

# Ickniel Way

TRING, HERTFORDSHIRE

A stunning collection of 2 & 3 bedroom homes  
available with Shared Ownership

*A home of your own*

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College Lake, Tring, Buckinghamshire

# Welcome to Icknield Way

Set on the edge of an Area of Outstanding Natural Beauty, the historic market town of Tring offers peaceful country living within easy commuting distance of London. Now, the new community at Icknield Way gives you the chance to own a beautiful new home here, built to the highest standards and equipped with everything you need.

At Icknield Way, you'll be living at the point where the streets of the town give way to open fields. You'll have a choice of supermarkets and local shops, a post office, pharmacy and doctors' surgery on hand. There are local schools and even a pop-up cinema. In fact all the amenities of a small town are within easy distance. No wonder Tring is considered such an attractive place to live.

Legal & General Homes is offering a unique opportunity to live at Icknield Way through Shared Ownership. Thanks to this scheme, you can get on the property ladder with a lower deposit than is required to buy outright or with other buying schemes.

# Living at Icknield Way



## Beautifully designed

Attractive new homes built with your lifestyle in mind.



## Sit back in style

You'll immediately feel at home in the well-proportioned living areas.



## Express yourself

The neutral décor invites you to add your own touches and create your own look.



## Unique location

You'll live on the edge of the Chilterns yet close to Tring town centre.



