

# Clarence Place

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WEST PARLEY, DORSET

One bedroom apartments,  
two bedroom coach houses  
& three bedroom houses available  
through **Shared Ownership**



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Bournemouth Beach

# Clarence Place

WEST PARLEY, DORSET

**A great location  
to put down roots**

**Perfectly positioned with Bournemouth  
less than half an hour away**

Clarence Place offers energy-efficient Shared Ownership homes in the charming village of West Parley, with excellent amenities and the seaside close by in vibrant Bournemouth.





River Stour near Ferndown

# Living at Clarence Place



## Established community

Local amenities include a Tesco Express and Lidl, a post office, pubs and café's



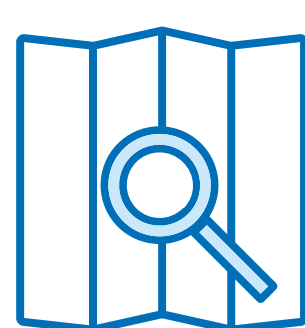
## Lifestyle

Surrounded by nature, river walks and the Dorset coast are perfect for a relaxing lifestyle



## Schools

Two primary schools and easy access to secondary schools in nearby Wimborne



## Great location

Surrounded by countryside yet within easy reach of Bournemouth



Lower Gardens, Bournemouth

The best  
of village  
and coast



Dudsbury Golf Club Hotel & Spa



South Coast Karting



Royal Arcade, Bournemouth



# A world of natural wonders

Clarence Place embraces both countryside and seaside living at its best.

## Get Directions

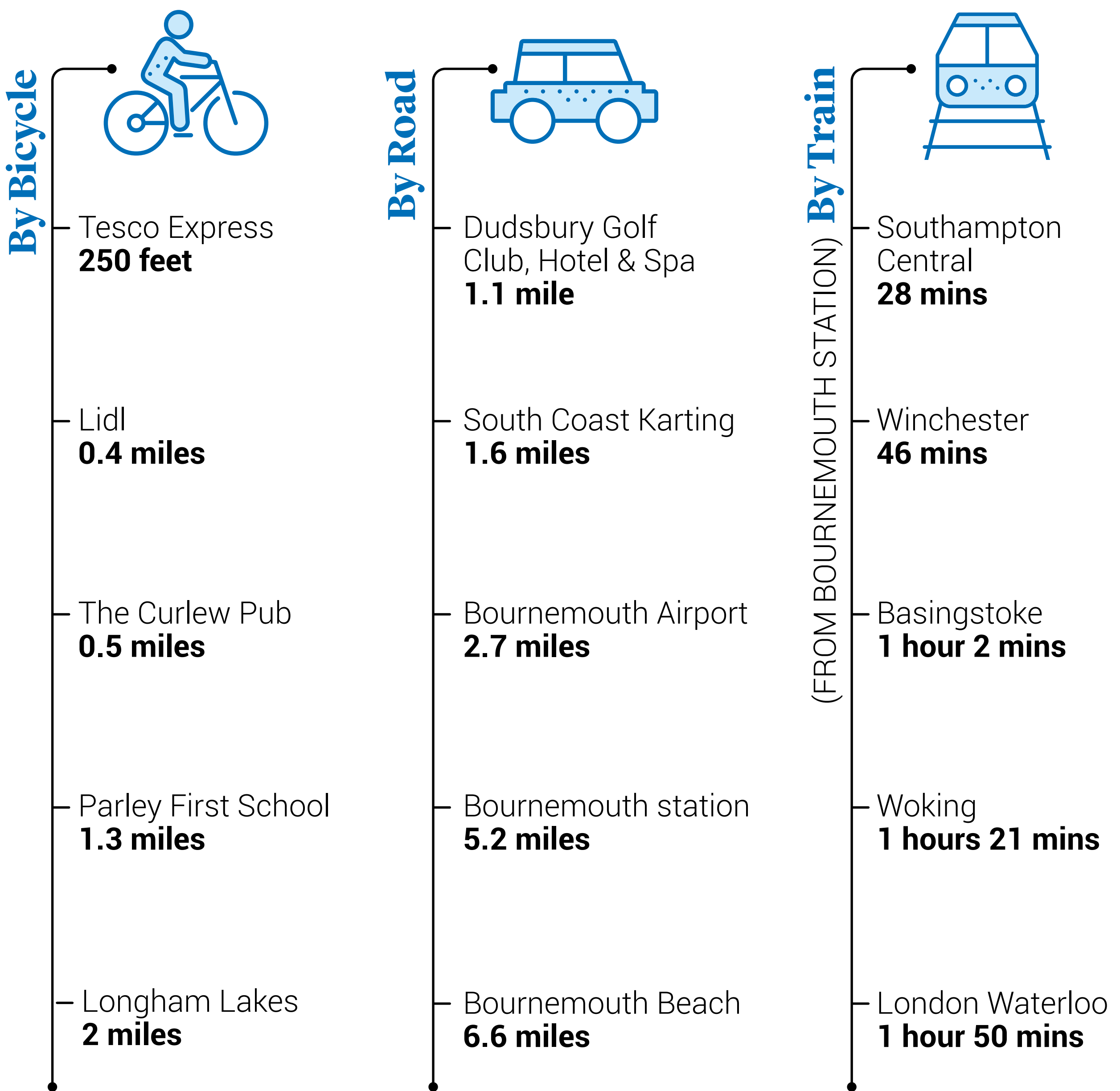
[Google Maps](#)

[cones.each.deeply](#)



# Well connected

Clarence Place offers convenient travel, with easy access to Bournemouth railway station and airport, providing links to London, regional, and international destinations.




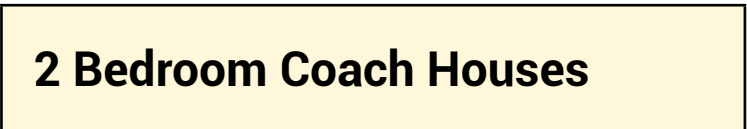

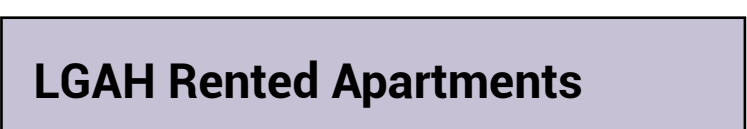

Times and distances supplied by Google Maps and Trainline and are approximate only.



