

phase three



**Boreatton
Fields**
Baschurch

A village development
of 2,3 & 4 bedroom
homes





48 homes,
11 different
home styles



Artist's impression of Plot 5 & 6

welcome

I am delighted to share with you our latest development of 48 beautiful new homes located in the popular village of Baschurch.

Baschurch is a thriving North Shropshire village, located approximately 8 miles north of Shrewsbury and 11 miles south of Oswestry. This fantastic location is perfect for those looking to embrace a rural way of life without compromising on excellent local amenities and good road links. Boreatton Fields is a development of 48 homes which includes 2, 3 and 4 bedroom properties with a choice of 11 different home styles.

We 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 look forward to welcoming you to this beautiful part of Shropshire.



Jeremy Shingler
Managing Director



House types

● Affordable Homes Plot 29, 30, 31, 32, 33, 34, 35, & 36

2 Bed

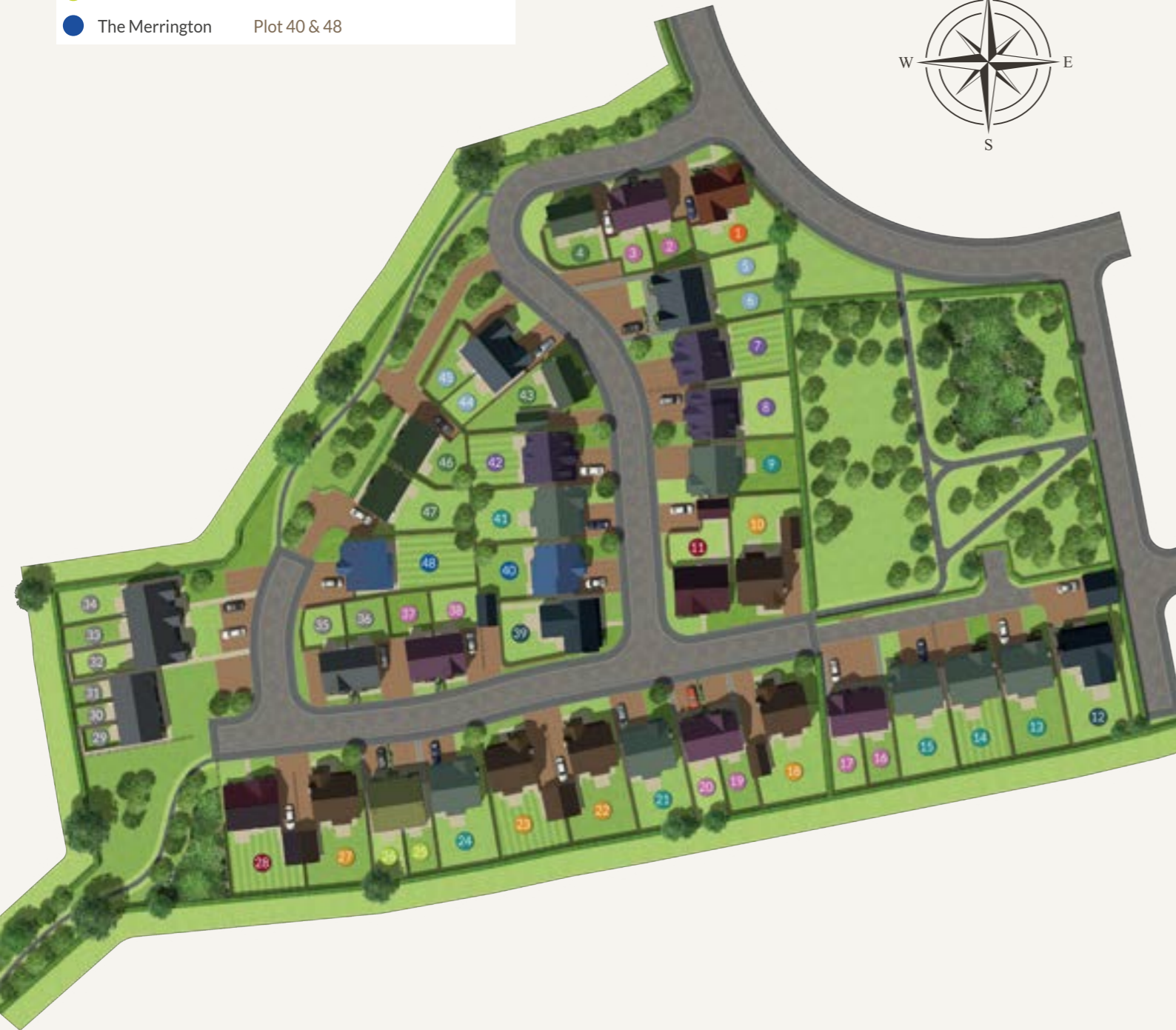
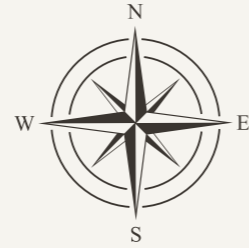
● The Leaton Plot 1
 ● The Yeaton Plot 2, 3, 16, 17, 19, 20, 37 & 38
 ● The Highgrove Plot 11 & 28

3 Bed

● The Marton Plot 4, 43, 46 & 47
 ● The Rowton Plot 5, 6, 44 & 45
 ● The Fernhill Plot 25 & 26
 ● The Merrington Plot 40 & 48

4 Bed

● The Tedsmore Plot 10, 18, 22, 23 & 27
 ● The Sandford Plot 7, 8 & 42
 ● The Adcote Plot 9, 13, 14, 15, 21, 24 & 41
 ● The Elbridge Plot 12 & 39



The location



Baschurch is a picturesque rural village in Shropshire.

The village boasts two pubs/restaurants, a convenience store with full post office facilities, tennis club, primary school and the popular Corbet secondary school. A further range of independent schools are available including Adcote school, Packwood Haugh and Oswestry school. A local doctor's surgery, pharmacy and optician are also within close proximity.

There is much to explore locally, not only is the village itself filled with lots of things to do, Shropshire's largest market town, Shrewsbury is only a ten-minute drive away. Offering a wonderful array of independent shops and high street names, alongside restaurants and cafes, a theatre, cinema, and fabulous riverside walks. Shrewsbury also has a train station with direct line services to Birmingham, Manchester, Cardiff, and Holyhead.

Baschurch is a fantastic location for those who need amenities close by whilst also providing a gateway to the Shropshire countryside.



The Leaton Plots 1

2 bedroom detached bungalow



Artist's impression of plot 1

The Leaton is a two bedroom detached bungalow, the only one of its type on this development. Benefitting from a kitchen/dining area, separate living room with French doors opening on to the patio, with two double bedrooms and bathroom.