Make yourself at home

Get out  
and explore

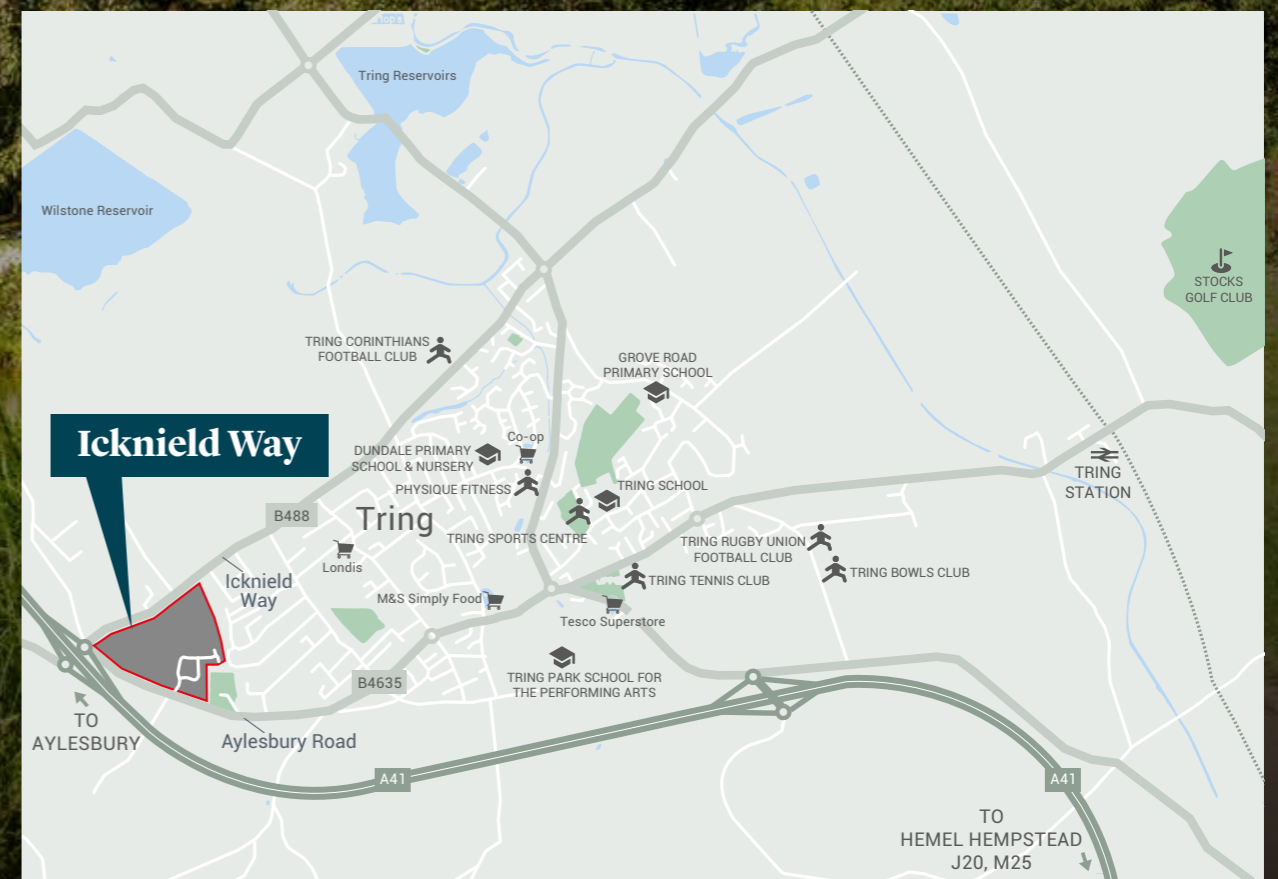
## Options in every direction

Tring is full of great things to do. There are local football, cricket, hockey and golf clubs, together with a sports and leisure centre. Not surprisingly for such a historic town Tring has a local museum. There are green spaces in the town itself and the nearby College Lake Nature Reserve is a great day out. Or head in the opposite direction and explore Wendover Woods.

The surrounding area is full of interesting places to visit and fun things to do. The Rogue Racing Go-Kart centre at Aylesbury and Whipsnade Zoo for example. Aylesbury has a bowling alley too, together with a waterside theatre and an impressive shopping arcade, while Berkhamsted boasts its very own castle and a country estate at Ashridge House that used to be home to Henry VIII.

The Chilterns are on your doorstep and Tring originally grew up as an easy passing place through the hills. This Area of Outstanding Natural Beauty is full of hiking and cycle trails, historic buildings and delightful tea rooms. And you don't have to travel very much further to reach the Cotswolds with its picture box villages (not to mention the designer bargains at Bicester).

There are some wonderful places to visit in East Anglia too. One weekend you could be exploring the historic colleges and gourmet restaurants of Cambridge, the next enjoying a day at the races in Newmarket. Living at Icknield Way you'll never run out of exciting new experiences to enjoy.



Tring Memorial Gardens



Tring High Street



Berkhamsted Grand Union Canal



Ashridge House

# You're connected with so many places to explore

Living at Icknield Way, you'll have excellent connections to London, Oxford and Cambridge, whilst being surrounded by some of England's most beautiful countryside.

By rail it's under 45 minutes into London Euston and there are direct trains to Milton Keynes. Tring railway station is just outside the town and there is also an excellent bus service to local destinations and across Hertfordshire.

The A41 runs close to the town, linking you directly to the M40 (for Oxford and Birmingham) and the M25 (for connections to the M1 and national motorway network).

The nearest airport is Luton, but Stansted is also handy and Heathrow is easy to reach via the M25. Yet perhaps the best form of transport is to pull on your walking shoes or take your bike and spend a leisurely afternoon following the towpath alongside the nearby Grand Union Canal.



## By Bicycle

- Tring Town Centre  
0.4 miles
- Londis Convenience Store  
0.6 mile
- On The Limit Gym  
0.9 miles
- Tring Park  
1.2 miles
- Tring Natural History Museum  
1.2 miles
- Physique Fitness  
1.3 miles
- Tring Sports Centre  
1.5 miles



## By Train

- From Tring Station
- Hemel Hempstead  
9 mins
- Watford Junction  
16 mins
- Milton Keynes  
21 mins
- London Euston  
44 mins
- Birmingham International\*  
1 hour 46 mins
- Birmingham New Street\*  
1 hour 56 mins
- Manchester Piccadilly\*  
2 hour 29 mins



## By Car

- Berkhamsted  
6.7 miles
- Chiltern Forest Golf Club  
2 miles
- Champneys Health Resort  
4.5 miles
- College Lake Nature Reserve  
2.4 miles
- Ashridge Estate  
7.3 miles
- Tring Train Station  
3.1 miles
- Watford  
18 miles

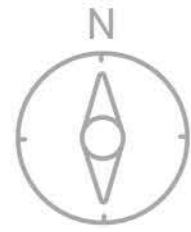
\* Connecting trains at Milton Keynes train station. Distances and travel times taken from google.co.uk/maps and nationalrail.co.uk and are approximate only.

