

Willow Fields
MAES HELYG
Llangollen



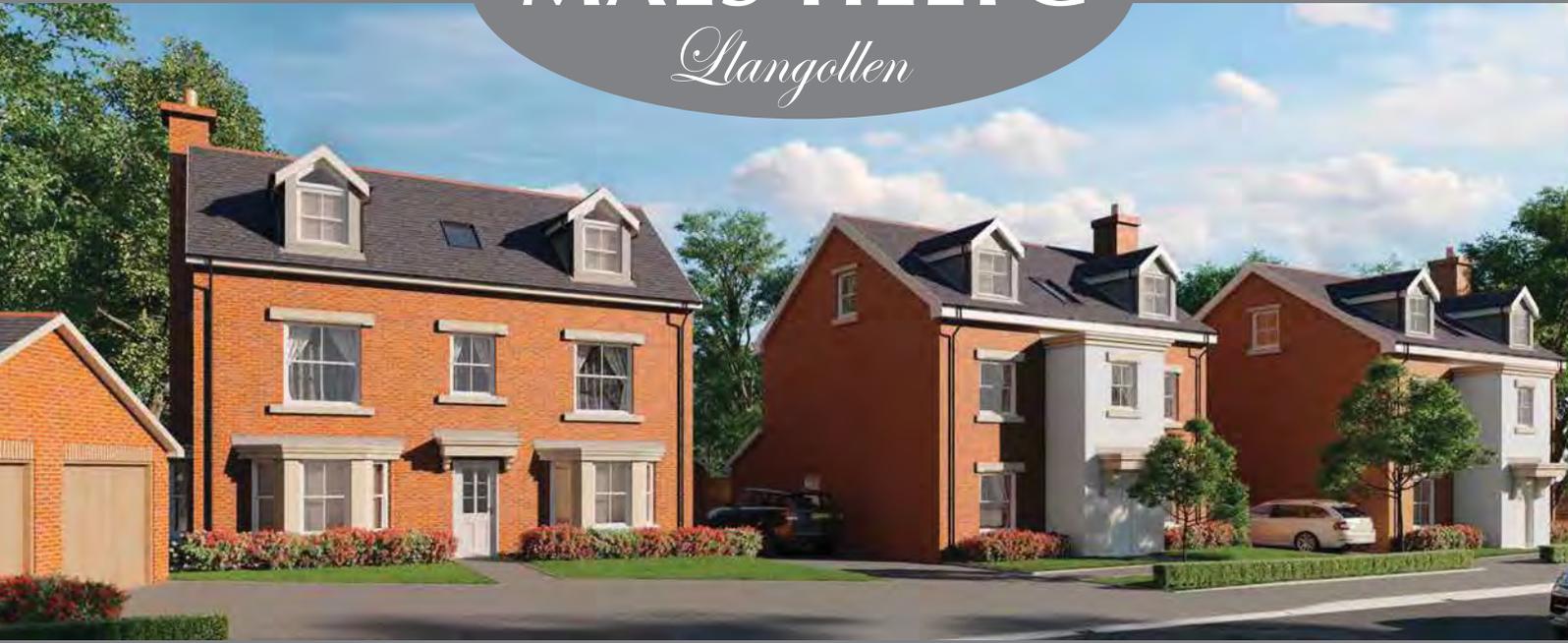
SG ESTATES

AWARD WINNING HOUSING DEVELOPER



Subtly exclusive

Willow Fields
MAES HELYG
Llangollen



A prestigious development of 2, 3, 4 & 5 bedroom homes

Let us introduce you to Llangollen, a lovely sought after picturesque small town in North East Wales.

If you're looking for a family home in a picturesque area, Llangollen strikes a great balance between not too quiet and sleepy and not too busy and hectic. Benefitting from town life with easy access to larger towns and cities, What more could you ask for?

Located in an area of outstanding natural beauty, Llangollen has it all... where else would you want to buy your desirable new family home!