Key Details & Measurements

753 sqft

Ground Floor

(L x W)

Hall
4.37m x 1.64m

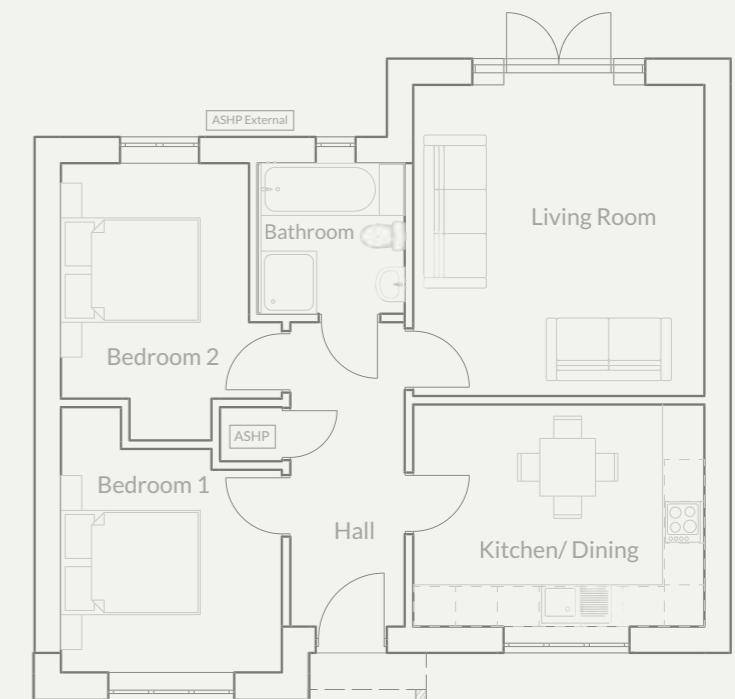
Kitchen/ Dining
3.19m x 4.18m

Living Room
4.47m x 4.18m

Bedroom 1
3.81m (max) x 3.17m

Bedroom 2
3.98m (max) x 3.17m (max)

Bathroom
2.16m x 2.11m



The Yeaton

Plots 2/3/16/17/19/20/37/38

2 bedroom semi-detached



Artist's impression of plots 16, 17, 37 & 38



Artist's impression of plots 2, 3, 19 & 20

The Yeaton is a fabulous two bedroom semi detached home. The ground floor has a kitchen to the front and family friendly living/dining area to the rear with French doors out on to the patio. The ground floor also benefits from understairs storage cupboard and WC. On the first floor there are two bedrooms and a family bathroom.

753 sqft

Ground Floor

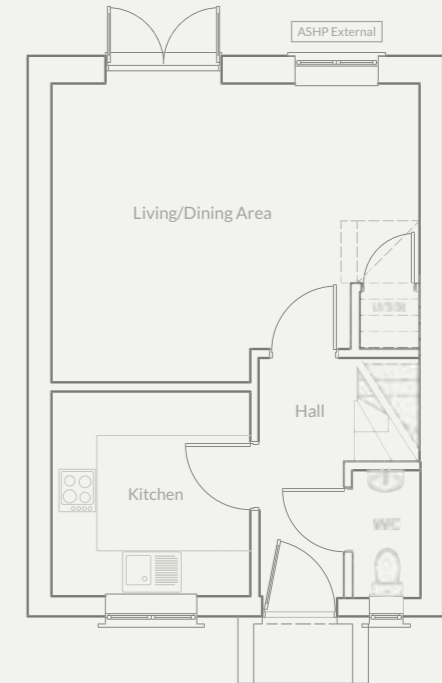
(L x W)

Hall
3.25m x 1.15m

Living/ Dining
5.02m (max) x 4.07m (max)

Kitchen
2.79m x 2.71m

WC
1.72m x 0.91m



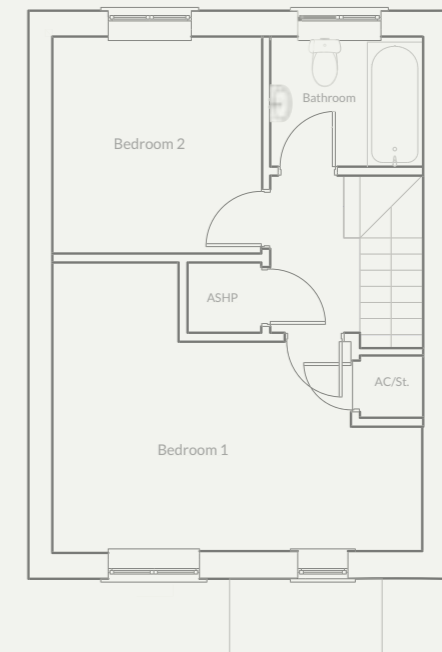
First Floor

Landing
2.14m x 1.00m

Bedroom 1
5.02m (max) x 3.94m (max)

Bedroom 2
2.94m x 2.83m

Bathroom
2.07m x 1.74m



Plots 3, 17, 20, 38
is the mirror image
of the drawing above

Two Bedrooms

● The Highgrove

The Highgrove Plots 11 & 28

2 bedroom detached bungalow



Artist's impression of plot 11 & 28

The Highgrove is a delightful two bedroom detached bungalow with single garage. This property comprises of a kitchen overlooking the front aspect and living/dining room to the rear with French doors opening on to the patio. Two double bedrooms and a bathroom complete this fabulous home.

Key Details & Measurements

855 sqft

Ground Floor

(L x W)

Hall
5.50m x 1.63m

Hall Cupboard
1.79m x 1.10m

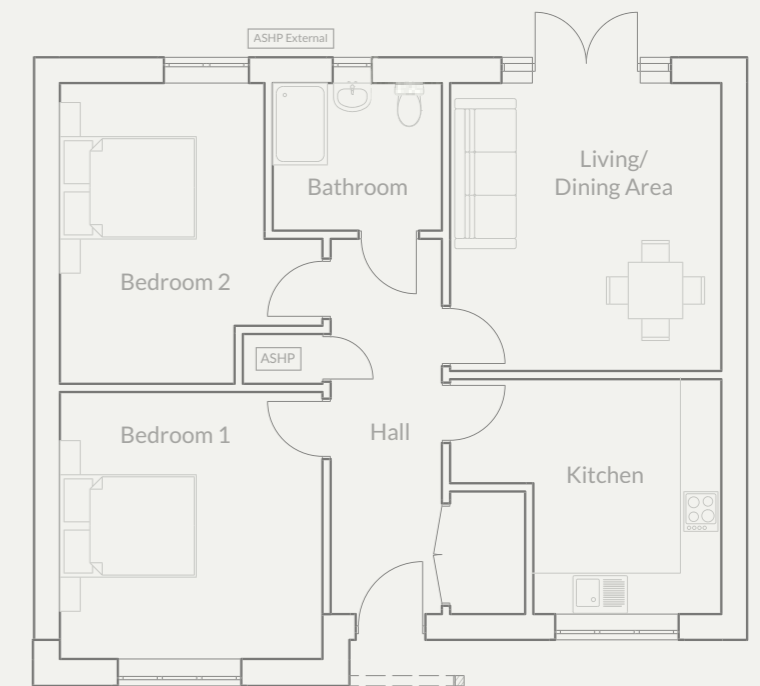
Kitchen
3.98m (max) x 3.44m (max)

