



Pickstockhomes



MANOR FIELDS

Whitchurch, Shropshire

A distinctive range of 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.

Manor Fields, Whitchurch

Manor Fields is situated on the outskirts of Whitchurch, a picturesque market town in North Shropshire, close to the Cheshire border. It has a population of just under 9,000 people. Whitchurch has plenty of historical interest: located on an original Roman site, it is the oldest inhabited town in Shropshire. The oldest building in the town is the Old Eagles, built in the 14th century.

The town is ideally situated in the heart of Shropshire, offering easy commuter links to Wrexham (15 miles), Shrewsbury (20 miles), Chester (20 miles) and beyond.

Phase two Manor Fields features a wide selection of 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.

All the local amenities you could need are on your doorstep. This friendly community offers good schools and plenty of sports and leisure facilities, all within a delightful rural setting. There really couldn't be a better place to raise your family.



-  **Roeburn**
3 bedroom semi-detached
& detached
-  **Witham**
3 bedroom detached
-  **Tetbury**
3 bedroom detached
-  **Winstor**
3 bedroom detached
-  **Medway**
3 bedroom detached
-  **Stretford**
4 bedroom detached
-  **Sherbourne**
4 bedroom detached
-  **Woodbridge**
4 bedroom detached
-  **Calder**
4 bedroom detached



Manor Fields, Whitchurch Phase 2 Site Plan

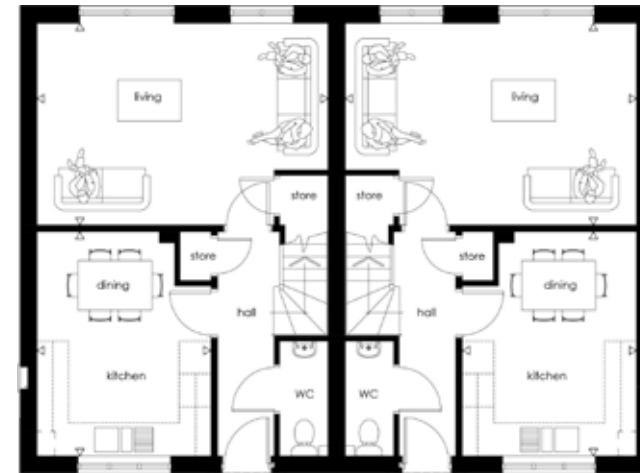
Roeburn: 3 Bed Semi Detached

£182,950

PLOTS
23 & 24



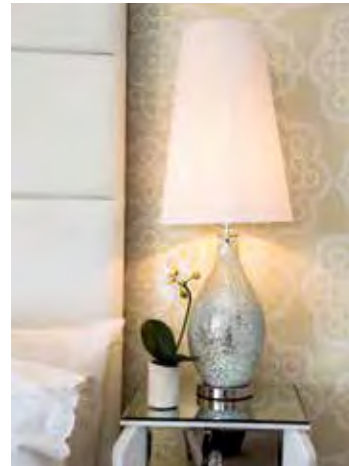
Roeburn is a three bedroom rendered semi-detached property with a spacious internal layout and generous front and rear gardens. The ground floor features an open plan kitchen/dining room, a large living room with patio doors and a cloakroom. On the first floor there is a master bedroom with en-suite, a further two good sized bedrooms and a contemporary family bathroom.



Living	5.50m x 3.69m	18' 0" x 12' 11"
Kitchen/Dining	4.09m x 3.28m	13' 5" x 10' 9"



Bedroom 1	3.40m x 3.30m	11' 2" x 10' 9"
Bedroom 2	3.30m x 3.11m	10' 9" x 10' 2"
Bedroom 3	2.68m x 2.10m	8' 9" x 6' 10"
Bathroom	2.10m x 2.10m	6' 10" x 6' 10"
En-suite	2.50m x 1.20m	8' 2" x 3' 11"



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.

