



Forrester's Place

Higher Heath

A village development
of two, three and four
bedroom homes





16 homes,
5 different
home styles



Artist's impression of Plot 48

welcome

Shingler Homes are delighted to share with you our latest development of 16 new homes located in the popular village of Higher Heath, Whitchurch.

Higher Heath is a rural area situated within the beautiful North Shropshire countryside sitting on the borders of South Cheshire and Wales, an idyllic location for those seeking rural life but with excellent amenities close by. This exclusive development includes 2, 3 and 4 bedroom homes, with a mix of 5 different home styles.

Shingler Homes are a family owned and run business dedicated to building new homes to the highest standards on smaller, exclusive developments. We pride ourselves on offering a superior level of customer service and have a genuine commitment to making your home buying experience as easy and stress free as possible. We are working in partnership with Grocott Developments on this project, who have the same ethos as Shingler Homes for quality and customer service. We will be working with them as their developer and sales agent.

We look forward to welcoming you to this beautiful part of Shropshire.



Jeremy Shingler
Managing Director



House types

● Affordable Homes Plot 49, 50, 55 & 56

2 Bed

● The Yeaton Plot 45 & 46

3 Bed

● The Marton V2 Plot 51, 54 & 60

4 Bed

● The Tilley Plot 58

● The Tilley V2 Plot 47 & 48

● The Fenemere Plot 52, 53, 57 & 59



The location



Higher Heath is a rural area situated within the beautiful North Shropshire countryside.

Sitting close to both the A49 and the A41 providing excellent access to the motorway systems.

The busy village of Prees, which is just 2 miles away, caters for everyday necessities. The junior and infant schools are in the heart of the village, local shops provide everyday essentials, and a railway station is just on the outskirts of the village giving access to both Birmingham and Manchester. There is also a doctor's surgery and a cricket and recreation ground.

The charming market town of Whitchurch is just 4 miles from Higher Heath, a short 8-minute drive. Here you will find a weekly market, coffee shops, fresh local bakeries, specialist independent shops, traditional pubs and excellent restaurants.

For those who love to be outdoors, nearby Alderford Lakes offers an action-packed array of activities for the whole family to enjoy. While Brown Moss countryside Heritage site which is designated as a Local Nature Reserve, Site of Special Scientific Interest, Special Area of Conservation (SAC) site is just 3 miles away, with circular well signposted walking routes for a relaxing stroll.

Higher Heath is an area from which there is so much to explore in the fascinating county of Shropshire.



The Yeaton Plots 45 & 46

2 bedroom semi detached with parking spaces to side



The Yeaton is a fabulous two bedroom semi detached home. The ground floor has a kitchen to the front and family friendly living/dining area to the rear with French doors out on to the patio. On the first floor there are two bedrooms and a family bathroom.

Key Details & Measurements

755 sqft

Ground Floor

(L x W)

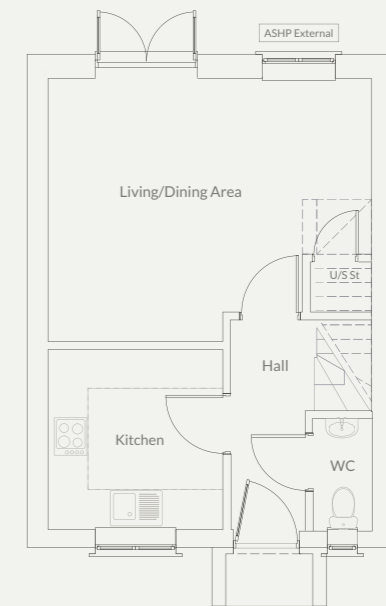
Hall
3.25m (max) x 1.31m (max)

Lounge/ Dining
4.07m (max) x 4.98m (max)

Kitchen
2.79m x 2.71m

WC
1.71m x 0.91m

Store
1.00m x 0.94m



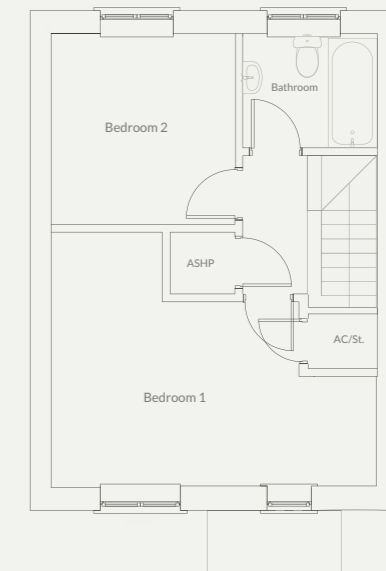
First Floor

Landing
2.14m x 2.07m

Bedroom 1
3.93m (max) x 5.02m (max)

