



Queen's Meadow

Shavington

Two and three-bedroom homes
for shared ownership

Modern comfort in a peaceful location



prospa
HOMES



Welcome to **Queen's Meadow**

Say hello to Queen's Meadow, a collection of affordable homes for sale in a rural village location.

Situated in the leafy Cheshire village of Shavington, Queen's Meadow offers the best of both worlds. Surrounded by countryside yet just two miles from Crewe, you get to enjoy the outdoors while having all the shops, restaurants and bars you need close by.

As part of this superb development of 84 homes, we have a choice of two and three bedroom homes available for shared ownership. This means you can own a home for less – ideal if you're a first-time buyer or need a smaller mortgage.

With stylish homes in a peaceful location, yet close to shops, schools and the motorway network, Queen's Meadow is the perfect place to put down roots.

Scan the QR code to find out more.





Settle into village life

Located two miles south of Crewe, the village of Shavington is known for its open green spaces, historic buildings and friendly community.

Compact yet convenient, the village is small enough to walk around, but big enough to have everything you need. There's a GP surgery, pharmacy, fish and chip shop, hair salon, and two pubs serving food – the Vine which plays host to live music, and the Elephant with its popular beer garden.

From Queen's Meadow, it's just a three-minute drive (or 15-minute walk) to the village Co-op or Nisa convenience stores. And when it comes to the weekly shop, you've got a choice of Aldi, Morrisons or Sainsburys, all within a 12-minute drive.

For families, there's a choice of pre-school nurseries as well as primary and secondary schools close by. The nearest, Shavington Primary School, which has a nursery attached, is just a few streets away. While the Shavington Academy, with its Ofsted Good rating, is one mile from Queen's Meadow.

If you like to keep fit, the nearby Shavington Leisure Centre offers a fully equipped gym, swimming pool and classes including Pilates, circuit training and group cycling.

A highlight of the year is the Shavington Village Festival, where the community comes together to enjoy street food, rides, stalls and live music.

But what makes Shavington really stand out is the stunning countryside that surrounds it. Part of the Cheshire Plain and close to Delamere Forest, it's a great place for exploring the nearby nature reserves, moorland and local wildlife.

Activity-wise, there's so much to do here – kayaking, go karting, horse riding, water sports and even motor racing to name a few. Both BeWILDerwood Cheshire and Go Ape Delamere, with their thrilling ziplines and treetop rope courses, are just a short drive away.

Salt legacy

More than 200 million years ago, the Cheshire Plain was deep under the sea, where vast quantities of salt were laid down. When the seas retreated, the salt beds formed an invaluable resource and, from Roman times on, local towns including Nantwich owed their prosperity (and their names) to salt.

Modern comfort in a peaceful location





Discover Crewe and Nantwich

A short drive from Queen’s Meadow gets you to the thriving railway town of Crewe, where there are plenty of shops, restaurants, bars and leisure activities to explore.

From cozy cafes and street food vendors to trendy bistros and fine dining, the town’s culinary scene caters to every taste. Start your day at an independent coffee shop, enjoy a spot of lunch at the historic Market Hall or enjoy an evening meal at a steakhouse, olde worlde pub or pizza place.

For shopping, you’ve got the Market Shopping Centre, home to the usual fashion brands, as well as local boutiques offering one-of-a-kind finds. A bit further out, the Grand Junction Retail Park has big name stores like Next, M&S, Boots, Sports Direct, Home Bargains plus Nandos, Costa and KFC.

Culture and leisure combine in Crewe starting with the stunning Lyceum Theatre, which hosts everything from West End shows to local productions. While railway enthusiasts will be impressed with the Crewe Heritage Centre, which chronicles the town’s 150 years of transport

innovation. And Queen’s Park, covering almost 45 acres of green space, has a lake with boats for hire, a children’s play area, café, and interesting nature trails.

A little over three miles west of Queen’s Meadow is Nantwich, a picturesque market town, with distinctive black and white Tudor architecture and the beautiful St. Mary’s Church.

