



Skylark Fields

Higher Heath

A development of
23 beautiful 2,3 & 4
bedroom homes



In association with **Grocott Developments**



23 homes,
6 different
home styles



Artist's impression

welcome

I am delighted to share with you our latest development of 23 stylish starter and family homes located in the popular village of Higher Heath, Whitchurch

Higher Heath is situated in the north of Shropshire sitting on the borders of south Cheshire and Wales, an idyllic location for those seeking rural life but with excellent services close by. This exclusive development includes 2, 3 and 4 bedroom homes, with a mix of 6 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 homebuying experience as easy and stress-free as possible. We have joined forces 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

2 Bed

- The Ensdon Plot 9, 10 & 11

3 Bed

- The Calverhall Plot 6, 8, 13, 17 & 21
- The Hollinwood Plot 14
- The Montford Plot 7, 18

4 Bed

- The Alderford 1, 2, 5, 15, 16, 19, 20, 22, 23
- The Fenemere Plot 3, 4, 12



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 historic and charming Anglo Saxon County town of Shrewsbury is just a short drive away.

The busy village of Prees which is just 2 miles away caters for everyday necessities. The junior and infant school are in the heart of the village, local shops provide every day essentials and even a railway station is just on the outskirts of the village giving access to both Birmingham and Manchester. There is the modern facility of The Grocott Medical Centre, a doctor's practice run by Wem and Prees Medical Practice, few villages can boast such a modern surgery.

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 Brown Moss countryside Heritage site which is designated as a Local Nature Reserve, Site of Special Scientific Interest and a Special Area of Conservation (SAC) site is just 3 miles away, with circular well signposted walking routes.

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



The Ensdon

Plots 9/10/11

2 bedroom terrace



Artist's impression of plots 9, 10 & 11

The Ensdon is a two-bedroom terraced home. On the ground floor, there is a lounge which opens into the kitchen/dining room. French doors from the dining room lead out onto the patio and garden beyond. There is also a storage cupboard and a WC. To the first floor there are two bedrooms, the master bedroom has the benefit of an ensuite shower room. There is also a family bathroom.

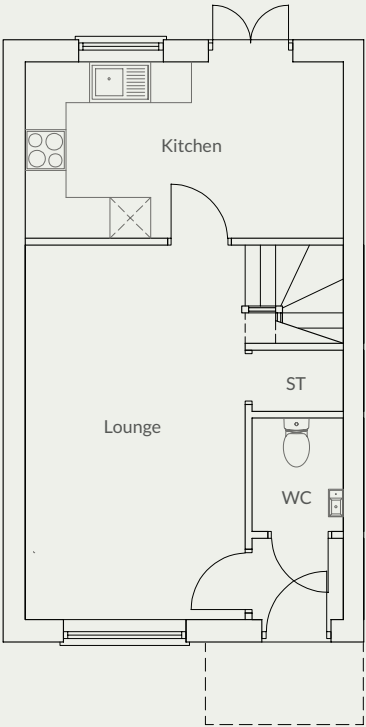
Note: In the family bathroom there is a window to the end terrace units only.

Key Details & Measurements

829 sqft

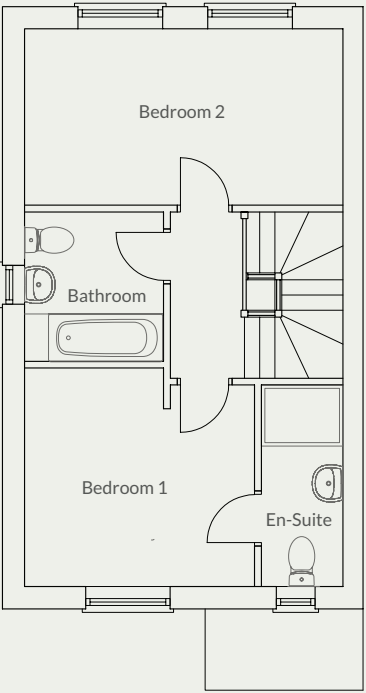
Ground Floor

- Hall
1.35m x 1.20m
- Lounge
5.52m x 3.24m
- Kitchen/ Dining
4.69m x 2.60m
- WC
1.67m x 1.35m
- Store
1.35m x 0.90m



First Floor

- Landing
2.45m x 1.04m
- Bedroom 1
3.39m x 3.22m (max)
- En-Suite
2.97m x 1.20m
- Bedroom 2
4.69m x 2.60m
- Bathroom
2.20m x 2.05m



Plots 9 & 10 are the mirror image of the drawing above

The Calverhall

Plots 6/8/13/17/21

3 bedroom detached with single garage



Artist impression of plot 6



Artist's impression of plots 8 & 17

The Calverhall is a fantastic three bedroom detached family home with a single garage. To the ground floor the property has a kitchen dining area with utility off, WC, and a separate lounge with French doors out onto the patio. On the first floor the property has a master bedroom with ensuite, a family bathroom and two further bedrooms.