Living/Dining Room
4.22m x 3.98m

Bedroom 1
3.91m x 3.85m

Bedroom 2
4.41m x 3.85m (max)

Bathroom
2.48m x 2.16m



The Fernhill

Plots 25/26

3 bedroom semi-detached



Artist's impression of plots 25 & 26

The Fernhill is a three bedroom home. This property has the benefit of a kitchen/dining room with separate living room. The Fernhill has a WC and storage cupboard to the ground floor with three bedrooms and a family bathroom to the first floor.

Key Details & Measurements

908 sqft

Ground Floor

(L x W)

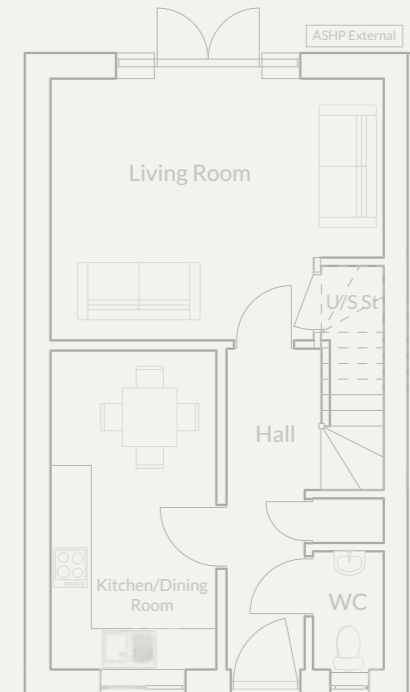
Hall
4.71m(max) x 1.39m (max)

Living Room
3.84m (max) x 4.89m (max)

Kitchen/Dining
4.68m x 2.43m

WC
1.73m x 1.04m

Store
0.65m x 1.04m



First Floor

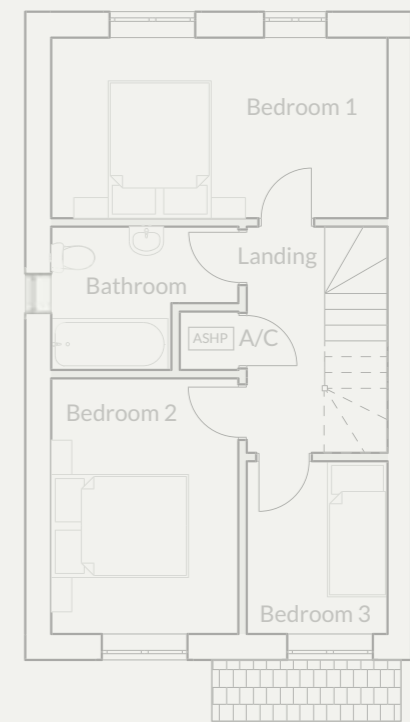
Landing
3.29m x 1.13m

Bedroom 1
2.62m x 4.89m

Bedroom 2
3.72m x 2.72m

Bedroom 3
2.51m x 2.05m

Bathroom
2.72m (max) x 2.08m (max)



Plot 26 is a mirror image of the drawing above

The Rowton

Plots 5/6/44/45

3 bedroom semi-detached



Artist's impression of plots 5, 6, 44 & 45

The Rowton is an attractive three bedroom semi detached family home. The ground floor comprises of; kitchen/ dining room with utility off, cloakroom, and separate living room with French doors out onto the patio. To the first floor the property has a master bedroom complete with ensuite, two further bedrooms and a family bathroom.

Key Details & Measurements

910 sqft

Ground Floor

(L x W)

Hall

4.80m(max) x 1.88m (max)

Living Room

2.92m x 4.84m

Kitchen/Dining

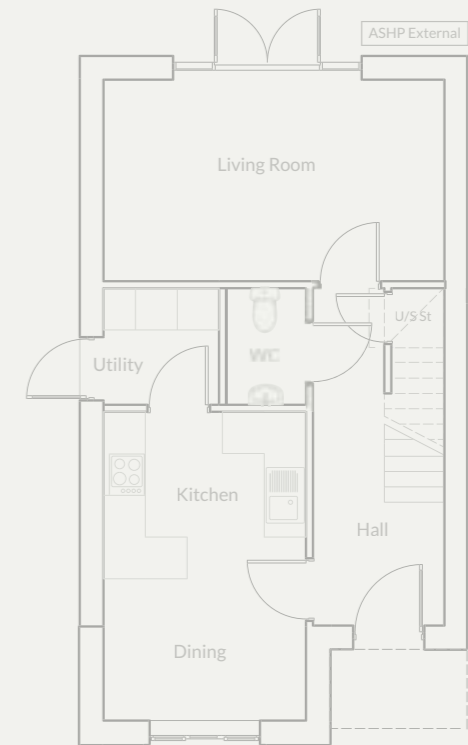
4.37m x 2.83m

WC

1.67m x 1.09m

Utility

1.67m x 1.62m



First Floor

Landing

2.78m (max) x 2.26m (max)

Bedroom 1

4.08m (max) x 2.83m (max)

En-Suite

2.72m (max) x 1.88m

Bedroom 2

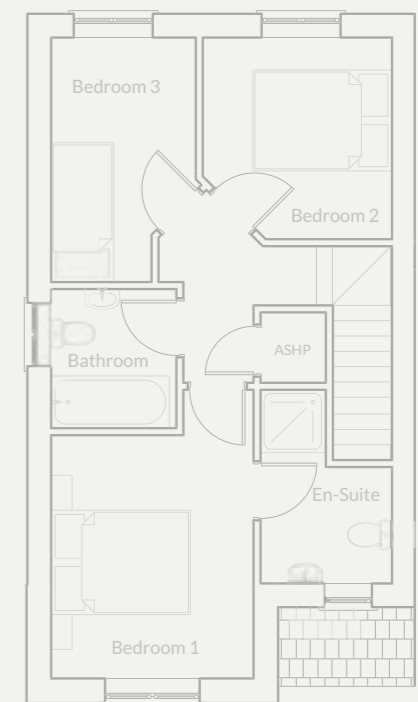
2.95m (max) x 2.70m (max)

Bedroom 3

3.58m (max) x 2.02m (max)

Bathroom

2.07m x 1.74m



Plots 6 & 45 are the mirror image of the drawing above

The Marton

Plot 4/43/46/47

3 bedroom detached (single garage to plot 43)



Artist's impression of plot 47



Artist's impression of plot 4, 46 & 43

The Marton is a popular three bedroom detached property. To the ground floor the property has a kitchen/dining area with utility off, cloakroom, and a separate living room with French doors out on to the patio. On the first floor the property has a master bedroom with ensuite, a family bathroom and two further bedrooms.

