



Designed for life.  
Built in Shropshire.





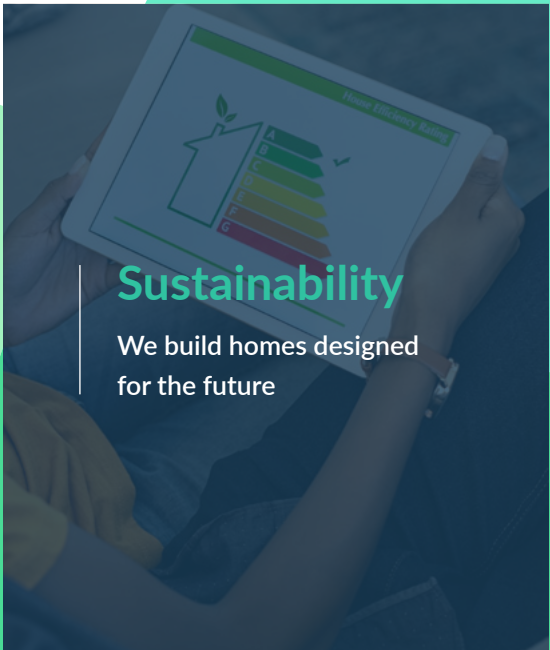
## About Cornovii Homes

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



## 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. Our homes are on average 20% more efficient than your typical new build.

Our homes are developed with one of our three building specifications: Eco, EcoSmart and Carbon Neutral. Eco is the standard specification on our properties, but all of our specifications are designed to make our homes as energy efficient as possible.

Cornovii Homes is also committed, via the Eco-Smart and Carbon Neutral specifications, to providing homes with added energy-saving features such as 'Smart' heating and lighting controls, energy monitoring devices, with opportunities to remotely control heating, hot water and ventilation systems via app-based controllers.

Finally, as part of a commitment to provide housing to suit future needs, Cornovii Homes will be provided with the capacity to install Solar Photovoltaic (PV) panels and Electric Vehicle (EV) charging points (subject to end-user access to Office of Low Emission Vehicles grant for EV chargers).

## Built in Shropshire

We partner with Shropshire-based businesses and contractors. 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.







## The Frith

The Frith is a vibrant development in Crowmoor, Shrewsbury, consisting of 2, 3 and 4 bedroomed detached and semi-detached homes. The site of a former care home, The Frith 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 The Frith 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 to the countryside, Shrewsbury offers the perfect forever home location.





## Overton Road

Set on the edge of the popular village of St Martins on a former school site, we are looking to develop this brownfield site to deliver a range of beautiful, modern homes that are sympathetic to their surroundings.



### Exploring St Martins

St Martins is a beautiful village, nestled north of the market town of Oswestry. St Martins is the perfect location for those who want to live amongst nature and Shropshire countryside, with Ifton Meadows, Prices Dingle and Chirk Aqueduct amongst some of the natural beauty's residents can enjoy.

The village itself has all the amenities you would hope to find within your local area, with a number of independent and chain retailers, bar and restaurants and local services including supermarkets and Post Office. Close by are also a number of schools and colleges, including Moreton Hall, Rhyn Park School and Ellesmere College.

With Oswestry just a short drive away, the area is perfect for families with the Park Hall – The Countryside Experience, Whittington Castle and Shropshire Sculpture Park offering plenty to keep everyone entertained. For the perfect day out, St Martins is also just a 40-minute drive from the medieval town of Shrewsbury or head to the renowned Lion Quays Luxury Hotel & Spa for a pamper day.







## Ellesmere Wharf

Our Ellesmere Wharf development is a selection of detached and semi-detached 2, 3 and 4 bedroomed homes. Our 2-bedroom homes are ideal for local first-time buyers.

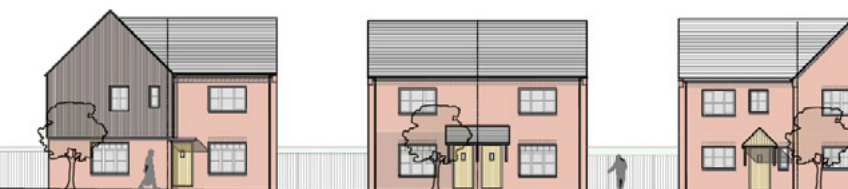
The development benefits from easy access to the wide range of amenities on offer in the town of Ellesmere, and residents will benefit from direct access to the canal tow path, located close to the development.

### Exploring Ellesmere

Ellesmere is the perfect location for those looking for a place to rest, relax and take a breath from the bustle of everyday life. From gazing at the beautiful views to enjoying a spot of fishing or a trip on the canal, Ellesmere is the perfect combination of nature and modern day living.

For families, the area has fantastic schools and colleges, including Lakelands Academy, Welshampton Primary School and Ellesmere College. At the weekends, residents can take in all the stunning sights Ellesmere has to offer, such as the Meres, Balmoral Gadlas Park and Wood Lane Nature Reserve. In the town, spend weekends browsing the wide selection of independent and retail stores, or grab a bite to eat at one of the many eateries and restaurants. With major cities including Birmingham, Manchester and Liverpool just a couple of hours drive or train away, Ellesmere offers fantastic connections for exciting days out.

The town is also home to a number of exciting festivals throughout the year, bringing locals and visitors together to enjoy events including the Rotary Regatta, Food and Drink Festival and Carnival, to name a few, for summers that will provide memories that last a lifetime.





# 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.

## 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 in to!

## 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.





## LABC Warranty

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

All properties from Cornovii Homes come with an LABC structural warranty, providing you with a 10-year guarantee on the structural integrity of your home. This also provides 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 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 10-year warranty is broken down as follows;

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### Defects Insurance Period

Covering the first 2 years following your purchase, Cornovii Homes will resolve any snags or defects (which do not 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 tradesmen 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.

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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.





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