Bedroom 2
2.94m x 2.78m

Bathroom
1.75m x 2.12m



Plot 45 is the mirror image
of the drawing above

The Marton V2

Plots 51, 54 & 60

3 bedroom detached with parking spaces to rear (single garage to plot 60)



Artist's impression of plot 54



Artist's impression of plots 60 & 51

The Marton is a popular three bedroom detached property. To the ground floor this property boasts a good size kitchen/dining area with French doors out onto the patio and a separate utility to the rear. To the other side of the entrance hall there is a separate living room with feature fireplace. On the first floor the property has a principal bedroom with ensuite, a family bathroom and two further bedrooms.

Key Details & Measurements

939 sqft

Ground Floor

(L x W)

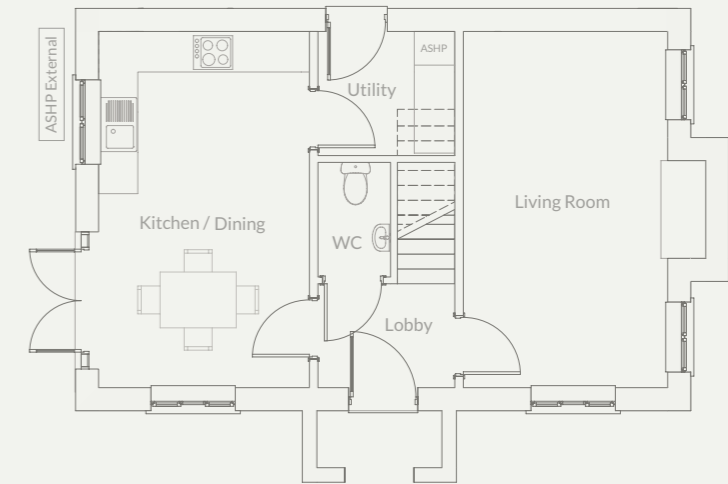
Lobby
1.47m x 2.07m

Kitchen/Dining
5.19m x 3.03m

Living Room
5.19m x 2.98m

WC
1.69m x 1.10m

Utility
1.77m x 2.07m



First Floor

Landing
3.37m x 1.97m

Bedroom 1
3.87m x 2.99m

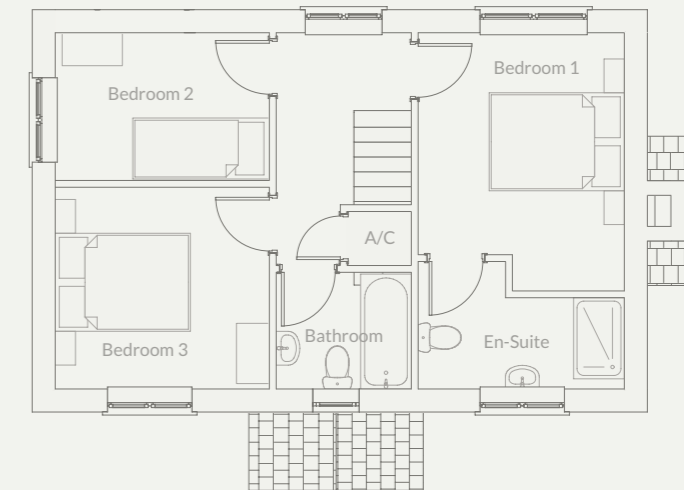
En-Suite
1.20m x 2.99m

Bedroom 2
2.12m x 3.13m

Bedroom 3
2.94m x 3.13m

Bathroom
1.70m x 1.97m

AC
0.76m x 0.92m



Plot 54 is the mirror image of the drawing above

The Tilley Plot 58

4 bedroom detached with integral garage



Artist impression of plot 58

The Tilley is a fantastic four bedroom detached home with integral single garage. This home benefits from a modern living layout with a functional kitchen/dining room and a separate utility with access to the garage. The Tilley has a cloakroom to the ground floor with a front facing living room with bay window. On the first floor the property has a principal bedroom with ensuite, a family bathroom and three further bedrooms.