Key Details & Measurements

964 sqft

Ground Floor

(L x W)

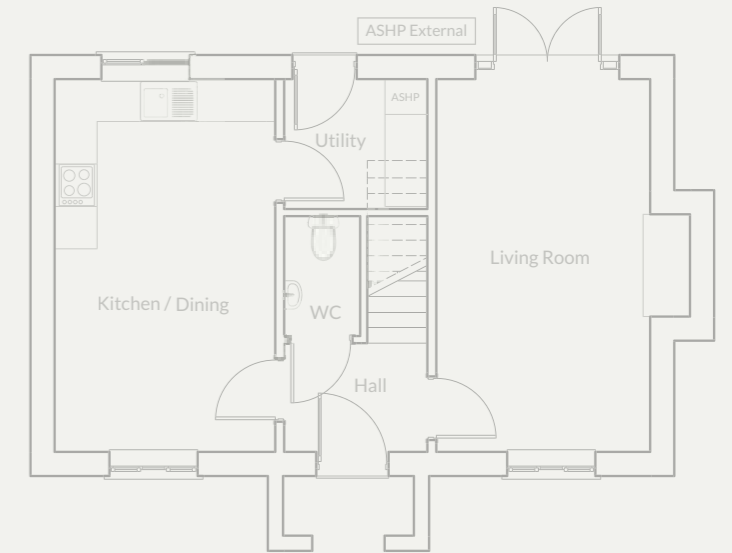
Hall
1.47m (max) x 2.02m (max)

Living room
5.19m x 2.98m

Kitchen/Dining
5.19m x 3.08

WC
1.70m x 1.05m

Utility
1.77m x 2.02m



First Floor

Landing
3.41m (max) x 1.98m (max)

Bedroom 1
3.76m (max) x 2.99m

En-Suite
2.99m x 1.31m

Bedroom 2
2.13m x 3.13m

Bedroom 3
2.95m x 3.13m

Bathroom
1.70m x 1.99m

Store/AC
0.78m x 0.92m



Plot 47 is the mirror image of the drawing above

The Merrington Plot 40/48

3 bedroom detached with single garage



Artist's impression of plot 48



Artist's impression of plot 40

The Merrington is a fantastic three bedroom detached family home with single integral garage. The ground floor boasts an open plan layout with kitchen/dining area and living room, perfect for modern day living. The kitchen benefits from having a utility off and ground floor WC. To the first floor two bedrooms are served by the family bathroom with the largest master bedroom benefitting from an ensuite shower room.

Key Details & Measurements

1105 sqft

Ground Floor

(L x W)

Hall
5.50m (max) x 2.04m (max)

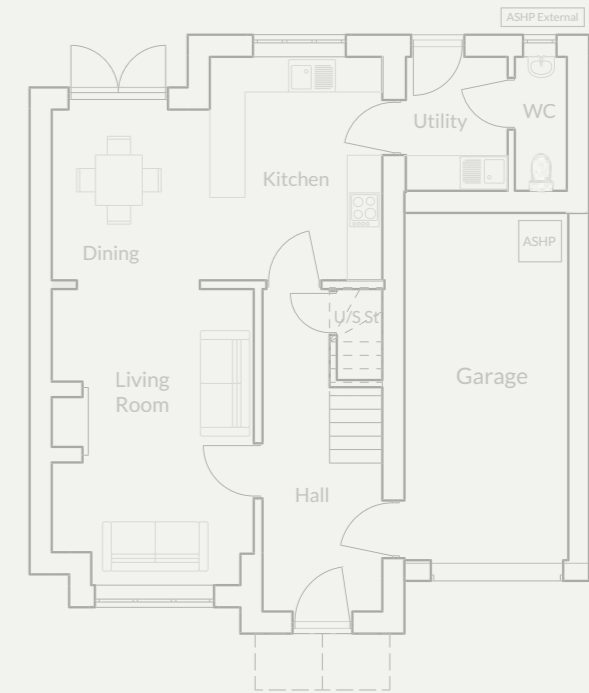
Living room
5.05m (max) x 3.44m

Kitchen/Dining
3.81m (max) x 5.64m (max)

WC
2.28m x 0.88m

Utility
2.28m x 1.73m

Garage
5.93m x 2.78m



First Floor

Landing
3.30m x 1.14m

Bedroom 1
4.69m (max) x 3.01m

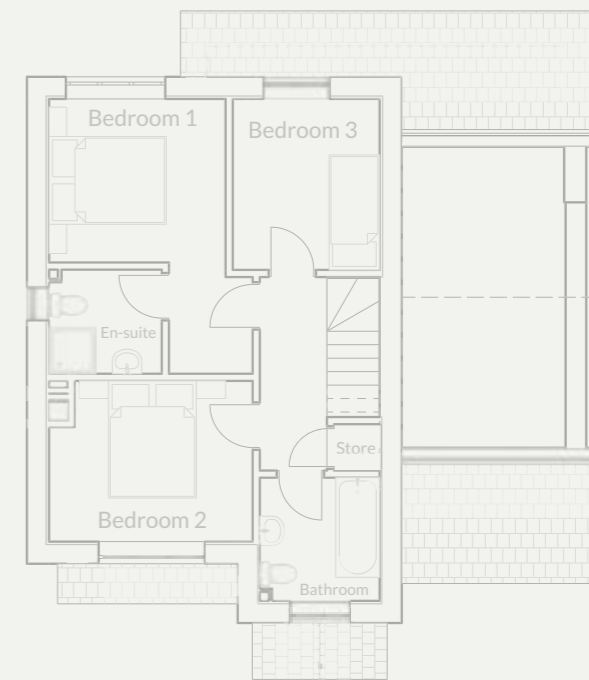
En-Suite
1.77m x 1.92m

Bedroom 2
2.74m (max) x 3.47m (max)

Bedroom 3
2.91m x 2.50m

Bathroom
2.10m (max) x 2.04m

Store/AC
0.79m x 0.75m



Plot 40 is the mirror image
of the drawing above

The Adcote

Plots 9/13/14/15/21/24/41

4 bedroom detached with single garage



Artist's impression of plot 9, 15 & 41



Artist's impression of plot 13, 14, 21 & 24

The Adcote is a spacious modern family home with an integral single garage. The property features an open plan kitchen and dining room with separate utility. The dining room has French doors opening onto the patio area and rear garden. On the first floor there are four double bedrooms, a family bathroom and an ensuite to the master bedroom.

