THE OLIVE PLOT 3 ACORN RISE

WAYMILLS | WHITCHURCH | SHROPSHIRE | SY13 1RU

** Open Morning Saturday 3rd October ** The Olives is a spacious detached family home that measures 2,162ft2. This executive style family home is finished to a very high specification and briefly comprises reception hall, living room, study, kitchen / diner, utility and W.C. There are five bedrooms and two bathrooms. There is a double width drive, EV charger, double garage and gardens. It has air source heating and double-glazed windows and there is a 10 year warranty with the house.

Offers in the region of £579,950

2 5 3 B

- **Spacious Brand New Family Home**
- **Development of Six Homes**
- **Close to Railway Station**
- **High Spec Kitchens with Neff Appliances**
- **Luxurious Bathroom Suites**
- **Solar & Air Source Heating**

Location

The development occupies an excellent position for those wishing to enjoy the benefits of modern village-style living whilst being within easy reach of the amenities and facilities of the historic market town of Whitchurch.

Whitchurch is a thriving and popular market town situated on the Shropshire/Cheshire border and offers an excellent range of everyday amenities, including independent shops, supermarkets, cafés, restaurants, pubs, schools, leisure facilities and professional services. The town has retained much of its historic character, with attractive streets, traditional buildings and the Shropshire Union Canal adding to its appeal.

The development is particularly well placed for commuters, being within convenient reach of Whitchurch Railway Station, which provides rail services towards Chester, Crewe and Shrewsbury, with connections onwards to major centres including Manchester and Birmingham. The town also benefits from excellent road connections, with the A49 providing access towards Shrewsbury and the wider South Shropshire area, whilst the A41 gives convenient access towards Chester, Nantwich and the M56 motorway network.

The surrounding countryside provides a wealth of opportunities for walking, cycling and enjoying the rural landscape, whilst larger centres such as Chester, Nantwich and Shrewsbury are all readily accessible.

Brief Description

Halls Estate Agents are delighted to be working in partnership with Bridgewater Homes to offer this exclusive development of just six select new homes for sale by Private Treaty.

Carefully designed and constructed to an exceptionally high standard, these impressive properties combine contemporary architecture with a thoughtful and practical layout, creating superb modern family homes. Particular attention has been given to both specification and energy efficiency, with each property incorporating air source heat pumps, solar panels, underfloor heating to the ground floor, EV charging and smart home technology including Hive thermostats.

The well-planned accommodation begins with a welcoming Reception Hall with access to a useful Cloakroom/WC. There is a spacious Living Room, whilst the impressive Breakfast Kitchen forms the heart of the home. The kitchen will be fitted with a comprehensive range of contemporary units, providing an excellent choice of cupboards, extensive worktop surfaces and a central island incorporating a breakfast bar. A range of quality Neff integrated appliances will be included.

The kitchen is designed to provide an excellent connection with the outside, with windows and double doors opening directly onto the rear gardens. A useful Utility Room leads from the kitchen and provides plumbing for a washing machine, additional storage cupboards and a separate side entrance door.

Stairs rise to the first-floor landing, which benefits from a useful linen cupboard and provides access to five well-proportioned bedrooms. The Master Bedroom is particularly well appointed, incorporating a dressing area and stylish En-Suite Shower Room. The Guest Bedroom also benefits from its own En-Suite, whilst there are three further bedrooms served by a well-equipped Family Bathroom.

The properties have been designed with energy efficiency in mind and will benefit from solar photovoltaic panels and air source heat pumps, providing the central heating system. Underfloor heating will be installed throughout the ground floor, with radiators to the first floor, complemented by smart heating controls including Hive thermostats.

Outside & Gardens

Externally, each home has a private driveway providing parking for two vehicles, with the driveway continuing to a detached garage. There are enclosed private gardens to the rear, together with attractively landscaped areas to the front, creating a pleasant setting for these select new homes.

Directions

From the centre of Whitchurch drive out on Station Road and the development is about 300 metres past the station on the left hand side.

What 3 Words: ///stepping.included.chitchat

Anti Money Laundering (AML) Checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Schooling - Whitchurch

The property lies within a convenient proximity to a number of well regarded state and private schools including Whitchurch CE Junior Academy, Whitchurch CE Infant School , SJT Secondary School in Whitchurch, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.

