



MILLER'S GATE

TIBBERTON

EXCLUSIVE BY
FLETCHER

Your home made beautiful

An 'Exclusive by Fletcher' development offers a unique select number of homes with a luxurious level of quality.

EXCLUSIVE BY
FLETCHER

WELCOME TO

Miller's Gate

A luxury development of 4 & 5
bedroom homes in the village
of Tibberton, Shropshire.



LOCATION

Tibberton

Tibberton is a picturesque village on the northern edge of the borough of Telford and Wrekin, in the county of Shropshire.

With a strong village community, surrounded by tranquil countryside. Tibberton is the ideal location for those looking to move into a charming part of Shropshire.

The village is the perfect location for all home buyers with excellent links to Newport, Telford, and Shrewsbury, making it ideal for commuting.



LOCATION

Shropshire

Fletcher Homes have been building homes in the county of Shropshire and surrounding areas for over 80 years.

Our county is bursting with a diverse range of towns, villages, culture and heritage.

From historical Shrewsbury with its independent shops, bars and restaurants to the nearby bustling market town of Newport and easy access to the towns of Ludlow, Telford, Ironbridge and beyond; there is plenty for everyone to see and enjoy.



LOCATION

Amenities

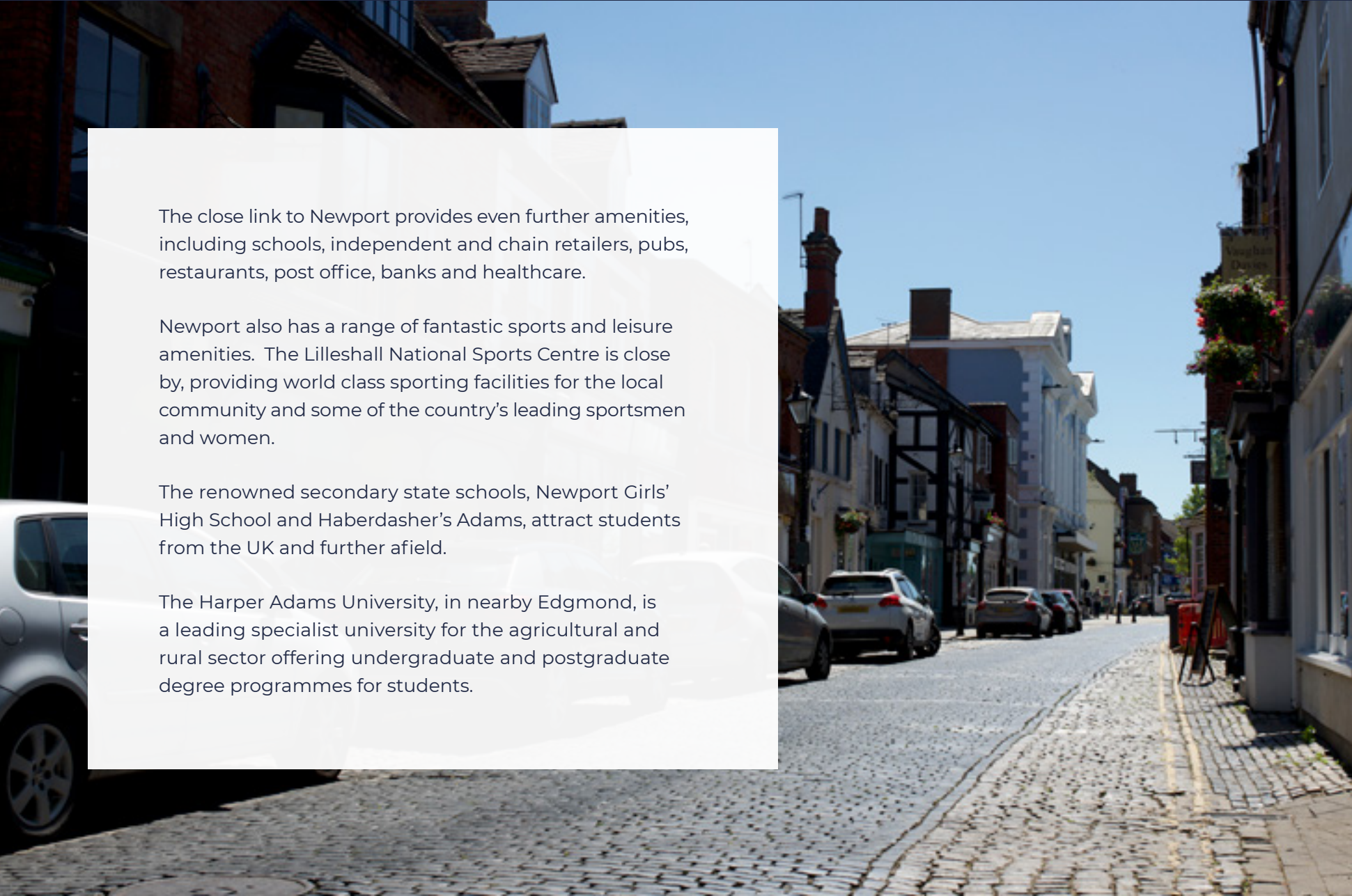
Tibberton has a wide range of amenities and services located nearby.

The Tibberton shop is a non-profit shop, that is run entirely by members of the local community. Visit the shop to purchase freshly baked bread, local meats, vegetables and much more, whilst supporting the local community.

Enjoy your spare time at the local pub, The Sutherland Arms or explore the great outdoors with a vast amount of footpaths and country lanes to walk and enjoy.

For small children there is a local nursery and primary school, with additional schools and nurseries available in nearby Newport, just a short drive away.



A photograph of a narrow, cobblestone street in a town. The street is paved with grey cobblestones and has a yellow double line down the center. On the left, there are brick buildings with dark windows and a white car parked. On the right, there are white buildings with dark window frames and flower boxes. The street leads into the distance under a clear blue sky.