Here, the town centre has an impressive array of independent boutiques, artisan shops, and high-street retailers, located around the historic Nantwich Square.

A twice-weekly market and monthly farmers’ market bring a lively atmosphere to the town. You’ll enjoy the aroma of freshly cooked pies as you browse stalls offering all sorts of local produce.

For live music and comedy, there’s always something happening at Nantwich Civic Hall, including the popular Jazz Blues and Music Festival.

Prime location

Getting from place to place is easy. A 10-minute drive from Queen’s Meadow gets you to both the M6 and Crewe train station, with direct routes to major towns and cities.

By car

- Nantwich:** 10 minutes
- Crewe:** 15 minutes
- Stoke on Trent:** 20 minutes
- Manchester:** 1 hour
- Chester:** 1 hour

By train (from Crewe Station)

- Stoke on Trent station:** 25 minutes
- Manchester Piccadilly:** 45 minutes
- Liverpool Lime Street:** 45 minutes
- Birmingham New Street:** 1 hour
- London Euston:** 1 hour 45 mins

Times are approximate

Local amenities





Site plan

An exclusive community of 84 homes is being created at Queen's Meadow. The whole development has been designed to fit in with the natural landscape around it.

Development key

- **Coxley**
2 Bedroom Terrace
- **Cowley**
2 Bedroom Terrace
- **Moxley**
3 bedroom Terrace
- **Mowsley**
3 Bedroom Terrace





Stylish, energy efficient homes

At Queen's Meadow there's a choice of two bedroom properties – the Coxley and slightly larger Cowley, and three bedroom homes – the Moxley and slightly larger Mowsley.

Each one comes with a downstairs toilet and open plan living-dining area with patio doors looking out onto the garden.

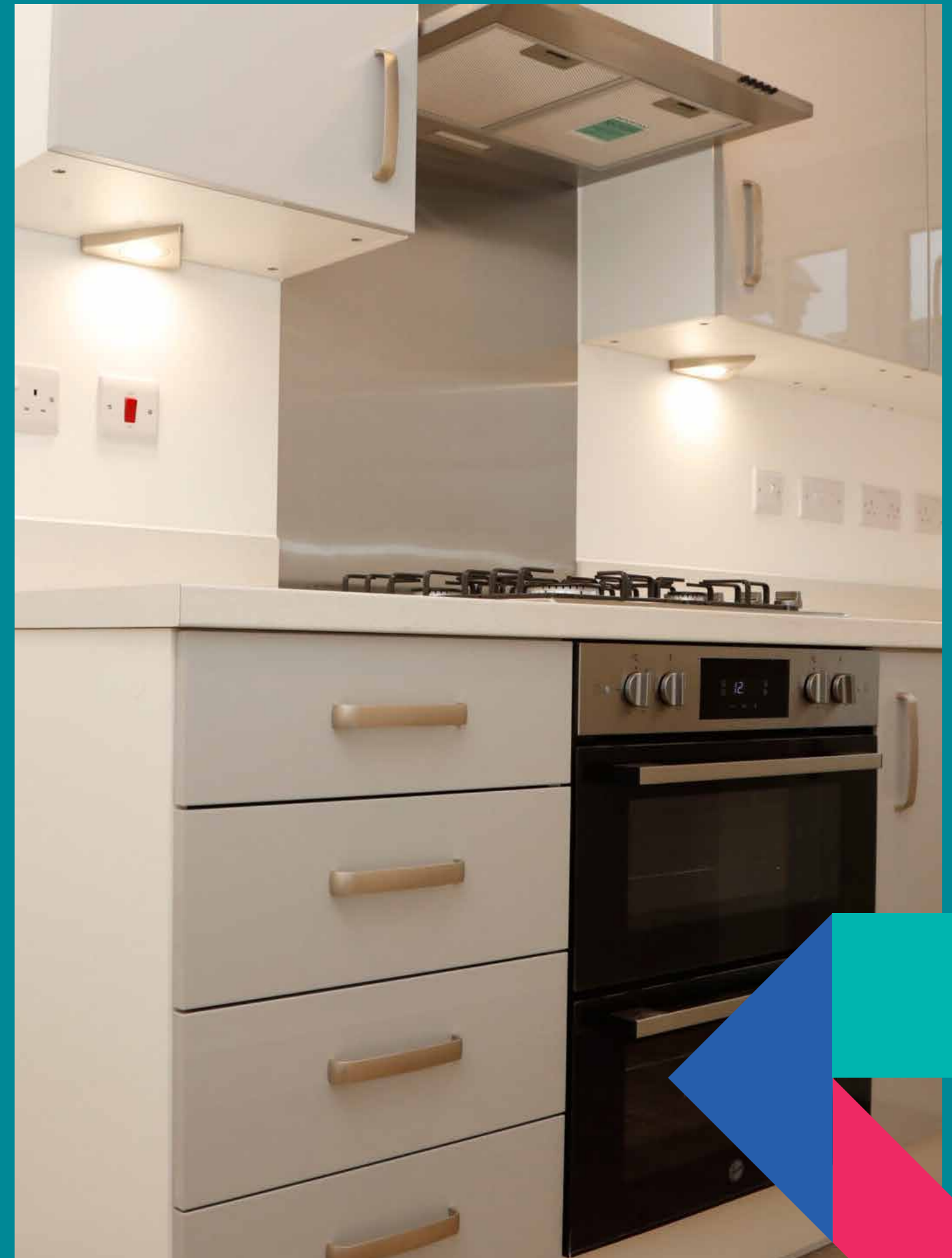
Attention to detail leads the way in each of our house types. The fully-fitted Symphony kitchen combines style and functionality with high-spec fixtures and fittings and the latest unit and worktop designs.

