

THE QUARRY

ERITH

Shared Ownership
Floorplans & Specification
Saddletank Court

Delivered in partnership

L&Q

ANDERSON



CGI image is for illustrative purposes only. Commercial tenant is not yet confirmed.

Beautifully designed *and space for living*

This floorplan and specification guide is designed with detail to help you choose the perfect home at The Quarry.

The Quarry is a bold new vision for what urban living can look like. A one-of-a-kind urban village, where everything has been designed around the things that make people happy.

That means your home is spacious and sustainable, with a generous garden or balcony and little luxuries like underfloor heating.

Beyond your front door there are open spaces, a village green where you can get together with neighbours, and a new state-of-the-art primary school.

Just over 30 minutes from Central London, The Quarry is a multi award winning development which is already home to hundreds of homeowners. Now you can join them and become part of a neighbourhood where your quality of life comes first.

Train times taken from tfl.gov.uk and are approximate only.

Room to grow

and space to relax



Site Plan

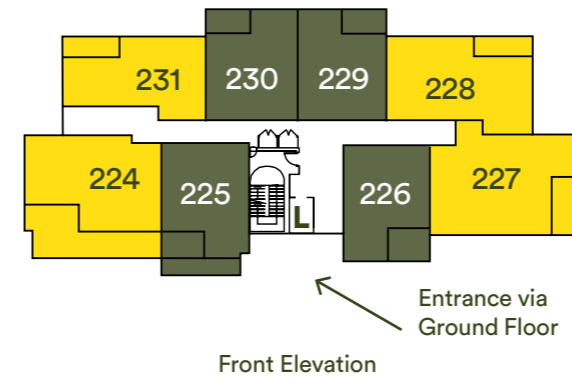


No direct access from the Ecology Area to the site
 No access to the Sales and Marketing Suite from Carlton Road

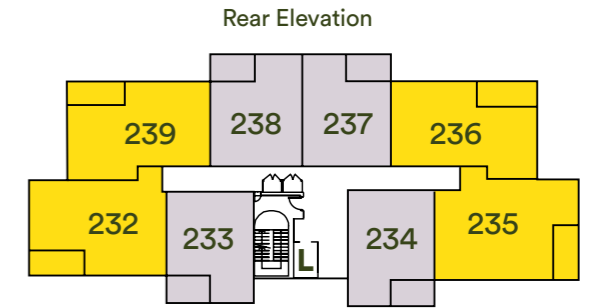
Plot Locators



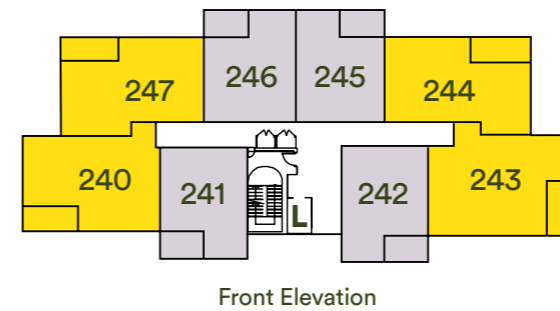
First Floor



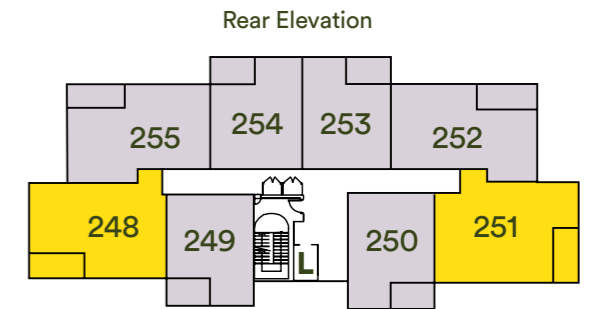
Second Floor



Third Floor



Fourth Floor



Key

- One bedroom apartments
- Two bedroom apartments
- Affordable Rent
- Shared Ownership
- Market Sale

Please note the masterplan for the development is liable to change. The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. For further clarification regarding specific individual plots, please ask our Sales Associates.



Specification

Kitchen



- Individually designed contemporary kitchens with soft close doors and drawers
- Under cabinet LED lighting
- Laminate worktop with matching upstands
- Stainless steel splashback behind hob
- Stainless steel 1 1/2 bowl sink with chrome mixer tap
- Fully integrated appliances including oven, induction hob, integrated extractor, fridge freezer, microwave, dishwasher and washer dryer

Bathroom



- Chrome bath, shower and basin taps
- Wall mounted white hand basin
- Wall hung WC with soft close seat
- Concealed cistern and dual flushplate
- White bath with fixed shower screen
- Chrome electric heated towel rail
- Made to measure mirror
- Chrome shaver socket
- Ceramic wall tiles in a contemporary colour palette
- Amtico flooring

En Suite



- Chrome shower and basin taps
- Wall mounted white hand basin
- Wall hung WC with soft close seat
- Concealed cistern and dual flush plate
- White shower tray with contemporary fixed shower screen and swivel panel
- Chrome electric heated tail rail
- Made to measure mirror above basin or WC
- Chrome shaver socket
- Ceramic wall tiles in a contemporary colour palette
- Amtico flooring