The close link to Newport provides even further amenities, including schools, independent and chain retailers, pubs, restaurants, post office, banks and healthcare.

Newport also has a range of fantastic sports and leisure amenities. The Lilleshall National Sports Centre is close by, providing world class sporting facilities for the local community and some of the country's leading sportsmen and women.

The renowned secondary state schools, Newport Girls' High School and Haberdasher's Adams, attract students from the UK and further afield.

The Harper Adams University, in nearby Edgmond, is a leading specialist university for the agricultural and rural sector offering undergraduate and postgraduate degree programmes for students.

SITE PLAN

Beautiful homes in Tibberton

With that extra luxury and uniqueness, this development is the perfect place to call home.

For Sat Nav purposes please use:

Mill Lane, Tibberton, Newport, TF10 8NL

5 miles from Newport

11 miles from Telford

15 miles from Shrewsbury

8



HOUSE TYPES

The house types for this development have been named after people who have shaped the history of Shropshire.

	The Darwin 4 Bedroom Detached House		The Darby 4 Bedroom Detached House
	The Talbot 4 Bedroom Detached House		The Brookes 5 Bedroom Detached House
	The Eckford 4 Bedroom Detached House		The Peters 5 Bedroom Detached House
	The Adams 4 Bedroom Detached House		The Jebb 5 Bedroom Detached House



Severn Trent adopted surface water drainage easements.



Severn Trent adopted surface water drainage (Within plots 12 & 13).



Private gravity foul drainage (Within plots 12 & 13).



Private gravity surface water drainage (Rear plots 11, 12 & 13).



The gardens of plots 19-21 encompass a 15ft wide historic right of access to the neighbouring field along their southern boundary as identified on the sales plan. This area is to be transferred to the Buyer under a separate Transfer Deed. Full details of the right of way and the proposals in relation to the land, the subject of the same, will be made available by the Sales Consultant.



Private pressurised foul drainage to front of plots 15, 16, 17, 18 & rear of plot 19, from private pump unit to Severn Trent pump station.



Bin day collection point.

Where new fencing is provided alongside existing boundaries, fencing to be constructed as close to the boundary as possible respecting existing fencing trees and hedges.



Note: Private gravity foul & surface drainage within front gardens omitted for clarity.





KEY FEATURES

Reasons to love your home at Miller's Gate



Thoughtfully designed with spacious interiors and high-quality fixtures & fittings.



Approx. 2 mins walk to local amenities.



Enjoy the village location set in the gorgeous Shropshire countryside.



High-efficiency built homes with a 10-year NHBC warranty.

All homes include a 10-year NHBC Building warranty and the communal areas are managed by a management company for the maintenance of the attenuation pond, open space areas and private pumping station (for sewerage).



4 BEDROOM DETACHED

The Darwin



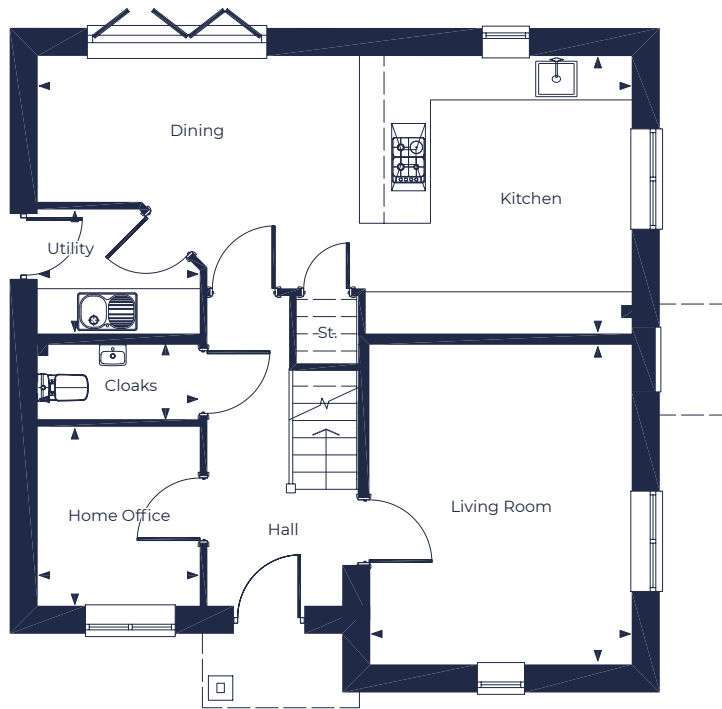
Especially designed for Plot 1 – following the vernacular style of the area – this generous double fronted home offers ample natural daylight, with a full width contemporary kitchen/dining room and bi-fold doors to the rear garden.

The Darwin includes an ensuite and fitted wardrobe to bedroom 1. A prominent development entrance position. A semi-detached single garage and driveway.

Note: Image for illustrative purposes only.



Plot 1 | Sq. ft 1324



GROUND FLOOR

Living Room

3.46m x 4.20m (11' 4" x 13' 10")

Kitchen Dining

7.91m x 3.67m (25' 11" x 12')

Home Office

2.13m x 2.35m (7' x 7' 9")