Plots 6 & 21 are render finish.

Key Details & Measurements

964 sqft

Ground Floor

(L x W)

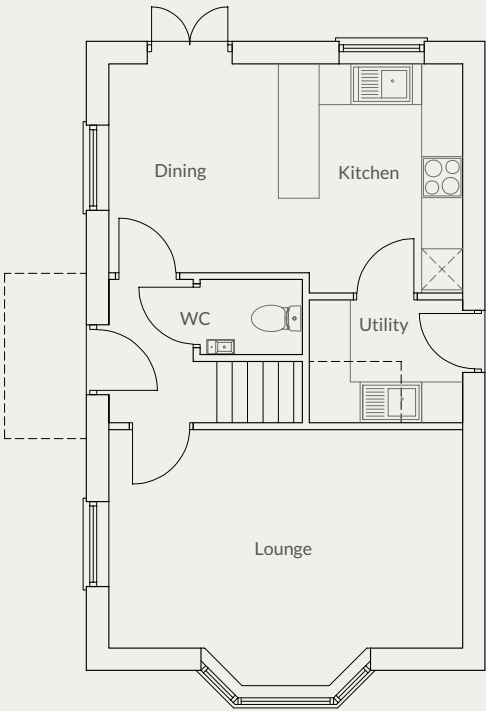
Hall
2.10m x 1.58m (max)

Lounge
5.12m (max) x 3.47m

Kitchen/Dining
5.18m x 3.36m (max)

WC
1.50m x 1.10m

Utility
2.24m x 1.80m



First Floor

Landing
3.38m (max) x 2.00m (max)

Bedroom 1
3.88m x 3.20m

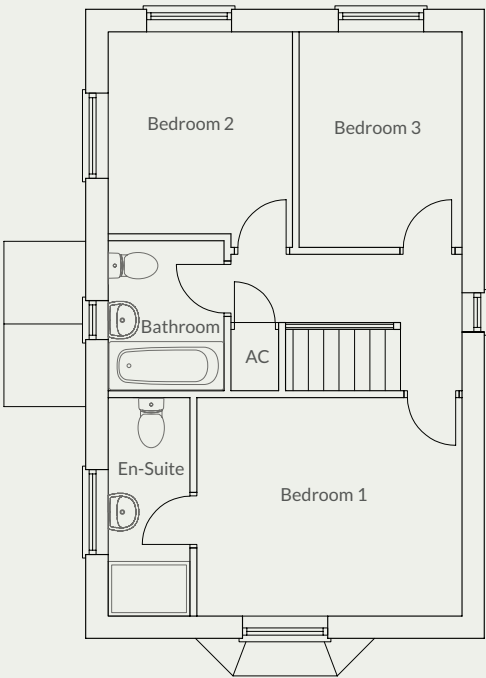
En-Suite
3.20m x 1.20m

Bedroom 2
2.70m x 2.96m

Bedroom 3
3.16m x 2.38m

Bathroom
2.20m x 1.70m

AC
0.90m x 0.70m



Plots 13 & 21 are the mirror image of the drawing above

The Hollinwood

Plot 14

3 bedroom detached with single garage



Artist's impression of plot 14

The Hollinwood is a beautiful three bedroom detached property. The house has an open plan kitchen and dining room, a dual aspect lounge with French doors opening out onto the side patio, and downstairs cloakroom. The dining room also has French doors opening out onto the wrap around garden. To the first floor, the Hollinwood has three bedrooms, a family bathroom and an airing cupboard. The master bedroom also has the benefit of an ensuite bathroom.