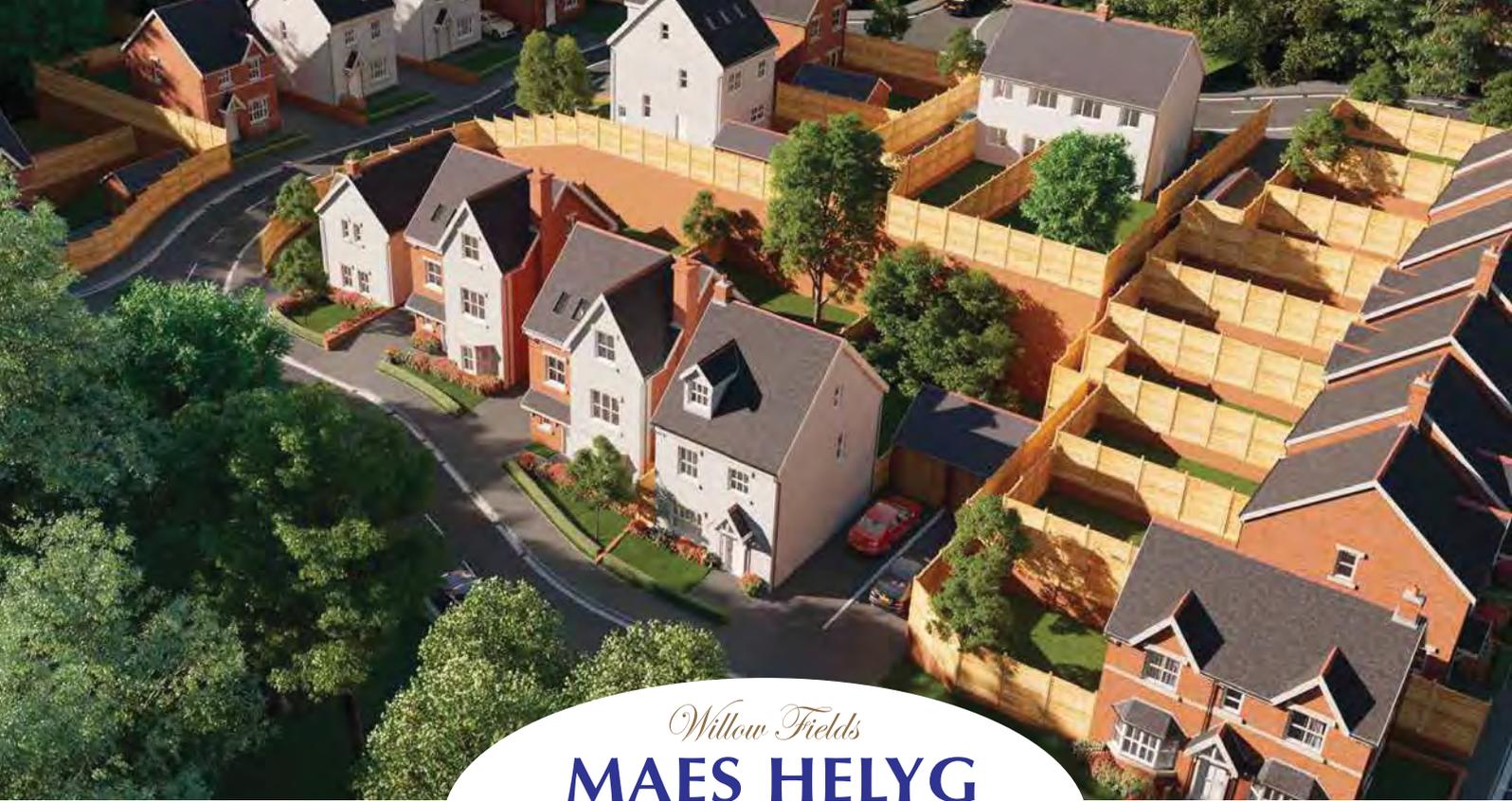
A bustling town centre provides all the local shops you need on a day to day basis and the local schools are all close by. There are plenty of activities on your doorstep too, Llangollen is surrounded by outstanding beautiful countryside and heritage.

There is an excellent sense of community, with so much to do, from Llangollen International Musical Eisteddfod, a trip on the famous steam railway, a horse drawn boat trip on the canal, white water rafting on the River Dee for the more adventurous, or simply relaxing and sampling the excellent local produce in one of the many eateries. The list is endless.

What more could you want?

Llangollen really is the ideal place to live, with Award winning SG Estates offering exclusive new family homes on a prestigious development.





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If you enjoy the outdoor life, this is the perfect place for you to enjoy taking in the scenery of The Berwyn Mountains. Llangollen is home to all kinds of attractions, from historic sights to fantastic restaurants and everything in between. One of the most popular places to visit is Dinas Bran Castle where you'll find amazing views over the town and beyond. The abbey of Valle Crucis and Eliseg's Pillar lie to the north of Llangollen. The bridge that crosses over the River Dee is one of the Seven Wonders of Wales. Plas Newydd house and gardens are also well worth a visit.