# Site Plan



**Key**

- Two Bedroom Apartments
- Two Bedroom Coach Houses
- Two Bedroom Houses
- Three Bedroom Houses
- LGAH Future Homes
- LGAH Rented Homes  
Please note: top floor of apartments 46-51 are LGAH rented homes
- Cala Homes



Layout is indicative only and subject to change by the developer [and subject to detailed design]. Parking positions to be confirmed. The developer reserves the right to alter the layout, building style, landscaping and specification at anytime.

# Two Bedroom Apartments

Plot Nos 46 & 49



FRONT ELEVATION



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



**Key**

FF - FRIDGE / FREEZER

LGAH Rented Homes

Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide.

The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrance and position of windows and doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change, please ask a Sales Consultant for further information. Computer generated image are for illustrative purposes only, plot specific elevations may vary.

Dimensions	TOTAL AREA: 71.1SQ M 765 SQ FT			
	Length	Width	Length	Width
Living / Dining / Kitchen	6.66m x 4.28m	21' 10" x 14' 0"		
Bedroom 1	4.72m x 3.02m	15' 5" x 9' 10"		
Bedroom 2	4.28m x 2.82m	14' 0" x 9' 3"		



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# Two Bedroom Apartments

Plot Nos 48 & 51



FRONT ELEVATION



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



**Key**

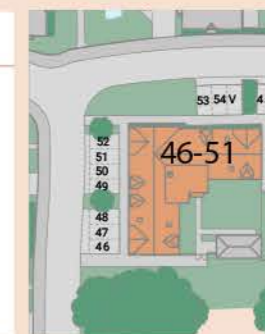
FF - FRIDGE / FREEZER

LGAH Rented Homes

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Dimensions	TOTAL AREA: 72.8 SQ M 784 SQ FT			
	Length	Width	Length	Width
Living / Dining / Kitchen	6.60m x 4.29m	21' 7" x 14' 0"		
Bedroom 1	4.65m x 3.01m	15' 3" x 9' 10"		
Bedroom 2	4.29m x 2.82m	14' 0" x 9' 3"		



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# Two Bedroom Apartments

Plot Nos 47 & 50



FRONT ELEVATION



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



**Key**

FF - FRIDGE / FREEZER

LGAH Rented Homes

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**Dimensions** TOTAL AREA: 73.4 SQ M 790 SQ FT

	Length	Width	Length	Width
Living / Dining / Kitchen	6.92m x 4.29m	22' 8" x 14' 0"		
Bedroom 1	4.97m x 3.01m	16' 3" x 9' 10"		
Bedroom 2	4.29m x 2.82m	14' 0" x 9' 3"		