# Site plan and Floorplans



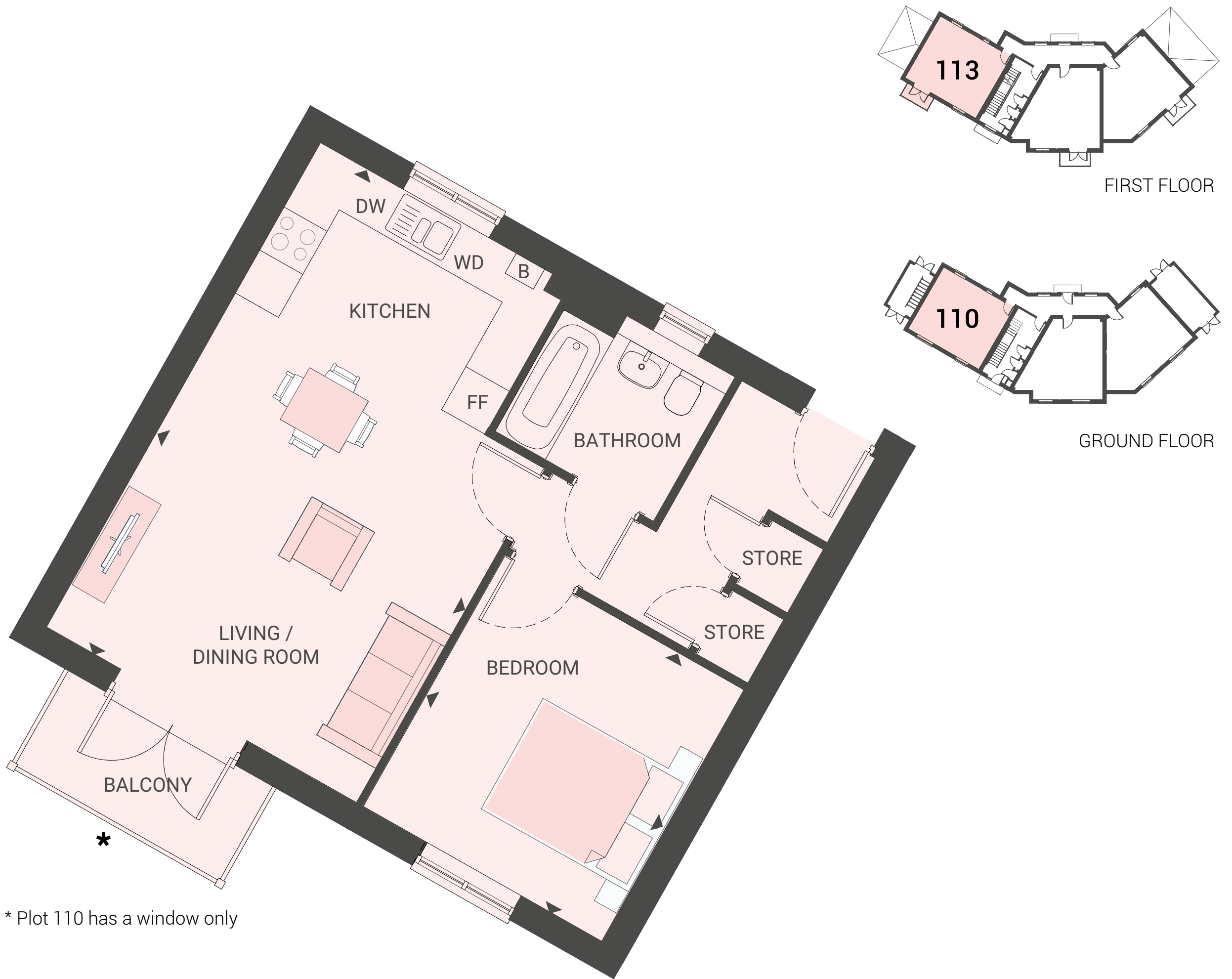
## Key

|   |                               |
|---|-------------------------------|
|  | <b>1 Bedroom Apartments</b>   |
|  | <b>2 Bedroom Coach Houses</b> |
|  | <b>3 Bedroom Houses</b>       |
|  | <b>LGAH Rented Apartments</b> |
|  | <b>Bellway Homes</b>          |

Layout is indicative only and subject to change by the developer (and subject to detailed design). The developer reserves the right to alter the layout, building style, landscaping and specification at any time.

# One Bedroom Apartments

PLOTS 110\* & 113



## Dimensions

**Total Area: 50 sq m / 538 sq ft**

All measurements are length x width

### LIVING / DINING / KITCHEN

6.81m x 4.36m      22' 4" x 14' 4"

### BEDROOM

3.54m x 3.37m      11' 8" x 11' 1"



FRONT ELEVATION



**Key** FF Freestanding Fridge/Freezer    B Boiler    WD Freestanding Washing/Dryer  
DW Removable base unit for Dishwasher

The floorplans shown are for approximate measurements only.

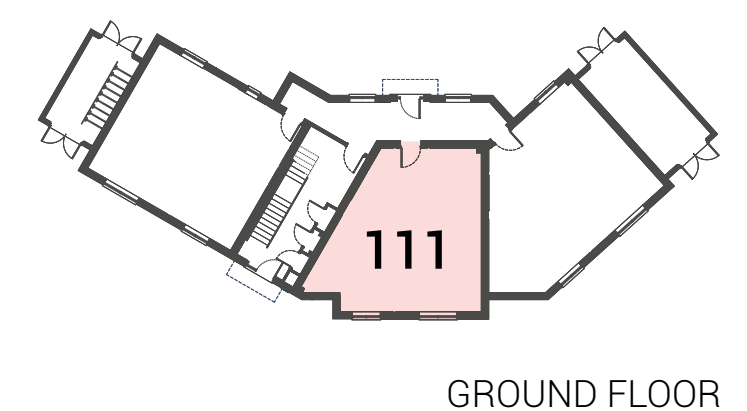
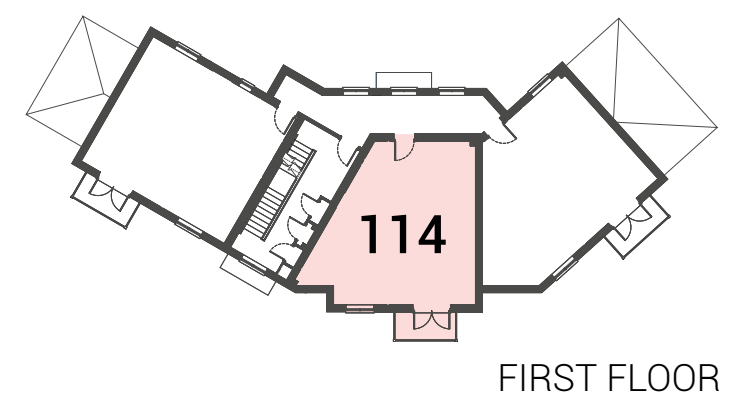
[Read more >](#)





# One Bedroom Apartments

PLOTS 111\* & 114



\* Plot 111 has a window only

## Dimensions

**Total Area: 50 sq m / 538 sq ft**

All measurements are length x width

### LIVING / DINING / KITCHEN

7.75m x 4.08m      25' 5" x 13' 5"

### BEDROOM

4.61m x 4.41m      15' 2" x 14' 6"



FRONT ELEVATION



**Key** FF Freestanding Fridge/Freezer   B Boiler   WD Freestanding Washing/Dryer  
 DW Removable base unit for Slimline Dishwasher

