



The Frith

Shrewsbury

Designed for life.
Built in Shropshire.



About Cornovii Homes

We are Cornovii Homes – a Shropshire based housing developer. We are dedicated to making Shropshire a great place to live, building homes in which people can thrive and from which they can enjoy the many benefits of the area.

**We build in Shropshire,
for the future of Shropshire.**

Our Values



Quality
We build homes for modern living



Service
Our service is comparable to the quality of our homes



Community
We provide fantastic homes in great locations



Sustainability
We build homes designed for the future

Sustainability

We build homes that people want to live in. Combining beautiful design with specifications and systems that are sustainable. Our fabric first approach to design and construction will optimise the thermal efficiency of homes, reducing carbon emissions and saving our customers money on energy bills.

All our homes developed on The Frith will be 31% more energy efficient than your typical new build and are built to Future Homes standards. All internal layouts are compliant with nationally described space standards.

Cornovii Homes is also committed to providing homes with added-energy saving features. Properties on The Frith are development to our Eco standard with features such as 'Smart' heating and lighting controls, with opportunities to remotely control heating, hot water and ventilation system via app-based controllers.

Finally, as part of a commitment to provide housing to suit future needs, we are fitting integrated Solar Photovoltaic (PV) panels as standard and additional capacity to install EV rapid-chargers (subject to OLEV grant) on all properties at The Frith.

To find out more about our long-term sustainability goals, please visit our website at cornoviihomes.co.uk

Built in Shropshire

At The Frith we have partnered with a reputable, local developer – Morris Properties. Like us, they have Shropshire at heart, and are dedicated to helping us construct quality, sophisticatedly designed, high specification homes that cater to the needs of our residents.

Working with our partners we are committed to supporting local job and training opportunities through the creation of apprenticeships and work placements. We actively look for opportunities to involve the community in the work we do, ensuring that our activities have a positive impact throughout Shropshire.



Welcome to The Frith

Frith Close is a vibrant development in Crowmoor, Shrewsbury, consisting of 2, 3 and 4 bedroomed detached and semi-detached homes with large gardens. The site of a former care home, Frith Close has been developed into a vibrant residential area to satisfy the aspirations of those looking for a home within the county town.



Exploring Shrewsbury

Shrewsbury is a beautiful medieval market town in Shropshire. Boasting stunning countryside views, historic landmarks and unspoilt architecture; Shrewsbury combines a strong heritage with today’s modern world.

For families, the town has a number of reputable schools, including Belvidere School, Crowmoor Primary School and Severndale Specialist Academy; all of which are in close proximity to our Frith Close development. With community and recreation in mind, the development is located by Monkmoor Recreation Ground, Dark Lane Park and Castlewalk Playground and has a strong Parish Council community.



Taking a stroll into town, Shrewsbury boasts a wide range of independent and chain restaurants, bars and retailers, as well as being home to the UK’s longest row of uninterrupted independent shops at Wyle Cop.

A perfect location for families, couples and those looking to retreat near the countryside to the countryside, Shrewsbury offers the perfect forever home location.



The Acton

- 2 bedrooms ■ Semi-detached
- Family bathroom ■ Integrated appliances

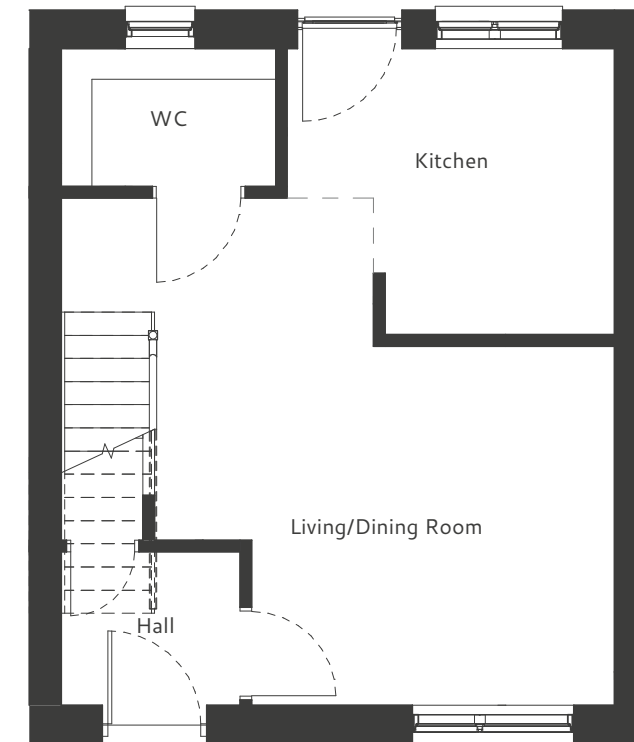


This immaculately designed 2-bedroom semi-detached home is the perfect home for first-time buyers, or those looking to downsize.

On the ground floor you'll find a large living/dining area – the perfect place to host, dine and relax. Towards the rear of the home is the kitchen, which boasts a modern and clean design. An integrated oven, hob and cooker hood, dishwasher and fridge/freezer provide added convenience. Finishing off the ground floor is a well-sized cloakroom.

On the first floor is a large master bedroom, with plenty of space for wardrobes and bedroom furniture. Across the hall is the family bathroom with a bath/shower fitting. The second bedroom is suited for a single bed or even a large home office. At the top of the landing, you'll also find a linen cupboard for added storage.

