



HERONS LAKE

THEALE

WELCOME



Dear Customer,

We are committed to our customers living in a safe, warm and sustainable home. We've been proudly building communities for over 90 years across the south and south-west of England.

Our focus is on the quality of our homes, our neighbourhoods and the service we provide to our customers.

Our communities' matter, we invest in community services and projects that benefit our customers and communities.

Everyone at Abri wishes you success in your journey to find your new home and our dedicated team will look after you every step of the way.

Best wishes,

A handwritten signature in black ink, appearing to read 'Gary Orr'.

Gary Orr

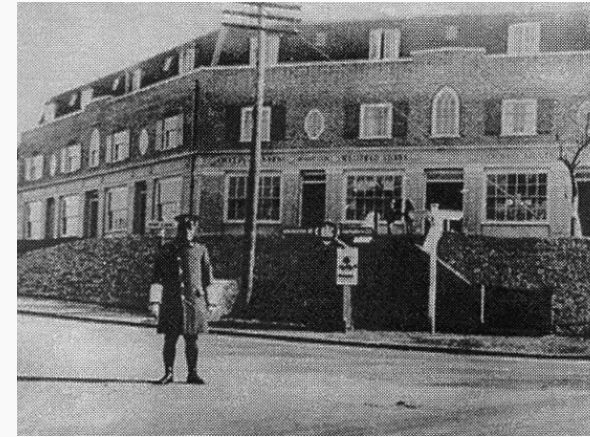
Group Chief Executive

OUR HERITAGE

Our story dates back to 1925, when Herbert Collins saw a desperate need for affordable housing in Southampton and decided to do something about it. Collins set up Swaythling Housing Society, the first of its type to be established in Southampton, and we haven't looked back since.

Collins had a vision; to build self-contained communities with a good balance of housing and infrastructure, where everyone had everything they needed to succeed in one place. While times might have changed a bit since then, our mission certainly hasn't. We're still just as passionate about tackling the housing crisis and we will never stop working to build safe, inclusive and prosperous communities for all; young, old and everyone in between.

Today, Abri is one of the largest housing associations in the south and south-west of England continuing to tackle the housing crisis with our customers at the heart of our mission.



OUR CUSTOMERS

Here are just some of our many happy homeowners:



“ We were given a tour of the site and worked out that my finances could stretch to a three-bedroom house, which meant my daughters could have their own rooms. They showed me plans to a double-fronted property which was exactly what I wanted, the type of house I would draw as a kid but never thought I could afford. We fell in love straight away.”

Louisa Kennedy, Causeway Farm



“ The process of buying through Abri Homes was really straightforward. It took a couple of months, but I was happy to be patient as it meant I was able to get on the ladder by myself. My mortgage is around £250, and my rent is less than £400, so my outgoings here are less than I was saving, which is great.”

Matthew Taylor, Daedalus Village



“ Shared Ownership is a God-send. There's no way we'd have the home we do now without Shared Ownership.” After 16 years in the Spanish sun, retired couple Jane and Ray Light made the decision to return to the UK to be closer to their grandchildren.

Jane and Ray Light, Oakfield Grove

COMMUNITY LIVING

Our investment in the community underpins our core purpose as a housing provider: to provide safe, warm homes for as many people as possible, and create thriving communities too. We are invested long-term and committed to place shaping.

CAFÉ 1759, BORDON

Café 1759 is a not-for-profit community café, supported by volunteers. This means we're able to keep our prices low and reinvest the money we make into the café and our local community, allowing us to provide activities, support volunteers and promote health and wellbeing in Bordon.

EMPLOYMENT, SUPPORT AND TRAINING TEAM

Our Employment, Support and Training (EST) team support customers year-round by providing opportunities to learn new skills, find suitable work, develop self employment opportunities and attend courses. We're proud to have supported over 2,000 people through training.



