

Pickstockhomes



IRVINE GARDENS

St Martins, Oswestry,
Shropshire

A distinctive range of 2, 3, 4 and 5 bedroom homes

Pickstock Homes has been building quality homes in great locations for 30 years

Pickstock Homes is one of the leading house builders in Shropshire. With over 30 years experience, we are committed to building high quality, well designed homes, in sought after locations throughout Shropshire and the wider area.

We have built a reputation for providing exceptional customer service. Our sales team are here to help every step of the way and guide you through the process of buying your new home, including our all-inclusive specification which allows many of our customers to choose their own kitchen and bathrooms from our exclusive ranges.

Once you have bought your new home you will be able to relax with the peace of mind that comes with a 10 year 'Buildmark' warranty provided by the National House Building Council (NHBC), covering any major defect to the structure of the property, or in its construction. We also include our own two year warranty on the property, should any issues arise in the first two years - giving total peace of mind.

Nothing beats coming home to Irvine Gardens

Located in the centre of St. Martins our new residential development at Irvine Gardens is built to a traditional village pattern; we aim to provide a high-quality environment, from the architecture, to the selection of materials, and landscaping.

Our architects have worked to create a unique scheme design, providing a high quality, extensive range of residential accommodation. The first phase comprises a total of 22 homes, which include two, three, four and five bedroomed accommodation,

all benefitting from their own private car parking.

We have continued this innovative approach to the design of the internal spaces throughout the scheme, offering well planned spacious accommodation, well suited to modern living, which enjoys views over the picturesque Berwyn Mountains and surrounding Shropshire countryside.

About St Martins

Located in the north west of Shropshire, St. Martins is a vibrant village with a full range of modern amenities, including a large superstore, primary and secondary school, doctors surgery, good quality public houses, take away restaurants and petrol filling stations.

Connections by road to other nearby centres are excellent, with the market towns of Ellesmere and Oswestry both only 15 minutes away, Shrewsbury a 25 minute drive along the A5 to the south, and Chester just 35 minutes' drive to the north. If you are travelling further afield, nearby Gobowen Station offers a good range of rail services to major centres.



Behind the doors of Irvine Gardens

Whatever new home you choose, you'll be choosing quality with Pickstock Homes.

The beauty of buying with us is choosing for yourself all the crucial details from our specification range, that turn a house into your home.



General

- NHBC Build Mark 10 year Warranty
- High Performance Gas Central Heating
- UPVC Secure by Design compliant Windows
- Brushed Chrome switches and sockets
- Brushed Chrome door furniture

Connections

- TV and satellite points to all main rooms
- Battery / mains heat and smoke detector alarms
- Burglar alarm wiring prepared
- Down lights to bathrooms, en-suites and kitchens

Kitchen

- Choice of quality kitchen
- Choice of ceramic floor tiles
- Smeg stainless steel oven, hob and extractor
- Smeg integrated dishwasher and fridge freezer*

Bathroom

- Roca white sanitary ware
- Bristan chrome mixer taps
- Chrome towel rails
- Shaver socket to main bathroom
- Choice of ceramic floor and wall tiles

* 4 Bed House and Above



-  **Beauly**
2 bed end terrace
-  **Cassley**
2 bed coachhouse
-  **Deveron**
3 bed semi detached & terrace
-  **Conwy**
3 bed terrace
-  **Dovey & Dovey+**
3 bed semi detached
-  **Dovey Detached**
3 bed detached
-  **Tetbury**
3 bed detached
-  **The Stretford**
4 bed detached
-  **Thurso**
4 bed detached
-  **Torrige**
4 bed detached
-  **Eden**
5 bed detached



Irvine Gardens Phase I Site Plan

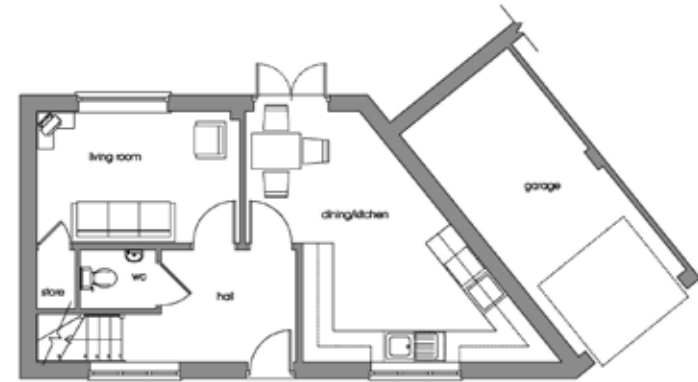
This site map shows the plots available to purchase at Irvine Gardens. This provides a view of the positioning of the homes, and will allow you to see where each plot is situated in relation to its surroundings.

