

**settle.**

# Hatfield East

1, 2 & 3 bedroom homes available with  
Shared Ownership



# settle into your new home in Hatfield

## Discover all the reasons why Hatfield is such a great place to live!

Hatfield is a large bustling town with plenty to do for the whole family. From high street pubs and cafes, to the historic Hatfield House, you'll be excited to discover hidden gems. With excellent transport links, a range of local schools, and plenty of local amenities on your doorstep, Hatfield is the perfect hybrid of urban and rural living.

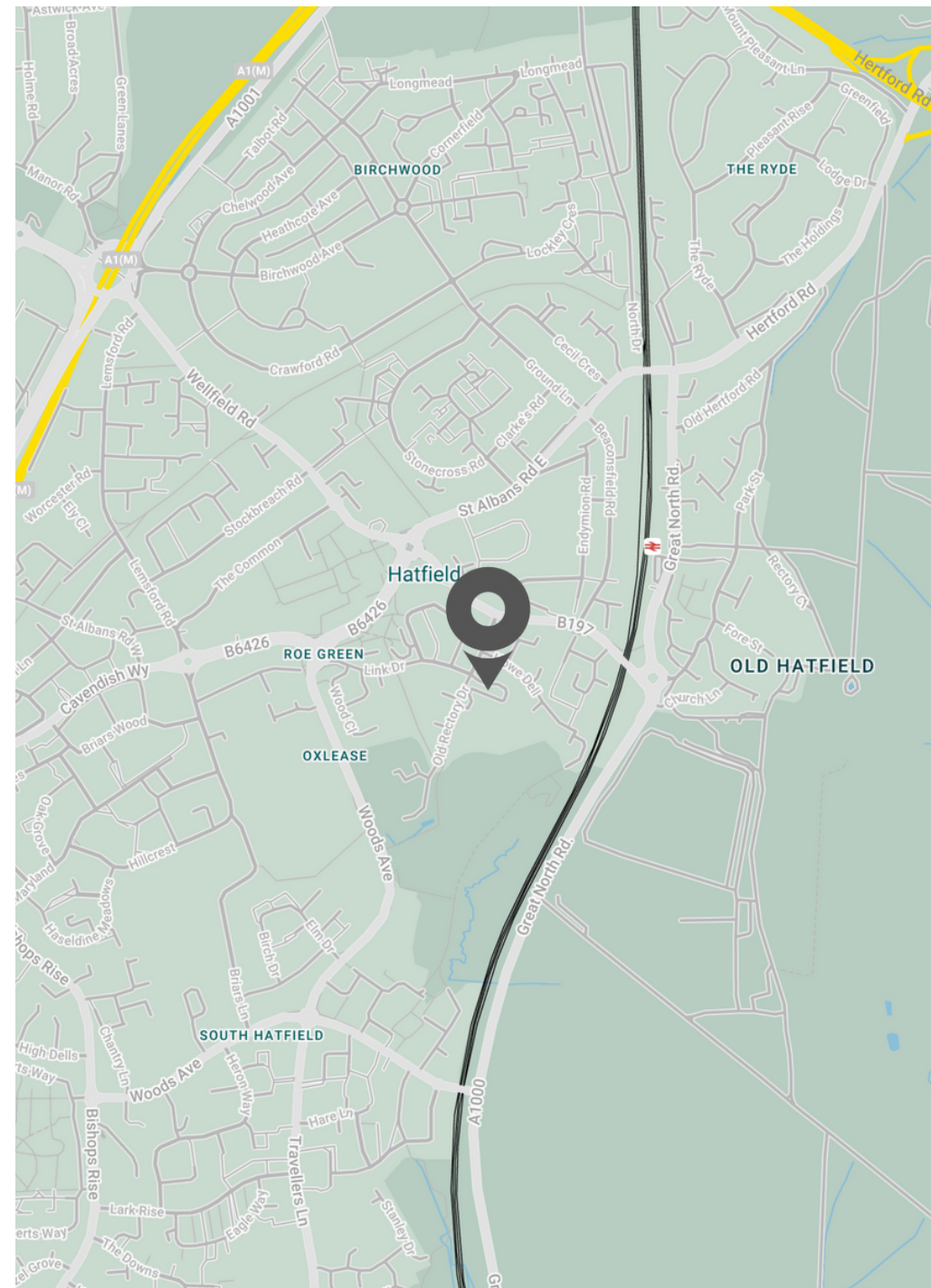
Large supermarkets, beauty salons, leisure centres, and gyms accompany a wide range of cafes, restaurants and pubs filling the Hatfield high street. The Red Lion pub offers cosy, country style dining with classic gastro pub favourites, while Sustain Coffee Co. offers a friendly, modern atmosphere and speciality coffee, perfect for a catch up with friends.

