

LAWRENCE PARK

PONTESBURY | SHREWSBURY | SHROPSHIRE



**SHROPSHIRE
HOMES**

Quality & Character



THE PERFECT
COUNTRY LIVING...

View from Earl's Hill in Pontesbury

THE DEVELOPER

Shropshire Homes is an award-winning housebuilder, developing homes of quality and character for over forty years.

THE DEVELOPMENT

Lawrence Park includes 38 homes, featuring two, three and four bedroom homes from our Legacy and Classic Collections.

The homes are designed with modern families in mind, offering greener living solutions, including solar panels, and electric vehicle charging points.



LOCATION, LOCATION, LOCATION...

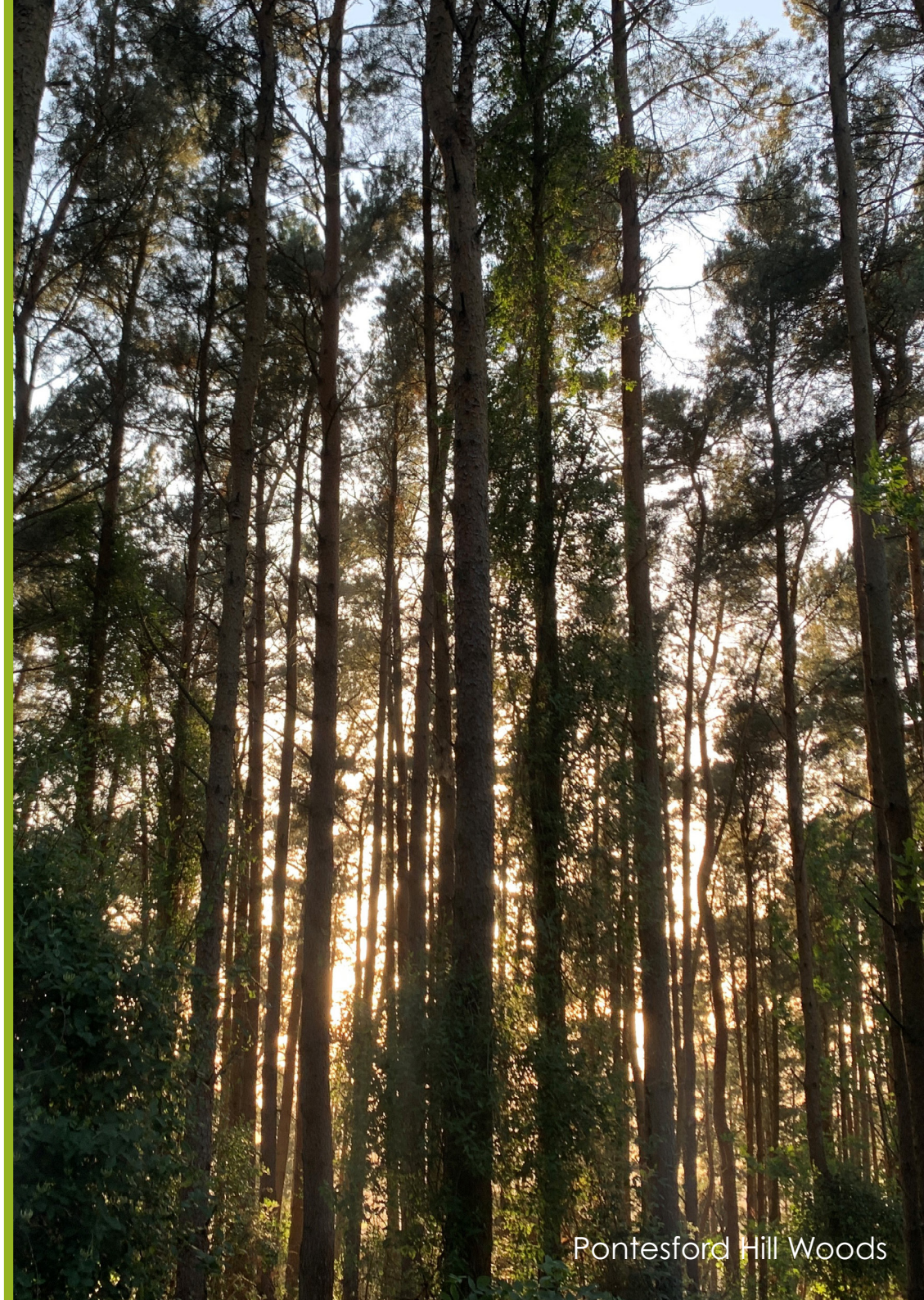
Located in the village of Pontesbury, just 8 miles from the market town of Shrewsbury, Lawrence Park offers a mixture of countryside living and the bustle of town life.

