



Holbache
COURT



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Site plan

Oswald Place



HOUSES 1-2

3 Bedroom
Semi-detached
with parking



TOWNHOUSE 1-3

3 Bedroom
Semi/terraced
with parking



TOWNHOUSE 4

2 Bedroom
Semi-detached
with parking



APARTMENTS

1-3 Bedroom
Main building
with parking



Site plan for illustrative and guidance purposes only. This does not form part of any contract or warranty unless specified in writing. Holbache Court is the marketing name for this development and may not be the designated postal address.

Location

Oswestry

The development

The new development features modern, contemporary design while capturing the historical character of a site that has housed both a school and a magistrates court in the past.

With a range of properties that includes semi-detached houses, townhouses and ten apartments ranging from one to three bedrooms, Holbache Court has something to offer everybody. The development enjoys the privacy of gated access and boasts well-maintained garden areas along with sufficient parking for both residents and visitors.

Background

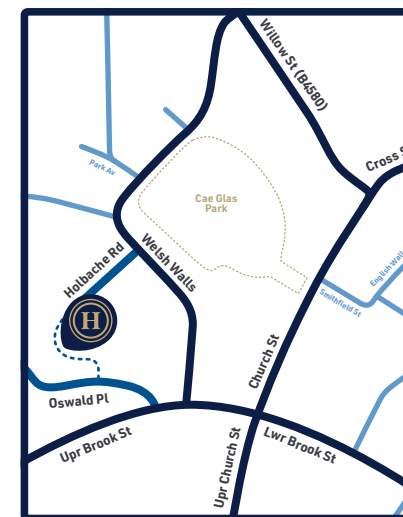
Holbache Court is situated in a prime location in the heart of Oswestry town centre. The gated location offers exceptional security and privacy whilst enjoying the convenience of a central location. Just beyond the gates, the thriving market town offers a superb range of local independent shops, supermarkets, schools and leisure facilities.

Escape

For those who wish to escape the busy city life, the town is surrounded by beautiful countryside with plenty to offer those who enjoy the outdoors, with world heritage sites and the Snowdonia National Park all within a short drive.

Surrounds

The area serves a range of good local schools and convenient rail connection just a couple of miles away in Gobowen. Thanks to its proximity to the A5 and A483, the location also boasts fantastic road connections. Both Wrexham and Shrewsbury are just half an hour away, whilst Birmingham, Liverpool and Manchester are all within a 90 minute drive.



DIRECTIONS

Leave the A5/A483 at Mile End Roundabout and follow the B4579 towards Oswestry. In about half a mile, at the traffic lights, take a slight left onto Victoria Road. At the crossroads, continue onto Lower Brook Street and look out for Oswald Place on the right. The turning into Holbache Court is just after North Shropshire Tyre Service.



H1-H2 | Houses

3 Bedroom | Semi-detached

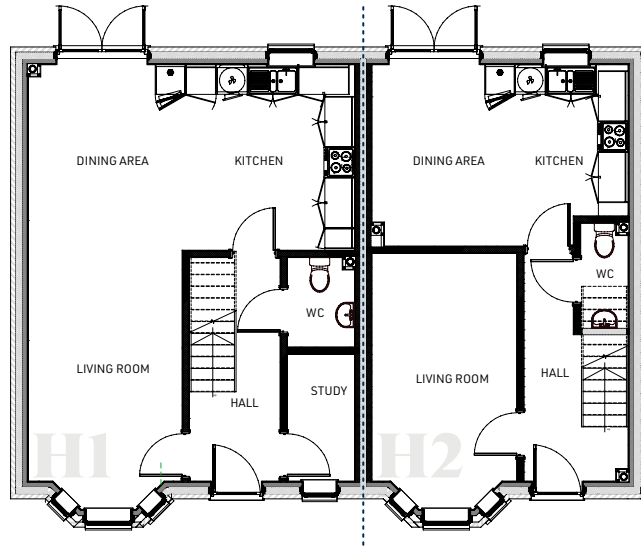
Get more out of life with a spacious and flexible home that is ideal for growing families and those who like to entertain.