The Acton includes a turfed rear garden and parking at the front of the property. All Cornovii Homes come with LABC 10-year New Home Warranty as standard.



Ground Floor Plan

Living/Dining Room

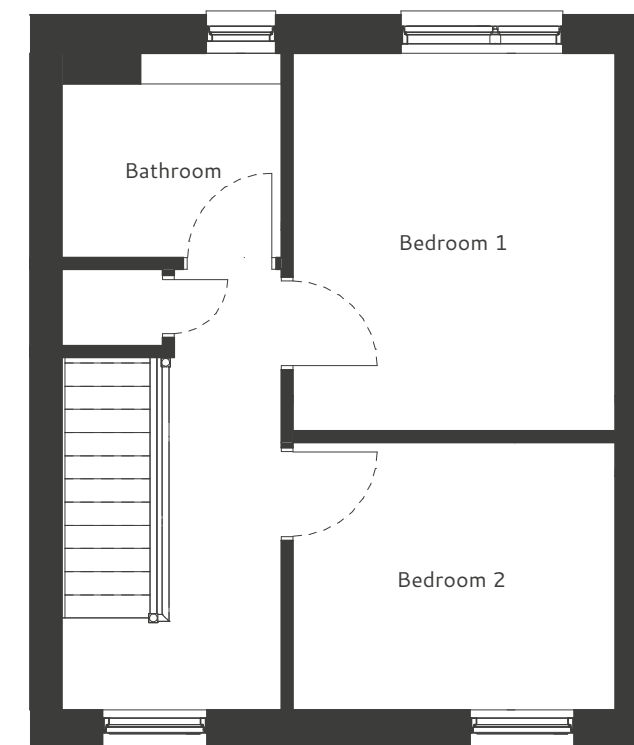
3.52 x 3.56m
(11'7" x 11'8")
+
3.35 x 2.14m
(11'0" x 7'0")

Kitchen

2.80 x 3.21m
(9'2" x 10'6")

WC

1.35 x 2.10m
(4'5" x 6'11")



First Floor Plan

Bedroom 1

3.7 x 3.16m
(12'2" x 10'4")

Bedroom 2

2.62 x 3.16m
(8'7" x 10'4")

Bathroom

2.00 x 2.15m
(6'7" x 7'1")

*The artist's impressions are for illustration purposes only and may not represent an individual property, external elevations may vary

The Severn

- 3 bedrooms ■ Semi-detached
- Family bathroom ■ Integrated appliances

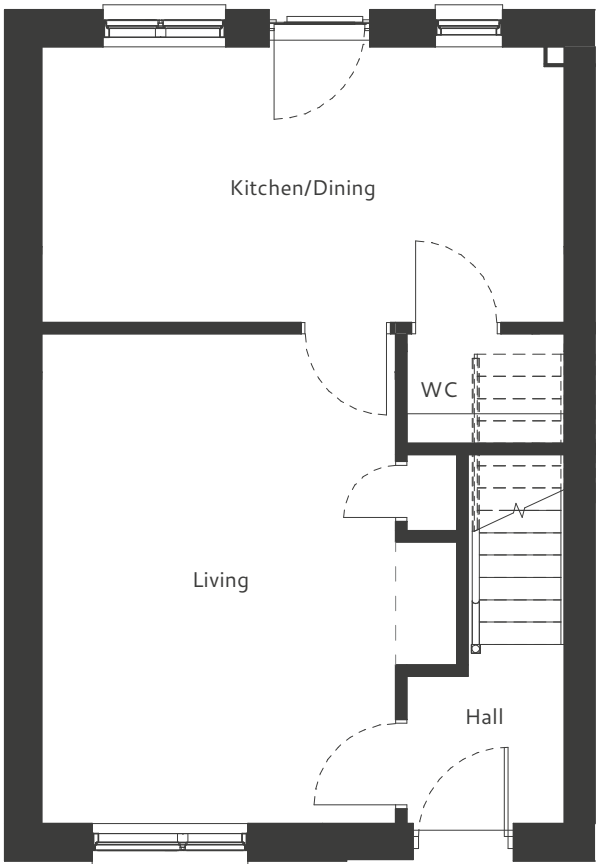


This modern, contemporary 3-bedroom semi-detached house is the perfect home for young families and couples, or individuals seeking more space.

Enter the large living area which includes a clever working-from-home zone. The kitchen/dining area comes with a range of A-rated, energy efficient appliances from Zanussi. The dining area is large enough to allow for dining room furniture. The kitchen includes a rear entrance door, leading to the turfed rear garden.

As you make your way to the first floor, you'll find a master bathroom with fitted wardrobes. Bedroom 2 is large enough for a double or single bedroom, whilst bedroom 3 is suitable for a single bedroom, or even an additional office space or nursery. The first floor is completed by a family bathroom with bath/shower fixture and additional storage with the linen closet.

The Severn includes parking at the front of the home. All Cornovii Homes come with LABC 10-year New Home Warranty as standard.

