



# FOXFIELD

OFF FAGL LANE, HOPE, WREXHAM LL12 9RB

A SMALL, SELECT  
DEVELOPMENT OF 4 AND 5  
BEDROOM FAMILY HOMES



**GOWER**  
HOMES

In  
Partnership with  
Estate Agency

*Wingetts*

# FOXFIELD

OFF FAGL LANE, HOPE, WREXHAM LL12 9RB

Foxfield is a small development of four and five bedroomed homes in the popular village of Hope, in Flintshire. With 5 different house types to choose from you are sure to find the perfect home for you and your family.

Foxfield is situated in a semi-rural location overlooking Hope Mountain in the pretty village of Hope. As tranquil as Hope is, it does have all the local amenities a family could want; a village convenience store, pub, post office, medical centre, an excellent primary school and the highly successful Castell Alun High School, rated as one of the top schools in North Wales, all within walking distance. There is an ancient church at one end of the village and historical castle ruins at the other end with the beautiful Alyn River meandering through.

Foxfield has the best of both worlds and is just a 15 minute drive from the historic city of Chester with its first class shops, bars and restaurants and only a 12 minute drive from the popular market town of Mold.

There are regular direct bus routes to Mold, and Wrexham. Hope is well served by rail lines also with the railway station just 0.4 miles from Foxfield with direct routes to Wrexham, Biston and the Wirral, with one change for Chester. There is also very easy access via the A483 to M53, M56 and M6 to the major cities in the North West and two international airports at Liverpool and Manchester.

Wrexham also is another great option with a variety of High Street shops, cinema, bars, restaurants, horse racing at Bangor-on-Dee and of course home to the now famous Wrexham Football Club.

Other places of interest are Erddig Hall, Chirk Castle, the Historical Town of Llangollen, Loggerheads & Moel Famau Country Park in Area of Outstanding Natural Beauty (AONB) and slightly further afield Snowdonia is about 40 minutes away.

## GOWER HOMES

In  
Partnership with  
Estate Agency

## Wingetts

### MAINTENANCE

A Management company will be set up to ensure the smooth running of:

- The area of open space, tree and ecological management
- The long term maintenance of the private drives, surface water drainage and ecological enhancements.

Each of the home owners will have a share in the Foxfield (Hope) Management Company. Once the last property is sold, the owners will control the Management company, which will be administered by the schemes managing agents.

The initial service charge has been estimated at approximately £650.00 per property, per year.

**Gower Homes Ltd** are Wrexham based LABC registered house builders and have built over 950 houses in north east Wales for over 35 years, since 1989. We are a local family business that has established a reputation for providing good quality homes offering excellent value for money and have a strong local following with many of our purchasers having bought from us more than once.

Gower Homes has always had a policy of employing local labour with the majority of our staff, subcontractors, suppliers and consultants located within a ten mile radius of Wrexham. Our continuity of employment and strong management ensures built in quality in all of our homes which has again been recognized by the LABC 2015, 2017, 2018, 2019, 2022 & 2023 Awards for our recently completed developments, Greenbank Court, Westminster Rise, The Sidings, Burton Rise, Walnut Court Rhosddu, St Johns Mews Brymbo, Packsaddle Bank Pentrebychan and Willow Court Ruabon.

## OTHER DEVELOPMENTS

KEEP AN EYE OUT FOR OUR OTHER DEVELOPMENT COMING SOON AT LLANGOLLEN.