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# Two Bedroom Coach Houses

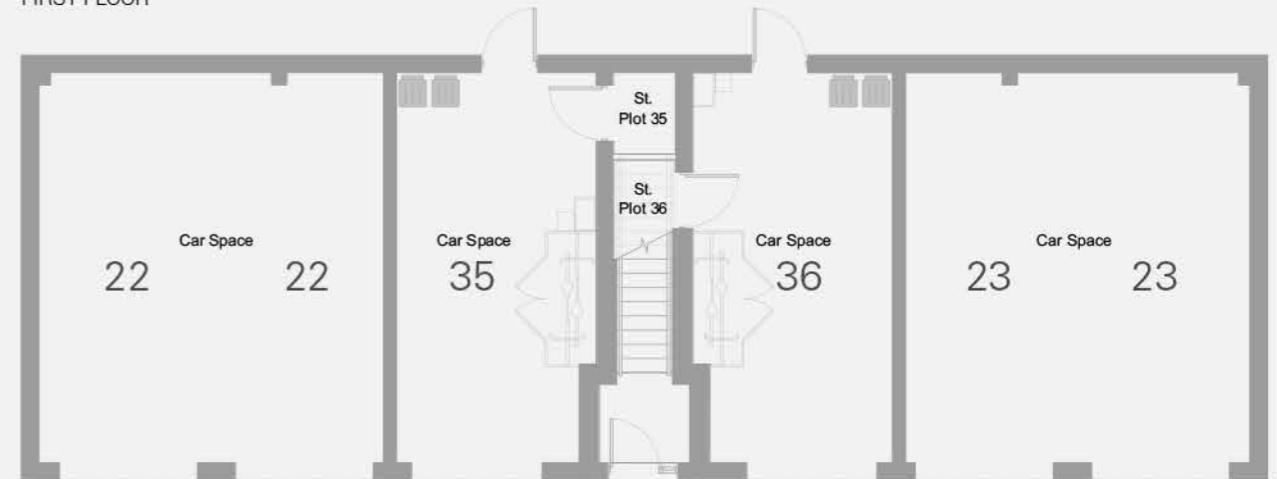
Plot Nos 35 & 36



FRONT ELEVATION



FIRST FLOOR



GROUND FLOOR

**Key**

FF - FRIDGE / FREEZER B - BOILER

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**Dimensions** TOTAL AREA: 66.9 SQ M 720 SQ FT

	Length	Width	Length	Width
Living / Dining / Kitchen	6.84m x 4.03m	22' 5" x 13' 2"		
Bedroom 1	3.92m x 3.59m	12' 10" x 11' 9"		
Bedroom 2	3.92m x 3.13m	12' 10" x 10' 3"		



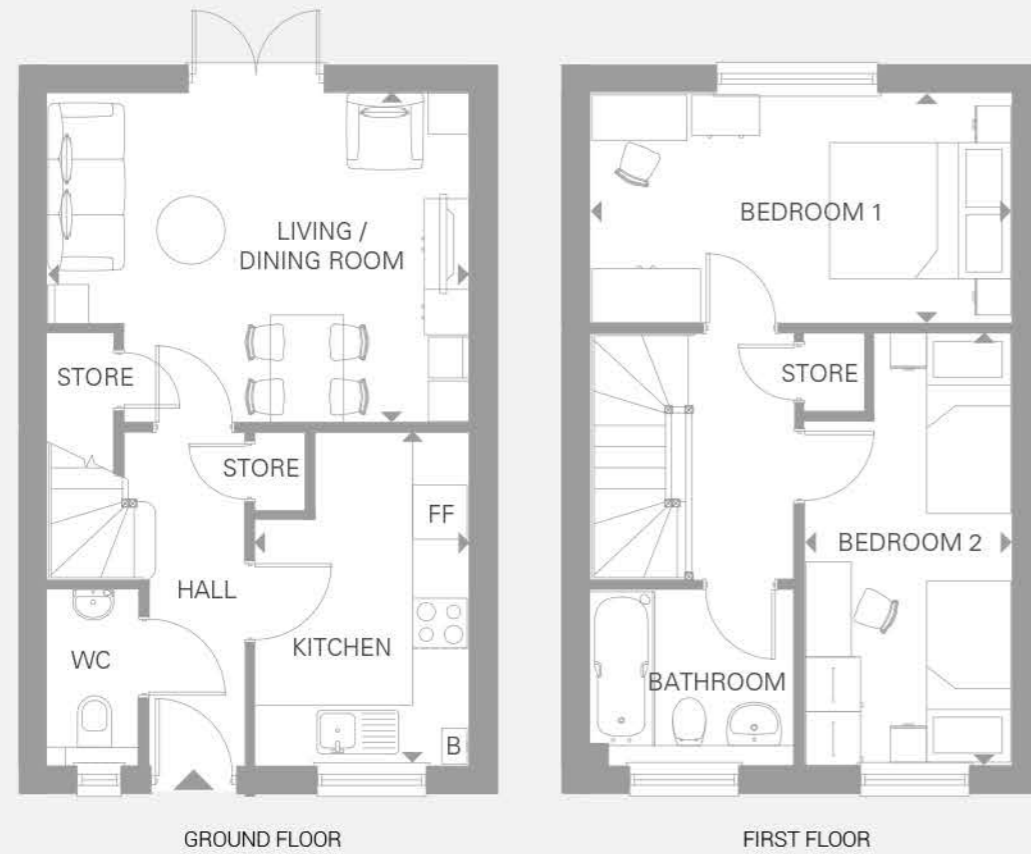


# Two Bedroom Houses

Plot No 22, 23\*, 24\* & 61



FRONT ELEVATION



GROUND FLOOR

FIRST FLOOR

### Key

FF - FRIDGE / FREEZER B - BOILER \* CAR SPACE

\* PLOTS 23 & 24 ARE HANDED FROM THE PLAN DRAWN

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### Dimensions TOTAL AREA: 69.2 SQ M 745 SQ FT