Key Details & Measurements

983 sqft

Ground Floor

(L x W)

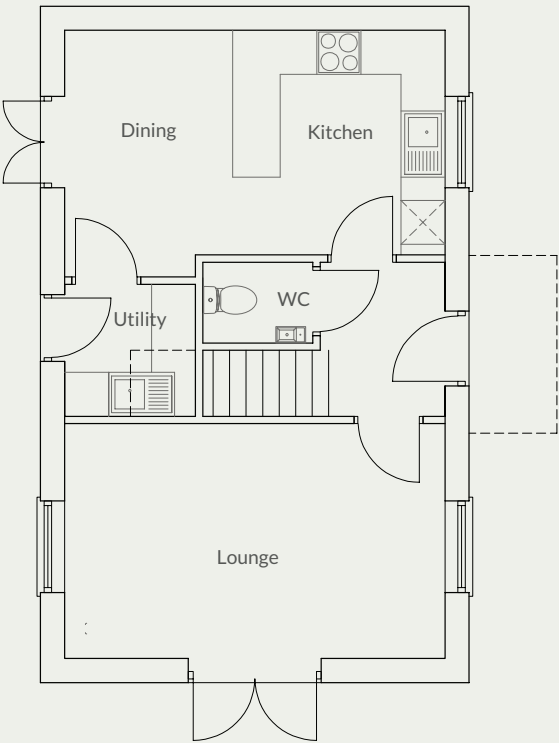
Hall
2.10m x 170m (max)

Lounge
5.18m x 3.20m

Kitchen/Dining
5.18m x 3.36m (max)

WC
1.50m x 1.10m

Utility
1.80m x 1.78m



First Floor

Landing
3.38m x 2.00m (max)

Bedroom 1
3.88m x 3.20m

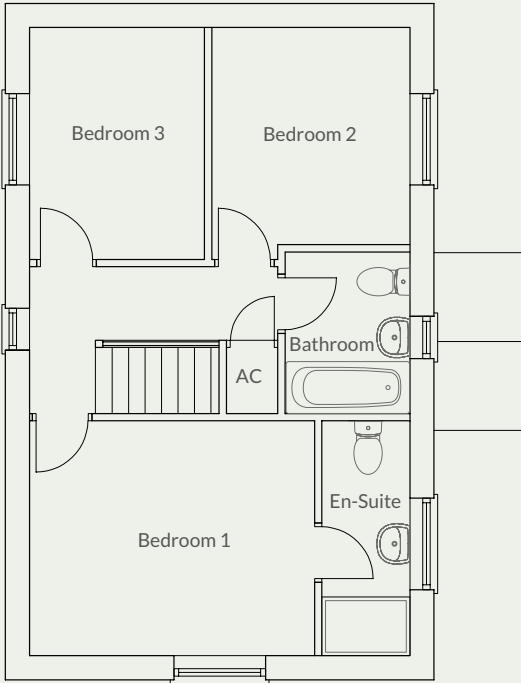
En-Suite
3.20m x 1.20m

Bedroom 2
2.70m (max) x 2.96m

Bedroom 3
3.16m x 2.38m

Bathroom
2.20m x 1.70m

AC
0.90m x 0.70m



The Montford

Plot 7/18

3 bedroom detached



Artist's impression of plot 7

This attractive three-bedroom family home boasts open plan, modern living. The kitchen and dining room is a generous size with the dining room offering French doors on to the patio. The property also has a W/C and understairs storage cupboard. On the first floor the property has a master bedroom complete with ensuite shower room, two further bedrooms and a family bathroom.

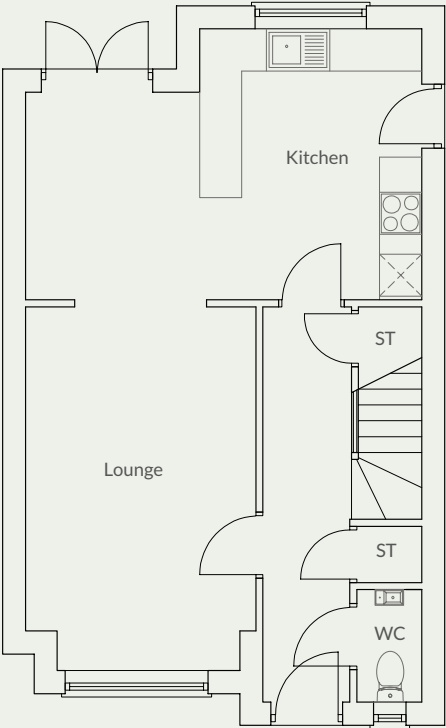
Note: Plot 7 has a single detached garage.
Plot 18 has parking to driveway only and has a rendered finish to front only.

