



Wem Mill

..... by

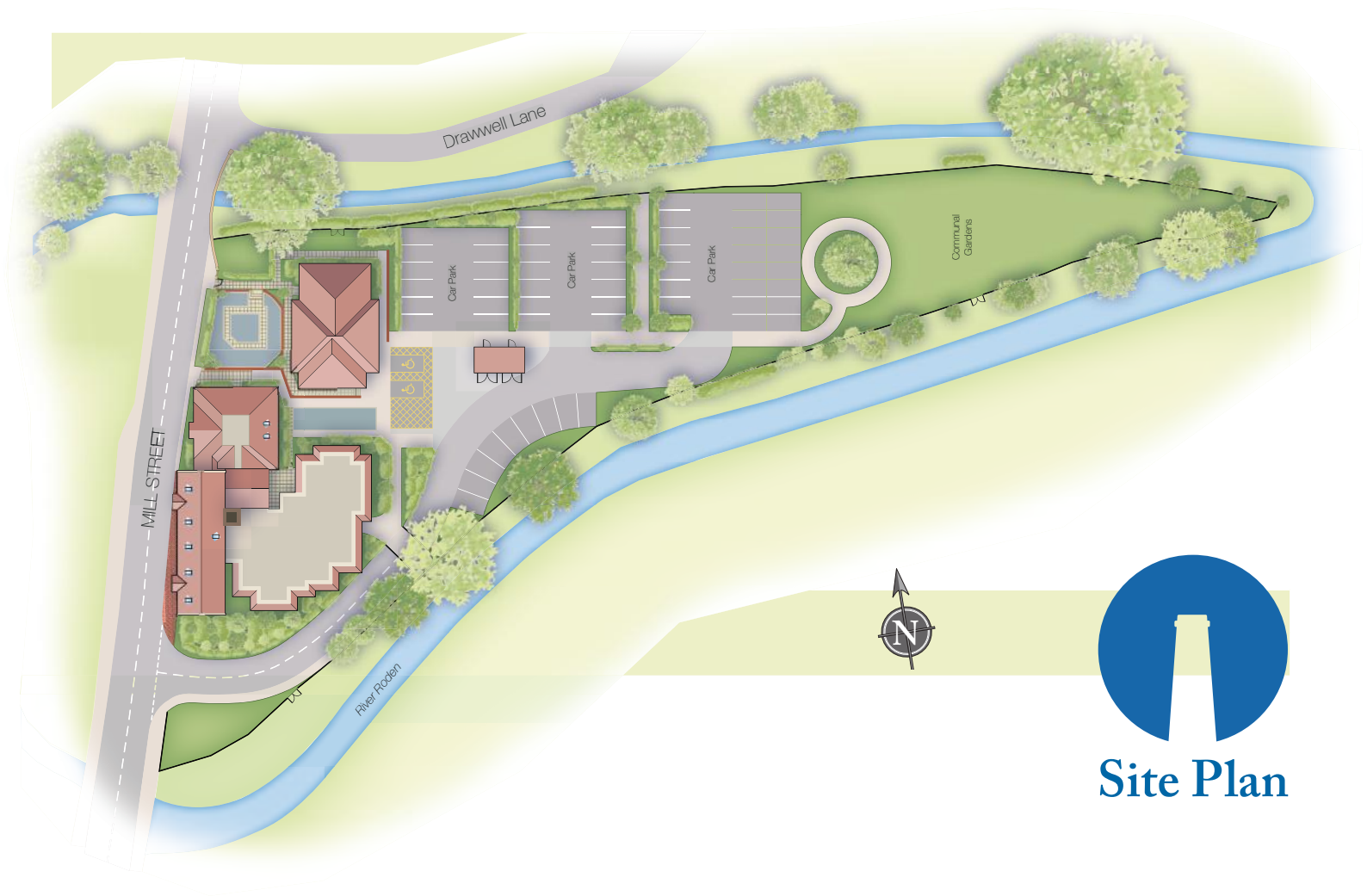
GUILD HOMES
INSPIRATIONAL LIVING



An ancient market town, a peaceful riverbank
and a home like no other.



We create uniquely designed homes in remarkable and inspiring locations. Each has its own distinctive sense of place and a strong connection with its past. Wem Mill is no exception.



This prominent local landmark has overlooked a gentle bend in the River Roden since 1834 when it was built to mill corn from the surrounding countryside. From the early days of water-power its iconic chimney has resided gracefully over the introduction of steam and gas, finally taking a well-earned rest in the 1980s when its working life came to an end.