Heating, Electrical & Lighting



- Underfloor heating and hot water provided by a Heat Interface Unit served by a communal Air Source Heat Pump and electric boiler
- Individual thermostats in each room with the ability to also control heating via smart phone app
- White sockets throughout, certain sockets with USB ports
- LED downlights to kitchen, WC, bathroom, ensuite, hallways and open plan kitchen/dining areas
- Pendant lighting to all bedrooms and living rooms
- TV/SAT/FM outlets and BT outlet in living room
- Mains operated ceiling mounted smoke/heat detectors with battery powered back up
- Communal IRS system
- All homes are fiber optic enabled (subject to subscription)

General



- Secure communal cycle storage and bin store facilities
- 10 year NHBC warranty
- Access to communal gardens
- Allocated basement or street level car parking space to every home
- Photovoltaic panels to the apartment roofs benefit the communal zones only served by landlord electric supply
- PAYC active car charging facility or passive supply for future installation to all parking bays
- Secure by design compliant

Finishes



- Amtico flooring to kitchens, bathrooms, ensuites, hallways & living rooms
- Fitted carpets to all bedrooms
- Fitted wardrobe with chrome hanging rail
- White emulsion to all walls and ceilings
- White switches and sockets throughout

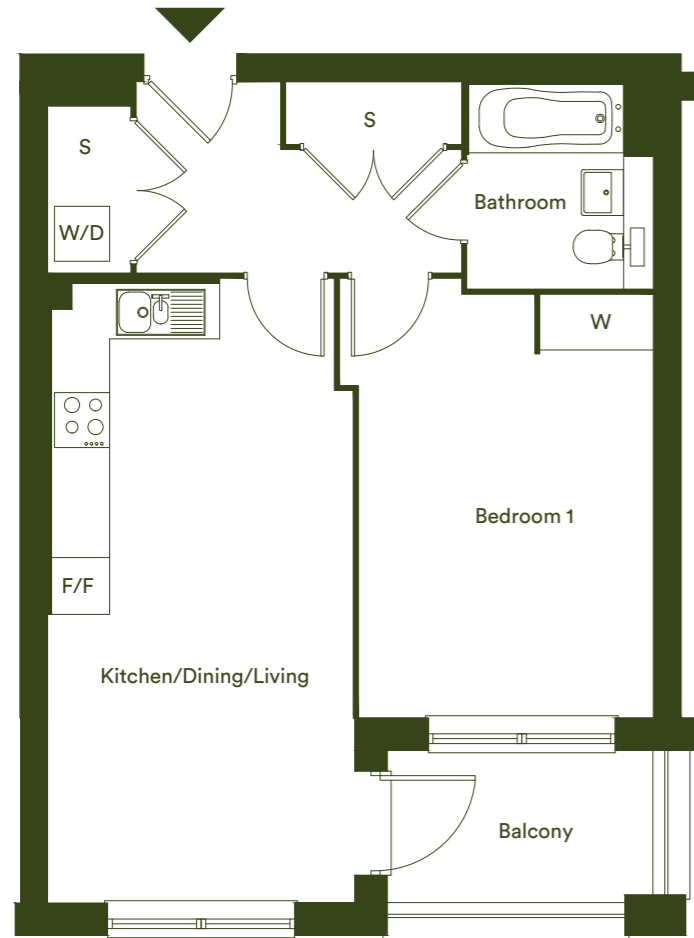
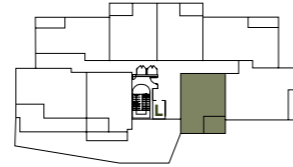
The specification of the properties is correct at the date of print/publication but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact. CGI images are for illustrative purposes only. Please speak to our Sales Associates for further details.

One bedroom apartment

Type A02v
Plot 226



Floor 1



Dimensions

Kitchen/Dining/Living	6.76m x 3.29m	22'2" x 10'9"
Bedroom 1	4.75m x 3.17m	15'0" x 10'5"
Total Internal Area	50.23m²	541ft²
Balcony	5.10m ²	54.90ft ²

Floor Plot

1	226
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W – Wardrobe | F/F – Fridge/Freezer | S – Storage | W/D – Washer Dryer | L – Lift

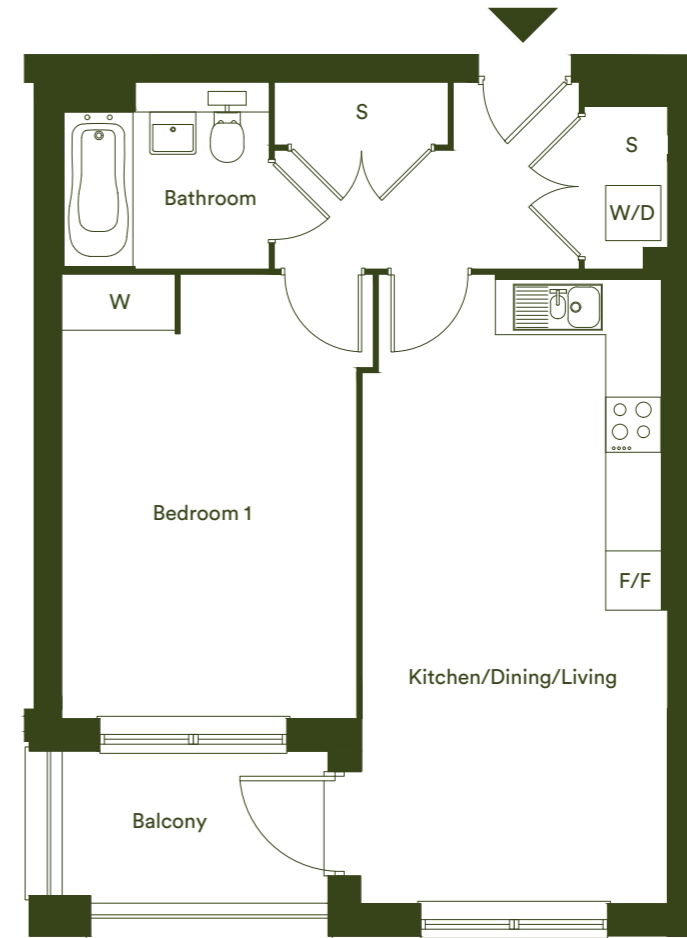
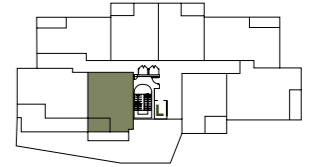
*Denotes houses that are opposite handed/mirror image to the plans drawn. Garden sizes vary between plots, check the site plan and garden sizes for clarification. The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Window sizes may vary. For further clarification regarding specific individual plots, please ask our Sales Advisors.