2 Bed House Beauly



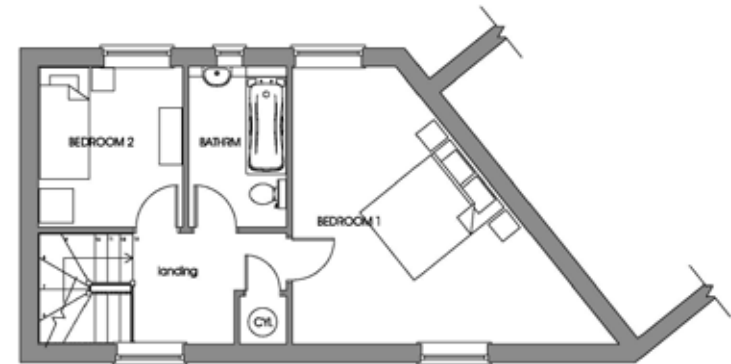
The Beauly is an end terrace house with attached garage. The ground floor offers an open plan kitchen diner with plenty of storage and work space. French doors lead out from the kitchen to the garden offering lots of natural light into the room.

The first floor has a double and a single sized room, which would also make a perfect office space.



GROUND FLOOR

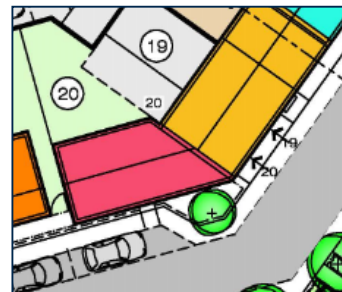
Living Room	3.95m x 2.56m	12' 11" x 8' 5"
Kitchen/Dining	5.03m x 4.86m	16' 6" x 15' 11"
Garage	2.43m x 5.53m	8' 0" x 18' 2"



FIRST FLOOR

Bedroom 1	5.73m x 4.86m	18' 9" x 15' 11"
Bedroom 2	2.54m x 2.81m	8' 4" x 9' 2"
Bathroom	1.72m x 2.81m	5' 7" x 9' 2"

Plot 20



2 Bed House Cassley

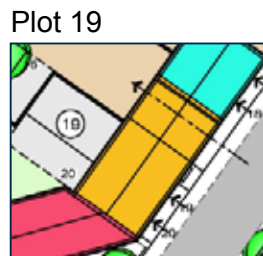
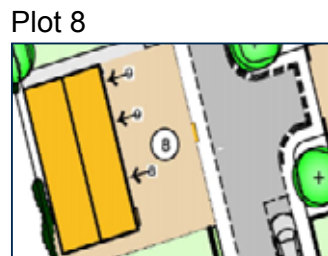


Plot 8 illustrated

The Cassley is an ideal house for those wanting to get a foot on the property ladder.

All living space is on the first floor, accessed via stairs, where you will find an open plan kitchen and living area with Juliette balcony, bathroom, single bedroom and double room.

The Cassley comes with a garage to park your car or simply use for extra storage space.

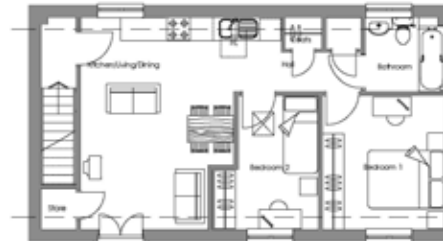


8



GROUND FLOOR
Garage

3.17m x 5.53m 10' 5" x 18' 2"

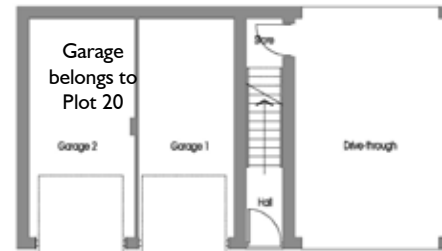


FIRST FLOOR

Bedroom
Bedroom
Kitchen/Living/Dining
Bathroom

1 3.2m x 3.45m 10' 6" x 11' 4"
2 2.76m x 3.45m 9' 1" x 11' 4"
7.33m x 5.49m 24' 0" x 18' 0"
2.09m x 1.93m 6' 10" x 6' 4"

19



GROUND FLOOR
Garage

2.69m x 5.53m 8' 10" x 18' 2"



FIRST FLOOR

Kitchen/Living/Dining
Bedroom 1
Bedroom 2
Bathroom

4.03m x 5.49m 13' 3" x 18' 1"
3.2m x 3.45m 10' 6" x 11' 4"
3.11m x 3.45m 10' 2" x 11' 4"
2.09m x 1.93m 6' 10" x 6' 4"