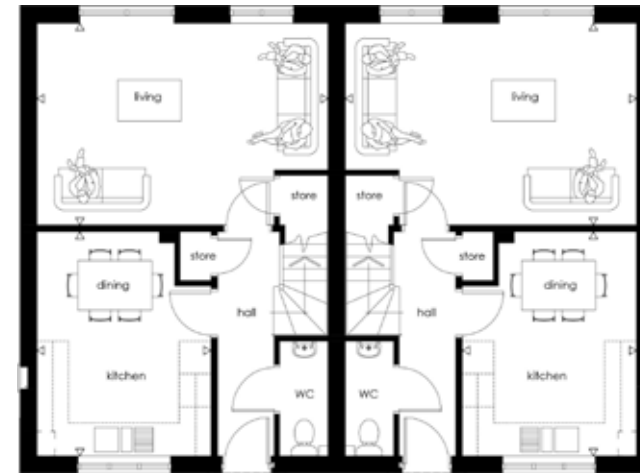
Roeburn: 3 Bed Semi Detached

£TBC

PLOTS
25 & 26,
38 & 39



Roeburn is a three bed semi-detached property with spacious internal layout and good sized front and rear gardens. The ground floor features an open plan kitchen/dining room and large living room. The first floor has a master suite, a further two good sized bedrooms and a family bathroom.



Living	5.50m x 3.69m	18' 0" x 12' 11"
Kitchen/Dining	4.09m x 3.28m	13' 5" x 10' 9"



Bedroom 1	3.40m x 3.30m	11' 2" x 10' 9"
Bedroom 2	3.30m x 3.11m	10' 9" x 10' 2"
Bedroom 3	2.68m x 2.10m	8' 9" x 6' 10"
Bathroom	2.10m x 2.10m	6' 10" x 6' 10"
En-suite	2.50m x 1.20m	8' 2" x 3' 11"



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.

Pickstockhomes
01691 677940

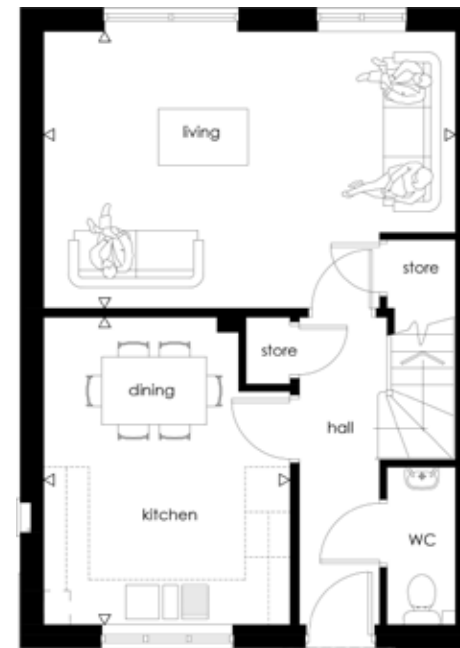
Roeburn Alt: 3 Bed Detached

£194,950

PLOTS
36 & 37

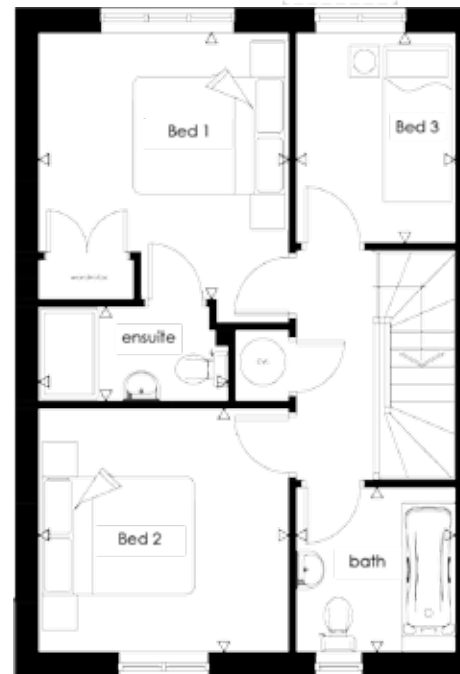


A spacious family home, Roeburn detached features a large kitchen diner, a living room with French doors on to the garden and a private parking space. The first floor has a master suite, a further two good sized bedrooms and a family bathroom.



