



LAUREATE LEY
MINSTERLEY





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Welcome to Laureate Ley, a beautiful development of 2, 3 and 4-bedroom homes in the quiet village of Minsterley in Shropshire. The development is located just six miles from the Welsh border and close to the charms and facilities of the medieval town of Shrewsbury.



1880

A year of firsts

1880 WAS A PERIOD OF MOMENTOUS CHANGE. THE PEAK OF THE VICTORIAN AGE SAW GREAT LEAPS FORWARD IN ARCHITECTURE, ENGINEERING AND DESIGN - USHERED IN BY INCREDIBLE NEW ADVANCES IN TECHNOLOGY.

This era of innovation and revolutionary thinking led to the birth of many things that would shape the way we still live today. From the first degrees for women from the University of London, to the introduction of Greenwich Mean Time, to the inaugural game of test cricket...they became part of the fabric of British culture.

So too did the tradition of excellence and craftsmanship established by the first homes built by **William Kendrick**. Against a vibrant background of change and growth, he laid the foundations that we stand on to this day.



1880

Greenwich Mean Time was adopted as the legal standard in the UK.

William Ewart Gladstone defeated Benjamin Disraeli to become Prime Minister.

The first cricket test match was held in Britain.

The University of London awarded the first degrees to women.

Sculptor Jacob Epstein was born.

William Kendrick founded Kendrick Homes.

A passion from start to finish

FOR WELL OVER A HUNDRED YEARS, KENDRICK HOMES HAS BEEN DRIVEN BY A COMMITMENT TO QUALITY AND A DEEP PRIDE IN A JOB WELL DONE.

Beautiful, premium and practical new homes have always been at our core, but we've also provided our expertise in the construction of hospitals, schools and other municipal buildings.

As a sixth generation of the Kendrick family continues to uphold William's impeccable standards, our commitment to craftsmanship is enhanced by a skilled in-house design team using high-quality, energy-efficient materials to create stunning high-specification homes fit for the 21st century.



A sustainable future for all

AT KENDRICK HOMES WE TAKE OUR SUSTAINABILITY COMMITMENT SERIOUSLY AND ARE CONTINUALLY LOOKING FOR WAYS TO REDUCE OUR IMPACT ON THE ENVIRONMENT.

We design and build our homes with the future in mind – yours and the environment – and incorporate advanced technology and useful energy-efficient features wherever possible to keep your home efficient and affordable to run.

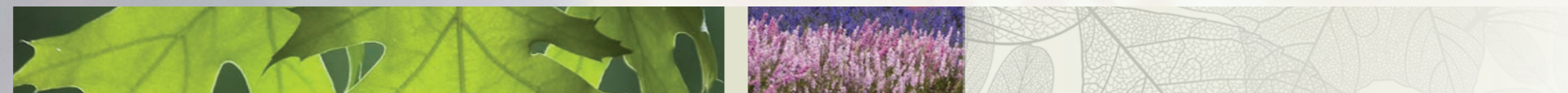
In addition, we always carefully consider every stage of our construction process and work closely with our supply chain to use the most sustainable materials possible.

When we build a new home, we endeavour to enrich the environment and foster growth in the local community.

That's why we're providing Minsterley with over £130,000 for infrastructure projects such as transport, flood defences, schools, libraries, health and social care facilities as well as investment in refuse and recycling initiatives and support for local wildlife schemes.



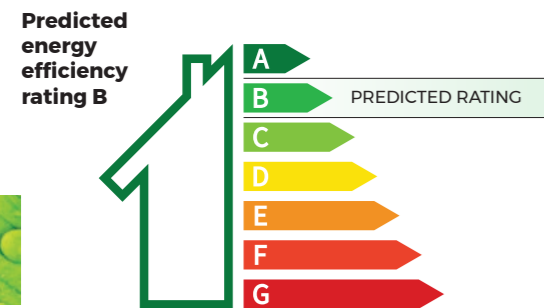
WE HELP NATURE GROW EVERY TIME WE BUILD. AT MINSTERLEY, WE'RE DEDICATING 10 NEW TREES, PLANTED BY THE NATIONAL FOREST, STRENGTHENING WOODLAND HABITATS TO HELP WILDLIFE FLOURISH AND BRING PEOPLE JOY.



Future proofed homes

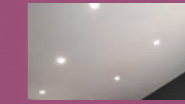
WE DESIGN AND BUILD OUR HOMES WITH THE FUTURE IN MIND - YOURS AND THE ENVIRONMENT.

