

Old Coleham Court

SHREWSBURY | SY3 7BQ

SY Homes is holistically invested in Shrewsbury.

We build with the intention that our homes add value to this beautiful market town.

Our design-led approach brings together architecture, craftsmanship, community and sustainability.



Old Coleham Court is a unique, contemporary residence in a riverside location.



“Envisage, engineer, emerge” has been our mantra at SY Homes as we bring our vision for new residential apartments in Coleham, Shrewsbury to reality.

After significant investment in architectural and engineering expertise, our state-of-art building is under-construction with completion expected in mid 2025.

Expect penthouses with rooftop terraces, duplex apartments with cantilevered glass staircases, and a stylish and relaxing courtyard for residents.

Modern floor plans, original interior design and the highest standard of fixtures and finishes combine to make homes in this development stand apart from any others in Shrewsbury



A residential building unlike any other in Shrewsbury



43 apartments, duplex and penthouses.

Rooftop terraces with incredible views.



Interior courtyard for residents.

Energy-efficient homes with solar panels.



Raised level, allocated, residents' parking.

Automatic number plate recognition for security.



Electric vehicle charging points.

High-specification kitchens designed with a centre island.

Separate utility room for washing machine and tumble dryer.



One or two bedrooms with a choice of fitted wardrobes.

Bathrooms with Porcelanosa tiling and sanitary ware, and underfloor heating.

All specifications are subject to change. Please speak to the Sales Manager for exact specifications for each property.





There's a lot to love about living in Coleham



Coleham has a village-like atmosphere, a vibrant high street and a welcoming local community.

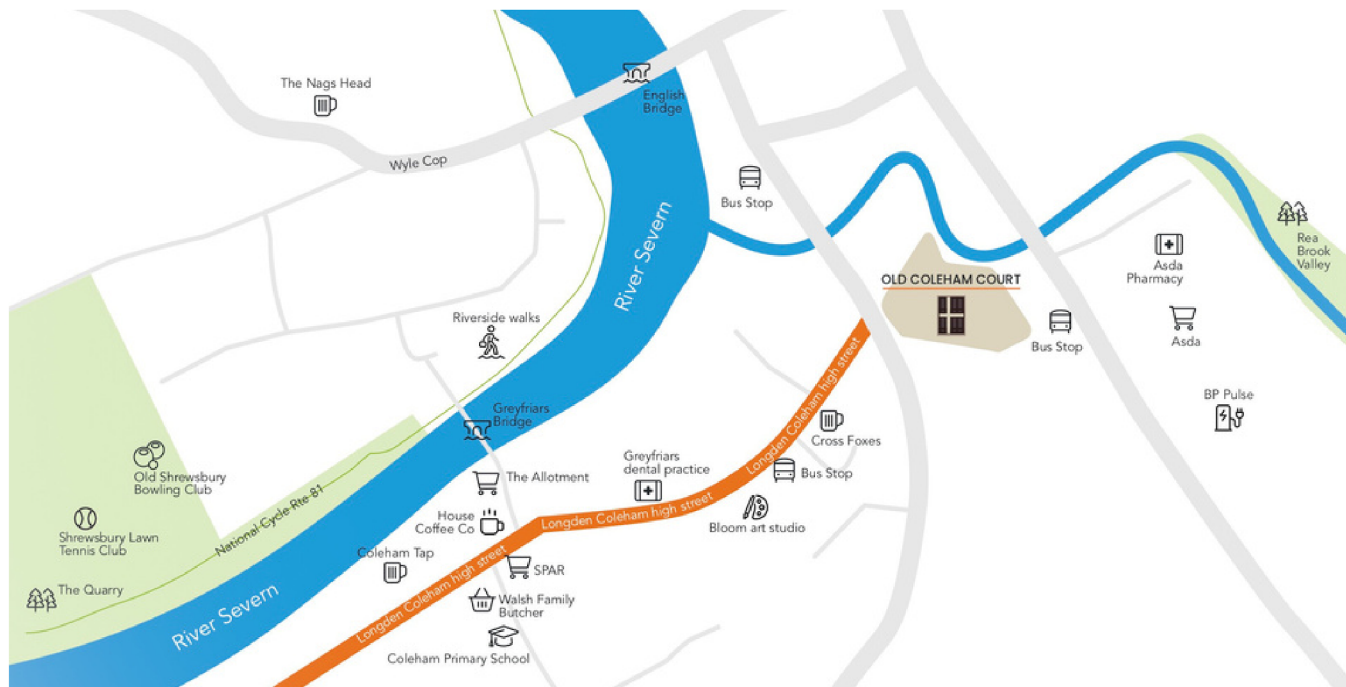


Along Coleham Longden, enjoy independent shops, cafes and pubs, hair dressers and services, plus many arts and sports clubs.