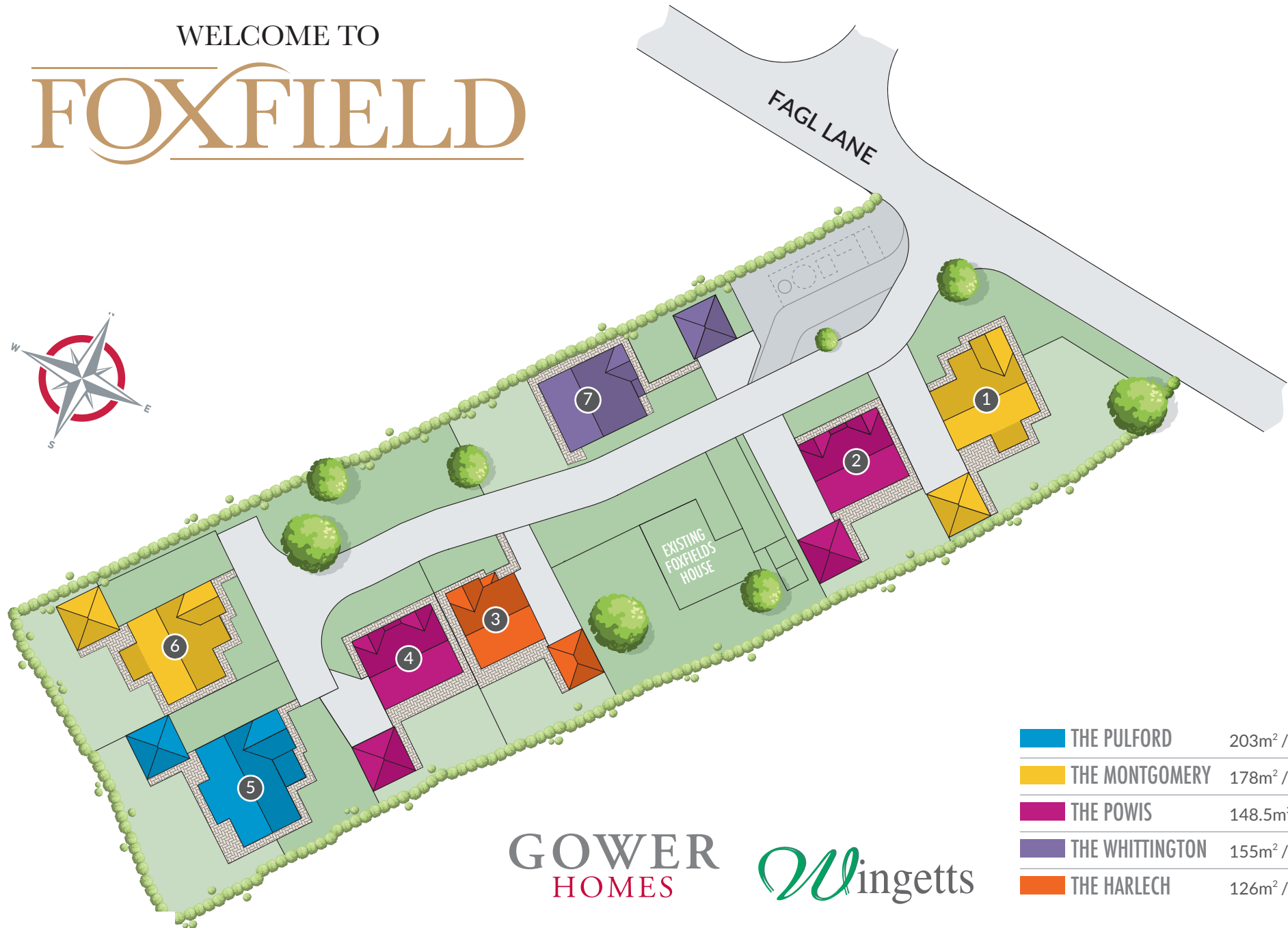







## GOWER HOMES

Gower Homes a local name that you can trust, who have never sold lease hold houses  
**ALWAYS FREEHOLD.**

Consistently building houses in Wrexham for over 35 years

WELCOME TO  
**FOXFIELD**



	THE PULFORD	203m <sup>2</sup> / 2183ft <sup>2</sup>
	THE MONTGOMERY	178m <sup>2</sup> / 1918ft <sup>2</sup>
	THE POWIS	148.5m <sup>2</sup> / 1598ft <sup>2</sup>
	THE WHITTINGTON	155m <sup>2</sup> / 1671ft <sup>2</sup>
	THE HARLECH	126m <sup>2</sup> / 1359ft <sup>2</sup>

