	oven	ffzr	fridge freezer
h	hob	w	wardrobe
dw	dishwasher	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
cyl	hot water cylinder		

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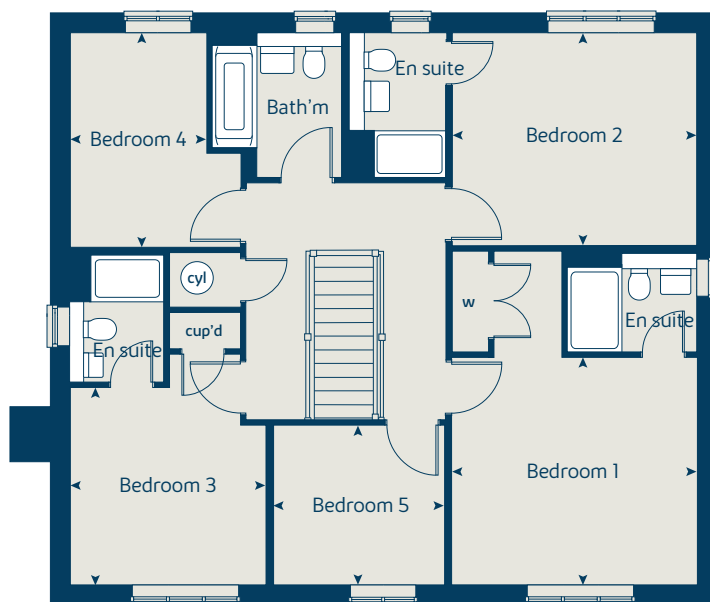
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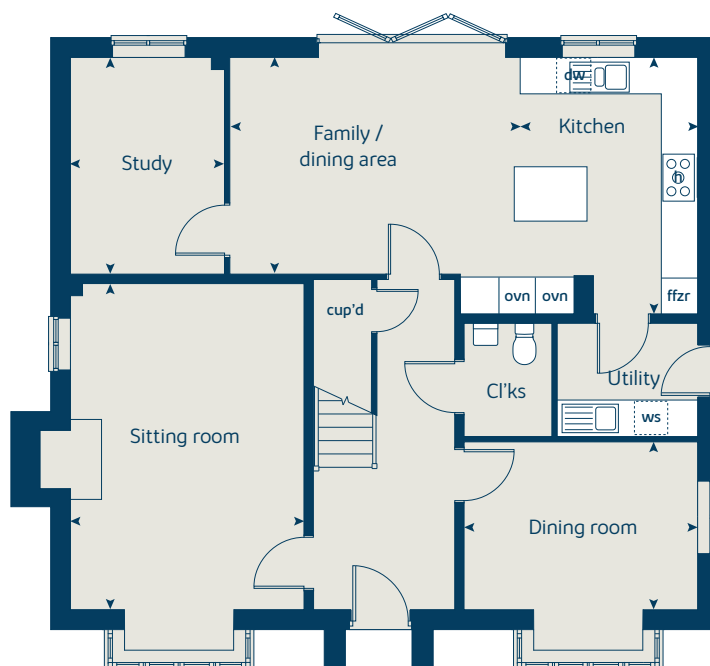
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### First floor



### Ground floor





# Haygate Fields

Wellington

A taste of local life

[bovishomes.co.uk](http://bovishomes.co.uk)

**Bovis  
Homes** 



# Welcome to Haygate Fields

This attractive new development is on the edge of the vibrant Shropshire market town of Wellington, and just a few miles from The Wrekin, one of the county's most famous landmarks.



Haygate Fields is just over a mile from Wellington town centre which has an impressive array of shops, pubs and services. There is a selection of schools, colleges, leisure and health facilities, and from Haygate Fields it's just a few minutes' drive to the M54, for nearby Telford and Shrewsbury.

Choose from a stunning selection of 2, 3, 4 and 5 bedroom homes including bungalows, all carefully designed to meet your needs. If you're looking for a quality new home in a bustling Shropshire community, your search ends here!

## Getting around

Haygate Fields is only half a mile from Junction 7 of the M54, giving easy access to Telford, approximately 5 miles away, and Shrewsbury, 12 miles. Head east on the M54 for the West Midlands, and junction 10a of the M6, or take the A5 near Shrewsbury for north Wales. Wellington Railway Station runs direct services to Birmingham, taking about 45 minutes, via Telford and Wolverhampton, and to Wales, via Shrewsbury. There are good bus services to nearby towns, and Wellington is on Route 81 of the National Cycle Network. For air travel, Birmingham Airport is less than 50 miles away.

