



Sweetlake
meadow

Stylish 2, 3 & 4
bedroom homes.

LONGDEN ROAD, SHREWSBURY



SJRoberts
HOMES

Building your future

Welcome to Sweetlake Meadow

Sweetlake Meadow, located in the Shropshire market town of Shrewsbury, is a development of 173 new 2, 3 and 4 bedroom properties by SJ Roberts Homes. Part of the SJ Roberts Group – a company with a long-established reputation for building high quality houses throughout the county and beyond.



Over thirty years' experience building high quality new homes in and around Shropshire.

HOUSE TYPES

- 2 Bedrooms > The Calcott
- 3 Bedrooms > The Longden
- > The Claremont
- > The Bowbrook
- > The Meole
- > The Copthorne
- 4 Bedrooms > The Cardeston
- > The Sutton
- > Affordable Housing



Help to Buy available at this development.



Images and development layouts are for illustrative purposes and should be used for general guidance only.

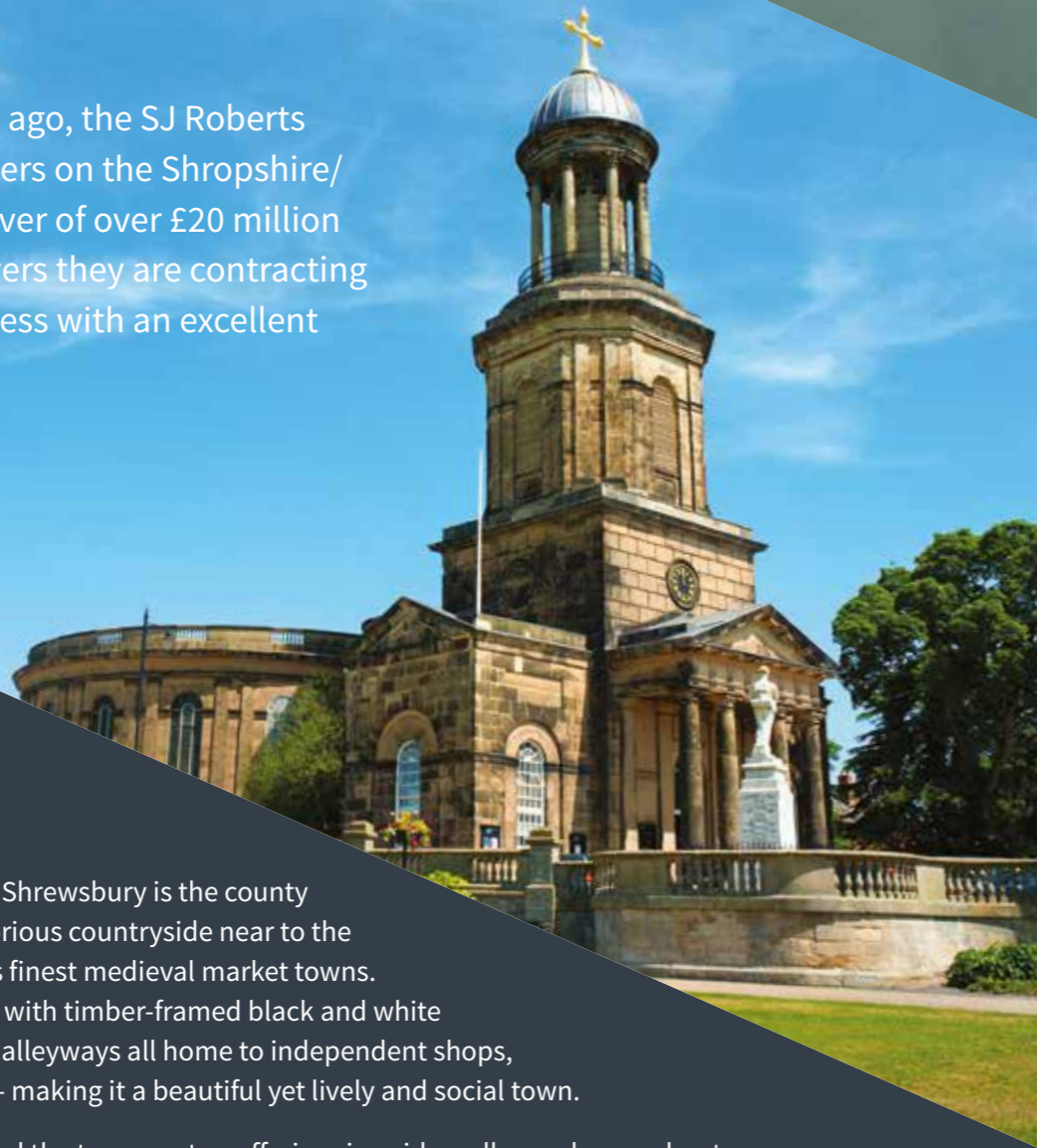
› Founded over thirty years ago, the SJ Roberts Group, with its headquarters on the Shropshire/Powys border has a turnover of over £20 million reassuring new home buyers they are contracting with an established business with an excellent local reputation.

