



Roger  
Parry  
& Partners

The Sycamore, Hunters Chase  
Bryn Perthi, Arddleen, SY22 6RU



**NOTES**

This drawing is indicative only. Do not scale from this drawing for construction purposes. Check all dimensions on site before fabrication or setting out. This drawing is copyright and may not be reproduced without permission of the owner.

**Key**

- Site boundary
- Proposed trees
- Existing hedge retained
- Proposed Native hedgerow
- New Planting Type 1
- Paving finish to footpaths
- Macadam finish to access road, driveways and footpath
- New grass surface on suitable topsoil base.
- Gravel drive
- 1.5m high feathered edge wood fence
- 1.5m high black painted estate fencing
- 0.9m high feathered edge timber fence

Existing boundary fences to be retained. Unless otherwise shown new boundary fencing to be 1.1m high post and wire stockproof fence.

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client Primesave Properties	
project land to South of Bryn Perthry Ardlelen, Llanymynech	
drawing Proposed Site Plan	
computer file	plot date
project number -	scale 1/500@A3
drawing number PL05	rev issue status

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## The Sycamore, Plot 1 & 4 - Price on Application

Located in the popular village of Arddleen, Hunters Chase is a modern development comprising a range of high specification properties. Arddleen is an attractive village near the border of England and Wales. Local amenities include a Primary School and a local public house, with further amenities available in nearby Four Crosses and Llanymynech. The nearby A483 provides routes to Oswestry, Welshpool with further links to the A5 towards Birmingham and Manchester.

### Specification

- ◆ Detached new build four bedroom house on a spacious plot in a popular village location
- ◆ Detached Garage and Driveway
- ◆ 10 year build warranty
- ◆ Input into kitchen specification depending on build stage
- ◆ Double glazing throughout the property
- ◆ Fully insulated
- ◆ Oil-fired central heating
- ◆ Solar Panels
- ◆ Mains water
- ◆ Mains drainage

### Terms

A £1000 reservation fee will secure the property at a fixed price until exchange of contracts, which would normally be expected within 4 weeks of the contracts being received by the buyer's solicitor. A conditional exchange of contract subject to a mortgage offer being issued at a later date is acceptable. Should you decide not to proceed with the purchase for any reason the reservation fee would be refunded less reasonable expenses.

### Viewings

Viewings are available strictly by arrangement

Please call our Shrewsbury office on – **01743343343** and/or **shrewsbury@rogerparry.net**

### Directions

From Oswestry, take the A483 signposted Welshpool. On entering Llanymynech continue over crossroads, following the main road through Four Crosses. After approximately 3.5 miles, turn right at the main junction for Arddleen then proceed a short distance and the site is located on the right hand side just before the caravan park.

