



Roger
Parry
& Partners

Plot 12 Waterside Meadow, Crew Green,
Shrewsbury, SY5 9GN



**Plot 12 Waterside Meadow, Crew Green, Shrewsbury, SY5 9GN
Offers In The Region Of £300,000**

Site sales centre open by appointment. Book now to view the available plots, see the choices of kitchens and flooring available and discuss any special requirements directly with the builders

Please note: Plot 12 is an off-plan sale so there isn't anything to view at present however, we can arrange site visits by appointment to see the plot position, flooring and kitchen choices.

A spacious bungalow which can accommodate both growing families and those who require assisted living. The Oak is one of our most versatile properties, packing so much living space onto the ground floor. Completion due March 2025.

Waterside Meadow is situated in the rural village of Crew Green just 11 miles from the centre of Shrewsbury and convenient for both Welshpool and Oswestry. The surrounding countryside is prime farmland and perfect for walking or cycling from the door with the Severn Way and Offa's Dyke long distance footpaths nearby and Sustrans Cycle Route 81 passing the development. Brynhafren County Primary School is in the village and school transport is available for older children travelling to Welshpool High School. There is excellent shopping in the three surrounding towns and local services are available in Llandrinio, where there is a convenience store and filling station and Four Crosses where there is a medical centre.

Warranty: 10-year Build Zone new build warranty.



Primesave - Oak detached bungalow - Double garage to right

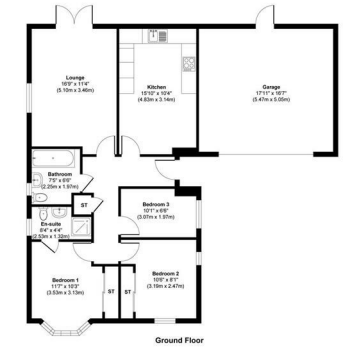
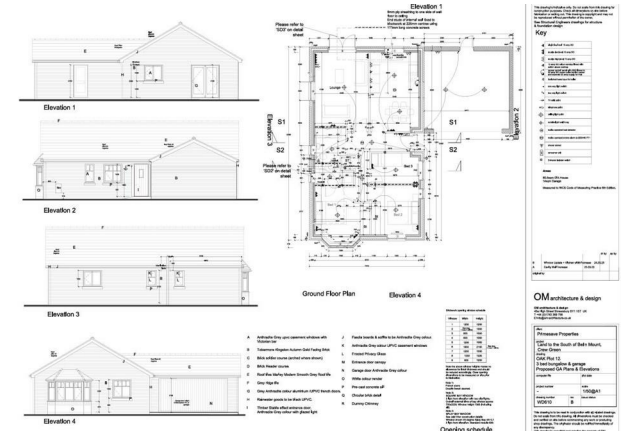


Illustration for identification purposes only, measurements are approximate, not to scale. Produced by Giovanni Pirelli.



Planting Specification
 Site Preparation
 Tree Planting in accordance with BS6845:2014
 Planting areas to include imported topsoil to a suitable depth. Prior to planting topsoil to be fertilised and dewater any 50mm or above. To be fertilised with pre-planting fertilizer.
 Native hedging
 Hornbeam (*Carpinus betulus*)
 Blackthorn (*Spiraea alba*)
 Hazel (*Corylus avellana*)
 Hawthorn (*Ilex aquifolium*)
 Trees (Type 1) Mix Of
 Heavy Standard Hornbeam (*Carpinus betulus*)
 All E-10 girth bare root, staked and fed.
 Shrub Planting Type 1
 Hawthorn (*Crataegus monogyna*)
 Guelder Rose (*Alnus glutinosa*)
 Forsythia (*Forsythia x intermedia*)
 Spiraea (*Eucymia europaea*)
 Shrub Planting Type 2
 Laurel (*Prunus laurocerasus*)
 Small leaved lime (*Tilia cordata*)
 Swedish Whitebeam (*Sorbus arbus*)
 Crab Apple (*Malus sylvestris*)
 All 16-18 girth root balled, staked and fed.
 See Highways drawings for proposed entrances
 2.4x62m
 1.1m high feature wall
 2.4x120m
 2m wide pedestrian footpath
 Existing footpath retained
 2m wide pedestrian footpath

Notes
 The finished site boundaries do not include the planting for the LEAP play area. Council of the site should be retained and replaced as appropriate. The planting in this area may not be included in the final site plan.



OM architecture & design
 105 Woodhouse Lane
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Proposed Site Plan

Project: Land to South of Salford Mount, Crew Green Site 2, Salford
 Drawing: Proposed Site Plan
 Drawing Number: WOODS
 Scale: 1:250@A1
 Date: 12/2024

Biodiversity Enhancement Zone - See Biodiversity Enhancement Plan

The lounge is the centrepiece of the Oak, an open, spacious area which is perfect for sitting back, relaxing, and taking in the ambience of your rear garden, which you'll be able to see and have access to via the double patio doors. So, if the weather outside is just too nice to miss, you can open your doors and let in the gentle breeze. Open spaces are a key feature of the Oak, with the well-sized kitchen giving ample space for keen cooks.

Bedroom 1 offers complete ease of access, including an ensuite shower room with a toilet and shower. Bedroom 1 also comes with fitted wardrobes, with additional wardrobe space included in bedroom 2. A family bathroom room completes the home.

Off-plan buyers will have the privilege of customising their home to their liking, being given the power to personalise their carpets, worktops, kitchens and flooring if they wish.

Please note the photos show a completed property of the same type on another development. Please use the artist's impression as the main image.

Key Features

Low maintenance exterior
Heating by air source heat pump with triple core radiators
Solar PV panels
Traditionally built with high performance insulation to floors, walls windows and left
Lounge with patio doors
Fitted kitchen / dining room with built in oven, hob, fridge / freezer and dishwasher
Bedroom 1 with en-suite shower room and fitted wardrobe
Bedroom 2 with fitted wardrobe
Main bathroom with shower over bath
Price included floor coverings
Enclosed rear garden with paved path and patio
Electric car charging point
Level access from driveway to front door and throughout interior
Double garage and block paved driveway for 3 vehicles

Utilities, Rights And Restrictions

Electric - Mains connected
Water - Mains
Heating - Electric with air source heat pump
Broadband - High speed fibre to property
Sewerage - Mains adopted
Flooded in last five years - No
Flood defenses - N/A
Source of flood - N/A
Private rights of way - Private drive
Public rights of way - No
Listed property - No
Restrictions - Caravans, motorhomes of large commercial vehicles must not be parked on the property frontage, private drive of council adopted estate roads.

Additional Information

A sale can be agreed subject to payment of a £1,000 Reservation Fee, this holds the property until conditional contracts can be exchanged, usually 8 - 10 weeks after reservation. The deposit payable on exchange is negotiable, usually between 2.5% - 10% and the balance of the purchase money is paid on completion. If you decided not to proceed after paying the reservation fee a proportion would be refunded, the amount depends on how far the sale has progressed.

Predicted EPC: B

Floor area - 90 sq.m. excluding garage.

Anticipated council tax band - Estimated band E

Floor Plan
(not to scale - for identification purposes only)

General Services:

Local Authority:

Council Tax Band: New Build

EPC Rating:

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

what3words - count.awaited.skillet

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ
welshpool@rogerparry.net

01938 554499



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.