

The logo for Pickstockhomes features the word "Pickstock" in a dark blue serif font and "homes" in a red sans-serif font. A dark blue curved line arches over the text, ending in a red swoosh that points towards the right.

Pickstockhomes



IRVINE GARDENS

St Martins, Oswestry, Shropshire

A distinctive range of 2, 3 and 4 bedroom homes

Building quality homes for over 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 is 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.

Irvine Gardens, St Martins

Phase two Irvine Gardens features a wide selection of two, three and four bedroom homes. There is something for everyone, from affordable starter homes to large family properties, all of which combine the best of traditional and contemporary design.

Irvine Gardens is situated in the centre of St Martins, a friendly community in the heart of the beautiful Shropshire countryside, so you can enjoy everything the village and the surrounding area has to offer.

The village is well located for the daily commute, with immediate access to the A483 providing direct links to the main motorways. A good school, a park and local amenities are all within walking distance, and the market towns of Oswestry and Ellesmere are both a short drive away.



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, doctor's surgery, good quality public houses, takeaway restaurants and petrol filling stations.

Transport connections are excellent, with the market towns of Ellesmere and Oswestry both within a 15 minute drive, Shrewsbury 25 minutes and Chester 35 minutes. Gobowen train station is within a 5 minute drive.





Cassley
2 bed coachhouse



Deveron
3 bed semi detached & terrace



Dovey
3 bed semi detached



Annan Alt
3 bed detached



Stretford
4 bed detached



Thurso
4 bed detached



Irvine Gardens Phase 2 site plan

This site map shows the plots available to purchase at Irvine Gardens, St Martins. This provides a view of the positioning of the plots and the situation of each home in relation to its surroundings.

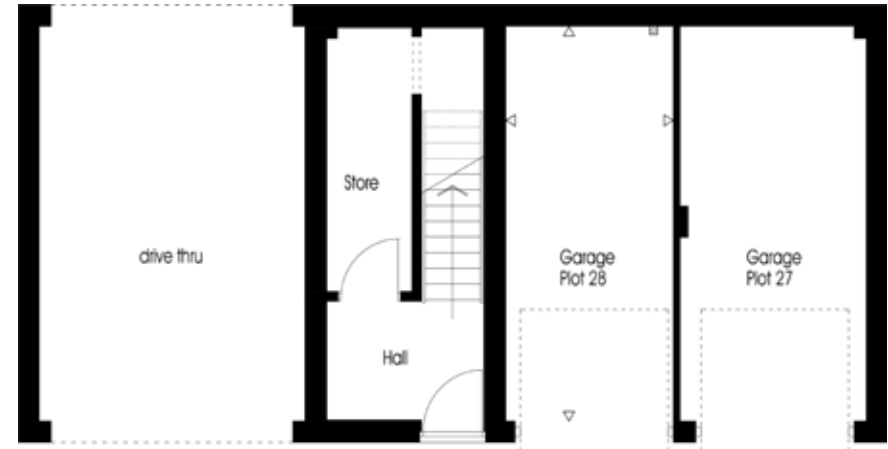
Cassley: 2 Bed Coach House

£TBC

Plot 28



Cassley is an ideal house for those wanting to get a foot on the property ladder. All living space is on the first floor, which features an open plan kitchen and living area with Juliette balcony, bathroom, single bedroom and double room. This two-bed coach house also comes with a garage.



Garage 2.43 x 5.53 7' 11" x 18' 1"



| | | |
|---------------|---------------|-----------------|
| Kitchen | 4.25m x 2.19m | 13' 11" x 7' 2" |
| Living/Dining | 5.42m x 3.21m | 17' 9" x 10' 6" |
| Bedroom 1 | 3.20m x 3.49m | 10' 6" x 11' 5" |
| Bedroom 2 | 3.13m x 3.49m | 10' 3" x 11' 5" |
| Bathroom | 2.12m x 1.91m | 6' 11" x 6' 3" |

