



# SHROPSHIRE GARDENS

73

new energy  
efficient  
homes

SMART

and stylish  
design



3 & 4

bedroom  
homes

TRANQUIL

canal-side living  
opportunity

Shropshire Gardens  
Meadow Lane  
Ellesmere Port  
CH65 4EW



# MAKE YOURSELF AT HOME



With a stylish collection of 3 & 4 bedroom homes available through Shared Ownership and Rent to Buy, Shropshire Gardens is the ideal place to put down some roots.



# STANDING PROUDLY ON THE BANKS OF THE SHROPSHIRE UNION CANAL, SHROPSHIRE GARDENS IS THE PERFECT PLACE TO CALL HOME.

South of the Wirral and to the north of Chester lies Shropshire Gardens – a collection of 3, and 4 bedroom homes. This popular location within the bustling town of Ellesmere Port, sits alongside the Shropshire Union canal, is less than a mile from the family-friendly Whitby Park and has great transport connections, making this an ideal place to live.

Shropshire Gardens provides an outstanding range of stylish homes that are easy to live in and maintain; everything you want from your new home.





# HERITAGE, WILDLIFE PARKS, BEACHES, SHOPPING AND DINING. A HOME YOU'LL LOVE SURROUNDED BY THE THINGS YOU LOVE.

Shropshire Gardens' location gives residents a diverse range of amenities on their doorstep (with a few other gems a little further afield).

## 1

Enjoy activities aplenty for little kids and big kids alike with award winning family attractions right on your doorstep, such as Blue Planet Aquarium, Chester Zoo, adventure playgrounds and Treasure Trails.



## 2

With the Wirral peninsula within easy reach, there's plenty of places awaiting to be explored, along with National Trust sites and historic homes that provide a great day out. Nearby parks and gardens, including Whitby Park, are ideal for walking the dog, cycling or showing the kids your football skills.



## 3

Ellesmere Port offers all the amenities you will ever need within walking distance including pubs, restaurants and shops. Whether you are grabbing a lunchtime snack, dining out or looking for somewhere to do your weekly shop, there's plenty on offer.



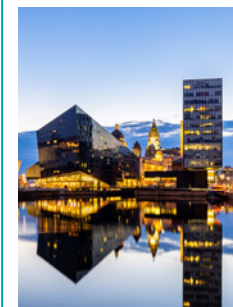
## 4

Even more awaits in nearby Chester; just 15 minutes' drive away, this historic Roman settlement has culture seeping from its iconic city walls, with boutique shops, tea rooms, coffee shops, delis and eateries offering an elegant treat and place to escape.



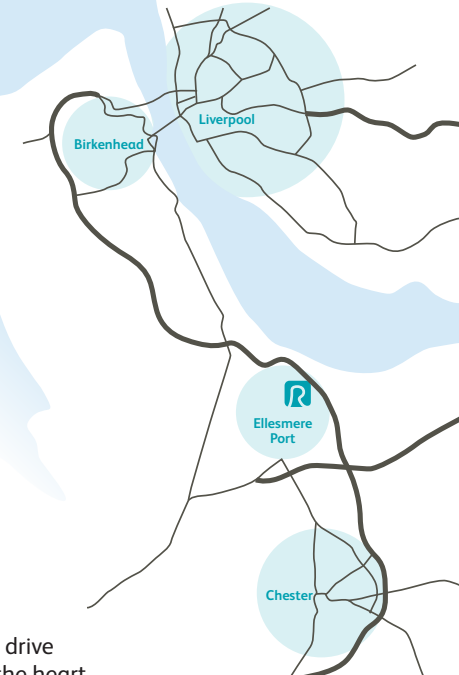
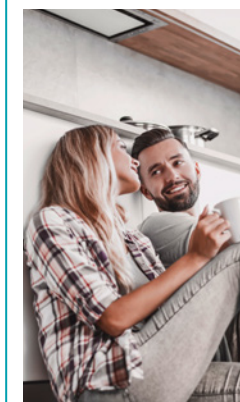
## 5

A 30 minute drive gets you to the heart of Liverpool city centre. A cultural hotspot and lively city that will deliver on all fronts. Get your glad rags on and visit one of the many theatres, get the babysitter booked so you can wine and dine the night away, shop till you drop at a myriad of shops including Liverpool One, or simply take in the sights of the waterfront.