The Galleria offers a range of mainstream shops and entertainment options for the whole family. Whether you choose to partake in retail therapy, let the kids run wild in the jungle themed indoor play area, satisfy all appetites with family favourite restaurants or see a movie at the popular Odeon cinema - there is something for everyone!

Spend the day exploring history at Hatfield House, surrounded by beautiful landscaped gardens and activities to keep you and the family entertained. The Stable Yard is situated on the grounds and an exciting mix of independent shops are open year round. The Coach House Kitchen offers cosy, contemporary dining, treat yourself to breakfast, lunch dinner or even Afternoon Tea.



## MAP



# Life in and around Hatfield



## Local Supermarkets

ASDA	5 minutes (By car)	11 minutes (Walking)
ALDI	6 minutes (By car)	23 minutes (Walking)
Tesco Extra	7 minutes (By car)	32 minutes (Walking)

Source: Google Maps

## Local Schools

Onslow St Audrey's School (Sixth Form)	5 minutes (By car)	11 minutes (Walking)
Southfield School (Primary school)	6 minutes (By car)	23 minutes (Walking)
Links Academy (Secondary school)	6 minutes (By car)	33 minutes (Walking)



# Getting around

## By Bus

Potters Bar	20 minutes
St Albans	20 minutes
Hertford	32 minutes
Luton	53 minutes

Source: Google Maps

## By Road

Potters Bar	13 minutes
Hertford	14 minutes
St Albans	18 minutes
Hitchin	24 minutes
Watford	30 minutes
Cambridge	56 minutes

Source: Google Maps

## By Rail

Potters Bar	6 minutes
Hitchin	11 minutes
London (Kings Cross)	25 minutes
Cambridge	59 minutes