After a sympathetic restoration and an imaginative addition this Grade 2 listed building now provides a highly original setting for 1 and 2 bedroom apartments finished to an exceptional standard.



Mellowed industrial brickwork,
contemporary architecture
and space to breathe.

Live differently
at Wem Mill...

Choose from a range of distinctive layouts for a unique home that's as individual as you are. Enjoy a stunning living space where the character of the Mill's industrial past has been carefully preserved while modern facilities provide an easy, relaxed environment.



Take in the atmosphere of a small community surrounded by the rural hills of the Shropshire countryside, knowing that Shrewsbury, Whitchurch and Market Drayton are close enough for an easy car journey. Located just a short stroll away from Wem railway station, you can be in Shrewsbury in as little as 12 minutes and Crewe in 23 minutes making it the perfect spot for commuters (thetrainline.com).

Wem Mill provides secluded, beautifully landscaped gardens in harmony with its riverside setting and a private entrance with allocated parking for each apartment.



Clean, modern lines among
the echoes of another age.



You'll find careful consideration has been given to every feature from door handles to landscaping. Modern, energy efficient and totally individual, an apartment at Wem Mill is an inspired choice.



Everything about Wem Mill says quality.

Contemporary Kitchens

Clean lines, smart finishes and modern appliances.

Bathrooms

Stylish bathroom suites, high quality tiles and tasteful lighting.

Heating

An efficient combination of gas and electric systems.

Construction

Effective insulation to walls, roofs and floors to keep the heat in and the sound out.

Lift

Most apartments are serviced by a new eight person lift.

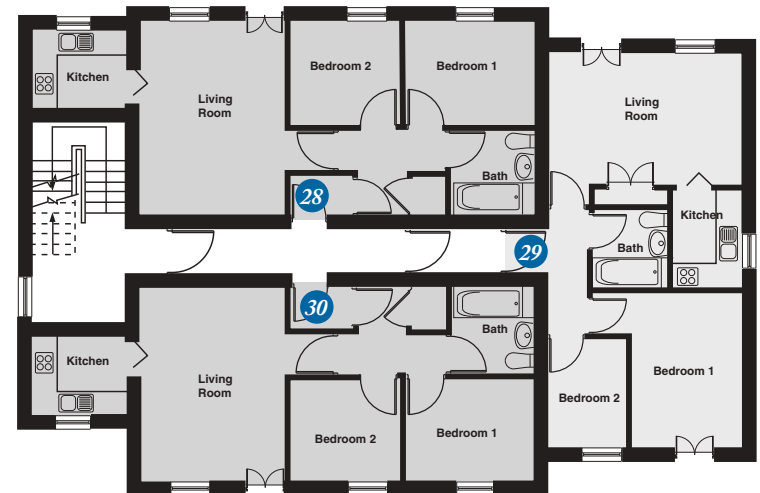
Outside

Private access, allocated parking spaces for each apartment and beautifully landscaped gardens.

Furniture, fittings and accessories shown are not necessarily included in the standard specification.



Ground Floor



Apartment 1

Living Room	3.52m x 4.37m
Kitchen	3.27m x 1.80m
Bedroom 1	4.67m x 2.97m
Bedroom 2	2.61m x 2.98m
Bathroom	2.14m x 2.04m

Apartment 2

Living Room	4.19m x 4.03m
Kitchen	3.22m x 2.45m ^{max}
Bedroom 1	4.43m x 3.60m ^{max}
En-suite	1.78m x 1.73m
Bedroom 2	2.55m x 4.10m
Bathroom	2.77m x 2.12m

Apartment 3

Living Room	4.57m x 5.50m
Kitchen	2.13m x 4.20m
Bedroom 1	3.98m x 3.20m
Bedroom 2	3.89m x 2.08m
Bathroom	2.63m x 2.11m

Apartment 4

Living Room/Kitchen	5.42m x 4.46m
Bedroom 1	3.43m x 3.30m
Bedroom 2	3.56m x 2.42m ^{max}
Bathroom	2.20m x 1.90m

Apartment 5

Living Room	3.70m x 5.60m
Kitchen	2.85m x 3.75m
Bedroom 1	3.39m x 3.52m
Bedroom 2	2.70m x 3.70m
Bathroom	1.51m x 2.95m

Apartments 21 & 22

Living Room/Kitchen	4.77m x 4.00m
Bedroom 1	3.13m x 2.90m
Bedroom 2	2.40m x 2.88m
Bathroom	2.18m x 2.33m ^{max}