Upstairs, the main bathroom is fitted with a modern white suite and stylish Porcelanosa tiling, which is eco-friendly, water resistant and anti-slip.

As well as the thoughtful landscaping around Queen's Meadow, each home also has a private driveway, turfed back garden and a bike store.

Designed with sustainability in mind, energy efficient boilers, high performance insulation and thermally efficient double-glazed windows work together to save on energy use and keep bills low.

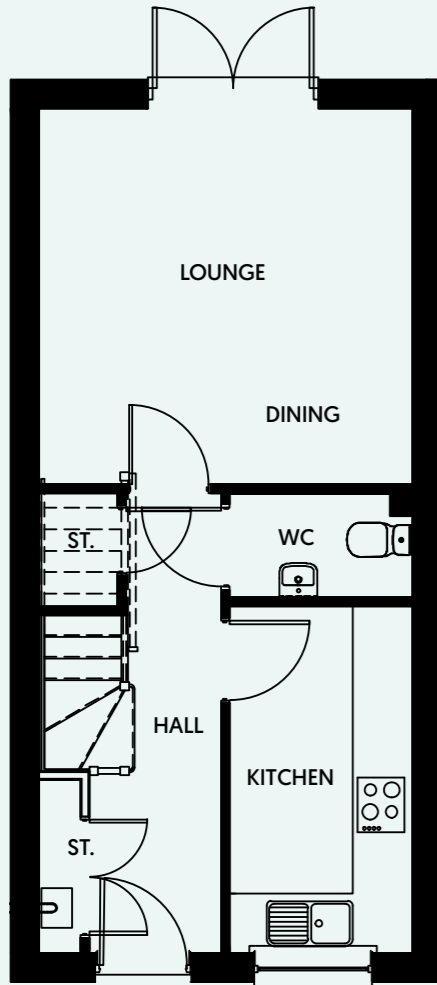
For complete peace of mind, each home comes with defect cover for the first year as well as a 10-year structural warranty.