From the sustainable materials we use to the advanced technology we include in our homes - you can be sure of a property that remains efficient and affordable to run long into the future.



1. High performance insulation

A typical house with no insulation loses 33% of heat through its walls and 25% through the roof. To combat this we install high performance insulation in our homes to keep you warm and reduce energy loss.



2. Low energy lighting with LED technology

Energy efficient lighting helps lower electricity bills and carbon dioxide emissions without reducing the quality of light in your home.



3. Energy efficient appliances

We aim to only install appliances in your home that are highly-rated, ensuring low running costs for your new home.



4. High performance UPVC, double glazed windows

Energy-efficient glazing keeps the warmth inside your home, leading to a reduction in energy bills, and also added soundproofing from the outside world.



5. Air leakage tested

As part of the build process all our homes are tested for air leakage to understand the air movement between the inside and outside of the building, eliminating cracks and gaps while ensuring proper ventilation.



6. Thermostatically controlled radiator valves*

Self-regulating thermostatic radiator valves (TRVs) are used on all radiators to control the air temperature in a room and help to adjust your heating perfectly.



7. Compost area, recycling bins & rainwater butt**

Where possible we ensure there are specific areas set outside for composting and recycling to help you do your bit for the planet. In addition we'll supply a rainwater butt to collect and store water to use in the garden.



8. High-speed fibre connection

We install high-speed fibre optic internet cable in all our properties to help you stay connected.

* Where applicable.

** Available on request, please speak to a member of the team for more information.

Shropshire

HOME TO A UNESCO WORLD HERITAGE SITE AT IRONBRIDGE GORGE, AN AREA OF OUTSTANDING NATURAL BEAUTY IN THE SHROPSHIRE HILLS AND THE MOST VARIED OF LANDSCAPES, SHROPSHIRE IS ONE OF BRITAIN'S LAST REMAINING RURAL CHARMS.

This is the place to enjoy outdoor living: from walking and hiking across the hills, exploring footpaths and trails through fields and forests or messing about on canals and rivers, Shropshire has it all. For entertaining, you can relax and unwind in fine restaurants, cosy pubs and elegant bars after visiting some of the unique independent shops throughout charming historic towns such as Bridgnorth, Church Stretton, Ludlow, Oswestry and Telford.

The county town of Shrewsbury, birthplace of Charles Darwin, is encircled by a loop of the River Severn and features distinctive churches, a red sandstone castle and beautiful timber-framed houses together with a sweeping riverside parkland known as the Quarry. Shrewsbury shopping options include the award-winning Market Hall and also Wyle Cop – reputed to be the longest row of uninterrupted independent shops in the country.



Minsterley

LOCATED JUST SIX MILES FROM THE WELSH BORDER, MINSTERLEY IS IN A BEAUTIFUL RURAL SPOT BUT ALSO WELL PLACED TO ENJOY THE CHARMS OF THE MEDIEVAL TOWN OF SHREWSBURY.

Village amenities include a primary school, petrol station (with Co-op shop) and veterinary surgery. The Crown and Sceptre Public House is one of the oldest buildings in the village while Minsterley Parish Hall is thought to be one of the largest in the county and venue for the local annual Eisteddfod event. Minsterley is just on the edge of the Stiperstones National Nature Reserve which forms part of the sprawling Shropshire Hills Area of Outstanding Natural Beauty. A distinctive quartzite rocky ridge is at the heart of the area and the heathery moors and trails are perfect for walking, cycling or nature spotting.