## A trip to the shops

You'll find everything from butchers, bakers and candlestick-makers in Wellington – and much more besides! The market in this lively Charter town is open four days a week in the Market Hall and boasts around 100 traders. There are also specialist markets throughout the year. There are Aldi, Morrisons and Tesco Extra supermarkets and for more retail therapy, Telford Shopping Centre – boasts more than 160 stores including a House of Fraser, M&S and Debenhams.

Also in Telford, The Forge Retail Park has a variety of major retail giants including Next, Gap, T.K Maxx, Sainsburys and Laura Ashley stores.

## Taking time out

Wellington is a hive of activity hosting everything from live music events, to walking, arts and drama festivals. Climb The Wrekin, Shropshire's landmark hill for breath-taking views, or get active on one of the many walking and cycling routes. Glimpse Victorian life at the National Trust's Sunnycroft villa, or see the latest production at The Belfrey Theatre. For swimming and fitness visit Wellington Civic and Leisure Centre, or join the local cricket or golf club. In Telford, you can enjoy ice-skating, or see the latest blockbuster films. To the south and just a short drive, you can see the stunning Iron Bridge over the River Severn, visit Blists Hill Victorian Town, or let off steam on the Severn Valley Railway.

## Education

Wellington has a number of primary schools catering for pupils aged from 4 to 11 years. Short Wood Primary School is the closest to Haygate Fields, and St Patrick's Roman Catholic Primary and Wrekin View Primary are also within easy reach. For senior pupils Ercall Wood Technology College is a mixed secondary school for students aged 11 to 16 years, and New College offers sixth form facilities, apprenticeships, and higher education. The Hadley Learning Community provides 'all-through education' for 5 – 16-year-olds and for independent education, there's The Old Hall School catering for 4 to 11-year-olds, and Wrekin College, a mixed boarding and day school for students aged 11 to 18.



# Haygate Fields

Haygate Road, Wellington,  
Telford TF1 2DA

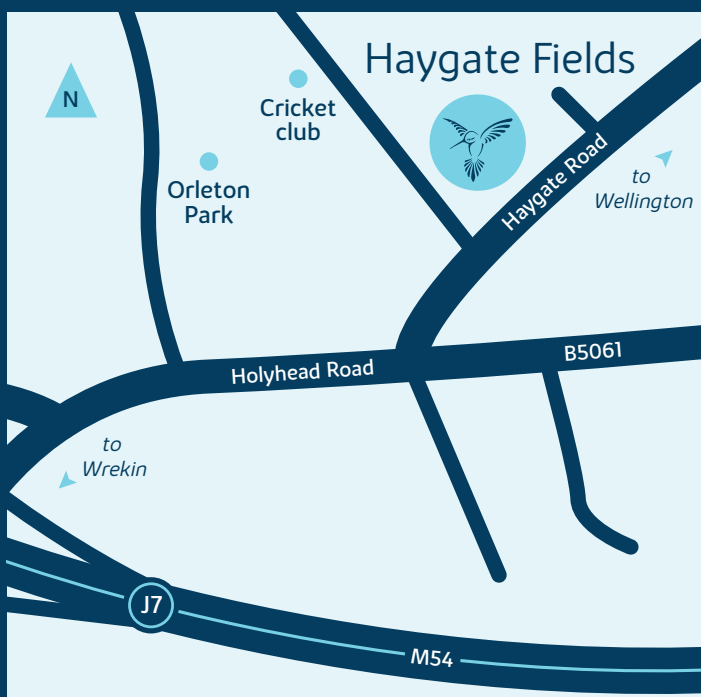
01952 305 052

## From M6, at M54

- At Junction 7, take the B5061 exit to Wellington
- Turn right onto Holyhead Road, the B5061
- In less than half a mile, turn left, onto Haygate Road
- Haygate Fields will be found on your left

## From A518, Newport

- From the town centre locate the A518 and travel towards Trench
- Take a right at the next T-junction onto the A442 Queensway Road
- Turn left at the next T-junction onto the A5223 Whitchurch Road
- Take the third exit at the next roundabout for Apley Avenue
- Turn left onto King Street and then right onto Victoria Road
- At the second roundabout, take the second exit onto Wrekin Road
- Turn left onto Haygate Road



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Cover photograph of The Wrekin. Not view from the development. The streetscene shown above has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales advisor.

Bovis Homes Limited, Mercia region  
Dunston Hall, Dunston, Stafford, Staffordshire ST18 9AB. Telephone: 01785 714 412

Produced by the Bovis Homes Graphic Design Department.

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