Old Coleham Court is situated at the end of Longden Coleham, close to The Abbey and The English Bridge, and a short stroll to the Rea Brook Valley Nature Reserve.

Stroll across the pedestrian Greyfriars Bridge into The Quarry and Shrewsbury town centre.



Floor 0

Raised parking level with residents' amenities

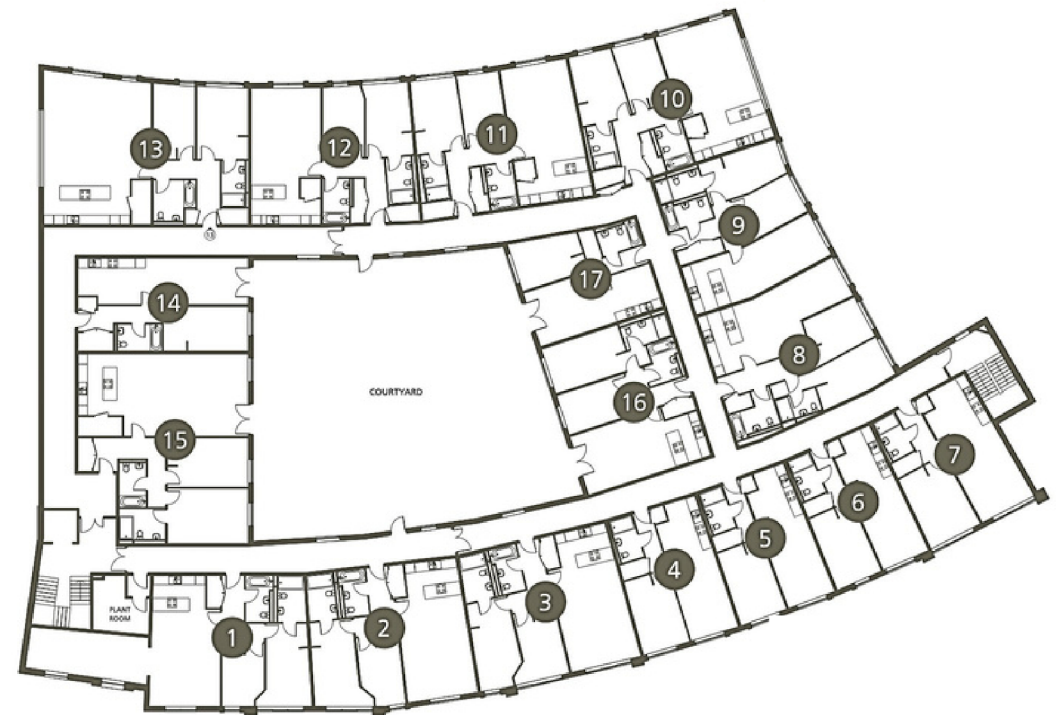


Residents' parking with ANPR, post room and refuse area are located on the raised ground floor (Floor 0).

At street level, enter into the elegant lobby. Access up to the raised ground floor via stairs or wheelchair-compatible lift.

