# NOVA PLACE

NEWPORT

A THOUGHTFULLY DESIGNED RANGE OF 2, 3 & 4 BEDROOM HOMES



# Welcome to Nova Place

Discover an exceptional collection of two, three and four bedroom homes on Station Road in the heart of Newport, Shropshire - perfectly crafted for modern family living. Nestled within beautifully landscaped green spaces, these homes are carefully designed to blend timeless charm with contemporary elegance, creating a warm and welcoming neighbourhood right on your doorstep. With spacious, stylish interiors and seamless connections to local amenities, make Nova Place your next move and unlock the balanced lifestyle this picturesque and historic town has to offer.



# **Education**

Nova Place is situated conveniently within a range of local schools that cater for primary, secondary and college students.

## Moorfield Primary School

Located just 0.3 miles from Nova Place, this primary school is renowned for its strong community spirit and dedicated staff. With "Learning to Flourish" at the centre of their ethos, they focus on individual students, development and a supportive learning environment.

#### Haberdashers' Adams School

This prestigious grammar school is known for its academic record, historic charm, and commitment to nurturing well-rounded children through ages 11 to 18. It is spotlighted as providing top-tier education that prepares students for life beyond the classroom.

### Telford College

Telford College offers a selection of A-levels, vocational courses, and apprenticeships, complemented by modern state-of-the-art facilities and a strong vision of equipping students with usable skills for the workplace.





# **Connections**

Exceptional transport links to nearby towns, cities and surrounding areas.

Destinations by car

15

25

**Telford** 

8.5 miles

Stafford

13 miles

35

**Shrewsbury** 



Destinations by train

Stafford Station

16 min

35

1 25





## Your nearest transport links



Telford Train Station



Birmingham Airport



M54 ⇒ M6 and Shrewsbury



M6 

Birmingham and
Stoke-on-Trent

### Up to 5 miles

- 01. Moorfield Primary School
- 02. Newport Town Centre
- 03. Newport Swimming Pool
- 04. The Tern Veterinary Group
- 05. Chetwynd Deer Park
- 06. Mere Park Garden Centre

## Up to 8 miles

- 07. Lilleshall Monument
- 08. Hoo Zoo and Dinosaur World
- 09. The Shropshire Golf Centre

## Up to 10 miles

- 10. Telford College
- 11. Wellington Train Station
- 12. The Princess Royal Hospital
- 13. Telford Town Park
- 14. Tesco Extra
- 15. Telford Bridge Retail Park & Mall



# The benefits of buying new

When you buy a home from Tilia Homes, you receive a 10-year NHBC Buildmark policy, ensuring long-term protection.

You will also receive a two-year builder warranty from Tilia Homes starting at legal completion and an additional eight years of structural insurance cover from a warranty provider (e.g. NHBC and LABC), which we hope gives you peace of mind in your new home.



## Energy Efficient

New homes are built to the latest specifications and standards meaning a more energy-efficient home.



## No Chain

You are not buying into a chain. This means a faster, easier buying process without the hassle.



## Great Schemes

Benefit from schemes only available when buying a new build, such as our Part Exchange and Smooth Move schemes.



# Personalise your home

You can make changes to your home by choosing from our extensive list of finishing touches subject to build stage.



## Low Maintenance

With the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10-year NHBC warranty to cover structural defects.



## It's Brand New

Be the first to live in the property. It's brand new – and all yours!

# Moving Schemes

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.

Whether you are a first-time buyer struggling to take that first step onto the property ladder, or an existing home owner having problems selling your property, the solution could be right here with Tilia Homes.

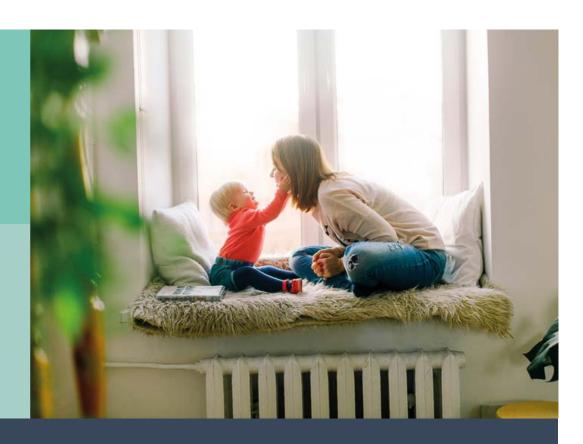


If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.