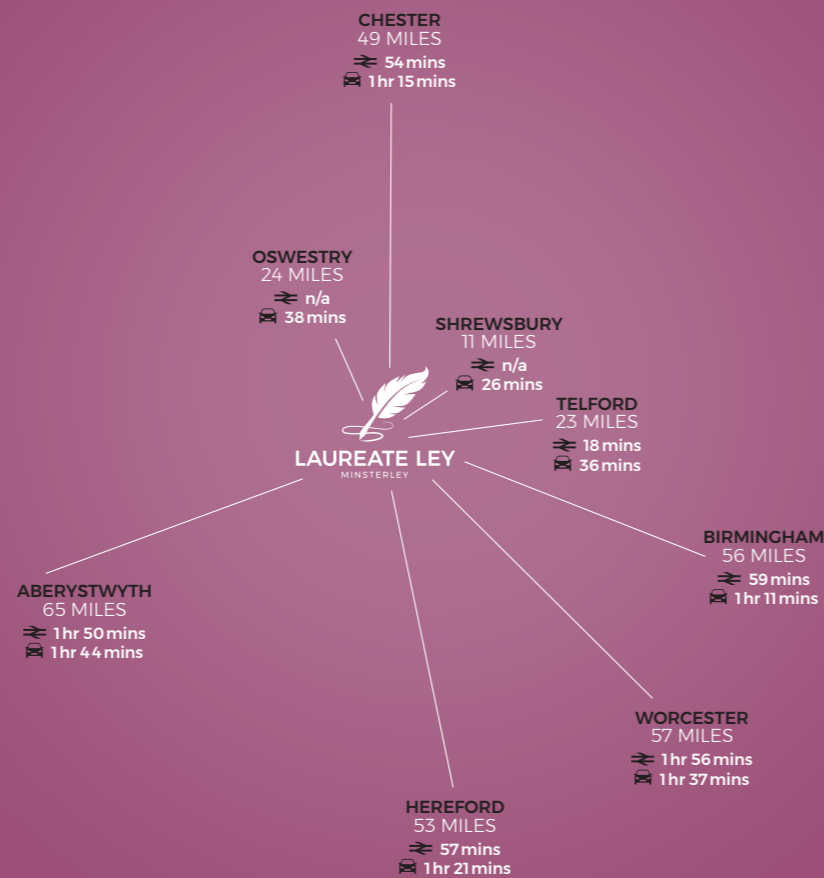
Stay connected

At Laureate Ley you can enjoy the rural charm of a countryside location but still be within reach of the facilities and amenities you require with the majority of the shops, restaurants and attractions locally in nearby Shrewsbury. The A5 is just seven miles away and gives a fast route across to the M54 and excellent onward connections to the rest of the country by road.

The closest train station is just over 10 miles away at Shrewsbury, located just below Shrewsbury Castle, and allows access to many services across England and Wales. For international travel, Birmingham, Liverpool and Manchester airports all within around an hour and a half by car. Connectivity doesn't stop at local infrastructure - your new home will help you stay connected via the high-speed fibre internet cable installed to your home.



All travel times and distances are approximate



Welcome to Laureate Ley

The Laureate Ley development at Minsterley comprises 5 different house types with a choice of 2, 3 and 4-bedroom homes carefully designed to complement the natural beauty of the area.

Accessed from Leigh Road, the B4499, Laureate Ley is conveniently positioned for easy access to the medieval town of Shrewsbury and local bypass linking up to the M54 motorway network towards Telford.

- The Astley - 2 bedroom home
- The Westley - 3 bedroom home
- The Ploxgreen - 3 bedroom home
- The Habberley - 3 bedroom home
- The Pontesbury - 4 bedroom home

The Astley

2 bedroom home ~ plots 21-24, 27 & 28 (semi-detached)



Beautifully proportioned

A great 2-bedroom home that maximises space and light. With downstairs cloak room, functional U-shaped kitchen and large lounge/dining space there are also double doors opening to the garden that really let the light in. Upstairs, two double rooms and a family bathroom complete a home that is perfect for downsizers or first-time buyers.

Ground floor

Lounge
4305 x 3010mm (14'2" x 9'11")
Dining
3190 x 1958mm (10'6" x 5'6")
Kitchen
3000 x 2015mm (9'10" x 6'7")
Cloak Room
1987 x 1000mm (6'3" x 3'3")

First floor

Bedroom 1
4305 x 3010mm (14'2" x 9'11")
Bedroom 2
4305 x 2780mm (14'2" x 9'2")
Bathroom
2085 x 1925mm (6'10" x 6'4")

Total house size:
760 sq.ft.

Includes two parking spaces



The Westley

3 bedroom home ~ plots 1, 9-12, 15-17, 20 & 26 (semi-detached)



Perfect for family living

On entry, valuable hallway space is complemented by a downstairs cloak room. The well-proportioned U-shaped kitchen, combined with the dining space, makes for a pleasant entertaining area. The large living room has plenty of space for the largest of sofas while double doors to the rear give easy access to the garden. Upstairs are three bedrooms, with the master suite enjoying an ensuite. The final two bedrooms, a single and double, are completed by a well-designed family bathroom.

Ground floor

Lounge
5465 x 3908mm (17'11" x 12'10")

Dining
3120 x 2110mm (10'3" x 6'11")

Kitchen
3120 x 1950mm (10'3" x 6'5")

Cloak Room
1897 x 1000mm (6'3" x 3'3")

First floor

Master Suite
4031 x 3120mm (13'3" x 10'3")

Ensuite
2227 x 1435mm (7'4" x 4'9")

Bedroom 2
3120 x 2974mm (10'3" x 9'9")

Bedroom 3
2982 x 2252mm (9'9" x 7'5")

Bathroom
2252 x 1925mm (7'5" x 6'4")

Total house size:
963 sq.ft.