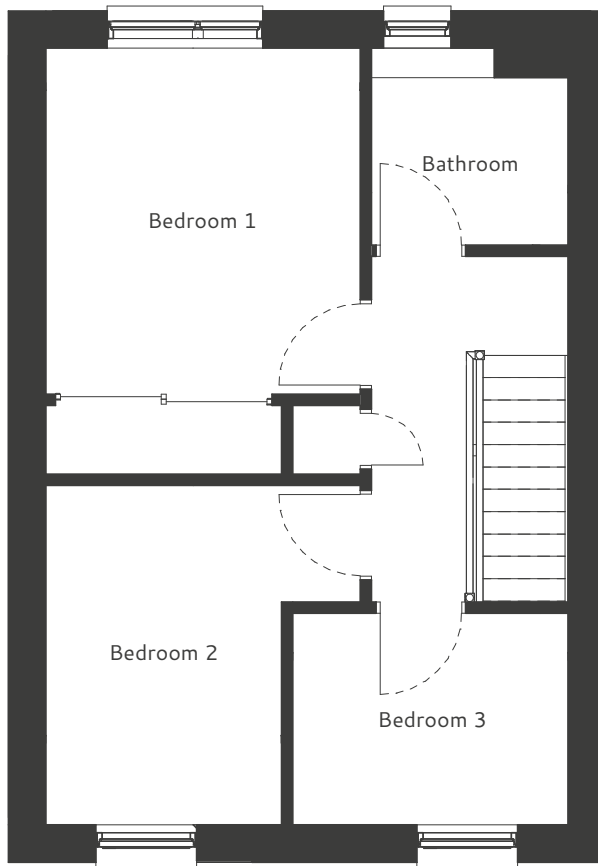


Ground Floor Plan

Living
4.98 x 3.59m
(16'4" x 11'10")

Kitchen/Dining
2.80 x 5.31m
(9'2" x 17'5")

WC
1.12 x 1.60m
(3'8" x 5'3")



First Floor Plan

Bedroom 1
3.52 x 3.19m
(11'7" x 10'6")

Bedroom 2
3.45 x 2.39m
(11'4" x 7'10")

Bedroom 3
2.15 x 2.80m
(7'1" x 9'2")

Bathroom
2.00 x 2.00m
(6'7" x 6'7")

*The artist's impressions are for illustration purposes only and may not represent an individual property, external elevations may vary

The Perry

- 3 bedrooms ■ Semi-detached
- Family bathroom ■ Integrated appliances



The Perry is the perfect home for first-time buyers, providing you with a wide range of features and appliances perfect for couples wanting extra space and growing families

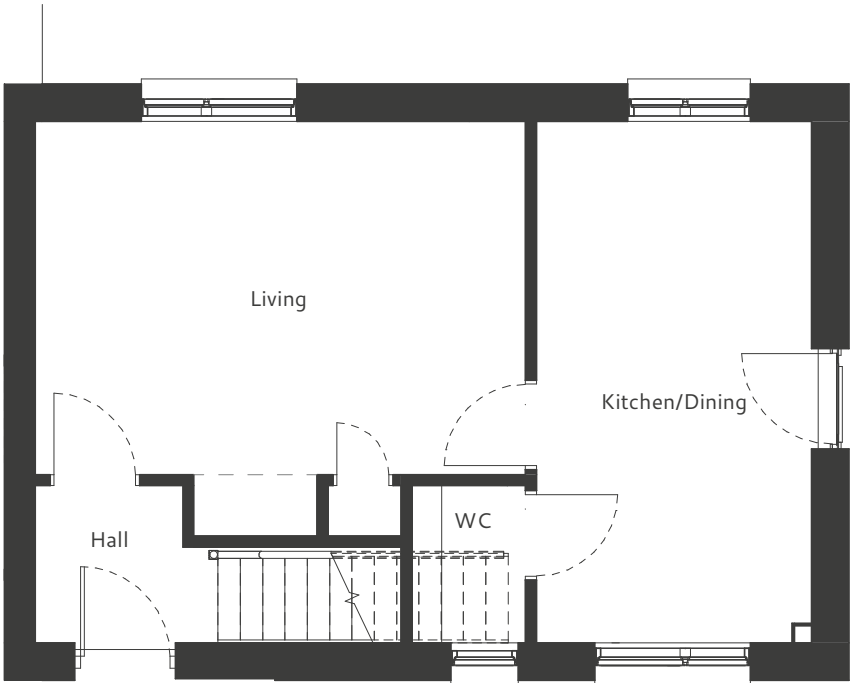
The living area includes a working area under the stairs for comfortable at-home working.

The dual aspect kitchen/dining area includes plenty of storage and workspace for prepping food. The kitchen comes with a range of A-rated, energy efficient appliances from Zanussi and a spacious dining area. The kitchen also includes side door access, leading to a turfed rear garden. A cloakroom and storage cupboard completes the ground floor.

On the first floor you'll find a large master bedroom, with fitted wardrobes providing plentiful space for a large bed and additional furniture. Bedroom 2 is also well sized, suitable for a double or single bedroom. Bedroom 3 provides great flexibility for a small bedroom or additional office.