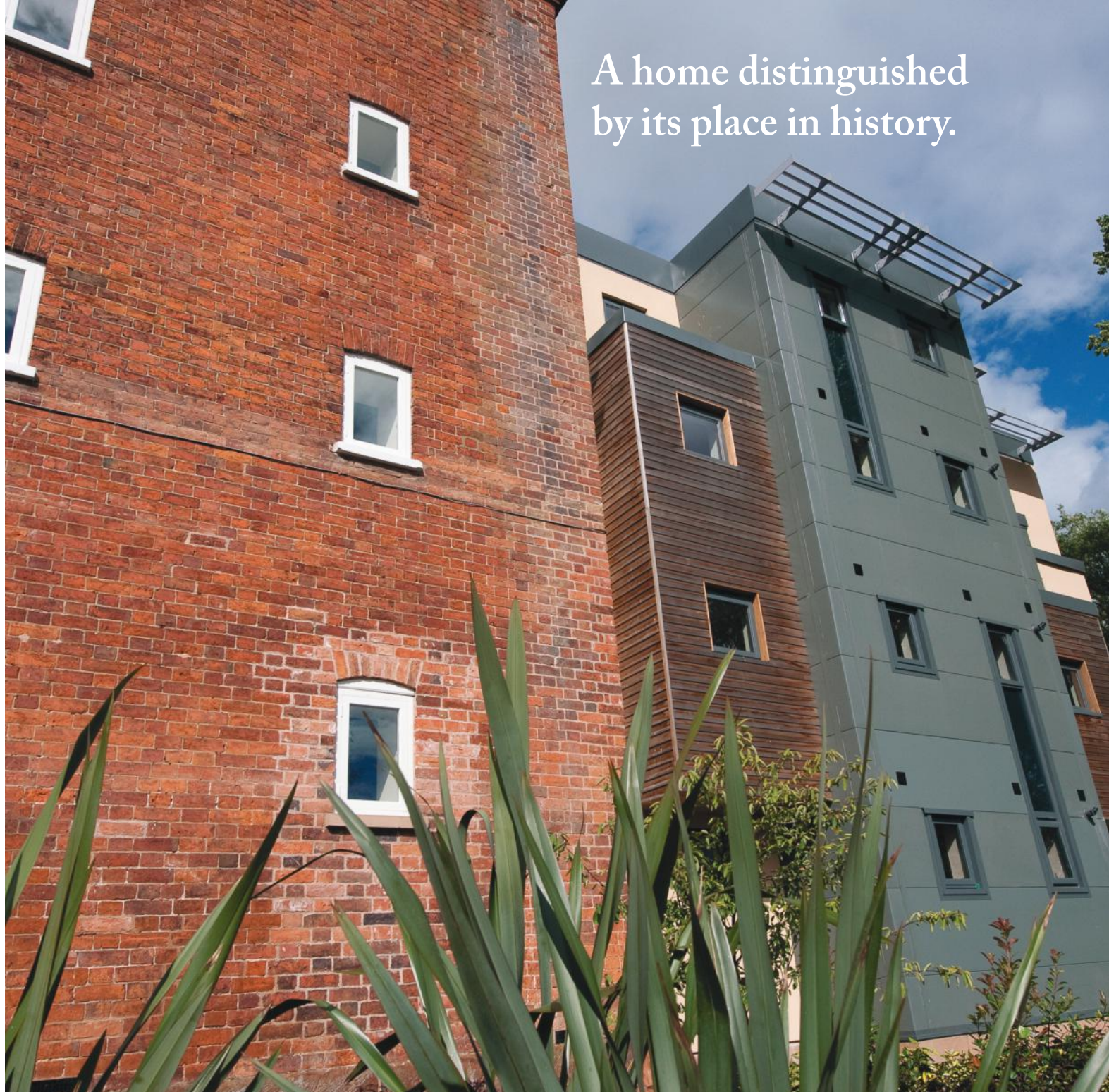
Apartments 28 & 30

Living Room	3.45m x 4.56m
Kitchen	2.24m x 1.74m
Bedroom 1	3.05m x 2.40m
Bedroom 2	2.63m x 2.40m
Bathroom	2.06m x 2.00m

Apartment 29

Living Room	3.56m x 4.66m
Kitchen	1.70m x 2.00m
Bedroom 1	2.60m x 3.66m
Bedroom 2	2.60m x 2.00m
Bathroom	1.80m x 1.90m

A home distinguished
by its place in history.