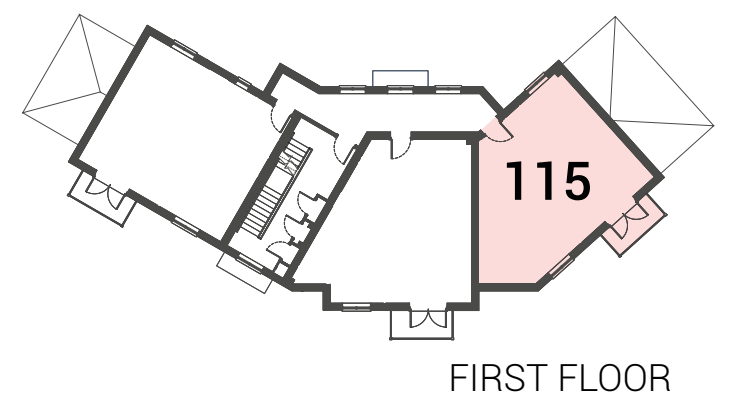
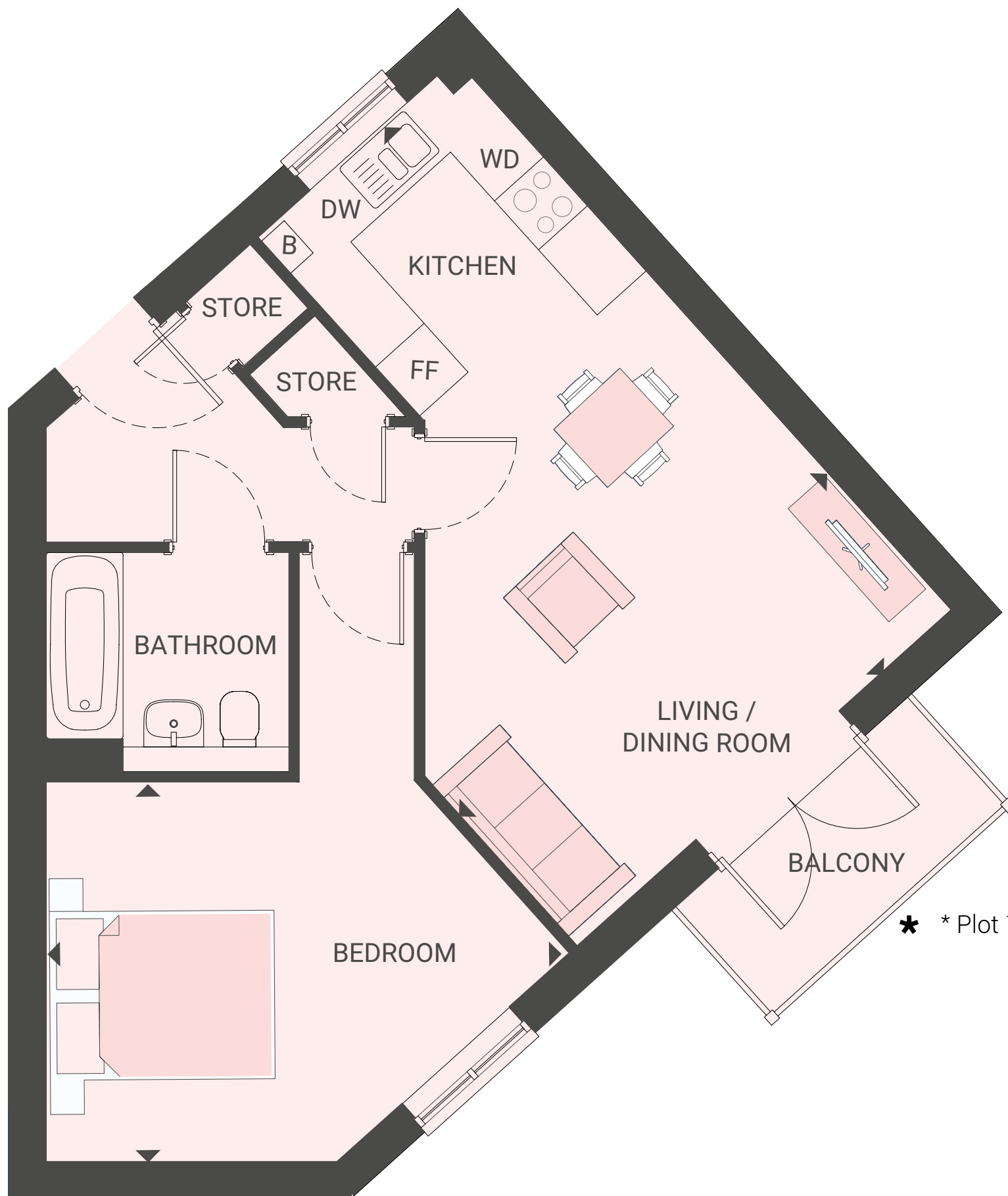
The floorplans shown are for approximate measurements only.

**Read more >**

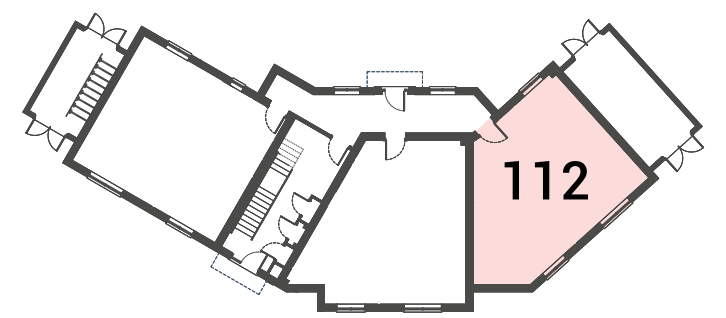


# One Bedroom Apartments

PLOTS 112\* & 115



FIRST FLOOR



GROUND FLOOR

\* Plot 112 has a window only

## Dimensions

**Total Area: 50 sq m / 538 sq ft**

All measurements are length x width

### LIVING / DINING / KITCHEN

6.81m x 4.62m      22' 4" x 15' 2"

### BEDROOM

4.82m x 3.50m      15' 10" x 11' 6"



FRONT ELEVATION



**Key** FF Freestanding Fridge/Freezer   B Boiler   WD Freestanding Washing/Dryer  
DW Removable base unit for Slimline Dishwasher

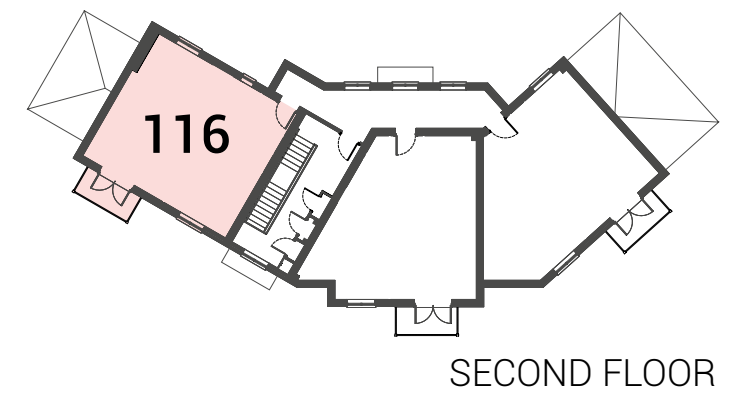
The floorplans shown are for approximate measurements only.

**Read more >**



# One Bedroom Apartment

PLOT 116



SECOND FLOOR

----- 2 METRE HEADROOM

## Dimensions

**Total Area: 50 sq m / 538 sq ft**

All measurements are length x width

### LIVING / DINING / KITCHEN

6.81m x 4.36m      22' 4" x 14' 4"

### BEDROOM

3.54m x 3.37m      11' 8" x 11' 1"



FRONT ELEVATION



**Key** FF Freestanding Fridge/Freezer    B Boiler    WD Freestanding Washing/Dryer  
DW Removable base unit for Dishwasher

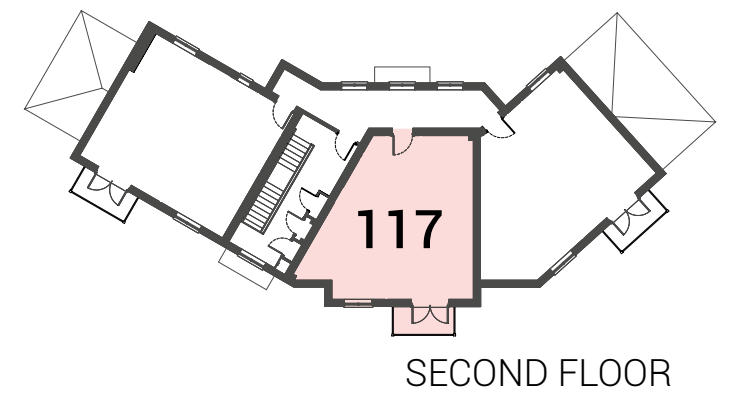
The floorplans shown are for approximate measurements only.

**Read more >**



# One Bedroom Apartment

PLOT 117



----- 2 METRE HEADROOM

## Dimensions

**Total Area: 50 sq m / 538 sq ft**

All measurements are length x width

### LIVING / DINING / KITCHEN

7.75m x 4.08m      25' 5" x 13' 5"

### BEDROOM

4.61m x 4.41m      15' 2" x 14' 6"



FRONT ELEVATION



**Key** FF Freestanding Fridge/Freezer    B Boiler    WD Freestanding Washing/Dryer  
DW Removable base unit for Slimline Dishwasher

