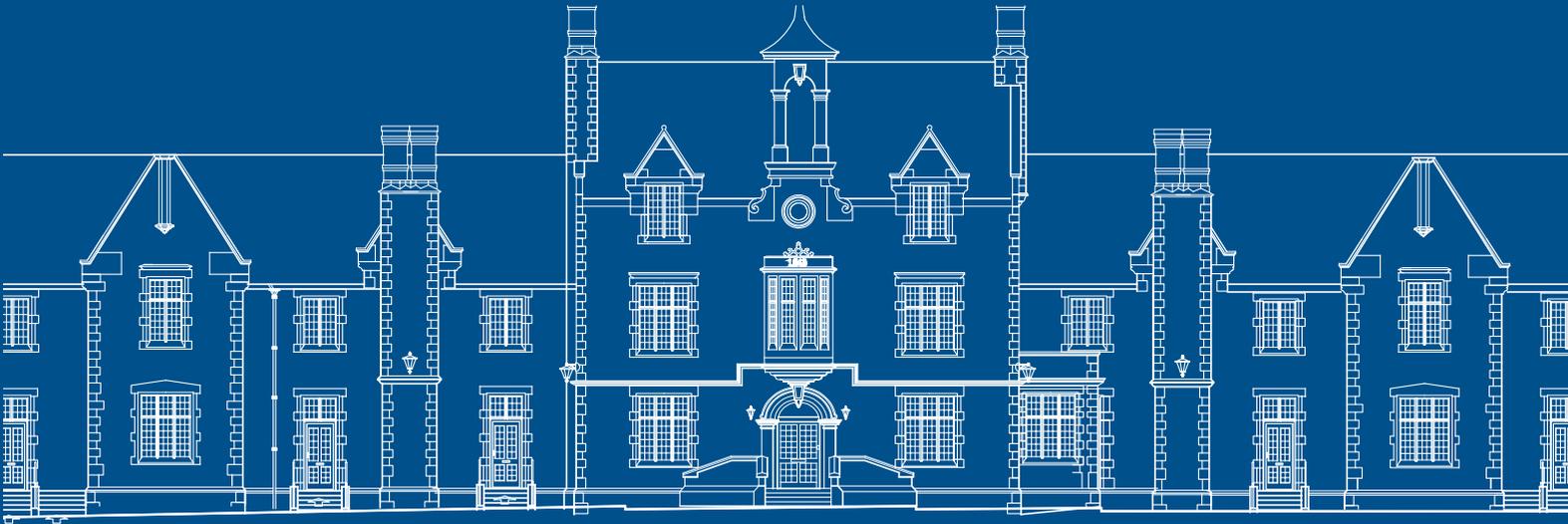


LEIGHTON PARK  
SHREWSBURY

*The Heritage Buildings*



[www.shropshire-homes.com](http://www.shropshire-homes.com)

An iconic Shrewsbury landmark,  
given a new lease of life...



Shelton Hospital in 1845



A HISTORIC BUILDING OFFERING CONTEMPORARY LIVING...

# *The Heritage Buildings*

Leighton Park is being created by the redevelopment of the historic buildings and parkland of the former Shelton Hospital. This will result in a collection of distinctive houses and apartments in a superb and ideally located setting.

The original hospital was opened in 1845 having been conceived by a committee of local worthies led by Sir Baldwin Leighton. The building was designed by George Gilbert Scott and the cost was £17,323! The hospital was extended throughout the 19th and 20th centuries before being finally closed in 2012.

Leighton Park will comprise 159 houses and apartments created within the Heritage Buildings and a number of luxury detached houses located in the wooded grounds. Details of the detached homes can be found in a separate brochure.

The Heritage Buildings offer exciting options for all purchasers. Smaller apartments are ideal for first-time buyers or those seeking a secure investment, whilst a wide range of larger homes will appeal to those seeking more spacious, luxurious and easily managed accommodation.



# Site Plan

For guidance only



- East Wing
- South Wing
- Central Hall
- West Wing
- The Gables
- The Mews
- The Stables
- Doctor's House
- Gardener's Cottage

The Furlongs

The Wickets

Cricket Pavilion

Bowling Green

Somery Drive

A458 Welshpool Road

A5 Link to M54 & Mid-Wales

To Shrewsbury Town Centre

Leighton Park Sales Entrance

# Specification

Every home or apartment will be finished to one of three specifications ~ silver, gold or platinum. This will allow purchasers to select a home that best suits their lifestyle and budget.