Floor 1

Apartments and residents' courtyard

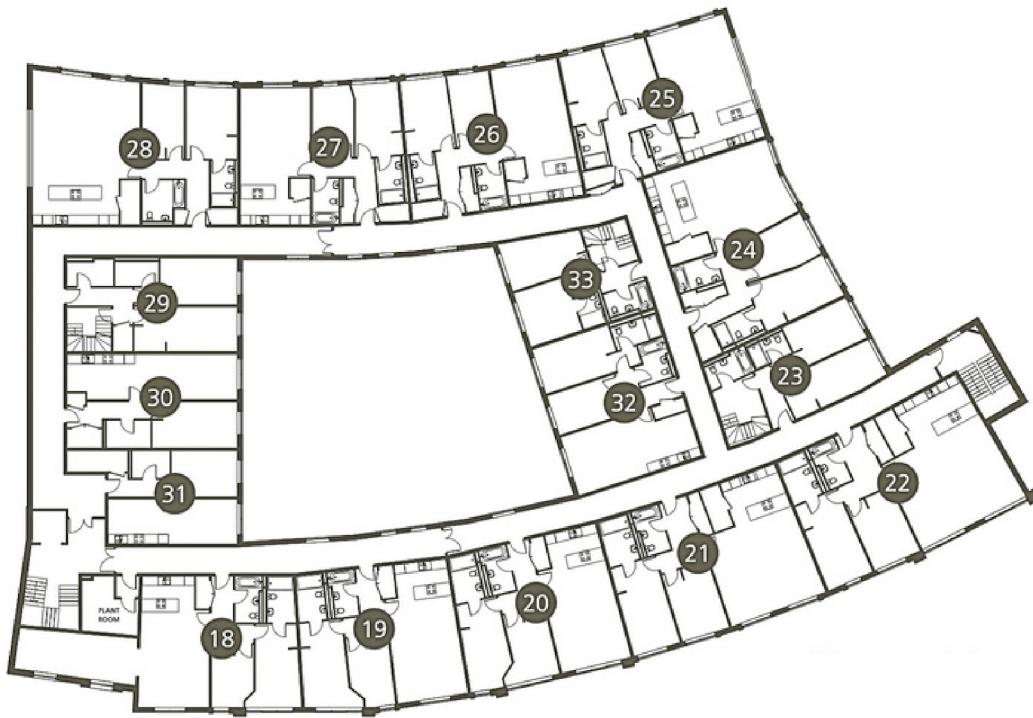


The open-air courtyard is located on Floor 1 and is accessible to all residents with an entrance on either side.

Four of the apartments on Floor 1 have direct access into the courtyard.

Floor 2

Apartments and duplex

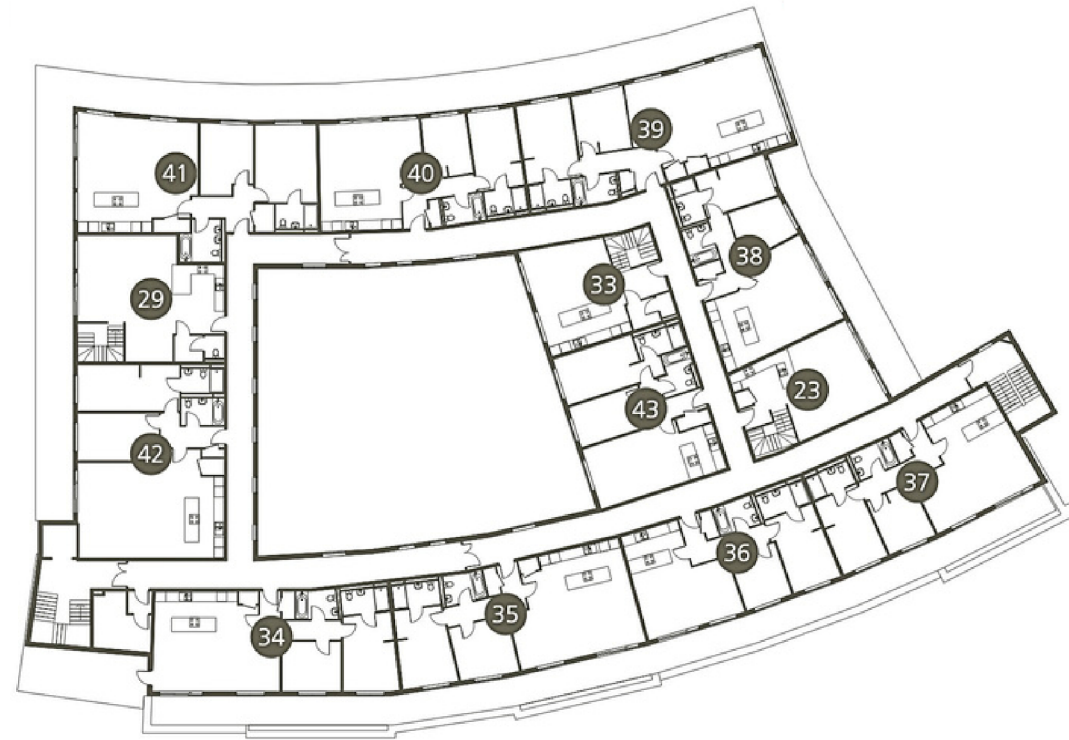


The three Duplex are located over Floors 2 and 3 with levels connected by a cantilevered glass staircase (23, 29, 33).

Lift access is available between all floors (0 - 3). There are two stairwells located in the building.