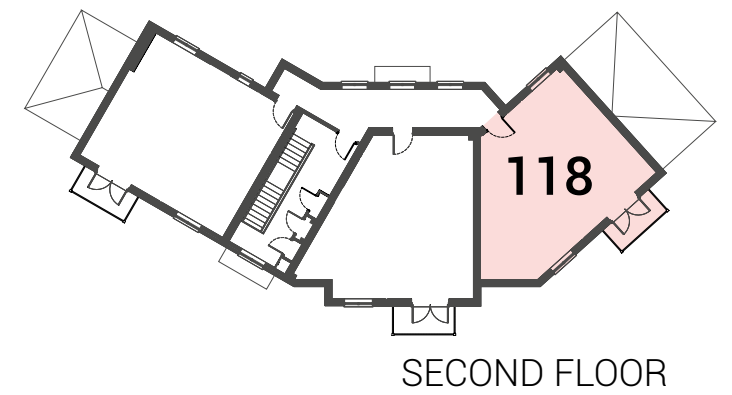
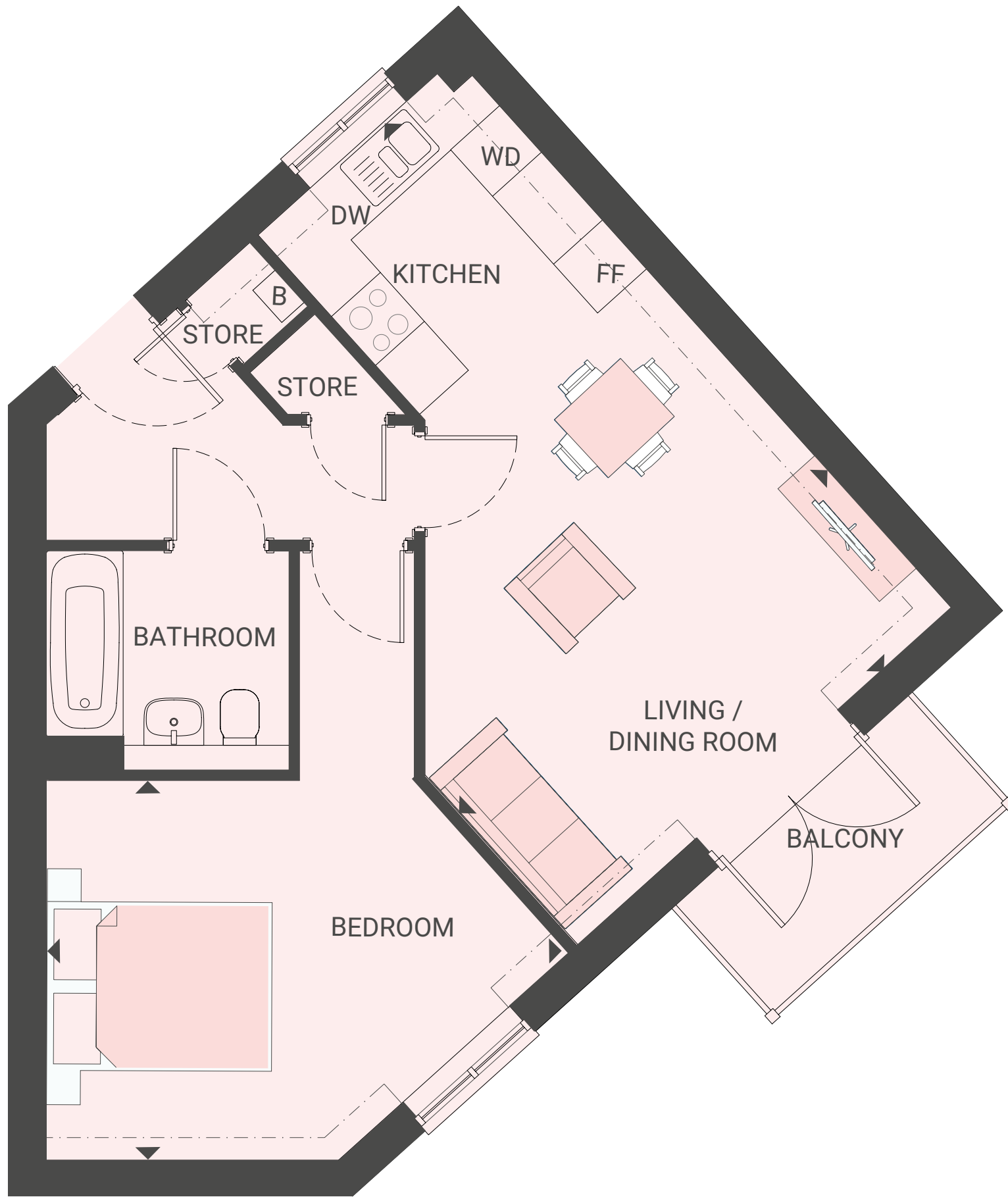
The floorplans shown are for approximate measurements only.

**Read more >**



# One Bedroom Apartment

PLOT 118



SECOND FLOOR

----- 2 METRE HEADROOM

## Dimensions

**Total Area: 50 sq m / 538 sq ft**

All measurements are length x width

### LIVING / DINING / KITCHEN

6.81m x 4.62m      22' 4" x 15' 2"

### BEDROOM

4.82m x 3.50m      15' 10" x 11' 6"



FRONT ELEVATION



**Key** FF Freestanding Fridge/Freezer   B Boiler   WD Freestanding Washing/Dryer  
DW Removable base unit for Slimline Dishwasher

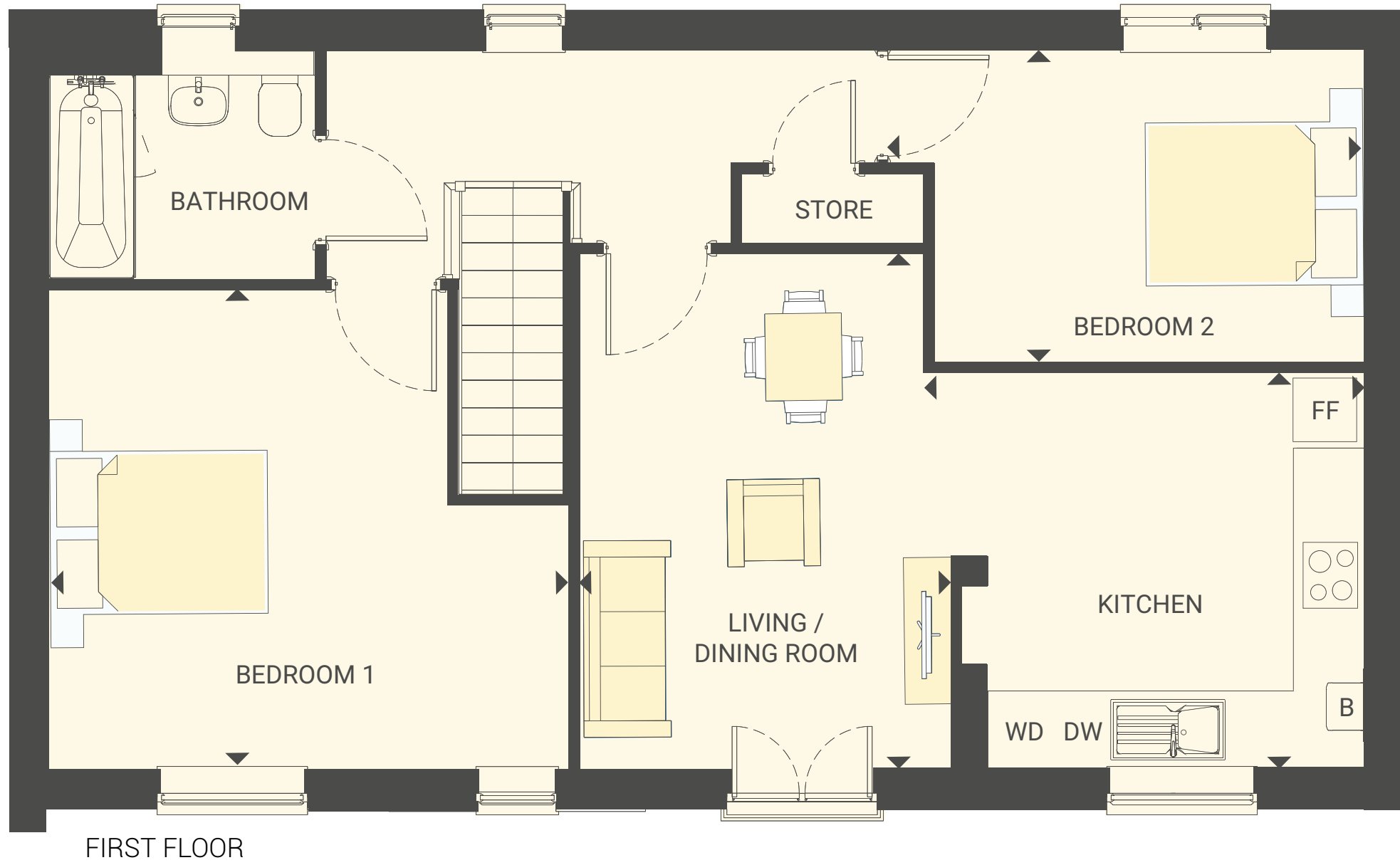
The floorplans shown are for approximate measurements only.