One bedroom apartment

Type A02
Plot 225



Floor 1



Dimensions

Kitchen/Dining/Living	6.82m x 3.29m	22'4" x 10'9"
Bedroom 1	4.80m x 3.17m	15'9" x 10'5"
Total Internal Area	50.31m²	542ft²
Balcony	5.10m ²	54.90ft ²

Floor Plot

1	225
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W – Wardrobe | F/F – Fridge/Freezer | S – Storage | W/D – Washer Dryer | L – Lift

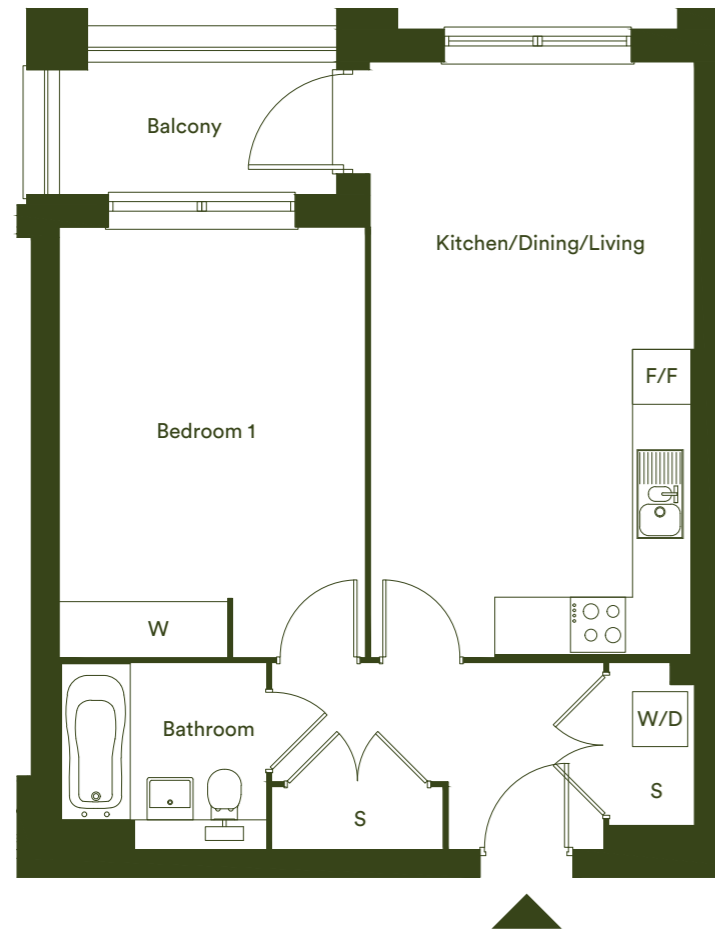
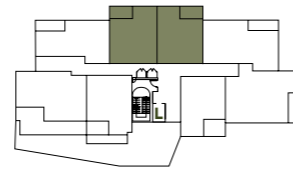
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One bedroom apartment

Type A05
Plots 229*, 230



Floor 1



Dimensions

Kitchen/Dining/Living	6.45m x 3.49m	21'2" x 11'5"
Bedroom 1	4.65m x 3.30m	15'3" x 10'9"
Total Internal Area	51.15m²	551ft²
Balcony	5.28m ²	56.83ft ²

Floor Plot

1	229*, 230
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W – Wardrobe | F/F – Fridge/Freezer | S – Storage | W/D – Washer Dryer | L – Lift

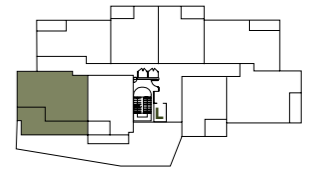
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Two bedroom apartment

Type A01
Plot 224



Floor 1



Dimensions

Kitchen/Dining/Living	5.64m x 4.69m	18'6" x 15'4"
Bedroom 1	4.36m x 3.60m	14'4" x 11'9"
Bedroom 2	4.47m x 2.83m	14'8" x 9'3"
Total Internal Area	73.00m²	785ft²
Balcony	7.00m ²	75.34ft ²

Floor Plot

1	224
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W – Wardrobe | F/F – Fridge/Freezer | S – Storage | W/D – Washer Dryer | L – Lift

