



Ladden Garden Village.

Yate, South Gloucestershire

Brand new one bedroom apartments and two and three bedroom shared ownership homes in the town of Yate.



Life in Yate

Discover the town of Yate.

The South Gloucestershire town of Yate is located just over 10 miles north-east of Bristol city centre. Situated in the heart of beautiful countryside and with good transport links to the major centres of Bristol and Bath, the town offers amenities including its own leisure centre, shopping centre, and access to a range of attractions.

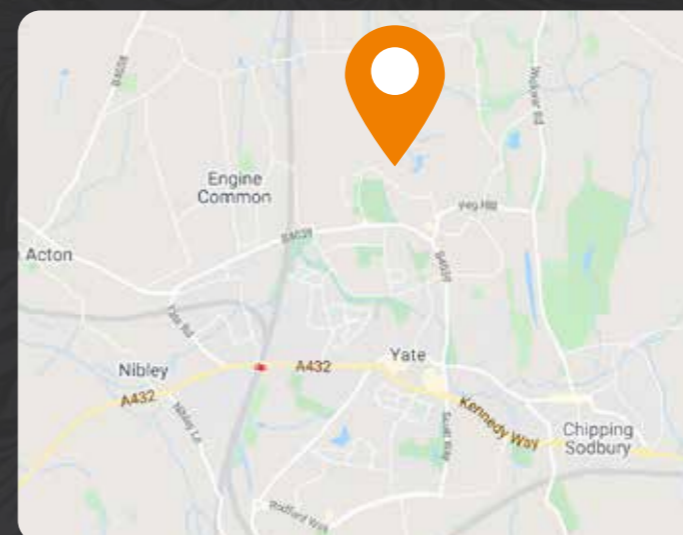
Yate Shopping Centre is in the centre of the town and is home to a variety of high street shops and Riverside Retail Park which also hosts a variety of major retailers.

Yate has a range of highly regarded primary and secondary schools, so families seeking to make a home here will be pleased with the options available. Primary schools rated



as 'Good' by OFSTED'. Higher education is also available nearby, as the University of Bristol and the University of Bath are less than 20 miles away.

Yate is exceptionally well served by local transport links, making it a good place to settle for commuters. From Yate train station, you can travel to Bristol Temple Meads and Bristol Parkway within minutes and regular bus services link Yate to Bristol city centre and Yate International Academy. Higher education is also available nearby, as the University of Bristol and the University of Bath are less than 20 miles away.



**Ladden Garden
Village**
 Off Leechpool Way,
 North Yate,
 South Gloucestershire,
 BS37 7YX

The Buzzard

1 bedroom apartment



Computer generated artists impression only. The image shown is for illustrative purposes only. Brick and tile colour, window and door styles, elevational treatments and external landscaping may vary. Please consult our sales team.