**Read more >**

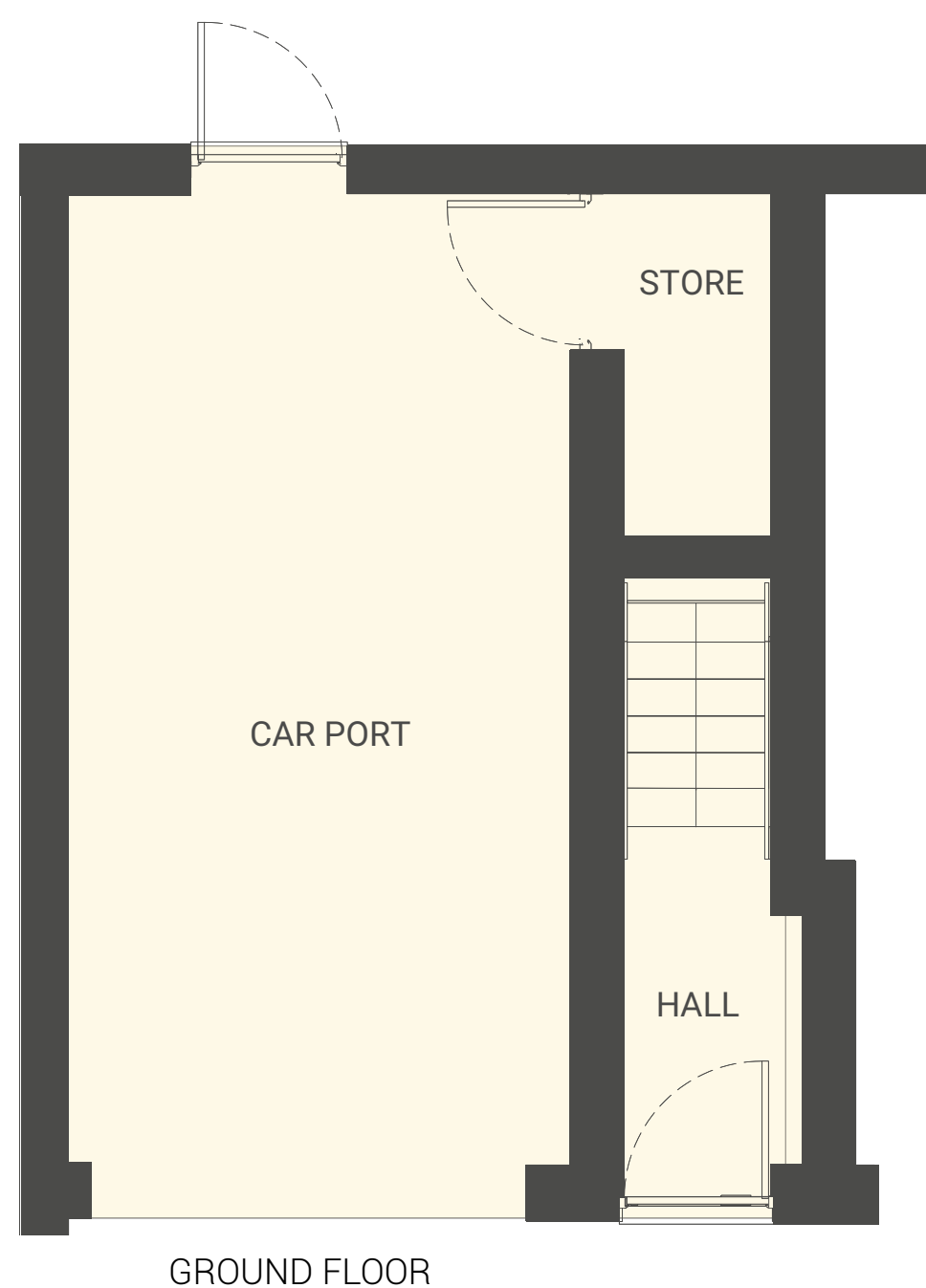


# Two Bedroom Coach House

PLOT 130



FRONT ELEVATION



GROUND FLOOR

## Dimensions

**Total Area: 70.9 sq m 763 sq ft**

All measurements are length x width

### LIVING ROOM

4.32m x 3.11m 14' 2" x 10' 2"

### KITCHEN / DINING ROOM

3.68m x 3.30m 12' 1" x 10' 10"

### BEDROOM 1

4.35m x 4.02m 14' 3" x 13' 2"

### BEDROOM 2

4.00m x 2.63m 13' 1" x 8' 8"



**Key** FF Freestanding Fridge/Freezer B Boiler WD Freestanding Washer/Dryer  
DW Removable base unit for Slimline Dishwasher

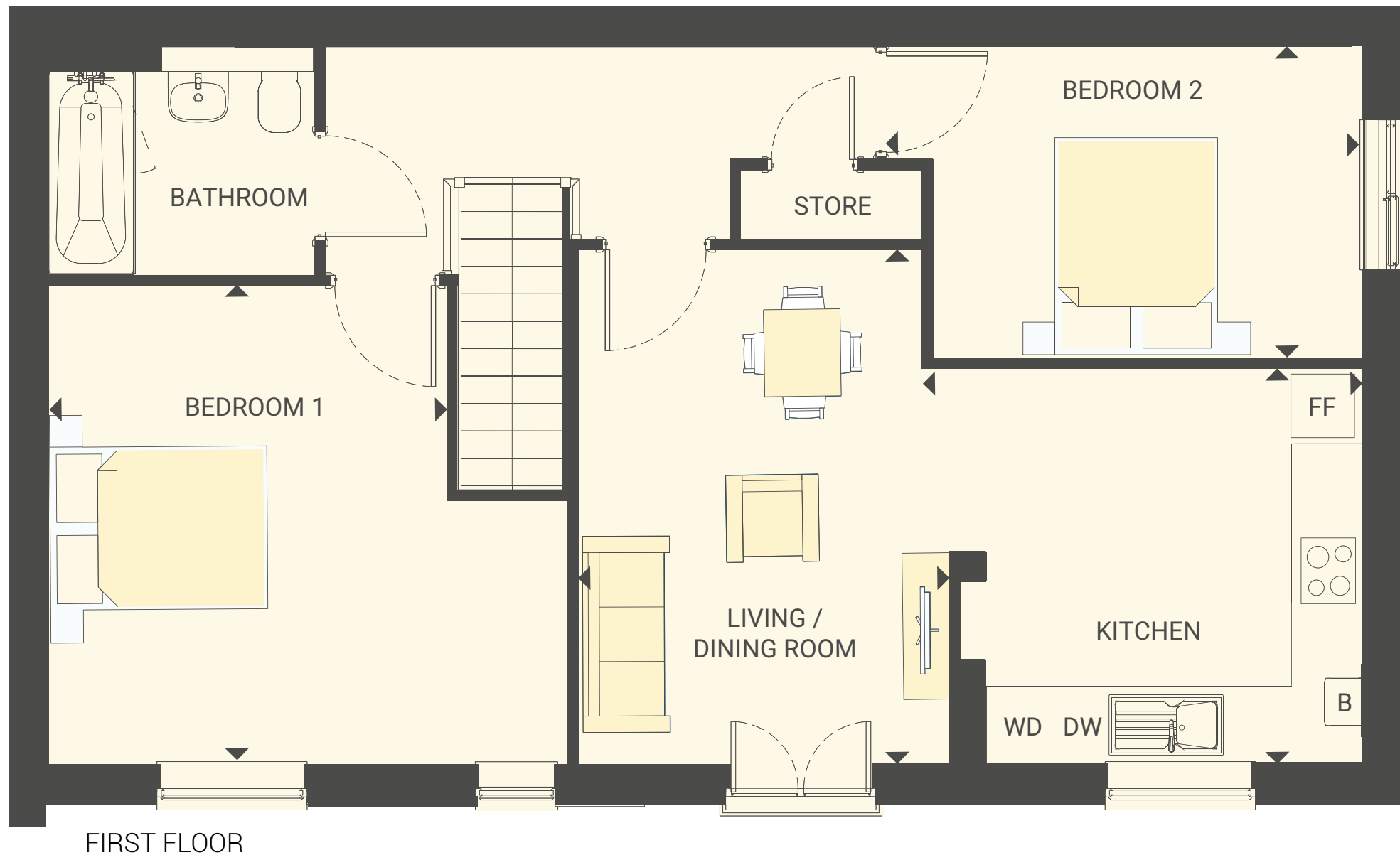
The floorplans shown are for approximate measurements only.