Pontesbury offers numerous amenities, featuring two local pubs, a small supermarket, local produce stores, the famous Hignetts Butchers & Bakery, a library, dentist, florist, medical practice, Post Office, Chinese restaurant, pharmacy and various takeaways.

Pontesbury boasts Mary Webb Secondary School which has an Ofsted rating of Good and Pontesbury CofE Primary School with an Ofsted rating of Outstanding. The village also has a sports ground, perfect for anyone who enjoys being active.

Earl's Hill and Pontesford Hill sit at the edge of Pontesbury and offer beautiful scenic views across the village and over to Stiperstones National Nature Reserve. Just a short drive away are the Shropshire Hills, an Area of Outstanding Natural Beauty and the National Trust's Attingham Park.

Shrewsbury, home of Britain's Favourite Market in 2018, 2023 & 2024, is 8 miles away and has all the amenities you could need, including a shopping centre, plenty of restaurants, bars, clubs and much more! The Quarry Park in Shrewsbury runs along the River Severn and hosts many events throughout the year.



Pontesford Hill Woods

THE HOMES

Lawrence Park features six house types from our Legacy and Classic Collections, including two & three bedroom semi-detached and three & four bedroom detached homes. All of the homes come with a private garden and a driveway, with some house types incorporating garages.

Future-Proofing

Each home includes an electric car charging point, solar panels and high-quality design features.



YOUR HOME INCLUDES...

- NHBC 10-year Buildmark warranty
- Gas central heating
- UPVC windows
- Ground floor cloakroom
- Choice of kitchen units with quartz or laminate worktops*^
- Oven, hob, integrated dishwasher and fridge freezer ^
- Contemporary white bathrooms
- Choice of wall and floor tiles*^
- Sliding door wardrobes^
- Solar panels on every home
- Electric vehicle charging point
- Turf laid to front garden
- Fibre ready (FTTP)

* AT RELEVANT STAGE
^ AS SPECIFIED FOR INDIVIDUAL HOUSE TYPES –
ASK SALES EXECUTIVE FOR FULL DETAILS

TENURE - Freehold



WHY BUY NEW?



Save on
energy costs



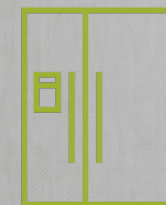
Potential for Green
Mortgages



No upward
chain,
making the
process easier!



Become part of a
new community



Choose you own
interior style and
personal finishes



Sleep easy knowing your
new home has NHBC
Buildmark Cover



MAKE OUR HOUSE YOUR HOME

When you buy from Shropshire Homes you will receive quality, character and efficiency from a dedicated and experienced team, focused on delivering your dream home. From our office and construction teams providing superior specifications in our finished product, to our sales team who will be on hand whenever you need, all driven by our ultimate aim to guide and support you through your journey of making one of our new houses your perfect home.

At Shropshire Homes, we have an eight-step customer journey which gives you a clear and concise overview of your new homes experience with us.

Our homes already come with high specifications, but for those who are looking to add the little extras, we have an extensive Personal Touches brochure.



Your Customer Journey with Shropshire Homes

Step 1: Choosing your new home

Visit our Sales Centres to get all the information you need to choose your dream home.

Step 2: Reserving your dream home

Sit down with your Sales Executive and complete your reservation process.

Step 3: Finishes and options

Choose your personal touches and make our house your home.

Step 4: Meet the team

Meet with our expert Site Manager and Sales Executive to discuss the finer details and answer further questions you may have.

Step 5: Keeping you up-to-date

Throughout your journey, you will receive regular contact and updates from your Sales Executive.

Step 6: Pre-handover demonstration

Close to completion, you will be invited to a pre-handover demonstration with a member of our quality team.

Step 7: Handover day

On handover day, a member of our team will meet you at your new home to assist.