Key Details & Measurements

1022 sqft

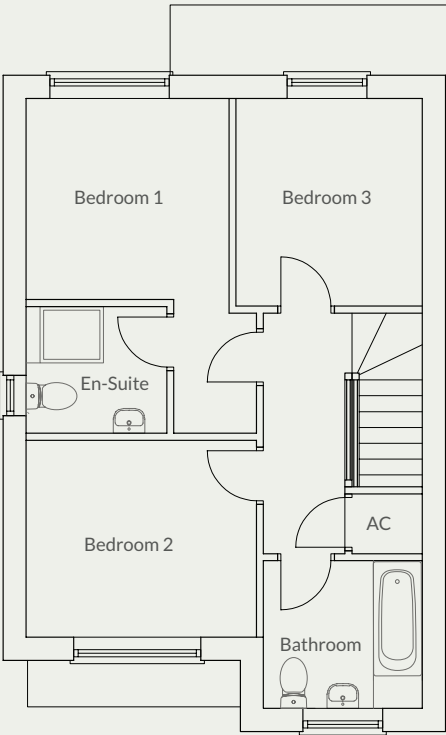
Ground Floor

- (L x W)
- Hall
5.62m x 1.23m
 - Lounge
5.17m (max) x 3.27m (max)
 - Kitchen/Dining
5.63m (max) x 3.85m (max)
 - WC
1.60m x 0.92m
 - Store
0.92m x 0.80m
 - Understairs Store
1.20m x 0.90m



First Floor

- Landing
3.42m x 1.16m
- Bedroom 1
4.77m (max) x 2.88m (max)
- En-Suite
2.00m x 1.80m
- Bedroom 2
3.27m x 2.80m
- Bedroom 3
2.95m x 2.65m
- Bathroom
2.26m x 2.10m
- AC
1.00m x 0.85m



Plot 7 is the mirror image of the drawing above

The Alderford

Plots 1/2/5/15/16/19/20/22/23

4 bedroom detached with single garage



Artist impression of plots 15, 16 & 19

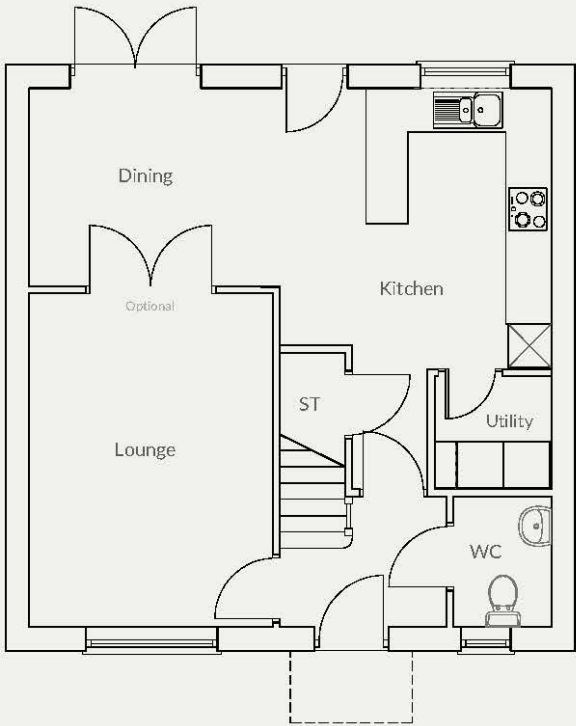
The Alderford is a fantastic four-bedroom family home with a single garage. The property features an open plan kitchen/breakfast room, separate dining room with French doors opening out onto the patio and through lounge. The ground floor also benefits from an understairs storage cupboard and WC. To the first floor are four bedrooms and a family bathroom, the master benefitting from an ensuite shower room.