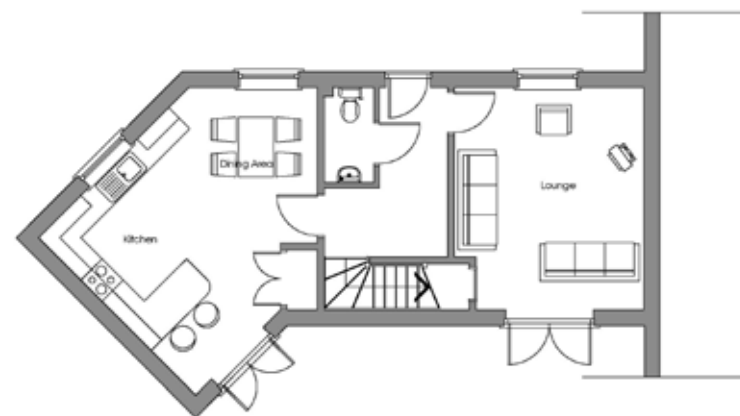
3 Bed House Conwy



The Conwy is a three bed end terrace house. The ground floor offers an open plan kitchen/diner with breakfast bar and French doors that lead out to the triangular shaped garden. The living room also features French doors allowing for plenty of natural light.

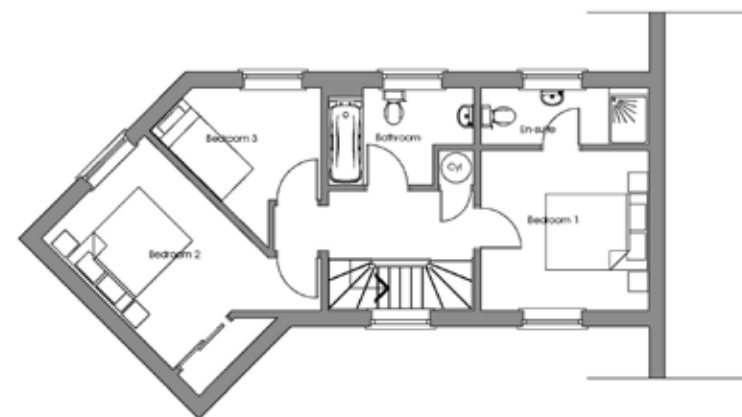
The first floor comprises of a master bedroom with en-suite, second double bedroom, a single bedroom and a family bathroom.

Plot 15



GROUND FLOOR

Living Room	3.79m x 4.46m	12' 5" x 14' 7"
Kitchen/Dining	5.6m x 6.17m	18' 4" x 20' 3"



FIRST FLOOR

Bedroom 1	3.37m x 3.21m	11' 0" x 10' 6"
Bedroom 2	4.46m x 2.91m	14' 7" x 9' 6"
Bedroom 3	3.44m x 3.2m	11' 3" x 10' 6"
Bathroom	2.91m x 1.95m	12' 5" x 6' 4"
En-suite	3.37m x 1.13m	11' 0" x 3' 9"

3 Bed House Dovey

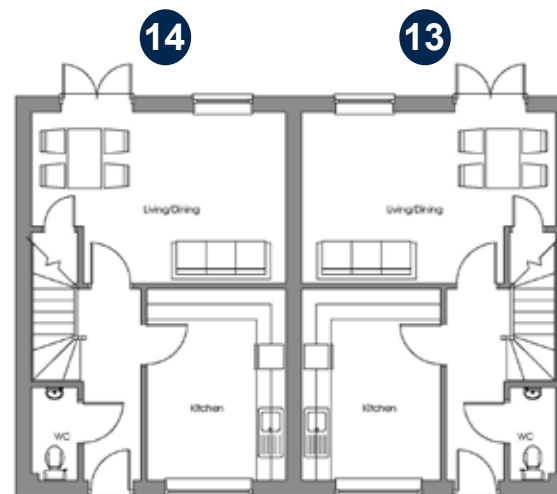


Plot 13 & 14 illustrated

Our Dovey houses are perfectly formed semi detached family homes. The kitchen has lots of work and storage space and the living room features French doors that lead to the garden and private parking space.

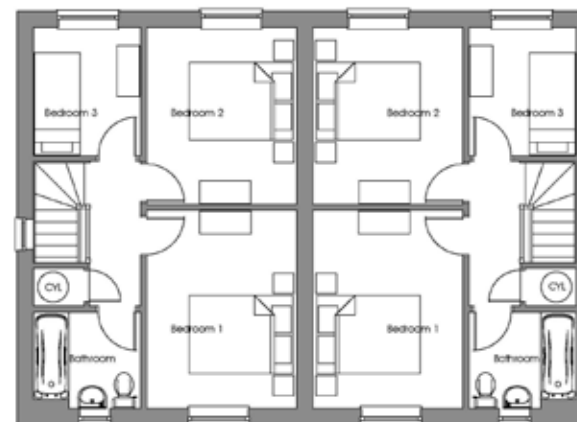
The first floor has two double bedrooms, a single bedroom and family bathroom.