**EPC RATING: 87 (B Predicted)** For a full copy of the Energy Performance Certificate please contact agents.

# Sycamore - Primesave Properties Limited

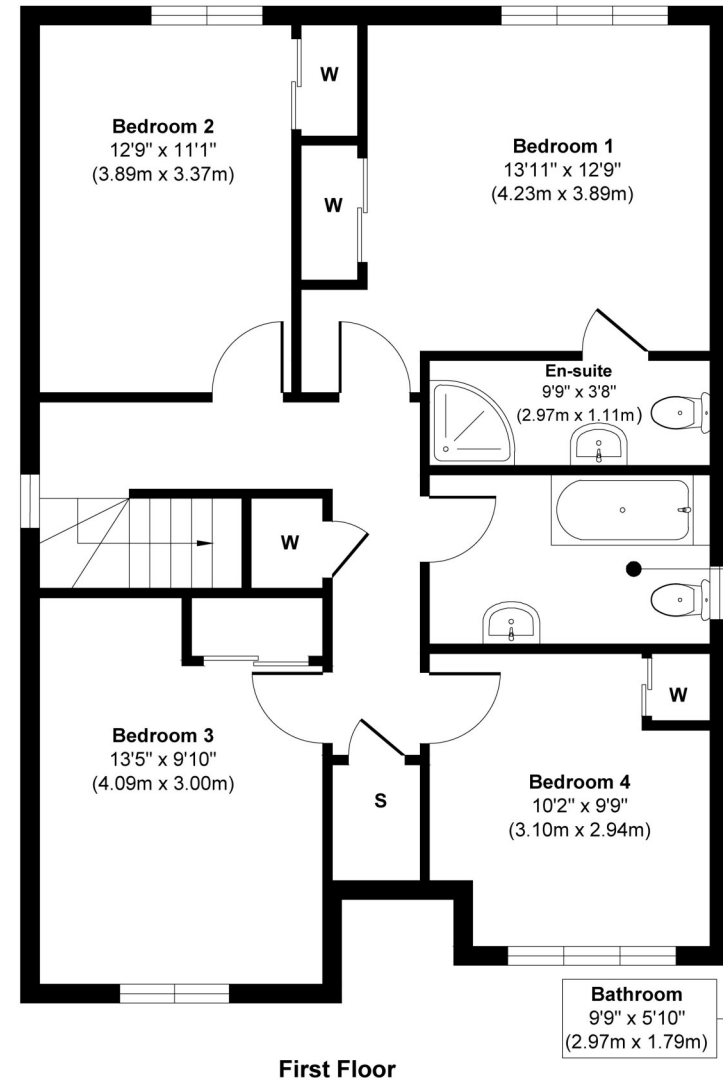
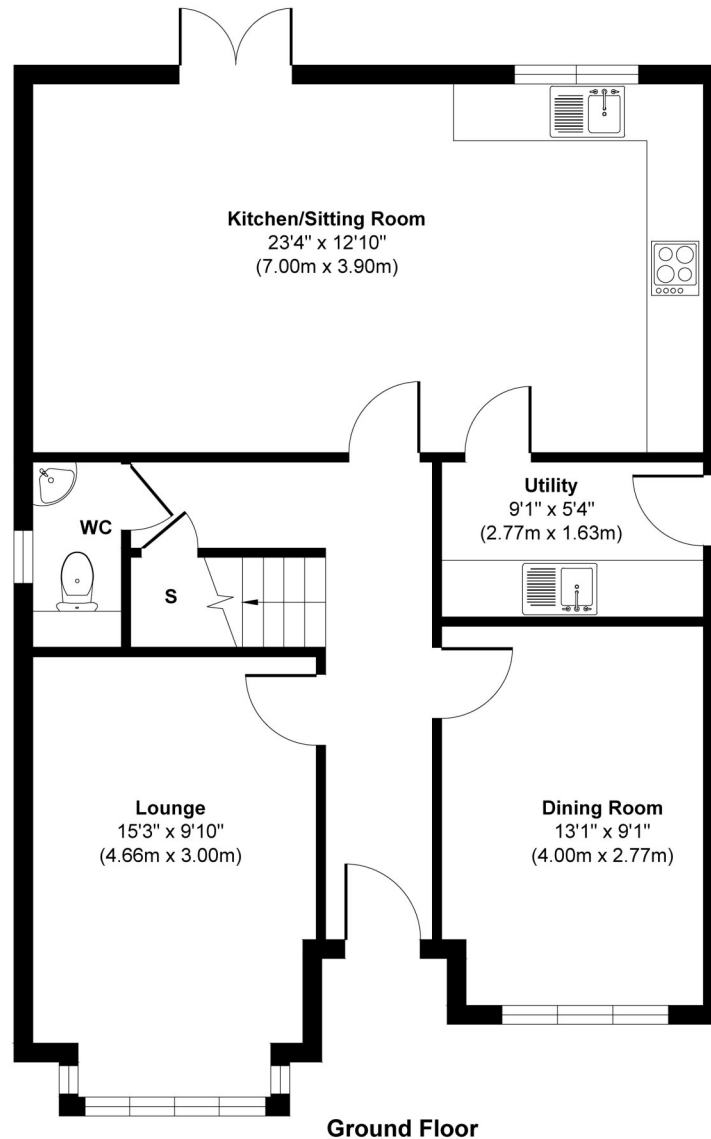


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