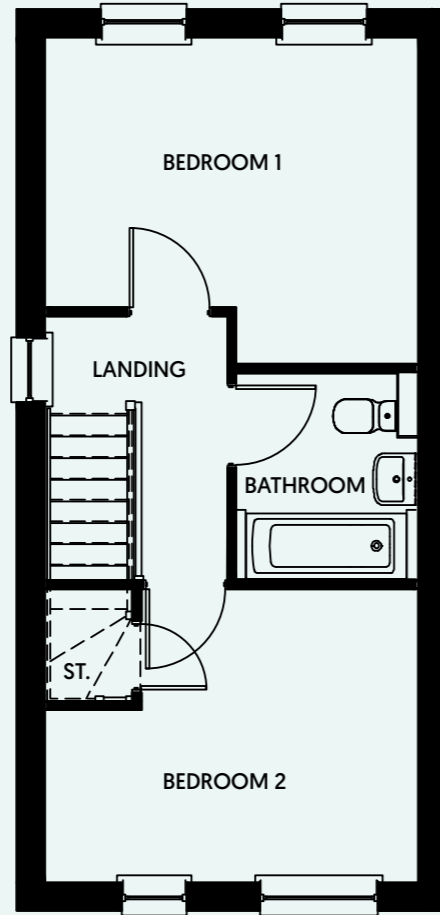
The Coxley Floor Plan

2 bedrooms

Ground Floor



First Floor



Specifications

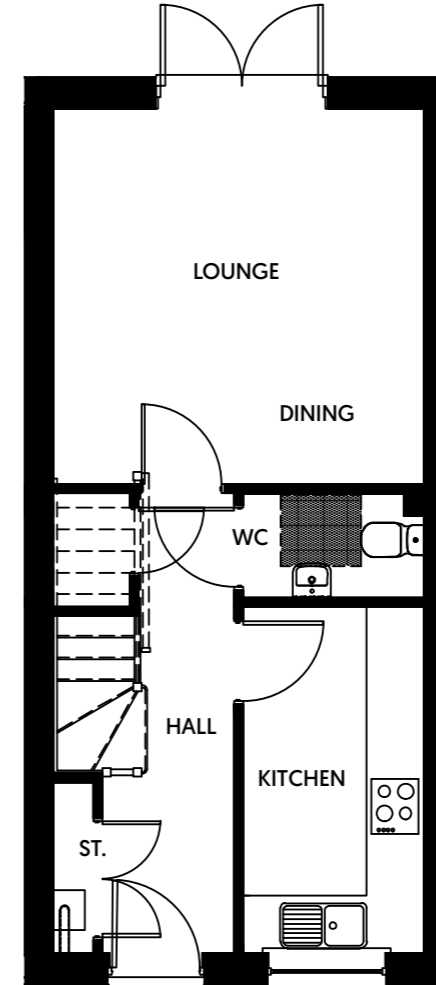
Room	Dimensions
Kitchen	3655mm x 1927mm
Lounge/Dining	3964mm x 3147mm
W/C	1138mm x 1928mm
Bedroom 1	3455mm x 3948mm
Bedroom 2	3103mm x 3948mm
Bathroom	2198mm x 1850mm

Floor plans are for illustrative purposes only. Layouts/window locations will vary depending on orientation on the site. Purchasers should take their own measurements before ordering flooring, furniture and fittings.