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Two bedroom apartment

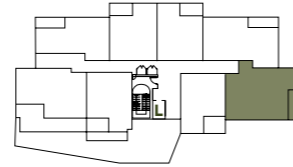
Type A03

Plots 227, 235, 243, 251

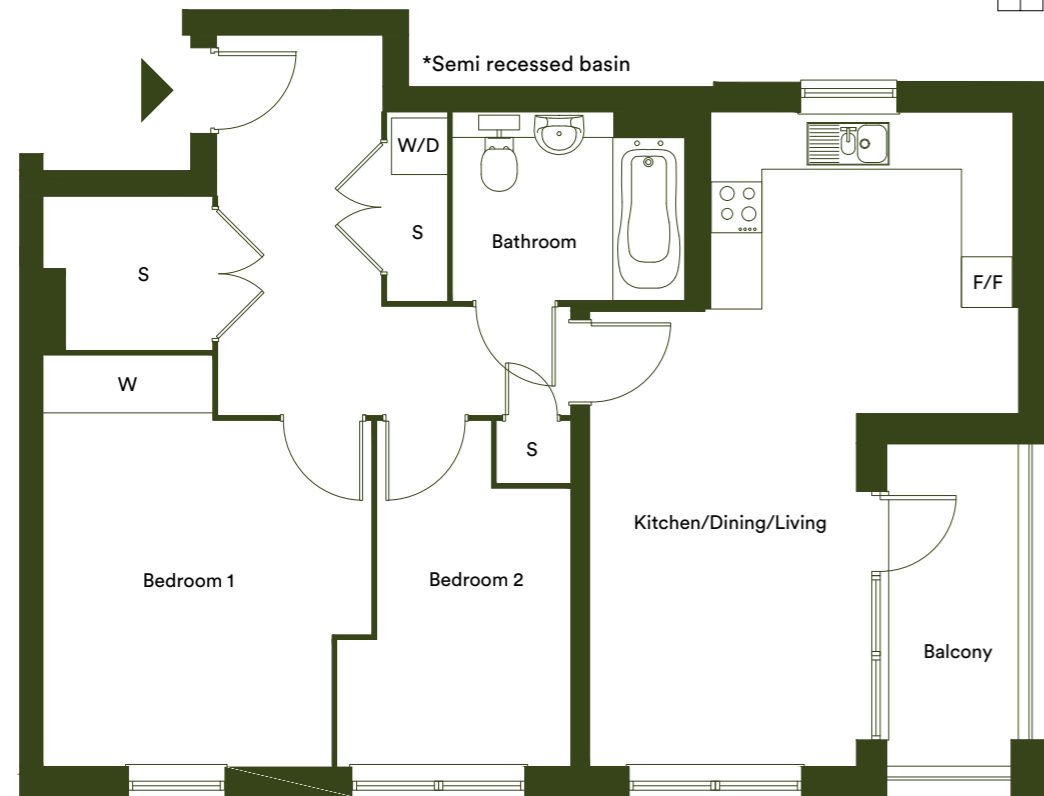
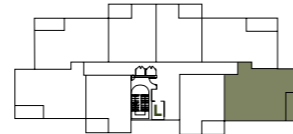
Part M4(3)(a) unit WCH Adaptable



Floor 1



Floors 2 - 4



Dimensions

Kitchen/Dining/Living	7.67m x 3.10m	25'2" x 10'2"
Bedroom 1	4.82m x 3.37m	15'9" x 11'1"
Bedroom 2	4.05m x 2.72m	13'3" x 8'11"
Total Internal Area	75.85m²	816ft²
Balcony	6.30m ²	67.81ft ²

Floor Plot

1	227
2	235
3	243
4	251

W – Wardrobe | F/F – Fridge/Freezer | S – Storage | W/D – Washer Dryer | L – Lift

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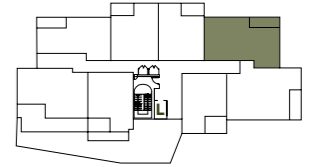
Two bedroom apartment