Living
5.50m x 3.69m 18' 0" x 12' 11"

Kitchen/Dining
4.09m x 3.28m 13' 5" x 10' 9"



Bedroom 1
3.40m x 3.30m 11' 2" x 10' 9"

En-suite
2.50m x 1.20m 8' 2" x 3' 11"

Bedroom 2
3.30m x 3.11m 10' 9" x 10' 2"

Bedroom 3
2.68m x 2.10m 8' 9" x 6' 10"

Bathroom
2.10m x 2.10m 6' 10" x 6' 10"

Note: The floor plans shown are for Plot 36. Plot 37 is a mirror image.

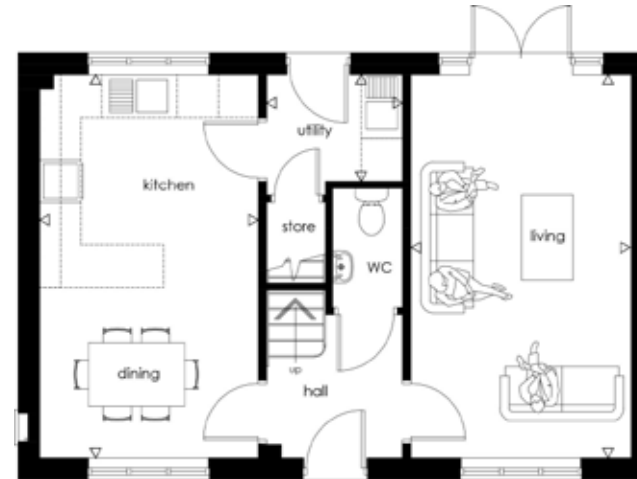


Floor plans and illustrations are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions and some plots may be subject to alterations. Please ask a sales advisor for details on specification and plot specific detail. Every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

Witham: 3 Bed Detached

£209,950

PLOT 33



Kitchen/Dining	5.40m x 3.18m	17' 8" x 10' 5"
Living	5.40m x 3.20m	17' 8" x 10' 6"
Utility	1.97m x 1.50m	6' 5" x 4' 11"



Bedroom 1	3.68m x 3.03m	12' 1" x 9' 11"
Bedroom 2	3.20m x 3.20m	10' 6" x 10' 6"
Bedroom 3	2.689m x 2.26m	8' 10" x 7' 6"
Bathroom	2.25m x 2.10m	7' 10" x 6' 10"
En-suite	1.59m x 1.52m	5' 2" x 4' 11"

Witham is a spacious detached property with three bedrooms and a detached garage. On the ground floor there is an open plan kitchen/dining room with a separate utility room. The living room features French doors that open on to the back garden. The first floor has a master suite, a further two good sized bedrooms and a family bathroom.



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.

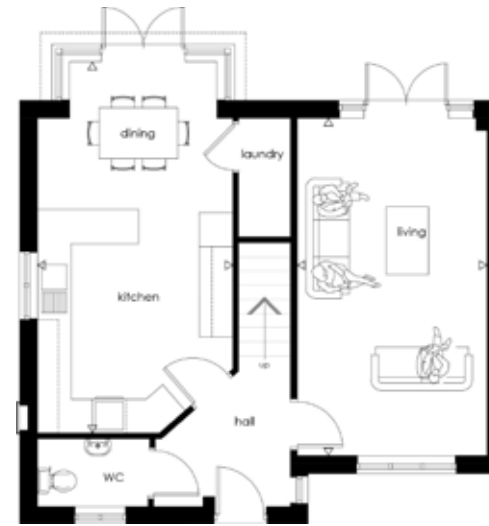
Tetbury: 3 Bed Detached

£224,950

PLOT 35



Tetbury is a spacious family home with three bedrooms. At the heart of the home is an open plan kitchen/dining area. The custom-designed kitchen is fully fitted with quality units and integrated Zanussi appliances as standard. The light and bright living room has patio doors that open on to the rear garden. On the first floor is a master suite, a further two good sized bedrooms and a contemporary family bathroom.



Kitchen/Dining	6.57m x 3.48m	21' 6" x 11' 5"
Living	5.97m x 3.38m	19' 7" x 11' 1"



Bedroom 1	3.60m x 3.2m	14' 2" x 11' 5"
Bedroom 2	3.77m x 3.40m	12' 4" x 11' 2"
Bedroom 3	2.49m x 2.47m	8' 2" x 8' 1"
Bathroom	2.435m x 2.10m	7' 9" x 6' 11"
En-suite	2.87m x 1.20m	9' 5" x 3' 11"



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.