Key Details & Measurements

1333 sqft

Ground Floor

(L x W)

Hall
4.53m (max) x 2.04m (max)

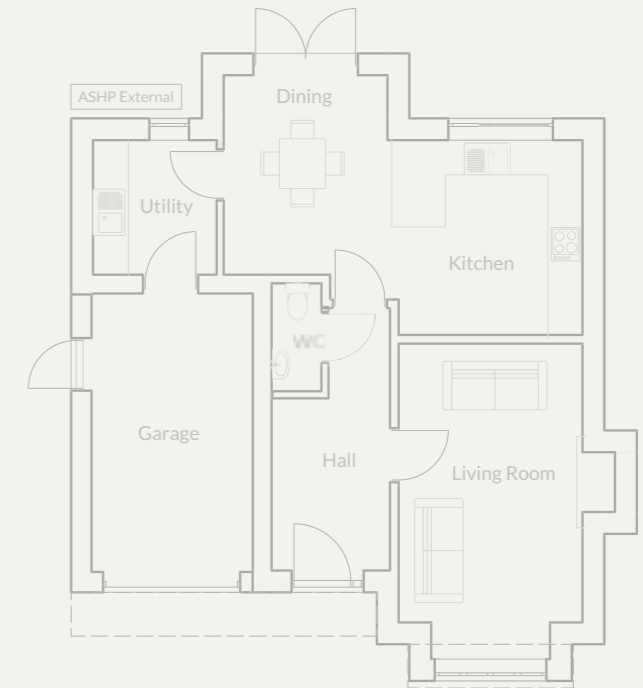
Living Room
5.45m (max) x 3.18m

Kitchen/Dining
3.88m (max) x 6.20m

WC
1.86m x 0.86m

Utility
2.32m x 2.14m

Garage
4.82m x 2.79m



First Floor

Landing
4.98m (max) x 2.26m (max)

Bedroom 1
3.44m (max) x 3.18m (max)

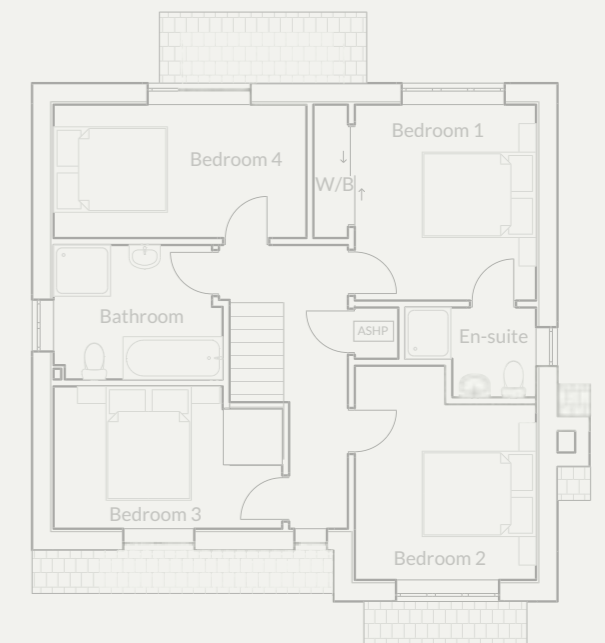
En-Suite
2.29m (max) x 1.57 m (max)

Bedroom 2
3.76m (max) x 3.18m

Bedroom 3
2.49m (max) x 4.01m (max)

Bedroom 4
2.34m x 4.44m

Bathroom
2.96m (max) x 2.36m



Plots 13, 14, 21 & 24 are the mirror image of the drawing above

The Sandford Plots 7/8/42

4 bedroom detached with single garage



Artist's impression of plots 8 & 42



Artist's impression of plot 7

The Sandford is a stunning four bedroom detached home with beautiful characterful features. The open plan kitchen/dining room and living room provides fantastic family living space. French doors from the dining room open out on to the patio, creating additional natural light in the home. The property has a separate utility, downstairs cloakroom and integral garage. To the first floor The Sandford has four bedrooms, the master bedroom has its own ensuite bathroom and there is also a family bathroom.

Key Details & Measurements

1354 sqft

Ground Floor

(L x W)

Hall
5.04m x 2.27m (max)

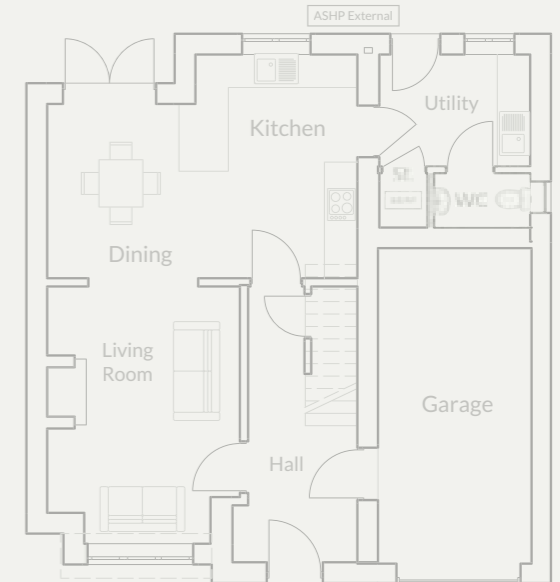
Living Room
4.68m (max) x 3.51m (max)

Kitchen/Dining
4.07m (max) x 5.56m (max)

WC
1.75m x 0.99m

Utility
2.74m x 2.03m

Garage
6.00m x 2.79m



First Floor

Landing
3.79m x 1.97 (max)

Bedroom 1
3.29m (max) x 3.54m (max)

En-Suite
1.87m x 1.80m

Bedroom 2
3.24m (max) x 2.70m (max)

Bedroom 3
2.54 (max) x 2.50m (max)

Bedroom 4
7.32m (max) x 2.79m (max)

Bathroom
2.35m x 1.80m



Plots 8 & 42 are the mirror image of the drawing above

The Tedsmore

Plots 10/18/22/23/27

4 bedroom detached with single garage



Artist's impression of plot 23



Artist's impression of plots 10, 18, 22 & 27

The Tedsmore 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 room. The dining room has French doors opening out on to the patio. The Tedsmore also has a separate utility, WC, family room and living room. On the first floor the master bedroom benefits from a fitted wardrobe and ensuite. Bedroom 2 also features a fitted wardrobe, with two further bedrooms and a family bathroom.