Plot 13 & 14



GROUND FLOOR

Living/Dining Room	5.16m x 3.47m	16' 11" x 11' 4"
Kitchen	2.82m x 3.88m	9' 3" x 12' 9"



FIRST FLOOR

Bedroom 1	2.95m x 3.88m	9' 8" x 12' 9"
Bedroom 2	2.95m x 3.47m	9' 8" x 11' 4"
Bedroom 3	2.1m x 2.51m	6' 10" x 8' 2"
Bathroom	2.1m x 1.88m	6' 10" x 6' 2"

3 Bed House Dovey+ & Dovey Detached

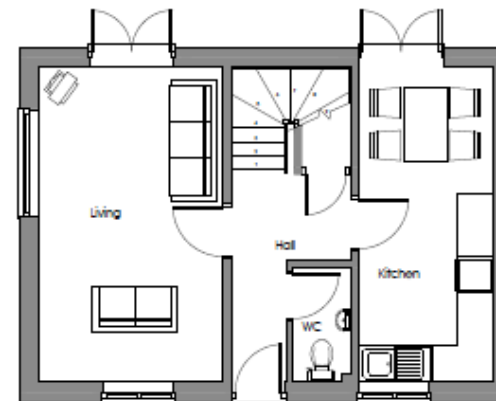


Plot 21 & 22 illustrated

Our Dovey houses are delightful three bedroom homes. On the ground floor there is an open plan kitchen/diner with French doors and a living room, also with French doors leading to the garden.

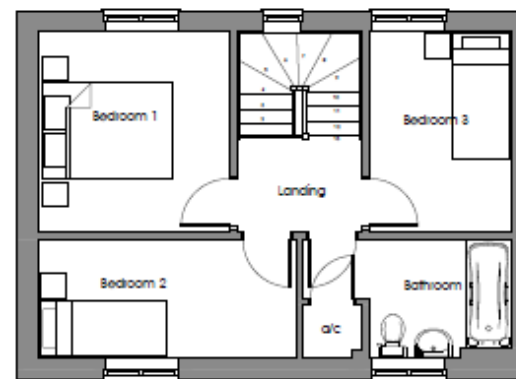
On the first floor is a master bedroom with two single rooms and a family bathroom.

● The below floor plan is Plot 22 and 7. Plot 21 is a mirror image of the below



GROUND FLOOR

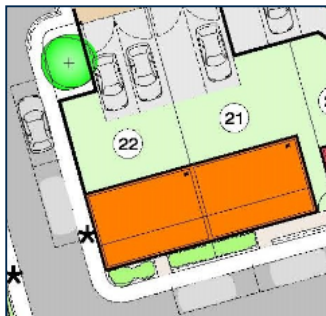
Living Room	3.01m x 5.16m	9' 10" x 16' 11"
Kitchen/Dining	2.21m x 5.16m	7' 3" x 16' 11"



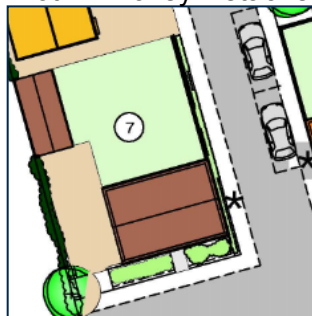
FIRST FLOOR

Bedroom 1	3.01m x 3.16m	9' 10" x 10' 4"
Bedroom 2	4.07m x 1.88m	13' 4" x 6' 2"
Bedroom 3	2.21m x 3.16m	7' 3" x 10' 4"
Bathroom	3.27m x 1.88m	10' 9" x 6' 2"

Plot 21 & 22



Plot 7 - Dovey Detached



Floor plans and illustrations are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions and some plots may be subject to alterations. Please ask a sales advisor for details on specification and plot specific detail. Every effort has gone into ensuring that these plans are as accurate as possible at time of printing. Pickstock Homes reserves the right to vary details without notice.

3 Bed House Deveron



Plot 11 & 12 illustrated

The Deveron is a three bedroom semi-detached family home spaciouly laid over three floors. The Deveron's ground floor offers a kitchen and living room with space for a formal dining area.

The first floor has two double bedrooms and family bathroom and the third floor is dedicated to the master bedroom to offer a walk in wardrobe and en-suite.

