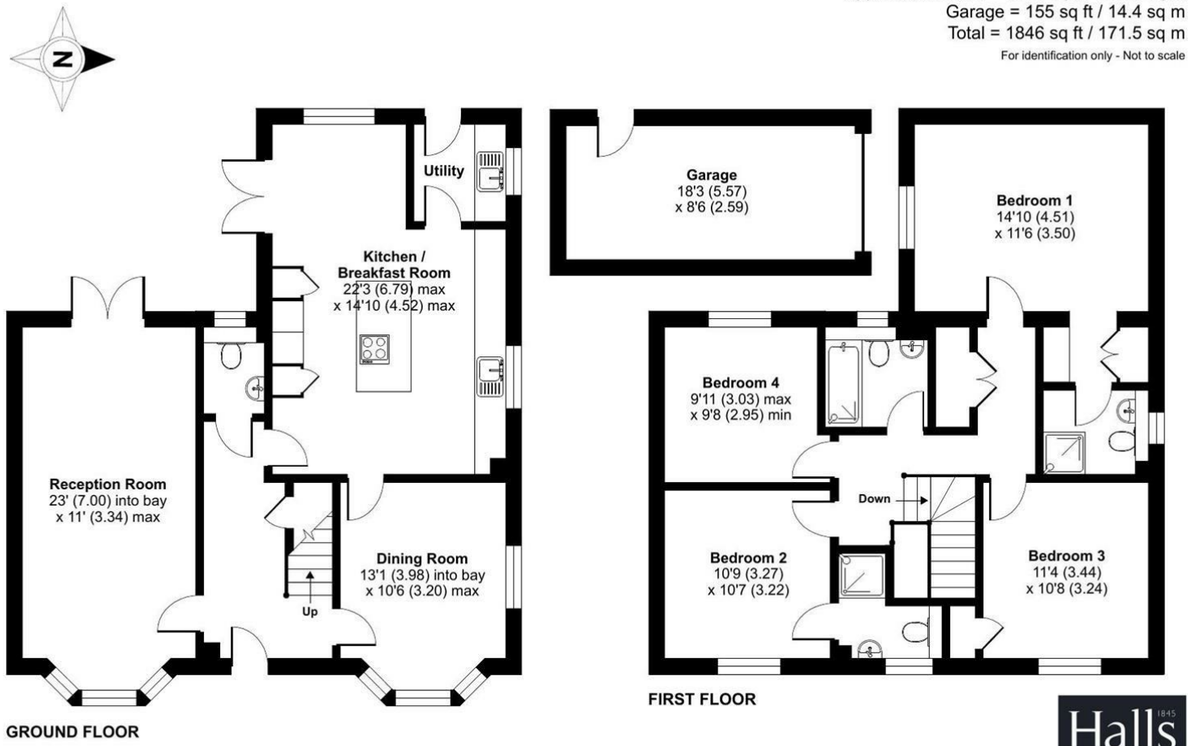
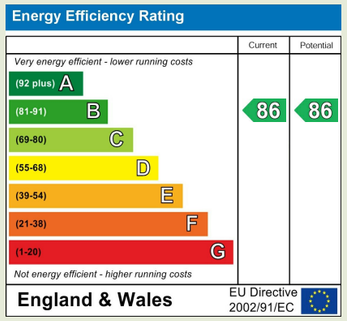
Approximate Area = 1691 sq ft / 157.1 sq m
Garage = 155 sq ft / 14.4 sq m
Total = 1846 sq ft / 171.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1520177



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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The Property Ombudsman

WHITCHURCH SALES

St Marys Arcade 13 - 17 High Street | Whitchurch | Shropshire | SY13 1AX

01948 663230 whitchurch@hallsgb.com

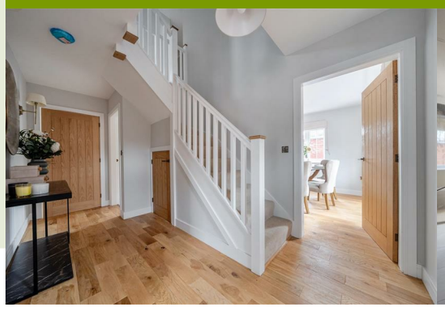
www.hallsgb.com

1. 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. **2.** 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. **3.** 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** 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.

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.

THE PALMS | PLOT 6 ACORN RISE

WAYMILLS | WHITCHURCH | SHROPSHIRE | SY13 1RU



** Open Morning Saturday 3rd October** The Palms is a wonderful detached family home on a corner plot situated on a select development of high spec houses. The property measures over 2,000ft2 and comprises a reception hall, living room, Kitchen / Diner with Neff appliances, utility and W.C. There are four bedrooms and three bathrooms, parking, garage and gardens. Heating will be from an air source heat pump and there is a 10 year warranty with the house.

Offers in the region of £495,000

3 4 3 B

- **Open Day Saturday 3rd October**
- **Development of Six Select Homes**
- **Close to Railway Station**
- **High Spec Kitchens with Neff Appliances**
- **Luxurious Bathroom Suites**
- **Solar & Air Source Heating**

Location - Whitchurch

The property is located within 1/2 a mile of Whitchurch, Shropshire's most historic market town, being well-connected to both Shropshire and Cheshire, as well as being a short walk away from the town centre where you will find an array of independent shops, eateries, and amenities. There is also a junior school on the doorstep and the railway station is only 300 metres away.

The Market Town of Whitchurch in Shropshire, the UK's county named in 'ABTA'S Top 10 Destinations to Watch 2024'. Bordering South Cheshire and Wales, with countryside on your doorstep and the bustle of town-life just a short walk away. Whitchurch benefits from the feel of a small town, whilst providing everything you could possibly need, including the traditional market held every Friday, local butchers, bakeries, pharmacies, a Family Medical Practice, multiple dentists, an optician, hair dressers, a library, a hospital, as well as some of the major supermarkets.

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 spacious accommodation is arranged over two floors and has been designed with modern family living and entertaining in mind.

A welcoming Reception Hall provides access to the principal ground floor rooms and includes a useful Cloakroom/WC. There is a generous Living Room, together with a separate Dining Room.

The impressive Breakfast Kitchen forms the heart of the home and will be fitted to a particularly high specification, incorporating a comprehensive range of contemporary units, extensive worktop surfaces and a central island incorporating a breakfast bar. A range of quality Neff integrated appliances will be included. The kitchen enjoys an excellent connection with the garden, with windows and double doors providing plenty of natural light and direct access outside.

A useful Utility Room leads from the kitchen and provides plumbing for a washing machine, additional storage and a separate side entrance door.

To the first floor, the landing has the benefit of a useful linen cupboard and provides access to four well-proportioned bedrooms. The Master Bedroom benefits from a dressing area and En-Suite Shower Room, whilst the Guest Bedroom also has its own En-Suite. There are two further double bedrooms and a well-appointed Family Bathroom.

The properties have been designed with modern energy efficiency in mind. Solar photovoltaic panels complement the air source heat pump heating system, with underfloor heating extending throughout the ground floor and radiators to the first floor. An EV charging point is provided to each property.

Outside & Gardens

Externally, each home has a private driveway providing parking for two / three 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.
WH18 210926

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.

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.

Agents Note

The front photo for this property has had the drive added using AI.