	Length	Width	Length	Width
Living Room	4.61m	x 3.60m	15' 1"	x 11' 9"
Kitchen/Dining Room	3.65m	x 2.33m	11' 7"	x 7' 7"
Bedroom 1	4.61m	x 2.51m	15' 1"	x 8' 2"
Bedroom 2	4.73m	x 2.26m	15' 6"	x 7' 4"



# Three Bedroom Houses

Plot Nos 40, 41\*, 42, 43\*, 44 & 45\*



FRONT ELEVATION



GROUND FLOOR

FIRST FLOOR

### Key

FF - FRIDGE / FREEZER B - BOILER

\* PLOTS 41, 43 & 45 ARE HANDED FROM THE PLAN DRAWN

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### Dimensions TOTAL AREA: 83.3 SQ M 897 SQ FT

	Length	Width	Length	Width
Living Room	5.19m	x 3.39m	17' 0"	x 11' 1"
Kitchen/Dining Room	4.37m	x 2.94m	14' 4"	x 9' 7"
Bedroom 1	3.57m	x 3.00m	11' 8"	x 9' 10"
Bedroom 2	4.18m	x 2.31m	13' 8"	x 7' 6"
Bedroom 3	2.76m	x 2.21m	9' 0"	x 7' 3"



# Specification

## Apartments/Coach House

### Kitchen

- Contemporary kitchen in light grey with chrome handles
- Laminate worktop with matching upstand
- Stainless steel splashback to hob in coach houses
- Silver glass splashback to apartments
- Stainless steel 1 ½ bowl sink with Blanco chrome mixer tap
- Indesit electric single oven, gas hob and chimney hood
- Indesit integrated fridge/freezer
- Indesit integrated washing machine
- Indesit integrated dishwasher

### Bathroom

- Roca contemporary white bathroom suite comprising bath, close coupled WC, pedestal basin with chrome tap
- Glass shower screen
- Vado thermostatic shower valve and bath taps to bath
- Johnsons large format wall tiling to bath and splashback tiling to basin area
- Chrome heated towel rail

### Flooring

#### Coach House

- Wood effect vinyl flooring to kitchen, living room and bathroom
- Grey wool twist carpet to hall and bedrooms

#### Apartments

- Wood effect vinyl flooring to kitchen, living/dining room and bathroom
- Grey wool twist carpet to hall and bedrooms

### General

- White UPVC double glazed windows
- Juliette balcony
- Walls, ceilings, architraves and skirtings painted white
- White grooved internal doors with chrome lever on rose ironmongery
- Gas central heating via Combi Boiler and white contemporary radiators
- NHBC 12 year build warranty



Images depict a typical Legal & General Affordable Homes property

### Electrical

- Audio door entry system to apartments
- LED downlighters to kitchen and bathroom
- Pendant lighting to all other areas
- White sockets and switches
- TV socket to living room and master bedroom
- Communal satellite dish with SkyQ capability to apartments, subject to purchaser subscription
- Telephone point to hall, living room and master bedroom
- Smoke and carbon monoxide detectors
- Extractor fan to bathroom
- Shaver socket to bathroom

### Communal Areas

- One parking bay per apartment
- One car port per Coach House
- Carpet to communal areas
- Letter boxes to each apartment
- Refuse Store for apartments
- Bike Store for apartments
- Communal garden for apartments

We take every care to ensure that the correct information is provided. The company employs a policy of continuous improvement and reserves the right to alter or amend the specification at any time and is subject to change. Details are correct at the time of going to print.