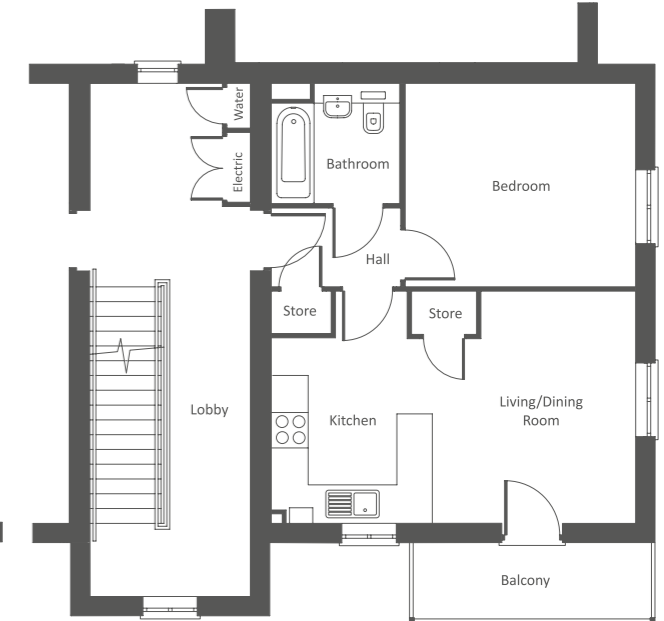
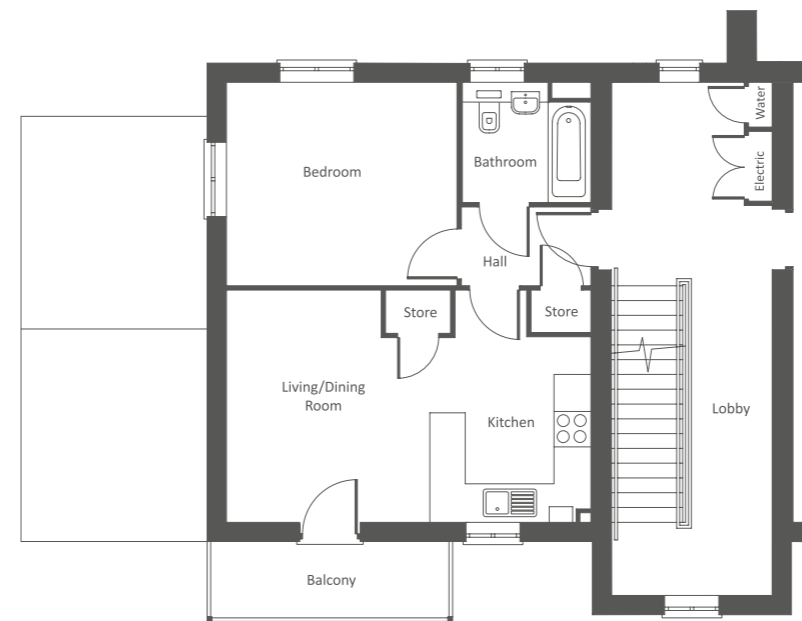
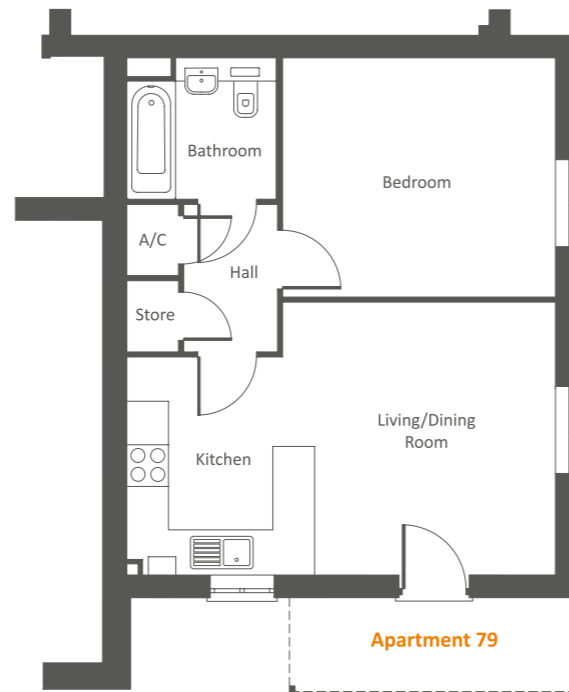
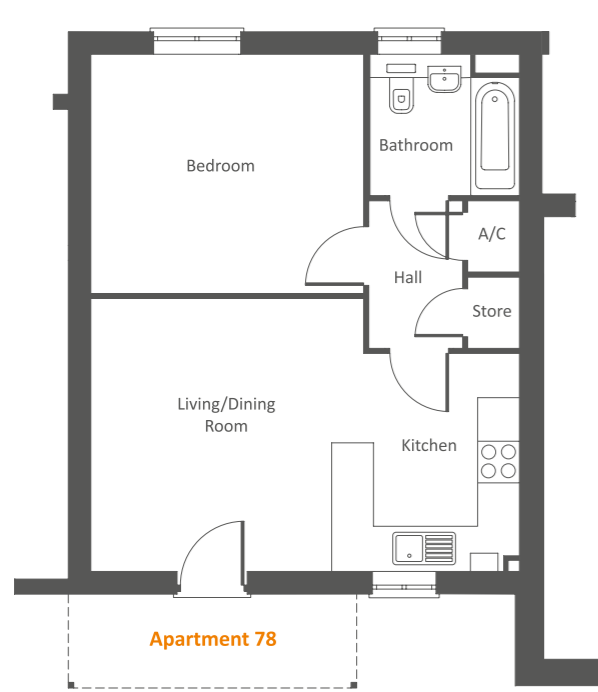
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The Buzzard