If you want to escape, you can take a relaxing ride on a horse drawn boat along the canal which is part of the UNESCO World Heritage Site, or a ride on a steam train.

With its compact town centre, quirky shops and areas of natural beauty. Llangollen is a unique and exciting town to call home. Outdoor pursuits are in abundance, with a local golf club, fishing, gorge walking, white water rafting, climbing and abseiling. A well-kept children's play park is located on the Victoria Promenade bordering the River Dee, a great area for picnics. There's something for the whole family to enjoy just a stone's throw from your new home at Maes Helyg.

Llangollen is one of the most popular tourist places in North Wales, with a number of independent shops and eateries. Aldi supermarket and Home Bargains can be found on the edge of the town.

In the evenings, there's plenty to see and do in Llangollen, including performances at the Town Hall, live music and fantastic restaurants. Each year, the town hosts the International Musical Eisteddfod, Bike Festival Food & Drink Festival and much more.

Education

If you're moving to Llangollen with a growing family, it's worth knowing which schools are close by, Bryn Collen primary school, Y Gwernant, the Welsh primary school, and Dinas Bran high school are all within walking distance from Maes Helyg. Moreton Hall, Oswestry, offers private education and is just a 20 minute drive away. There are further private education establishments in Chester and Ellesmere.

Getting to Llangollen

Llangollen is well connected to the rest of North Wales and the surrounding towns of Wrexham and Oswestry, with a commute to Chester, being only 40 mins away.

in association with



Welcome to



SG ESTATES
AWARD WINNING HOUSING DEVELOPER

A Strong Local Identity

The SG Estates Management team, headed by Steve Griffin, has over 35 years of award - winning experience in house building.

SG Estates was established in 2004 with Steve working in a spare room, then building his first site of six executive properties in Rhosrobin in Wrexham. Continuing to build throughout the recession, we have built in Brymbo, Pandy, Gwersyllt, Bradley and Rhostyllen, and more recently building has been completed in Summerhill, Ruabon and Gresford.

In 2014 SG Estates became a true family business with Steve's sons, James & Dan joining the company and becoming Site Managers in 2016, developing Summerhill, Ruabon and Bryn Y Groes, Gresford, the latter comprising of a total build of 60 executive homes. Moving forward, through 2019-20, 92 homes in Llangollen will be built.

As a forward-thinking family business, we are committed to building well-appointed homes to the highest standards of quality and finish, which you will recognise from the moment you walk in. As our brochure says, "We strive to make our developments subtly different and exclusive to exude quality".

We take our time and ensure that each home – your home – is just right for you. Our homes are designed for modern day living and include some breath-taking designs for those who desire individuality and nothing but the best.

Our leading industry quality has been recognised on all our developments and we are proud to have recently been awarded the Best Volume Builder in North Wales 2019 by the LABC.

"Quite simply, if it doesn't take your breath away, it's not an SG home".



History of Llangollen



Neolithic & Bronze Ages (4000 - 700BC)

There is widespread evidence of human activity in the Dee valley during very early times. Occasional finds such as stone axes, flint arrowheads and scattered burial mounds indicate human habitation and permanent settlement.

Iron Age 700BC - 50AD

The several hillforts in the area provide a spectacular feature of the historic landscape in the Clwydian Range and Llantysilio mountains. Castell Dinas Brân, which overlooks Llangollen, was built on the site of an Iron Age Hillfort. There is little evidence of Roman activity in the Vale of Llangollen.

Medieval Llangollen (400 – 1500AD)

The Vale of Llangollen, with its gentle slopes and river Dee has attracted people for centuries. The attraction of this fertile valley was not lost on the Cistercian monks, who established Valle Crucis Abbey in 1201. Their influence was spread over a wide area, with farms and water-powered mills, and the abbey became one of the wealthiest in the country until its dissolution in 1537.

Dinas Brân Castell

Castell Dinas Brân is a medieval castle located within the earthworks of an earlier Iron Age hillfort and was probably built in the 1260s by Gruffudd ap Madog, Lord of Powys Fadog. The site, which rises to a thousand feet (307m).