Key Details & Measurements

1227 sqft

Ground Floor

(L x W)

Hall
5.78m (max) x 1.97m (max)

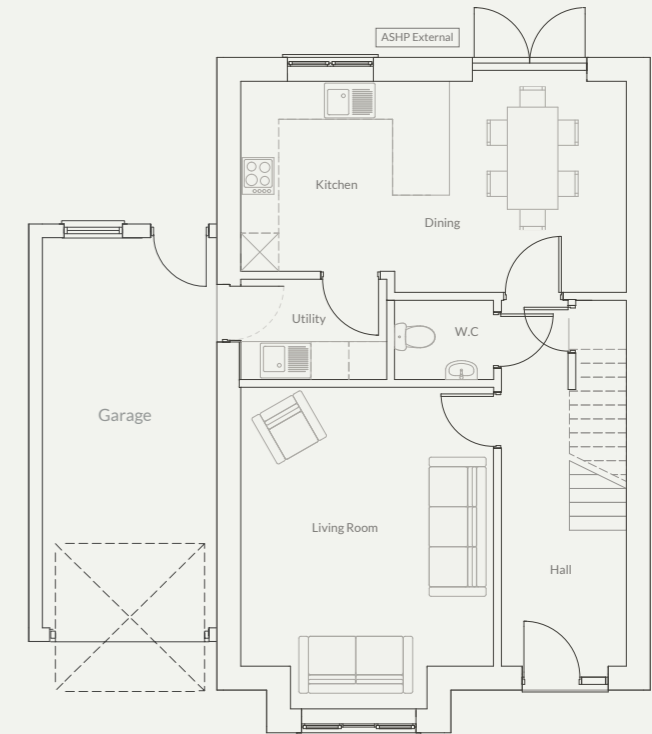
Living Room
4.14m x 3.99m

Kitchen/Dining Room
3.33m x 6.09m

Utility
1.58m x 2.3m

WC
1.25m x 1.56m

Garage



First Floor

Landing
4.02m (max) x 1.91m (max)

Bedroom 1
3.74m (max) x 4.05 (max)

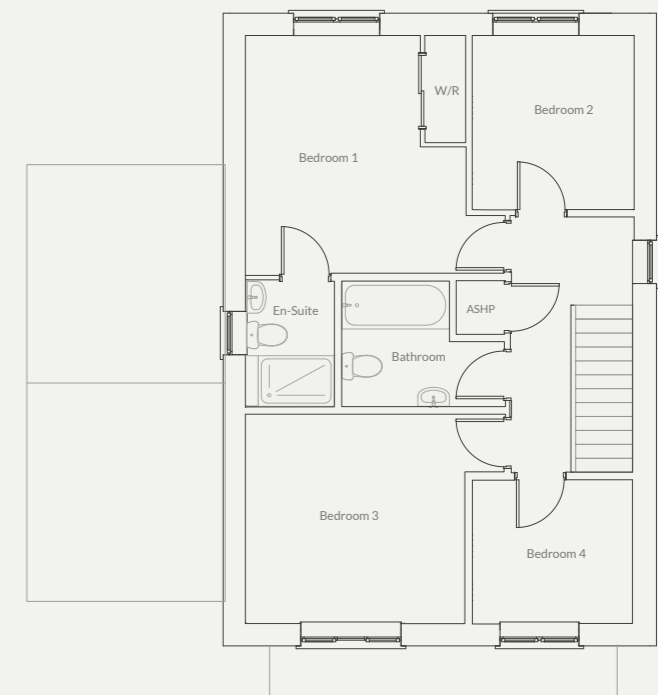
En-Suite
1.97m x 1.37m

Bedroom 2
2.72m (max) x 2.53m (max)

Bedroom 3
3.28m (max) x 4.59m (max)

Bedroom 4
2.24m x 2.53m

Bathroom
1.97m x 2.56m



The Tilley V2 Plots 47 & 48

4 bedroom detached with single garage



Artist's impression of plot 48



Artist impression of plot 47

The Tilley is an attractive four bedroom detached home with a front facing living room with bay window. To the rear is a fantastic kitchen/dining room with French doors opening onto the patio and a separate utility. To the first floor the principal bedroom is served by a separate ensuite, three further bedrooms and a family bathroom.

