FOR SALE

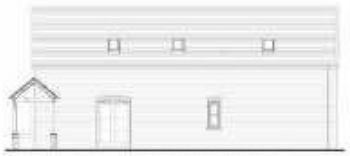
Offers in the region of £325,000

Plot 12, Hardwick On The Hill,
Welsh Frankton, Nr Ellesmere, SY11 4NX

(12) A unique development of luxuriously appointed traditionally styled detached country houses with generous sized gardens, in an elevated position with magnificent views over the noted Shropshire countryside, a short distance from the popular north Shropshire town of Ellesmere.

FOR SALE

Ellesmere (1.7 miles), Oswestry (5.5 miles), Wrexham (16 miles), Shrewsbury (20 miles), Chester (28 miles).
(All Distances Approximate)



Rear elevation- West

Side elevation- North

- **Select development**
- **'Cottage style' house**
- **High quality finish**
- **Super elevated views**
- **Convenient edge of hamlet location**
- **LABC Warranty**

DESCRIPTION

Halls are delighted with instructions to offer this unique high quality development for sale by private treaty.

Hardwick On The Hill is a unique development of luxuriously appointed traditionally styled detached country houses with generous sized gardens, in an elevated position with magnificent views over the noted Shropshire countryside, a short distance from the popular north Shropshire town of Ellesmere.

Plot 12 is a most attractive and versatile new three bedroom detached 'cottage style' house with a double garage and good sized gardens enjoying views open countryside.

Constructed by a highly reputable company (Hawk Homes) the accommodation has been designed to provide a sociable and family friendly layout extending to around 1550 sq ft (144 sq m) including, on the ground floor, a Kitchen/Day Room with granite or stone work tops, high quality kitchen units and Neff appliances, Utility Room, Sitting Room, Study and downstairs Cloakroom, together with three first floor Bedrooms (Master with Ensuite and Dressing Room) and a Family Bathroom.

The property will have the benefit of an Air Source heating system (with under floor heating to the ground floor), double glazed windows and doors throughout and an LABC Warranty.

The sale of Plot 12 does, therefore, provide an opportunity to purchase a property offering an enviable combination of being traditionally styled with the considerable benefits of being a new house, constructed by this highly reputable developer.

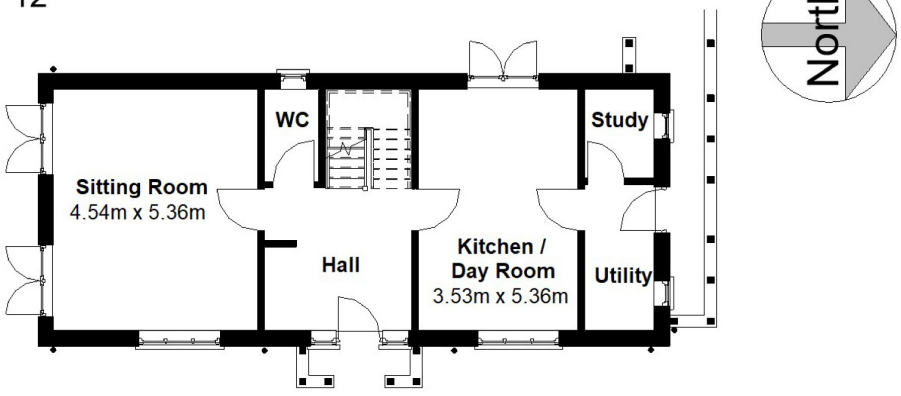
Halls, the sole selling agents, strongly recommend an immediate inspection of the development which is currently in the course of construction.

Plot 12 is scheduled to be ready for occupation from Autumn 2019.