**Read more >**

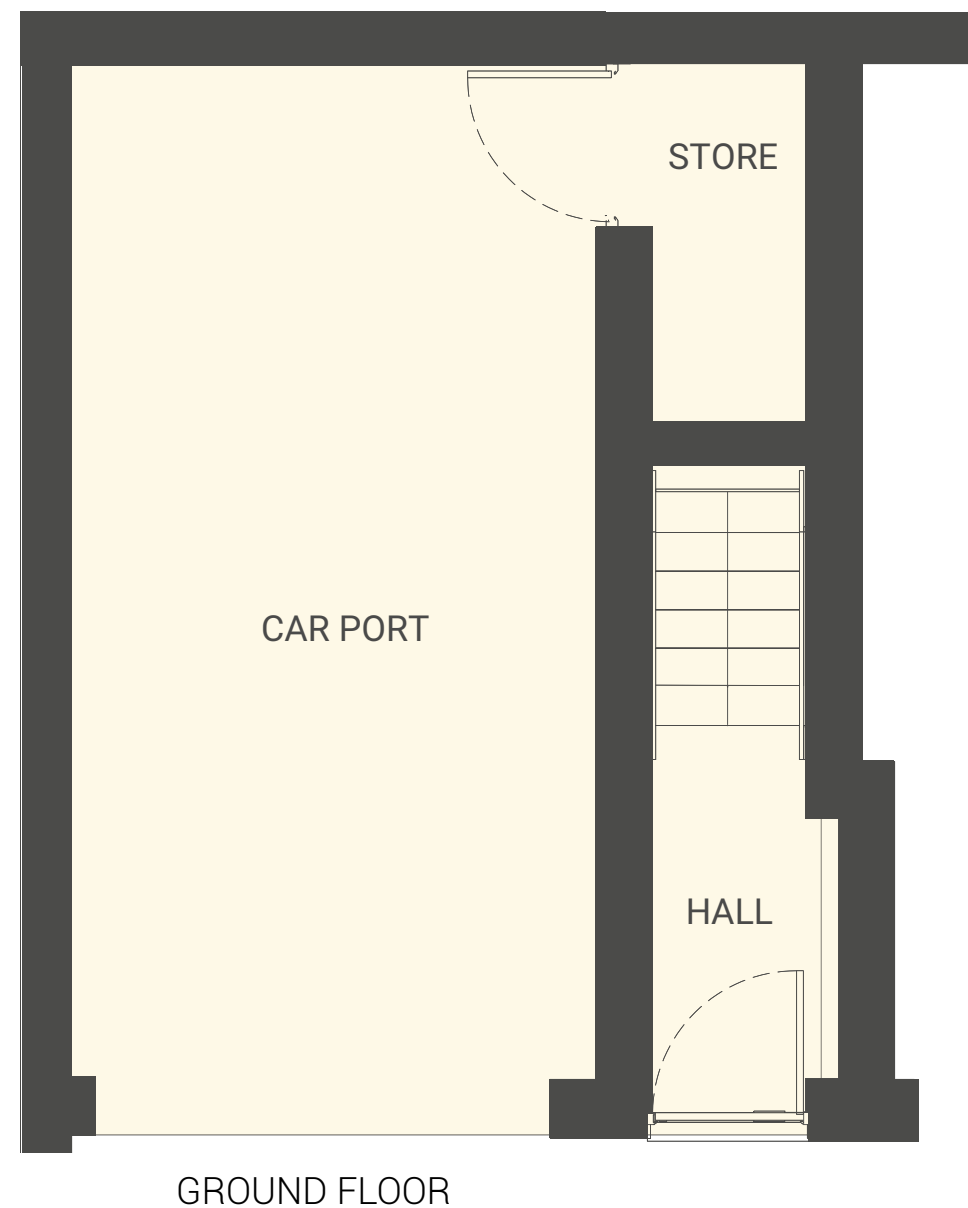


# Two Bedroom Coach House

PLOT 144



FRONT ELEVATION



## Dimensions

**Total Area: 70.9 sq m 763 sq ft**

All measurements are length x width

### LIVING ROOM

3.29m x 3.14m 10' 10" x 10' 4"

### KITCHEN / DINING ROOM

4.28m x 3.08m 14' 0" x 10' 1"

### BEDROOM 1

3.98m x 3.31m 13' 1" x 10' 10"

### BEDROOM 2

3.58m x 2.59m 11' 9" x 8' 6"



**Key** FF Freestanding Fridge/Freezer B Boiler WD Freestanding Washer/Dryer  
DW Removable base unit for Slimline Dishwasher

The floorplans shown are for approximate measurements only.

**Read more >**



# Three Bedroom House

## PLOTS 137\* & 138

\* plot is handed to plan drawn



### Dimensions

**Total Area: 96.4 sq m 1,038 sq ft**

All measurements are length x width

#### LIVING / DINING ROOM

4.99m x 4.04m 16' 3" x 13' 3"

#### KITCHEN

3.77m x 1.93m 12' 4" x 6' 4"

#### BEDROOM 1

6.24m x 4.04m 20' 6" x 13' 3"

#### BEDROOM 2

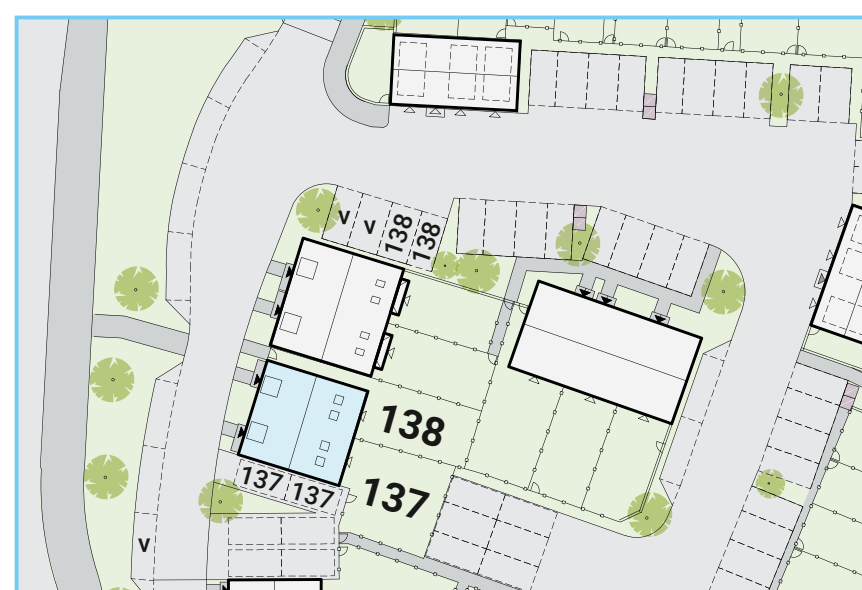
4.04m x 3.20m 13' 3" x 10' 6"

#### BEDROOM 3

4.04m x 2.20m 13' 3" x 7' 3"



FRONT ELEVATION



**Key** FF Freestanding Fridge/Freezer WD Freestanding Washer/Dryer RL Roof Light  
 DW Removable base unit for Slimline Dishwasher B Boiler

The floorplans shown are for approximate measurements only.