Source: Trainline

## By Foot

Hatfield Town	10 minutes
Hatfield Station	13 minutes

Source: Google Maps

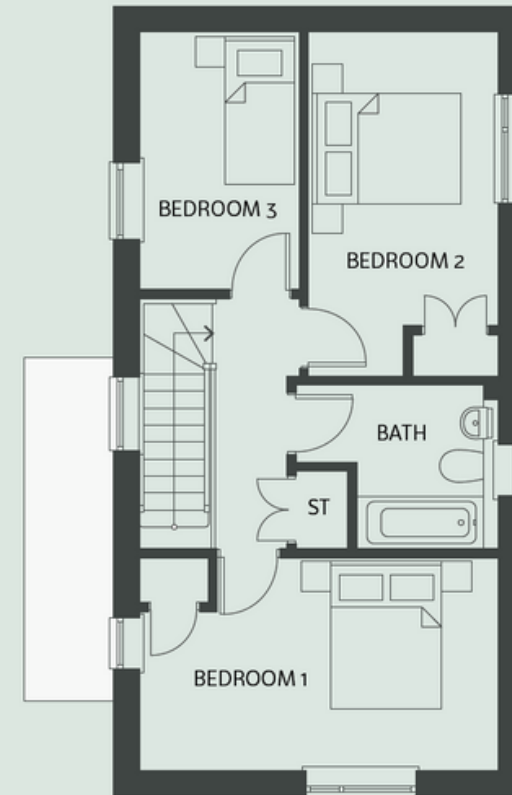
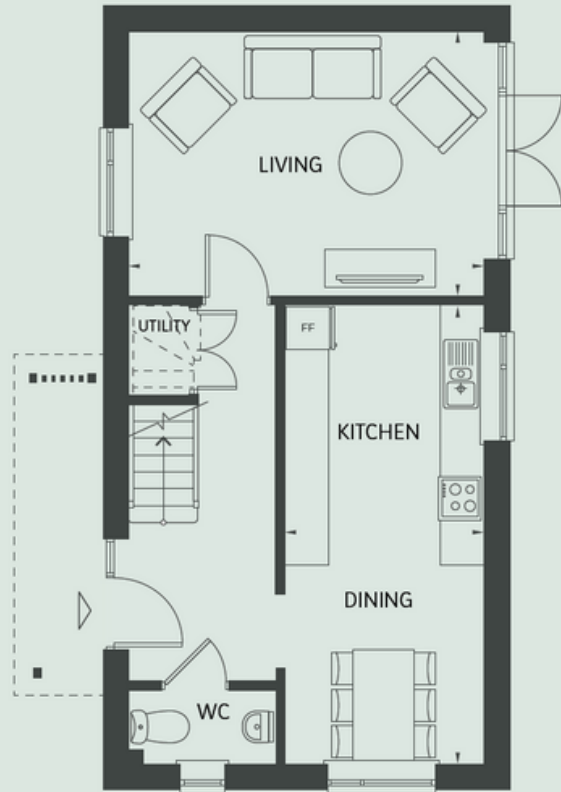




-  Settle Affordable Rent
-  Settle Shared Ownership
-  Durkan Private Sale

# 3 - Bedroom House

Plot 71



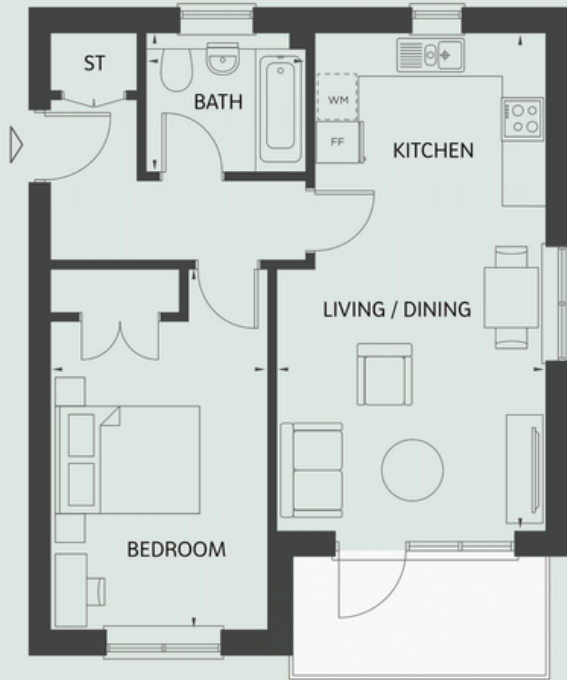
\*Mirrored version of plan shown

B – Boiler S – Storage WM – Washing Machine FF – Fridge/Freezer

KITCHEN / DINING	2.72m x 6.43m	8' 11" x 21 x 1"
LIVING	4.85m x 3.34m	15' 10" x 10' x 11"
BEDROOM 1	4.85m x 3.22m	15' 10" x 10' x 6"
BEDROOM 2	2.60m x 4.14m	8' 6" x 13' x 6"
BEDROOM 3	2.15m x 3.39m	7' 0" x 11' x 1"
<b>TOTAL AREA</b>	<b>96.2 Sq M</b>	<b>1035 Sq Ft</b>

# 1-bedroom apartment

Block B4 Plot 27



GROUND FLOOR

\*Mirrored version of plan shown

B – Boiler S – Storage WM – Washing Machine FF – Fridge/Freezer

KITCHEN / LIVING / DINING	3.72m x 6.59m	12' 2" x 21 x 7"
BEDROOM	3.05m x 4.94m	10' 0" x 16' x 2"
<b>TOTAL AREA</b>	<b>52.2Sq M</b>	<b>561 Sq Ft</b>