WOODGATE, PEASE POTTAGE

Our joint venture partnership between Abri Group and Thakeham Group will create places people want to call home. This exciting development will include over 600 new homes, a primary school, village shop, coffee shop, community centre, plenty of parks and a pavilion.

GOOD GRUB CLUB

The Good Grub Club runs throughout August in Southampton and Slough, offering families the chance to make some 'Good Grub' with hands-on activities and a free nutritious lunch provided. Families are also given a recipe bag full of fresh fruit to take away and a main meal to cook at home.

ROUND ABOUT CAFÉ

The Round About Café is at the heart of the Mansbridge community, and the colleagues and volunteers who dedicate their time to make it a success are passionate about doing what they can to support health and wellbeing.

Over the years they have delivered Kids Can Cook sessions, helped universities with research, run Seniors Afternoon Tea events, led community walks and much more.



SUSTAINABILITY



We recognise the need to future proof our homes to meet the needs and aspirations of our customers



It's all about the future and renewable technologies. We recognise the need to future proof our homes to meet the needs and aspirations of our customers. That's why we're making the eradication of fuel poverty a priority and meeting significantly higher environmental standards, which in turn reduces our customer's fuel bills.

We are an organisation committed to Modern Methods of Construction (MMC) and consider all of our sites for their suitability for MMC, before considering traditional construction. This supports faster delivery of new homes, reduces waste and drives quality, whilst reducing health and safety risks during the construction process. Our approach will overcome skills shortages and supports our commitment to sustainability, whilst helping to solve the housing crisis in the long-term.



QUEBEC PARK - SETTING THE BENCHMARK

An innovative and fast-growing new town with sustainability, design and healthy living at its heart.



Quebec Park was a £17 million project to deliver 107 homes, including 34 affordable homes, in Whitehill and Bordon. The project was challenged to develop homes with high levels of sustainability and exemplary design, and to set the benchmark for future development across the wider area.

We were delighted to win the commission to deliver the homes through a competitive bid process managed by Homes England. At the time, Whitehill and Bordon was one of 10 Government sponsored 'Eco-towns'.

Homes have been designed to meet Lifetime Homes Standards resulting in large internal areas, parking spaces within 50 metres of homes, level thresholds, large ground floor WC/utility/wet rooms, wide porches and generous circulation spaces. The homes have a variety of layouts to suit different uses and the majority are orientated east-west, ensuring that they have private sunny gardens and well-lit interiors.

Now fully complete, this award-winning development has been recognised as best-in-class for a sustainable, affordable new community.

SITE PLAN

- The Melbury
2 bedroom apartment
- The Rutland
2 bedroom apartment
- The Sutton
2 bedroom apartment
- The Windmere
2 bedroom coach house
- The Ashford
2 bedroom house
- The Banbury
2 bedroom house
- The Pennington
2 bedroom house
- The Foxcote
3 bedroom house
- The Kennick
3 bedroom house
- The Drayton
4 bedroom house
- The Knighton
4 bedroom house
- Affordable Homes for Rent



SPECIFICATION

2 & 3 BEDROOM HOMES SHARED OWNERSHIP

Each of our beautiful new homes is fitted with a wealth of professionally designed, high-quality appliances and features that make your new home even more special. Your property will be covered by a 12-year NHBC structural warranty.

OVERVIEW

- Carpet and vinyl flooring provided throughout^
- Crown white matte walls and ceilings
- Double-glazed windows
- Mains-operated smoke, heat and carbon monoxide detectors
- Ample double power sockets throughout
- Telephone point to living room and master bedroom
- TV aerial point to living room and master bedroom
- Fibre broadband connection available
- Wardrobe to master bedroom^

KITCHEN

- Symphony fitted kitchen units and soft-close doors and drawers
- Worktops with matching upstand
- Glass splashback behind hob
- 1 ½ bowl stainless-steel sink with chrome monobloc tap
- Electrolux ceramic hob, stainless-steel single oven and chimney hood
- Space for fridge freezer and washing machine