H1-H2 | Houses

3 Bedroom | Semi-detached

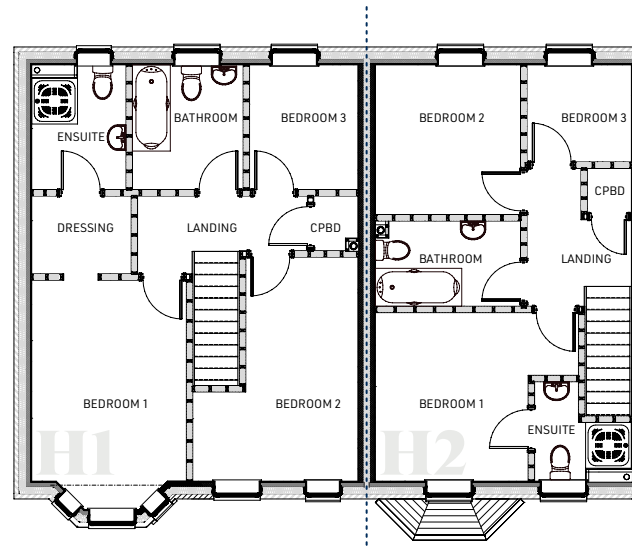
GROUND FLOOR



H 1		
Living Room	3.00m x 4.47m	9'10" x 14'7"
Kitchen/Dining Area	6.40m x 3.70m	21'0" x 12'2"
Hall	1.90m x 4.36m	6'3" x 14'4"
Study	1.30m x 2.67m	4'3" x 8'9"
WC	1.30m x 1.60m	4'3" x 5'3"

H 2		
Living Room	2.95m x 4.50m	9'8" x 14'9"
Kitchen/Dining Area	5.06m x 3.57m (max)	16'7" x 11'8" (max)
Hall	2.01m x 4.50m (max)	6'7" x 14'9" (max)
WC	0.9m x 1.80m	2'11" x 5'11"

FIRST FLOOR



H 1		
Bedroom 1	3.00m x 3.97m	9'10" x 13'0"
Dressing Room	1.50m x 2.00m	4'11" x 6'7"
Ensuite	1.90m x 2.50m	6'3" x 8'2"
Bedroom 2	3.30m (max) x 4.37m	10'10" (max) x 14'4"
Bedroom 3	2.10m x 2.50m	6'11" x 8'2"
Bathroom	2.20m x 2.50m	7'3" x 8'2"

H 2		
Bedroom 1	4.04m (max) x 3.27m	13'3" (max) x 10'9"
Ensuite	1.91m (max) x 2.00m	6'3" (max) x 6'7"
Bedroom 2	2.95m x 2.99m	9'8" x 9'10"
Bedroom 3	2.01m x 1.96m	6'7" x 6'5"
Bathroom	2.95m x 1.70m	9'8" x 5'7"

These spacious semi-detached houses offer the comfort of 3 bedrooms, a generous kitchen/dining area and a separate living room or open plan living area. In addition to the spacious family bathroom they enjoy the added convenience of a good sized hallway and downstairs WC.

With H1 being the larger property, it also has an additional study and dressing room and so this stunning home is perfect for those who desire greater flexibility and space. Both H1 and H2 also feature en-suite bathrooms to the master bedrooms.

Both houses benefit from assigned parking, visitor parking and secure, gated access to the development.

Customers should note that this illustration is an example of this house type, all dimensions indicated are approximate and external treatments (bricks, render, cladding and tiles) will vary per plot and are for illustrative purposes only.



T1-T2 | Townhouses

3 Bedroom | Semi/terraced

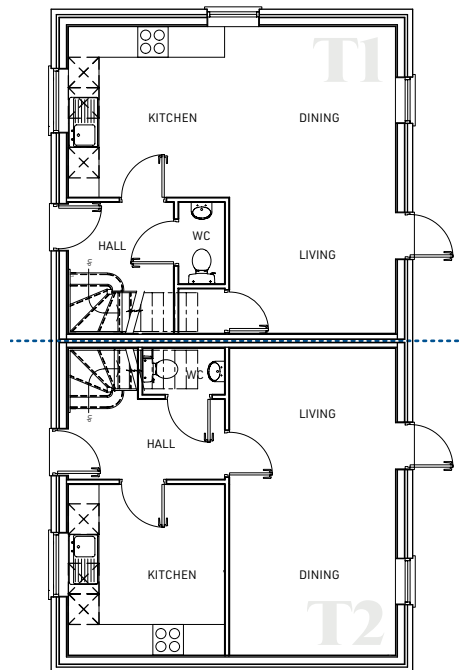
Enjoy the benefits of a classic townhouse
with a generous home that is designed for
modern living.