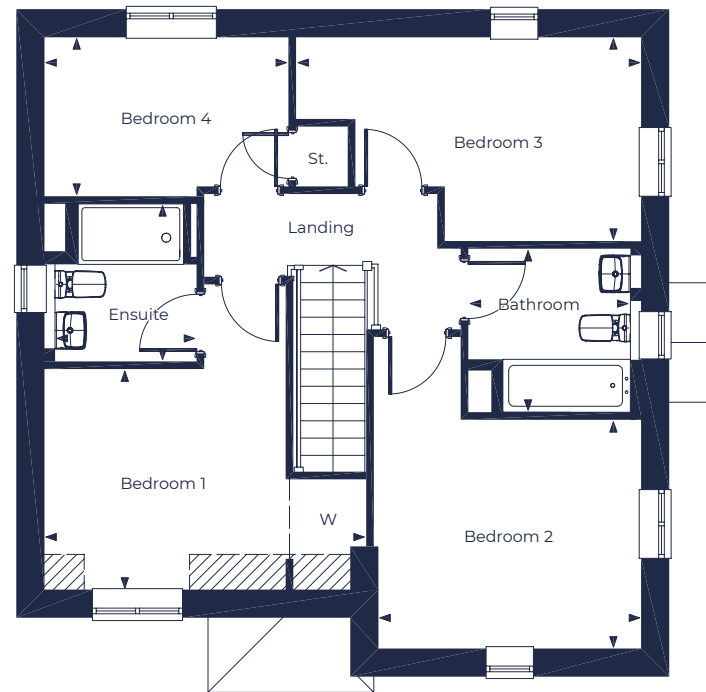
Utility

2.13m x 1.61m (7' x 5' 3")

Cloaks

2.13m x 1.00m (7' x 3' 3")

KEY St. = Store W = Wardrobe ▨ = Restricted Headroom



FIRST FLOOR

Bedroom 1

4.24m x 2.90m (13' 11" x 9' 6")

Ensuite

2.05m x 1.84m (6' 9" x 6')

Bedroom 2

3.46m x 3.00m (11' 4" x 9' 10")

Bedroom 3

4.55m x 2.67m (14' 11" x 8' 9")

Bedroom 4

3.21m x 2.07m (10' 6" x 6' 10")

Bathroom

2.10m x 2.13m (6' 11" x 7')



4 BEDROOM DETACHED

The Talbot



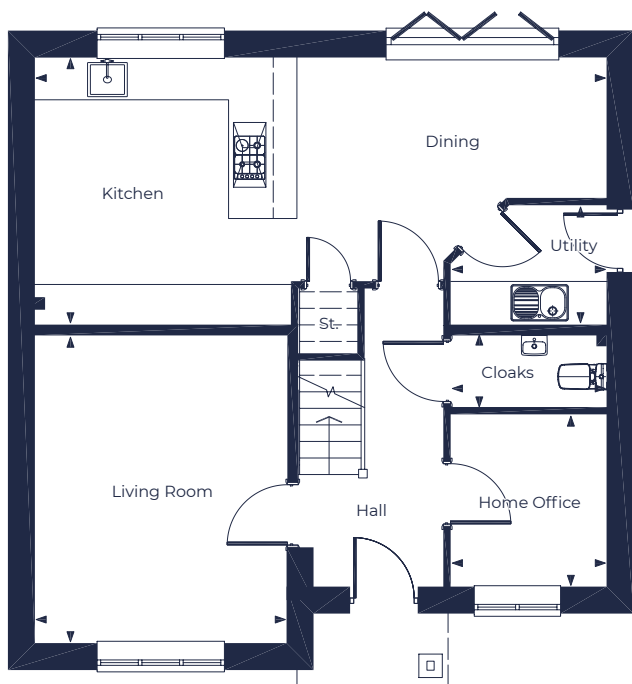
This generous home offers ample natural daylight, with a full width contemporary kitchen/dining room with bi-fold doors to the rear garden.

The Talbot includes an ensuite with walk-in shower to bedroom 1. A fitted wardrobe to bedroom 2. A semi-detached single garage and driveway.

Note: Image for illustrative purposes only.



Plot 2 | Sq. ft 1324



GROUND FLOOR

Living Room

3.46m x 4.23m (11' 4" x 13' 11")

Kitchen Dining

7.91m x 3.67m (25' 11" x 12' 1")

Home Office

2.13m x 2.35m (7' x 7' 9")

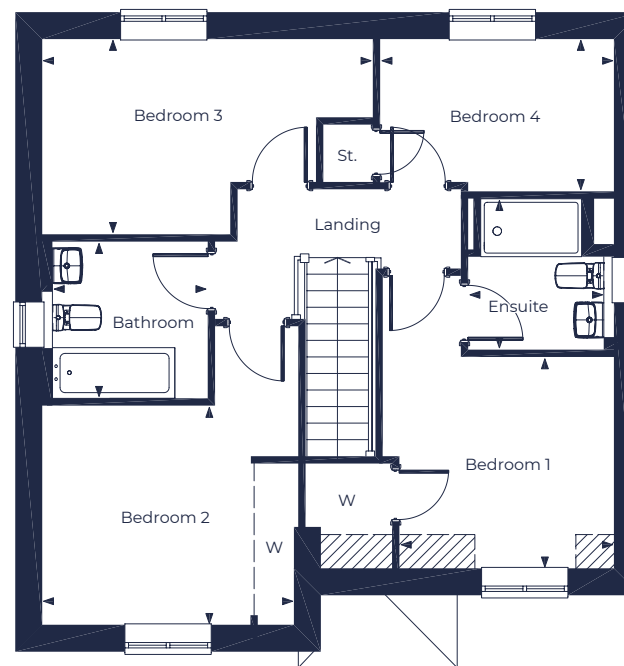
Utility

2.13m x 1.61m (7' x 5' 3")

Cloaks

2.13m x 1.00m (7' x 3' 3")

KEY St. = Store W = Wardrobe ▨ = Restricted Headroom



FIRST FLOOR

Bedroom 1

2.94m x 2.90m (9' 8" x 9' 6")

Ensuite

1.84m x 2.05m (6' 1" x 6' 9")

Bedroom 2

3.46m x 3.00m (11' 4" x 9' 10")

Bedroom 3

4.55m x 2.67m (14' 11" x 8' 9")

Bedroom 4

3.21m x 2.07m (10' 6" x 6' 10")

Bathroom

2.11m x 2.13m (6' 11" x 7')