About Shrewsbury

With a population of around 75,000 Shrewsbury is the county town for Shropshire. Set amidst glorious countryside near to the Welsh borders, it is one of England's finest medieval market towns. The stunning town centre is packed with timber-framed black and white buildings, steep narrow streets and alleyways all home to independent shops, high street retailers, bars and cafes - making it a beautiful yet lively and social town.

The River Severn forms a loop around the town centre, offering riverside walks or pleasure boat trips. Renowned as the 'town of flowers' Shrewsbury was awarded Gold in the 2016 Heart of England in Bloom competition highlighting the beauty of Quarry Park, location for the annual Shrewsbury Flower Show.

If you are new to the county you will quickly see that Shrewsbury is easily accessible by road as it is connected to the M6 and motorway network via the M54. Sweetlake Meadow is also ideally located to take advantage of the county's rail network with direct routes running north to Chester, Manchester, Crewe and Wrexham, south to Hereford and Cardiff, west to Aberystwyth, and east to Birmingham, plus a direct rail service to London Euston taking just over 2 1/2 hours.



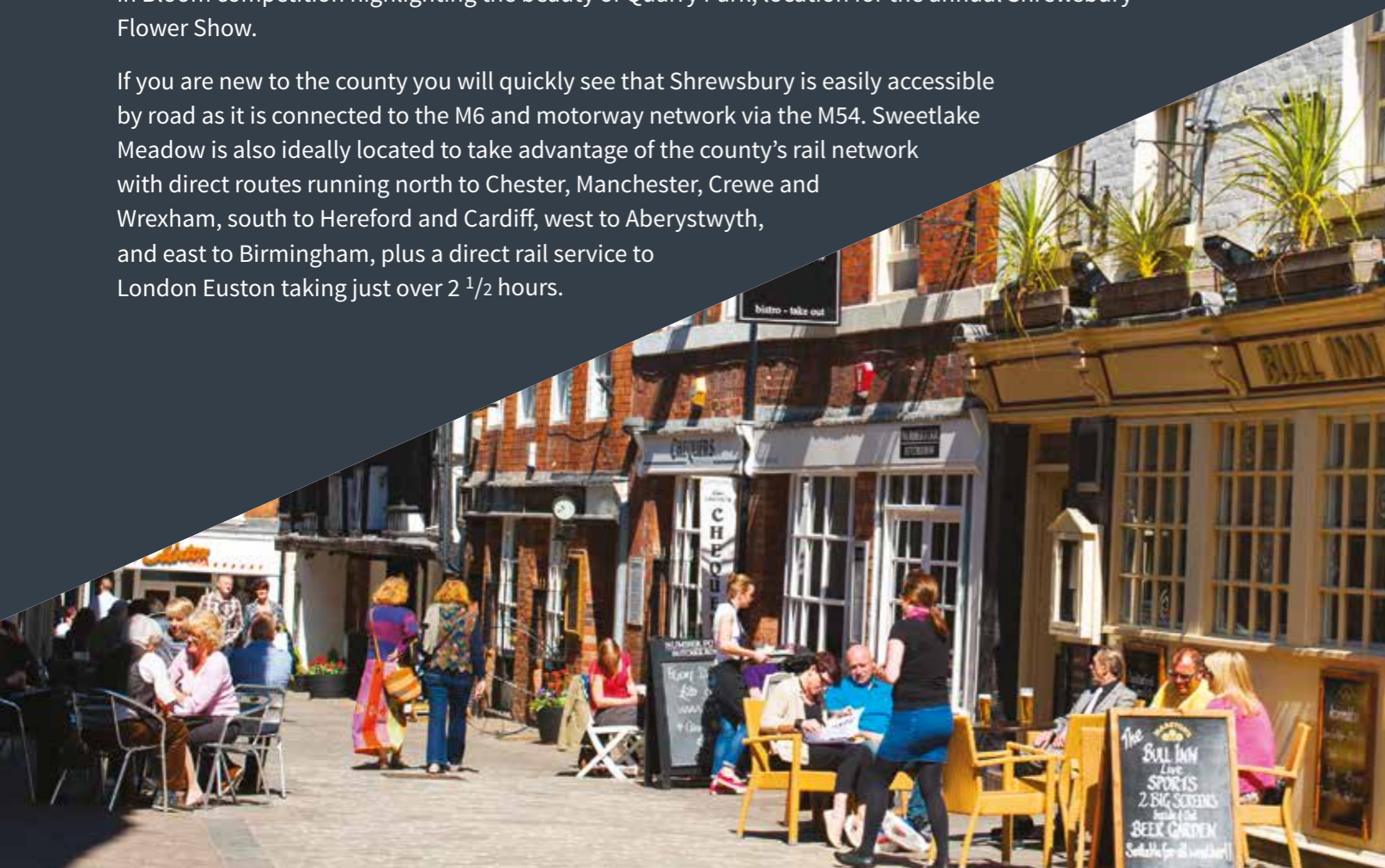
Local Schools

Two of Shropshire's top rated state-funded secondary schools – the Priory and Meole Brace – are located within walking distance of Sweetlake Meadow. The county also offers a first class range of Independent schools.

The Priory School, rated as 'Outstanding' by Ofsted (last inspection 2013) is a Business and Enterprise Academy for 11 to 16 year olds. Its 850 pupils consistently achieve results well above the national average, with 78% achieving 5 A* - C GCSEs (or equivalents) including English and Maths.

Meole Brace School, rated as 'Good' by Ofsted (last inspected 2015) is a Science College for 11 to 16 year olds with over 1200 pupils. In its latest Ofsted report 72% of parents strongly agreed with the statement 'my child is happy at this school', set against the national average of 42% it clearly demonstrates the school's principal aim to enable its pupils to lead happy and successful lives, both at school and when they leave. The school also achieves good academic results with 64% of its pupils achieving 5 A* - C GCSEs (or equivalents).

There are two primary schools – Meole Brace and Radbook – located within walking distance of Sweetlake Meadow, both rated as 'Good' by Ofsted.



Stylish & innovative interiors

At Sweetlake Meadow our new homes are expertly designed to be energy efficient, to maximise natural light and to provide generous storage, whether you are buying a 2, 3 or 4 bedroom home.

We take great pride in sourcing premium fittings ensuring your new home is finished to the highest of standards, working with industry-leading suppliers who prioritise quality, functionality and customer service.

Kitchens