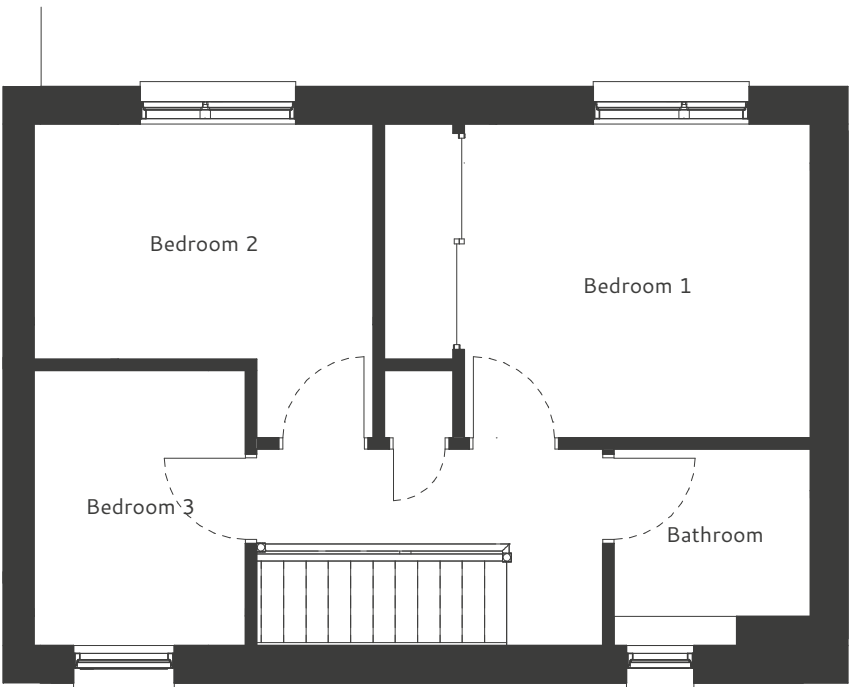
All three bedrooms share a family bathroom with bath/shower. A linen closet for additional storage completes the home.

The Perry includes parking at the front of the home.
All Cornovii Homes come with LABC 10-year New Home Warranty as standard.



Ground Floor Plan

- Living**
4.99 x 3.59m
(16'4" x 11'10")
- Kitchen/Dining**
2.80 x 5.31m
(9'2" x 17'5")
- WC**
1.15 x 1.60m
(3'9" x 5'3")



First Floor Plan

- Bedroom 1**
3.52 x 3.19m
(11'7" x 10'6")
- Bedroom 2**
3.45 x 2.39m
(11'4" x 7'10")
- Bedroom 3**
2.15 x 2.80m
(7'1" x 9'2")
- Bathroom**
2.00 x 2.00m
(6'7" x 6'7")

*The artist's impressions are for illustration purposes only and may not represent an individual property, external elevations may vary

The Atcham

- 4 bedrooms ■ Semi-detached
- Family bathroom ■ Integrated appliances



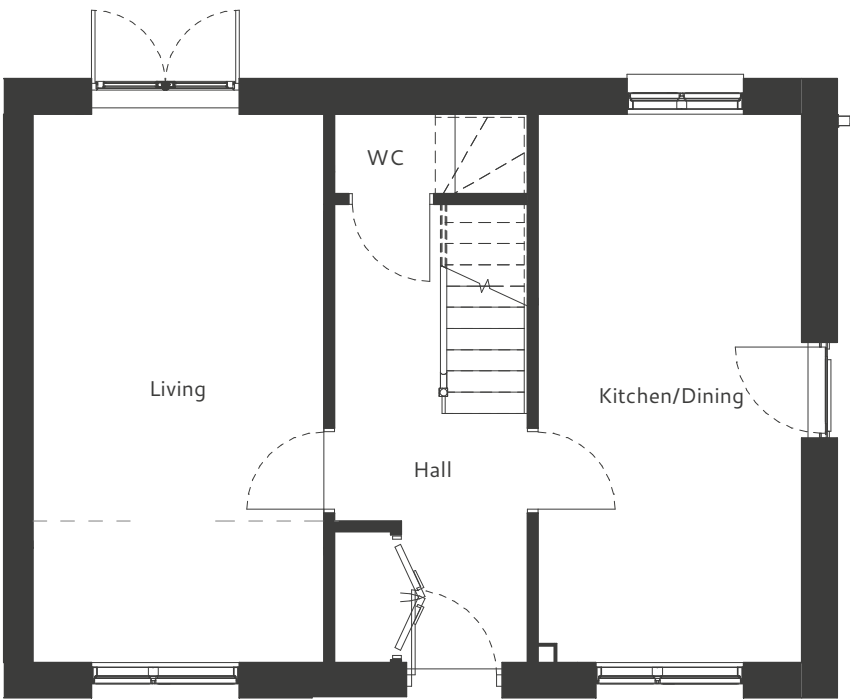
This contemporary 4-bedroom semi-detached home is perfect for established families. As you enter the home, the ground floor includes a large storage cupboard with entry on either side for the living room and kitchen/dining room.

The dual aspect living room runs the full length of the home and provides plenty of space for the whole family to relax and cleverly includes an area for those who work from home. French doors provide fantastic natural light into the room and lead to a well-sized turfed rear garden.

The kitchen offers a range of A-rated, energy efficient appliances from Zanussi and Bosch and a spacious dining area. A side door provides additional access to the property. A cloakroom at the rear of the home completes the ground floor.

Head upstairs to find a large master bedroom that features fitted wardrobes. Bedrooms 2, 3 and 4 are generously sized and have plenty of space for wardrobes and other bedroom furniture. A stylish master bathroom, with bath/shower fixture and additional storage closest finishes the home.

The Atcham includes parking to the front of the property. All Cornovii Homes come with LABC 10-year New Home Warranty as standard.