T1-T2 | Townhouses

3 Bedroom | Semi/terraced

GROUND FLOOR



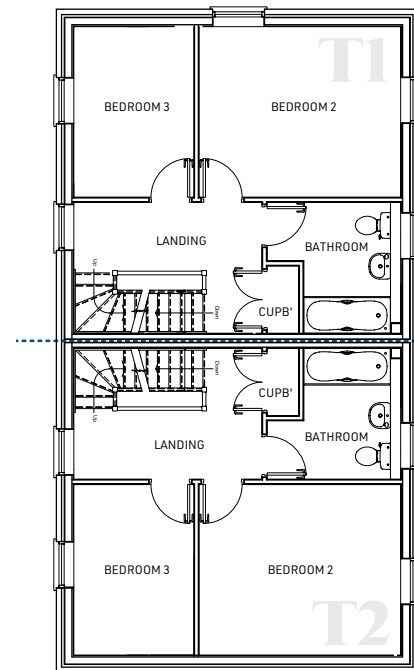
T1

Kit/Din/Liv	6.02m(max) x 6.42m	19'9"(max) x 21'1"
WC	1.60m x 0.90m	5'3" x 2'11"
Hallway	2.56m x 2.07m	8'5" x 6'9"

T2

Kitchen	3.36m x 3.07m	11'0" x 10'1"
Dining/Living	6.02m x 3.26m	19'9" x 10'8"
WC	0.90m x 1.61m	2'11" x 5'3"
Hallway	2.57m(max) x 3.07m	8'5"(max) x 10'1"

FIRST FLOOR



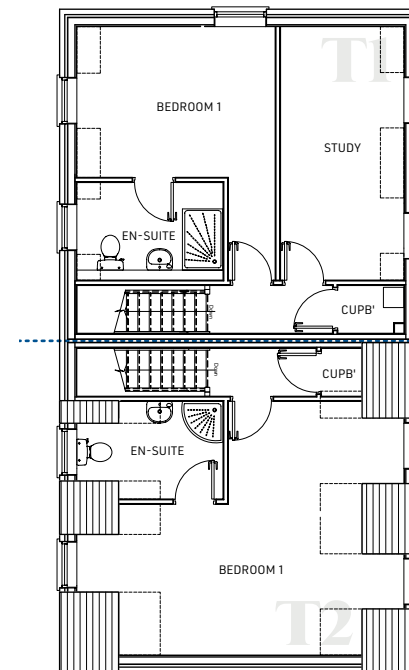
T1

Bedroom 2	3.35m x 3.96m	11'0" x 13'0"
Bedroom 3	3.35m x 2.36m	11'0" x 7'9"
Bathroom	2.57m x 2.63m (max)	8'5" x 8'7" (max)

T2

Bedroom 2	3.35m x 3.96m	11'0" x 13'0"
Bedroom 3	3.35m x 2.36m	11'0" x 7'9"
Bathroom	2.57m x 2.63m (max)	8'5" x 8'7" (max)

SECOND FLOOR



T1

Bedroom 1	2.96m x 3.90m	9'9" x 12'9"
En-Suite	1.92m x 2.87m	6'4" x 9'5"
Study	4.98m x 2.42m	16'4" x 7'11"

T2

Bedroom 1	4.98m (max) x 6.42m	16'4" (max) x 21'1"
En-Suite	1.92m x 2.87m	6'4" x 9'5"

Our selection of well assigned three bedroom townhouses offer a generous amount of living space spread over three floors. All of them enjoy en-suite bathrooms to the master bedrooms, in addition to a spacious family bathroom, in addition to a spacious family bathroom and a further w/c on the ground floor.

Selected properties offer separate kitchen, living and dining rooms, whilst others combine the kitchen and living/dining area into an open living space that is large enough for everybody to enjoy. All benefit from the convenience of a good sized hallway.

All of the T1 properties also feature a study to the third floor giving your home the flexibility to fit your needs.

All townhouses benefit from assigned parking, visitor parking and gated access to the development.