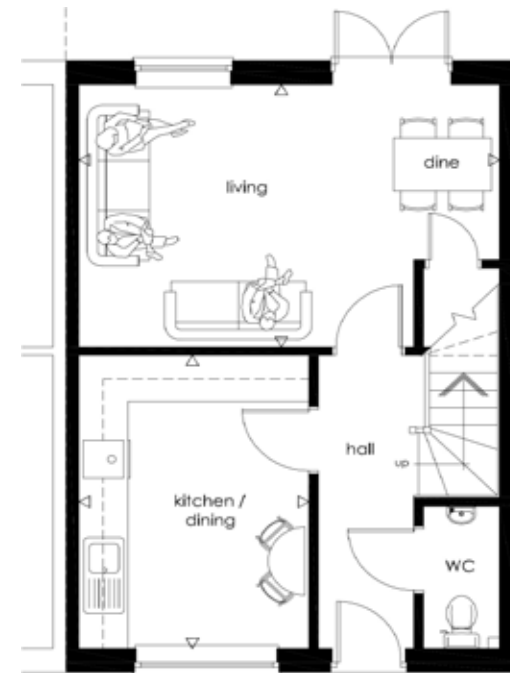


Floor plans and illustrations are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions and some plots may be subject to alterations. Please ask a sales advisor for details on specification and plot specific detail. Every 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.

Dovey: 3 Bed Semi Detached

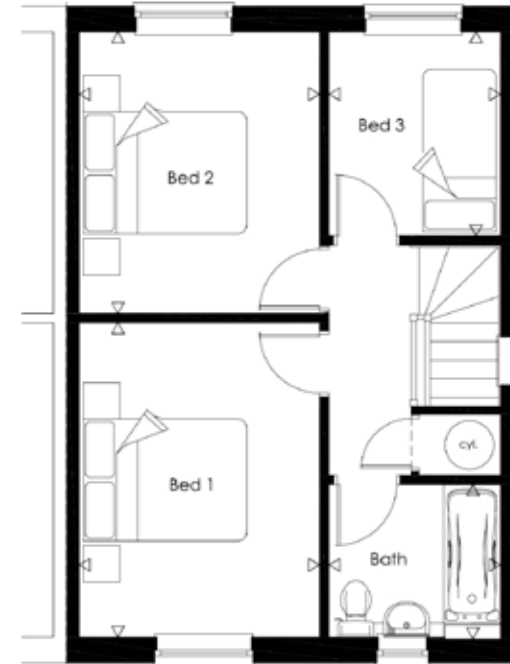


Dovey is a three bedroom semi-detached property with a generous internal layout. There is a spacious, open plan kitchen/diner on the ground floor and a living room with French doors that lead to the garden and private parking space. The first floor has two double bedrooms, a single bedroom and family bathroom.



Living/Dining Room
3.47m x 5.16m 11' 5" x 16' 11"

Kitchen
2.82m x 3.88m 9' 3" x 12' 9"



Bedroom 1
2.95m x 3.88m 9' 8" x 12' 9"

Bedroom 2
2.95m x 3.47m 9' 8" x 11' 5"

Bedroom 3
2.1m x 2.51m 6' 10" x 8' 2"

Bathroom
2.1m x 1.9m 6' 10" x 6' 3"

£159,500

Plots 26 & 27,
32 & 33

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Deveron: 3 Bed Semi-detached

£176,950

Plots 24 & 25

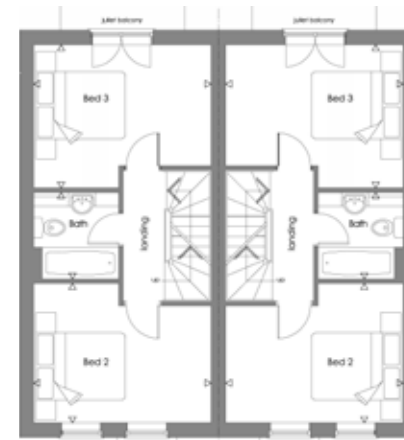


Deveron is a three bedroom semi-detached family home laid over three floors. The ground floor has a kitchen and living room with space for a formal dining area. The first floor has two double bedrooms and family bathroom. The third floor is dedicated to the master bedroom, which features a walk-in wardrobe and en-suite.