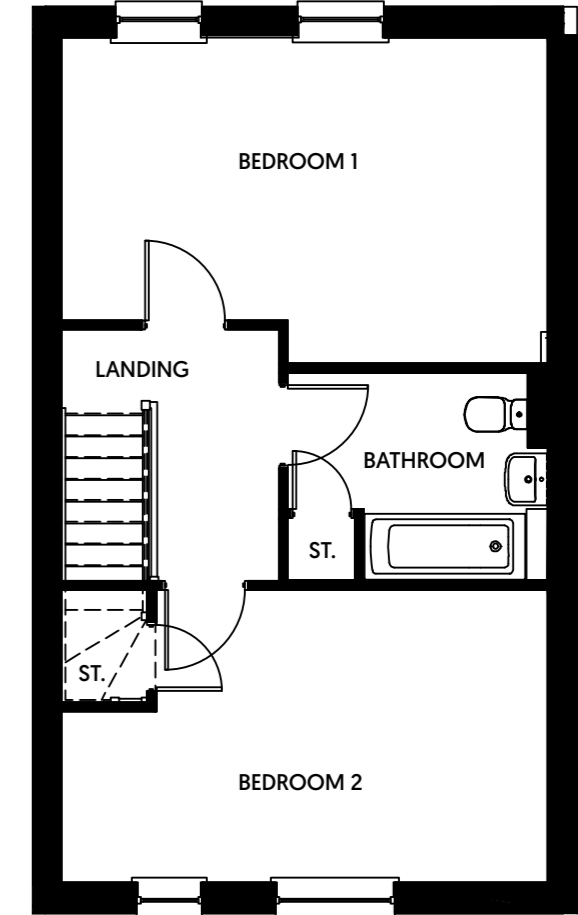
The Cowley Floor Plan

2 bedrooms

Ground Floor



First Floor



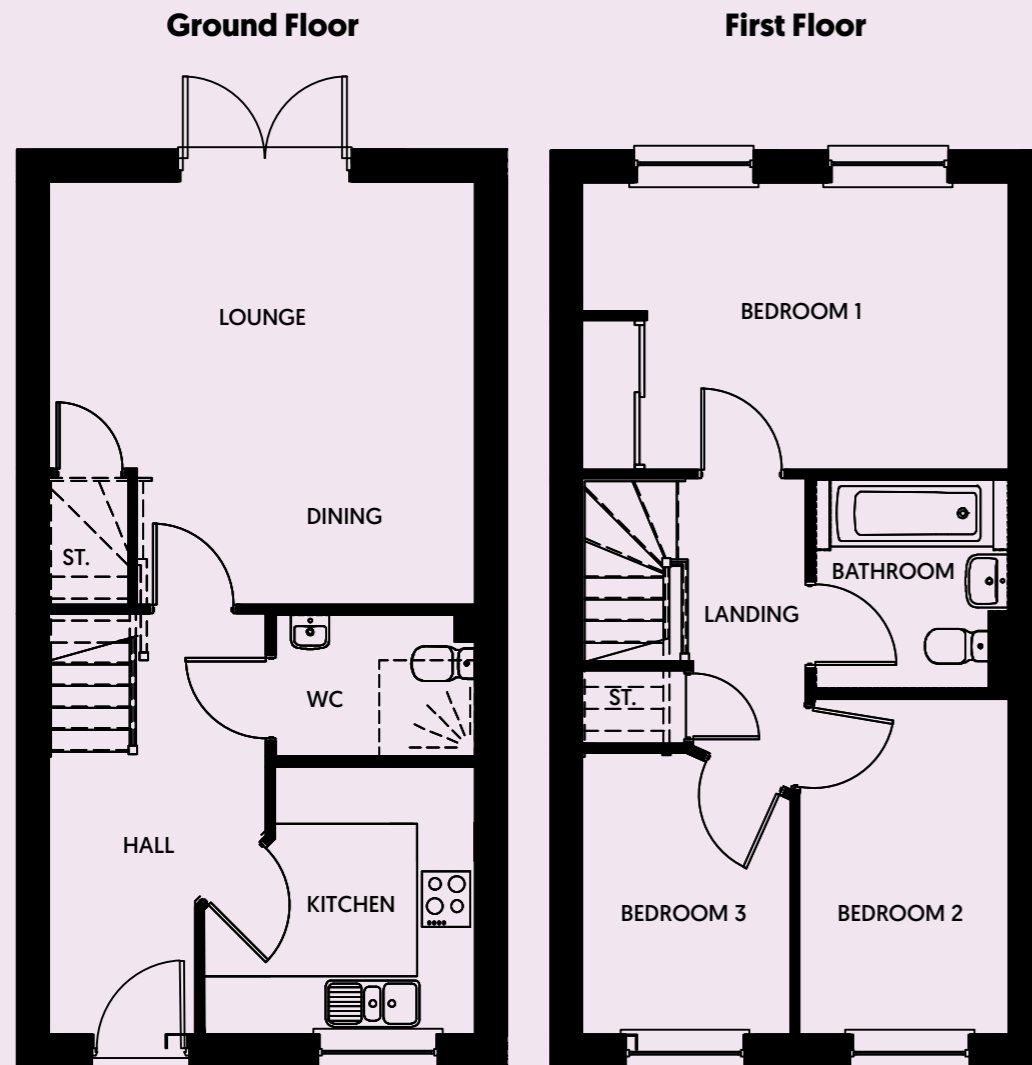
Specifications

Room	Dimensions
Kitchen	3655mm x 1927mm
Lounge/Dining	3964mm x 3947mm
W/C	2126 mm x 1090mm
Bedroom 1	2865mm x 5214mm
Bedroom 2	3088mm x 5124mm
Bathroom	2202mm x 2929mm

Floor plans are for illustrative purposes only. Layouts/window locations will vary depending on orientation on the site. Purchasers should take their own measurements before ordering flooring, furniture and fittings.