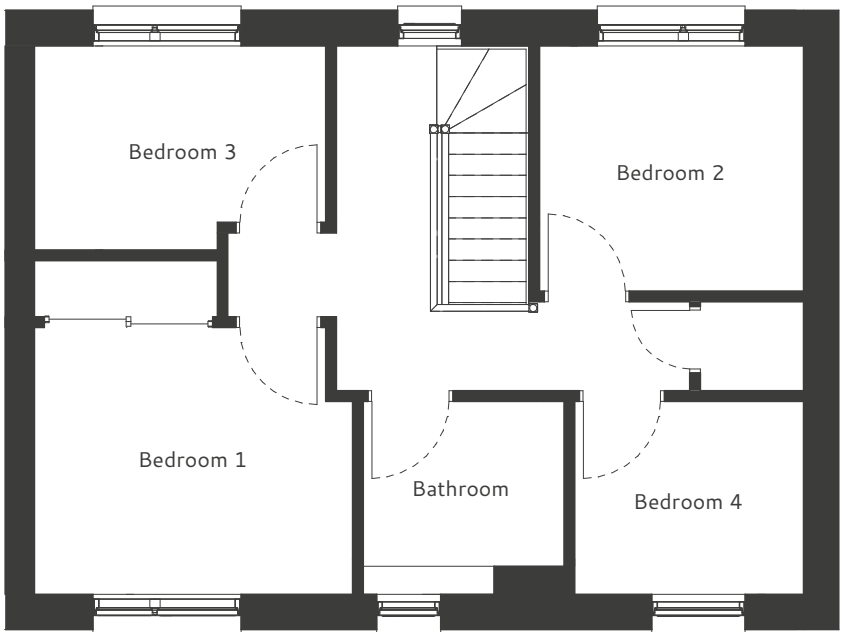


Ground Floor Plan

Living
3.12 x 5.87m
(10'3" x 19'3")

Kitchen/Dining
2.83 x 5.87m
(9'3" x 19'3")

WC
2.07 x 0.85m
(6'9" x 2'9")



First Floor Plan

Bedroom 1
3.41 x 2.86m
(11'2" x 9'4")

Bedroom 2
2.83 x 2.63m
(9'3" x 8'7")

Bedroom 3
3.12 x 2.19m
(10'3" x 7'2")

Bedroom 4
2.45 x 2.07m
(8'0" x 6'9")

Bathroom
2.15 x 2.07m
(7'1" x 6'9")

*The artist's impressions are for illustration purposes only and may not represent an individual property, external elevations may vary

The Haughmond

- 4 bedrooms ■ Semi-detached
- Family bathroom ■ Integrated appliances



This stylish 4-bedroom semi-detached house is perfect for families or those looking to upsize to a new, spacious home. As you enter the home, the ground floor boasts a large living room, with an adjoining home office for at-home working.

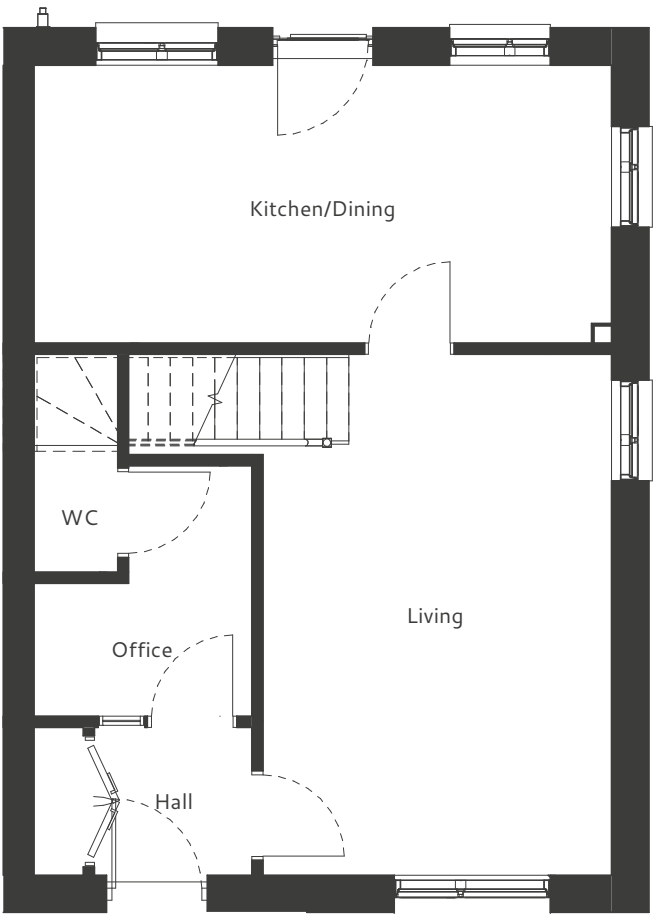
A large kitchen/dining runs along the width of the property, offering plentiful storage space and a dining area that allows for a large dining table and chairs.

The kitchen offers a range of A-rated, energy efficient appliances from Zanussi and Bosch. A rear door provides additional access to the property. A cloakroom at the rear of the home completes the ground floor.

Head to the master bedroom on the first floor which includes fitted wardrobes. Three further bedrooms make this an ideal home for a growing family.

The first floor is completed with a stylish bathroom with bath/shower fitting and linen closet for additional storage.

The Haughmond includes parking at the front of the property. All Cornovii Homes come with LABC 10-year New Home Warranty as standard.