**GOWER**  
 HOMES

*W*ingetts

# THE PULFORD

## FIVE BEDROOM HOME WITH DOUBLE GARAGE

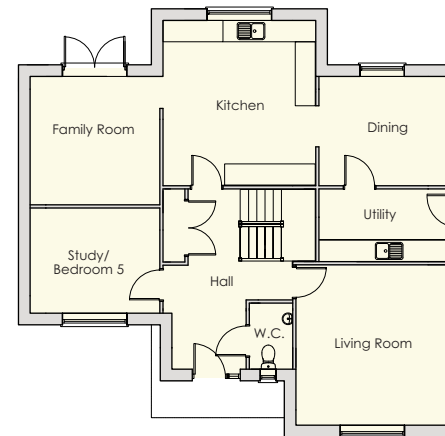
The five bedroomed Pulford is a new addition to our range of family houses. The main features are a thirty-seven-foot-long entertaining area comprising kitchen, dining and family areas, five double bedrooms, two ensuites plus a dressing room off the main bedroom. Plus, a spacious double garage.



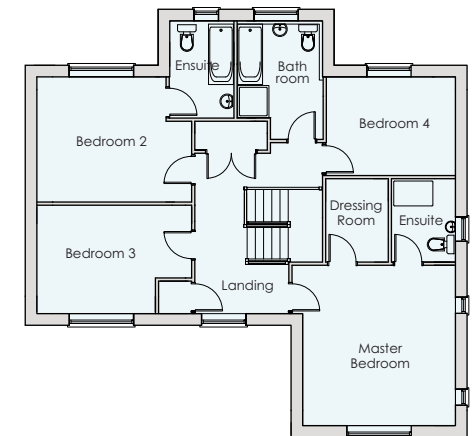
ROOM SIZES	Metric	Imperial
Lounge	4.40m x 4.20m	15'5" x 13'9"
Kitchen	4.55m x 4.30m	15'0" x 14'1"
Dining	3.55m x 3.00m	11'8" x 9'10"
Family	3.55m x 3.50m	11'7" x 11'6"
Kitchen/Family /Dining combined	11.5m Long	37'9" Long
Study / Bed 5	3.55m x 2.85m	11'8" x 9'4"
Bedroom 1	4.40m x 4.20m	14'5" x 13'9"
Bedroom 2	4.20m x 3.40m	13'9" x 11'2"
Bedroom 3	4.25m x 2.95m	13'11" x 9'8"
Bedroom 4	3.55m x 2.70m	11'8" x 8'10"



FIVE BEDROOM HOME WITH DOUBLE GARAGE



GROUND FLOOR



FIRST FLOOR

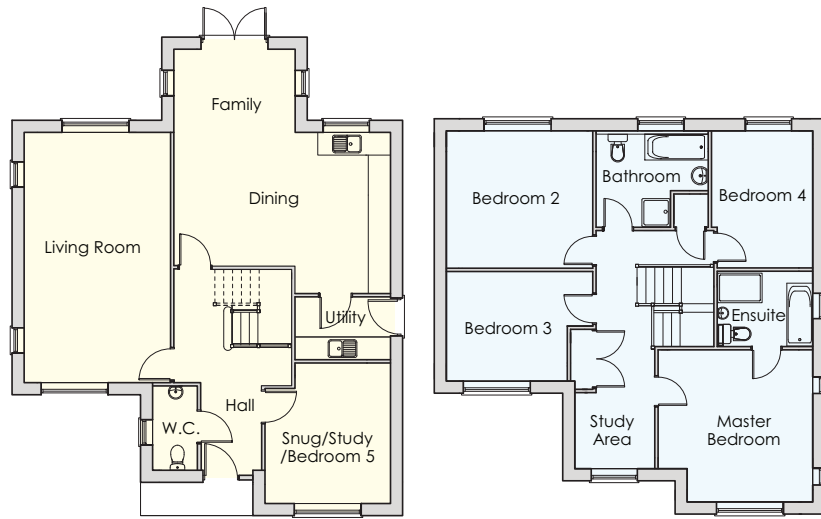


**FOUR OR FIVE BEDROOM HOME WITH DOUBLE GARAGE**

# THE MONTGOMERY

## FOUR OR FIVE BEDROOM HOME WITH DOUBLE GARAGE

The Montgomery is both a new addition to our range of family homes and a variation to one of our old favourites. Flexible accommodation with four bedrooms plus a fifth bedroom or home office. There is plenty of living and entertaining space in the spacious kitchen/dining/family room or the large lounge. All five bedrooms are doubles with the Master bedroom having an ensuite with both bath and shower. Plus, a double garage.