Recognising that 'Inline' kitchens are a must-have style for today's modern home, your new kitchen cupboards include a handle trim to the top of drawers and doors to create an uncluttered linear style kitchen.

These innovative and stylish kitchens are supplied by market leader Symphony, with gloss and matt finished units arranged in a contemporary 'Mix & Match' style.

To compliment the sleek lines of this design, low profile sinks are included as standard, together with a low profile ceramic or induction hob, all set in a premium 38mm deep worktop. Integrated, eye level single or double ovens are stacked in a contemporary style for ease of use and access.

Bathrooms

Your new home is fitted with modern contemporary white sanitaryware with white acrylic baths. Complementary wall and floor tiles are supplied by Porcelanosa, the Spanish company recognised across the globe as a leading supplier of quality ceramic tiles.

All showers are fitted with a thermostatic control, ensuring you have a constant flow of hot water.

Standard Specification

Internal:

- The walls of your new home at Sweetlake Meadow are painted throughout in Crown Soft Steel, a light grey emulsion, with ceilings in brilliant white;
- Your new home is fitted with modern Burford style skirting and architrave finished in hardwearing eggshell white;
- At Sweetlake Meadow, the new homes are fitted with uPVC double-glazed windows and patio doors throughout, supplied by Munster Joinery one of the largest manufacturers of energy efficient windows and doors in Europe.

External:

- Exterior lighting to the front and rear of your home is included as standard;
- Rear gardens are seeded, with privacy created by brick walls and/or 1800mm close boarded fencing;
- All front gardens are turfed and landscaped;
- Driveways are block paved, with patio and pathways laid in a textured grey patio slab.

PORCELANOSA

Symphony[®]

(Computer Generated) Images are for illustrative purposes only.

Built to last

SJ Roberts Homes are committed to building new homes to the highest standards, meeting and exceeding current building regulations. This is achieved by only employing highly trained and accredited tradespeople, using premium building materials and fixture and fittings from leading industry suppliers.

- › Recognising that buying a new home can be daunting we provide you with the added security of knowing your new home is covered by a structural warranty.



Provided by LABC your new home is covered for a wide range of structural defects that could, although rarely, occur during the first ten years after your home is completed.

This means that structural faults that may happen during this time period will be taken care of with the minimum of fuss. What's more, you don't need to do a thing to ensure your property is adequately covered. SJ Roberts Homes has already arranged and paid for this before you buy your home and will provide you with a Certificate of Insurance on handover.