4 BEDROOM DETACHED

The Eckford



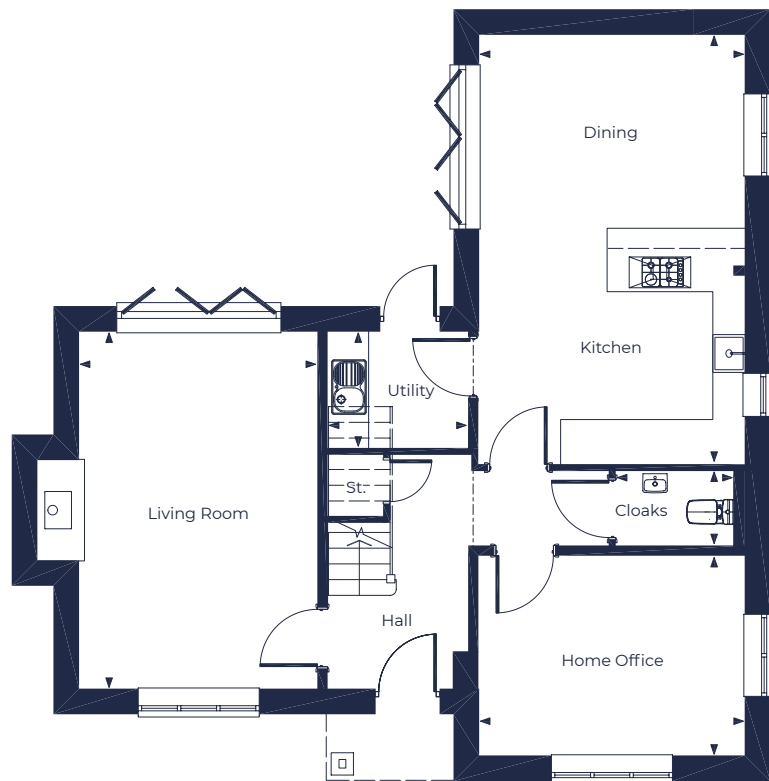
This home provides all the space you need. With an expansive living room and impressive kitchen/dining area, all leading to the rear garden and patio areas. The Eckford offers the perfect space for entertaining.

Includes an ensuite to bedroom 1 and fitted wardrobes to bedrooms 1 and 2. A prominent development entrance location with a semi-detached double garage and private driveway.

Note: Image for illustrative purposes only.



The Showhome | Plot 21 | Sq. ft 1547



GROUND FLOOR

Living Room

3.44m x 5.18m (11' 3" x 17')

Kitchen Dining

3.85m x 6.22m (12' 7" x 20' 5")

Home Office

3.85m x 2.88m (12' 7" x 9' 5")

Utility

2.00m x 1.66m (6' 7" x 5' 5")

Cloaks

1.68m x 1.05m (5' 6" x 3' 5")

KEY St. = Store W = Wardrobe ▨ = Restricted Headroom



FIRST FLOOR

Bedroom 1

3.85m x 3.67m (12' 7" x 12')

Ensuite

2.70m x 1.70m (8' 10" x 5' 7")

Bedroom 2

3.85m x 2.88m (12' 7" x 9' 5")

Bedroom 3

3.50m x 3.06m (11' 6" x 10')

Bedroom 4

3.50m x 1.98m (11' 6" x 6' 6")

Bathroom

3.85m x 1.81m (12' 8" x 5' 11")



4 BEDROOM DETACHED

The Adams



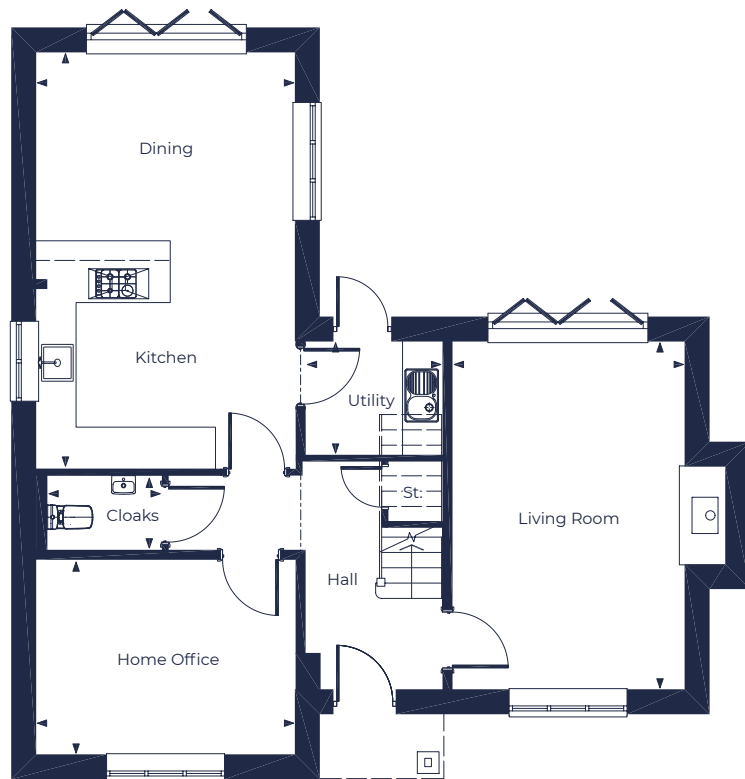
This four bedroom detached home offers ample space, perfect for hosting and family time.

The Adams includes an ensuite to bedroom 1. A corner location with bi-fold doors off the living and kitchen/dining rooms into the rear garden, offering views over the open countryside. There is a large detached garage with private driveway.

Note: Image for illustrative purposes only.