## Smooth Move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price – and we'll pay the estate agent's fees.



# **Customer Commitment**

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process – and beyond.

Helping build homes and communities we can all be proud of, for many years to come.









Tilia Homes in their efforts to improve designs reserve the right to alter site plans, floorplans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps and nationalrail.co.uk. Information is correct at the time of broadcast. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Part Exchange or Smooth Move, go to tiliahomes.co.uk. Please speak to your Sales Executive for further details. November 2025.



## 2 Bedroom Mews Home







A delightful two bedroom home with an open-plan kitchen/dining area with double doors leading out to the garden, and a separate living room. Upstairs features the main bedroom with an en suite, a further bedroom and a family bathroom.

2 Bedroom Mews Home



#### **Ground Floor**

Kitchen/Dining Area Living Room

4.12m x 3.06m | 13'6" x 10'0" 4.4lm x 3.1lm | 14'5" x 10'2"



#### First Floor

Main Bedroom 4.12m x 3.62m | 13'6" x 11'10" En Suite 2.16m x 1.20m | 7'1" x 3'11" Bedroom 2 4.12m x 2.56m | 13'6" x 8'4" Bathroom 2.15m x 1.92m | 7'0" x 6'3"







# 3 Bedroom Semi-Detached Home





This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details. EV charger positions are plot specific, speak to your Sales Executive for further details.



A thoughtfully designed three bedroom home with a kitchen/dining area and a spacious living room opening onto the garden. Upstairs, the main bedroom features an en suite, complemented by two further bedrooms and a family bathroom.

3 Bedroom Semi-Detached Home



#### **Ground Floor**

Kitchen/Dining Area Living Room

4.79m x 2.90m | 15'8" x 9'2" 5.07m x 3.72m | 16'8" x 12'3"



#### First Floor

Main Bedroom 3.72m x 2.84m | 12'3" x 9'4" En Suite 2.21m x 1.52m | 7'3" x 4'12" Bedroom 2 2.84m x 2.46m | 9'4" x 8'1" Bedroom 3 3.62m x 2.18m | 11'11" x 7'2" 2.18m x 1.85m | 7'2" x 6'1" Bathroom







## 3 Bedroom Semi-Detached Home







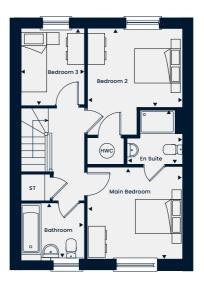
A spacious three bedroom home featuring a living room and an open-plan kitchen/dining area with double doors leading out to the garden.

Upstairs, there is the main bedroom with an en suite, two further bedrooms and a family bathroom.



#### **Ground Floor**

Kitchen/Dining Area Living Room 5.51m x 3.10m | 18'1" x 10'2" 4.69m x 3.19m | 15'5" x 10'5"



#### First Floor

 Main Bedroom
 4.14m x 3.22m | 13'7" x 10'7"

 En Suite
 1.87m x 1.83m | 6'1" x 6'0"

 Bedroom 2
 3.65m x 3.22m | 11'11" x 10'7"

 Bedroom 3
 2.63m x 2.19m | 8'7" x 7'2"

 Bathroom
 2.19m x 1.92m | 7'2" x 6'3"







# 3 Bedroom Semi-Detached Home





## 3 Bedroom Semi-Detached Home

A modern three bedroom home featuring an integral garage. The ground floor comprises a spacious living/dining area and separate kitchen.

The first floor offers a family bathroom, two good-sized bedrooms and the main bedroom with an en suite.