First Floor



Apartment 6

Living Room	3.70m x 6.43m max
Kitchen	2.85m x 4.51m max
Bedroom 1	3.39m x 3.52m
Bedroom 2	2.70m x 4.52m max
Bathroom	1.51m x 2.95m

Apartment 7

Living Room	3.52m x 4.37m
Kitchen	3.27m x 1.80m
Bedroom 1	2.97m x 5.63m max
Bedroom 2	2.61m x 2.98m
Bathroom	2.14m x 2.04m

Apartment 8

Living Room	4.19m x 4.03m
Kitchen	3.22m x 2.45m max
Bedroom 1	4.43m x 3.60m max
En-suite	1.78m x 1.73m
Bedroom 2	2.55m x 4.98m max
Bathroom	2.77m x 2.12m

Apartment 9

Living Room	4.57m x 5.50m
Kitchen	2.13m x 4.20m
Bedroom 1	3.98m x 3.20m
Bedroom 2	3.89m x 2.08m
Bathroom	2.63m x 2.11m

Apartment 10

Living Room/Kitchen	5.42m x 4.46m
Bedroom 1	3.43m x 3.30m
Bedroom 2	3.56m x 2.42m max
Bathroom	2.20m x 1.90m

Apartments 23 & 24

Living Room/Kitchen	4.77m x 4.00m
Bedroom 1	3.13m x 2.90m
Bedroom 2	2.40m x 2.88m
Bathroom	2.18m x 2.33m max

Apartments 31 & 33

Living Room	3.45m x 4.56m
Kitchen	2.24m x 1.74m
Bedroom 1	3.05m x 2.40m
Bedroom 2	2.63m x 2.40m
Bathroom	2.06m x 2.00m

Apartment 32

Living Room	3.56m x 4.66m
Kitchen	1.70m x 2.00m
Bedroom 1	2.60m x 3.66m
Bedroom 2	2.60m x 2.00m
Bathroom	1.80m x 1.90m



Relaxed living
in a peaceful setting.



Second Floor



Apartment 11

Living Room	5.62m x 3.72m max
Kitchen	2.84m x 3.70m
Bedroom 1	3.54m x 3.38m
Bedroom 2	2.66m x 4.43m max
Bathroom	1.47m x 2.92m

Apartment 12

Living Room	3.52m x 4.37m
Kitchen	3.27m x 1.80m
Bedroom 1	4.67m x 2.97m
Bedroom 2	2.61m x 2.98m
Bathroom	2.14m x 2.04m

Apartment 13

Living Room	4.19m x 4.03m
Kitchen	3.22m x 2.45m max
Bedroom 1	4.43m x 3.60m max
En-suite	1.78m x 1.73m
Bedroom 2	2.55m x 4.98m max
Bathroom	2.77m x 2.12m

Apartment 14

Living Room	4.57m x 5.50m
Kitchen	2.13m x 4.20m
Bedroom 1	3.98m x 3.20m
Bedroom 2	3.89m x 2.08m
Bathroom	2.63m x 2.11m

Apartment 15

Living Room/Kitchen	5.42m x 4.46m
Bedroom 1	3.43m x 3.30m
Bedroom 2	3.56m x 2.42m max
Bathroom	2.20m x 1.90m

Apartments 25 & 26

Living Room/Kitchen	4.77m x 4.00m
Bedroom 1	3.13m x 2.90m
Bedroom 2	2.40m x 2.88m
Bathroom	2.18m x 2.33m max

Apartments 34 & 36

Living Room	3.45m x 4.56m
Kitchen	2.24m x 1.74m
Bedroom 1	3.05m x 2.40m
Bedroom 2	2.63m x 2.40m
Bathroom	2.06m x 2.00m

Apartment 35

Living Room	3.56m x 4.66m
Kitchen	1.70m x 2.00m
Bedroom 1	2.60m x 3.66m
Bedroom 2	2.60m x 2.00m
Bathroom	1.80m x 1.90m

Premium facilities
and superior craftsmanship.





