



St. Marks Mews  
Connah's Quay

Cwrt Sant Marc  
Cei Connah

Church Hill, Connah's Quay, Flintshire CH5 4AH

Ten brand new 3-bedroom homes within a gated development

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# Connah's Quay



Connah's Quay is situated along the picturesque banks of the River Dee estuary lying some 6 miles from Chester and the English border, with Chester City Centre being approximately 8 miles by car. Connah's Quay is the largest town in Flintshire, North Wales with a population of approximately 23,000 people.



Connah's Quay is an ideal commuting town. The town is located between the North Wales coastal road, A548 and the A55 bypass running across North Wales, from Chester to the Anglesey port town of Holyhead. Furthermore, the North Wales Coastline Railway runs through Connah's Quay served by Shotton Railway Station and providing links with Chester, Deeside, Merseyside and the towns of North Wales.



Business in the town is generally more localised. However, in neighbouring Deeside, the area is home to major "blue collar" employers including: Connah's Quay Power Station, Tata Steelworks, Toyota and the headquarters and depots for Iceland Food Chain. Slightly further afield, is the commercial city of Chester, Hawarden Airport and the numerous large scale international industries located throughout Queensferry, Stanlow and Wrexham and on the Wirral in nearby Ellesmere Port and Port Sunlight.

The housing in Connah's Quay is mainly smaller 2-bedroom traditional private houses or more recent 20 to 40 year old 3 bedroom private houses. As with many areas, due to the difficulties often encountered by younger buyers securing mortgages, the rental market provides a suitable alternative for younger couples and families wishing to stay within their home town.

For interest and leisure, the area is on Route 5 of the national cycling route, is often home to the annual GB Rally Stages and has many countryside visitor attractions including its own protected Motte-and-Bailey & Medieval "Ewloe Castle" situated within the protected country park of Wepre Park.

## In and around Connah's Quay

**St. Mark's Church, Connah's Quay** is in the town of Connah's Quay, Flintshire. It is an active Anglian church in the deanery of Hawarden, the archdeaconry of Wrexham and the diocese of St. Asaph. The church is the parish church for Connah's Quay and the mother church of St. David's Church, Connah's Quay. It is designated as a Grade II listed building.

St. Mark's was built in 1836-37 to a design by John Lloyd. The church then consisted of a nave with a small apse and a tower at the west end. Between 1876 and 1878 the Chester architect John Douglas added the chancel and refitted the church. The choir vestry was built in 1933 with stone from the former Kelsterton Brewery. The lych gates had been built in 1917 but in 1974-75 they were moved towards the church when a lay-by was constructed. At this time a memorial garden was laid out and gravestones were moved. It is believed that the clock by J. Benson of London was installed in 1837. This was repaired and refurbished in 1991. The bells which had been donated in 1891 were removed in the 1990s because they had become unsafe.

**Coleg Cambria Deeside** has an excellent skills reputation and is home to the new Deeside Sixth and University Centre.

The award-winning Engineering Centre of Excellence is one of the best engineering training facilities in the UK and the recently opened University Centre features world-class facilities to support degree level students.

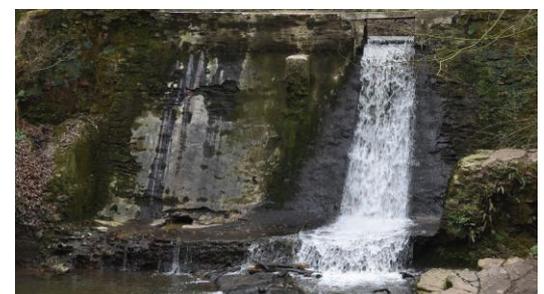
The sports facilities are some of the best in the region and include Deeside Stadium, North Wales Indoor Athletic Centre and Lifestyle Fitness gym. Commercial facilities include the industry standard salon and professional training restaurant Y Celstryn.

Toybox Nursery is also available on site for students and community use and has recently been rated 'excellent' by Estyn.

**Deeside Leisure Centre** is a sports centre located in Queensferry, Flintshire. It's facilities include Deeside Ice Rink, an Olympic sized inline hockey rink, badminton courts and squash courts. The ice rink is the National Centre for Ice Sports in Wales and is home to the ice hockey teams the Deeside Dragons, the Flintshire Phantoms and the Deeside Demons. It was used as a temporary home by the Manchester Phoenix during the 2006-07 EHL season while the Altrincham Ice Dome was being constructed.

Afon Spa at the Leisure Centre is the destination to escape stress, discover tranquillity and restore calm. Afon Spa creates an unforgettable experience, whether you visit on your own or with friends.

**Wepre Park** is an ancient woodland rich in wildlife and history. It is a greatly valued green space for the residents of Connah's Quay, and used by over 200,000 visitors from across the region annually. It's 160 acres are cared for on a daily basis by Flintshire Countryside Service so that everyone can enjoy its fascinating history, geology and wildlife, but as you would expect with any historic landscapes, there are lots more interesting corners to explore!



## The Property



St. Marks Mews is an exclusive gated development of ten, 3-bedroom houses located just off Church Hill, opposite the historic Grade II listed St. Marks Church, in the leafy pleasant outskirts of Connah's Quay.

Being a Gated Development there is an immediate sense of privacy. The properties are accessed from a short private road leading through a gated entrance.

The interior benefits from a well planned design layout and suitable for local market demand, complemented by energy efficient gas central heating and UPVC double glazing throughout. UPVC, rainwater goods, soffits and fascias ensure low maintenance.