GROUND FLOOR

FIRST FLOOR

ROOM SIZES	Metric	Imperial
Lounge	6.55m x 3.85m	21'6" x 12'8"
Kitchen / Dining	5.75m x 4.25m	18'10" x 14'0"
Family Area	3.15m x 2.15m	10'4" x 7'0"
Study / Bed 5	3.70m x 3.25m	12'2" x 10'8"
Bedroom1	4.05m x 4.00m	13'3" x 13'1"
Bedroom 2	3.85m x 3.60m	12'8" x 11'10"
Bedroom 3	3.15m x 2.80m	10'4" x 9'2"
Bedroom 4	3.60m x 2.65m	11'10" x 8'8"

# THE POWIS

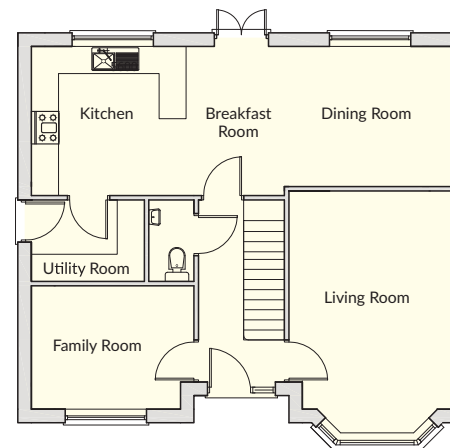
## FOUR BEDROOM HOME WITH DOUBLE GARAGE

A four bedroom detached home with double garage. The ground floor offers a spacious lounge with full depth window, a huge 29ft long combined kitchen/dining/entertaining area with French doors leading to the rear garden, utility room, family room/study and WC. Upstairs the master bedroom offers built in wardrobes as well as a separate dressing area and en suite bathroom plus a further three double bedrooms and family bathroom.

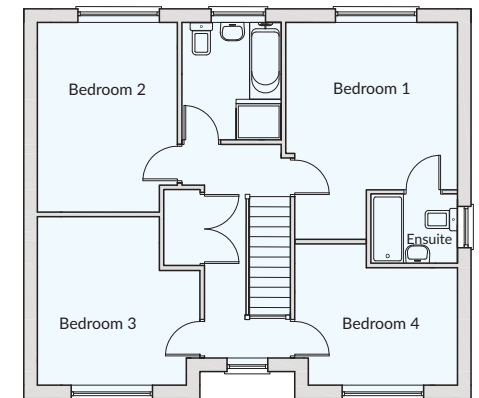


FOUR BEDROOM HOME WITH DOUBLE GARAGE

ROOM SIZES	Metric	Imperial
Lounge	4.8m x 3.5m + Bay	15'9" x 11'6" + Bay
Kitchen / Dining	9.2m x 3.20m	30'2" x 10'6"
Snug	3.20m x 2.60m	10'6" x 8'6"
Bedroom1	4.0m x 3.6m	13'1" x 11'10"
Bedroom 2	4.1m x 3.20m	13'5" x 9'6"
Bedroom 3	3.7m x 3.20m Max	12'0" x 10'6" Max
Bedroom 4	3.5m x 2.4m	11'6" x 7'10"