Eliseg's Pillar

Eliseg's Pillar, originally supporting a stone cross, is prominently sited in the Eglwyseg valley. It was erected in the first half of the 9th century by Cyngen in honour of his great grandfather, Eliseg.

Valle Crucis Abbey

The abbey of Valle Crucis (Abaty Glyn Egwestyl or Abaty Glyn y Groes in Welsh) lies to the north of Llangollen and was founded by Cistercians under the auspices of Madog ap Gruffydd Maelor, Prince of northern Powys in 1201. The influence of the abbey came to an end with the dissolution of the monasteries by Henry VIII in 1537.

Offa's Dyke

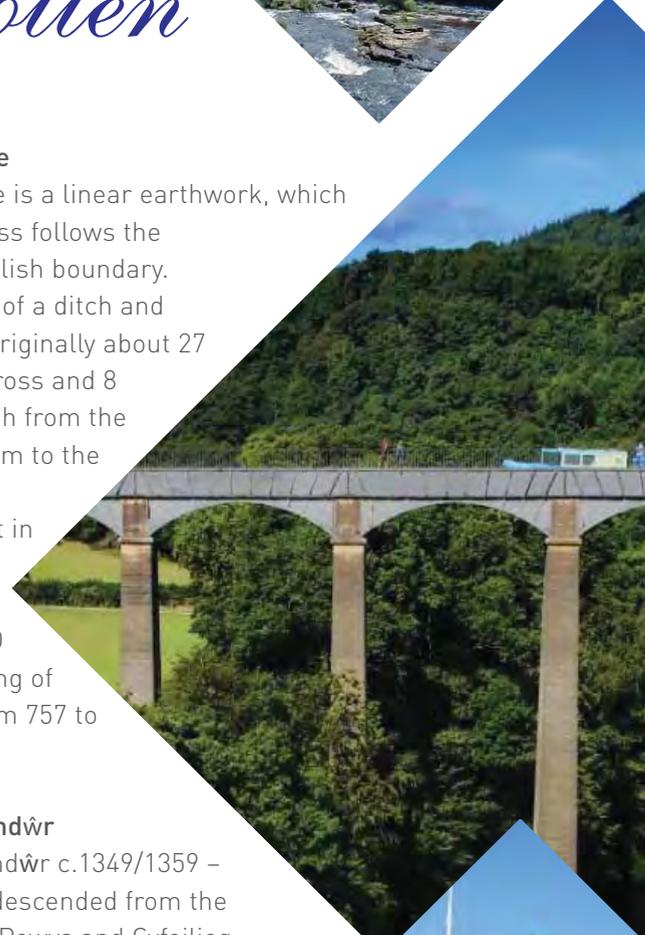
Offa's Dyke is a linear earthwork, which more or less follows the Welsh/English boundary. It consists of a ditch and rampart, originally about 27 metres across and 8 metres high from the ditch bottom to the bank top. It was built in the late 8th century AD by Offa, King of Mercia from 757 to 796 AD.

Owain Glyndŵr

Owain Glyndŵr c.1349/1359 – 1416 was descended from the princes of Powys and Cyfeiliog, and regarded as the last native Prince of Wales. In recent years a fine statue of him on his horse has been erected on the square in Corwen. The area around Llangollen and Corwen has often been referred to as 'Glyndŵr Country'.

St Collen's Church

It is possible there was already a church established on this site in the 6th century. The present building dates mainly from the 13th century and was a typical north Wales two-nave church. The original wooden tower was replaced with stone in the mid 18th century and it houses a belfry with eight bells hung to celebrate Queen Victoria's Golden Jubilee in 1887.



History of Llangollen

Llangollen Bridge & River Dee

Llangollen Bridge is one of the 'Seven Wonders of Wales' and was built by Bishop John Trevor c. 1345.

Widened in the 16th and 20th centuries, its famous for its white water. The river has hosted many national and international canoeing competitions, including the 1980s/1990s' TV programme 'Paddles Up'.

Llangollen After The Dissolution Of Valle Crucis Abbey

The dissolution of Valle Crucis Abbey in 1537 was a pivotal moment in the development of Llangollen.

Until then, the large monastic estates had dominated agriculture in the Vale of Llangollen and Eglwyseg valley for over 300 years. Farmland became available for development by local families and the buildings themselves were dismantled and used to build houses in the area. Stones from the abbey have been found in local houses and Llangollen Bridge and a significant number of buildings survive from this period.