Local Authority - Shropshire

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

Viewing Arrangements

Strictly through the Agents: Halls, St Marys Arcade 13 - 17 High Street Whitchurch, SY13 1AZ
WH1689 220926

Tenure - Freehold

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

We understand that there will be a management company set up to cover the maintenance cost of the drive and common areas of the development.

Services

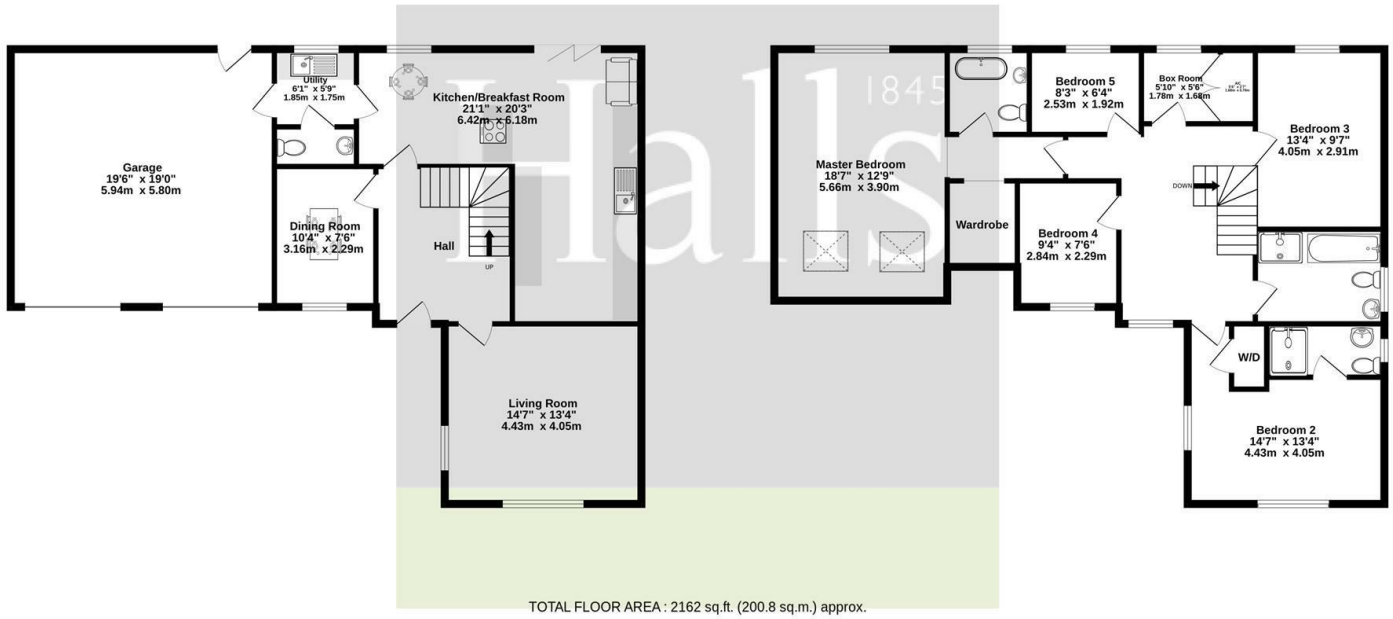
We believe that mains water, electricity and drainage are available to the property. The heating is via an air source heat pump to the underfloor heating and radiators.

Agents Note

The photos used for this property are the internal photos for Plot 6 and are there to offer you a good visual interpretation to the quality of the finish. The floor plan included is for plot 6 which is the same house type. The front image has also had the drive and garage doors added added using AI.

Ground Floor
1106 sq.ft. (102.8 sq.m.) approx.

1st Floor
1056 sq.ft. (98.1 sq.m.) approx.



TOTAL FLOOR AREA : 2162 sq.ft. (200.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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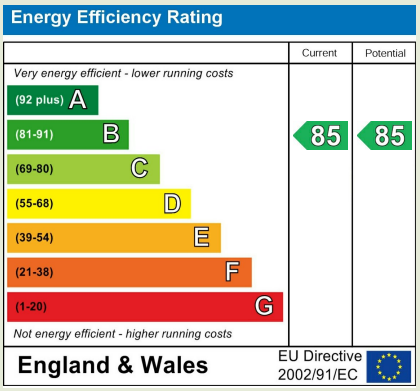

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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Halls 1845

WHITCHURCH SALES

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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective 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. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.