Type A04

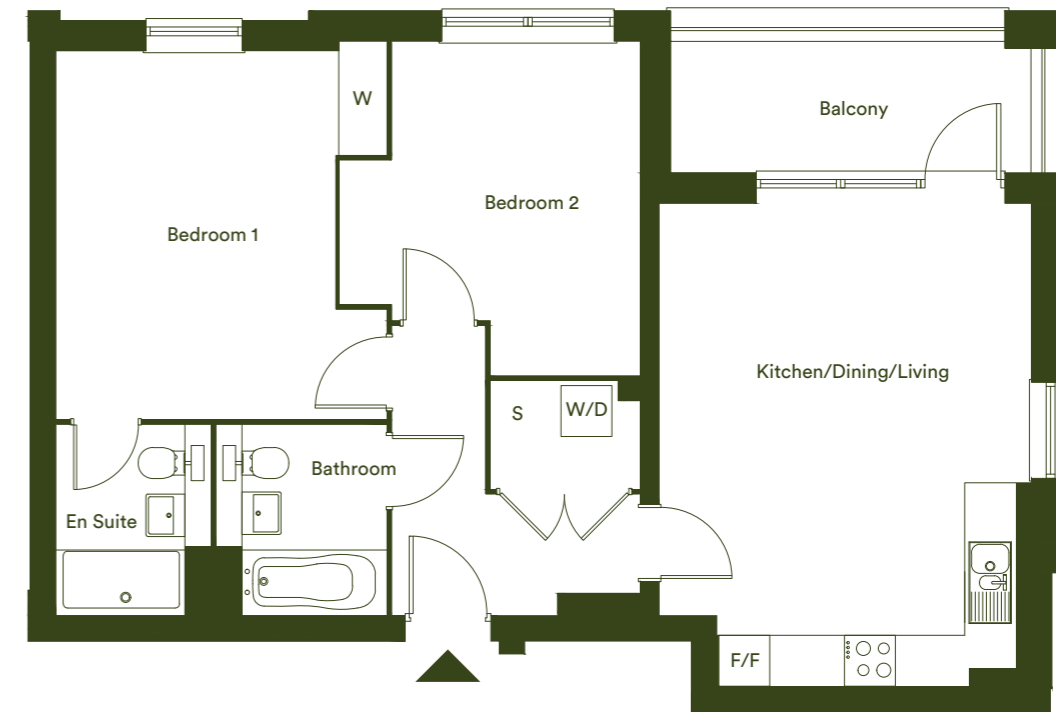
Plots 228, 236, 244



Floor 1



Floors 2 - 3



Dimensions

Kitchen/Dining/Living	5.72m x 4.34m	18'9" x 14'3"
Bedroom 1	4.31m x 3.87m	14'2" x 12'8"
Bedroom 2	3.91m x 2.90m	12'10" x 9'6"
Total Internal Area	68.13m²	733ft²
Balcony	7.00m ²	75.35ft ²

Floor Plot

1	228
2	236
3	244

W – Wardrobe | F/F – Fridge/Freezer | S – Storage | W/D – Washer Dryer | L – Lift

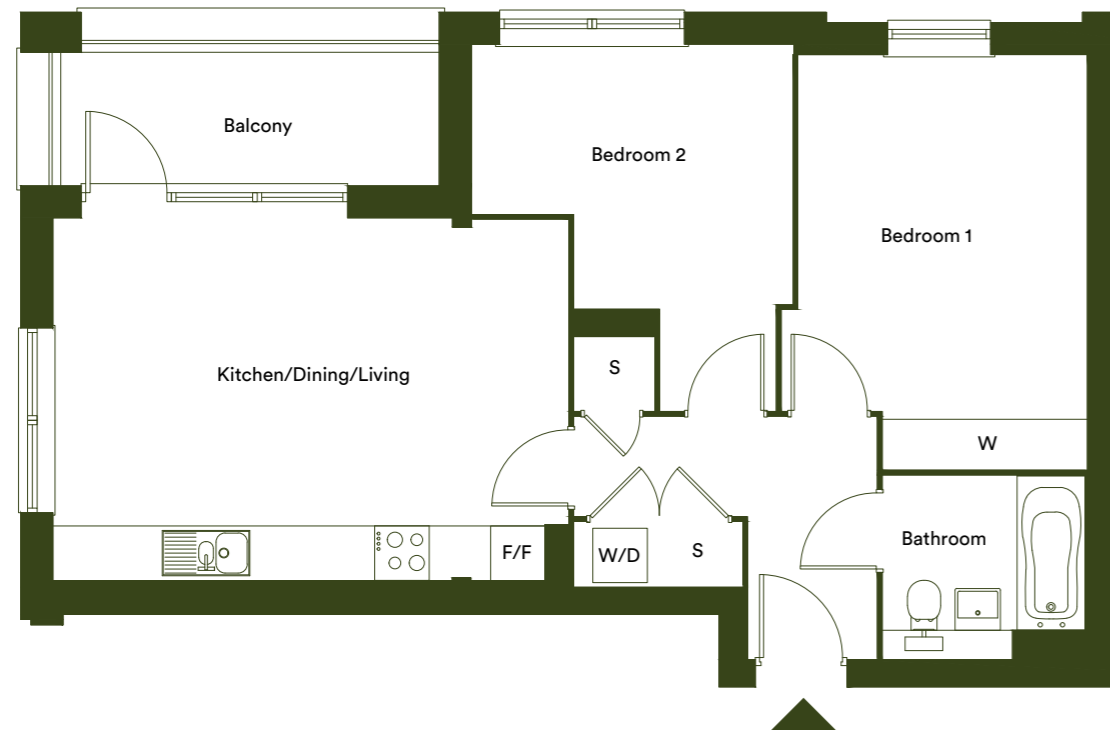
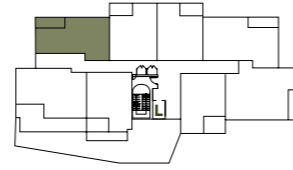
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Two bedroom apartment

Type A06
Plot 231



Floor 1



Dimensions

Kitchen/Dining/Living	5.65m x 4.01m	18'6" x 13'2"
Bedroom 1	4.54m x 3.15m	14'10" x 10'4"
Bedroom 2	4.01m x 3.51m	13'1" x 11'6"
Total Internal Area	59.45m²	640ft²
Balcony	7.00m ²	75.35ft ²

Floor Plot

1	231
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W – Wardrobe | F/F – Fridge/Freezer | S – Storage | W/D – Washer Dryer | L – Lift