Key Details & Measurements

1227 sqft

Ground Floor

(L x W)

Hall
5.78m (max) x 1.97m (max)

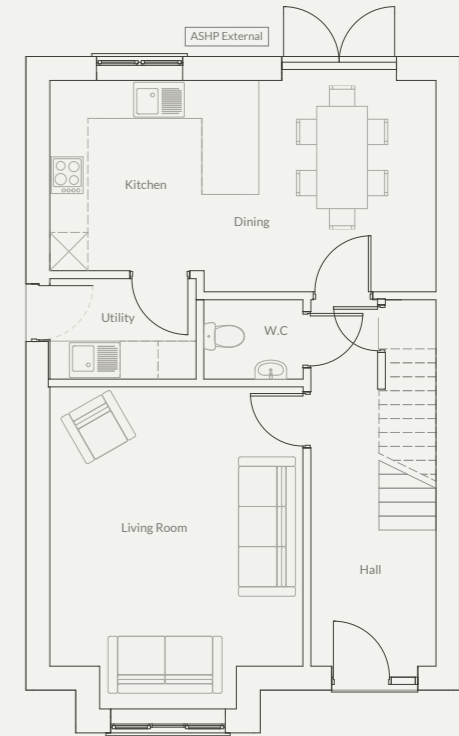
Living Room
4.14m (max) x 3.99m

Kitchen/Dining Room
3.33m x 6.09m

Utility
1.58m x 2.3m

WC
1.25m x 1.56m

Garage



First Floor

Landing
4.02m (max) x 1.91m (max)

Bedroom 1
3.74m (max) x 4.05m (max)

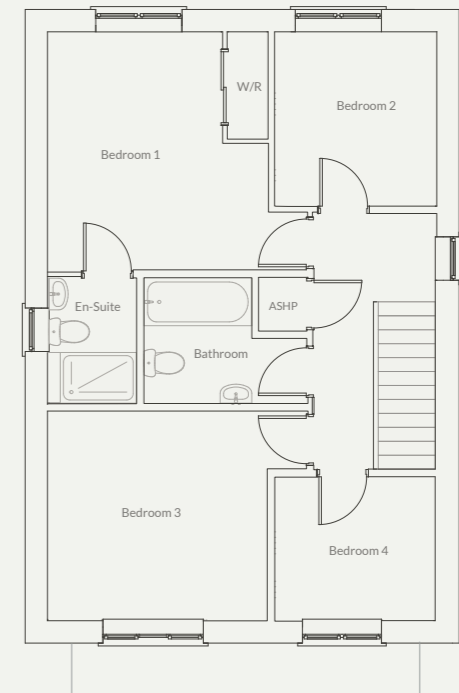
En-Suite 1
1.97m x 1.37m

Bedroom 2
2.72m (max) x 2.53m (max)

Bedroom 3
3.28m (max) x 4.59m (max)

Bedroom 4
2.24m x 2.53m

Bathroom
1.97m x 2.56m



Plot 48 is the mirror image of the drawing above

The Fenemere

Plots 52, 53, 57 & 59

4 bedroom detached with integral garage



Artist's impression of plot 53



Artist impression of plots 52, 57 & 59

The Fenemere is a four-bedroom detached home with generous size rooms for both family living and entertaining. On the ground floor there is an open plan kitchen with breakfast bar dividing the dining area, with bi folding doors opening out on to the patio. The Fenemere also has a separate utility, W.C and living room with an integrated single garage. To the first floor the principal bedroom benefits from an ensuite shower room, with three further bedrooms and a family bathroom.

Key Details & Measurements

1277sqft

Ground Floor

(L x W)

Hall
1.88m (max) x 4.10m (max)