Living/Dining Room
5.51m x 3.96m 18' 1" x 13' 0"

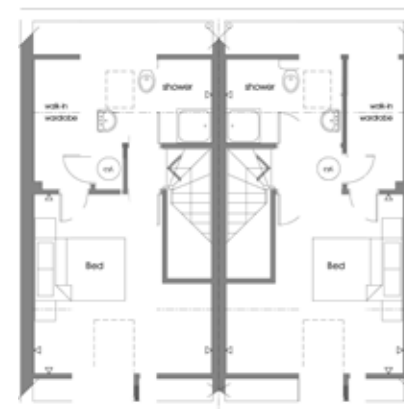
Kitchen
3.66m x 1.90m 12' 0" x 6' 3"



Bedroom 2
3.96m x 3.20m 13' 0" x 10' 6"

Bedroom 3
3.96m x 3.11m 13' 0" x 10' 2"

Bathroom
1.94m x 1.90m 6' 4" x 6' 3"



Bedroom 1
4.02m x 3.96m 13' 2" x 13' 0"

Shower Room
2.59m x 1.86m 8' 6" x 6' 1"



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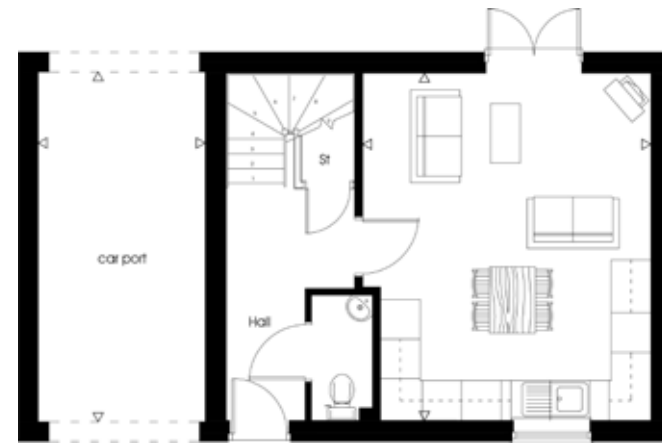
Annan: 3 Bed Detached

£TBC

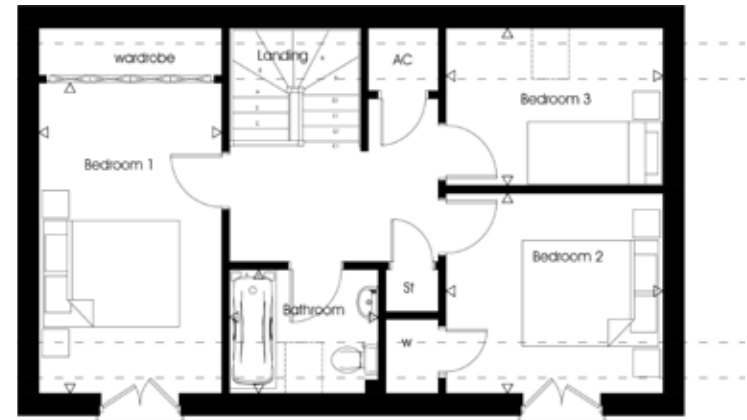
Plot 30



Annan is a generous detached family home with a carport and plenty of outdoor space. The ground floor comprises an open plan kitchen, dining and living space with French doors that open on to the garden. On the first floor there are two double bedrooms, a good sized single bedroom and a family bathroom.



| | | |
|----------------|---------------|-----------------|
| Kitchen/Dining | 6.57m x 3.48m | 21' 6" x 11' 5" |
| Carport | 2.54m x 5.29m | 8' 4" x 17' 4" |



| | | |
|-----------|---------------|-----------------|
| Bedroom 1 | 2.73m x 4.46m | 8' 11" x 14' 7" |
| Bedroom 2 | 3.23m x 2.87m | 10' 7" x 9' 5" |
| Bedroom 3 | 3.23m x 2.26m | 10' 7" x 7' 5" |
| Bathroom | 2.22m x 1.78m | 7' 3" x 5' 9" |