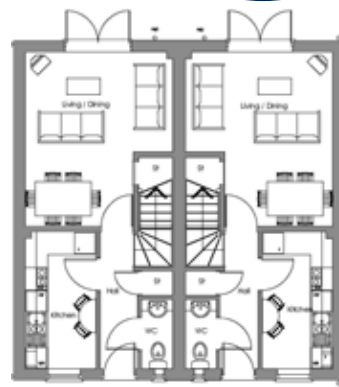
Plot 11 & 12



Plot 16 & 17



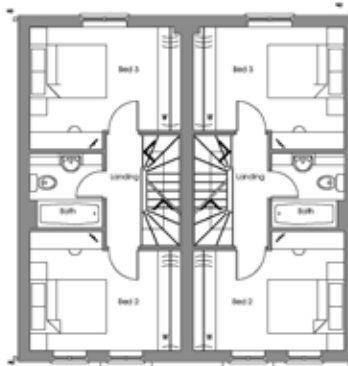
12/17 11/16



GROUND FLOOR

Living/Dining Room
Kitchen

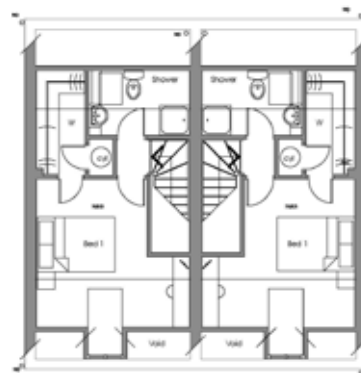
3.95m x 4.65m 12' 11" x 15' 3"
1.9m x 3.66m 6' 3" x 12' 0"



FIRST FLOOR

Bedroom 2
Bedroom 3
Bathroom

3.95m x 3.12m 12' 11" x 10' 3"
3.95m x 3.2m 12' 11" x 10' 6"
1.9m x 1.94m 6' 3" x 6' 4"



SECOND FLOOR

Bedroom 1
Shower Room

3.95m x 3.54m 12' 11" x 11' 7"
2.59m x 1.67m 8' 6" x 5' 6"

3 Bed House Tetbury



Plot 6 illustrated

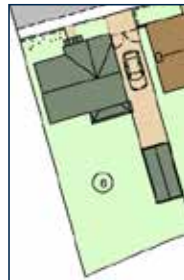
The Tetbury is a three bedroom detached family home. The ground floor offers a kitchen with dining area and living room with French doors that lead to the garden.

The first floor has a master bedroom with en-suite, a further double bedroom, a single bedroom and a family bathroom.

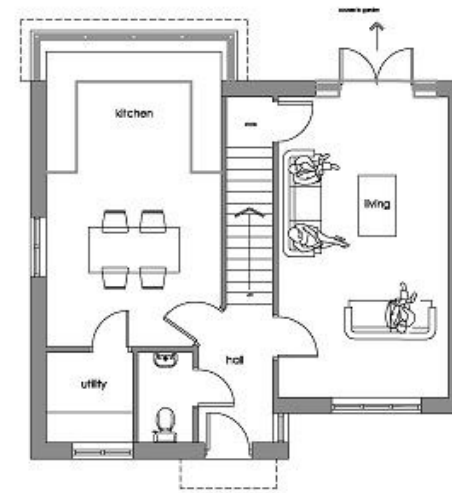


Garage

Plot 6



Plot 10



GROUND FLOOR

Living Room	3.40m x 5.97m	11' 2" x 19' 7"
Kitchen/Dining	3.48m x 5.87m	11' 5" x 19' 3"
Utility	1.72m x 1.80m	5' 8" x 5' 11"
Garage	2.76 x 5.28m	17' 8" x 17' 3"



FIRST FLOOR

Bedroom 1	3.48m x 5.74m	11' 5" x 18' 10"
Bedroom 2	3.40m x 3.77m	11' 2" x 12' 4"
Bedroom 3	2.49m x 2.47m	8' 2" x 8' 1"
Bathroom	2.00m x 2.10m	6' 7" x 6' 11"
En-suite	1.20m x 3.07m	3' 11" x 10' 1"

4 Bed House The Stretford



Plot 5 illustrated

The Stretford is a four bedroom house that comes with a detached double garage. The ground floor comprises of a kitchen with breakfast bar and dining area.

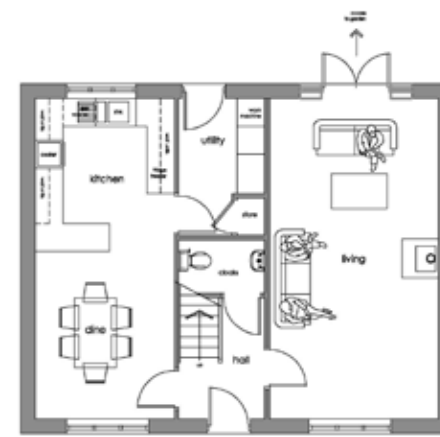
On the first floor there are three double bedrooms, a single bedroom and family bathroom. The master bedroom features an en-suite bathroom with shower.