Plot 18 | Sq. ft 1547



GROUND FLOOR

Living Room

3.44m x 5.18m (11' 3" x 17')

Kitchen Dining

3.85m x 6.20m (12' 7" x 20' 4")

Home Office

3.85m x 2.87m (12' 7" x 9' 5")

Utility

2.00m x 1.66m (6' 7" x 5' 5")

Cloaks

1.67m x 1.05m (5' 6" x 3' 5")

KEY St. = Store | W = Wardrobe | ▨ = Restricted Headroom



FIRST FLOOR

Bedroom 1

3.85m x 3.67m (12' 7" x 12')

Ensuite

2.72m x 1.70m (8' 11" x 5' 7")

Bedroom 2

3.85m x 2.88m (12' 7" x 9' 5")

Bedroom 3

3.50m x 3.03m (11' 6" x 9' 11")

Bedroom 4

3.50m x 1.98m (11' 6" x 6' 6")

Bathroom

3.85m x 1.75m (12' 7" x 5' 9")



4 BEDROOM DETACHED

The Darby



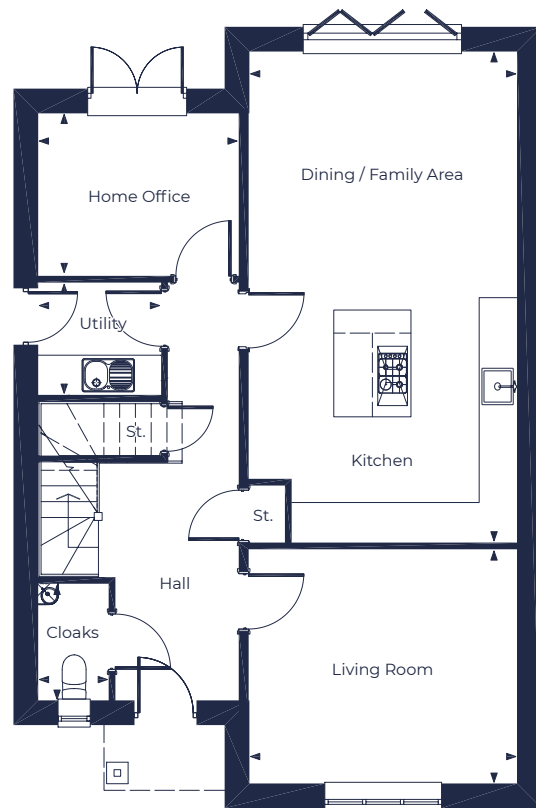
A well-planned house designed for your growing family with the heart of the home being the spacious, high specification kitchen and dining area.

Bedrooms 1 and 2 include ensembles and fitted wardrobes. Bi-fold doors to the kitchen/dining area into the rear garden with open countryside beyond. A medium sized garage with driveway.

Note: Image for illustrative purposes only.



Plots 16 & 17 | Sq. ft 1591



GROUND FLOOR

Living Room

4.02m x 3.51m (13' 2" x 11' 6")

Kitchen & Dining / Family Area

4.02m x 7.40m (13' 2" x 24' 3")

Home Office

3.00m x 2.40m (9' 10" x 7' 10")

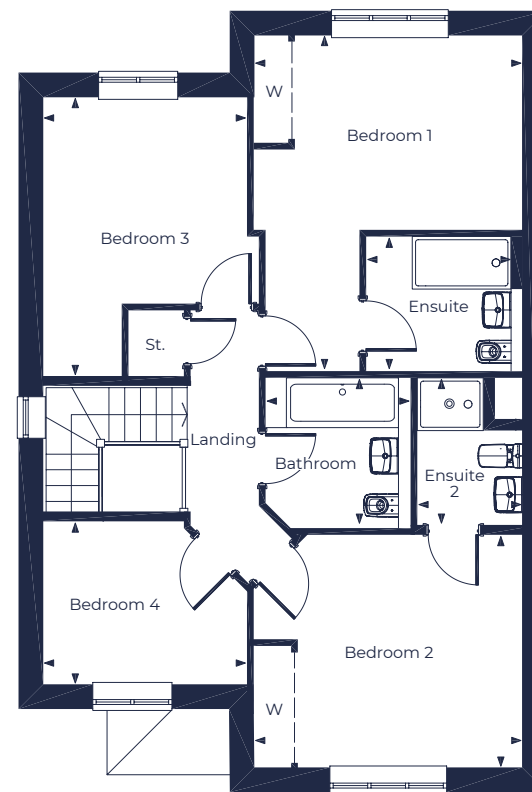
Utility

1.82m x 1.66m (6' x 5' 5")

Cloaks

1.03m x 1.73m (3' 5" x 5' 8")

KEY St. = Store | W = Wardrobe



FIRST FLOOR

Bedroom 1

4.02m x 5.04m (13' 2" x 16' 6")

Ensuite 1

2.16m x 1.98m (7' 1" x 6' 6")

Bedroom 2

4.02m x 3.48m (13' 2" x 11' 5")

Ensuite 2

1.55m x 2.18m (5' 1" x 7' 2")

Bedroom 3

3.05m x 4.19m (10' x 13' 9")

Bedroom 4

3.05m x 2.43m (10' x 8')

Bathroom

2.15m x 2.18m (7' 1" x 7' 2")



5 BEDROOM DETACHED

The Brookes



This home is designed for entertaining, relaxing and spending quality time together. The design is exclusive to Plot 11.