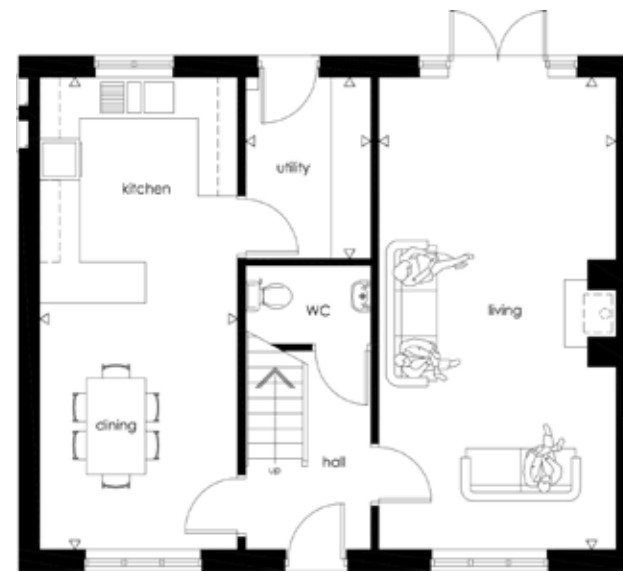


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Stretford: 4 Bed Detached

£244,950

Plot 31



| | | |
|----------------|---------------|-----------------|
| Kitchen/Dining | 6.90m x 2.99m | 22' 8" x 9' 10" |
| Living Room | 6.90m x 3.58m | 22' 8" x 11' 9" |
| Utility | 2.65m x 1.89m | 8' 8" x 6' 2" |

Stretford is a four bedroom house with a detached double garage. The ground floor features a generous kitchen with breakfast bar, dining area and utility room, and a light and spacious living room with French doors. On the first floor is a master suite with en-suite, a further three good-sized bedrooms and a family bathroom.



| | | |
|-----------|---------------|-----------------|
| Bedroom 1 | 3.40m x 3.00m | 11' 2" x 9' 10" |
| En-suite | 2.66m x 1.20m | 8' 9" x 3' 11" |
| Bedroom 2 | 3.80m x 3.01m | 12' 6" x 9' 11" |
| Bedroom 3 | 3.01m x 3.00m | 9' 11" x 9' 10" |
| Bedroom 4 | 3.40m x 2.50m | 11' 2" x 8' 2" |
| Bathroom | 2.09m x 1.80m | 6' 10" x 5' 11" |

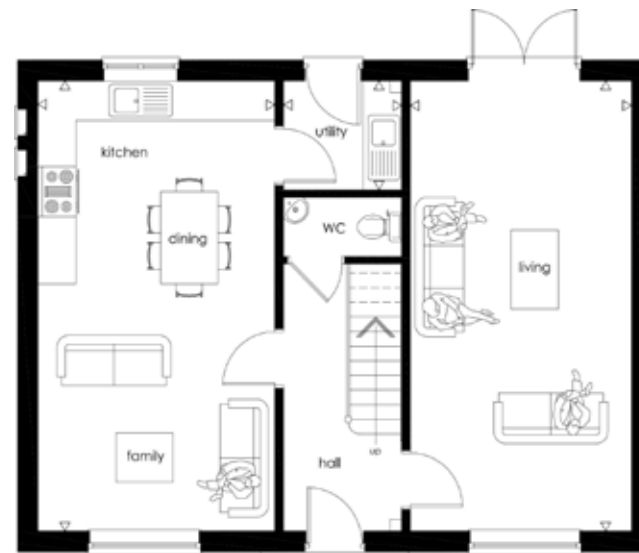


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Thurso: 4 Bed Detached

£249,950

Plot 23



| | | |
|-----------------------|---------------|-----------------|
| Living Room | 6.86m x 3.49m | 22' 6" x 11' 5" |
| Kitchen/Dining/Family | 6.86m x 3.74m | 22' 6" x 12' 3" |
| Utility | 1.86m x 1.66m | 6' 1" x 5' 5" |

Thurso is a large four bed detached property with a generous internal layout and plenty of outside space. The ground floor features an open plan kitchen/dining/family room and a separate living room with French doors. The first floor has a master suite, a further three good sized bedrooms and a family bathroom.



| | | |
|-----------|---------------|-----------------|
| Bedroom 1 | 3.66m x 3.57m | 12' 0" x 11' 9" |
| En-suite | 2.29m x 1.49m | 7' 6" x 4' 11" |
| Bedroom 2 | 3.89m x 3.36m | 12' 9" x 11' 0" |
| Bedroom 3 | 3.66m x 3.18m | 12' 0" x 10' 5" |
| Bedroom 4 | 3.39m x 2.86m | 11' 1" x 9' 5" |
| Bathroom | 2.17m x 2.11m | 7' 1" x 6' 11" |