GROUND FLOOR



FIRST FLOOR

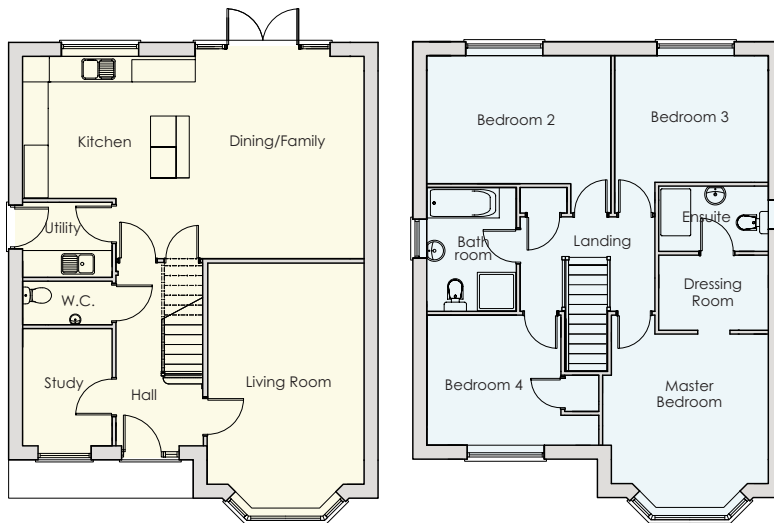


**FOUR BEDROOM HOME WITH DOUBLE GARAGE**

# THE WHITTINGTON

## FOUR BEDROOM HOME WITH DOUBLE GARAGE

The Whittington is back by popular demand. The four bedroomed Whittington has a beautiful 26ft x 15ft kitchen, dining, family and entertaining area plus a separate lounge and study. All four bedrooms are doubles with the main bedroom having a large wardrobe room and ensuite, with a double height bay window to lounge and main bedroom plus separate double garage.



GROUND FLOOR

FIRST FLOOR

ROOM SIZES	Metric	Imperial
Lounge	5.10m x 3.60m	16'9" x 11'10"
Kitchen / Dining / Family	7.90m x 4.65m Max	25'11" x 15'3" Max
Study	2.65m x 2.00m	8'9" x 6'7"
Bedroom 1	3.70m x 3.40m	12'1" x 11'2"
Bedroom 2	4.20m x 2.90m	13'9" x 9'6"
Bedroom 3	3.50m x 2.85m	11'6" x 9'5"
Bedroom 4	3.10m x 2.95m	10'2" x 9'8"

# THE HARLECH

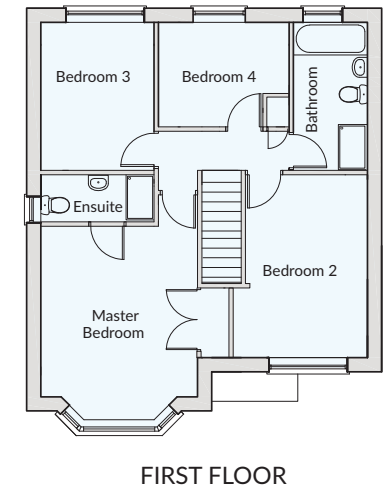
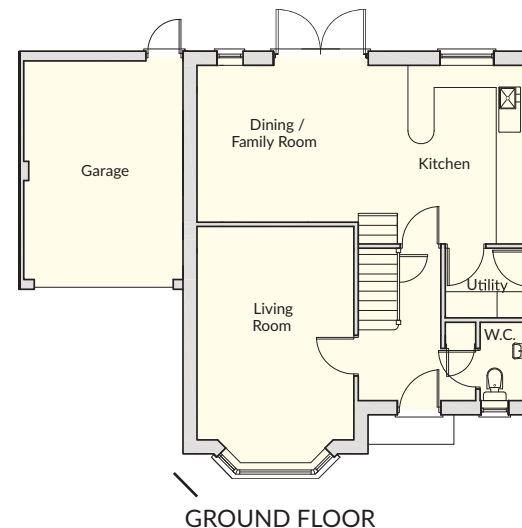
## FOUR BEDROOM HOME WITH OVERSIZED GARAGE

A four bedroom detached home with single garage. The ground floor offers a spacious lounge with full depth bay window, combined spacious kitchen/dining area with French windows to rear garden, utility and WC. Upstairs the master bedroom offers full depth Bay window and en suite bathroom plus three further bedrooms, two of which are double in size and family bathroom.