Step 8: After handover

Your Sales Executive and a member of our build team will check in with you soon after you have moved in and our customer care team will be in contact a couple of weeks later.

Please ask your Sales Executive for further details on your customer journey.

ENERGY EFFICIENCY

Low energy ratings, electric vehicle charging points & solar panels...
You can expect a greener way of living with Shropshire Homes!

When you buy your dream home from us, you are investing in your future. All of our homes come with low Energy Efficiency & Environmental Impact (CO2) ratings, meaning your new home is kinder to the environment and will be cheaper to run.

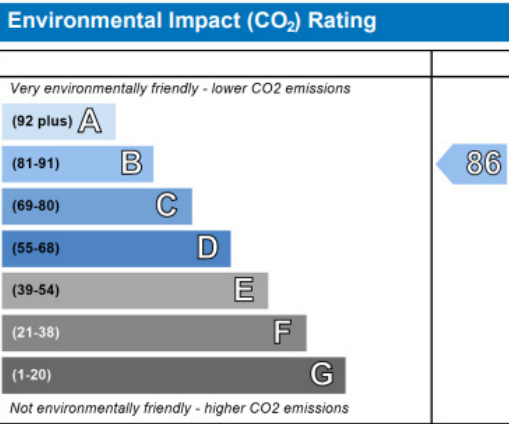
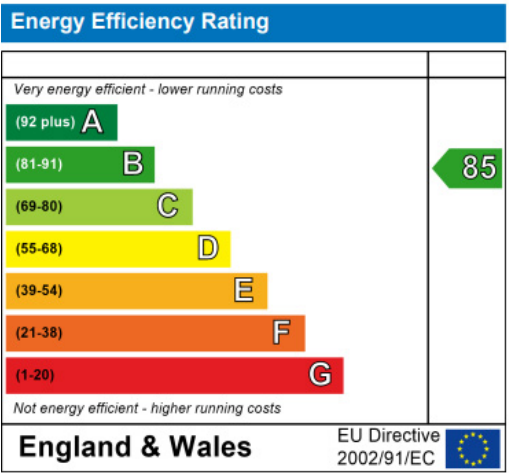
All materials used are sourced from sustainable organisations and, where possible, supplied by local companies – meaning you can rest-assured we use the highest quality with the lowest carbon footprint and environmental impact.

Each of our homes come with an electric vehicle charging point, preparing for the future of transportation and encouraging a greener way of living.

Our collection of homes at Pontebury also include solar panels, which create an Energy Efficiency Rating of a high B. Solar panels are a renewable energy source and reduce carbon emissions, which is better for the environment. Not only do they help the environment, they also help your bank accounts by reducing your electricity bills! The solar panels also offer low maintenance costs and contribute to a greener future. For more information, please ask our Sales Executive.



Please note, ratings are indicative and not specific.



FEEDBACK FROM OUR BUYERS
“Everything has been amazing from start to finish. Sales and site have both been so helpful, checking in to see if I am happy with everything. All my family and friends who have visited have said how good the finishes are. For example, the standard windows and doors are of very high quality. Following completion, site have been so helpful, friendly and all seem happy in their work I really can't fault my customer experience with Shropshire Homes, and I was able to complete in 7 weeks!”
Jack, happy home buyer.

THE DEVELOPMENT PLAN

- Key
- Ryton Double Garage
 - Ryton
 - Rednal
 - Hatton
 - Chesterton
 - Mytton
 - Kynnersley
 - Affordable



Legacy Collection...



KYNNERSLEY

771sqft

The Kynnersley is a two-bedroom semi-detached home from our Legacy Collection. Through the front door, the home opens up into a hallway – perfect for storing coats and shoes, leading into the spacious living room and onto the open-plan kitchen/dining room that features double doors out to the private garden. The ground floor also boasts a WC and ample size cupboard, perfect for storing all your household necessities.

The first-floor features two large sized bedrooms, with an en-suite in bedroom one and a built-in cupboard in bedroom two. The large family bathroom includes a bath with an overhead shower.

The Kynnersley comes with a private driveway for two cars and an electric vehicle charging point.

Plot 13 benefits from being situated in an significantly private part of the development with greenery to the rear.