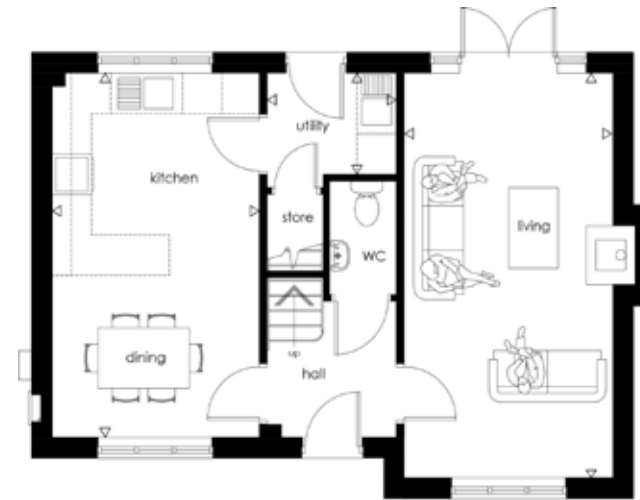
Winster: 3 Bed Detached

£TBC

PLOT 30



Winster is a light and spacious family home with garage. This three bedroom detached property features an open plan kitchen/dining room and living room on the ground floor. The first floor has a master suite, a further two good sized bedrooms and a family bathroom.



Kitchen/Dining	5.40m x 3.18m	17' 8" x 10' 5"
Living	6.00m x 3.20m	19' 8" x 10' 6"
Utility	1.97m x 1.50m	6' 5" x 4' 11"



Bedroom 1	3.68m x 3.63m	12' 1" x 11' 11"
En-suite	1.59m x 1.52m	5' 2" x 4' 11"
Bedroom 2	3.20m x 3.20m	10' 6" x 10' 6"
Bedroom 3	2.69m x 2.26m	8' 10" x 7' 6"
Bathroom	2.25m x 2.10m	7' 10" x 6' 10"



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.

Medway: 3 Bed Detached

£TBC

PLOT 22



Kitchen/Dining	5.92m x 3.31m	19' 5" x 10' 0"
Living	5.51m x 3.37m	18' 1" x 11' 0"
Family Room	3.59m x 2.88m	11' 9" x 9' 5"



Bedroom 1	4.18m x 3.4m	13' 8" x 11' 1"
Bedroom 2	3.31m x 2.88m	10' 10" x 9' 5"
Bedroom 3	3.31m x 2.52m	10' 10" x 8' 3"
Bathroom	2.06m x 1.86m	6' 9" x 6' 1"
En-suite	2.40m x 1.25m	7' 10" x 4' 1"

Medway is a large three bed detached property with garage on a generous corner plot. The house features an open plan kitchen/dining room, large living room with French doors and a separate family room on the ground floor. The first floor has a master bedroom with en-suite and walk-in wardrobe, a further two good sized bedrooms and a stylish family bathroom.



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.

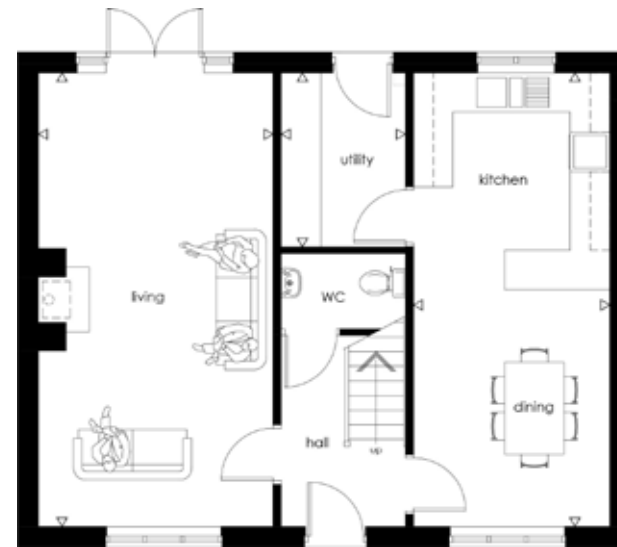
Stretford: 4 Bed Detached

£272,950

PLOTS
31 & 34



Stretford is a 4 bedroom detached property. This family home offers plenty of space both inside and out, with a garage and a good sized garden. The ground floor features a large kitchen/dining room with separate utility room and a double aspect living room with French doors leading on to the garden. On the first floor is a master suite, a further 3 bedrooms and a family bathroom.