BATHROOMS

- Ideal Standard Tesi white sanitaryware with dual-flush WC
- Bristan Polo chrome taps
- Porcelanosa Shine Platino full-height tiling behind sink, bath and shower
- Thermostatic shower over bath with glass shower screen
- Thermostatic shower to ensuites*
- Shaver socket to bathroom and ensuite*
- Towel rail to bathroom and ensuite*

HEATING AND LIGHTING

- Low-energy pendant lighting to living room, hall, landing, study and bedrooms
- Track lights to kitchen^^
- Downlights to bathroom and ensuite
- Combination boiler
- Hive thermostatic controls

OUTSIDE

- Patio area and turfed gardens to houses
- Outside tap provided to houses
- Light to front of each house
- Solar panels^
- Communal bike store to apartments
- Communal bin store to apartments
- Electric vehicle charging point
- Video door entry system to apartments

*Ensuite to plots 74, 154, 157-8, 160, 194, 200-12 only.

**Study and family room to 154 only.

^Speak to a member of our Sales team for more information.

^^Not applicable to 3 bedroom homes.

SPECIFICATION

4 BEDROOM HOMES SHARED OWNERSHIP

Each of our beautiful new homes is fitted with a wealth of professionally designed, high-quality appliances and features that make your new home even more special. Your property will be covered by a 12-year NHBC structural warranty.

OVERVIEW

- Carpet and vinyl flooring provided throughout**
- Crown white matte walls and ceilings
- Double-glazed windows
- Mains-operated smoke, heat and carbon monoxide detectors
- Ample double power sockets throughout
- Telephone point to living room and master bedroom
- TV aerial point to living room and master bedroom
- Fibre broadband connection available
- Wardrobe to master bedroom

KITCHEN

- Symphony Urban Pebble fitted kitchen units and soft-close doors and drawers
- Worktop with matching upstand
- Glass splashback behind hob
- 1 ½ bowl stainless-steel sink with chrome monobloc tap
- Electrolux ceramic hob, stainless-steel double oven, and chimney hood
- Space for fridge freezer
- Integrated Electrolux washing machine
- Integrated Electrolux dishwasher

BATHROOMS

- Ideal Standard Tesi white sanitaryware with dual-flush WC
- Bristan Polo chrome taps
- Porcelanosa Shine Platino full-height tiling behind sink, bath and shower
- Thermostatic shower over bath with glass shower screen
- Thermostatic shower to ensembles
- Shaver socket to bathroom and ensuite
- Towel rail to bathroom and ensuite

HEATING AND LIGHTING

- Low-energy pendant lighting to living room, hall, landing and bedrooms
- Downlights to kitchen and bathroom and ensuite
- System boiler with separate cylinder
- Hive thermostatic controls

OUTSIDE

- Patio area and turfed gardens
- Outside tap
- Light to front
- Solar panels**
- Electric vehicle charging point

*Applicable to plots 129 and 163 only.

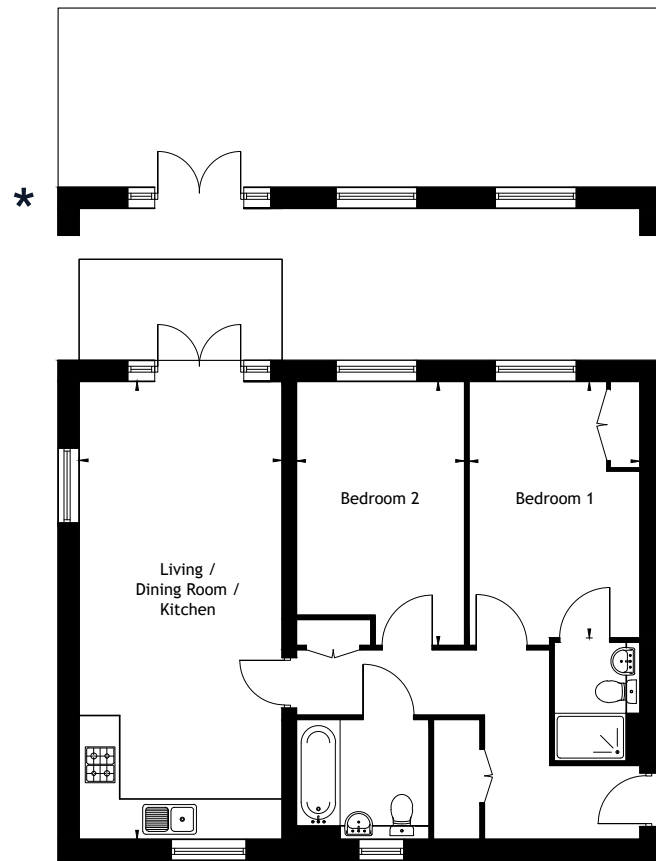
**Speak to a member of our Sales team for more information.