## 6

One thing is for sure, making your home at Shropshire Gardens will enable you to live the life you deserve.





# WELCOME HOME

Modern living is at the heart of Shropshire Gardens. Our thoughtfully designed 3 and 4 bedroom homes include a range of layouts to suit different lifestyles including light, airy open plan living spaces and kitchen-diners that are flooded with natural light. All our homes come with private gardens and parking and are built to the highest standards. There is something for everyone at Shropshire Gardens; first time buyers, families looking for more space as well as those looking to downsize to a smaller, easy to manage home. Whatever you choose, welcome home.











Shropshire Gardens is ideally located to offer families a superb choice of local schools and colleges.

Make use of a range of local businesses on your doorstep including a variety of retail, leisure, food, employment and health and wellbeing services.

Ellesmere Port railway station is only 0.3 miles away from Shropshire Gardens offering frequent services to Liverpool and the city of Chester. Regular bus services cover the wider area with bus stops close to the development.

**Ellesmere Port train station:**

4 minute walk

**Liverpool Lime Street train station:**

38 minutes by train

**Cheshire Oaks Designer Outlet:**

7 minutes by car

**ASDA, ALDI, Morrisons, Sainsbury's:**

4 – 7 minutes by car



# THE ELLESMERE







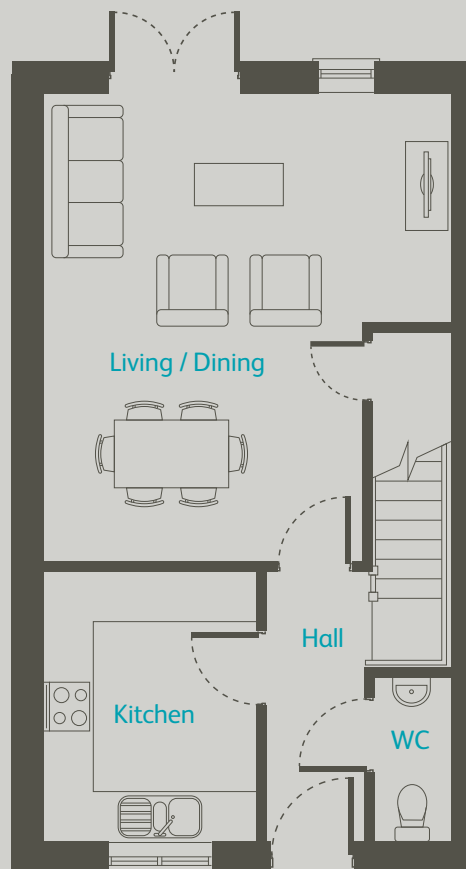
# THE ELLESMERE

85m<sup>2</sup> 915 sq ft

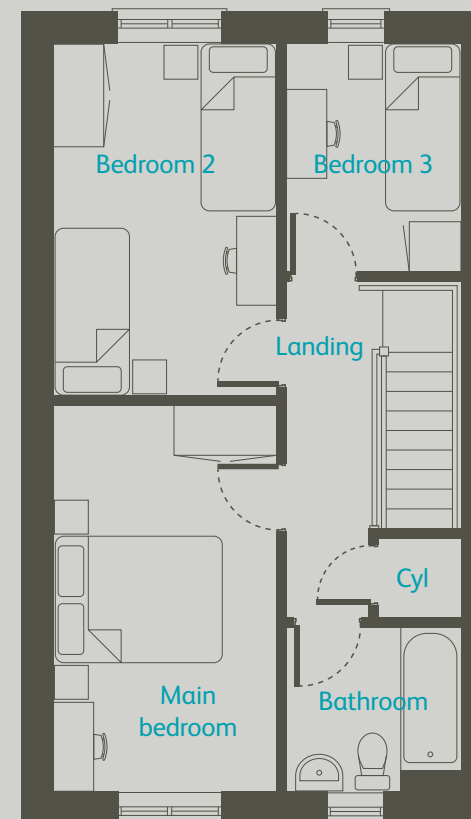
	m	ft
Living / Dining	5.5m x 4.8m	18'1" x 15'9"
Kitchen	3.2m x 2.5m	10'6" x 8'2"

	m	ft
Main bedroom	4.5m x 2.6m	14'10" x 8'6"
Bedroom 2	4.1m x 2.6m	13'5" x 8'6"
Bedroom 3	2.7m x 2.0m	8'10" x 6'7"