# Specification

## Houses

### Kitchen

- Shaker style kitchen in cashmere with chrome handles
- Coordinating laminate worktop with matching upstand
- Stainless steel splashback to hob in plots 22 to 24 only
- Stainless steel 1½ bowl sink with Blanco chrome mixer tap
- Indesit electric single oven, gas hob and chimney hood
- Indesit integrated fridge/freezer
- Indesit integrated washing machine
- Indesit integrated dishwasher

### Cloakroom

- Roca contemporary white close coupled toilet and basin
- Vado chrome tap
- Splashback tiling to basin

### Bathroom

- Roca contemporary white bathroom suite comprising bath, close coupled WC, pedestal basin with chrome tap
- Glass shower screen to bath
- Vado thermostatic shower valve and bath taps to bath
- Johnsons large format wall tiling to bath and splashback tiling to basin area
- Chrome heated towel rail

### Flooring

- Wood effect vinyl flooring to kitchen or kitchen/dining, cloakroom and bathroom
- Grey wool twist carpet to hall, stairs, landing, living room or living/dining room and bedrooms

### General

- White UPVC double glazed windows
- Walls, ceilings, architraves and skirtings painted white
- White grooved internal doors with chrome lever on rose ironmongery
- Gas central heating via Combi boiler and white contemporary radiators
- NHBC 12 year build warranty



Images depict a typical Legal & General Affordable Homes property

### Electrical

- Door bell
- LED downlighters to kitchen and bathroom
- Light to cloakroom
- Pendant lighting to all other areas
- White sockets and switches
- TV socket to living room and master bedroom
- Telephone point to hall, living room and master bedroom
- Smoke and carbon monoxide detectors
- Extractor fan to bathroom
- Shaver socket to bathroom
- Light to front and rear elevation

### External

- Two parking bays to all plots except 22 and 23
- Two car ports to plots 22 and 23
- Paved patio area
- Turf to rear garden
- Timber fencing to rear garden

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# Shared Ownership Explained

## Your essential guide to all things Shared Ownership with Legal & General

Shared Ownership could be your step onto the property ladder. This home ownership scheme allows you to buy a share in your home and rent the remaining share. Over time, you can buy more shares in your home until you own the full 100%.

### How does Shared Ownership work?

The Shared Ownership scheme is simple, you buy an initial share of between 40% and 75% (depending on the development) of the home's full value and pay a subsidised rent on the remainder. You may purchase further shares (up to 100%) as your circumstances change.

Your annual rent is charged at 2.75% of the residual value of your home, which is reviewed annually each April. This is capped at RPI (Retail Price Index) from September of the previous year + 0.5%.

### Am I eligible for Shared Ownership?

If you earn or have a household income up to a maximum of £80,000 (or £90,000 in London) per annum, you could be eligible. You can also use Shared Ownership to buy alone or with another person as long as your joint incomes don't exceed the maximum earnings bracket.

Some developments have eligibility or prioritisation requirements around where you live and/or work. Please speak to our Sales Consultant for further information.

### What other charges will be payable?

Your home will be subject to a management fee - this is a fee payable monthly to cover the administrative costs of Legal & General Affordable Homes and our

Management Provider. You will also be charged for the Buildings Insurance required to cover your home. Finally, all homes pay an Estate Charge which contributes to the maintenance of the wider estate, play areas or unadopted roads etc.

### Can I buy additional shares in the property?

Yes you can. This is known as 'staircasing'. When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to 100%.

### Is it cheaper than renting?

Shared Ownership can be cheaper than renting privately as the mortgage cost and low rent usually add up to less than the equivalent rental payments to a landlord.

### What if I already have a home?

If you already own a property you would need to have confirmed the sale of your home when you apply to buy via Shared Ownership.

Your application would be assessed based on your housing need for you to be considered for Shared Ownership.

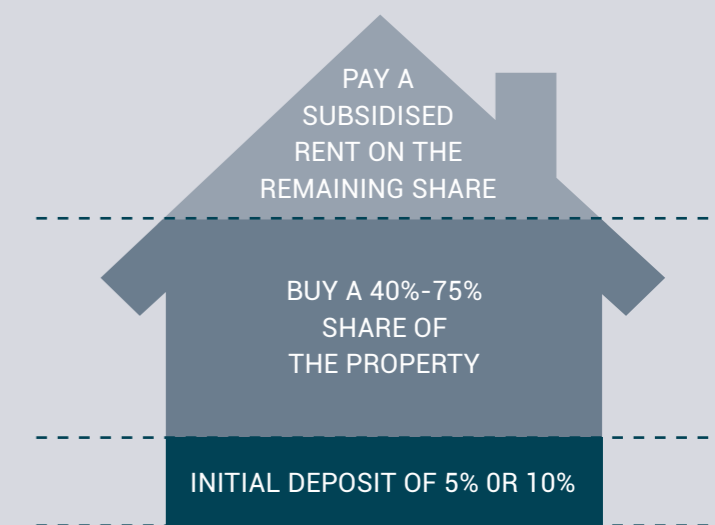
### Will I need a deposit?