FOUR BEDROOM HOME WITH SINGLE GARAGE

ROOM SIZES	Metric	Imperial
Lounge	4.9m x 3.6m + Bay	15'11" x 11'8" + Bay
Kitchen/Dining Family	7.5m x 3.6m Min	24'5" x 11'8" Min
Bedroom 1	3.7m x 3.6m + Bay	12'0" x 11'8" + Bay
Bedroom 2	4.1m x 2.8m	13'3" x 9'0"
Bedroom 3	3.4m x 2.5m	11'0" x 8'4"
Bedroom 4	2.9m x 2.3m	Max 9'6" x 7'6" Max





## VERY LOW CARBON EMISSIONS

Our houses at Foxfield are built with exceptional thermal efficiency and will incorporate Air Source Heat Pumps (ASHP) so will be future proofed by many years. The environmentally friendly ASHP's combined with our houses fitted with high level insulation combine to produce a staggering 88% less carbon emissions than the average house in the UK (to a comparatively sized house). An 88% carbon saving gets us a long way towards net zero.

## LOW RUNNING COSTS

A recently released report demonstrates that new house owners can enjoy significant energy bill savings of around £2,000.00/year on an average sized house – even greater savings for a larger house, obvi. Our energy saving measures include:

- Energy efficient kitchen appliances
- Water saving dual flush toilets and low flow basin taps
- The most efficient Air Source Heat Pumps (ASHP) with time and temperature control zones
- Traditional timber framed construction with outstanding levels of high specification roof and wall insulation
- Low energy lighting
- Low maintenance sealed UPVC windows

## BIODIVERSITY AND ECOLOGY

Regrettably there appears to be less wildlife and fauna around nowadays. Through the initial design stages at Foxfield we have worked very closely with Flintshire County Council (FCC) planners and ecologist to try (on our admittedly very small piece of land) to reverse this situation to try and create a habitat which encourages wildlife and fauna to thrive.

For example:

- Bat boxes fitted to most houses
- Swift nest box and/or swallow nest boxes fitted to most houses
- Native hedging to at least 50% of site perimeter
- Additional tree planting
- Provision of hedgehog highway and bug hotels

In summary we will have enhanced the biodiversity of the site when completed, compared with the site as it was. FCC were very helpful.



## SPECIFICATIONS

### GENERAL

All properties will be traditionally built timber framed construction. uPVC double glazing throughout. Highly efficient carbon-saving air source heat pumps equip all our houses for long-term sustainability. High security insulated external doors. Fitted with sprinklers. Exceptional levels of wall, roof and ground floor insulation. Maintenance friendly white uPVC fascias, bargeboards and soffits. Full 10 year structural warranty.

### EXTERNAL

Turf and planting to front garden. Turf and fencing to rear garden.

### KITCHEN

An extensive choice of quality fitted kitchen units and worktops. Double ovens with electric hobs, cooker hoods, plus fridge freezers, microwaves and dishwashers.