Note: Room sizes are indicative and for information purposes only.



Ground floor



First floor



# THE CHESTER







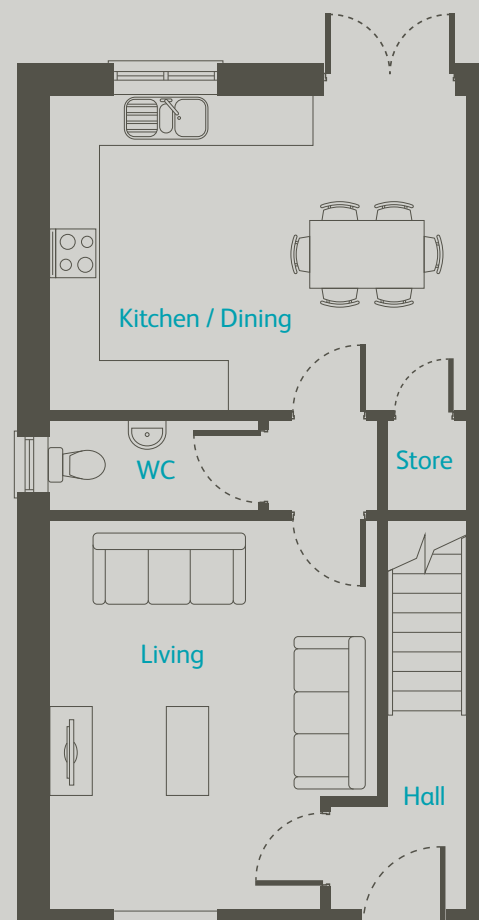
# THE CHESTER

95m<sup>2</sup> 1,023 sq ft

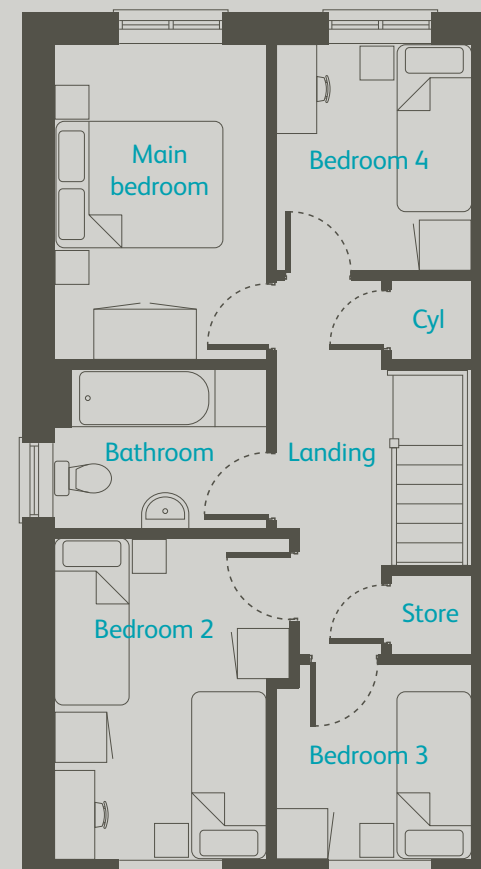
	m	ft
Living room	4.6m x 3.9m	15'1" x 12'6"
Kitchen / Dining	3.7m x 4.9m	12'2" x 16'1"

	m	ft
Main bedroom	3.7m x 2.5m	12'2" x 8'2"
Bedroom 2	3.8m x 2.8m	12'6" x 9'2"
Bedroom 3	2.3m x 2.3m	7'7" x 7'7"
Bedroom 4	2.6m x 2.3m	8'6" x 7'7"

Note: Room sizes are indicative and for information purposes only.