Plot: 13

GROUND FLOOR



GROUND FLOOR

Kitchen/Dining Room
13'7" x 10'6"
4128mm x 3200mm

Living Room
13'7" x 12'1"
4128mm x 3680mm

FIRST FLOOR



FIRST FLOOR

Bedroom One
13'7" x 11'10"
4128mm x 3595mm

Bedroom Two
13'7" x 8'4"
4128mm x 2550mm



MYTTON

963sqft

The Mytton is a charming three-bedroom semi-detached home from our Legacy Collection, designed to offer comfort and style. As you step through the front door, you are greeted by a welcoming hallway that leads on to a spacious living room.

Continuing through the living room leads to a central hallway with a WC on one side and a storage cupboard on the other side, leading to an open-plan kitchen/dining room. The kitchen boasts sleek countertops, ample storage, and good-quality appliances with double doors out to the private garden creating an abundance of natural light.

Moving upstairs, you'll find three comfortable bedrooms, each thoughtfully designed to offer a tranquil sanctuary for the perfect night's rest. Bedroom one boasts generous proportions, featuring an en-suite and built-in wardrobe. Whilst, bedrooms two and three offer flexibility for a growing family, a home office, or a hobby room. Completing the upper level is a well-appointed bathroom with modern fixtures. The Mytton comes with a large driveway for two cars.

Plots: 3, 6, 10, 23, 26

GROUND FLOOR



GROUND FLOOR

Kitchen/Dining Room
17' x 9'5"
5190mm x 2877mm

Living Room
13'10" x 13'1"
4222mm x 3978mm

FIRST FLOOR



FIRST FLOOR

Bedroom One
12'4" x 11'5"
3750mm x 3481mm

Bedroom Two
11'8" x 9'2"
3561mm x 2802mm

Bedroom Three
11'8" x 7'5"
3561mm x 2268mm



CHESTERTON

1061sqft

The Chesterton is an elegant three-bedroom semi-detached home from our Legacy Collection. As you step inside, you discover a spacious and grand hallway. The home features a well-appointed kitchen/dining room, boasting French doors that open onto the garden, perfect for indoor-outdoor entertaining. Whilst the living room benefits from a bay window, inviting natural light and creating a cozy atmosphere.

Up the winding staircase, bedroom one is a retreat of luxury, complete with an en-suite and a built-in wardrobe, offering convenience and ample storage. Bedroom two also features a built-in wardrobe, maximising space and organisation. Bedroom three makes the perfect children's room or home office and the large family bathroom ensures comfort for all residents.

The Chesterton is the epitome of contemporary living, providing comfort, convenience, and an attractive design. The home also comes with a large driveway for two cars.

Plots: 4, 5, 11, 12, 22, 27, 31

GROUND FLOOR



GROUND FLOOR

Kitchen/Dining Room
16'11" x 8'10"
5140mm x 2693mm

Living Room
16'11" x 12'3"
5140mm x 3738mm

FIRST FLOOR



FIRST FLOOR

Bedroom One
12'8" x 11'3"
3860mm x 3425mm

Bedroom Two
14'7" x 9'6"
4440mm x 2899mm

Bedroom Three
12'3" x 7'1"
3738mm x 2161mm



HATTON

1086sqft

The Hatton is a superb three-bedroom detached home from our Legacy Collection. As you enter, you're greeted by a welcoming hallway that leads seamlessly into the spacious living room, followed by a remarkable open-plan kitchen/dining room. The dining area provides an ideal setting for enjoying meals with family and friends with French doors that lead to the private garden, allowing natural light to cascade in, effortlessly blending indoor and outdoor living.

Conveniently situated off the kitchen is the utility room and WC, offering additional storage space and practicality.

Heading upstairs, bedroom one is a sanctuary of luxury, complete with built-in wardrobes and an en-suite bathroom, providing a private retreat where you can pamper yourself and unwind in style. The remaining two bedrooms offer flexibility, whether as additional bedrooms, a home office, or a hobby room. Upstairs also includes a well-appointed family bathroom, featuring modern fixtures and finishes.

The Hatton comes with a single integral garage and a driveway with space for two cars.

Plots: 15, 18, 19, 25, 36, 37, 38

GROUND FLOOR



GROUND FLOOR

Kitchen/Dining Room
18'1" x 11'3"
5498mm x 3415mm

Living Room
13'8" x 11'11"
4163mm x 3638mm

FIRST FLOOR



FIRST FLOOR

Bedroom One
13'6" x 12'2"
4113mm x 3707mm

Bedroom Two
12'5" x 11'7"
3788mm x 3535mm

Bedroom Three
11'2" x 8'1"
3410mm x 2455mm

Classic Collection...