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T3 | Townhouse

3 Bedroom | Terrace

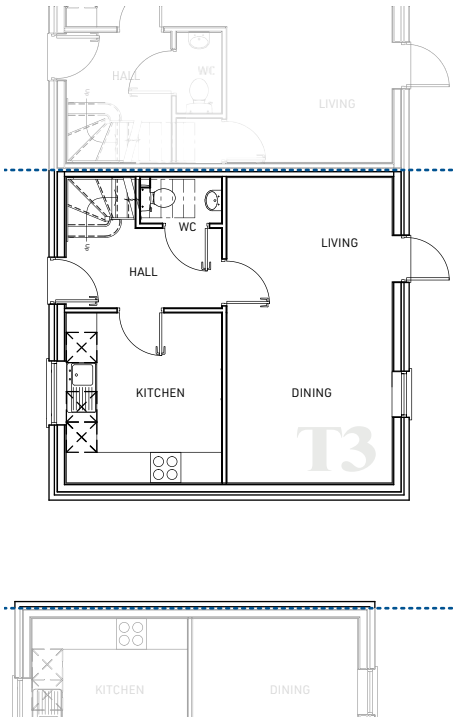
Enjoy the benefits of a classic townhouse
with a generous home that is designed for
modern living.



T3 | Townhouse

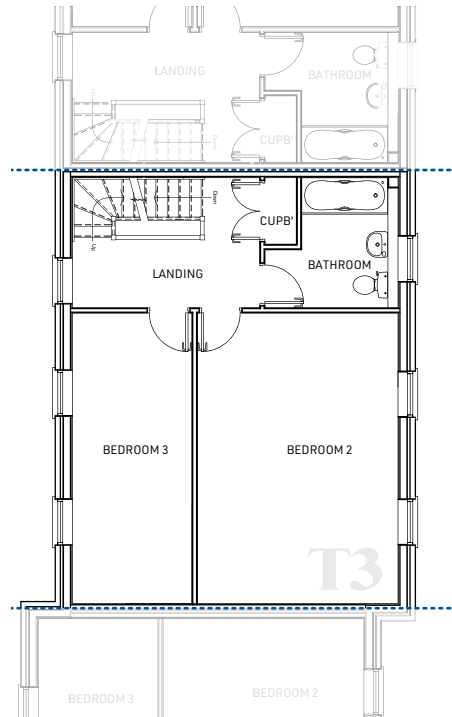
3 Bedroom | Terrace

GROUND FLOOR



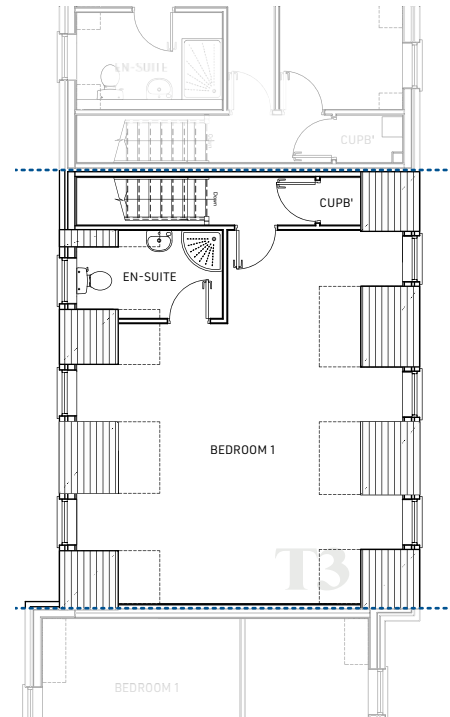
Kitchen	3.36m x 3.07m	11'0" x 10'1"
Din/Liv	6.02m x 3.26m	19'9" x 10'8"
WC	0.90m x 1.61m	2'11" x 5'3"
Hallway	2.57m (max) x 3.07m	8'5" (max) x 10'1"

FIRST FLOOR



Bedroom 2	5.73m x 3.96m	18'10" x 13'0"
Bedroom 3	5.73m x 2.36m	18'10" x 7'9"
Bathroom	2.57m x 2.63m (max)	8'5" x 8'7" (max)

SECOND FLOOR



Bedroom 1	7.36m (max) x 6.42m	24'2" (max) x 21'1"
En-Suite	1.92m x 2.87m	6'4" x 9'5"

Our selection of well assigned three bedroom townhouses offer a generous amount of living space spread over three floors. All of them enjoy en-suite bathrooms to the master bedrooms, in addition to a spacious family bathroom, in addition to a spacious family bathroom and a further w/c on the ground floor.

Selected properties offer separate kitchen, living and dining rooms, whilst others combine the kitchen and living/dining area into a functional living space that is large enough for everybody to enjoy. All benefit from the convenience of a good sized hallway.