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



Bedroom 1	3.40m x 3.00m	11' 2" x 9' 10"
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 1.97m	11' 2" x 6' 5"
Bathroom	2.09m x 1.80m	6' 10" x 5' 11"
En-suite	2.66m x 1.20m	8' 9" x 3' 11"

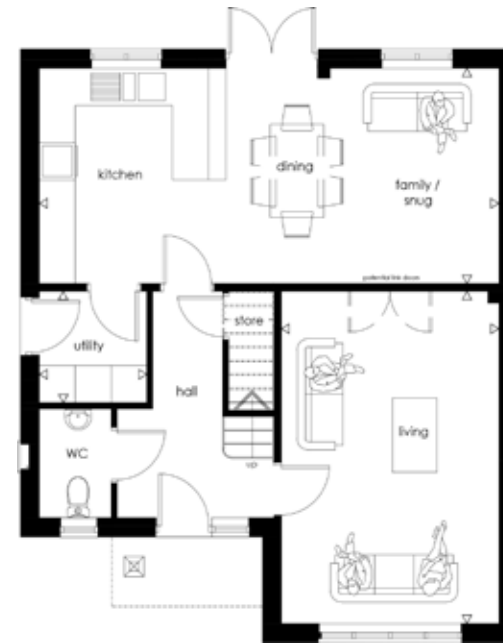


Floor plans and illustrations are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions and some plots may be subject to alterations. Please ask a sales advisor for details on specification and plot specific detail. Every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

Sherbourne: 4 Bed Detached

£284,950

PLOT 27

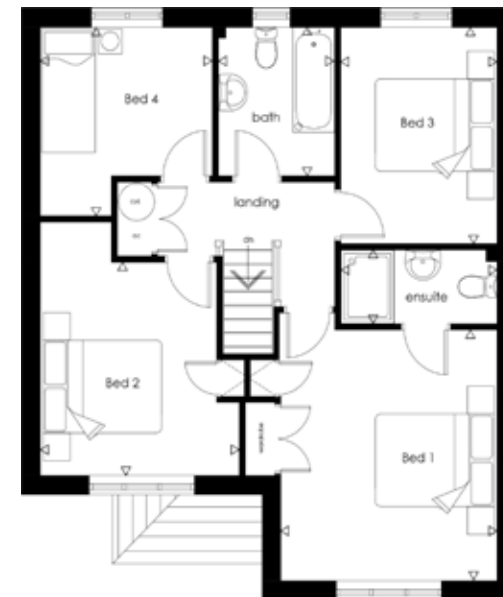


Kitchen / Dining / Family
7.69m x 3.48m 25' 3" x 11' 5"

Living
5.36m x 3.64m 17' 7" x 11' 11"

Utility
1.80m x 1.80m 5' 10" x 5' 10"

Sherbourne is a four bedroom home on a good sized plot, offering spacious family living. There is an open plan kitchen/dining room with family snug on the ground floor, as well as separate living room, utility and cloakroom. On the first floor there is a master suite, a further 3 bedrooms and family bathroom.



Bedroom 1
4.06m x 3.64m 13' 4" x 11' 11"

En-suite
2.61m x 1.20m 8' 6" x 3' 11"

Bedroom 2
3.45m x 3.35m 11' 4" x 10' 12"

Bedroom 3
3.50m x 2.63m 11' 6" x 8' 7"

Bedroom 4
3.05m x 2.90m 10' 0" x 9' 6"

Bathroom
2.40m x 1.96m 7' 10" x 6' 5"



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.

Sherbourne: 4 Bed Detached

£284,950

PLOT 28



Kitchen / Dining / Family
7.69m x 3.48m 25' 3" x 11' 5"

Living
5.36m x 3.64m 17' 7" x 11' 11"

Utility
1.80m x 1.80m 5' 10" x 5' 10"

Sherbourne is a four bedroom home on a good sized plot, offering spacious family living. There is an open plan kitchen/dining room with family snug on the ground floor, as well as separate living room, utility and cloakroom. On the first floor there is a master suite, a further 3 bedrooms and family bathroom.