Abri Homes may occasionally substitute, change or remove items within this specification. We reserve the right to make these changes as necessary, without notice, and their accuracy or completeness is not guaranteed.



THE MELBURY

Plots 201, 204, 207, 210



2 BEDROOM APARTMENT

| |
|--------------------------------|
| Living / Dining Room / Kitchen |
| 3.42m x 7.67m (11'3 x 25'2) |
| Bedroom 1 |
| 2.81m x 4.43m (9'3 x 14'6) |
| Bedroom 2 |
| 2.81m x 4.42m (9'3 x 14'6) |

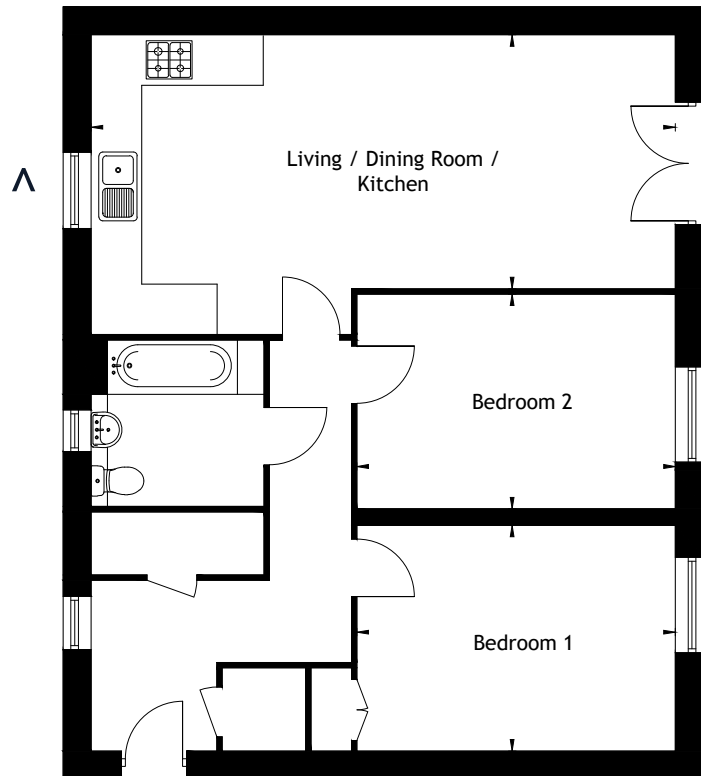
*Garden applicable to plot 201 only.

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THE RUTLAND

Plots 75, 76*, 78, 79*, 82, 83*, 86, 87*



2 BEDROOM APARTMENT

| |
|--------------------------------|
| Living / Dining Room / Kitchen |
| 7.67m x 3.34m (25'2 x 10'11) |
| Bedroom 1 |
| 4.18m x 2.96m (13'9 x 9'9) |
| Bedroom 2 |
| 4.18m x 2.81m (13'9 x 9'3) |