Yes you still need a deposit, but only on the percentage of the property you are buying. Mortgage deposits are typically 5% or 10% of the share value.

For more frequently answered questions go to [www.landgah.com/faq](http://www.landgah.com/faq)



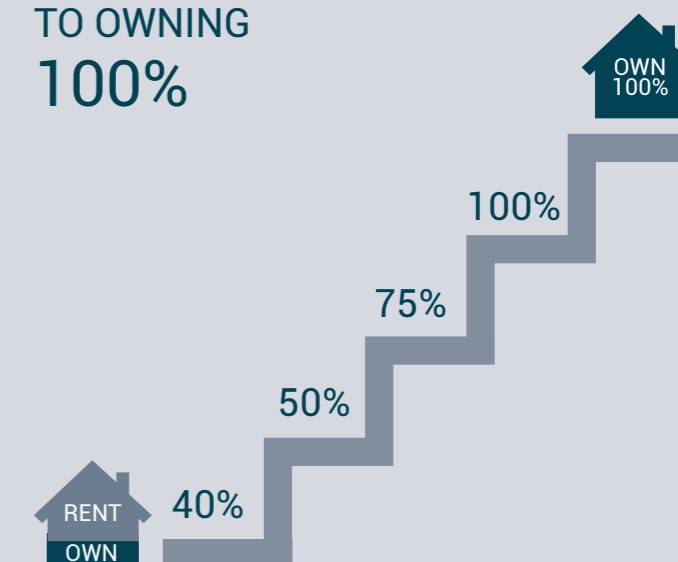
## Breakdown example of a new home at Icknield Way



For a full breakdown of costs, please speak to one of our Sales Consultants.

## Buying more shares

### STAIRCASE YOUR WAY TO OWNING 100%



When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to **100% ownership**.