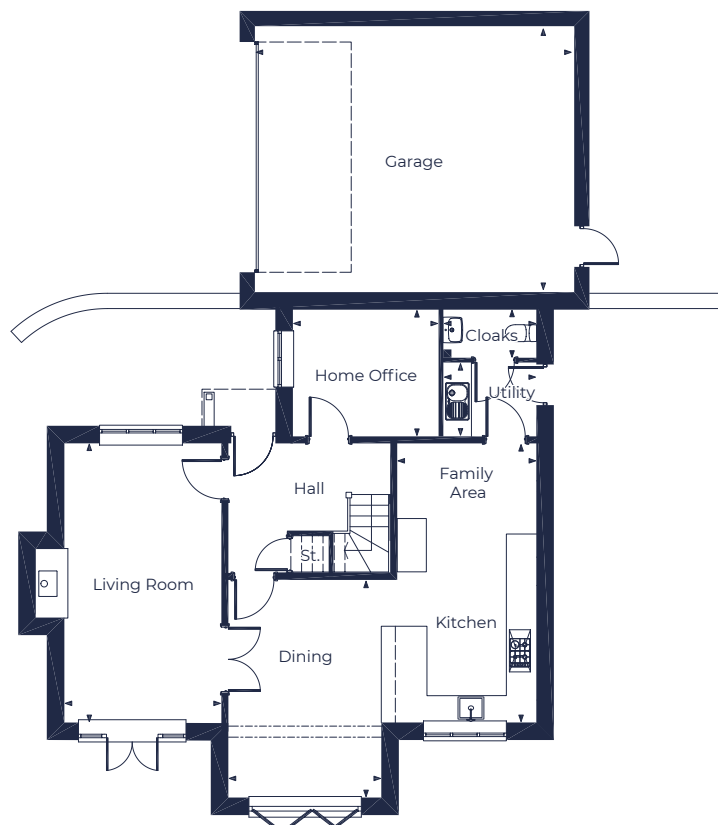
Includes open plan kitchen, dining and family room with bi-fold doors into the rear secluded garden. A Juliette balcony to bedroom 1, taking in the views of the River Meese and beyond. Ensuites to bedrooms 1 and 2, with fitted wardrobes to both rooms.

This is a corner home, positioned at the head of a private shared driveway. A double garage and driveway are included.

Note: Image for illustrative purposes only.



Plot 11 | Sq. ft 1925



GROUND FLOOR

Living Room

3.31m x 5.93m (10' 10" x 19' 5")

Kitchen & Family Area

2.94m x 5.92m (9' 8" x 19' 5")

Dining

3.23m x 4.60m (10' 7" x 15' 1")

Home Office

3.07m x 2.67m (10' 1" x 8' 9")

Utility

1.94m x 1.53m (6' 5" x 5')

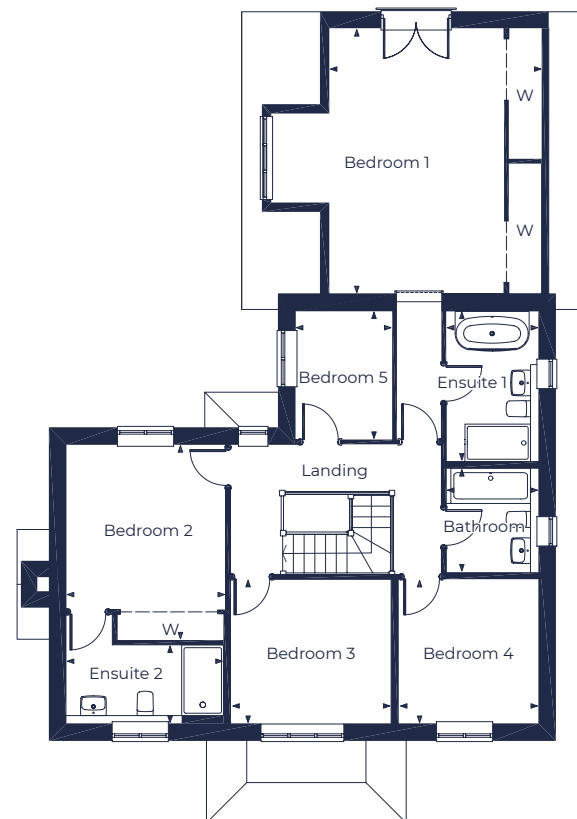
Cloaks

1.94m x 1.00m (6' 5" x 3' 4")

Garage

6.73m x 5.57m (22' 1" x 18' 3")

KEY St. = Store | W = Wardrobe



FIRST FLOOR

Bedroom 1

4.50m x 5.62m (14' 9" x 18' 5")

Ensuite 1

1.93m x 3.16m (6' 4" x 10' 5")

Bedroom 2

3.36m x 4.13m (11' x 13' 6")

Ensuite 2

3.31m x 1.64m (10' 10" x 5' 4")

Bedroom 3

3.36m x 3.04m (11' x 10')

Bedroom 4

2.93m x 3.04m (9' 7" x 10')

Bedroom 5

2.02m x 2.70m (6' 8" x 8' 10")

Bathroom

1.93m x 2.17m (6' 4" x 7' 1")



5 BEDROOM DETACHED

The Peters



Note: Image for illustrative purposes only.



Plots 13, 15 & 19 | Sq. ft 1968

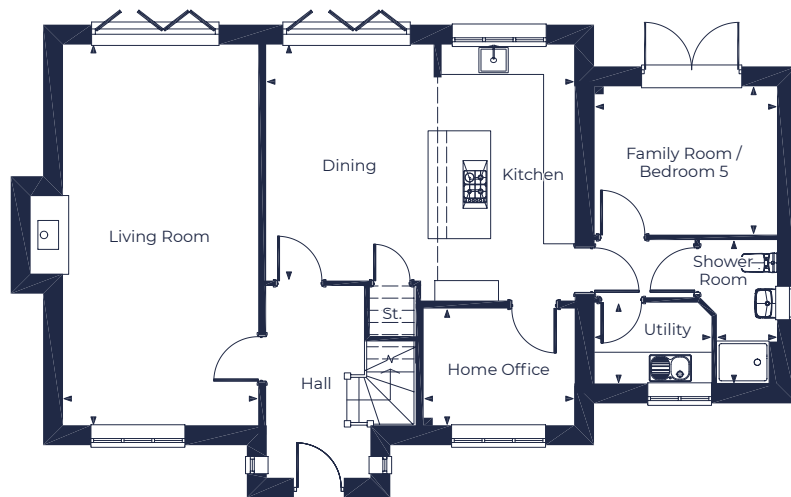
The Peters is a spacious home offering flexible accommodation for you and your family. The light and airy kitchen and dining areas – with bi-fold doors to the rear garden – are the hub of the house.