Llangollen continued to develop at a gentle pace through the Tudor and Stuart periods (1485 – 1713).

Llantysilio Church

Llantysilio is a late medieval church with Georgian and Victorian restorations.

The Ladies of Llangollen would often walk here to the English service, which was usually on the third Sunday of the month.

It is just a short walk to the Horseshoe Falls, constructed by Thomas Telford c.1808, to direct water from the Dee into the canal.

Georgian Llangollen (1714-1836)

Llangollen is generally regarded as a Victorian town, and it is true a great deal of the planning and building of the town we see today was done in the second half of the 19th century. However, underneath the Victorian veneer is a vibrant Georgian history.

Since early times, the town has been an important stopping place, especially for people travelling from London to Ireland, allowing hotels, inns and businesses to flourish. Until the early 1800s, roads were notoriously hazardous but Telford's new road to Holyhead (now A5) had a profound effect on the development of early 19th century Llangollen and North Wales in general, allowed the London mail coaches to travel faster and more safely.

Telford was also responsible for the Pontcysyllte Aqueduct built in 1805, now part of the UNESCO World heritage Site.

In 1778 Eleanor Butler and Sarah Ponsonby (the Ladies of Llangollen) found refuge from their problems in Ireland, and decided to settle here for the rest of their lives, moving to Plas Newydd in 1780.

Horseshoe Pass

The Horseshoe Pass (A542), known in Welsh as Bwlch yr Oernant (pass of the cold stream), dates from 1811 and was one of a series of turnpike roads. Before then, the main route between Llangollen and Ruthin ran through Pentredŵr.

The name probably comes from the horseshoe shape it forms round the sides of the valley. It rises to 1367 feet (417 metres)



Plas Newydd & The Ladies of Llangollen

Plas Newydd (originally Pen-y-Maes) was home to the Ladies of Llangollen (Eleanor Butler and Sarah Ponsonby) and their friend and housekeeper, Mary Carryl from 1780. Having found themselves in difficult situations they decided the only way out of their problems was to leave their families in Ireland and look for a place where they could find peace.

They arrived in Llangollen in 1778 and moved to Plas Newydd in 1780, spending the rest of their lives devoting themselves to self-improvement, farming and gardening as well as creating gothic style additions to their home with oak carvings and stained glass. They became legends in their own lifetime and received visits from many famous and cultured people. The era of the Ladies ended with the death of Sarah Ponsonby in 1831.

The Old Armoury

The building known previously as the Old Armoury and now the Old Lock-up, was originally erected in 1834/5 to serve as a jail with two cells and jailers' quarters. When the Denbighshire Constabulary was formed in 1840, it then became the police station, later served as the town hall and council chamber and then a drill hall and armoury (hence the name) in 1879.

Industrial Revolution Chain Bridge

The Chain Bridge was built c.1817, across the river Dee from Llantysilio to Berwyn, by Exuperius Pickering, a local entrepreneur dealing in coal, limestone, slate and iron bar. Built to allow access to Telford's new road to Holyhead, Pickering's bridge was constructed with wooden decking, supported by wrought iron chains from below with a surface covering of earth and stone.

Llangollen Canal & Horseshoe Falls

Construction of the Llangollen section of the Ellesmere Canal (now part of the Shropshire Union Canal) began in 1793 under the Ellesmere Canal Act and the Horseshoe Falls was conceived and built from a collaboration between Thomas Telford (1757-1834) and William Jessop (1745-1814).

The Horseshoe Falls is the point where the River Dee feeds water into the canal by means of a weir and it is this role as a water feeder which ensured its survival. It was a boon to the slate and limestone quarrying industries, allowing the transportation of heavy loads from Llantysilio and Pentredŵr across the Pontcysyllte and Chirk aqueducts into Shropshire.



History of Llangollen



Llangollen Steam Railway

A victim of Dr Beeching, who closed many railway lines in Britain in the 1960s, the old main line closed to passenger traffic in 1965 and to goods traffic in 1968.

Built by the great railway contractor, Thomas Brassey and the railway engineer, Henry Robertson, the line opened to freight on 1st December 1861 and to passengers on 2nd June 1862.

Pontcysyllte Aqueduct

The Pontcysyllte Aqueduct, begun in 1795 and opened in 1805, was built by the celebrated civil engineers, Thomas Telford and William Jessop, to span the River Dee and take the Llangollen Canal across the Vale of Llangollen from Froncysyllte to Trevor.