1 bedroom apartment

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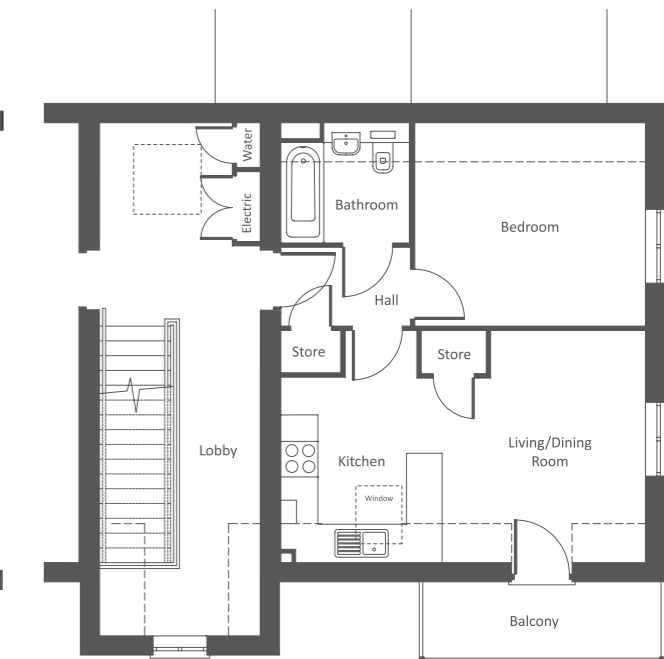
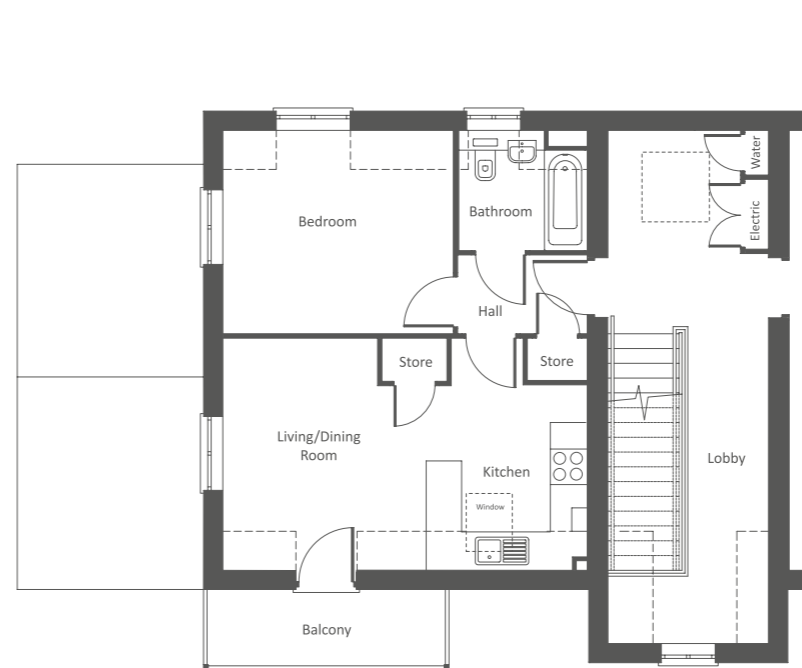
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sales@bromford.co.uk
0800 0852 499



Apartment 80

Apartment 81

- Sociable living dining room perfect for entertaining
- Allocated parking spaces
- Full gas fired central heating
- Double glazing and high performance insulation throughout



