


**Five 3 and 4-bedroom plots have been selected as being suitable to be purchased as shell homes through the Help to Build scheme.**

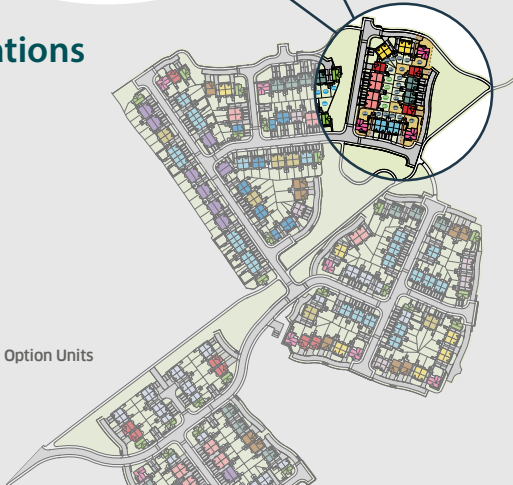
"With a shell home – you buy the outside shell of a watertight home, with walls, a roof, and windows, but it's unfinished inside. It allows you to tailor the internal layout to suit your needs, including where to build internal walls. You're responsible for everything from first fix which includes plumbing and electrics."



### Plot locations

- Plot 220
- Plot 225
- Plot 226
- Plot 231
- Plot 232

 Shell Build Option Units



**Woodlands**  
CHESHIRE

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Buy a **SHELL BUILD**  
home that is as  
individual  
as you build it



Backed by  
HM Government



**The Irwin**  
(PLOTS 226 & 231)



**The Burroughs**  
(PLOTS 220, 225 & 232)



### Key Design Considerations:

- Potential to comprise 3 bedrooms at first floor and 1 bedroom at ground floor.
- Plot will be fitted with structural windposts to the garage.
- Stair positions will be fixed due to joist layout.
- WC and bathroom positions fixed due to water positions in slab.
- Foundation is already installed for each plot.
- Each plot will need to meet the minimum PV requirement.
- Prospective buyer will need to consult their own architect / structural engineer to cross check whether they can build internal walls in different locations.

### Key Design Considerations:

- Potential to comprise 4 bedrooms at first floor and 1 bedroom at ground floor.
- Plot requires some internal walls to be buttressing walls – customer to confirm this design with their own structural engineer.
- Potential for utility room conversion to bathroom / wet-room at ground floor.
- Stair positions will be fixed due to joist layout.
- WC and bathroom positions fixed due to water positions in slab.
- Foundation is already installed for each plot.
- Each plot will need to meet the minimum PV requirement.
- Prospective buyer will need to consult their own architect / structural engineer to cross check whether they can build internal walls in different locations.

## FAQs

Got a question? Our FAQs may answer your queries. If not you can contact us at: Phone: 01606 828745  
Email: [sales@woodlands-cheshire.co.uk](mailto:sales@woodlands-cheshire.co.uk)

- **Timescales:** When are plots available to purchase?  
*The plots are ready to buy now.*
- **External amendments:** Can owners have external amendments (eg bifold patio doors) be accommodated by Equans?  
*Equans will be fitting standard specification as detailed in the Key Designs Consideration. Owners will be able to amend post-completion*
- **Internal Options:** Are Equans able to carry out further elements of the internal fit out, and are there costs for this and timescales as to when it is possible?  
*No, Equans are solely constructing the shell, customers will design and build internal themselves.*
- **Design options:** Can Equans provide architectural services or recommend someone?  
*Equans can provide contact details for the schemes architect upon request.*
- **Pricing:** How much will it cost?  
*The costs are as follows for each house type:*
  - **The Irwin**  
*£200,000 for shell build only, which would cost £255,000 for a full finish to include items such as kitchens and bathrooms.*
  - **The Burroughs**  
*£250,000 for shell build only, which would cost £300,000 for full finish to include items such as kitchens and bathrooms.*