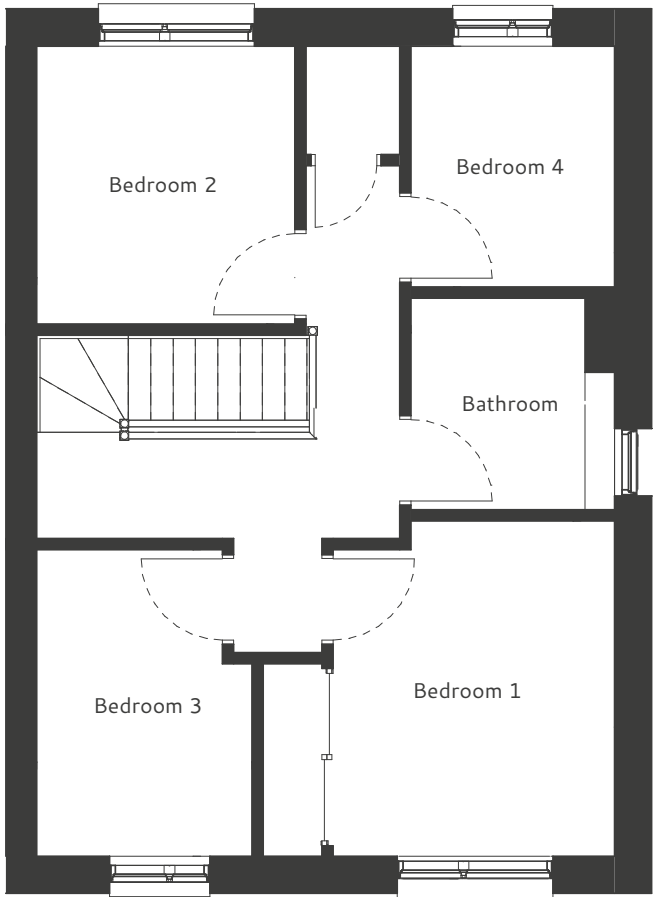
Ground Floor Plan

Living
5.29 x 3.54m
(17'4" x 11'8")

Kitchen/Dining
2.83 x 5.87m
(9'3" x 19'3")

WC
2.22 x 0.85m
(7'3" x 2'9")

Office
2.54 x 2.21m
(8'4" x 7'3")



First Floor Plan

Bedroom 1
3.4 x 2.86m
(11'2" x 9'4")

Bedroom 2
2.83 x 2.63m
(9'3" x 8'7")

Bedroom 3
3.11 x 2.19m
(10'3" x 7'2")

Bedroom 4
2.45 x 2.07m
(8'0" x 6'9")

Bathroom
2.15 x 2.07m
(7'1" x 6'9")

*The artist's impressions are for illustration purposes only and may not represent an individual property, external elevations may vary

The Wroxeter

- 4 bedrooms ■ Detached
- Family bathroom ■ Integrated appliances



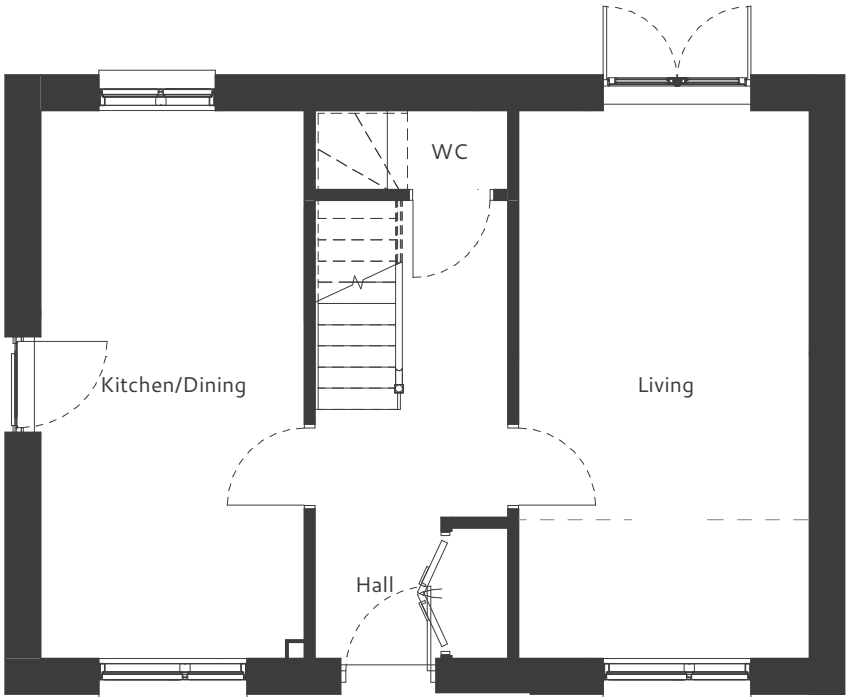
This stunning 4-bedroom detached property makes for the perfect family home.

The ground floor includes a large hallway, leading to the kitchen/dining area. Running the length of the home, the kitchen offers a range of A-rated, energy efficient appliances from Zanussi and Bosch.

The front of the home benefits from incredible natural lighting from the front windows, with additional natural light coming from the rear French double doors leading to the rear turfed garden. The large living room also includes a clever working from home space. A storage cupboard and cloakroom completes the ground floor.