Apartment 82

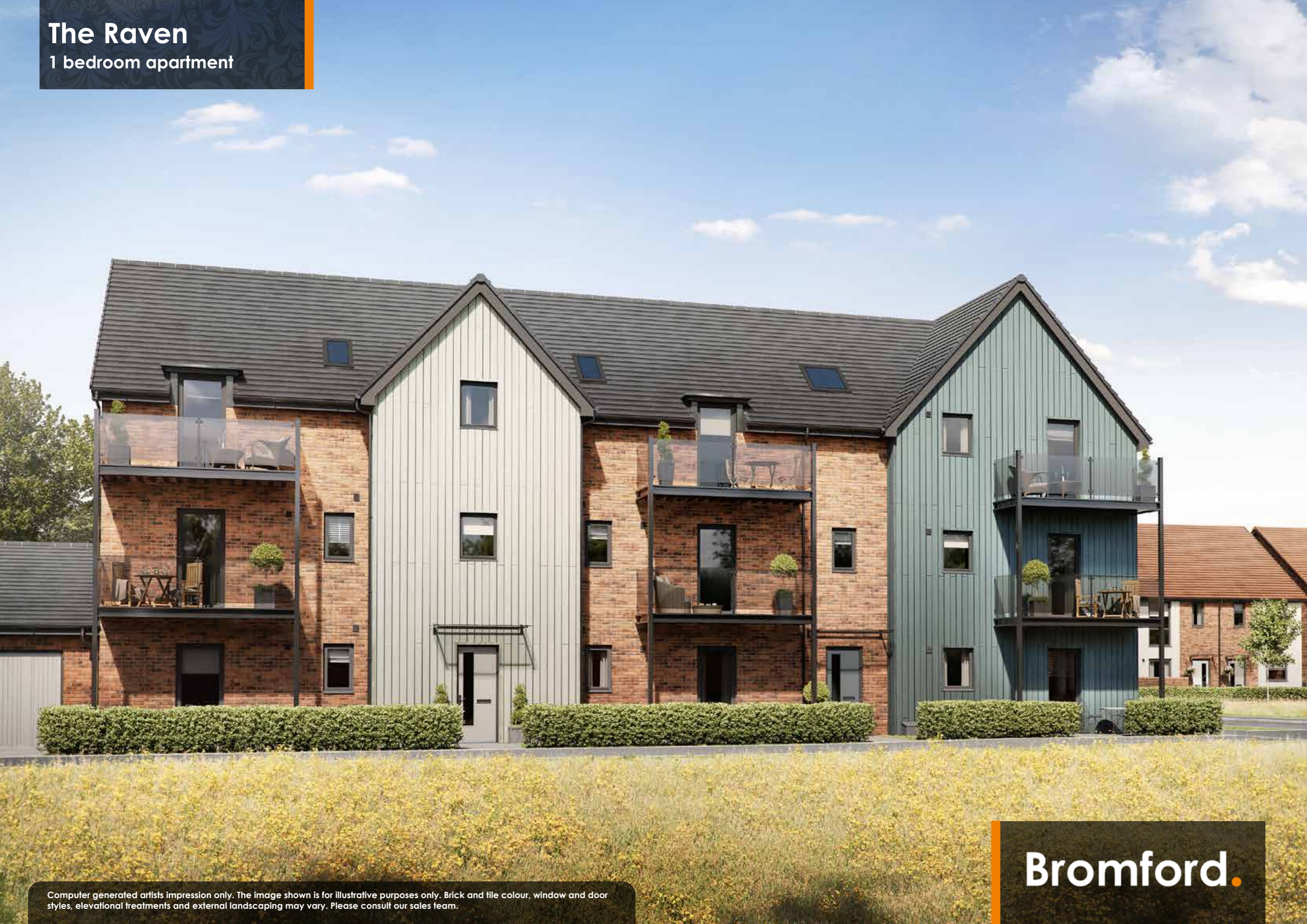
Apartment 83

Room	Metres	Feet
Kitchen/Living/Dining	3.91m x 6.16m (max)	12'9" x 20'2"
	3.22m x 6.16m (min)	10'6" x 20'2"
Bedroom	3.40m x 3.88m	11'1" x 12'8"
Bathroom	2.02m x 2.15m	6'7" x 7'0"

Due to the nature of construction, room sizes may vary and purchasers are advised to satisfy themselves as to their accuracy. These dimensions are not intended to be used for carpet sizes, appliance spaces or items of furniture. Please note that the windows positions may vary, please speak with our Sales Consultants for each individual plot information. For electrical, heating and kitchen specification please contact our sales team.

The Raven

1 bedroom apartment

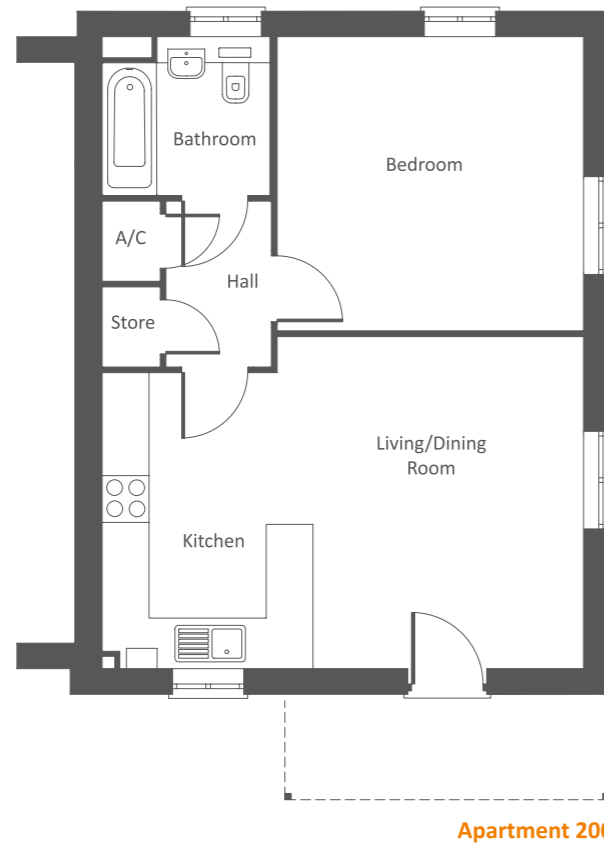


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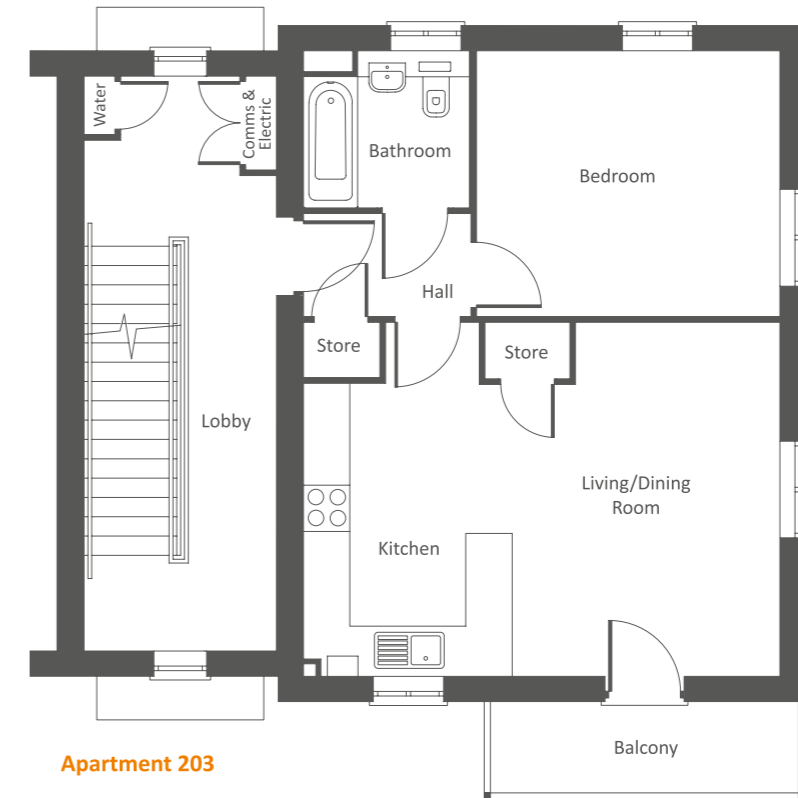
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The Raven