#### **Ground Floor**

Kitchen 3.40m x 2.80m | 11'2" x 9'2" Living/Dining Area 4.76m x 4.50m | 15'7" x 14'9"



#### First Floor

 Main Bedroom
 4.85m x 3.17m | 15'10" x 10'4"

 En Suite
 2.26m x 1.42m | 7'4" x 4'8"

 Bedroom 2
 4.51m x 3.08m | 14'9" x 10'1"

 Bedroom 3
 3.44m x 2.88m | 11'3" x 9'5"

 Bathroom
 2.33m x 2.07m | 7'7" x 6'9"











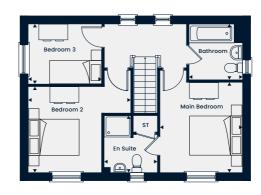
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# **The Scotswood**

A lovely three bedroom home featuring a spacious kitchen/dining area with double doors leading into the garden, a utility and separate living room to the ground floor. Upstairs, the main bedroom with an en suite can be found alongside two further bedrooms and a family bathroom.

3 Bedroom Detached Home





#### **Ground Floor**

Kitchen/Dining Area Living Room Utility

5.58m x 2.76m | 18'3" x 9'1" 5.58m x 3.10m | 18'3" x 10'2" 2.00m x 1.86m | 6'7" x 6'1"

#### First Floor

Main Bedroom 3.39m x 3.10m | 11'1" x 10'2" En Suite 2.14m x 2.00m | 7'0" x 6'7" Bedroom 2 3.86m x 3.27m | 12'8" x 10'8" Bedroom 3 2.77m x 2.26m | 9'1" x 7'5" Bathroom 2.10m x 2.01m | 6'10" x 6'7"











A well-proportioned three bedroom home featuring a spacious kitchen/dining area with double doors leading out to the garden. The ground floor is complete with a generous-sized living room. Upstairs, is the main bedroom featuring an en suite, two further bedrooms and a family bathroom.

3 Bedroom Detached Home



#### **Ground Floor**

Kitchen/Dining Area 5.41m x 3.07m | 17'8" x 10'0" Living Room 5.27m x 3.13m | 17'3" x 10'3"



#### First Floor

 Main Bedroom
 4.37m x 3.21m | 14'4" x 10'6"

 En Suite
 3.21m x 1.42m | 10'6" x 4'8"

 Bedroom 2
 3.21m x 3.07m | 10'6" x 10'0"

 Bedroom 3
 2.61m x 2.33m | 8'6" x 7'7"

 Bathroom
 2.10m x 1.87m | 6'10" x 6'1"













A modern three bedroom, three-storey home with a spacious living room leading through to the kitchen/dining area on the ground floor. The first floor offers two good-sized bedrooms and a family bathroom. The top floor boasts an expansive main bedroom with an en suite.







#### **Ground Floor**

Kitchen/Dining Area 4.16m x 3.49m | 13'7" x 11'5" Living Room 5.52m x 3.14m | 18'1" x 10'3"

#### First Floor

3 Bedroom Mews Home

 Bedroom 2
 4.16m x 2.68m | 13'7" x 8'9"

 Bedroom 3
 3.35m x 2.03m | 10'11" x 6'7"

 Bathroom
 2.22m x 1.98m | 7'3" x 6'6"

#### Second Floor

Main Bedroom En Suite 6.80m x 4.16m | 22'3" x 13'7" 2.17m x 1.54m | 7'1" x 5'0"

HWC - Hot Water Cylinder --- - Reduced Head Height ST - Storage WC - Cloakroom













## 4 Bedroom Detached Home

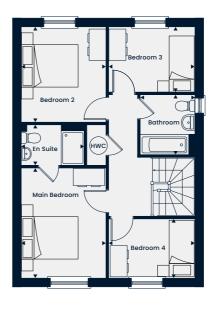
A lovely four bedroom home featuring a living room and an open-plan kitchen/dining/family area with double doors leading out to the garden.

Upstairs, there is the main bedroom featuring an en suite, three further bedrooms and a family bathroom.