Plot 1 includes a garage with two parking spaces. Other plots include two parking spaces.



The Ploxgreen

3 bedroom home ~ plots 2, 18, 19 & 25 (semi-detached)



Ground floor

Lounge
5021 x 3250mm (16'6" x 10'8")

Dining
3262 x 2871mm (10'9" x 9'5")

Kitchen
3262 x 2150mm (10'9" x 7'1")

Cloak Room
2050 x 1038mm (6'9" x 3'5")

First floor

Master Suite
5021 x 3307mm (16'6" x 10'10")

Ensuite
1924 x 1666mm (6'4" x 5'6")

Bedroom 2
3319 x 2749mm (10'11" x 9')

Bedroom 3
3319 x 2179mm (10'11" x 7'2")

Bathroom
2373 x 1700mm (7'9" x 5'7")

Total house size: 971 sq.ft.

Plot 2 includes a garage with two parking spaces. Other plots include two parking spaces.

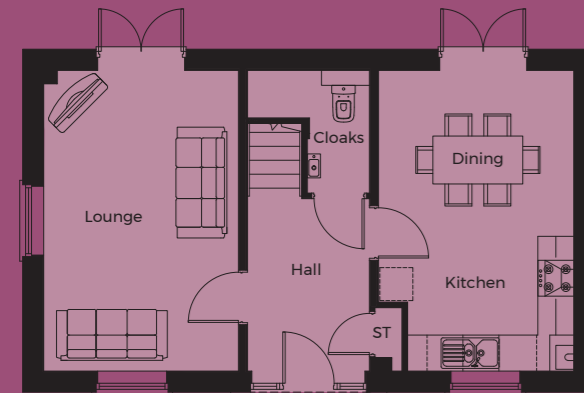
Stunning living space

This 3-bedroom family home is designed with space in mind. The downstairs offers a traditional left/right entrance, with downstairs cloak room. The living room features double doors to the side of the property while the kitchen/diner with built-in appliances ensures there is plenty of space for those evenings spent entertaining. Upstairs are three bedrooms, two doubles and one single. The master suite, includes an ensuite and space for wardrobes and the family bathroom completes this gorgeous home.

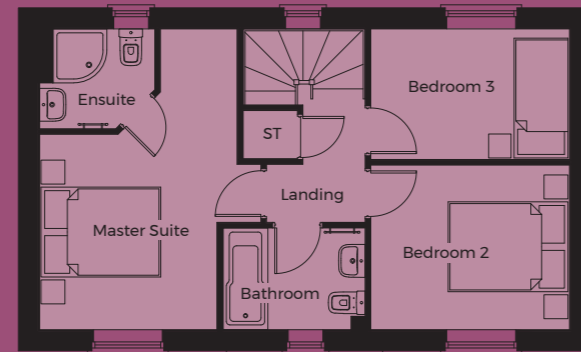


The Habberley

3 bedroom home ~ plot 3 (detached)



Ground floor



First floor

Ground floor

Lounge
5021 x 3250mm (16'6" x 10'8")

Dining
3262 x 2771mm (10'9" x 9'1")

Kitchen
3262 x 2250mm (10'9" x 7'5")

Cloak Room
2050 x 1038mm (6'9" x 3'5")

First floor

Master Suite
5021 x 2961mm (16'6" x 9'9")

Ensuite
1924 x 1666mm (6'4" x 5'6")

Bedroom 2
3319 x 2749mm (10'11" x 9')

Bedroom 3
3319 x 2179mm (10'11" x 7'2")

Bathroom
2373 x 1700mm (7'9" x 5'7")

Total house size:
971 sq.ft.

Includes two parking spaces

Practical and spacious

The Habberley welcomes all who enter with a generous, light hallway with storage and a spacious downstairs cloak room designed into the space. Turn left and you walk into a gorgeous lounge with double doors to the rear, turn right and you enter the large kitchen diner with space for the biggest of tables and again double doors to the rear. On the first floor there are three bedrooms, two of which are doubles. The master includes an ample ensuite and space for wardrobes. Finally, the family bathroom is big enough for growing families.