Make your way up the stairs to the first floor. The master, bedroom 1, and bedroom 2 are both suited for double bedrooms and accompanying furniture. Bedrooms 3 and 4 are suitable for single bedrooms or even an additional home office. The first floor shares a luxurious family bathroom with bath/shower fitting. A storage cupboard completes the home.

The Wroxeter includes parking at the front of the home.
All Cornovii Homes come with LABC 10-year New Home Warranty as standard.

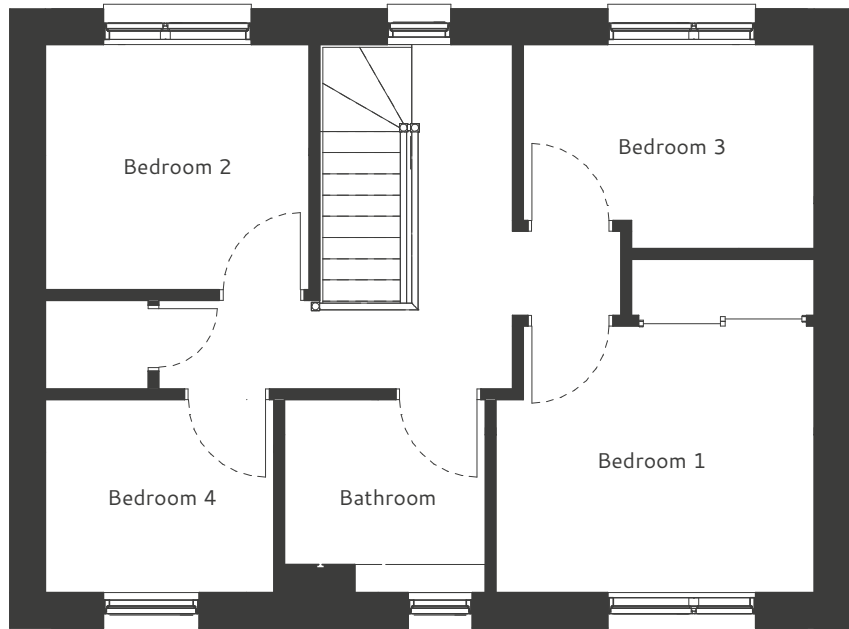


Ground Floor Plan

Living
3.11 x 5.87m
(10'3" x 19'3")

Kitchen/Dining
2.83 x 5.87m
(9'3" x 19'3")

WC
2.07 x 0.85m
(6'9" x 2'9")



First Floor Plan

Bedroom 1
3.4 x 2.86m
(11'2" x 9'4")

Bedroom 2
2.83 x 2.63m
(9'3" x 8'7")

Bedroom 3
3.11 x 2.19m
(10'3" x 7'2")

Bedroom 4
2.45 x 2.07m
(8'0" x 6'9")

Bathroom
2.15 x 2.07m
(7'1" x 6'9")

*The artist's impressions are for illustration purposes only and may not represent an individual property, external elevations may vary

The Cornovii Buying Process

1. Explore our developments

We have developments located throughout Shropshire. Explore our developments to learn more about the communities in which we build and how they best suit your home and work life.

2. Find your Cornovii Home

Our developments include a range of 2, 3 and 4 bedroomed detached and semi-detached homes. No matter your budget or family size, we have the perfect home for you, situated in a stunning development.

3. Reserve your perfect plot

Once you have found your desired plot within your dream development, you can reserve it through our sales team. Our specialists will talk you through your requirements and the reservation process and, where possible, will welcome you to the development site to make sure you're happy before you commit.

4. Appoint an IFA and Solicitor

Once your plot is secured, it's time to appoint an Independent Financial Advisor (IFA) to help you understand your affordability, and a Solicitor to act on your behalf legally. If you do not currently have an IFA or Solicitor, we can put you in touch with our trusted partners.

5. Obtain your mortgage

Once you have secured your IFA, they will work hard on your behalf to find the best mortgage offer for you. If you are going down the route of Help to Buy to purchase your home, they will talk you through the process and make the necessary contact to secure your government loan.



6. Make your house a home

It's the little details that really make a house a home. Our sales team will work with you to personalise your home with a selection of carpets, tiles and finishes available for you to choose from, depending on the specification of your home and subject to stage of build.

7. Home tour

As we get closer to the completion of your home and contracts, we will invite you to view your Cornovii Home. We'll give you a tour of the build so far, give you an update on the work completed so far, and ensure you are completely satisfied with your home ahead of exchange.