#### **Ground Floor**

Kitchen/Dining/Family Area Living Room 6.03m x 4.39m | 19'9" x 14'5" 5.02m x 3.50m | 16'5" x 11'6"



#### First Floor

 Main Bedroom
 3.83m x 2.95m | 12'7" x 9'8"

 En Suite
 2.19m x 1.40m | 7'2" x 4'7"

 Bedroom 2
 3.30m x 2.95m | 10'10" x 9'8"

 Bedroom 3
 2.99m x 2.27m | 9'9" x 7'5"

 Bedroom 4
 2.99m x 2.06m | 9'9" x 6'9"

 Bathroom
 2.07m x 1.90m | 6'9" x 6'3"













A modern four bedroom home featuring an integral garage. The ground floor comprises a spacious kitchen/dining area with a utility room and a separate living room. The first floor offers a family bathroom, three good-sized bedrooms and the main bedroom with an en suite.

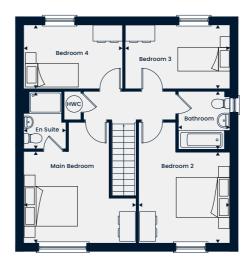
4 Bedroom Detached Home



#### **Ground Floor**

Kitchen/Dining Area Living Room Utility Garage

5.66m x 3.06m | 18'7" x 10'0" 4.85m x 3.36m | 15'11" x 11'0" 1.86m x 1.86m | 6'1" x 6'1" 6.00m x 3.04m | 19'8" x 9'11"



#### First Floor

Main Bedroom	4.15m x 3.38m   13'7" x 11'1"
En Suite	2.12m x 1.56m   6'11" x 5'1"
Bedroom 2	3.36m x 3.36m   11'0" x 11'0"
Bedroom 3	3.86m x 2.36m   12'8" x 7'9"
Bedroom 4	3.65m x 2.36m   11'11" x 7'9"
Bathroom	2.14m x 1.90m   7'0" x 6'3"







# 4 Bedroom Detached Home







A spacious four bedroom home which benefits from a study, utility, open-plan kitchen/dining area and a separate living room with double doors leading out to the garden. Upstairs, there is the main bedroom with an en suite, three further bedrooms and a family bathroom.

4 Bedroom Detached Home





#### **Ground Floor**

Kitchen/Dining Area Living Room Study Utility

6.71m x 3.06m | 22'0" x 10'0" 4.82m x 3.25m | 15'9" x 10'8" 3.25m x 1.80m | 10'8" x 5'11" 1.86m x 1.84m | 6'1" x 6'0"

#### First Floor

Main Bedroom 3.68m x 3.27m | 12'1" x 10'9" En Suite 1.98m x 1.88m | 6'6" x 6'2" Bedroom 2 3.46m x 2.94m | 11'4" x 9'7" Bedroom 3 3.27m x 2.93m | 10'9" x 9'7" Bedroom 4 3.16m x 2.76m | 10'4" x 9'1" 2.17m x 1.90m | 7'1" x 6'3" Bathroom







# 4 Bedroom Detached Home





A spacious four bedroom home which benefits from a study, utility, living room and a separate open-plan kitchen/dining/family area, with double doors leading out to the garden. Upstairs, there is the main bedroom with an en suite, three further bedrooms and a family bathroom.





#### **Ground Floor**

 Kitchen/Dining/Family Area
 8.06m x 3.46m | 26'5" x 11'4"

 Living Room
 4.75m x 3.58m | 15'7" x 11'9"

 Study
 2.23m x 2.06m | 7'3" x 6'9"

 Utility
 2.23m x 1.96m | 7'3" x 6'5"

#### First Floor

 Main Bedroom
 3.96m x 3.34m | 12'11" x 10'11"

 En Suite
 2.15m x 1.40m | 7'0" x 4'7"

 Bedroom 2
 3.96m x 3.58m | 12'11" x 11'9"

 Bedroom 3
 3.67m x 3.03m | 12'0" x 9'11"

 Bedroom 4
 3.67m x 2.51m | 12'0" x 8'3"

 Bathroom
 2.66m x 2.18m | 8'8" x 7'1"







# 4 Bedroom Detached Home







A well-proportioned four bedroom home featuring a spacious kitchen/dining area with double doors leading into the garden, a separate family room, living room and utility to the ground floor. Upstairs, the main bedroom with an en suite can be found alongside three further bedrooms and a family bathroom.