Key Details & Measurements

1469 sqft

Ground Floor

(L x W)

Hall
3.93m (max) x 2.10m (max)

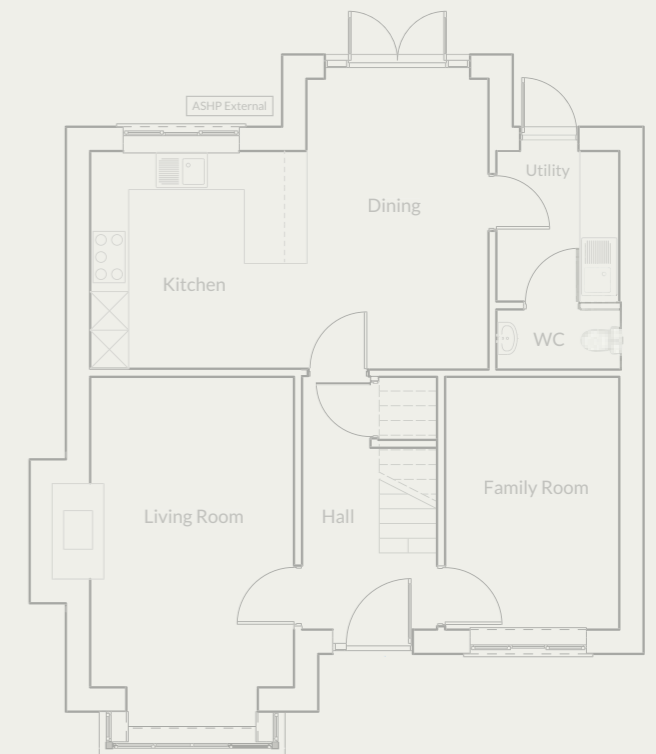
Living Room
5.46m (max) x 3.17m (max)

Family Room
3.93m x 2.71m

Kitchen/Dining
5.41m x 6.19m

WC
1.91m x 0.92m

Utility
2.32m x 1.91m



First Floor

Landing
4.98m (max) x 2.36m (max)

Bedroom 1
3.38m x 3.17m

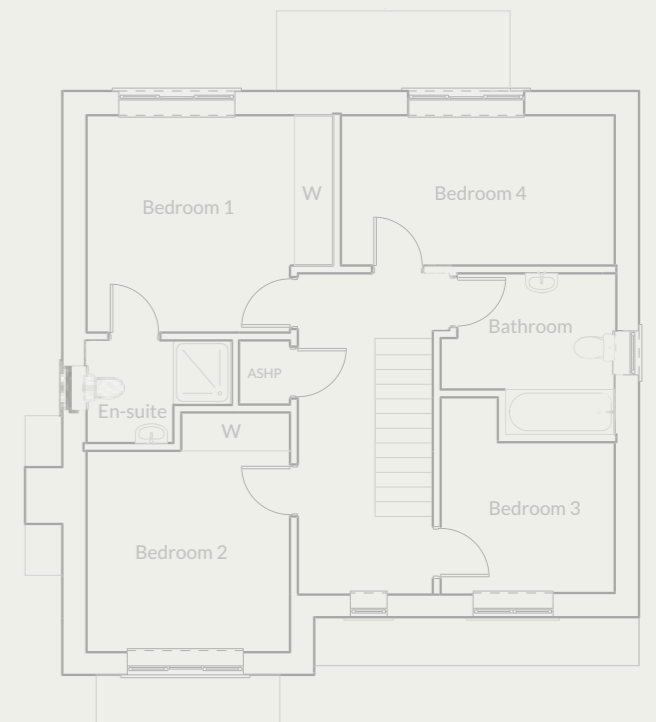
En-Suite
2.25m x 1.72m

Bedroom 2
3.17m x 2.98m

Bedroom 3
3.04 (max) x 2.71m (max)

Bedroom 4
4.21m x 2.34m

Bathroom
2.71m (max) x 2.51m (max)



Plots 10, 18, 22 & 27 are the mirror image of the drawing above

The Elbridge Plots 12/39

4 bedroom detached with detached garage
Plot 12 has a double garage
Plot 39 has a single garage



Artist's impression of plot 39



Artist's impression of plot 12

The Elbridge is a stunning four bedroom detached home with detached garage. On the ground floor there is a beautiful open plan kitchen/dining/family area with bi-fold doors opening onto the patio. The spacious living room with feature fireplace also has French doors opening onto the garden. A separate utility and study with cloaks complete the ground floor. To the first floor both the master and second bedroom benefit from an ensuite shower room, two further double bedrooms are served by a family bathroom.

Key Details & Measurements

1652 sqft

Ground Floor

(L x W)

Hall
5.22m (max) x 2.11m

Living Room
6.20m (max) x 3.56m (max)

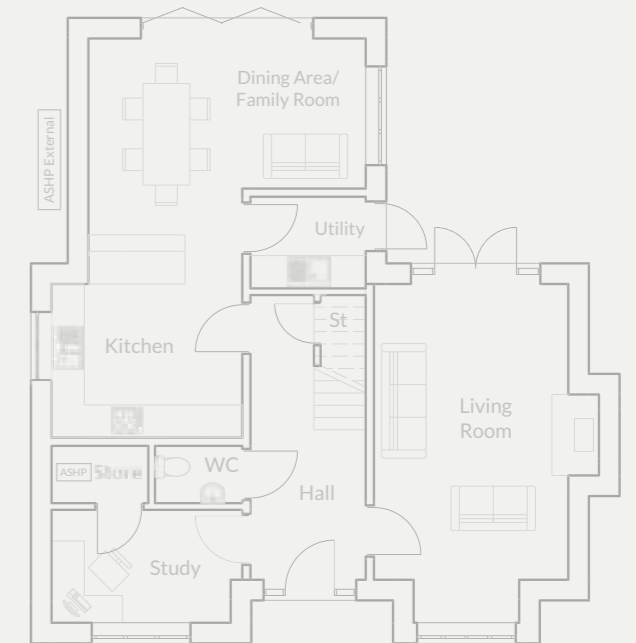
Kitchen
4.56m x 3.49m (max)

Dining/Family Room
2.75m x 5.08m

Study
2.07 x 3.49 (max)

WC
1.05m x 1.60m (max)