The Moxley Floor Plan

3 bedrooms



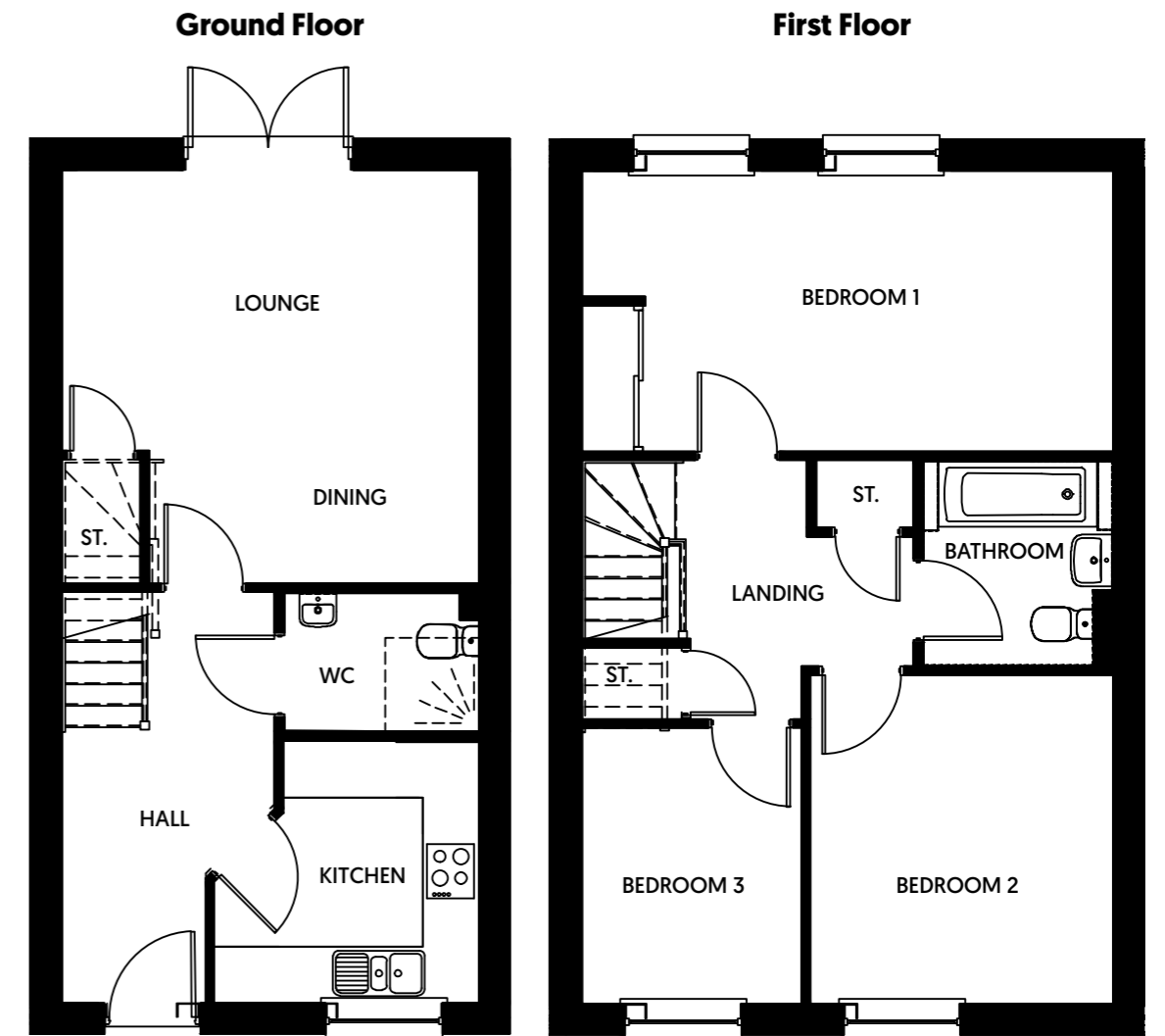
Specifications

Room	Dimensions
Kitchen	2807mm x 2864mm
Lounge/Dining	4423mm x 4500mm
W/C	1501mm x 2230mm
Bedroom 1	3022mm x 4500mm
Bedroom 2	3573mm x 2121mm
Bedroom 3	2970mm x 2095mm
Bathroom	2150mm x 2121mm

Floor plans are for illustrative purposes only. Layouts/window locations will vary depending on orientation on the site. Purchasers should take their own measurements before ordering flooring, furniture and fittings.

The Mowsley Floor Plan

3 bedrooms



Specifications

Room	Dimensions
Kitchen	2832mm x 2890mm
Lounge/Dining	4411mm x 4500mm
W/C	1489 mm x 2229mm
Bedroom 1	2998mm x 5766mm
Bedroom 2	3564mm x 3306mm
Bedroom 3	2970mm x 2365mm
Bathroom	2174mm x 1925mm

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Share in something special

Shared ownership offers a much more affordable way to buy a home. In short, you buy a share in your home and pay rent on the part you don't own. You can buy anything from a 10 per cent share up to 75 per cent.

It means you'll have a smaller mortgage and you won't have to find a big deposit. The percentage share you buy is based on what you can afford, and we can help you work this out.

As time goes on, you can buy further shares – one per cent or more at a time – until you own your home outright. Or you can stay as you are.

In the future, if you want to move on from your shared ownership home, you can. You'll simply sell your share of the property based on its value at the time of selling.

And when it comes to looking after your home, you'll have less to worry about. A repairs allowance is available to help with the cost of essential repairs that aren't covered by the warranty.