Measuring 1007 feet in length and rising to a height of 126 feet above the river on 18 stone piers, it is an astonishing feat of engineering. Telford developed an 'iron trough' to carry the canal and the ironwork for the structure was cast at the nearby Plas Kynaston Ironworks.

Llangollen International Musical Eisteddfod

Every summer since 1947, Llangollen has staged one of the world's most inspiring cultural festivals. Each year at the beginning of July, around 4,000 performers converge on this small Welsh town and the Royal International Pavilion, to participate in a unique combination of competition, performance, peace and friendship. Over the years the International Musical Eisteddfod has

received many illustrious visitors, including Her Majesty Queen Elizabeth II.

Like many towns in Britain, Llangollen saw a rise in civic pride in the 1860s.

The compulsory education acts of the 1870s saw better provision of schools and generally the pattern for institutions such as the police and local government was set.

Town Hall

Llangollen Town Hall was built by Morris Roberts who was also responsible for several other buildings in Llangollen, such as the National School in Regent Street (now St Collen's Community Hall).

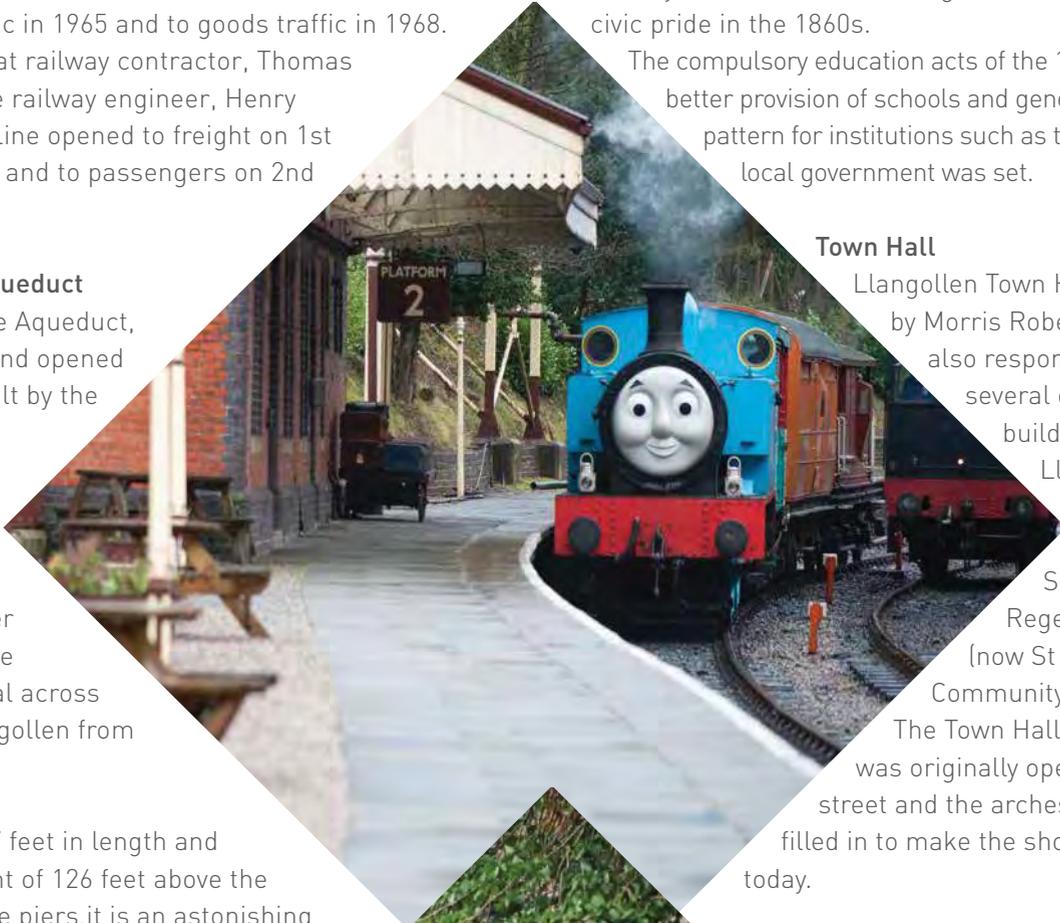
The Town Hall (Market Hall) was originally open to the street and the arches were later filled in to make the shops we see today.