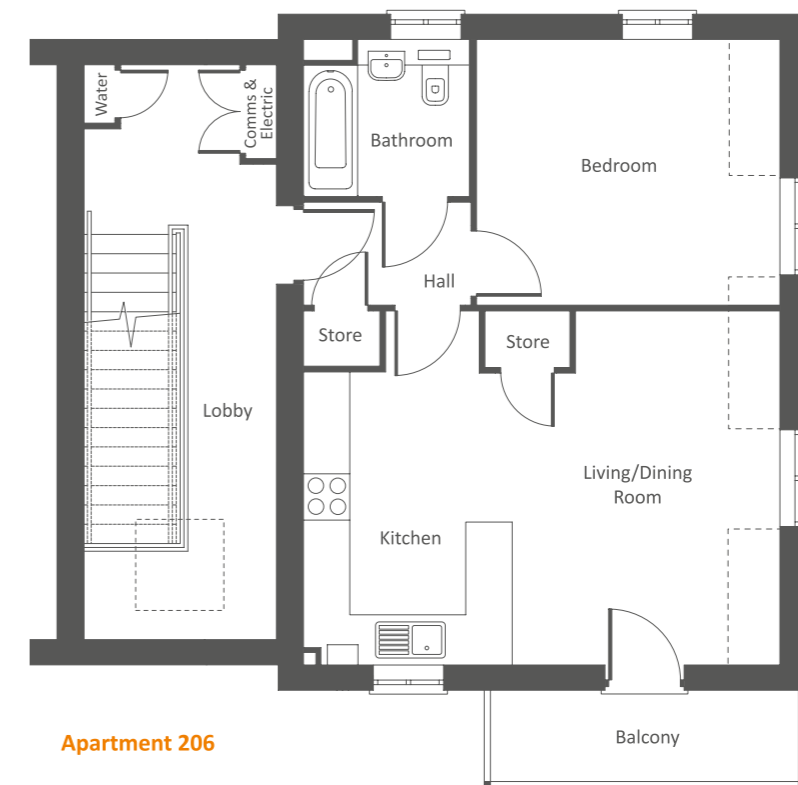
1 bedroom apartment



Apartment 200



Apartment 203



Apartment 206

- Sociable living dining room perfect for entertaining
- Allocated parking spaces
- Full gas fired central heating
- Double glazing and high performance insulation throughout

Room	Metres	Feet
Kitchen/Living/Dining	4.24m x 6.16m (max)	13'10" x 20'2"
	3.78m x 6.16m (min)	12'4" x 20'2"
Bedroom	0.90m x 1.58m	2'11" x 5'2"
Bathroom	2.02m x 2.15m	6'7" x 7'0"