**Read more >**







# Specification

## Kitchen

- Contemporary white kitchen with brushed handles
- Laminate worktop with matching upstand
- Stainless steel splashback to hob
- Leisure stainless steel bowl sink with chrome mixer tap
- Electrolux electric single oven, gas hob and Electrolux chimney hood
- Electrolux freestanding fridge/freezer
- Electrolux freestanding washer/dryer
- Removable base unit for dishwasher

## Cloakroom

- Contemporary Roca white sanitaryware comprising basin and toilet
- Chrome Bristan mixer tap
- Splashback tiling to basin

## Bathroom

- Contemporary Roca white sanitaryware including bath, bath panel, basin and toilet
- Chrome Bristan mixer tap
- Bristan thermostatic bath/shower mixer over bath
- Glass shower screen to bath
- White wall tiling to bath with splashback tiling to basin

## Flooring

### Flooring to Apartments

- Wood effect vinyl flooring to hall, kitchen/living/dining and bathroom
- Carpet to bedroom

### Flooring to Coach Houses

- Wood effect vinyl flooring to kitchen/living/dining and bathroom
- Carpet to stairs, landing and bedrooms
- Entrance matting to ground floor hall

### Flooring to Houses

- Wood effect vinyl flooring to kitchen, cloakroom and bathroom
- Carpet to hall, living/dining room, stairs, landing and bedrooms

## General

- Door bell to Houses and Coach Houses
- Audio door entry to apartments
- Grey PVCu double glazed windows with white finish internally
- Walls and ceilings painted in white
- Architraves and skirtings painted in white
- White painted panelled internal doors with chrome ironmongery
- Gas central heating via contemporary white radiators
- NHBC 12 year build warranty

## Electrical

- Tracklight to kitchen
- Spotlight fitting to bathroom
- Pendant lighting to hall, landing, living room and bedrooms
- White sockets and switches throughout
- Telephone point to living room
- TV point to living room and bedroom 1
- Smoke, carbon monoxide and heat detectors
- Extractor fan to bathroom
- Light to front elevation of Houses

## External

- One parking bay for coach houses
- Two parking bays for houses
- Paved patio area
- Turf to rear garden
- 1.8m high timber fencing to rear garden
- Tap to rear garden
- Garden storage

## Communal Areas to Apartments

- One parking bay per property
- Bicycle store
- Bin store
- Carpet to stairs and corridors

\*please check with the sales team





# Shared Ownership explained

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

### 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 CPI (Consumer Price Index) from September of the previous year +1%.

### 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, alongside buildings insurance for houses and a block service charge for apartments. These fees are payable monthly to cover the administrative costs of Legal & General Affordable Homes and our Management Provider. 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.

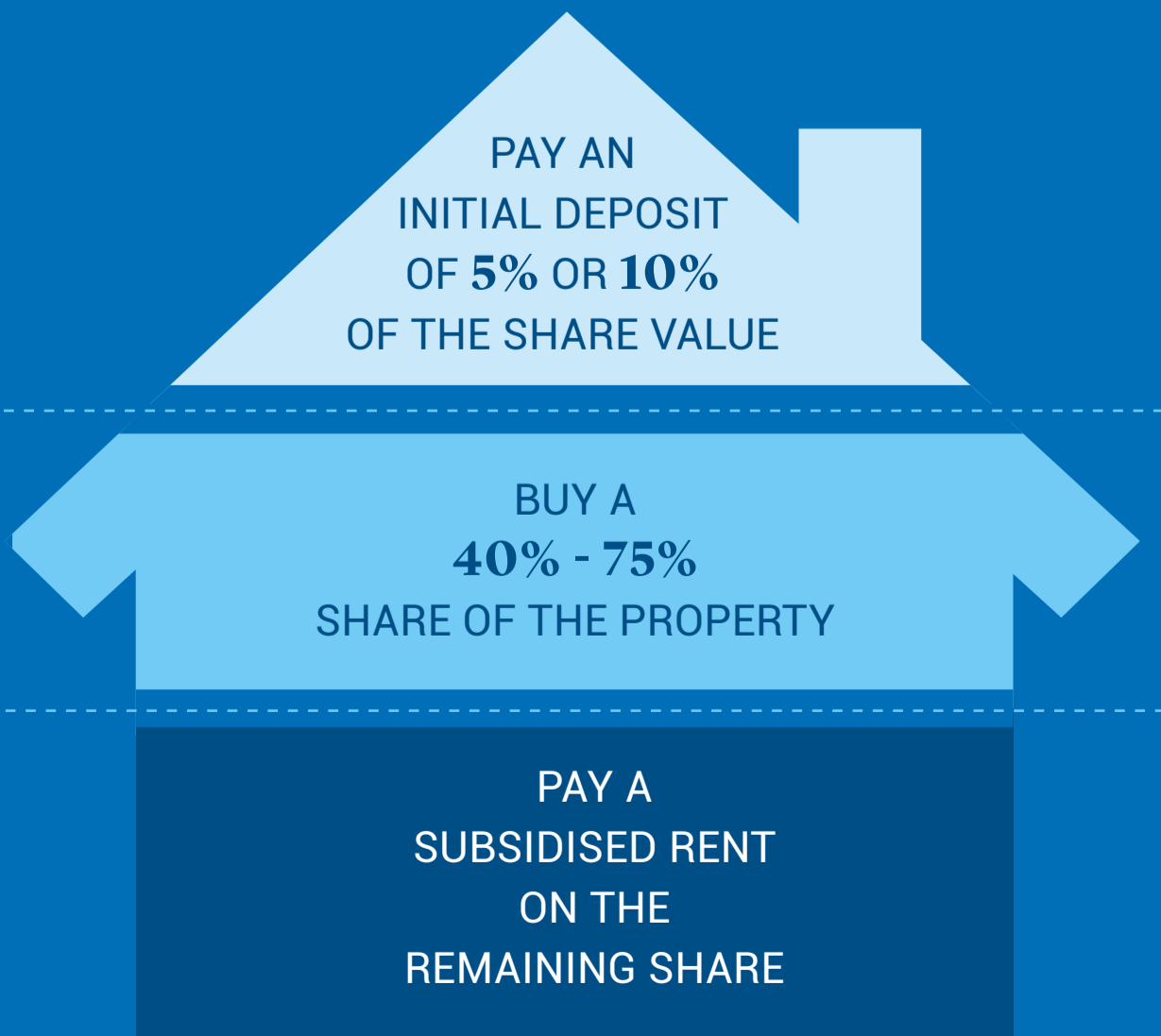
### Will I need a deposit?

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.