This home includes a ground-floor, self contained flexible area with a family room/ bedroom and shower room – perfect for family or guests. The ensuite to bedroom 1 has twin wash basins, feature bath and a walk-in shower. There is a second ensuite to bedroom 2. Bedrooms 1 and 2 also have fitted wardrobes.

Plot 13 has views across the River Meese and beyond.

Plot 15 has views across the open countryside to the rear and the River Meese to the frontage and beyond.

All three properties have double garages with driveways.



GROUND FLOOR

Living Room
3.63m x 7.14m (11' 11" x 23' 5")

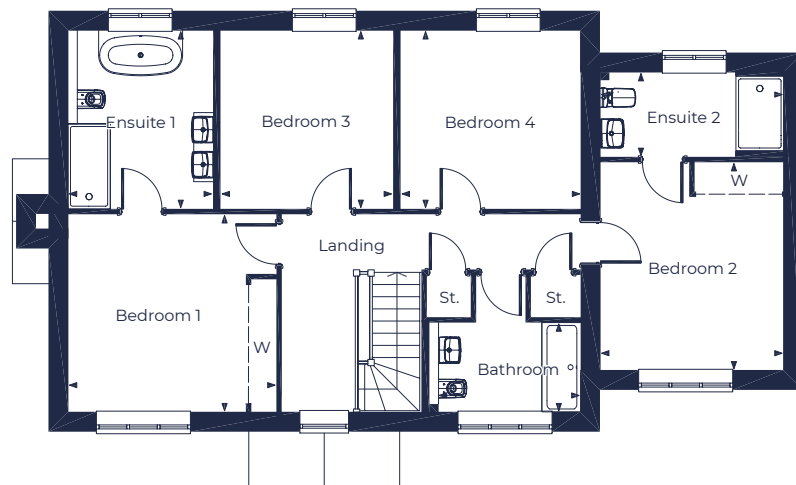
Kitchen Dining
5.76m x 4.41m (18' 11" x 14' 5")

Home Office
2.79m x 2.16m (9' 2" x 7' 1")

Family Room / Bedroom 5
3.39m x 2.75m (11' 2" x 9')

Utility
2.16m x 1.48m (7' 1" x 4' 10")

Shower Room
1.09m x 2.66m (3' 7" x 8' 9")



FIRST FLOOR

Bedroom 1
3.87m x 3.68m (12' 8" x 12' 1")

Ensuite 1
2.67m x 3.31m (8' 9" x 10' 10")

Bedroom 2
3.40m x 3.87m (11' 2" x 12' 8")

Ensuite 2
3.40m x 1.55m (11' 2" x 5' 1")

Bedroom 3
3.19m x 3.31m (10' 6" x 10' 10")

Bedroom 4
3.34m x 3.31m (11' x 10' 10")

Bathroom
2.63m x 1.64m (8' 8" x 5' 4")

KEY St. = Store W = Wardrobe



5 BEDROOM DETACHED

The Jebb



Note: Image for illustrative purposes only.

The Jebb house type is the largest house at Miller's Gate. This impressive house exudes space, creating a relaxed and comfortable home for you.

Includes ensembles and fitted wardrobes to bedrooms 1 & 2.

Both plots 14 & 20 have stunning views of the River Meese and open countryside.

All three properties have large rear gardens and double garages.

Please note: Plot 12 has an attached double garage to side of the property. The window to en-suite 1 is omitted. Ask for full details.



Plots 12, 14 & 20 | Sq. ft 2038



GROUND FLOOR

Living Room

3.47m x 6.69m (11' 5" x 22')

Kitchen Dining

4.73m x 6.41m (15' 6" x 21')

Home Office

4.72m x 3.93m (15' 6" x 12' 11")

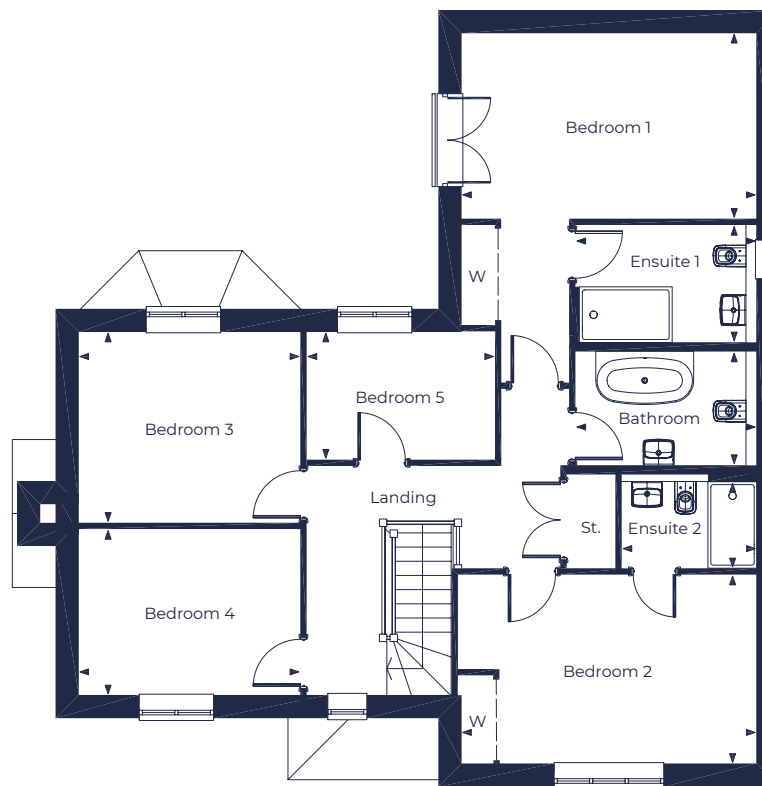
Utility

2.31m x 1.58m (7' 7" x 5' 2")

Cloaks

2.46m x 1.07m (8' 1" x 3' 6")

KEY St. = Store | W = Wardrobe



FIRST FLOOR

Bedroom 1

4.72m x 2.95m (15' 6" x 9' 8")

Ensuite 1

2.88m x 1.85m (9' 5" x 6' 1")

Bedroom 2

4.72m x 3.01m (15' 6" x 9' 10")

Ensuite 2

2.13m x 1.35m (7' x 4' 5")

Bedroom 3

3.54m x 3.04m (11' 7" x 10')

Bedroom 4

3.54m x 2.64m (11' 7" x 8' 8")

Bedroom 5

2.99m x 2.02m (9' 10" x 6' 7")

Bathroom

2.88m x 1.78m (9' 5" x 5' 10")

SPECIFICATION

Quality homes built for your life

We have created homes with
a carefully considered specification.

