

Property Information Sheet



Name and Address

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Property Description

Brick detached house. Part cottage dating back to 1807, part extension from mid-1980's. The cottage is solid wall brick construction. The extension is cavity wall block and brick. The house is accessed off a long stone track, and has 8.2 acres of land.

What changes have you made to your home?

The house has been taken back to the bones. Internal walls have been removed. An internal chimney breast has been removed. The ground floor has been dug out, so that the floor could be insulated, and underfloor heating installed. The downstairs floor plan has been reconfigured, with new stud walls. The plaster has come off all the downstairs rooms and most of the upstairs rooms, and the walls in the old cottage have been lined and insulated. The staircase has been removed and will be replaced with a new oak staircase (yet to be fitted). The roof over the cottage part of the house has been replaced, so is now fully insulated and has been tiled with reclaimed Welsh slate. Most windows have been replaced with aluminum framed double glazing. We are just waiting for new aluminum heritage French doors, to replace the current front door and a new front door which will replace an existing window. A small extension has been added at the back of the property on the ground floor as a new plant room to house the equipment for the ground source heat pump that has been installed. A new external chimney has been built to house a log burner and we are about to start work on a small second floor extension.

Why did you make these changes?

I bought the house in December 2020. The house and the surrounding fields and swimming pool had been neglected for probably the last 20 years. The house was damp, plaster was falling off the walls, the oil tank leaked (oil was used to heat the house and Aga) the wooden windows and doors were falling apart, and the rooms were very small. I wanted to replace the oil boiler with a more environmentally friendly form of heating. Having over 8 acres of land a ground source heat pump seemed the best way to go. This became the driving force behind the early changes to the house, as I wanted to take advantage of the RHI payment scheme before the scheme came to an end in March 2022.

What were the approximate costs?

The cost of installing the ground source heat pump was around £30k, but this will be paid back in RHI payments over the next 7 years. In addition, the total costs to date of renovating the house, as well as making improvements to the land, field drainage and outbuildings to create stabling for horses has cost in excess of £200k.

What have been the approximate energy savings?

It is very difficult to know, as the house is still a building site and we have only had the ground source heat pump properly up and running since January /February this year. Also, when I moved into the house the oil boiler and heating system were not working properly, so there was very little cost in terms of oil and electrics when I first moved into the house. Luckily, there was a log burner in the house and the previous owner had left of supply of logs to keep me warm! It was estimated by the ground source installers that my annual savings in terms of ground source v oil fired boiler would be £1,143.99 per year. However, that was based on prices as at April 2021.

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What have been the effects on your home?

In terms of the ground source, it is much cleaner. There is no more oil leaking into the ground from a leaky tank. Also, the tank was a bit of an eye sore. There is a constant supply of hot water on tap. The underfloor heating, when it is turned up has been great although it has been turned right down since about April time as we have not needed to use so much heating. The insulation has only just gone into the walls and roof over summer, so not sure we will really appreciate the effects until we have been through a winter. Having new windows has also made a massive difference. No more drafts and the windows can be opened without fear of the panes of glass dropping out!

Who undertook the work?

The grounds work contractor who dug the ditches for the ground source pipes was Nigel Lewis Construction & Plant Hire.

The rest of the ground source heat pump system was supplied and installed by Princes LHS Ltd.

The building work, including insulating the house has been undertaken by RC Wakefield Ltd

Would you recommend them?

I would not recommend Princes LHS for the supply and fit of a ground source heat pump.

All the other contractors I have worked with, including Nigel Lewis and Richard Wakefield, I would highly recommend.

What else would you like to do? And why haven't you done them yet?

Next on the to do list includes:

- Installation of solar panels
- Re-route the driveway to the front of the house
- Build an oak framed garage
- Refurbishment of swimming pool
- Convert existing car parking to a kitchen garden
- Conversion of old cow shed to living accommodation

Both time and money. It also took a very long time to get planning permission granted!

Have you considered any measures but rejected them? Please give details of what and why.

Nothing considered and rejected. Everything has been thrown at this project, with little expense spared. The house needed lots of care and attention, but once finished should be a lovely home that is reasonably cheap to run and environmentally friendly. The hope is to eventually become largely self-sufficient in terms of the production of heat, electricity, and food.

Do you have any further comments?

Are there any access issues? Eg steep steps, lack of parking.

No access issues, although slightly off the beaten track down a long stone track.
Lots of parking on site, and 8.2 acres to explore.
It is still a building site.