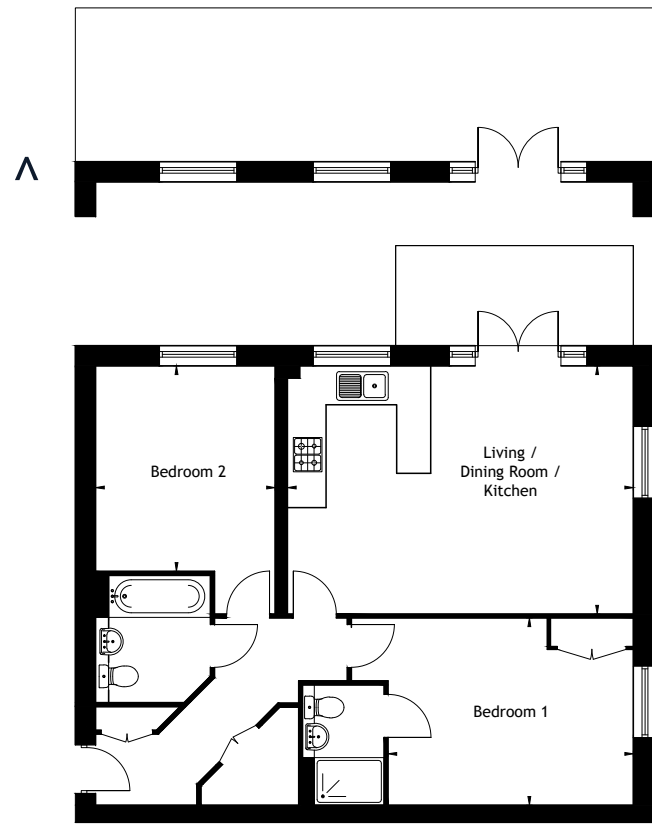
*Handed (mirror image)
^Please note, window position differs for plots 76, 79, 83, 87.

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THE SUTTON

Plots 202, 203*, 205, 206*, 208, 209*, 211, 212*



2 BEDROOM APARTMENT

Living / Dining Room / Kitchen

6.04m x 4.33m (19'10 x 14'2)

Bedroom 1

4.29m x 3.25m (14'1 x 10'8)

Bedroom 2

3.14m x 3.59m (10'4 x 11'9)

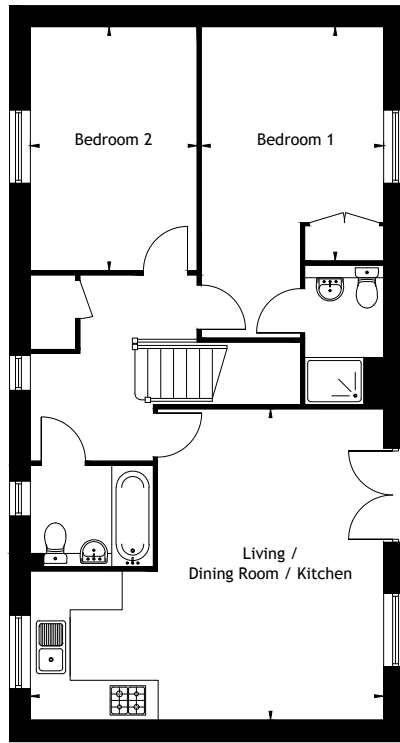
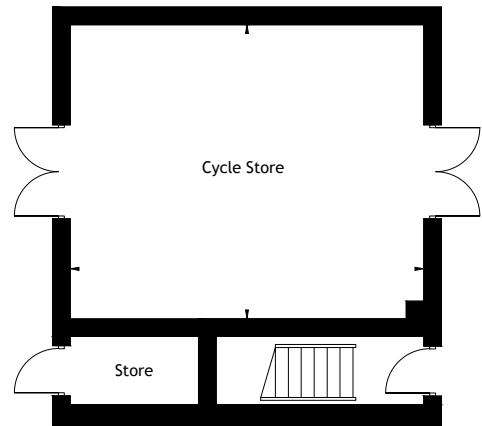
*Handed (mirror image). Balcony and window placements may differ on handed versions. and ^Garden applicable to plot 202 only