Utility
1.68m x 2.11m



First Floor

Landing
4.66m (max) x 3.02m (max)

Bedroom 1
4.36m x 3.26m

En-Suite 1
2.92m (max) x 2.12m (max)

Bedroom 2
3.79m (max) x 2.92m (max)

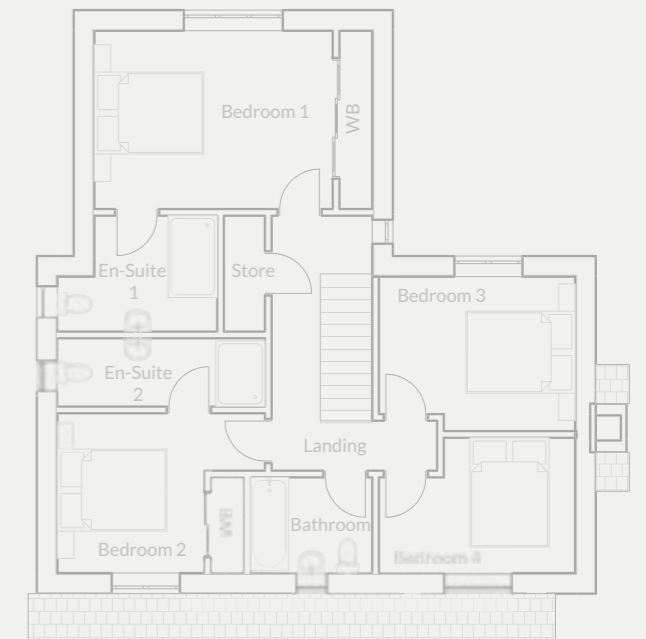
En-Suite 2
3.79m x 1.25m

Bedroom 3
3.59m (max) x 2.82m (max)

Bedroom 4
3.59m (max) x 2.47m (max)

Bathroom
2.22m x 1.75m

Store
2.12m x 0.75m



Plots 39 is the mirror image of the drawing above

Building homes you'll be proud to own



Specification Boreatton Fields

Features

| Plots | The Yeaton Plots 2, 3, 16, 17, 19, 20, 37 & 38 | The Leaton Plot 1 | The Highgrove Plots 11 & 28 | The Fernhill Plots 25 & 26 | The Rowton Plots 5, 6, 44 & 45 | The Marton Plots 4, 43, 46 & 47 | The Merrington Plots 40 & 48 | The Adcote Plots 9, 13, 14, 15, 21, 24 & 41 | The Sandford 7, 8 & 42 | The Tedsmore Plots 10, 18, 22, 23 & 27 | The Elbridge 12 & 39 |
|-------|---------------------------------------------------|----------------------|--------------------------------|-------------------------------|-----------------------------------|------------------------------------|---------------------------------|------------------------------------------------|---------------------------|-------------------------------------------|-------------------------|
|-------|---------------------------------------------------|----------------------|--------------------------------|-------------------------------|-----------------------------------|------------------------------------|---------------------------------|------------------------------------------------|---------------------------|-------------------------------------------|-------------------------|

Kitchen

| | | | | | | | | | | | |
|--------------------------------------------------|---|---|---|---|---|---|---|---|---|---|---|
| Choice of quality fitted kitchen units | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Built in double oven and electric ceramic hob | | | | | | | | ✓ | ✓ | ✓ | |
| Built under double oven and electric ceramic hob | | | | | | | | ✓ | | | |
| Built under single oven and electric ceramic hob | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | | | |
| Stainless steel chimney extractor hood | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | | |
| Curved glass extractor hood | | | | | | | | | ✓ | ✓ | |
| Integrated dishwasher | | | | | | | | ✓ | ✓ | ✓ | |
| Built in microwave | | | | | | | | | ✓ | ✓ | |
| Plumbing for washing machine | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | |
| Integrated fridge freezer | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | |
| Quartz worktops in the kitchen and utility | | | | | | | | | ✓ | ✓ | |
| Laminate worktops in kitchen and utility | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | | |
| Chrome mixer taps and stainless steel sinks | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | |
| Undercounter lighting to kitchen only | | | | | | | | ✓ | ✓ | ✓ | |
| Choice of floor tiles to kitchen and utility | | | | | | | | ✓ | ✓ | ✓ | |
| Choice of vinyl 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 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| All bathrooms half tiled | | | | | | | | | ✓ | ✓ | |
| Splashback tiling only | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | | |
| Vinyl flooring to bathroom, ensuite, W.C | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | | | |
| Choice of tiled or karndean flooring to bathroom, ensuite and W.C | | | | | | | | ✓ | ✓ | ✓ | ✓ |

General

| | | | | | | | | | | | |
|-------------------------------------------------------------------|---|---|---|---|---|---|---|---|---|---|---|
| White four panel grained Colonial doors | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | | | |
| Suffolk White doors | | | | | | | | ✓ | ✓ | | |
| Suffolk Oak doors | | | | | | | | | | ✓ | ✓ |
| Contemporary chrome ironmongery | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| MDF moulded skirtings and architrave | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Fitted wardrobes to master bedroom | | | | | | | | ✓ | ✓ | ✓ | ✓ |
| Fitted wardrobes to bedroom 2 | | | | | | | | | ✓ | ✓ | |
| Softwood staircases and balustrading | ✓ | | | ✓ | ✓ | ✓ | ✓ | ✓ | | | |
| Softwood staircase and spindles with oak hand rail and newel caps | | | | | | | | | ✓ | ✓ | |

Plots

| Plots | The Yeaton Plots 2, 3, 16, 17, 19, 20, 37 & 38 | The Leaton Plot 1 | The Highgrove Plots 11 & 28 | The Fernhill Plots 25 & 26 | The Rowton Plots 5, 6, 44 & 45 | The Marton Plots 4, 43, 46 & 47 | The Merrington Plots 40 & 48 | The Adcote Plots 9, 13, 14, 15, 21, 24 & 41 | The Sandford 7, 8 & 42 | The Tedsmore Plots 10, 18, 22, 23 & 27 | The Elbridge 12 & 39 |
|-------|---------------------------------------------------|----------------------|--------------------------------|-------------------------------|-----------------------------------|------------------------------------|---------------------------------|------------------------------------------------|---------------------------|-------------------------------------------|-------------------------|
|-------|---------------------------------------------------|----------------------|--------------------------------|-------------------------------|-----------------------------------|------------------------------------|---------------------------------|------------------------------------------------|---------------------------|-------------------------------------------|-------------------------|

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 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Chrome sockets above the kitchen worktop | | | | | | | | | | ✓ | ✓ |
| Downlights to kitchen and all bathrooms | | | | | | | | ✓ | ✓ | ✓ | ✓ |
| Electric car charging point | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