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Third Floor

Apartment 16

Living Room	4.33m x 3.80m max
Kitchen	1.54m x 3.44m
Bedroom 1	3.53m x 3.47m
Bedroom 2	2.33m x 3.33m max
Bathroom	1.57m x 2.50m

Apartment 17

Living Room	3.52m x 4.37m
Kitchen	3.27m x 1.80m
Bedroom 1	4.30m x 3.10m max
Bedroom 2	3.50m x 2.50m max
Bathroom	2.14m x 2.04m

Apartment 18

Living Room	4.25m x 4.08m
Kitchen	2.45m x 3.22m max
Bedroom 1	4.56m x 3.51m max
En-suite	1.75m x 1.80m
Bedroom 2	3.80m x 2.40m
Bathroom	2.77m x 2.12m max

Apartment 19

Living Room/Kitchen	5.65m x 5.64m max
Bedroom 1	3.44m x 3.20m
Bathroom	2.58m x 2.03m

Apartment 20

Living Room/Kitchen	5.26m x 5.70m max
Bedroom 1	3.14m x 3.24m
Bathroom	2.35m x 2.00m

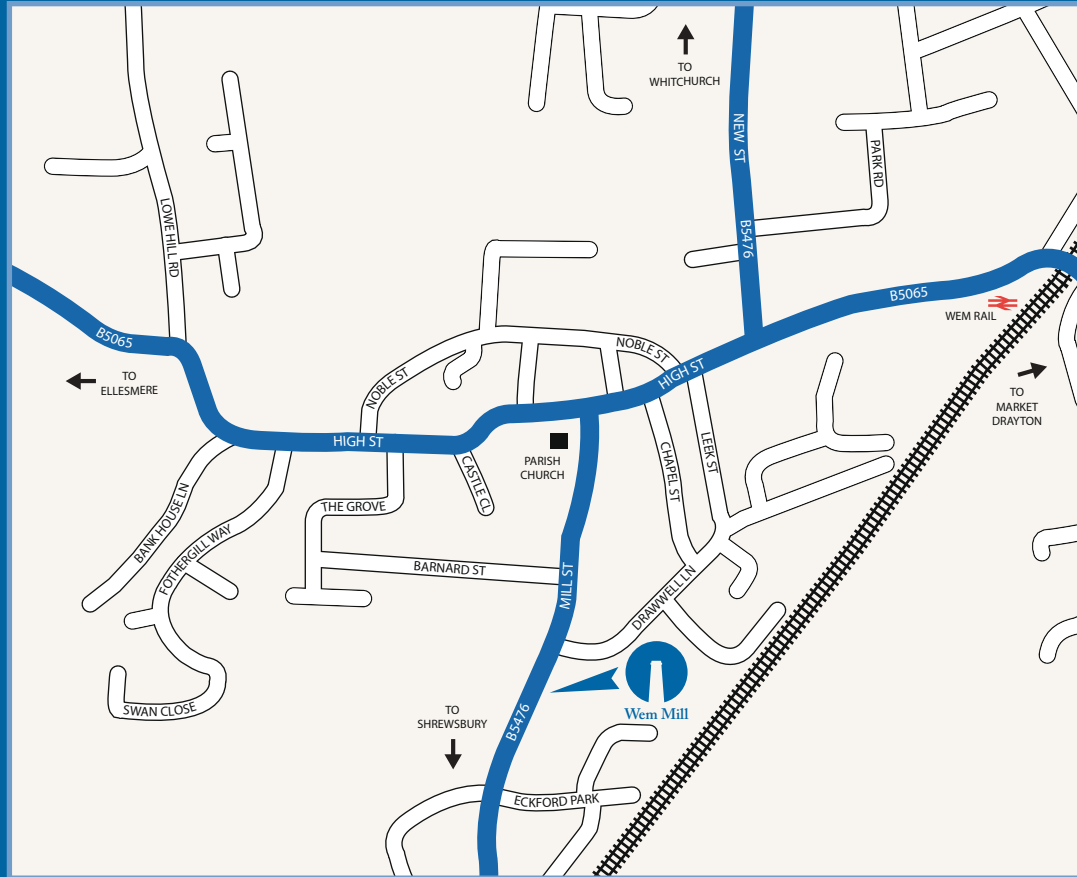
Apartment 27

Living Room	3.76m x 4.10m
Kitchen	3.24m x 2.40m
Bedroom 1	3.40m x 4.00m
Bathroom	3.23m x 2.00m max

All measurements are accurate to within 50mm. Purchasers are advised not to purchase any flooring in reliance on the measurements without allowing for the tolerance given above and checking at the site office.

A place to build your future while celebrating the past.





Wem Mill, Mill Street, Wem SY4 5ED

GUILD HOMES
INSPIRATIONAL LIVING

www.guildhomes.co.uk

The Property Misdescriptions Act 1991

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