8. Exchange of contracts

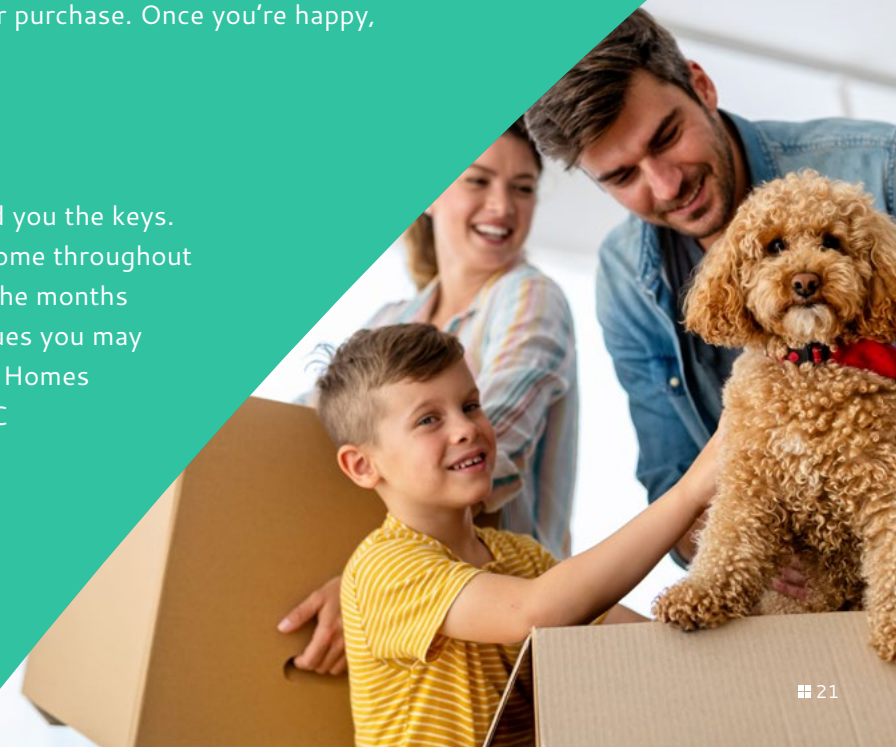
Once we have worked with your Solicitor, we will exchange contracts. Upon successful exchange, we will also confirm a completion date for you. Your Cornovii Home is nearly ready for you to move into!

9. Move in with peace of mind

The big day is here – moving day! We will hand you the keys to your new dream home and will go over any information you need on the appliances, etc within your home and will only leave once we're sure you are completely satisfied with your purchase. Once you're happy, we will leave you to unpack!

10. After sales care

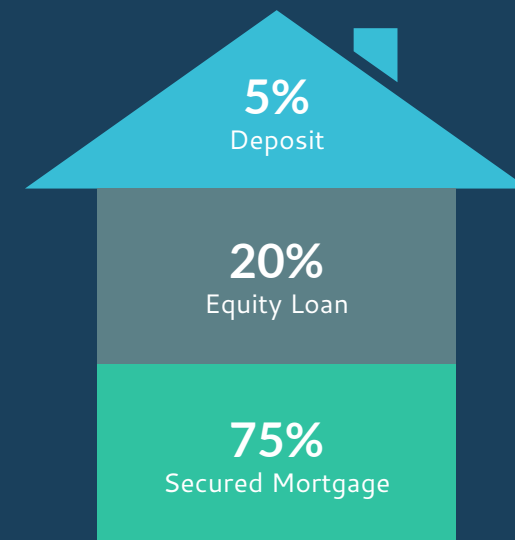
Our service doesn't end once we hand you the keys. In addition to quality checking your home throughout the process, we'll be on hand during the months that follow to assist you with any issues you may experience. What's more, all Cornovii Homes properties come with a 10-year LABC structural warranty.



Help to Buy

What is Help to Buy?

Help to Buy is a government funded scheme to assist UK residents with purchasing their own, new-build home. If you are unable to fund a large percental deposit, the Help to Buy Scheme can make purchasing your own home more affordable through a 20% equity loan granted by the government.



How Does it Work?

Through the scheme, you will be granted an equity loan which is 20% of the value of the home you wish to purchase. You will be required to provide a deposit of 5% or more, and your secured mortgage will make up the rest of the sale of your property.

To find out more about Help to Buy, and if you are eligible to help you purchase with Cornovii Homes, contact our friendly team at:
hello@cornoviidevelopments.co.uk

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER DEBT SECURED ON IT.

*Please note your interest fee will rise each April by the Retail Price Index (RPI), plus 1%, until you repay your loan in full.

LABC New Home Warranty

Cornovii Homes are proud to partner with Local Authority Building Control (LABC).

All properties from Cornovii Homes come with an LABC New Home Warranty, providing you with a 10-year guarantee on the structural integrity of your home. This also provide our buyers with peace of mind that their home has been built to the highest standard.

All policies from LABC are underwritten by 'A' rated global insurers, meaning the homes of our buyers are protected. Purchasing a home with an LABC New Home Warranty can also provide your mortgage provider peace of mind, helping you secure the finance you need more easily.

In working with LABC, Cornovii Homes are also registered for the Consumer Code for Home Builders, providing further protection for our buyers. The LABC New Home Warranty is broken down as follows;

Defects Insurance Period

Covering the first 2 years following your purchase, Cornovii Homes will resolve any snags or defects (which will comply with LABC Warranty policy). These fixes can include any structural problems that may arise as a result of poor materials or workmanship, but we strive to work with some of the most reputable tradesman and companies within the county. This period does not cover buyers for any general wear and tear that naturally occurs within the home.

Structural Insurance Period

Covering the remaining 8 years of the policy, any claims required should be directed to the LABC Warranty team, who will assess the validity of your claim and will act accordingly.

During your home tour and exchange of your keys, we will run through how to get the most from your home and ensure any previous snags or defects have been resolved. We will also ensure you are comfortable with how to use your heating, boiler, etc and will give you helpful advice on how to 'run' your home.





cornoviihomes.co.uk

hello@cornoviihomes.co.uk
Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

Find us on...

[f/cornoviihomes](#) | [@cornoviihomes](#)