The following is just a 'taster'.

Kitchen and Utilities

- Selection of Magnet kitchen units with quartz work surfaces and upstands ***
- Stainless steel American fridge freezer *
- Wine cooler
- Boiling hot water tap **
- Porcelanosa ceramic floor tiles ***

Bathrooms

- Geberit contemporary sanitary ware
- Geberit white vanity units and feature HIB mirrors **
- Porcelanosa ceramic floor and wall tiles ***
- Porcelanosa full wall height tiles to the family bathroom and bedroom 1 en-suite ***

Heating

- Worcester Bosch gas central heating

Internal

- Oak veneered doors
- Porcelanosa ceramic floor tiles to the cloakrooms and hallways ***
- Recessed lighting to the hallways and first floor landings*
- Polished chrome door furniture
- Chrome electrical sockets
- Wood burning stove **
- Each home is fibre broadband enabled (speed dependent upon your chosen provider)
- Media, data, and USB charging points (locations differ on each house type)
- Security alarms

External

- UPVC coloured windows
- Front and rear GRP coloured doors
- Coloured Bi-fold doors **
- Wood effect sectional steel insulated electric garage door *
- Electric car charging points

Specifications vary for each house type. Please visit the Sales & Marketing Suite for a detailed specification of each plot/house type.

* Except The Talbot and The Darwin house types ** House type and room dependent

*** Selection dependent upon build stage

Values

HIGH SPECIFICATION HOMES

We aim to build high specification, environmentally friendly homes, whilst never sacrificing quality. All homes are finished to the highest standard. We build homes that our buyers are proud of.

DEDICATION TO HIGH QUALITY, ALWAYS

We strive to ensure each development is our best. We approach each new development as an opportunity to continuously improve our homes. We review all plans meticulously to identify ways we can implement new innovations and processes, utilise space effectively, and evolve our designs to meet the demands of today's living.

CONSIDERED DESIGNS FOR TODAY'S HOMEOWNER

Designing our homes is much more than style. We think logically about how each home will be designed and developed – with both the homeowner and specific plot in mind. We make conscious design and construction changes to all homes, where required, tackling any potential issues that may affect your home from meeting our high standards. Our homes are future-proofed to build you a forever home.

FAMILY AT THE HEART OF ALL WE DO

Family is important to us. We build developments and homes with your family in mind – homes to thrive, enjoy and make memories in. As a company, we are one large family, firstly starting as a family-run organisation and growing into the developer we are today. Our team is long-standing, ensuring all homes have the same level of love, care, and attention your home deserves.



Unique Selling Points

DEVELOPMENTS IN RURAL LOCATIONS

The majority of our developments are set in beautiful, rural locations. Our homes are built with consideration for both the environment and our buyers. We don't build mass volume homes; we build beautiful homes with fantastic community connections. Our homes provide buyers with a village experience whilst being in locations that boast great travel connections to towns and cities – a village feel for today's living.

BEAUTIFUL AND UNIQUE HOMES

All our homes are designed and finished to match current design trends and what our homeowners aspire to live in. A home by Fletcher Homes is completed to the highest finish with impeccable kerb appeal. Each of our developments are unique to the location in which they are built; our developments may incorporate some of our signature house types, but all homes are finished uniquely to their development. We never replicate our developments, each is given its own personality and bespoke treatment.

PERSONALISED, GUIDED SERVICE

We're dedicated to providing a personalised service at all times. Unlike corporate development companies, we're proud to be a family business that provides our customers with a dedicated service. From first time buyers to those looking to upsize, all Fletcher Homes customers are provided with a guided service from our friendly team. From helping you choose the perfect plot, to creating your dream home. We don't shy away behind titles, our team becomes known to our homeowners, from Sales Consultants to our Site Managers and After Care Service team; we're with you for every step of your new home journey.

TRUSTED FOR OVER 80 YEARS

Since 1940 we've been building beautiful homes throughout Shropshire. As one of the first housing developers in the country, we use our love and experience of the area, to identify key areas for development to build homes that rival our competitors. Our expertise in designing and constructing homes in Shropshire and the surrounding countries has helped us build a strong reputation as a trusted housing developer.



Please Note:

Every Fletcher Homes' development is designed to be as individual as possible. External finishes and specifications may therefore vary on each property. Full details on the home of your choice are available from the Sales Department. This brochure outlines the plans, specifications and layout for the development at the time of printing. The information in the brochure has been prepared for guidance only and does not form part of an offer of a contract or warranty. All floor plans and artists impressions are only intended as a guide and should not be relied upon for accurate measurements. All descriptions and dimensions are indicative and should not be used as the basis for purchasing furnishings, such as carpets or curtains, appliances or furniture. Such information is given in good faith and believed to be correct but any intending purchasers or lessees should not rely upon them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. Any customer choices contained within the specification depend upon the construction stage reached when reservation is made. Fletcher Homes operates a policy of continual improvement and reserves the right to alter its designs, specifications or floor plans/layout and prices without prior notice. Should you require further clarification or confirmation of any matters contained in this brochure, they should be raised through your solicitor or conveyor.

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EXCLUSIVE BY
FLETCHER

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