#### **Ground Floor**

 Kitchen/Dining Area
 5.36m x 3.50m | 17'7" x 11'6"

 Living Room
 5.36m x 3.22m | 17'7" x 10'7"

 Family Room
 3.96m x 3.31m | 13'0" x 10'10"

 Utility
 2.58m x 1.64m | 8'5" x 5'4"



#### First Floor

 Main Bedroom
 5.36m x 3.27m | 17'7" x 10'8"

 En Suite
 2.06m x 1.47m | 6'9" x 4'10"

 Bedroom 2
 4.00m x 3.31m | 13'1" x 10'10"

 Bedroom 3
 3.40m x 2.92m | 11'2" x 9'7"

 Bedroom 4
 3.00m x 2.35m | 9'10" x 7'8"

 Bathroom
 2.10m x 1.90m | 6'10" x 6'3"









# NOVA PLACE

# **Details that make** the difference













For more information visit: tiliahomes.co.uk



# **Specifications**

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Choice of kitchen units with soft-close drawers and doors*  Choice of 40mm worktops with matching upstand to kitchen and utility room*  Stainless steel single bowl sink with mixer tap*	<i>y</i>	/
	1	/
Stainless steel single bowl sink with mixer tap*		
	<b>✓</b>	
Stainless steel single bowl with half sink drainer with mixer tap*		<b>✓</b>
Ceramic hob	1	/
Stainless steel under-counter single oven	✓	
Stainless steel under-counter double oven		/
Stainless steel 60cm chimney cooker hood	✓	/

2 & 3 bedrooms

4 bedrooms



TV point <sup>†</sup> (location - refer to working drawing)	1	1
BT telephone point (location – refer to working drawing)	1	/
Ceiling light suitable for wet rooms to bathrooms and en suites	1	/
Pendant light fittings with LED bulbs to all other areas	1	/
Extractor fans to kitchen, utility, bathroom, en suite and cloakroom	1	/
Energy-efficient Air Source Heat Pump – Vaillant aroThERM Plus Outdoor Heat Pump and Vaillant uniSTOR heat pump with cyclinder OR Ideal HP290 Air	1	/
Monobloc with HP290 Pre-plumbed cylinder as per house type heating layout	1	/
EV Charging Point – Ohme Epod or Rolec Qubev domestic 7.5kW car charger	/	/



Choice of Wall tiles to sink, bath and snower areas	<b>√</b>	
White sanitaryware from our approved range	✓	/
Thermostatic shower with riser and handset (where applicable)	✓	/
Standard mixer taps to baths and basins*	/	<b>✓</b>
Shaver socket	✓	✓



All ceilings and walls finished in white matt emulsion	✓	✓
All woodwork finished in white satinwood	1	/
Four-panel smooth finish internal doors with chrome lever latch	1	/
All radiators with white finish and thermostatic valve (except in room where the thermostat is located)	/	<b>/</b>



White double-glazed uPVC windows, utility doors and double doors	✓	<b>✓</b>
Black front door in various styles, double glazed with chrome-effect door furniture*	/	/
Black garage door (where applicable) – standard vertical steel up and over garage door	✓	1
White utility door (where applicable)	1	✓



Welcoming front path to main entrance	/	✓
Patio area – paving slabs	/	1
Front gardens – landscaped to planning requirements	/	/
Close board fencing – 1.8m high panel (unless planning requirements are different)	/	/
Turfed rear garden	/	/

10-year warranty and 2-year Tilia Homes Customer Care. Please note that the fee for any upgrades is non-refundable and is payable in advance. These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. Please ask our Sales Executives for detailed information regarding specific properties. "Choices made from our selected ranges, available only at specified stages of build. Please confirm all details with our Sales Executives at point of reservation. †Please note TV points are provided – purchaser to arrange own connection including aerial. November 2025.



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