Ground floor



First floor



# THE TRENT







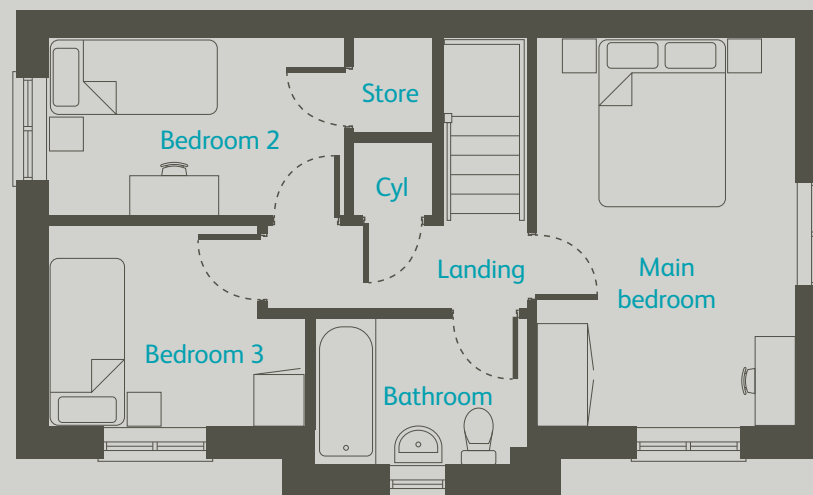
## THE TRENT

84m<sup>2</sup> 904 sq ft

	m	ft
Living room	4.6m x 3.0m	15'1" x 9'10"
Kitchen / Dining	4.6m x 3.4m	15'1" x 11'2"

	m	ft
Main bedroom	4.6m x 3.0m	15'1" x 9'10"
Bedroom 2	2.1m x 3.5m	6'11" x 11'6"
Bedroom 3	2.3m x 3.0m	7'7" x 9'10"

Note: Room sizes are indicative and for information purposes only.



First floor



Ground floor



# HOME SPECIFICATION

All our homes at Shropshire Gardens are built to an excellent specification.

Light, spacious rooms are complemented by eye catching, contemporary bathroom designs. Kitchen/diners are equipped with modern fitted units throughout – including a stainless-steel oven, gas hob and extractor hood.



## General

- Vinyl flooring to kitchens, bathrooms and WC.
- Double glazed windows
- 10-year Premier Guarantee warranty



A number of eco-features have also been integrated ranging from electric vehicle charging points to energy efficient boilers and full double-glazing.

## Outside

- Off-street parking
- Turfed front and rear gardens
- Electric car charging point
- Wall or fencing provided to all boundaries
- External front and rear lights
- Outside tap



## Kitchen

- Contemporary kitchen with ample storage
- Oven hob and extractor

## Bathroom

- White sanitaryware
- Thermostatic shower
- Generous bathroom tiling





**NOT ONLY  
THOUGHTFULLY  
DESIGNED BUT  
EFFICIENT AND  
ECONOMICAL  
TO HEAT AND  
MAINTAIN.**





# BUY USING SHARED OWNERSHIP

## Buying a home the affordable way

Some of our homes are available to buy using the government's new shared ownership scheme, launched in April 2021.

Put simply, you buy a share in your home and pay a rent on the part you don't own. Under the new scheme, you can buy anything from a 10 per cent share up to 75 per cent.

It's a much more affordable way to buy because it means you'll have a smaller mortgage and you won't have to find a big deposit.

The government's new model for shared ownership introduces a new form of staircasing that enables you to buy shares from as little as 1 per cent for the first 15 years. You can continue to buy further shares until you own your home outright. Or you can stay as you are.

And when it comes to maintaining your home, you'll have less to worry about. As part of the new scheme, we'll support you with some of the cost of qualifying repairs for the first 10 years.

If you decide to move on, you can sell your share of the property based on its value at the time of selling.