### 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)

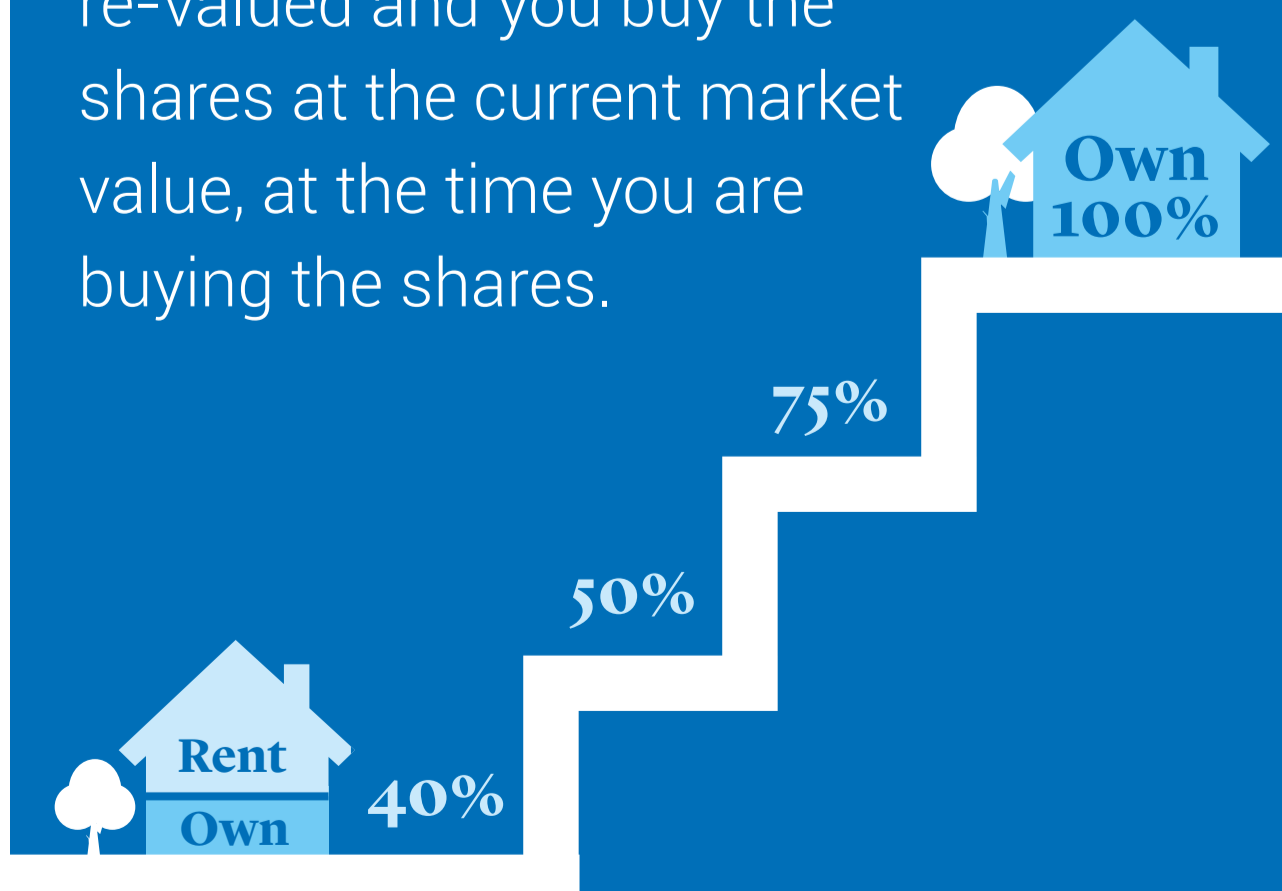
## Breakdown example of buying a new home at Clarence Place



## 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.



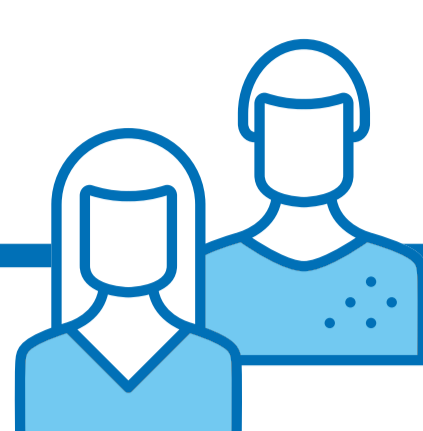
READ MORE

# 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.

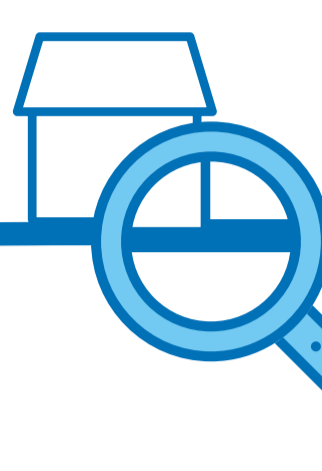


1



Book an appointment and **come and see us** in person or online

2



Find your dream home

3



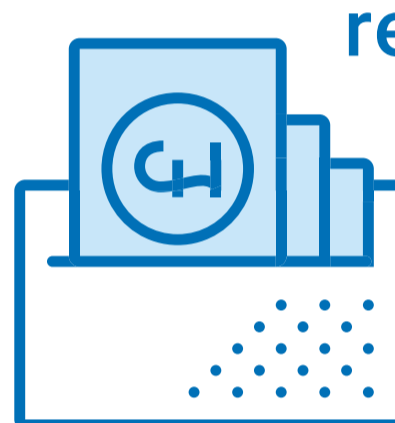
Speak to a qualified **mortgage broker** to see how much of the home you can buy

4



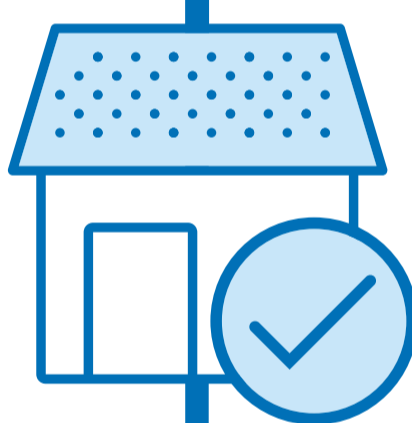
Complete your application and reservation paperwork

5



Pay your **reservation fee**

6



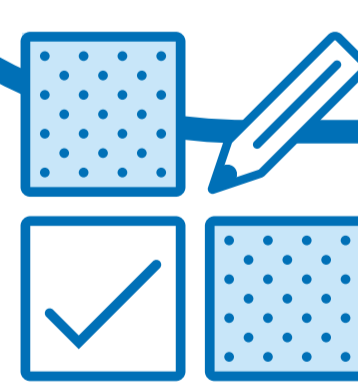
Reserve your home

7



Instruct a **solicitor** and begin your legal paperwork

8



Complete your mortgage application

9



Once your valuation is done, receive your **mortgage offer**

10

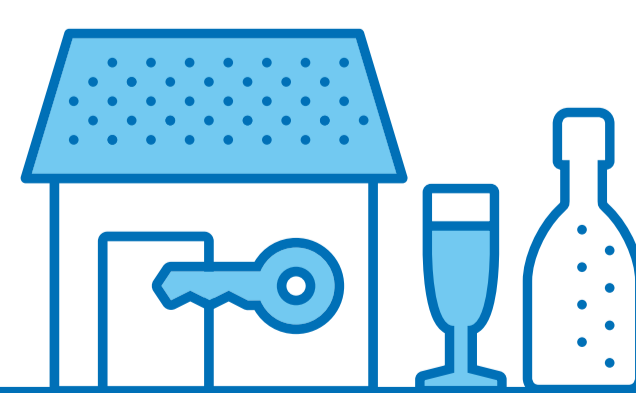


Sign the **Contract** lease and pay your deposit

11

Exchange Contracts

12



**Congratulations** Complete and receive your keys and celebrate!





# Enjoy your new home, your way

## 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.

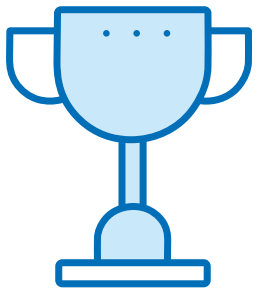
The shortage of housing in the UK, and high deposits required to buy a property outright, mean many people can't afford a new home. Our mission is to better people's lives by offering opportunities to those who need a helping hand. Whether it's a first-time buyer, young couple

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:



# Our key principles



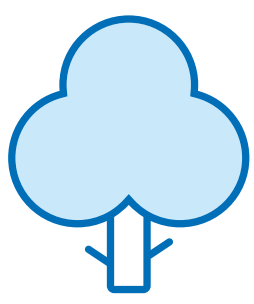
## Quality

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.



# Clarence Place

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NEW ROAD, WEST PARLEY,  
FERNDOWN BH22 8EB

/// cones.each.deeply

**01202 152 965**  
[landgah.com/clarence-place](http://landgah.com/clarence-place)

GET MOVING TODAY

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

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.

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 your Sales Consultant for further information. Computer generated images are for illustrative purposes only – plot specific elevations may vary. LGAH-RG-210125