Key Details & Measurements

1153 sqft

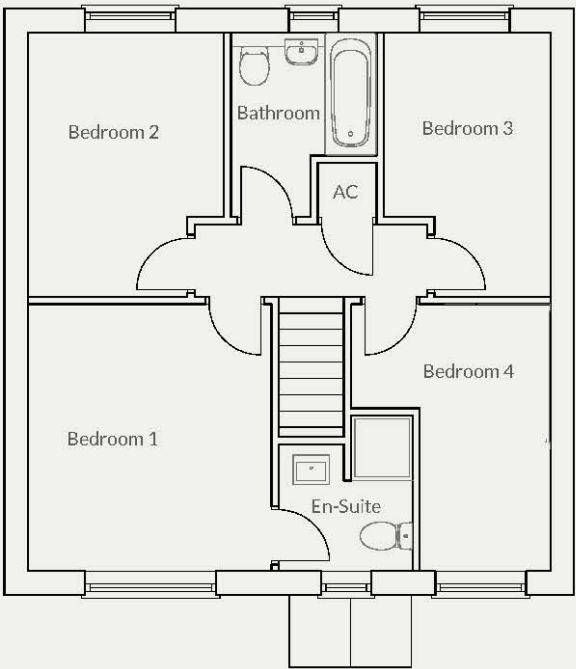
Ground Floor

- Hall
2.30m (max) x 1.80m (max)
- Lounge
4.60m x 3.36m
- Kitchen
5.52m (max) x 3.75m (max)
- Dining
3.36m x 2.73m
- WC
1.80m x 1.35m
- Store
1.35m x 0.90m



First Floor

- Landing
3.21m x 1.00m
- Bedroom 1
3.68m x 3.36m
- En-Suite
2.15m (max) x 1.95m (max)
- Bedroom 2
3.65m (max) x 2.70m(max)
- Bedroom 3
3.65m (max) x 2.30m (max)
- Bedroom4
3.71m (max) x 2.75m (max)
- Bathroom
2.55m (max) x 2.00m (max)
- AC
0.81m x 0.75m



Plots 1,2,5 & 20 are the mirror image of the drawing above

The Fenemere

Plots 3/4/12

4 bedroom detached with single garage



Artist impression of plot 4

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, WC and lounge with an integral single garage. To the first floor the master bedroom benefits from an ensuite shower room, with three further bedrooms and a family bathroom.

Key Details & Measurements

1302 sqft

Ground Floor

(L x W)

Hall
4.15m (max) x 2.05(max)

Lounge
4.71m (max) x 4.18m (max)

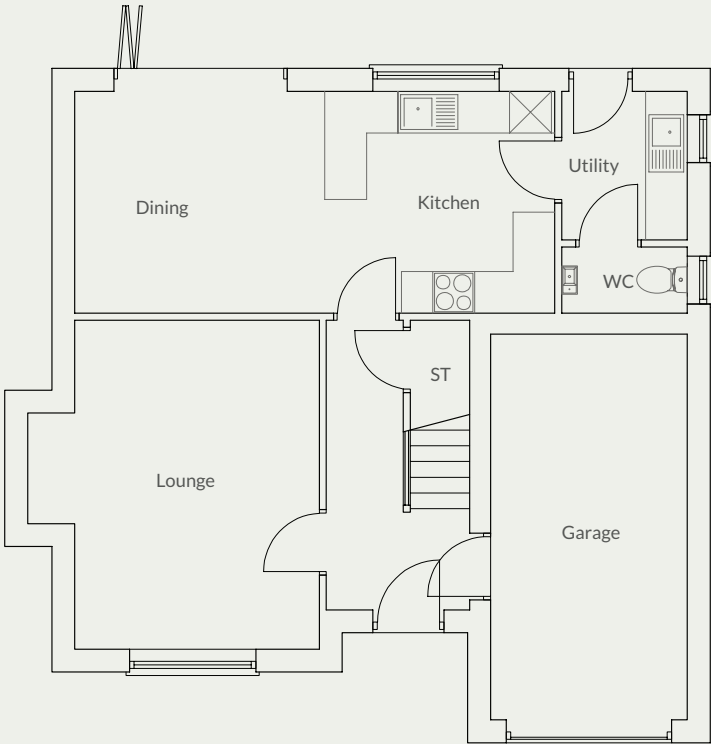
Kitchen/Dining
6.88m x 3.18m

Utility
2.13m x 1.80m

WC
1.80m x 0.95m

Store
1.20m x 0.85m

Garage
5.52m x 2.82m



First Floor

Landing
3.16m (max) x 2.45m (max)

Bedroom 1
5.66m (max) x 3.21m (max)