Plot 3

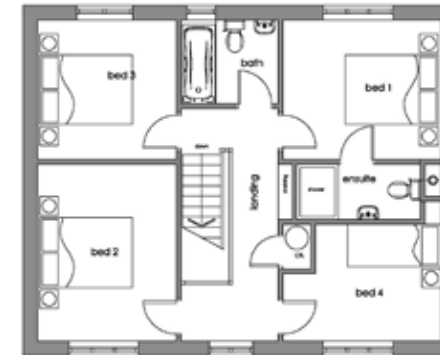


Plot 5



GROUND FLOOR

Living Room	3.65m x 6.90m	12' 0" x 22' 8"
Kitchen/Dining/Family	3.00m x 6.90m	9' 10" x 22' 8"
Utility	1.85m x 2.95m	6' 1" x 9' 8"
Garage	5.39 x 5.28m	17'8" x 17'3"



FIRST FLOOR

Bedroom 1	3.40m x 3.00m	11' 2" x 9' 10"
Bedroom 2	3.00m x 3.80m	9' 10" x 12' 6"
Bedroom 3	3.00m x 3.00m	9' 10" x 9' 10"
Bedroom 4	3.40m x 2.50m	11' 2" x 8' 2"
Bathroom	2.10m x 1.80m	6' 11" x 5' 11"
En-suite	2.66m x 1.20m	8' 9" x 3' 11"

● Plot 3 floor plan is a mirror image of the above

4 Bed House Thurso

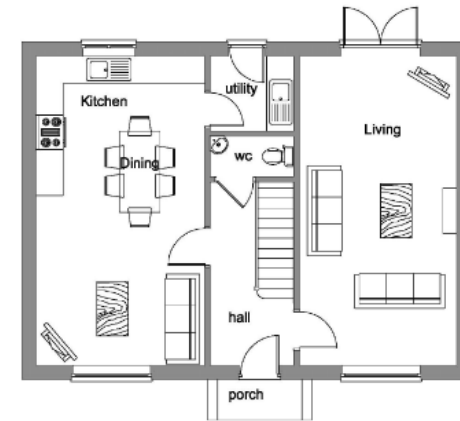


Plot 4 illustrated

This four bed home comes with a detached double garage and front and rear gardens.

The ground floor comprises of a kitchen/diner with enough space to accommodate a snug area. The living room is also a great size and has French doors that lead onto the rear garden.

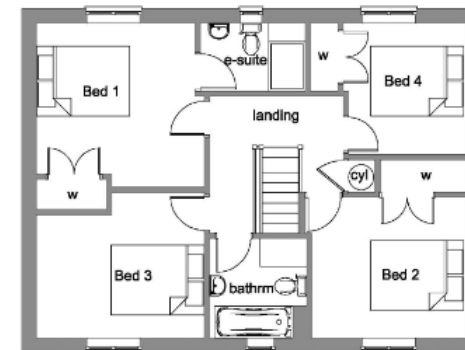
On the first floor there are four double bedrooms and a family bathroom. Space is maximised in three of the rooms by incorporating built-in wardrobes. The master bedroom features an en-suite with shower.



GROUND FLOOR

Living Room	3.49m x 6.86m	11' 5" x 22' 6"
Kitchen/Dining/Family	3.76m x 6.86m	12' 4" x 22' 6"
Utility	1.86m x 1.66m	6' 1" x 5' 5"

Garage Plot 2 & 4	5.39 x 5.28m	17'8" x 17'3"
Garage Plot 18	5.39 x 5.82m	17'8 x 19'1"



FIRST FLOOR

Bedroom 1	3.66m x 3.57m	12' 0" x 11' 8"
Bedroom 2	3.51m x 3.06m	11' 6" x 10' 0"
Bedroom 3	3.66m x 3.18m	12' 0" x 10' 5"
Bedroom 4	2.67m x 2.86m	8' 9" x 9' 4"
Bathroom	2.11m x 2.17m	6' 11" x 7' 1"
En-suite	2.29m x 1.49m	7' 6" x 4' 11"



Detached
Double
Garage

Plot 2



Plot 4



Plot 18

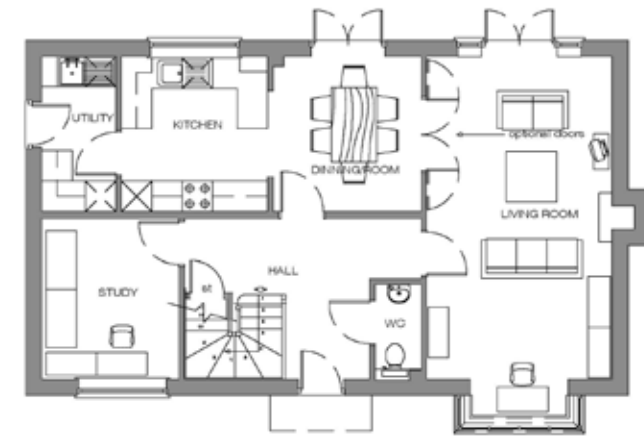


4 Bed House Torridge



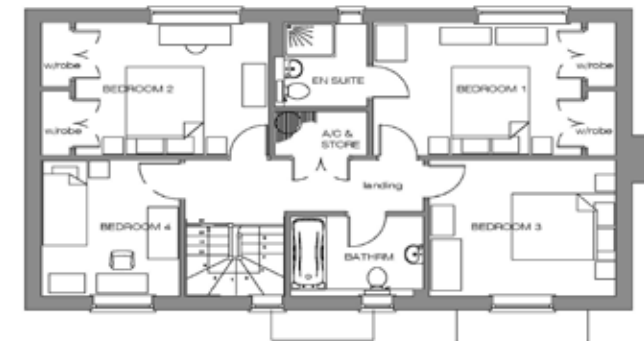
The Torridge is a delightful four bedroom detached home, featuring an open plan kitchen and dining room with French doors opening out to the rear garden.