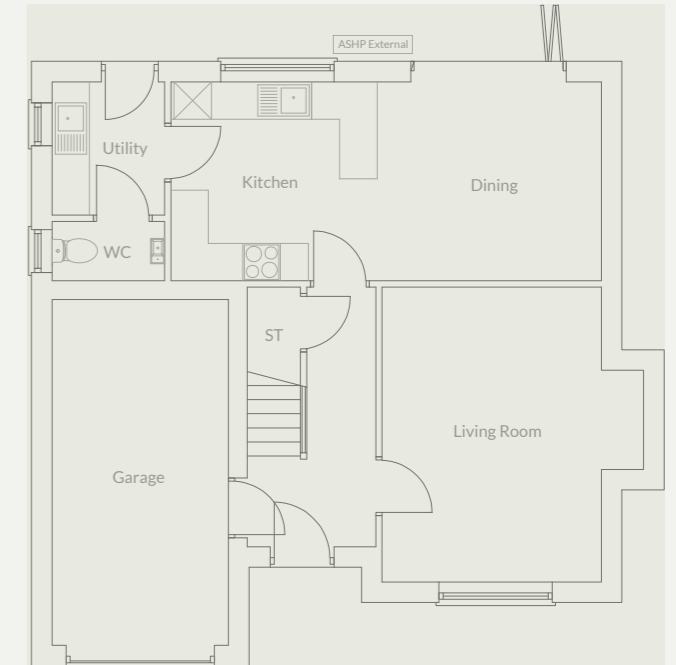
Living Room
4.65m (max) x 4.07m (max)

Kitchen/Dining Room
6.94m x 3.09m

Utility
1.61m x 2.10m

WC
1.61m x 0.86m

Garage
2.72m x 5.47m



First Floor

Landing
3.07m (max) x 2.50m (max)

Bedroom 1
4.49m (max) x 3.15m (max)

En-Suite
2.44m x 1.40m

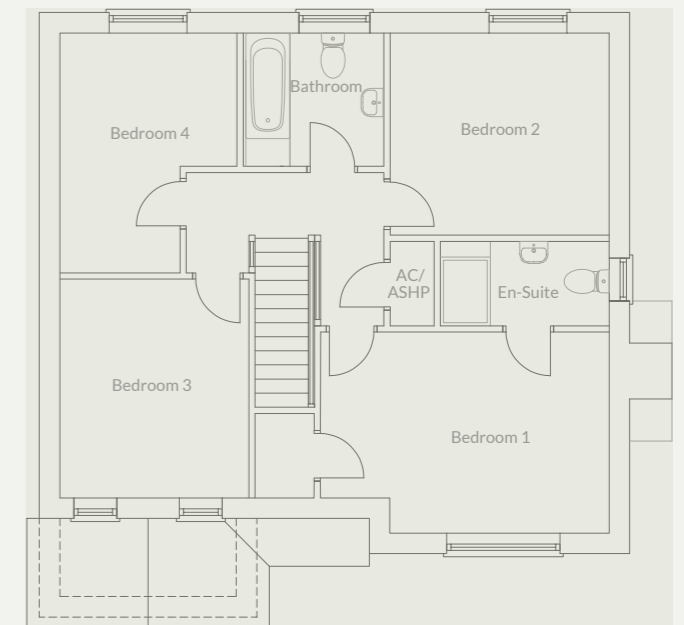
Bedroom 2
3.43m x 3.09m

Bedroom 3
2.83m x 3.79m

Bedroom 4
3.0m (max) x 3.42m (max)

Bathroom
2.16m x 1.99m

AC
0.87m x 1.40m



Plot 53 is the mirror image of the drawing above



Building homes you'll
be proud to own



Specification Forrester's Place

Features

Plots	The Yeaton Plot 45 & 46	The Marton V2 Plots 51, 54 & 60	The Tilley Plot 58	The Tilley V2 Plot 47 & 48	The Fenemere Plots 52, 53, 57 & 59
-------	----------------------------	------------------------------------	-----------------------	-------------------------------	---------------------------------------

Kitchen

Choice of quality fitted kitchen units	✓	✓	✓	✓	✓
Built in double oven and electric ceramic hob			✓	✓	
Built under double oven and electric ceramic hob					✓
Built under single oven and electric ceramic hob	✓	✓			
Stainless steel chimney extractor hood	✓	✓	✓	✓	✓
Integrated dishwasher			✓	✓	✓
Plumbing for washing machine	✓	✓	✓	✓	✓
Integrated fridge freezer	✓	✓	✓	✓	✓
Laminate worktops in kitchen and utility	✓	✓	✓	✓	✓
Chrome mixer taps and stainless steel sinks	✓	✓	✓	✓	✓
Pelmet lighting to kitchen only			✓	✓	✓
Choice of LVT or Ceramic floor tiles to kitchen and utility			✓	✓	✓
Choice of vinyl flooring to kitchen and utility	✓	✓			