En-suite
2.70m x 1.35m

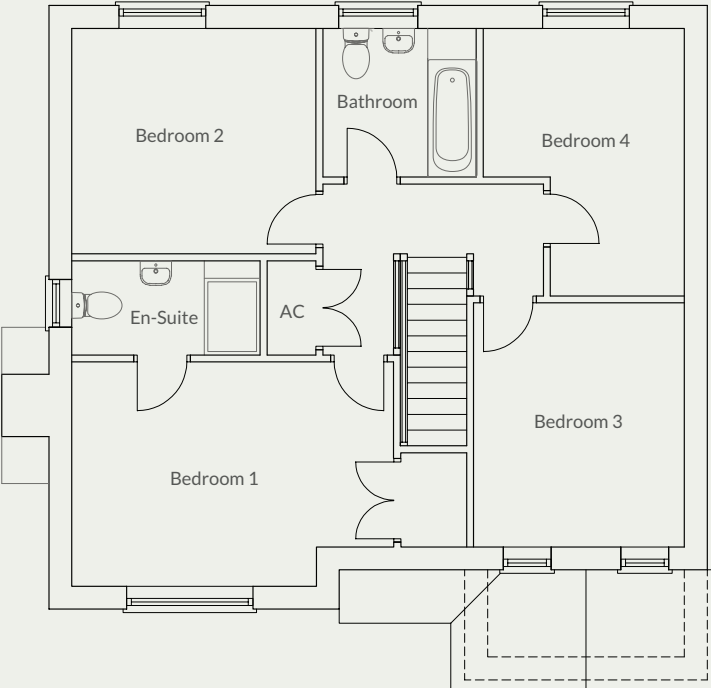
Bedroom 2
3.50m x 3.23m

Bedroom 3
3.50m x 3.02m

Bedroom 4
3.83m (max) x 2.88m (max)

Bathroom
2.20m x 2.13m

AC
1.35m x 0.70m



Plots 3 & 12 are the mirror image of the drawing above



Building homes you'll
be proud to own



Specification Skylark Fields

Features

Plots	The Ensdon Plots 9,10,11	The Calverhall Plots 6,8,13,17,21	The Hollinwood Plot 14	The Montford Plots 7, 18	The Alderford Plots 1,2,5,15,16, 19,20,22,23	The Fenemere Plots 3,4,12

Kitchen

Choice of quality fitted kitchen units	✓	✓	✓	✓	✓	✓
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 room	✓	✓	✓	✓	✓	✓
Chrome mixer taps and stainless steel sinks	✓	✓	✓	✓	✓	✓
Pelmet lighting to kitchen only						✓
Choice of tiled or vinyl flooring 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 to bath and basin	✓	✓	✓	✓	✓	✓
Choice of tiled or vinyl flooring to bathroom, ensuite, WC						✓
Choice of vinyl flooring to bathroom, ensuite, 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	The Ensdon Plots 9,10,11	The Calverhall Plots 6,8,13,17,21	The Hollinwood Plot 14	The Montford Plots 7, 18	The Alderford Plots 1,2,5,15,16, 19,20,22,23	The Fenemere Plots 3,4,12

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						✓

Energy saving features

Energy efficient PVC windows and doors	✓	✓	✓	✓	✓	✓
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 7 only	✓	
Textured concrete paving slabs to paths and patio	✓ 2.4m x 2.4m	✓ 2.4m x 2.4m	✓ 2.4m x 2.4m	✓ 2.4m x 2.4m	✓ 2.4m x 2.4m	✓ 3m x 3m
Paths from drives to patio & secondary entrance door	✓	✓	✓	✓	✓	✓
External Cold Tap Rear	✓	✓	✓	✓	✓	✓
Turf front and rear gardens	✓	✓	✓	✓	✓	✓

Fireplaces

Black slate tile hearth with oak beam mantle						✓
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This brochure is prepared for the guidance only of prospective purchasers and is intended to give a fair overall description of the development and specific plots, however Shingler Homes reserves the right to change or alter the details or specifications where necessary.

*Any measurements or distances provided are approximate.
All computer generated images in this brochure are artists impressions, actual finishes may differ. Please contact our sales negotiator for further information.*



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 20 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 Skylark Fields Higher Heath is no exception.



A beautiful location for your new home...

 SY13 2HG



A personalised home-buying experience...

We're here to help you find
your perfect home



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