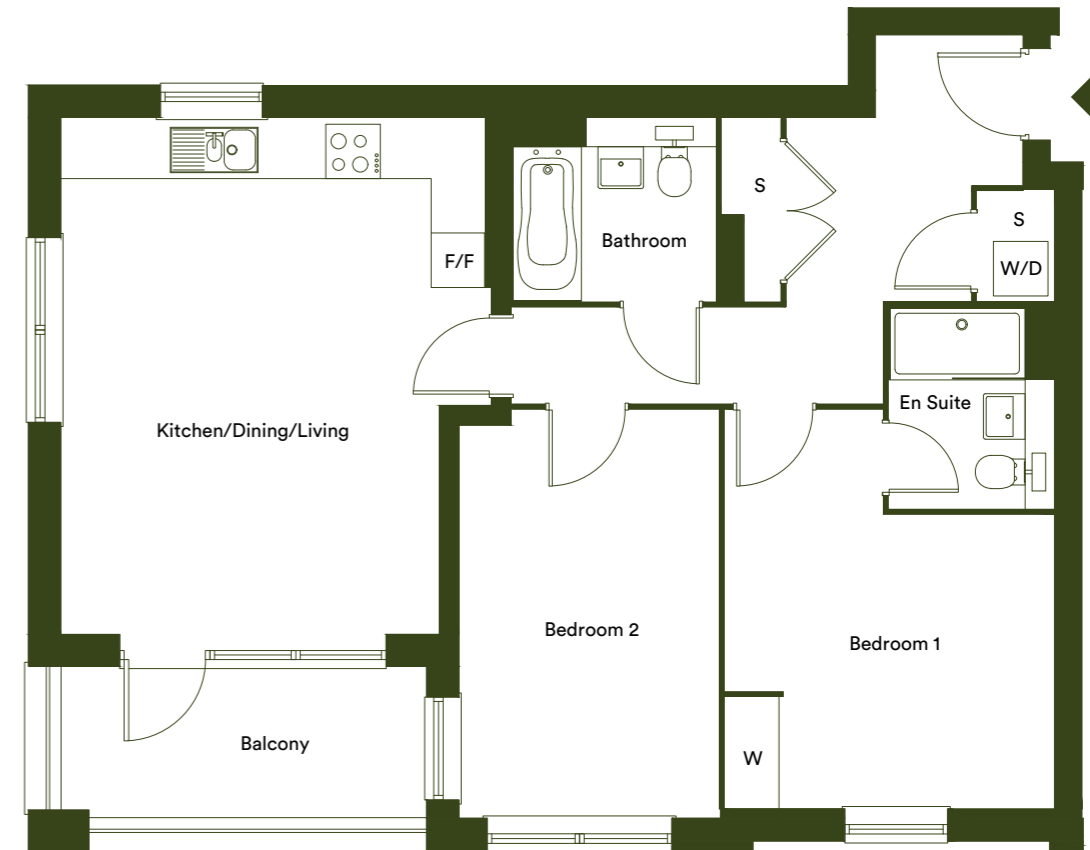
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Two bedroom apartment

Type A07
Plots 232, 240, 248



Floors 2 - 4



Dimensions

Kitchen/Dining/Living	5.64m x 4.69m	18'6" x 15'4"
Bedroom 1	4.36m x 3.60m	14'4" x 11'9"
Bedroom 2	4.47m x 2.83m	14'8" x 9'3"
Total Internal Area	72.17m²	777ft²
Balcony	7.10m ²	76.42ft ²

Floor Plot

2	232
3	240
4	248

W – Wardrobe | F/F – Fridge/Freezer | S – Storage | W/D – Washer Dryer | L – Lift

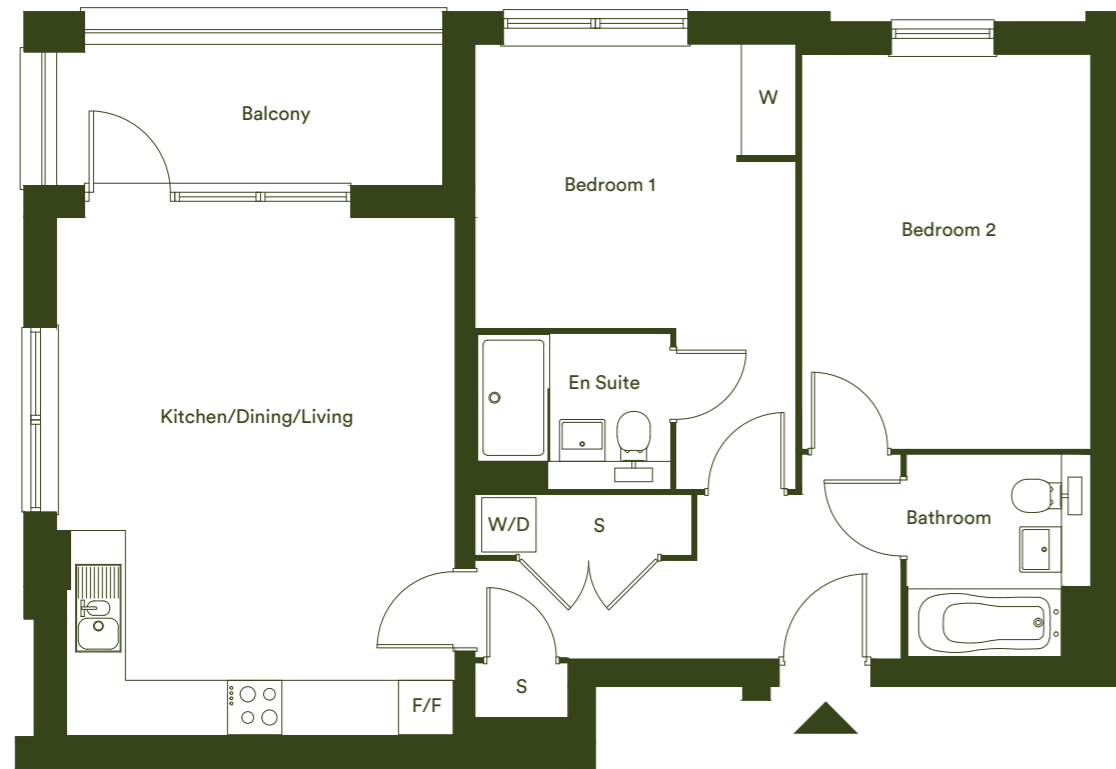
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Two bedroom apartment