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The Hawk

2 bedroom apartment



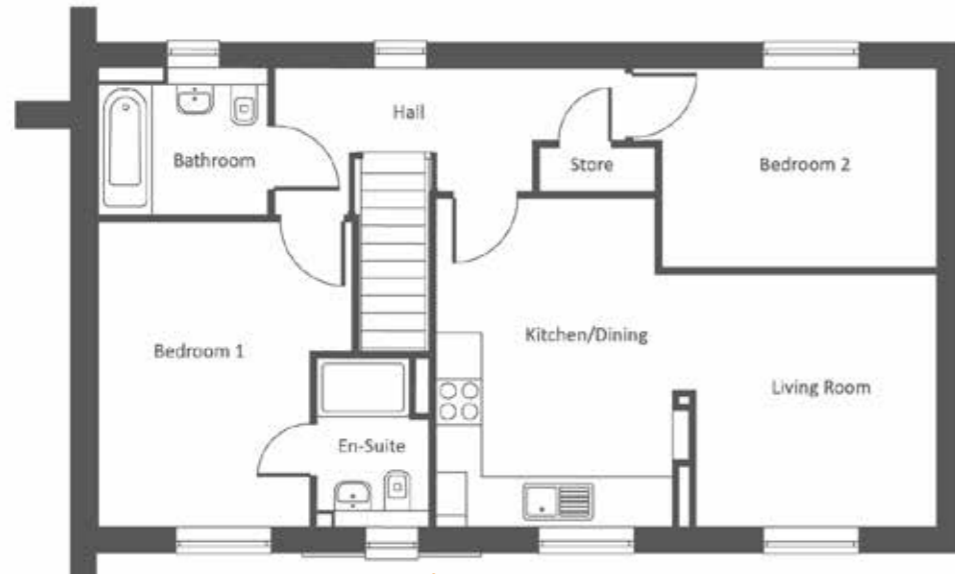
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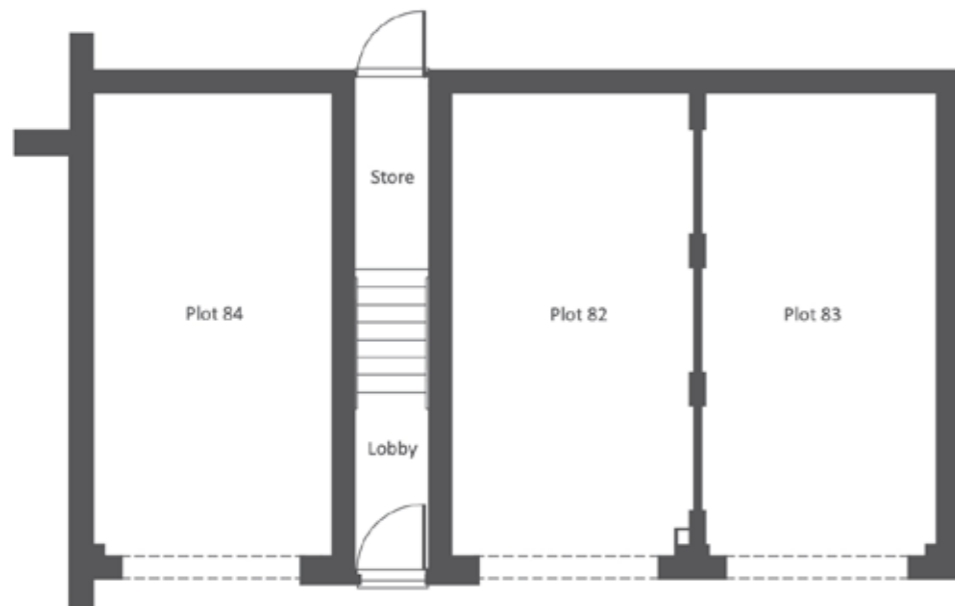
The Hawk

2 bedroom apartment

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First Floor



Ground Floor

- Sociable living dining room perfect for family meal times
- Useful under stair storage and guest cloakroom
- Family bathroom
- Turfed rear garden
- Allocated parking spaces