Townhouse T3 benefits from much larger bedrooms and a larger garden space.

All townhouses benefit from assigned parking, visitor parking and gated access to the development.

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T4 | Townhouse

2 Bedroom | Semi-detached

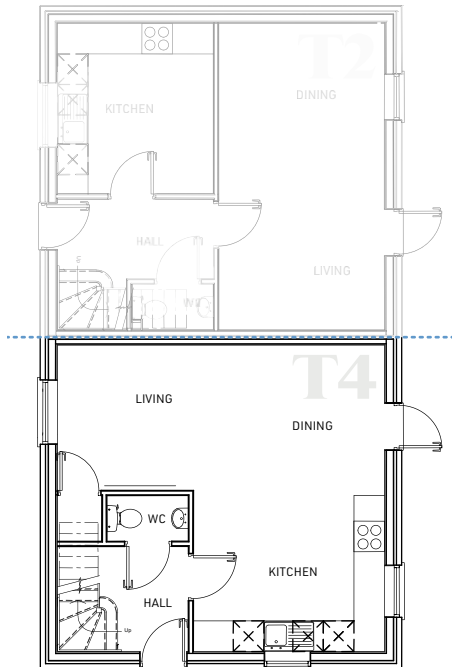
Live life your way in a generous and attractive townhouse that is made to fit the modern lifestyle.



T4 | Townhouse

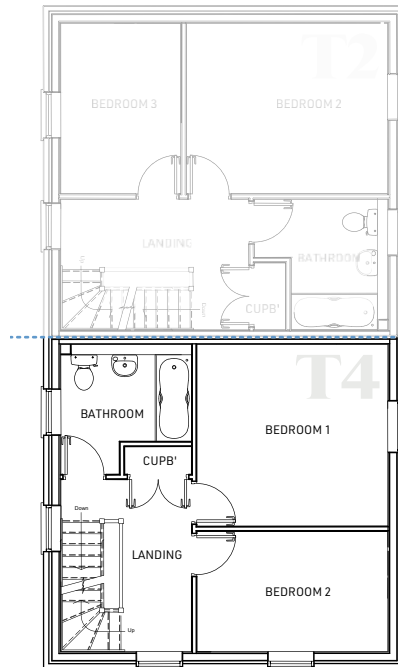
2 Bedroom | Semi-detached

GROUND FLOOR



Kitchen/Dining/Living Area	6.02m (max) x 6.42m	19'9" (max) x 21'1"
WC	0.90m x 1.60m	2'11" x 5'3"
Hallway	2.07m x 2.58m	6'9" x 8'6"

FIRST FLOOR



Bedroom 1	3.57m x 3.75m	11'9" x 12'4"
Bedroom 2	2.36m x 3.75m	7'9" x 12'4"
Bathroom	2.55m (max) x 2.57m	8'4" (max) x 8'5"

This well assigned two bedroom townhouse offers a generous amount of living space spread over two floors.

On the ground floor the good sized hallway opens into a large open plan kitchen, dining living space that is large enough for everyone to enjoy.

On the first floor there are 2 good sized bedrooms with a spacious family bathroom and airing cupboard accessed from the hallway.

All townhouses benefit from assigned parking, visitor parking and gated access to the development.

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Apartments 1-7

1-3 Bedrooms | Ground floor

Enjoy the unique experience of living in a building of historical interest with these spacious, modern apartments.



Apartments 1-7

1-3 Bedrooms | Ground floor

GROUND FLOOR



The former school building and magistrates court features 10 generously assigned apartments ranging from one to three bedrooms. Each of the unique apartments enjoys a spacious, contemporary kitchen/dining room, with an additional living room available in selected properties. All have ample storage thanks to large cupboards, whilst a selection offer ensuite bedrooms in addition to the bathroom/shower room.

Most of the apartments also benefit from the convenience of an internal hall, whilst an attractive range of additional options such as an office, games/store room or snug are also featured depending on the property.

Occupants also benefit from assigned parking, visitor parking and gated access to the development.