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KITCHENS and APPLIANCES

- Choice of laminated worktop with the option to upgrade to Earthstone
- Upstands
- Glass splashback to hob – choose from a selection of colours
- Stainless steel insert bowl and a half with mobile drainer
- Chrome Blanco mono tap
- Chrome Blanco Prinz lever mixer tap (in utility rooms where applicable)

3 BEDROOM PROPERTIES

- Zanussi ZOB343X single oven
- Gas hob
- Stainless steel extractor hood
- Zanussi ZBB2844ISA integrated fridge freezer

4 BEDROOM PROPERTIES

- Zanussi ZOF3556IXK built-under double oven / ZOD3551IXK built-in double oven
- Gas hob
- Stainless steel extractor hood

- Zanussi ZBB2844ISA integrated fridge freezer
- Zanussi ZDT1201IFA integrated dishwasher

BATHROOMS and EN-SUITES

- Roca Giralda 1700mm acrylic bath with chrome Pisa bath filler and Manhattan swiftseal bath screen
- Roca Laura close-coupled WC
- Roca single tap hole basin with pedestal with chrome Pisa basin mixer
- Manhattan Duralite® shower trays with Manhattan 6 pivot side panels
- Chrome towel rail
- Full height tiling to bath and shower enclosure, half height tiling behind sanitary ware walls. Tile splashback to cloakroom basin
- One shaving point in bathroom or en-suite (where applicable)
- Manrose extractor fans in all bathrooms, en-suites and cloakrooms

FIXTURES, FITTINGS and FINISHES

- NHBC Build Mark 10 year warranty
- Legrand Synergy Brushed chrome accessories
- TV point in lounge, family room and all bedrooms. These are wired to a star-splitter unit located in the loft ready to receive a Sky+ system.
- 2 telephone points in the living room, one in the master bedroom and one in the study (where applicable)
- Spur outlet point for homeowner's own alarm system
- Pendant light fitted with 60w bulb to all rooms excluding kitchens, bathrooms and en-suites
- Downlights to kitchen, bathrooms and en-suites
- Muscat Dusk to Dawn PIR sensor lighting to front and rear of property
- Chrome push doorbell
- Oak handrails to staircase
- All internal timber items finished with white gloss

- Off-white or magnolia matt finish to all rooms excluding kitchen, family room, utility, bathrooms and en-suites, which are Pure Brilliant white matt finish emulsion
- Pure Brilliant white matt finish emulsion to ceilings
- Chrome/silver beading with angle junction corners

Pickstock Homes can Help you Buy!



The Government has created the Help to Buy scheme to help people buy their own home. Whether you're looking to get on to 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?

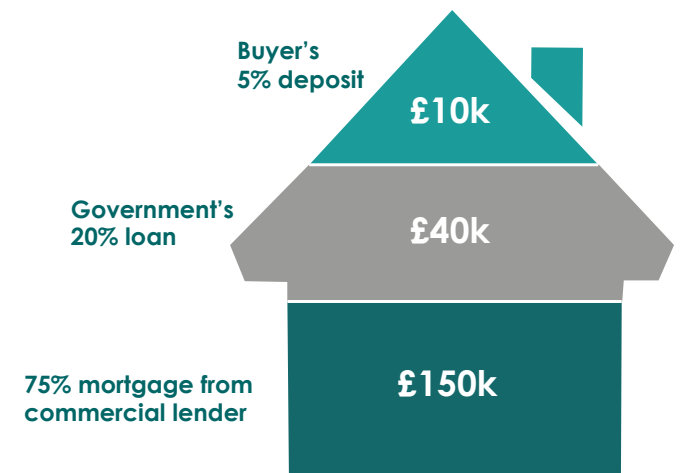
Equity loans are available to first time buyers as well as homeowners looking to move. The home you want to buy must be newly built with a price tag of up to £600,000. You won't be able to sublet this home or enter a part exchange deal on your old home. You must not own any other property at the time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



How to find Irvine Gardens

Sat Nav postcode: SY11 3SH

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.