The Heritage Buildings offer a choice of 1,2 & 3 bedroomed homes - from apartments, some with private gardens and entrance, to bungalows and a range of exceptional and luxurious town houses.

A number of these homes will definitely appeal to those looking to downsize for an easier and more manageable style of living. Others are ideal for first time buyers or investors. Combined with a perfect location and with local facilities close at hand, these homes offer something for everyone.

Full details of each specification are available from our Sales Advisor. However the following will apply to all apartments (except where indicated in full specification):

- NHBC Buildmark Warranty
- Gas central heating to Gold & Platinum specifications
- Economic and efficient electric heating to Silver specification
- Choice of quality kitchen with fitted appliances\*
- Entry-phone security system\*
- White bathroom suites with choice of tiles\*
- Fitted wardrobes
- A gated outdoor laundry drying area
- Allocated parking - one space for one bed apartment
  - two spaces to some larger apartments
  - plus visitor spaces will be available

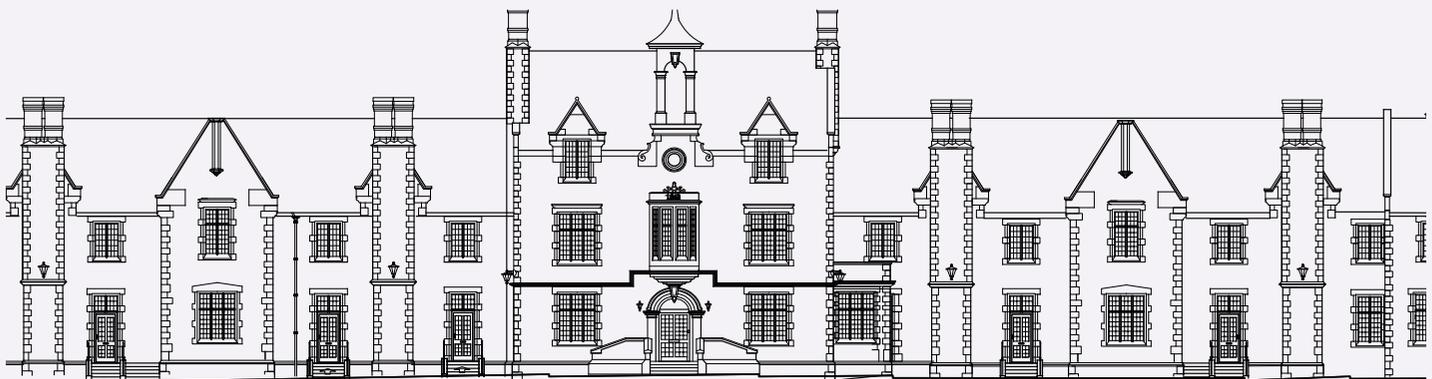
# Tenure

All apartments at Leighton Park will be sold on a 199 year lease with an annual ground rent of £150 for smaller apartments and £250 for larger homes.

A service charge will be payable to cover buildings insurance, lighting, cleaning and maintenance of common areas.

Please ask Sales Advisors for full details

\* As individual specification & at relevant stage



# *Help to Buy*<sup>†</sup>

## **Help to Buy is available on all homes at Leighton Park.**

This government backed scheme could provide an interest free loan of up to 20% of the purchase price which may mean you could buy your new home with a deposit of just 5%. It will also help reduce your monthly mortgage repayments.

Help to Buy is available for first time buyers and existing homeowners.