The first floor boasts three double bedrooms with an en-suite shower room to the master bedroom, a great sized single bedroom and a family bathroom.



GROUND FLOOR

Living Room	3.66m x 6.36m	12' 0" x 20' 10"
Dining Room	2.92m x 3.06m	9' 7" x 10' 1"
Kitchen	2.89m x 3.06m	9' 5" x 10' 1"
Utility	1.46m x 3.06m	4' 9" x 10' 1"
Study	2.71m x 3.16m	8' 11" x 10' 4"
Double Garage	5.39 x 5.28m	17'8" x 17'3"



FIRST FLOOR

Bedroom 1	4.09m x 3.09m	3' 5" x 10' 2"
Bedroom 2	3.79m x 3.09m	12' 5" x 10' 2"
Bedroom 3	3.66m x 3.16m	12' 0" x 10' 4"
Bedroom 4	2.71m x 3.16m	8' 11" x 10' 4"
Bathroom	2.60m x 1.86m	8' 6" x 6' 1"
En-suite	1.82m x 1.96m	5' 11" x 6' 5"

Plot 1



Detached
Double Garage

5 Bed House Eden




This five bed detached, three storey house, located on the edge of Irvine Gardens is the largest of all of the homes on the development.

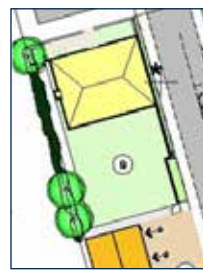
The ground floor offers a spacious lounge with French doors leading to the rear garden. The kitchen has plenty of work and storage space and features a breakfast bar and a large dining area.

The first floor is home to the master bedroom with en-suite, and on this floor you will also find the family bathroom a double room with en-suite and a single room that could also be a study.

The second floor has a further two double bedrooms and an additional bathroom.

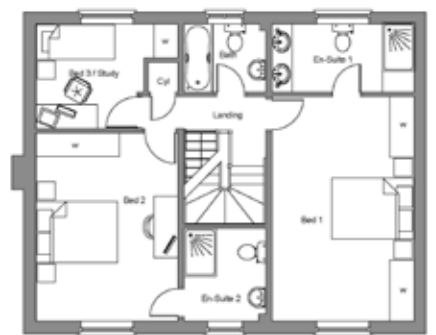
 Detached Double Garage

Plot 9



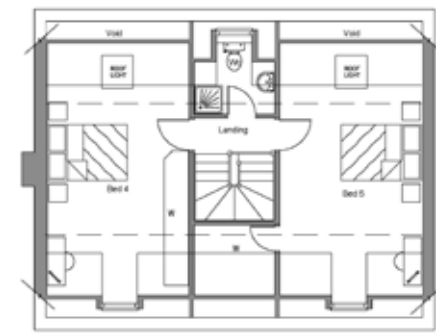
GROUND FLOOR

Living Room	3.53m x 7.39m	11' 7" x 24' 3"
Kitchen/Dining Room	3.53m x 7.39m	11' 7" x 24' 3"
Utility	2.04m x 1.76m	6' 8" x 5' 9"



FIRST FLOOR

Bedroom 1	3.53m x 5.59m	11' 7" x 18' 4"
Bedroom 2	3.53m x 4.69m	11' 7" x 15' 4"
Bedroom 3/Study	3.53m x 2.6m	11' 7" x 8' 6"
En-suite 1	3.53m x 1.7m	11' 7" x 5' 7"
En-suite 2	2.04m x 2.31m	6' 8" x 7' 7"
Bathroom 1	2.04m x 1.7m	6' 8" x 5' 7"



SECOND FLOOR

Bedroom 4	3.53m x 5.13m	11' 7" x 16' 7"
Bedroom 5	3.53m x 5.13m	11' 7" x 16' 7"
Bathroom 2	2.04m x 1.77m	6' 8" x 5' 9"

How to find Irvine Gardens

Directions:

From Chester/Wrexham:

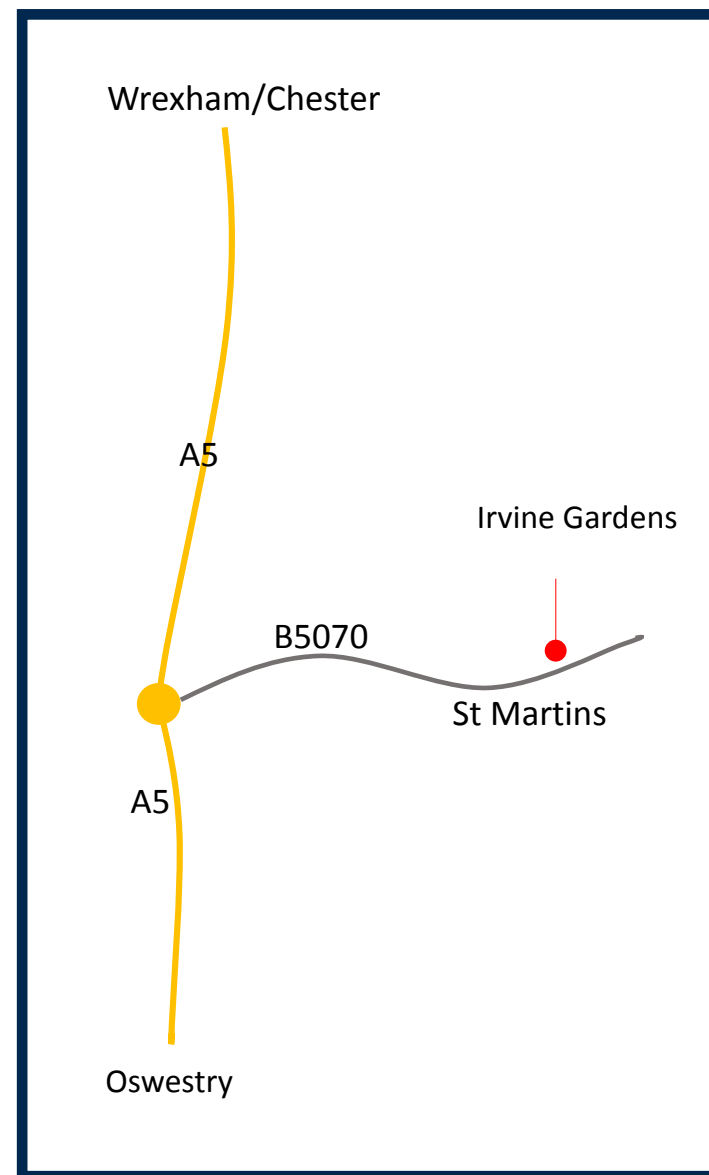
Travel along the A5 towards Oswestry. At the Gledrid roundabout take the first left onto the B5070, you will travel for approximately 1 mile before you reach the village of St Martins.

Upon entering the village you will pass the petrol garage on your left, continue along this road for a further 0.25 miles and you will see our site signs for Irvine Gardens on your left.

From Welshpool/Shrewsbury:

Travel towards Oswestry and continue to travel in the direction of Wrexham on the A5. At the Lord Moreton roundabout take the 4th exit onto the B5070, you will travel for approximately 1 mile before you reach the village of St Martins.

Upon entering the village you will pass the petrol garage on your left, continue along this road for a further 0.25 miles and you will see our site signs for Irvine Gardens on your left.



Pickstock Homes can Help you Buy!



The Government has created the Help to Buy scheme to help people buy their own home. Whether it's to get onto the housing ladder or move up, Help to Buy makes it possible to buy a new-build or existing home priced up to £600,000 with as little as a 5% deposit.

How Does it work?

With the Help to Buy equity loan the Government lends you up to 20% of the cost of your new-build home, so you'll only need a 5% cash deposit and a 75% mortgage to make up the rest. You won't be charged loan fees on the 20% loan for the first five years of owning your home.

Who is eligible?

Equity loans are available to first time buyers as well as homeowners looking to move. The home you want to buy must be newly built with a price tag of up to £600,000. You won't be able to sublet this home or enter a part exchange deal on your old home. You must not own any other property at the time you buy your new home with a Help to Buy equity loan.

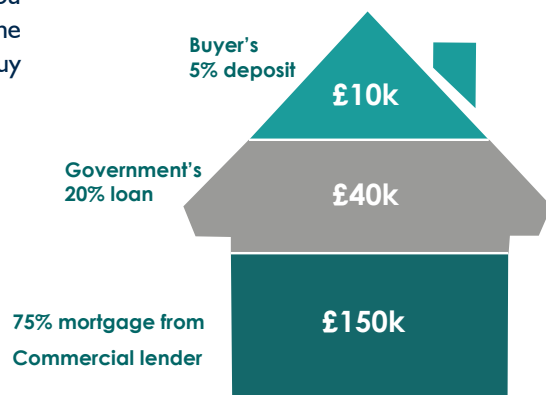


How to apply?

Pickstock Homes is an authorised Help to Buy agent. We can guide you through your purchase, from providing general information about the scheme to dealing with your application!

How do I repay the Government?

The 20% equity loan from the Government is interest free for the first five years. From the sixth year a fee of 1.75% is payable and will rise annually by RPI inflation plus 1%. You can repay the loan at any time within the first 25 years (or the terms of the mortgage), or when you sell the property.



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