On the ground floor the accommodation comprises: entrance hallway with a staircase leading to the first floor and a downstairs WC/cloaks. The kitchen is located at the front of the property and is fitted with contemporary units with stainless-steel sink unit, contrasting worktop surfaces, cooker hob, oven/grill and extractor fan is provided as well as an integrated fridge/freezer. Plumbing and space will be provided for a washing machine. The kitchen incorporates a dining area. A separate lounge is located to the rear of the house, with double opening, glazed doors leading out onto the rear garden.

On the first floor there are 3 bedrooms, a fully fitted bathroom including bath and shower and part wall tiling.

Externally the gardens will be prepared for turf with timber fencing, with mature trees providing dense foliage during the summer months. Each house is provided with two car parking spaces, a private driveway in front of each house and an additional allocated car parking space within the grounds of the development.

# Site Plan and Specification Summary



The following specification shall be provided to each property:

## External

- Double glazed opening windows and lounge patio French door finished in white. Composite pre-finished front door.
- Gutters, downspouts, soffits.

## Communal Grounds

- Gated entrance.

## Private Gardens

- Bin store located to the front of the property.
- Private surface driveway.
- Additional allocated car parking space.
- Planted areas to the front.
- Rear garden area with enclosed timber fencing.

## Kitchens

- Contemporary fitted kitchen units.
- Inset stainless steel sink unit.
- Built-in oven, hob and extractor hood unit.
- Integrated fridge/freezer.

## Decoration

- Walls and ceilings to be painted with matching woodwork.
- Brushed chrome ironmongery.

## Bathroom

- Modern white bathroom suites.
- Complementary wall full height wall tiling around bath.
- Shower fitments over bath with screen.

## Electrical

- Mechanical extraction system in bathrooms and kitchen.
- LED flush ceiling down lighters in kitchen and bathroom.
- Pendant light fittings to hall, lounge, landing and bedrooms.

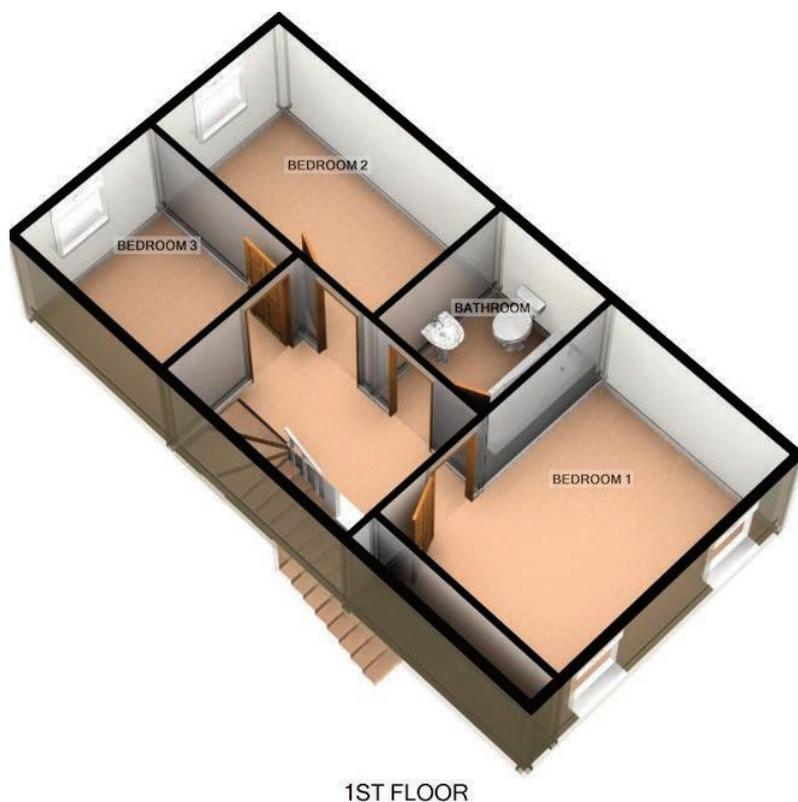
## Heating

- Energy efficient gas central heating.

## Fire Protection Sprinkler System

- Fire Protection Water Sprinkler installed throughout each house.

## Floor Plans



## Purchase Terms

### Reservation Process

- A reservation Fee of £500 is required.
- The Reservation Fee is to be paid to the Buyers Solicitor with instructions for this to be transferred to the Developers solicitor.
- A Reservation Form approved will be required, which is in compliance with Best Practice Legislation and standards adopted by Premier Guarantee.

### Purchase Process

- Developers solicitors provide a full contract pack requesting contracts be exchanged within 28 days of the date the documents were issued.

## Additional Information

### Newbuild Warranty

- Each property is sold with the benefit of a 2-year Warranty by Lingar Homes followed by a further 8 years by Premier Guarantee.

### Tenure

- FREEHOLD.

### Estate Charge

- Buyers will have a joint liability to maintain the private road in front of the properties.
- Each home-owner will have an equal 1/10 share in an Estate Management company to make the long-term provision to repair and maintain the road.
- At this stage, we estimate a cost of circa £100 to £150 p.a. should be allocated, however this can be set and decided by a joint majority of the property owners.



## Disclaimers

**Image Disclaimer:** The CGI images are for illustrative purposes only. Decorative finished, fixtures, fittings and furnishings shown do not represent the current state of the property and are for display purposes.

**Floor Plan Disclaimer:** The floor plans are for illustrative purposes only. Decorative finished, fixtures, fittings and furnishings shown do not represent the current state of the property. Furniture is not included in the sale. Measurements are approximate. The illustrations are not to scale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from the Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. There may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

**All measurements are approximate.**

**MISREPRESENTATION ACT 1967:** The property details have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the details is hereby excluded.



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