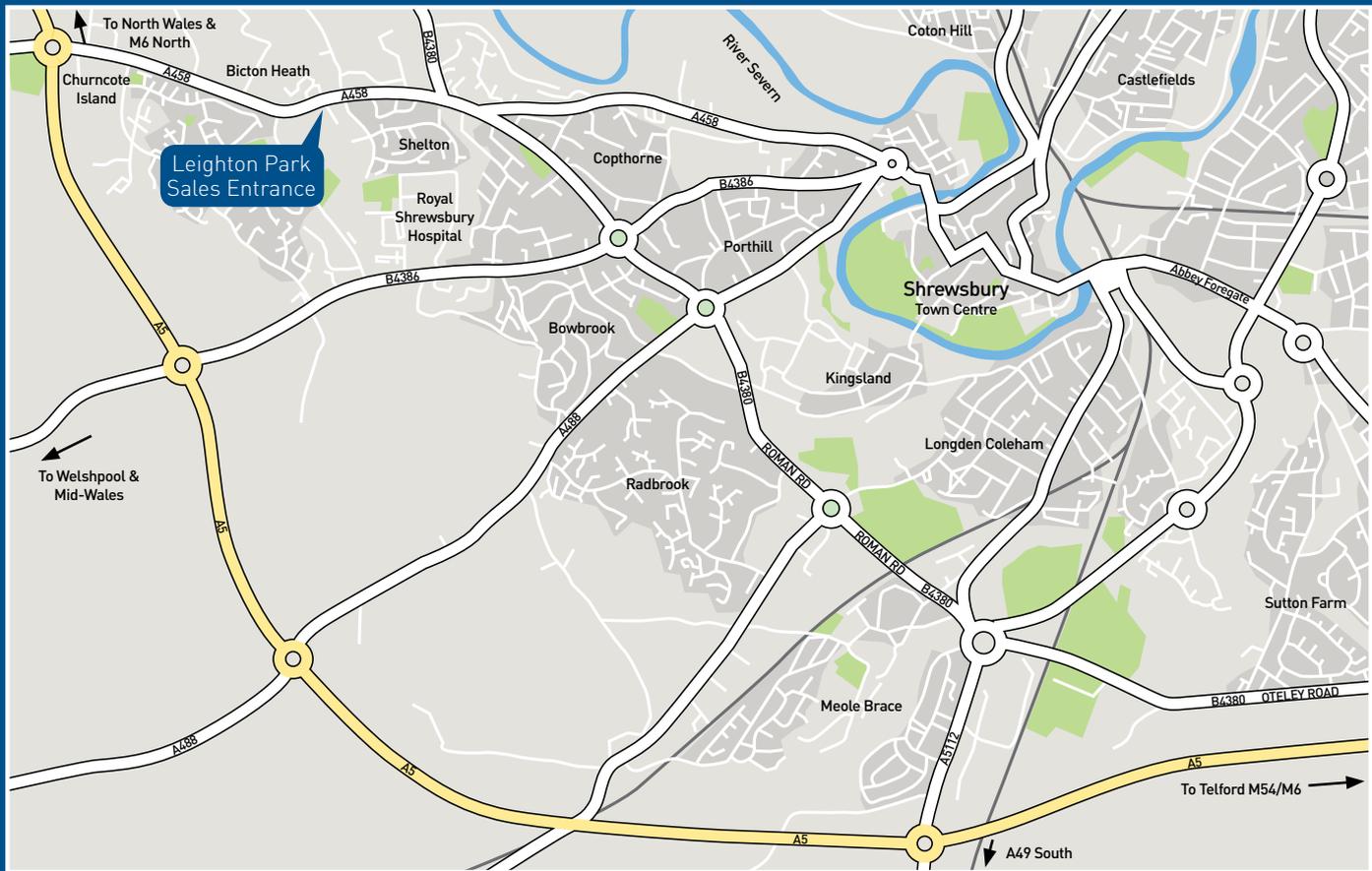
Please ask our Sales Advisor for full details.



<sup>†</sup> Subject to terms & conditions

# The Heritage Buildings

LEIGHTON PARK - SHREWSBURY



## Directions from A5:

- Pick up our yellow pointer signs
- At Churncote Island take the A458 Welshpool Road towards Shrewsbury
- Leighton Park is located half a mile on the right hand side

## From Shrewsbury Town Centre:

- Leave Shrewsbury via the Welsh Bridge
- Follow signs for the A458 Welshpool Road
- Proceed to Shelton traffic lights following the A458
- Continue straight over the next island and Leighton Park is immediately on the left hand side

For enquiries call  
01743 761789

Email: [sales@shropshire-homes.com](mailto:sales@shropshire-homes.com)  
or visit: [www.shropshire-homes.com](http://www.shropshire-homes.com)

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Shropshire Homes Ltd believes that these details are correct at the time of printing. However, they do not form part of an offer or contract and may be amended according to prevailing circumstances. Illustrations of home types are an artist's impression and do not represent final detail. All room measurements are approximate.

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**SHROPSHIRE  
HOMES**  
Quality & Character