Bathrooms and en-suites

Contemporary white bathroom suites	✓	✓	✓	✓	✓
Contemporary chrome taps	✓	✓	✓	✓	✓
Thermostatically controlled showers	✓	✓	✓	✓	✓
Chrome towel rail radiator in bathroom and ensuite	✓	✓	✓	✓	✓
En-suite to master bed		✓	✓	✓	✓
Shaver point to bathroom	✓	✓	✓	✓	✓
Shaver point to en-suite		✓	✓	✓	✓
Choice of wall tiles	✓	✓	✓	✓	✓
Shower areas fully tiled	✓	✓	✓	✓	✓
Splashback tiling only	✓	✓	✓	✓	✓
Choice of vinyl flooring to bathroom, ensuite, W.C	✓	✓			
Choice of LVT or Ceramic floor tiles to bathroom, ensuite and W.C			✓	✓	✓

General

White four panel grained Colonial doors	✓	✓			
White Suffolk doors			✓	✓	✓
Contemporary chrome ironmongery	✓	✓	✓	✓	✓
MDF moulded skirtings and architrave	✓	✓	✓	✓	✓
Fitted wardrobes to master bedroom			✓	✓	✓
Softwood staircases and balustrading	✓	✓	✓	✓	✓

Plots

Plots	The Yeaton Plot 45 & 46	The Marton V2 Plots 51, 54 & 60	The Tilley Plot 58	The Tilley V2 Plot 47 & 48	The Fenemere Plots 52, 53, 57 & 59
-------	----------------------------	------------------------------------	-----------------------	-------------------------------	---------------------------------------

TV/Broadband/Electrical

TV & Sat points to living room	✓	✓	✓	✓	✓
TV points to kitchen and all bedrooms	✓	✓	✓	✓	✓
Telephone point to kitchen	✓	✓	✓	✓	✓
Doorbell	✓	✓	✓	✓	✓
Digital aerial fitted in loft	✓	✓	✓	✓	✓
Fibre to the premises (FTTP)	✓	✓	✓	✓	✓
Data points to living room and master bed	✓	✓	✓	✓	✓
Downlights to kitchen and all bathrooms			✓	✓	✓
Electric car charging point	✓	✓	✓	✓	✓

Energy saving features

Energy efficient upvc windows and external doors, composite front door	✓	✓	✓	✓	✓
Energy efficient air source heat pump with electronic temperature and zone control	✓	✓	✓	✓	✓
Underfloor heating to the ground floor and radiators with thermostatic radiator valves to the first floor	✓	✓	✓	✓	✓
Energy efficient lighting throughout	✓	✓	✓	✓	✓
Latest cavity, floor and roof insulation technology	✓	✓	✓	✓	✓

Safety & Security

External lights with PIR sensors - front & rear	✓	✓	✓	✓	✓
High security external doors with letterboxes	✓	✓	✓	✓	✓
Lockable windows	✓	✓	✓	✓	✓
Mains connected smoke and heat detection	✓	✓	✓	✓	✓
Build -Zone 10 year warranty	✓	✓	✓	✓	✓
Carbon monoxide detectors where applicable	✓	✓	✓	✓	✓

Parking & External

Block paved drives	✓	✓	✓	✓	✓
Integral single garage			✓		✓
Detached single garage		✓ Plot 60 only		✓	
Textured concrete paving slabs to paths and patio	✓	✓	✓	✓	✓
Paths from drives to patio & secondary entrance door	✓	✓	✓	✓	✓
External Cold Tap Rear	✓	✓	✓	✓	✓
Turf front and rear gardens	✓	✓	✓	✓	✓

Fireplaces

Black slate hearth with oak beam mantle (log burner not included)					✓
---	--	--	--	--	---



Why choose a Shingler home

We are a local family owned and run business with an enviable reputation of building high quality homes for over 25 years. We pride ourselves in the personal home buying service we provide to our customers.

