

Property Information Sheet



Name and Address

Jane
The Claypits,
Welshampton,
Ellesmere,
SY12 ONP

Property Description

Brick detached house, 1807 cottage with extensions from the 1980s. Cottage is of solid wall brick construction whilst the extension is cavity wall brick and block. Property comes with over 8 acres of land.

What changes have you made to your home / what green features did your home come with?

The house has been taken back to the bones, removing the internal walls and chimney breast. The ground floor was dug out for underfloor insulation and heating. The downstairs floor plan has been reconfigured with new stud walls, kitchen and living/dining room. The walls in the old cottage have been lined and insulated. The staircase has been removed and has been replaced with a new oak staircase. The roof over the cottage part has been replaced; it is now fully insulated and has been tiled with reclaimed Welsh slate. Windows have been replaced with aluminium framed double glazing and a new front door was fitted where an old window used to be. A small extension has been added at the back of the property on the ground floor as a new plant room. This houses the equipment for the ground source heat pump (GSHP) that has been installed. A new external chimney has been built to house a log burner. Lastly, we have 2 new bedrooms, one with en-suite.

Why did you make these changes / choose a home with these features?

The house, surrounding fields and swimming pool was neglected for decades when I purchased the property in December 2020. The house was damp whilst plaster and the wooden windows and doors were falling apart. The oil tank was not working properly and was leaking so I wanted to replace this with a more environmentally friendly system. Given the large plot of land, the GSHP seemed the best course of action. This became the driving force behind changes to the property as I wanted to take advantage of the Domestic Renewable Heat Incentive (RHI) scheme before it closed in March 2022.

What were the approximate costs of each of the changes you made?

Installing the GSHP cost roughly £30,000 but this will be paid back over the next 7 years through RHI. The total cost of renovating the house, making improvements to the land, field drainage, outbuildings making stables for the horses cost more than £200,000.

What have been the approximate energy savings?

My home still needs a lot of care and attention but once finished should be reasonably cheap to run and environmentally friendly. The hope is to eventually become largely self-sufficient in terms of heat, electricity and food production. Based on April 2021 prices, it was estimated that the GSHP would save over £1,000 a year compared to the oil-fired boiler.



What have been the benefits to you / your home?

The GSHP is much cleaner and less of an eye sore compared to the oil system and tank. There is a constant supply of hot water on tap and the underfloor heating has been great through winter. Having new windows have made a massive difference as they are way less draughty.

Who undertook the work?

Nigel Lewis Construction & Plant Hire dug the ditches for the GSHP pipes whilst Princes LHS supplied and installed the GSHP. RC Wakefield carried out the building work including insulating the property.

Would you recommend them?

I would highly recommend Nigel Lewis and RC Wakefield, but I would not recommend Princes LHS for the supply and install of the GSHP.

What else would you like to do?

Next on the to do list includes installing solar panels, re-route the driveway to the front of the house, build an oak framed garage, refurbish the swimming pool, convert the existing car parking to a kitchen garden and the old cow shed into a living accommodation. These take a lot of time, money and planning permission.

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

Nothing has been considered and rejected as everything has been thrown at this project with little expense spared.

Any further comments?

N/A

Visiting instructions / information

Property is accessed down a slightly off beaten stone track. Plenty of parking space, area is still a bit of a building site.