Victoria Promenade

The Victoria Promenade is a delightful walk bordering the River Dee. It was opened in 1897 to commemorate the Diamond Jubilee of Queen Victoria, and became very popular with locals and visitors alike. It also leads to the children's play park, bandstand, café and picnic area.

Aldi and Home Bargains can also be accessed along the promenade.

Reference - <https://llangollen.org.uk/>
The official website for Llangollen



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Everyone at SG Estates wants your new home buying experience to be as easy and informed as possible so we have set out below how we hope to make this possible and help explain to you what you can expect from us during your buying journey:

Step 1: Choosing Your New Home

We shall provide you with relevant and detailed information to assist your choice, and this will include specification features, location and price. We will ensure our Reservation Agreement terms are clear and fair, and make you aware of your cancellation rights, highlighting the role of the Consumer Code. We can also put you in touch with an independent Mortgage Advisor to carry out the legal formalities and represent your interests.

Step 2: Choice And Options

This is your chance to customise your new home; with an extensive range to choose from, we will quote for your specific choices. Depending on the build stage, but always pre roof, you can plan your electrical and plumbing layout. Your Sales Executive will explain which options are available and will then arrange a convenient time for you to visit and make your selection.

Step 3: Meet The Builder

Once your new home has reached the plaster stage, and before decoration, you will be offered the opportunity to meet with the Site Manager and Sales Executive to walk around your new home and address any queries.

Step 4: Keeping You Informed

To help you prepare for your move, we will keep you updated with reliable information about the build progress, legal completion and the hand over of your new home. At the time of reservation, we will provide you with an estimated timescale completion. Once decoration has commenced, we will provide in writing a confirmed move in date. Sometimes, connection of services (unfortunately out of our control) can cause a delay, if this is the case, we will keep you fully informed and updated.

Step 5: Access During Construction

If you would like to visit your new home whilst building work is underway, we will do our best to make this possible, once the building has reached the plastering complete stage and handrails have been fitted to the staircase for your safety. This should always be by prior appointment with your Sales Executive and you must be accompanied at all times, adhering fully with our health & safety policy and wearing the necessary clothing which we will provide. Please note that the health and safety of our staff and visitors is of paramount importance and access may not always be possible.

Step 6: Home Demonstration

Following the exchange of contracts and once the property has been signed off by the warranty provider, our Sales Executive will invite you to attend a demonstration of your new home. This is the exciting part as you are almost ready to move in! The Site Manager will be present to answer all your questions. These may include where to find the stop taps and how to operate items such as the heating system.

Step 7: Hand Over To The Customer

As soon as our solicitor has put legal completion in motion and monies have been received, your Sales Executive will contact you to confirm completion and organise the key release. You will be met on site and we will formally hand over the keys to your new home, read the utility meters, and complete any necessary paperwork. A file containing appliance manuals and boiler guides will be also handed over at this time.

Step 8: Post Handover

A member of our Customer Care Team will email you shortly after you have moved in, inviting you to Clixifix, our customer service portal.

Welcome to your new home!



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Don't just take our word for it

Thank you very much for helping our dream home come together so smoothly. You have been so helpful and we are very grateful.

Callum & Victoria

Thank you so much for all your help and support. We would not be in our beautiful new home now if it wasn't for you! We can't thank S G Estates enough we are truly grateful. We know we are going to be very happy here, the house is simply perfect.

Mal, Sarah & Louis

Thank you so much for everything you've done to give us our lovely new home.

Sam, Simon & girls

Thank you so much for everything you've done for us. We are delighted with our new home. You can't get the smiles of our faces.

Rob & Isla

Thank you so much for all the hard work you have put into making our house amazing.

Mr Edge & Miss Roberts

Just wanted to say thank you all for our amazing new home. It's all we dreamed of and more! We really appreciate all the hard work that's gone into making our forever home.

Lesley, Chris & Martha

We love our house S G Estates have built us and hope to enjoy many years living here.

Mr & Mrs Davies

Thanks to S G Estates we have our dream home, we are delighted with the finished result!

Mr & Mrs Price

I am delighted to highly recommend SG Estates. From the building of our lovely home at The Pavilions in Gresford, to the completion and correction of any small snags. We have found the level of service and professionalism excellent. The response level at all times has been quick and everyone is easy to deal with. Our house is absolutely beautiful, finished to an extremely high standard and has beautiful surroundings. We are very happy indeed and thank all at SG Estates for your help!

Robert & Louise



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