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



Third



Second



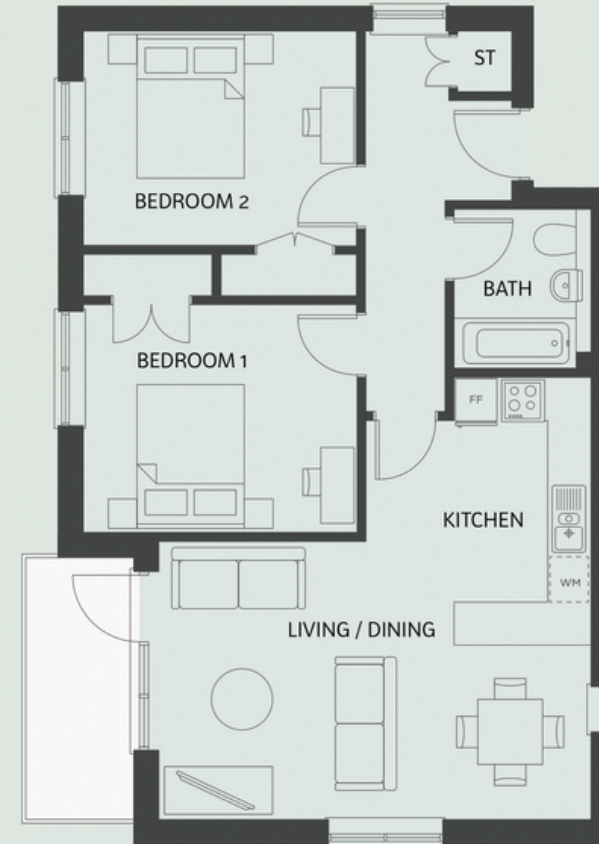
First



Ground

# 2-bedroom apartment

Block B4 Plot 30



FIRST FLOOR

B – Boiler ST – Storage WM – Washing Machine FF – Fridge/Freezer

KITCHEN / LIVING / DINING	6.14m x 5.49m	20' 1" x 18 x 0"
BEDROOM 1	3.74m x 3.52m	12' 3" x 11' x 6"
BEDROOM 2	3.74m x 3.44m	12' 3" x 11' x 3"
<b>TOTAL AREA</b>	<b>70.9Sq M</b>	<b>763 Sq Ft</b>

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



Third



Second



First



Ground



# Designed for comfort & convenience



## Kitchen

- Stylish fitted kitchen from Paula Rosa
- 'Denver' range in Porcelain White, with chrome bow handles and complemented by Bellato Grey laminate worktops handles and
- Warm grey glass cooker splashback from Paula Rosa
- Ceramic 4 ring hob, electric oven and extractor hood
- Integrated fridge/freezer, washer/dryer and dishwasher

## Bathroom

- Modern white bathroom suite from Roca and Vado with chrome taps.
- Gloss white wall tiles from N&C, full height to walls surrounding bath.

## Flooring

- Dark grey wash oak "Novilon" Vinyl plank flooring flooring to hall, kitchen/diner/lounge bathroom and WC.
- Pegasus 04 (grey) wool-mix carpet to stairs, landing and bedrooms (and living room where separate).

## General

- Dedicated parking.
- Gas combi boiler.
- White, uPVC framed double glazed windows.
- Telephone socket to living room and main bedroom
- TV points to living room and main bedroom. .
- Television aerial.
- Mains-powered smoke, carbon monoxide and heat detection systems.
- 12-Year NHBC warranty.
- PLOT 71 ONLY: Private garden, with shed



please note these images are to be used as a guide only and may not accurately represent the homes at Hatfield East



# the legal bit

When issuing the Memorandum of Sale, we are instructing the sale. We will set a deadline for exchange within 42 days.