REDNAL

1280sqft

The Rednal is an exceptional four-bedroom home from our Classic Collection. Upon entering, you are welcomed by a long hallway that leads to a spacious living room, adorned with a captivating bay window that bathes the room in natural light, creating a warm and inviting atmosphere.

Moving along the hallway, you'll discover the heart of the home - an open-plan kitchen/dining room, seamlessly integrating the two areas. The utility room, located off the kitchen, offers added functionality and storage space. The dining area features a bay window with French doors, which not only flood the space with light but also provide easy access to the private garden, allowing for seamless indoor-outdoor living.

Ascending to upstairs, you'll find four well-appointed bedrooms and a family bathroom. The principal suite, bedroom one, boasts an en-suite and built-in wardrobes. Bedroom two offers a built-in wardrobe and a spacious layout with a view overlooking the garden. Bedrooms three and four present versatile options, serving as children's rooms or home offices to suit your needs.

An integral single garage offers secure parking and additional storage, while a generously sized driveway provides ample space for multiple vehicles.

Plot: 21

GROUND FLOOR



GROUND FLOOR

Kitchen/Dining Room
25'4" x 10'
7725mm x 3052mm

Living Room
11'11" x 11'5"
3630mm x 3469mm



RYTON

1297sqft

The Ryton is a magnificent four-bedroom detached home from our Classic Collection. As you enter, a grand hallway beckons you into the spacious living room, adorned with a beautiful bay window that fills the space with natural light. You'll be captivated by the open-plan kitchen/dining room, ideal for hosting gatherings and precious family time. French doors lead out to the private garden, connecting indoor and outdoor living. A utility room, conveniently situated off the kitchen, provides additional storage and practicality and the downstairs WC ensures convenience.

Moving upstairs, the Ryton boasts four well-appointed bedrooms. The principal suite, bedroom one, is a haven of tranquillity, complete with built-in wardrobes and an en-suite bathroom, offering privacy and luxury. Bedrooms two and three provide ample space, making them ideal guest or teenager rooms. Bedroom four is perfectly suited as a children's room or a functional home office.

A single integral garage and a large driveway ensure ample room for multiple vehicles, accommodating the needs of the household and guests.

Plots: 14, 16, 24, 32, 33

GROUND FLOOR



GROUND FLOOR

Kitchen/Dining Room
20'11" x 11'7"
6370mm x 3530mm

Living Room
15'2" x 11'
4610mm x 3340mm

FIRST FLOOR



FIRST FLOOR

Bedroom One
13'10" x 9'10"
4222mm x 2988mm

Bedroom Two
13'2" x 10'
4007mm x 3040mm

Bedroom Three
11'11" x 7'1"
3640mm x 2153mm

Bedroom Four
10'11" x 8'10"
3327mm x 2682mm

FIRST FLOOR



FIRST FLOOR

Bedroom one
15'2" x 10'1"
4622mm x 3065mm

Bedroom two
10'1" x 9'
3071mm x 2735mm

Bedroom three
11'9" x 8'4"
3588mm x 2550mm

Bedroom four
10'1" x 9'
3071mm x 2735mm



RYTON DOUBLE GARAGE

1297sqft

The Ryton from our Classic Collection has a variation of a double integral garage on selected plots (see previous page for house type specific details and dimensions), offering extra garage space, additional storage or perhaps an area for a hobby.

Plots: 17 & 20

GROUND FLOOR



FIRST FLOOR



Grasmere show home,
a variation of the Ryton house type.

WHERE TO GO

SY5 0QL

[WHAT3WORDS: Magazines.loads.asleep](https://www.what3words.com/Magazines.loads.asleep)

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PLEASE NOTE DIMENSIONS ARE APPROXIMATE MAXIMUM MEASUREMENTS AND EXCLUDE BAY WINDOWS AND WARDROBES EXCEPT WHERE INDICATED.

THE SPECIFICATION OF EACH HOUSE TYPE WILL VARY. PLEASE ASK OUR SALES EXECUTIVES FOR FULL DETAILS ON SPECIFIC PLOTS.

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