We adhere to The Consumer Code for Home Builders provided by the LABC.

Full exclusions and limitations can be found on the LABC website.



Timber Frame

Lowfield Timber Frames, part of the SJ Roberts Group has been manufacturing timber frames for over twenty years for a complete range of commercial and residential building projects throughout the UK.

The new homes at Sweetlake Meadow are built with timber frames as this method of building has proven to have fewer defects and higher customer satisfaction. In addition, it is the most environmentally sustainable way to build new homes, also delivering enhanced thermal properties reducing heating costs.

Our timber frames have FSC® & PEFC™ certifications ensuring that our timber is purchased from sustainable sources.

Your new timber frame home is recognised by major mortgage lenders as a mainstream method of construction and as an approved building system by the LABC & NHBC.



Buying with us

The SJ Roberts Group is a local company based on the Shropshire/Powys border, with a reputation for quality construction and customer service spanning 30 years.

If you buy a new home at Sweetlake Meadow you will liaise closely with our onsite sales team and Alan Cound, our Site & Community Liason Manager, to ensure the purchase of your new home is completed as quickly and efficiently as possible – eliminating any unnecessary stress.

› We will work with you to ensure your home buying experience is as stress free as possible.



Mortgage Advisor

To support you we have appointed Shropshire's largest independent mortgage broker - Morland Potter Financial - who will work with you to ensure you can secure mortgage finance (if required) before you formally reserve your new home.

Morland Potter Financial can also provide you with a fee-free mortgage search service that gives you access to deals often not available on the high street, plus an introduction to a conveyancing service through Hooper Burrows Solicitors, securing competitive rates exclusively for its mortgage clients.

Help to buy

SJ Roberts Homes is registered to offer the Help to Buy scheme at Sweetlake Meadow, making securing your first home a reality in this stunning part of Shropshire.

To learn more about Help to Buy visit www.helptobuy.gov.uk the official Government Help to Buy website.



Buying off plan

Sweetlake Meadow is a development of 173, two, three and four bedroom homes scheduled to be completed within 4 years. If you would like to purchase a property off plan please speak to our sales team who will be happy to discuss available plots with you.

Part exchange

This service takes the hassle out of selling your current home and is perfect for people looking for a quick and easy house move.

Speak to our sales team to discuss part exchange in more detail.



Our commitment to the environment

SJ Roberts Homes takes its commitment to the environment seriously, ensuring all timber-based materials are sourced from guaranteed FSC® sustainable forests and only using recycled materials where possible. We work in harmony with nature to re-establish disturbed wildlife with the use of environmental corridors and the installation of bat and bird nesting boxes.

› Our new homes are built to exceed building regulation guidelines for thermal qualities, saving energy and reducing heating bills for our home owners.

Supporting the community

SJ Roberts Homes appreciates from the outset that new home developments can disrupt existing residents and this is why our site managers also have the important role of community liaison.

At Sweetlake Meadow, Alan Cound is responsible for ensuring local residents are kept up-to-date with important and relevant information.

SJ Roberts supports the local economy by employing locally trained and qualified trades people. We also offer an apprenticeship scheme, with all apprentices who successfully complete the course offered a full-time role within the business.

Meet the Sweetlake team



› Mike Sambrook
MANAGING DIRECTOR

Managing Director of SJ Roberts Construction, Mike has expanded his role to take responsibility for ensuring the overall success of our new homes division. At Sweetlake Meadow he has overseen the design and finish of each new home, ensuring the highest standards are met whilst minimising environmental impact and local disruption.



› Victoria Evanson
CUSTOMER LIAISON MANAGER

Based at the Group's Head Quarters on the Shropshire/Powys border, Victoria is responsible for ensuring that new home buyers receive an excellent level of service before, during and after they have purchased a new SJ Roberts' home working closely with Alan Cound, the Site & Community Liaison Manager and the sales team.



› Alan Cound
SITE & COMMUNITY LIAISON MANAGER

Alan is responsible for managing all on-site resources including labour, plant and materials as well as health & safety and customer liaison. Alan takes ownership of any site issues ensuring they are dealt with promptly and effectively.

He works closely with the local community to ensure all local residents are kept informed about issues that may affect them and that disruption is minimised.

› Company Chairman, Steve Roberts founded the company in 1979. Today the company employs around 100 people, supported by an expert and dedicated team of sub-contractors including bricklayers, carpenters and groundworkers.





You're one step closer
to owning your piece
of the meadow...

Building *your future*

SJ Roberts Homes

Lowfield › Marton › Welshpool › Powys › SY21 8JX

› 01743 891858 › enquiries@sjrobertshomes.com

sjrobertshomes.com



Part of the SJ Roberts Group