The shared ownership scheme is for anyone who can't afford to buy a home outright, has a household income of less than £80,000 a year and can secure a mortgage to buy a share in a home.

If you're eligible, we'll support you through the buying process to help make your move hassle-free.



About Prospa Homes

Prospa Homes is part of Weaver Vale Housing Trust, which owns more than 6,300 affordable homes for rent in Cheshire and Warrington.

At Prospa Homes, we exclusively build and acquire new homes for shared ownership sale. Cheshire and Warrington are great places to live and work, but buyers are being unfairly priced out of these areas. Our vision is about providing more choice and more affordable options for people to buy a home there.

We partner with some of the largest and most trusted home builders in the North West such as Barratt Homes, Morris Homes and Jones Homes. We also work directly with experienced builders on our own exclusive developments.

We're committed to providing superior homes and that's why we partner with trusted developers who share our vision. All our homes come with a 10-year warranty, giving you peace of mind in your new home.

Ultimately, we work to make places better. The profit we make is reinvested to create more affordable homes, strengthen communities and regenerate areas. So when you buy a home from us, know that you'll be supporting others for the greater good.



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We're here to make sure you get the home you want, in a place you love.

Simply call us or drop us an email and we will be in contact with you. We're happy to talk to you about our developments and make viewing appointments when developments are ready. We can also have a chat about how shared ownership can make your home buying dreams a reality.

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