The Pontesbury

4 bedroom home ~ plots 8, 13 & 14 (detached)



Ground floor



First floor

Exceptional for entertaining

A really welcoming home that is made for entertaining. Downstairs boasts a large well-lit lounge room with attractive double doors to the rear. A large separate study/second reception is also a great addition. The impressive kitchen/dining room, with breakfast bar, is the hub of the home and has room for a large dining table. Upstairs sees four double bedrooms, all with plenty of space for storage. The master bedroom includes a delightful ensuite.

Ground floor

- Lounge**
4984 x 3346mm (16'4" x 11')
- Dining**
3671 x 3112mm (12'1" x 10'3")
- Kitchen**
3400 x 3112mm (11'2" x 10'3")
- Study/Reception 2**
3505 x 3346mm (11'6" x 11')
- Utility**
2186 x 2000 (7'2" x 6'7")
- Cloak Room**
2000 x 1428mm (6'7" x 4'8")

First floor

- Master Suite**
3656 x 3346mm (12' x 11')
- Ensuite**
2453 x 1735mm (8'1" x 5'8")
- Bedroom 2**
3814 x 3169mm (12'6" x 10'5")
- Bedroom 3**
3814 x 3169mm (12'6" x 10'5")
- Bedroom 4**
3196 x 3060mm (10'6" x 10'1")
- Bathroom**
2198 x 1925mm (7'3" x 6'4")

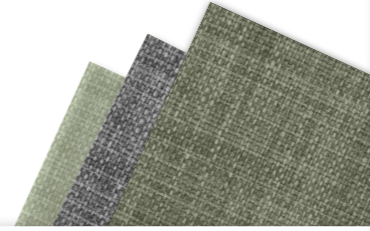
Total house size: 1465 sq.ft.

Plot 8 includes a double garage with two parking spaces. Other plots include two parking spaces.



Beautifully designed

Classic designs blend seamlessly with exquisite modern interiors. The Kendrick Homes team create the perfect canvas for you to express yourself. We build the house; you make it your home.



Thoughtfully planned living spaces and stylish interiors.



Energy efficiency features

- Energy efficient appliances
- High performance double glazed white UPVC flush casement windows and patio doors
- High performance insulation in the floor and walls
- Low energy lighting with LED technology
- Thermostatically controlled radiator valves
- Provision of compost area, recycling bins and rainwater butt**
- All properties air leakage tested
- 10 year NHBC warranty



Utility*

- Stainless steel sink
- Laminate worktops with upstand
- Plumbing and electrics for washing machine
- Electrics for tumble dryer



Contemporary bathrooms and ensuites

- Sanitaryware by Vitra with chrome fittings*
- White towel rail radiators to bathroom, cloakroom and ensuite
- Thermostatic shower* systems or Mira electric shower*
- Half height tiles to walls with sanitary ware in bathrooms and ensuites and full height tiling to shower cubicles
- White bath in the main bathroom* with shower and screen
- Shower and screen in main and ensuite bathrooms



Heating, lighting, electrical and media

- Ideal Logic fired condensing boiler with fan assisted flue* or condensing combi boiler*
- LED feature downlights throughout (where specified)
- Smoke detectors throughout
- TV points to lounge and kitchen (where applicable) and bedrooms*
- CAT 5 cable from BT master point to lounge and study
- Superfast fibre broadband to all homes



Stylish kitchen

- Individually designed kitchen with laminate worktops and upstands
- Electric fan assisted single* or double* oven with integrated grill*
- Four* or Five* ring gas hob with large feature extractor hood
- Integrated dishwasher
- Ceramic floor tiling in kitchen
- Soft closing doors and drawers
- Space and electrics made ready for fridge freezer, washing machine and tumble dryer



External features

- Steel garage door
- Low energy downlight
- Wired front doorbell
- Turf to front gardens*
- External cold-water tap



Internal features

- White hand rail and newel posts
- High performance composite front doors with fittings
- Cottage style internal doors finished in white satin
- Walls painted in Dulux Potters clay 3 or equivalent
- Woodwork painted in white gloss



*Plot specific or where applicable.
 **Available on request, please speak to a member of the team for more information.
 We reserve the right to change specifications of the items above.