### BATHROOM

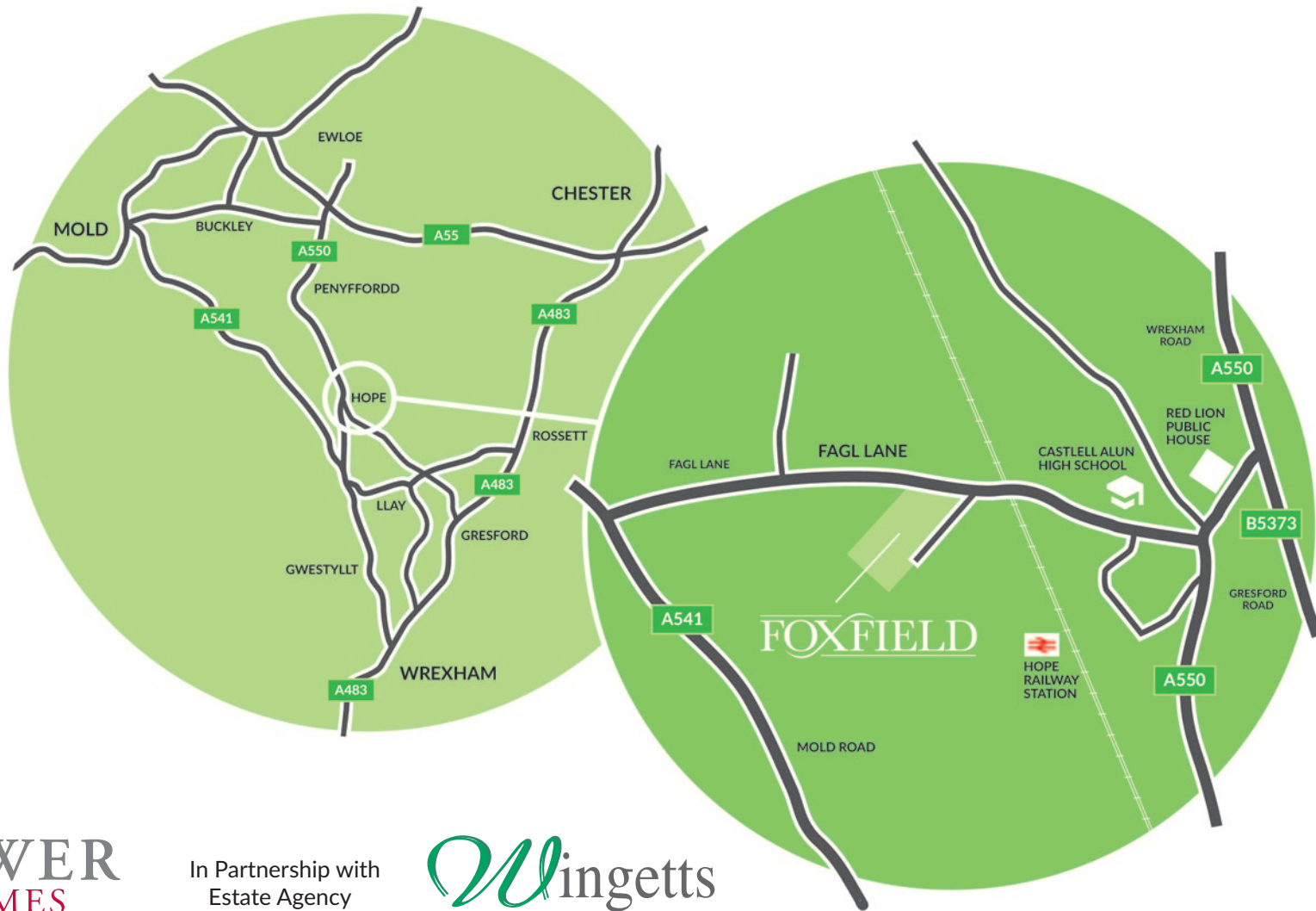
Free standing sanitary ware in white. Chrome taps and fittings. Choice of tiles.

### ELECTRICAL

Front and rear external porch light. BT point to lounge. Front door bell. Mains operated smoke detectors with battery backup.

### TERMS AND CONDITIONS

None of the statements contained in these particulars are to be relied upon as statement or representation of fact. Any intended purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each statement contained in these particulars. The developer does not make or give, nor does any person in their employ have the authority to make or give, any representation or warranty whatsoever in relation to Foxfield or any part of it. We reserve the right to vary the specification at any time and purchaser should note that the picture is an example of the house type and not a picture of the actual house. Additional detailed plans and specifications are available for inspection at our sales office during normal working hours. Boundaries, driveways and landscaping are illustrative purposes only and room sizes are for guidance only and can be confirmed on site at plastering stage if required.



**GOWER**  
HOMES

In Partnership with  
Estate Agency

*W*ingetts





For more information call **07940 538 711 / 01978 353 553** or visit **[www.gowerhomes.co.uk](http://www.gowerhomes.co.uk)** alternatively email **[admin@wingetts.co.uk](mailto:admin@wingetts.co.uk)**



For more information call **07940 538 711 / 01978 353 553** or visit [www.gowerhomes.co.uk](http://www.gowerhomes.co.uk)  
Alternatively email [llangollensales@bowen.uk.com](mailto:llangollensales@bowen.uk.com)

*Wingetts*

BEST SMALL DEVELOPMENT  
2023 WINNER  
2022 WINNER  
2019 WINNER  
2018 WINNER  
2017 WINNER  
2015 WINNER



WINNER  
**LABC**  
CYMRU

**GOWER**  
HOMES