Energy saving features

| | | | | | | | | | | | |
|------------------------------------------------------------------------------------------------------------|---|---|---|---|---|---|---|---|---|---|---|
| Energy efficient upvc windows and external doors, composite front door | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Solar panels (roof) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 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 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Cavity, floor, wall and roof insulation to the latest regulations | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

Safety & Security

| | | | | | | | | | | | |
|-------------------------------------------------|---|---|---|---|---|---|---|---|---|---|---|
| External lights with PIR sensors - front & rear | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| High security external doors with letterboxes | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Lockable windows | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Mains connected smoke and heat detection | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Intruder alarm | | | | | | | | | | ✓ | ✓ |
| NHBC 10 year warranty | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Carbon monoxide detectors where applicable | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

Parking & External

| | | | | | | | | | | | |
|------------------------------------------------------|---|---|---|---|---|---|---|---|---|---|--------------|
| Block paved drives | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Integral single garage | | | | | | | ✓ | ✓ | ✓ | | |
| Detached single garage | | | | | | | | | | ✓ | Plot 39 only |
| Detached double garage | | | | | | | | | | | Plot 12 only |
| Electrically operated garage door | | | | | | | | | | ✓ | ✓ |
| Textured concrete paving slabs to paths and patio | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Paths from drives to patio & secondary entrance door | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| External Cold Tap Rear | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Turf front and rear gardens | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

Fireplaces

| | | | | | | | | | | | |
|-------------------------------------------------------------------|--|--|--|--|--|--|---|---|---|---|---|
| Black slate hearth with oak beam mantle (log burner not included) | | | | | | | ✓ | ✓ | ✓ | | |
| Logburner on black slate hearth with oak beam mantle | | | | | | | | | | ✓ | ✓ |



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.

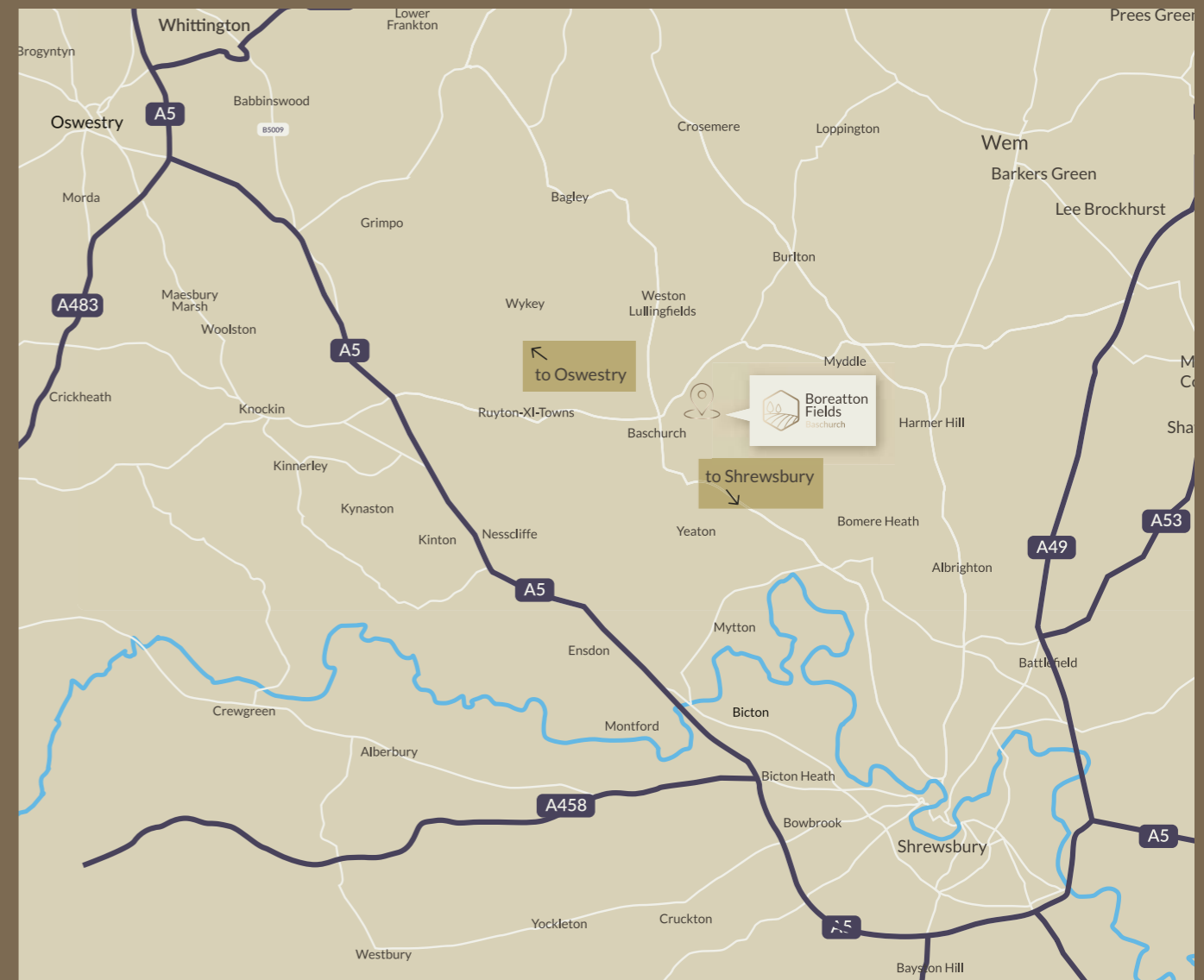
Smaller, exclusive developments

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 Boreatton Fields Baschurch is no exception.

A beautiful location for your new home...

 SY4 2BQ



A personalised home-buying experience...

We're here to help you find your perfect home

Environmentally conscious

At Shingler Homes we are committed to improving the energy efficiency of our homes, so they are better for the planet, and your bank balance. Running an energy efficient Shingler Home could save you an average of £2,600 per year on your energy bills, that's £216 per month! *

That's why our homes at Boreatton Fields Phase 3 include many energy efficiency features such as Solar Panels, Air Source heat pumps, Electric car charging points, high quality double glazing, thermostatic zone control and underfloor heating and insulation that exceeds industry standard specifications.

"Did you know? Air Source Heat Pumps are more environmentally responsible and could cut your carbon emissions by more than 23 tonnes of CO2 over 10 years. Not only that but to retrospectively change from a gas system in the future could cost you up to £20,000.



Hillcrest Works | Myddle
Shrewsbury | SY4 3SE

01939 291082
info@shinglergroup.co.uk