Peace of mind

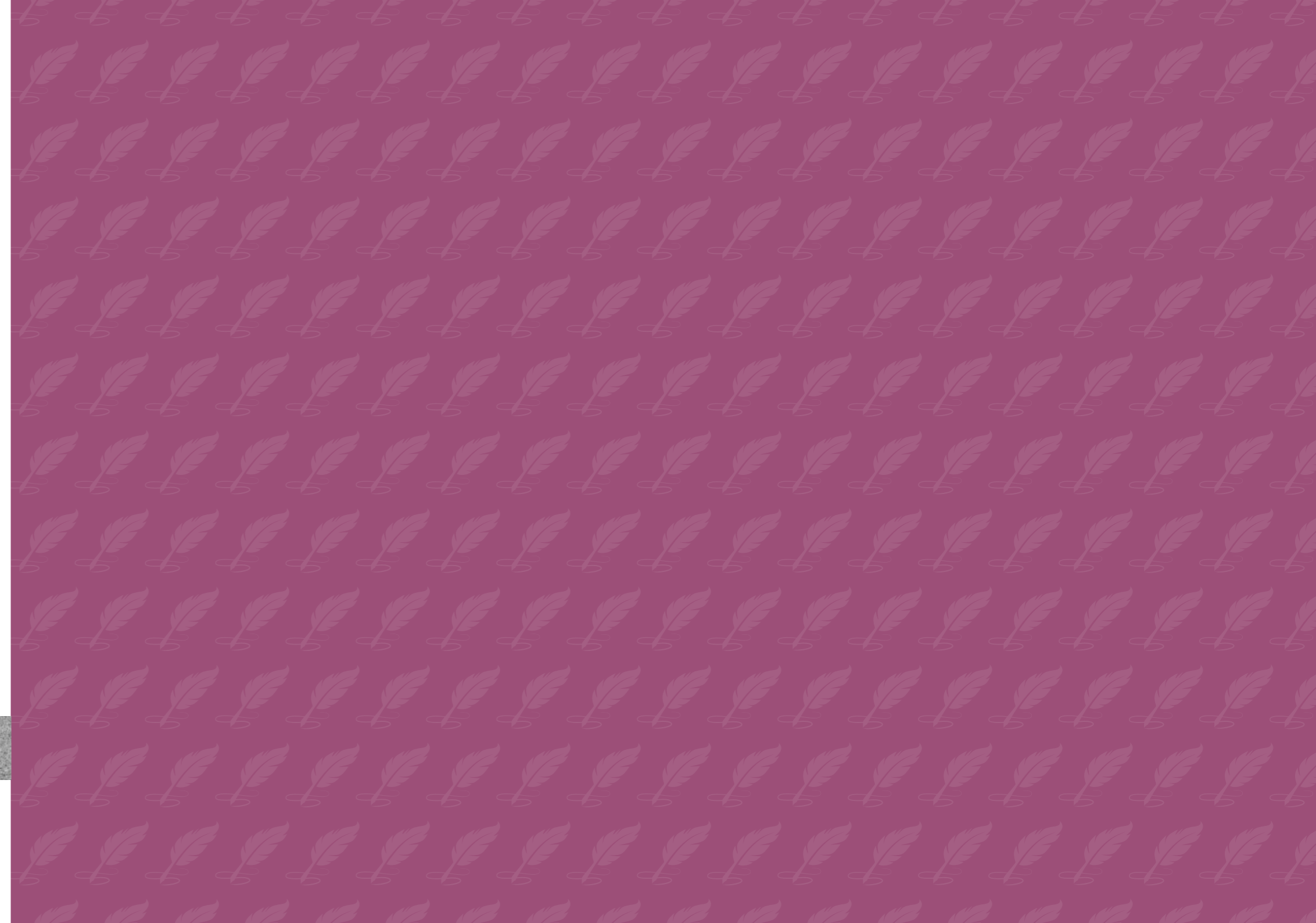
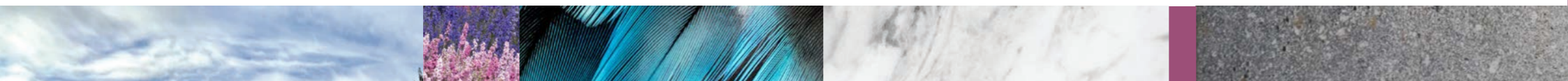
We are dedicated to creating beautiful homes in incredible locations that are a joy to live in. Combining traditional values of craftsmanship with 21st-century features and design, you can always expect a high level of specification with each and every one of our homes.

We believe in excellence with no exceptions. That's why we guide our customers through every step and ensure that every single home we build is personally quality-checked and signed off by a Director. Our high standards are backed by a 10-year Buildmark NHBC warranty for lasting peace of mind.





For more information about the new homes at Laureate Ley
please call our sales team on 01384 446200 or visit our website and
register your interest in this exclusive development in Minsterley.





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LAUREATE LEY

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