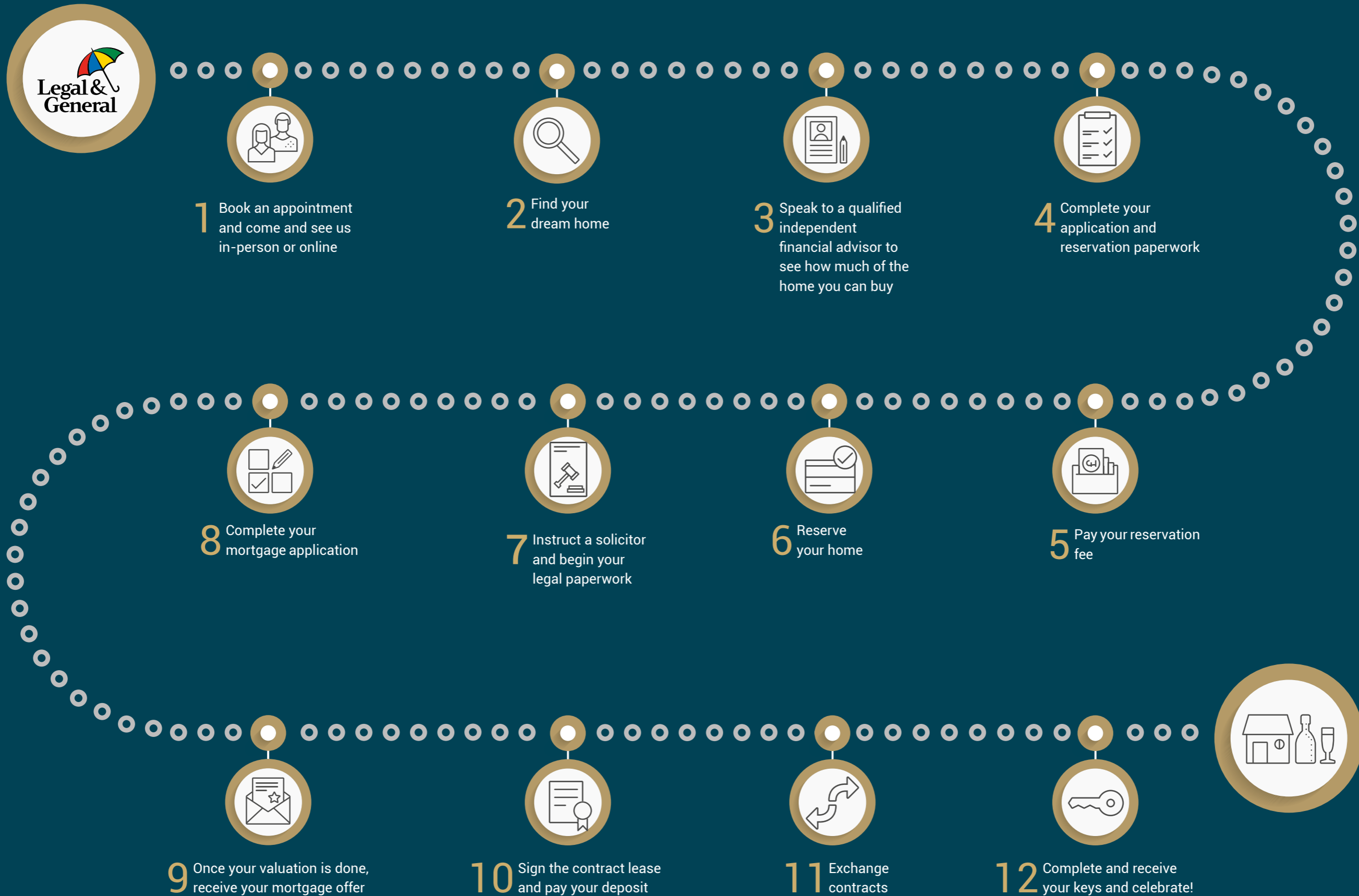
### We're here to help

If you're interested in viewing or applying for a property, or if you simply have some more questions around Shared Ownership, visit

[www.landgah.com](http://www.landgah.com)

# A step by step guide to owning your own home

Find a Legal & General Shared Ownership property you'd like to buy and follow our step by step guide to turn your home-buying dreams into reality.





## People come first. It's been the Legal & General way for almost 200 years.

Legal & General began in a coffee house on London's Chancery Lane back in 1836. Almost 200 years later we are investing in new homes for all ages, social groups and housing tenures.

The shortage of housing in the UK, and high deposits required to buy a property outright, mean many people can't afford a new home. Our mission is to better people's lives by offering opportunities to those who need a helping hand. Whether it's a first-time buyer, young couple or growing family, it's important that everyone has a safe and secure space to call their own.

Our mission is to become the leading private affordable housing provider in the UK and to make a positive difference to the affordable housing sector. As a company, we have never stopped moving forward, but our position of being a byword for reliability, integrity and trust, is one we will never move from. That's why our key principles underpin everything we do:



**Quality** We aim to bring you the best possible experience in every aspect of your new home. That's in location, design, finishes, environment and, above all, value.



**Customer Service** We're committed to providing first-class customer service, from the moment you arrive to when you open the door of your new home.



**Sustainability** We work to minimise the environmental impact of what we do. That means reducing carbon emissions, using renewable materials and following sustainable design and building processes.

# Ickniel Way

ICKNIELD WAY, TRING, HERTFORDSHIRE HP23 4FZ

Call to book an appointment

 01442 902 823

 [landgah.com/ickniel-way](https://landgah.com/ickniel-way)



We take every care to ensure that the correct information is given. We hope you find it useful, however complete accuracy is not guaranteed and the information is expressly excluded from any contract. The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. Do not use these measurements for appliance spaces or items of furniture. Kitchen, utility layouts and bathroom may differ to build. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty. We would like to point out that the computer-generated images, floor plans, sizes, specification and any other layouts are for guidance only.