The Falcon

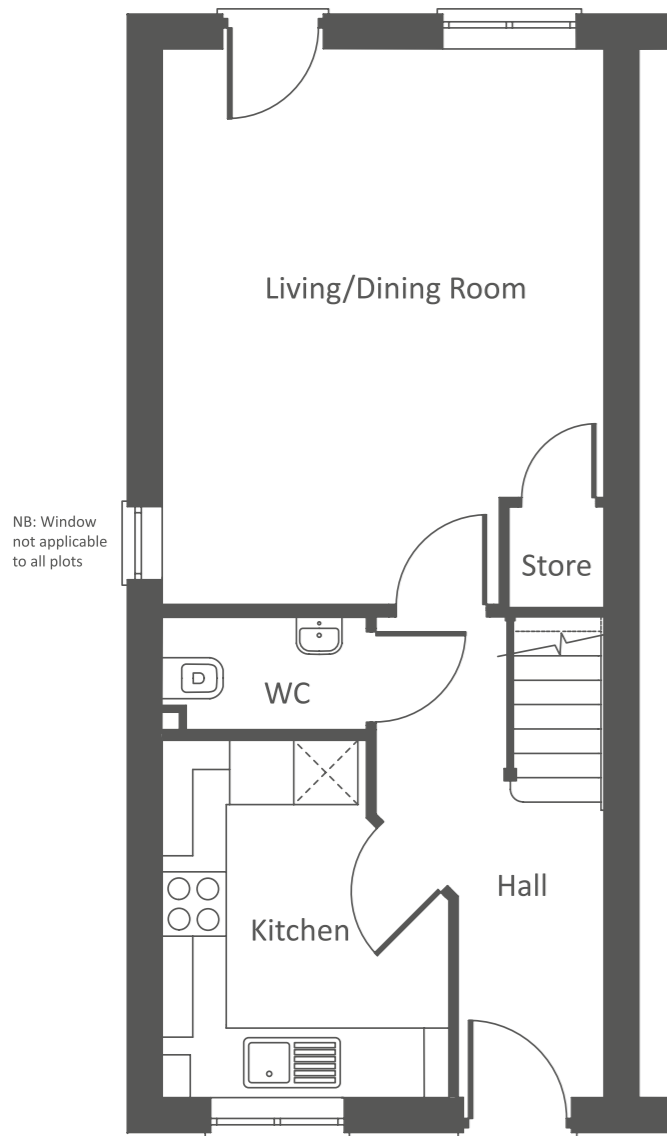
2 bedroom house



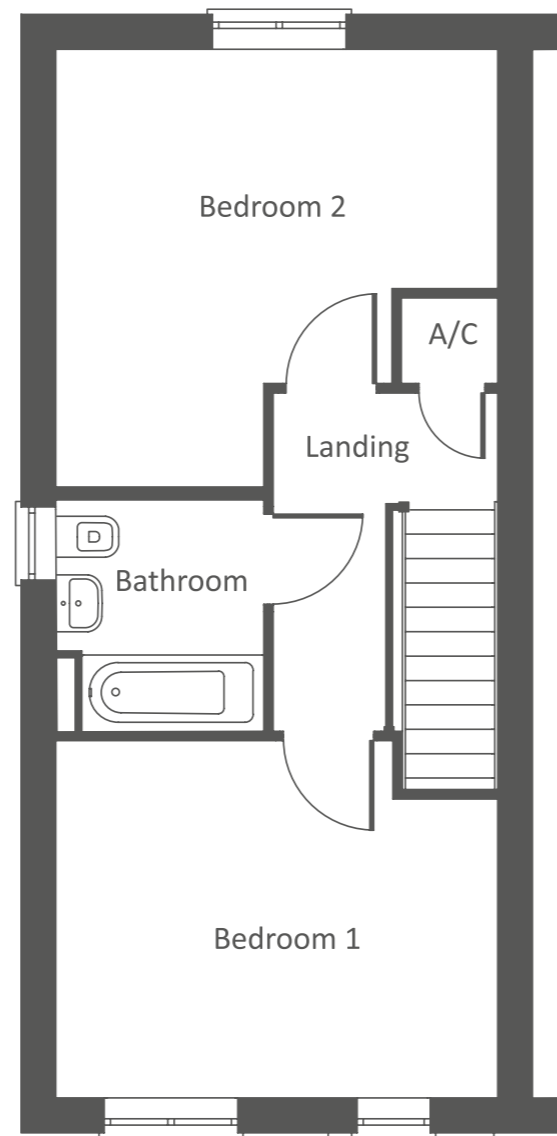
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The Falcon

2 bedroom house



Ground Floor



First Floor

- Sociable living dining room perfect for family meal times
- Useful under stair storage and guest cloakroom
- Family bathroom
- Turfed rear garden
- Allocated parking spaces

Room	Metres	Feet
Living/Dining	5.18m x 4.13m	16'11" x 13'6"
Kitchen	3.32m x 2.66m	10'10" x 8'8"
WC	1.04m x 1.89m	3'4" x 6'2"