Floor 3

Penthouses and duplex



Eleven penthouses with terraces are located on Floor 3 and offer fabulous views across Shrewsbury.

Two of the penthouses are duplex with a cantilevered glass staircase (23, 29).



Penthouses of the highest specification with unrivalled views across Shrewsbury

Luxurious interior design, spacious open-plan living and a private terrace ensure the penthouses at Old Coleham Court are the envy of Shrewsbury. Those perfect views are framed with floor-to-ceiling windows and glass balustrades.

Duplex penthouses feature glass cantilevered staircases.

A bespoke kitchen featuring a show-stopping centre island has been designed to the highest specifications. Integrated appliances include a Quooker tap, Neff coffee machine, double oven and warming draw, wine cooler, and fridge/freezer. A separate utility room conceals the washing machine and tumble dryer.

Bathrooms and en-suites are fitted with Porcelanosa tiling and sanitary ware, and have underfloor heating.

Solar panels are installed on the roof to provide an environmentally-friendly, additional source of hot water.

All specifications are subject to change. Please speak to the Sales Manager for exact specifications for each property.





Automatic number plate recognition (ANPR): this state-of-the-art high-tech solution is incorporated into the car park security.



51 parking spaces. 11 tandem bays (two spaces).
Parking spaces are available to purchase. Max. two per property.



22 electric vehicle charging bays.



Direct trains to Birmingham, Manchester, Wales & London.



Direct bus routes to town centre and further destinations.



Access to National Cycle Routes.
Bike storage on site.

The courtyard

At the heart of Old Coleham Court lies the residents' courtyard, a peaceful and stylish open-air sanctuary.

Located on Floor 1, the courtyard provides all-important outside space where residents can meet and relax.

Four of the First Floor apartments have direct access into the courtyard.



Contemporary *Porcelanosa* tiling and original bench seating combine with ancient olive trees and shrubs in a warm Mediterranean design.

In the evening, subtle lighting creates private, zoned areas.

Used in many European cities, the courtyard design brings in light and fresh air.

The courtyard measures over 360 sqm and has two step-free entrances.



An acoustic engineer consulted on Old Coleham Court as part of the architectural process. Sound absorption has been considered throughout the building with deep insulation in the walls.

Beautifully bespoke Scandinavian windows from *Rational* improve the sound and heat insulation. Double glazed and highly energy-efficient, they act as the catalyst to a totally comfortable and content environment.

An EPC rating of B is expected for every property.



Albury Place

SHREWSBURY | SY1 2ET



Albury Place won **Best Residential Property** at the Constructing Excellence (Midlands) Awards in 2022.

SY Homes won the categories of **Integration & Collaborative Working** and **Winner of Winners** at the Constructing Excellence (Midlands) Awards in 2022.



Lord Hill Gardens

SHREWSBURY | SY2 6GX



SY Homes' most recent project, *The Shrubbery* at Lord Hill Gardens won **The Shrewsbury Mayor's Award for Built Heritage** in 2024.

Phase 2 of Lord Hill Gardens is coming soon.

SY Homes: award-winning developers of luxury homes

SY Homes is a family-run business established in 2014. We build outstanding developments of luxury homes in and around Shrewsbury.

Our unique approach focuses on transforming brownfield sites into desirable new communities. We believe in pushing the boundaries of design and innovating with construction methods and the latest technology.

Holistically invested in Shrewsbury, we build with the intention of adding vibrancy and value to this beautiful market town.

Our talented and experienced management team consistently demonstrates the vision and flair to develop attractive and sustainable communities.

We take pride in delivering homes to a standard synonymous with excellence. We work with a trusted circle of artisans, tradespeople and suppliers who share our commitment to exacting workmanship.

Our consistent performance and company ethos have been recognised by customers and industry colleagues.



PORCELANOSA Grupo



SY Homes are members of the Federation of Master Builders (FMB), the largest trade association in the UK construction industry.

As professional builders, we have been independently inspected and vetted to ensure we meet the highest quality standards, and we abide by the FMB Code of Practice.

THOMAS MILLER

Thomas Miller Specialty Construction (TMSC) was established to meet the needs of commercial developers in the UK with extended benefits for the purchasers of individual units.

TMSC holds the status as Code User of the Consumer Code for New Homes.



*"The attention to detail and specification of the property is second to none.
Nothing has been too much trouble and I've felt valued every step of the way.
I would have no hesitation buying another home from SY Homes."*

- Home owner at *Albury Place*,
SY Homes' award-winning development in SY1



Follow our journey



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