Smaller, exclusive developments

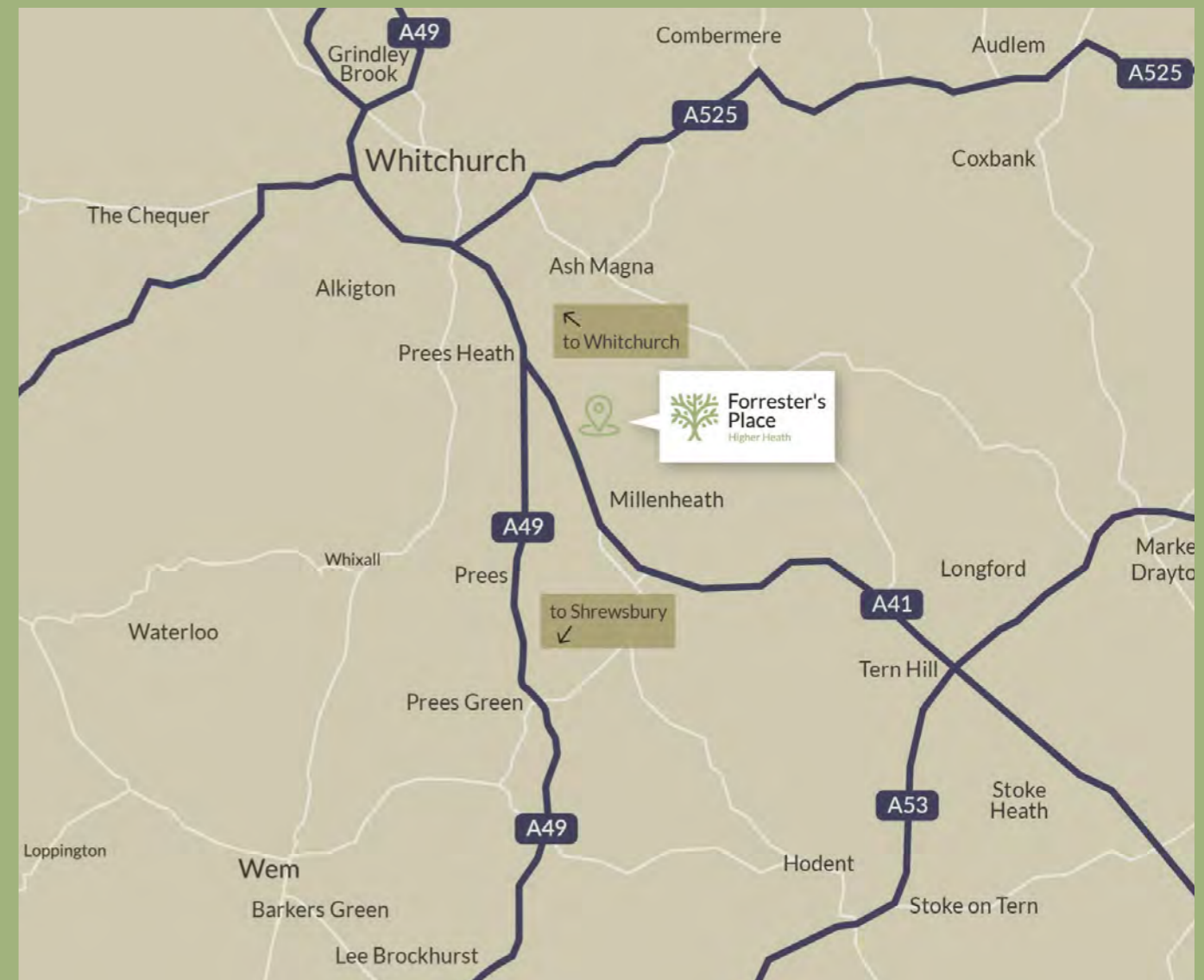
We build exclusive developments with individual and attractive house types that are sympathetic to their surroundings. Our homes are designed with an emphasis on light, space, layout and quality fixtures and fittings, both inside and out.

Our development at Forrester's Place, Higher Heath is no exception.



A beautiful location for your new home...

 SY13 2HR



A personalised home-buying experience...

We're here to help you find your perfect home

Environmentally conscious

At Shingler Homes we are committed to improving the energy efficiency of our homes, so they are better for the planet, and your bank balance. Running an energy efficient Shingler Home could save you an average of £2,200 per year on your energy bills, that's £183 per month!

That's why our homes at Forrester's Place include many energy efficient features such as Solar Panels, Air Source heat pumps, Electric car charging points, high quality double glazing, thermostatic zone control and underfloor heating, and insulation that exceeds industry standard specifications.*

Did you know? Air Source Heat Pumps are more environmentally responsible and could cut your carbon emissions by more than 23 tonnes of CO2 over 10 years. Not only that but to retrospectively change from a gas system in the future could cost you up to £20,000.

*According to HBF Watt a Save



Hillcrest Works | Myddle
Shrewsbury | SY4 3SE

01939 291082
info@shinglergroup.co.uk