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The Harrier

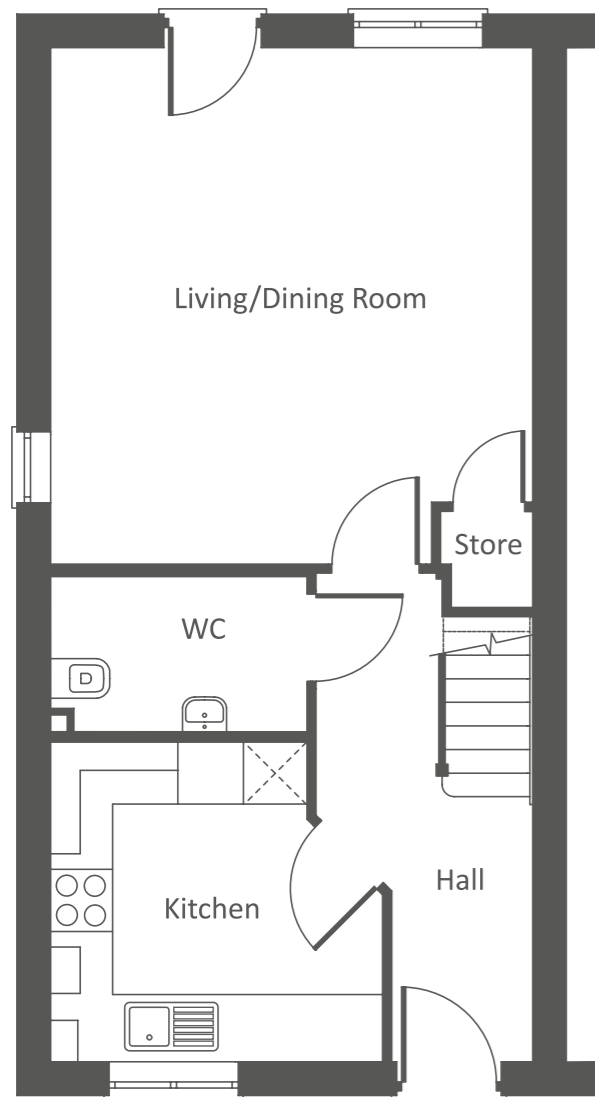
3 bedroom house



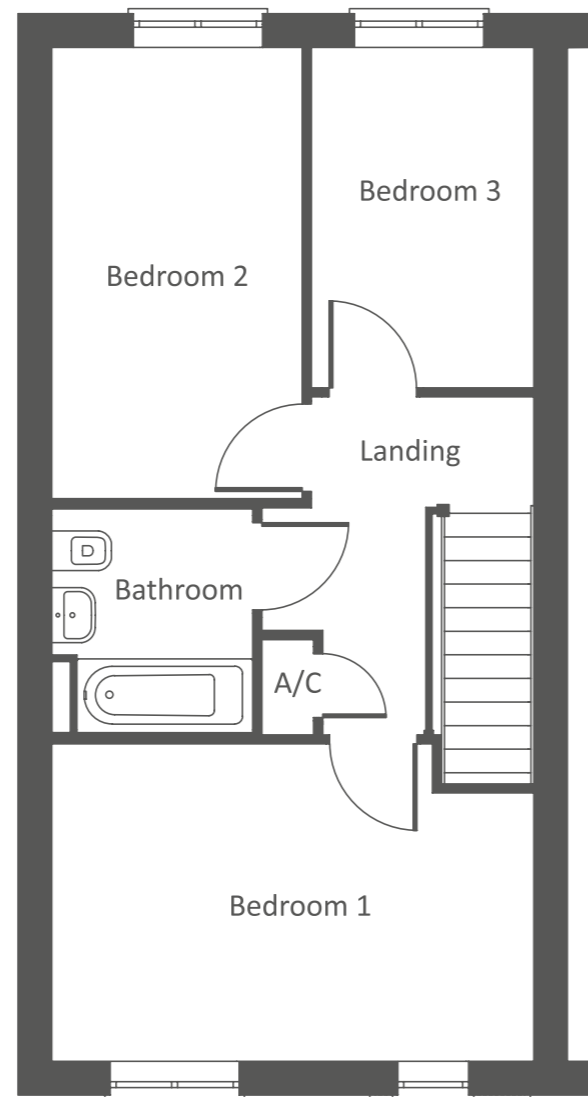
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The Harrier

3 bedroom house



Ground Floor



First Floor

- Sociable living dining room perfect for family meal times
- Useful under guest cloakroom
- Family bathroom
- Turfed rear garden
- Allocated parking spaces

Room	Metres	Feet
Living/Dining	4.98m x 4.66m	16'4" x 15'3"
Kitchen	3.07m x 3.19m	10'0" x 10'5"
WC	1.49m x 2.46m	4'10" x 8'1"

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Are you dreaming of owning your own home but think you can't afford it?

Think again – shared ownership can make that dream a reality.

Shared ownership is a scheme that allows you to buy a share of your property, usually between 40% and 75%, and pay subsidised rent on the rest.

It's a great way to get on the property ladder and often proves to be more affordable than renting.

There are certain criteria that you need to match to be eligible for shared ownership so to get all the details please go to findahome.bromford.co.uk to find out more.



Ladden Garden Village.

Off Leechpool Way, North Yate,
South Gloucestershire, BS37 7YX



 **The Buzzard**
1 bedroom apartment

 **The Raven**
1 bedroom apartment

 **The Hawk**
2 bedroom apartment

 **The Falcon**
2 bedroom house

 **The Harrier**
3 bedroom house

 **Bromford affordable rent**

 **Bellway Homes**

Artist's impression drawn from architect's plans to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Please contact our sales team for more information.

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You'll notice that on most of our property listings we say that a local connection to the area is needed.

This is because the homes for sale in these areas have been built specifically to help meet the needs of local people who can't afford to get on the housing ladder any other way.

The local area connection criteria varies between sites, but generally it's based on:

- **Being a resident (or employed within) the area for a number of years (usually between 2 to 5)**
- **Family connections – for example, parent, grandparent, child, grandchild or adult sibling – who have lived in the area for at least three years.**

Priority will be given to applicants who have a connection to South Gloucestershire Council.

Next steps

- **Check the local area connection**
- **Register with the Help to Buy agent for the area you're looking to buy in**
- **Get in touch and we'll talk you through the affordability assessment**
- **More information at findahome.bromford.co.uk/sharedownership**



*So what happens
next?*

For almost 60 years we have provided customers with new and affordable homes. We want all of our customers to thrive and believe that with the right homes and someone who believes in their potential, almost anything is possible - with shared ownership helping more people than ever before to realise their dreams of owning their home.

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Want to contact us?

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Bromford abides by the Consumer Protection from Unfair Trading Regulations 2008