Apartment 01	47.3sqm	509.1sqf
Apartment 02	42.6sqm	458.5sqf
Apartment 03	43.4sqm	467.2sqf
Apartment 04	49.0sqm	527.4sqf

Apartment 05	80.0sqm	861.1sqf
Apartment 06	104.0sqm	1119.5sqf
Apartment 07	80.3sqm	864.3sqf

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Apartments 8-10

1-3 Bedrooms | First floor

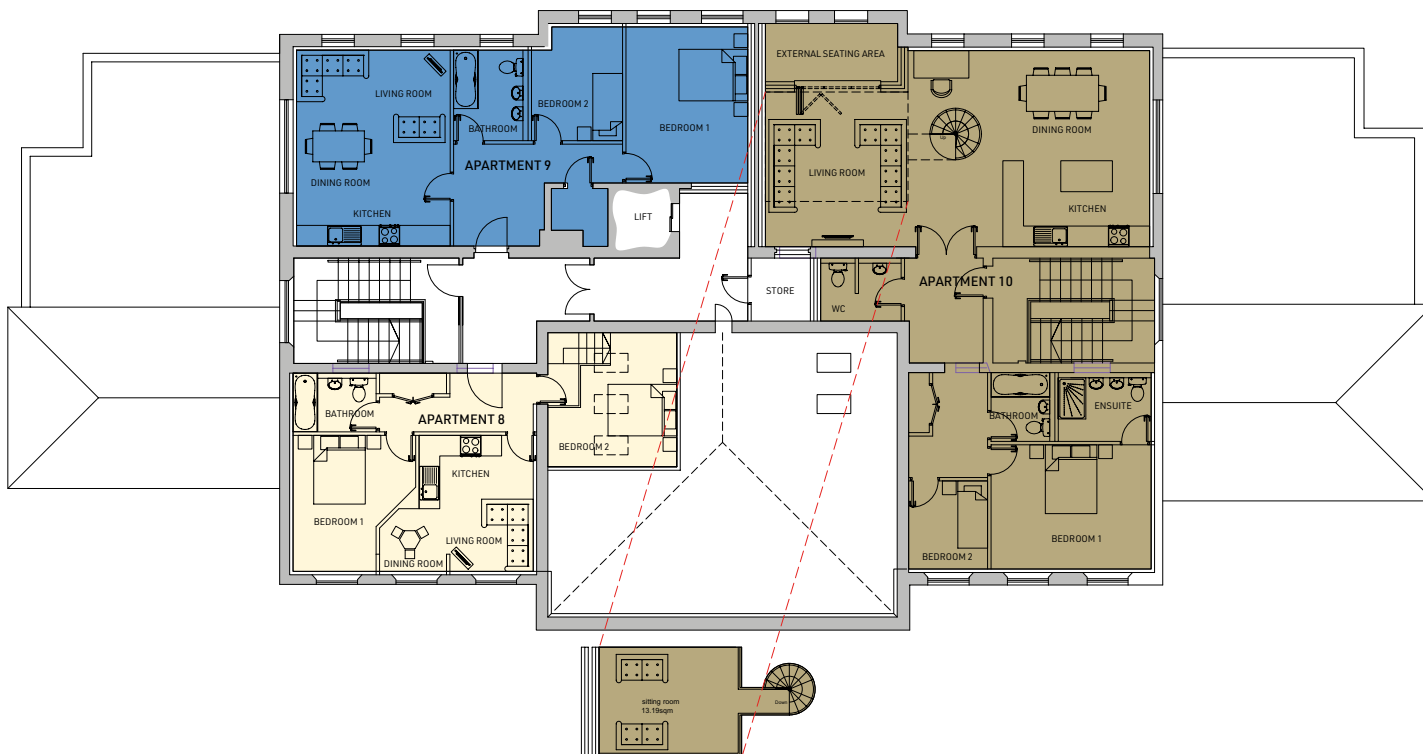
Enjoy the unique experience of living in a building of historical interest with these spacious, modern apartments.



Apartments 8-10

1-3 Bedrooms | First floor

FIRST FLOOR



Apartment 08	55.3sqm	595.2sqf
Apartment 09	70.1sqm	754.6sqf
Apartment 010	138.0sqm	1485.4sqm

The former school building and magistrates court features 10 generously assigned apartments ranging from one to three bedrooms. Each of the unique apartments enjoys a spacious, contemporary kitchen/dining room, with an additional living room available in selected properties. All have ample storage thanks to large cupboards, whilst a selection offer ensuite bedrooms in addition to the bathroom/shower room.

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Specifications

We pride ourselves on building exceptional homes that are designed for modern living, with the space, flexibility and choice to make your home your own.