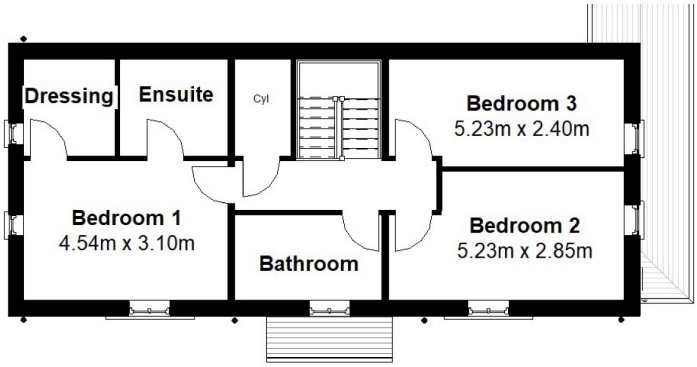
SITUATION

Hardwick On The Hill is situated on the outskirts of the hamlet of Welsh Frankton, with direct access on to the A495 Ellesmere to Oswestry Road. The hamlet provides an active Community Hall, Cricket Club and Golf Course with a further extensive range of amenities available in the nearby town of Ellesmere (1.7 miles). The location is popular for commuting to Oswestry, Shrewsbury, Wrexham, Chester and Liverpool, with easy access to regional airports at Liverpool, Birmingham and Manchester. There are a number of highly regarded private and state schools nearby including The Marches, Lakelands Academy, Ellesmere College, Moreton Hall and Packwood Haugh.

PLOT 12



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

2 Reception Room/s

3 Bedroom/s

2 Bath/Shower Room/s

DIRECTIONS

From Ellesmere, proceed on the A495 Oswestry Road for approximately 1.7 miles and on reaching the hamlet of Welsh Frankton, Hardwick on the Hill will be situated on your right hand side, just before reaching St Andrews Church, identified by Halls and Hawk Homes sale boards. On entering the development, continue for a short distance and turn left and Plot 12 will be situated on your right hand side.

SPECIFICATION

The property will be completed to a high specification, specifically including:
- High quality kitchen units with granite or stone work tops
- Neff appliances including integrated dishwasher and fridge freezer.
- Electric hob with stainless steel extractor and splashback
- Under pelmet lighting
- Floor coverings included (tiling to Kitchen, Utility Room, Bathrooms etc., and carpets throughout)
- Quality sanitary ware to the Bath/Shower Rooms
- Air Source heating system with underfloor heating to ground floor
- Chrome switch plates
- USB double sockets (Kitchen, Living Room, Study and one per Bedroom)
- TV/Sky cabling and sockets to Kitchen, Living Room and all Bedrooms
- Category 5 wiring to principal rooms

GROUND FLOOR

Entrance Hall
Downstairs Cloakroom
Kitchen/Day Room - 3.53m x 5.36m
Utility Room -
Sitting Room - 4.54m x 5.36m
Study -

FIRST FLOOR

Landing Area
Bedroom 1 - 4.54m x 3.10m
Ensuite
Dressing Room
Bedroom 2 - 5.23m x 2.85m
Bedroom 3 - 5.23m x 2.40m
Family Bathroom

OUTSIDE

A block paved drive will lead to the:

DOUBLE GARAGE

GARDENS

There will be a paved patio area providing an ideal outdoor entertaining space leading on to a small area of lawn which will be grassed providing the opportunity to landscape according to ones individual tastes and preferences.

RESERVATION PROCESS
A non-refundable deposit of £1000 (to be held by Hawk Homes) will be required on agreement of an offer to reserve the property, at which point the vendors Solicitors will be instructed to issue the contract documentation. An exchange of contracts will need to take place within 12 weeks of the issue of draft contracts with a completion date to be confirmed, dependant upon the stage at which the build has reached. However, should the purchasers not proceed to an exchange of contract within the required timescale, the deposit will be retained by Hawk Homes to cover their abortive costs.

DISCLAIMER
The images and photographs used in the sale particulars have either been artificially produced to show a projection of the finished property, or are photographs taken of previous properties constructed by Hawk Homes. The site layout may be subject to alterations during the construction process which may differ from the plans provided and the elevated projected images within these particulars.

MANAGEMENT COMPANY
There will be a Management Company in place, the cost of which is to be confirmed by Hawk Homes.

SERVICES
We understand that the property has the benefit of mains water and electricity. Drainage will be to a private system serving the development as a whole.

ENERGY PERFORMANCE CERTIFICATE
To be assessed.

TENURE
The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITIES
Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX
To be assessed.

VIEWINGS
By appointment through Halls, The Square, Ellesmere, Shropshire. Tel:(01691) 622602.

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings

Halls 1845

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RICS

OnTheMarket.com

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