Type A08
Plots 239, 247



Floors 2 - 3



Dimensions

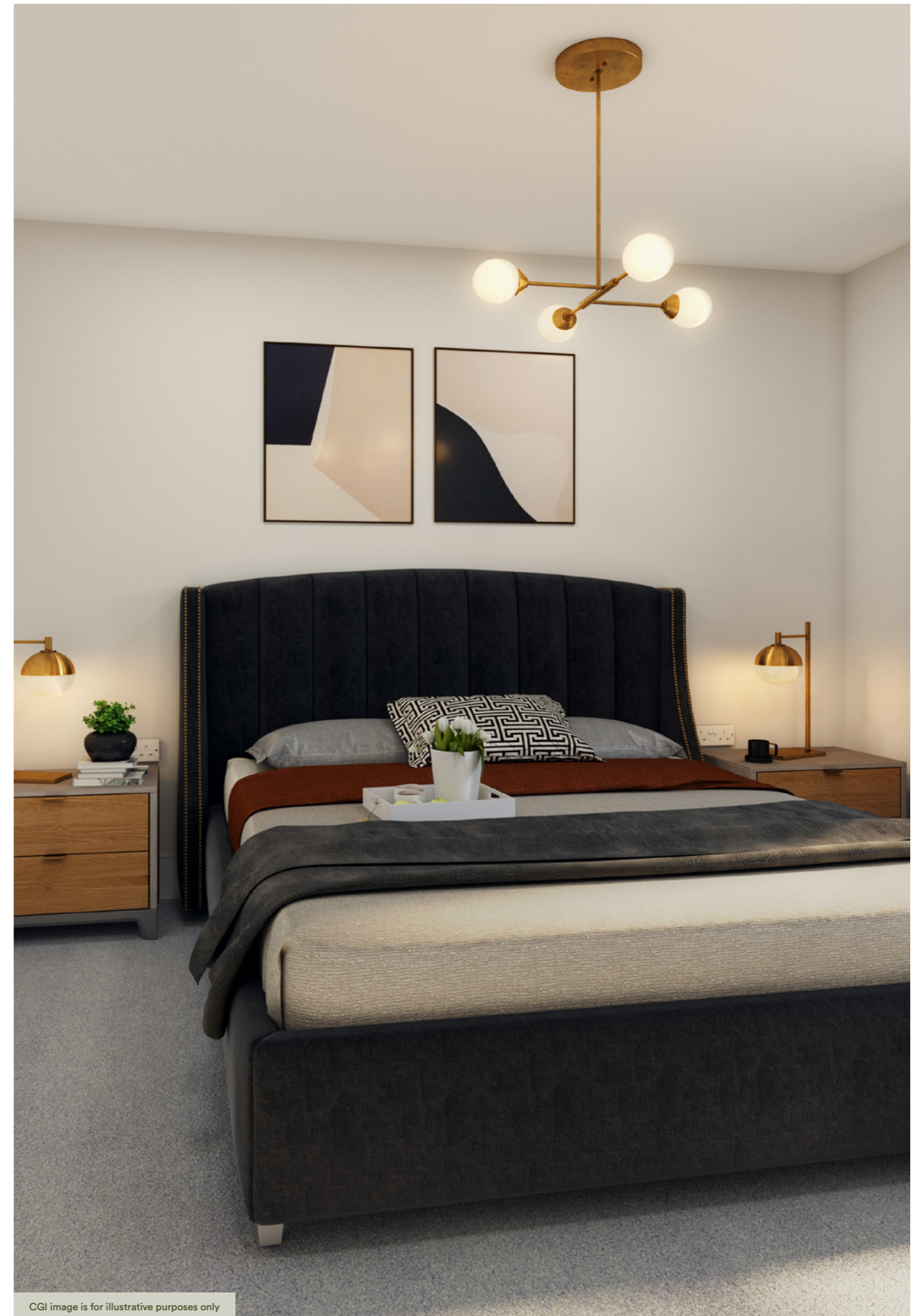
Kitchen/Dining/Living	5.72m x 4.34m	18'9" x 14'3"
Bedroom 1	4.87m x 3.51m	15'11" x 11'6"
Bedroom 2	4.31m x 3.15m	14'2" x 10'4"
Total Internal Area	65.33m²	703ft²
Balcony	7.00m ²	75.35ft ²

Floor Plot

2	239
3	247

W – Wardrobe | F/F – Fridge/Freezer | S – Storage | W/D – Washer Dryer | L – Lift

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CGI image is for illustrative purposes only



Investing in homes *and neighbourhoods*

At L&Q we believe passionately that people's health, security and happiness depend on where they live.

With nearly 60 years experience, we have what it takes to do things right. We aim to deliver great service to every customer, every time, and we're always looking for ways to improve ourselves.