Specifications

Make a house a home

At Primoris Homes, we pride ourselves on building homes we would want to live in ourselves. We believe it's the little touches that make a house a home and this is why our plots on Holbache Court include the following features:

- NHBC 10 year warranty
- Worcester Bosch Energy Efficient Gas Central Heating
- Choice of kitchen - with integrated oven/hob, dishwasher and fridge/freezer
- Choice of ceramic floor tiles / vinyl to kitchens and bathrooms
- Downlighters in kitchen ceilings
- Carpet to floor areas not covered in ceramics
- Contemporary white bathrooms with chrome fittings
- En-suite bathrooms to most master bedrooms
- UPVC fascias and soffits (new builds only)
- White panel internal doors with chrome ironmongery
- One parking space per property within the gated development
- Electric gates and intercom access to all homes
- Fire Alarms
- BT Fibre broadband to all homes
- All gardens are turfed
- Access lift available in apartment building

* At relevant stage and as specified for individual house types – ask for details.

** Available on some plots.

The specification of each house type may vary.
Please ask for more details on specific plots.



Help to buy

Are you a first time buyer?
Discover how you can get on the property
ladder with Help to Buy.



Help to buy

Open the door to buying your new home

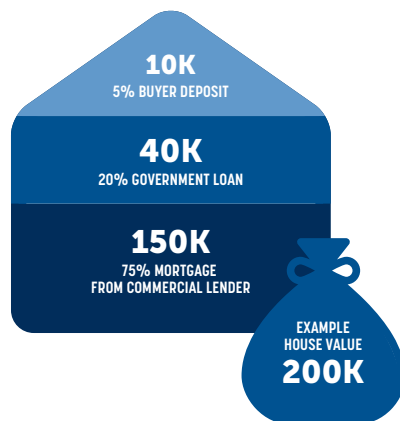
Help to Buy: Equity Loans

Help to Buy equity loans are available for both first time buyers and individuals looking to move in to a new build house. Buyers will need a deposit equating to 5% of the purchase price (available on homes up to £600,000.)

To qualify for the Scheme the applicants must not own an interest in any other dwelling in the UK and must be intending to purchase the property as their only and main residence.

HOW IT WORKS

- The government will lend you up to 20% of the value of your new property through an equity loan which is interest free for five years.
- You will only need a 5% deposit.
- This means you only need to secure a 75% mortgage from a bank or building society. It will need to be a capital and interest repayment mortgage.
- This scheme is available on house purchases up to the value of £600,000 in England.



There are no fees for the first five years of owning a house under this scheme. In the sixth year, a fee of 1.75% of the loan's value is charged. After this the fee will increase annually – worked out by a multiple of the Retail Price Index plus 1%. The fee is an interest payment on the equity loan and does not pay back any capital. Sub-letting your property is not allowed on this scheme.



Backed by
HM Government

Help to Buy: ISA

A Help to Buy: ISA is a government backed scheme to help first time buyers get on the property ladder. The government will boost your savings by 25% up to an amount of £3,000. The majority of banks and building societies are providing the ability to sign up to this scheme.

TO QUALIFY FOR A HELP TO BUY: ISA YOU MUST:

- Be aged 16 or over
- Have a valid National Insurance number
- Be a UK resident
- Be a first time buyer, and not own a property anywhere in the world
- Not have another active cash ISA in the same tax year: If you have opened a cash ISA this tax year, you can open a Help to Buy: ISA but will have to take additional steps.

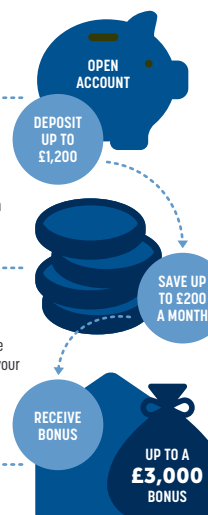
TO QUALIFY FOR THE GOVERNMENT BONUS, THE PROPERTY YOU ARE BUYING MUST:

- Be in the UK
- Have a purchase price of up to £250,000 (or up to £450,000 in London)
- Be the only home you will own
- Be where you intend on living
- Be purchased with a mortgage the value of £600,000 in England.

Choose a Help to Buy: ISA from a range of banks & building societies.

You need to have saved at least £1,600 in your Help to Buy: ISA before you can claim the minimum government bonus of £400

When you buy your first home your solicitors will apply for your government bonus, once you tell your bank or building society that you are closing your Help to Buy: ISA.



Customer should note this is for guidance only as this is a Government scheme, that may be subject to change.



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