## The legal process:

- Your solicitor will raise any enquiries they have regarding the purchase
- Your mortgage lender will instruct a valuation on the property you are purchasing
- You will receive a copy of your mortgage offer
- Your solicitor will prepare the relevant documents for you to sign and will also ask you to send them your full deposit amount, which will be 5% or 10% of your share purchase, dependent on your mortgage.
- We will then exchange contracts with completion on notice. 'Completion on notice' means that, as soon as the properties are ready to move into, we will issue notice to solicitors and expect completion to happen within 10 working days of that notice having been served.
- Our sales team will keep you updated regularly on the progress of the build and will keep you informed about expected completion dates. If your property is ready to move in, we expect exchange and completion within 8 weeks.
- Your reservation fee will go towards your payments at completion.

## when can I move in?

This date will be set when you exchange contracts, unless properties are not built, in this instance we will complete on notice, this means once the property is built we will issue you with 10 working days' notice to confirm a completion date.

On the day of completion, we will get in touch and arrange a time that suits you to meet you at the property and handover keys. A time cannot be confirmed until we have confirmation from the solicitor that the funds have been received.

Here we will take any meter readings so that you can set up your utility accounts with suppliers and provide you with a helpful homeowner user guide.

You will then need to contact the utility suppliers and council tax department to confirm your completion date and provide opening readings.

## After this, all that is left to do is enjoy living in your new home!

# Why buy from Settle?

As the name suggests, we want to help you settle in a new community – by delivering new homes that meet local needs and creating diverse new neighbourhoods that let you live the life you choose. At settle we are proud providers of high-quality, affordable homes across Hertfordshire, Bedfordshire and Cambridgeshire. We provide a variety of tenures to suit everyone's needs, including offering affordable rent and shared ownership options.

## What is Shared Ownership?

Shared ownership is a great way to get your foot on the housing ladder if you're unable to purchase a home on the open market.

The Government backed scheme allows you to purchase between 40-75%\* of a home available for shared ownership and you'll usually pay a mortgage on the part you own.

You'll then pay a subsidised rent of 2.75% on the remaining share of your home. This figure is reviewed annually in line with the Retail Price Index (RPI).

The deposit required for a shared ownership mortgage is a lot lower than if you were purchasing the property outright. This is because it is calculated on the initial share you are purchasing, rather than the full value of the property and can be as little as 5%.

The artist's impressions in this brochure have been created to give a general indication of the finished properties. During the construction process it may be necessary to make certain changes. Landscaping, ground levels, steps, retaining walls, planting and material colours are indicative only. All room dimensions are given in metres and are between finished plastered faces. Dimensions are the maximum measurements and include window recesses. All dimensions are taken from architect's plans and are likely to vary during the construction process. Please consult your sales advisor for plot specific details on elevation treatments, floorplans, window/external door locations, parking details and garage positions. Kitchen and bathroom layouts are indicative only, these details do not form part of any contract. The specification outlined in this brochure is subject to the construction stage and may change, please consult your sales advisor for further plot specific details. Correct at time of print.

## Am I eligible?

You'll need to meet the following criteria to qualify for shared ownership:

- Have a household income of less than £80,000
- Unable to buy a home on the open market that satisfies your housing need
- You can pay for the mortgage deposit, legal, surveying and mortgage fee and stamp duty (if applicable).
- Have an eligible local connection to Welwyn Hatfield Borough

You won't be able to purchase a shared ownership property if:

- You already own a home in the UK, or abroad, that you are unable or willing to sell
- You have any outstanding credit issues (i.e. unsatisfied defaults or County Court judgements)
- You have had a home repossessed within 6 years prior to the application or any mortgage arrears in the past 3 years.

Priority is given to buyers who are in, or have been in, eligible roles within the Ministry of Defence, current council or housing association tenants, those who live in the local authority and those who work in the local authority.

\*lower share percentages may be available – please speak to a member of the sales team for more information.



( MONDAY- F R I DAY, 9AM TO 5 P M )

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**settle.**