Bedroom 1
4.06m x 3.64m 13' 4" x 11' 11"

En-suite
2.61m x 1.20m 8' 6" x 3' 11"

Bedroom 2
3.45m x 3.35m 11' 4" x 10' 12"

Bedroom 3
3.50m x 2.63m 11' 6" x 8' 7"

Bedroom 4
3.05m x 2.90m 10' 0" x 9' 6"

Bathroom
2.40m x 1.96m 7' 10" x 6' 5"



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.

Sherbourne: 4 Bed Detached

£285,950

PLOT 40



Kitchen / Dining / Family
7.69m x 3.48m 25' 3" x 11' 5"

Living
5.36m x 3.64m 17' 7" x 11' 11"

Utility
1.80m x 1.80m 5' 10" x 5' 10"

Sherbourne is a four bedroom home on a good sized plot, offering spacious family living. There is an open plan kitchen/dining room with family snug on the ground floor, as well as separate living room, utility and cloakroom. On the first floor there is a master suite, a further 3 bedrooms and family bathroom.



Bedroom 1
4.06m x 3.64m 13' 4" x 11' 11"

En-suite
2.61m x 1.20m 8' 6" x 3' 11"

Bedroom 2
3.45m x 3.35m 11' 4" x 10' 12"

Bedroom 3
3.50m x 2.63m 11' 6" x 8' 7"

Bedroom 4
3.05m x 2.90m 10' 0" x 9' 6"

Bathroom
2.40m x 1.96m 7' 10" x 6' 5"



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.

Calder: 4 Bed Detached

£364,950

PLOT 29



GROUND FLOOR

Kitchen / Dining / Family	9.18 x 3.16m	30' 1" x 10' 4"
Living Room	5.26 x 3.73m	17' 3" x 12' 2"
Study	3.01 x 2.42m	9' 10" x 7' 11"
Utility	3.16 x 1.65m	10' 4" x 5' 4"

With four bedrooms, a detached garage and plenty of space inside and out, Calder is a wonderful family home. The kitchen is fully fitted with quality units and integrated Zanussi appliances as standard. Also on the ground floor are a light-filled living room, a study and a WC. On the first floor the master bedroom has fitted wardrobes and an en-suite with shower. There are a further three double bedrooms, one with en-suite, and a family bathroom.



FIRST FLOOR

Bedroom 1	4.72 x 3.16m	15' 5" x 10' 4"
En-suite 1	3.16 x 1.20m	10' 4" x 3' 11"
Bedroom 2	4.11 x 3.16m	13' 5" x 10' 4"
En-suite 2	2.00 x 1.50m	6' 6" x 4' 11"
Bedroom 3	3.73 x 3.01m	12' 2" x 9' 10"
Bedroom 4	3.72 x 3.01m	12' 2" x 9' 10"
Bathroom	2.13 x 2.00m	6' 11" x 6' 6"



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.

Woodbridge: 4 Bed Detached

£379,950

PLOT 32



Woodbridge is the largest property on the development, set back from the road on a private corner plot. The house features an open plan kitchen/dining room, a spacious living room and a multi-functional room that could be used as a family room/snug or office. The first floor features four bedrooms, two of which have en-suites, and a family bathroom.



Living	6.0m x 4.54m	19' 8" x 14' 11"
Kitchen/Dining	6.47m x 4.12m	21' 3" x 13' 6"
Family/Snug/Office	4.54m x 3.00m	14' 11" x 9' 10"
Utility	2.47m x 1.67m	8' 1" x 5' 5"



Bedroom 1	4.54m x 3.80m	14' 11" x 12' 5"
En-suite 1	2.58m x 1.47m	8' 5" x 4' 9"
Bedroom 2	4.15m x 3.60m	13' 7" x 11' 9"
En-suite 2	2.95m x 1.35m	9' 8" x 4' 5"
Bedroom 3	4.54m x 3.80m	14' 11" x 12' 5"
Bedroom 4	3.25m x 2.80m	10' 8" x 9' 2"
Bathroom	2.10m x 1.95m	6' 10" x 6' 4"



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.



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.