Our relationships are built on trust, transparency and fairness and we're there when we're needed – locally responsive and working hard to keep the communities we serve safe and vibrant.

Because our social purpose is at the core of what we do, we reinvest all of the money that we make into our homes and services.

We create better places to live by delivering homes, neighbourhoods and housing services that people can afford.

We are L&Q.



Invest for the future
and down your home

L&Q offer an extensive range of Shared Ownership homes across the country. We can help you buy a home in a way that works for you.

Shared Ownership makes it possible to own your home - even if you feel priced out of the property market. It's an affordable home ownership scheme designed as a stepping-stone to outright ownership if you can't afford to buy a home on the open market.

To find out more visit
lqhomes.com/shared-ownership

Buying a Shared Ownership home with L&Q

With Shared Ownership you start by buying a share in your home and then progress to full ownership by buying more shares. Your deposit will be 5% to 10% of the share you are buying. You pay a mortgage on the share you own and a rent to L&Q on the share you don't own.

Am I Eligible?

To buy a home under the Shared Ownership scheme you must meet these basic requirements:

- have a combined annual household income under £80,000, or £90,000 in London
- not own a property, or part of a property, at the time of completing on your purchase
- be 18 years or older and be able to obtain a mortgage

Complete our Shared Ownership Application form to confirm your eligibility.

Are some applicants prioritised?

Some developments may initially be reserved for those who live or work locally, but in most cases the development is open to everyone so please register if you are interested. You can find out more about the development eligibility criteria on our website or by speaking to the Sales Team.

Is Shared Ownership really affordable?

The best way to find out if Shared Ownership is affordable for you is to speak to an independent mortgage advisor about your finances. They will help you determine what is affordable and help you make the right decision. You will need a deposit and will also need to cover the costs of buying a home. These costs include things like the reservation fee, mortgage valuation fee, removal costs and utility connection charges.

Can I buy more shares in my home?

Yes, this process is known as staircasing. You can also sell the share you own at any time, either via the L&Q Resales team or on the open market.

If you have any questions about the application form please contact the Homebuy Application Team at applications@lqgroup.org.uk or call **0300 456 9997** opt 1, Monday to Friday 9am-5pm
You can learn all about Shared Ownership at lqhomes.com/shared-ownership

Getting started with L&Q Shared Ownership



Step 1: Confirm your eligibility

Complete the online L&Q Shared Ownership Application form at lqhomes.com/apply. If you're purchasing a home with a friend or partner, remember to complete the Joint Application section of the form.



Step 2: Reserve your home

Browse our website and find a home that's right for you. Book a viewing and visit the show home, once you've chosen your home reserve it with a payment of £500. Homes will be allocated based on priority.



Step 3: We make you an offer

Once you have paid your reservation fee, we will verify your identity. If the result of this check is satisfactory, we'll contact you to make an offer of a home.

Buying a Shared Ownership home

After we have made you an offer



Step 1: Meet a mortgage advisor

When you accept the offer, it will be subject to a financial assessment with an independent mortgage advisor (IMA). They will assess what share you can afford to purchase and arrange your mortgage application for you.



Step 2: You appoint a solicitor

Everyone who buys a home needs to appoint a conveyancing solicitor to work on their behalf. We can provide details of solicitors who specialise in shared ownership.



Step 3: We exchange contracts

The Memorandum of Sale (MOS) will give a date by which to exchange contracts. This makes your intention to buy a home through L&Q a legally binding agreement.



Step 4: Completion day arrives!

Your mortgage lender will give your solicitor the money to buy your home and complete the sale. Congratulations on purchasing your new home!



Step 5: Time to collect your keys

We will make arrangements to meet you at your home and hand over your keys. We will also walk you through your new home and talk you through your Home User Guide

We're here and ready to help

When you're ready to move in, L&Q will give you a personal introduction to your new L&Q home.

The L&Q new homes warranty

We will demonstrate how to operate your appliances and heating and talk you through any special features, all of which will be detailed in your Home User Guide.

We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all of our homes also come with an L&Q new homes warranty.

This lasts for two years from the date of legal completion. For the 2-year period, we guarantee items supplied as part of your new home, covering repairs needed due to faulty workmanship or materials. The NHBC Buildmark cover is valid for 10 years from the date the building was finished.

Your sales negotiator can provide you with more details on the L&Q warranty and NHBC Buildmark cover. You can also access the full terms and conditions on our website: lqgroup.org.uk



L&Q Achievements



A selection of other L&Q developments



L&Q at Elephants Park
Southwark
lqhomes.com/elephantpark



L&Q at Kidbrooke Village
Greenwich
lqhomes.com/kidbrookevillage



L&Q at Queens Quarter
Croydon
lqhomes.com/queensquarter

The Quarry
Chalk Road, Erith, DA8 1FU

✉ sales@thequarryerith.co.uk

☎ 0333 003 3737

🌐 thequarryerith.co.uk

Disclaimer

All information in this document is correct at the time of publication going to print January 2023. The contents of this brochure should not be considered material information for the purposes of purchasing a home. No image or photograph (whether computer generated or otherwise) is taken as a statement or representation of fact, and no image or photograph (whether computer generated or otherwise) forms part of any offer, contract, warranty or representation. Registered office: L&Q, 29-35 West Ham Lane, Stratford, London E15 4PH. Homes & Communities Agency L4517. Registered Society 30441R Exempt charity. Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage.

Delivered in partnership



ANDERSON