## Check if you're eligible

Shared ownership is for anyone who'd like to own a home but can't afford to buy one outright. You may qualify if:

- Your household income is less than £80,000 a year, or less than £90,000 a year in London
- You don't currently own a home or have a legal interest in a property
- You cannot afford all of the deposit and mortgage payments for a home that meets your needs
- You're forming a new household - for example, after a relationship breakdown
- You can secure a mortgage or have funds to buy the property
- You can afford to buy a share of the property — the monthly mortgage, rent and service charge payments should be less than 45 % of your household income after tax.

Shared ownership is one of a number of schemes offered by the government as part of its Help to Buy initiative. To check whether you're eligible for Shared ownership, you can contact your local Help to Buy agent. Visit [www.ownyourhome.gov.uk/scheme/shared-ownership](http://www.ownyourhome.gov.uk/scheme/shared-ownership) to find your local agent.

If you're eligible, we'll support you through the buying process to help make your move hassle-free.



**WHEN YOU CAN AFFORD TO YOU CAN BUY MORE OF THE PROPERTY UNTIL YOU OWN ALL OF IT; THIS IS CALLED STAIRCASING.**



# RENT TO BUY

## Rent now, buy later

To help you save for a deposit, you could rent now and buy later. At Shropshire Gardens we have a number of homes available through Rent to Buy.

You'll start by renting your home at 20 per cent below the market rent for a minimum of five years. With less rent to pay, you'll be able to save for a deposit to buy your home

It means you can move into a brand new home now, and start to make it your own.

While you're renting, we'll carry out any necessary repairs to make sure your home is safe and comfortable to live in.

And when you're ready, you can put your deposit savings towards a mortgage and buy your home.

## Check if you're eligible

If the following applies to you then you may be eligible for Rent to Buy:

- You're a first-time buyer or a previous homeowner looking to buy again but unable to afford to buy now
- You want to buy a home in the future but don't have the deposit to buy right now
- You're working
- You can afford the rent and have a good credit rating

Rent to Buy is a government-backed scheme, which guarantees you a reduced rent period for five years. After that, you might be able to buy your home or we could extend your tenancy agreement. To find out more about Rent to Buy, go to [www.riversidehomeownership.org.uk](http://www.riversidehomeownership.org.uk)





A still life composition featuring a potted plant, a notebook, and a pair of glasses on a reflective surface. The background is a soft, out-of-focus grey. The foreground shows a reflective surface with a potted plant, a notebook, and a pair of glasses. The text "YOUR HOME, YOUR" is in a smaller font above the word "STYLE", which is in a large, bold, serif font. The notebook has a quote on its cover.

# YOUR HOME, YOUR STYLE

LIFE  
ISN'T  
ABOUT  
FINDING  
YOURSELF.  
IT'S ABOUT  
CREATING  
YOURSELF.



# LET US INTRODUCE OURSELVES

Riverside is one of the UK's leading housing providers, owning or managing around 80,000 homes across the country.

Since 1985, we've been experts in building and selling affordable homes through a range of government-backed home ownership schemes, including Shared Ownership and Rent to Buy.

As residential property managers, we also provide and manage services such as gardening and cleaning to our leaseholders and tenants.

Helping people onto the property ladder plays a key role in our aim to transform lives and build strong, lasting communities.







Riverside Home Ownership is the sales arm of Riverside, established over 90-years ago to provide a range of affordable housing options for people across England and Scotland. With customers firmly at our heart, we are all about creating vibrant, friendly, diverse communities where people want to live, work, and relax.

**The Riverside Group Limited**

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Liverpool L24 8RF

A charitable Registered Society under  
the Co-operative and Community Benefit  
Societies Act 2014

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E: [sales@riverside.org.uk](mailto:sales@riverside.org.uk)

Disclaimer: The particulars within this brochure are for illustrative purposes and should be treated as guidance only. Scale varies between plan types. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only. Please ask our Sales Consultant(s) for detailed information. While every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Riverside reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of the contract of sale. Images are indicative only. Design date (JULY 2022). Shropshire Gardens is a mixed tenure development including homes for both sale and rent.