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THE WINDMERE

Plot 74



2 BEDROOM COACH HOUSE

Living / Dining Room / Kitchen

6.01m x 5.29m (19'9 x 17'4)

Bedroom 1

3.10m x 3.32m (10'2 x 10'11)

Bedroom 2

2.84m x 4.15m (9'4 x 13'7)

Cycle Store

6.01m x 4.99m (19'9 x 16'4)

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THE ASHFORD

Plot 126



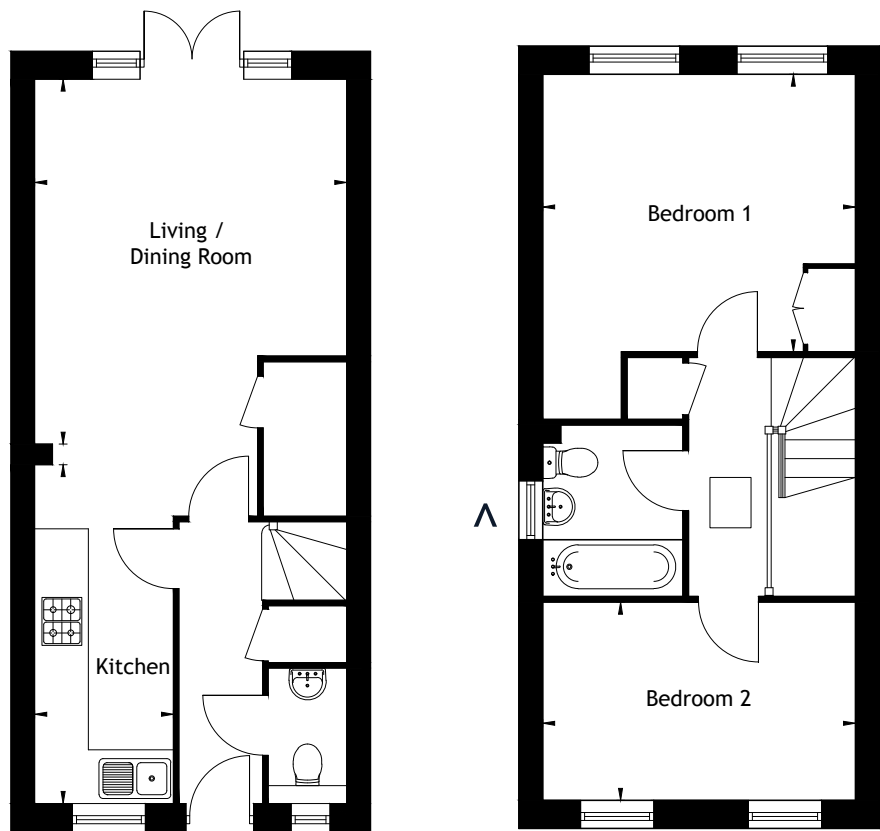
| 2 BEDROOM HOUSE | |
|-----------------------------|--|
| Kitchen | |
| 2.79m x 3.91m (9'2 x 12'10) | |
| Living Room | |
| 5.09m x 5.10m (16'8 x 16'9) | |
| Dining Room | |
| 3.35m x 2.41m (11'0 x 7'11) | |
| Bedroom 1 | |
| 5.10m x 3.47m (16'9 x 11'5) | |
| Bedroom 2 | |
| 2.99m x 3.43m (9'10 x 11'3) | |
| Study | |
| 1.94m x 2.48m (6'4 x 8'2) | |

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THE BANBURY

Plots 127, 128, 155*, 156*, 161, 162, 195, 196*, 197, 198, 199



2 BEDROOM HOUSE

Kitchen

1.74m x 4.24m (5'9 x 13'11)

Living / Dining Room

3.86m x 4.44m (12'8 x 14'7)

Bedroom 1

3.92m x 3.45m (12'10 x 11'4)

Bedroom 2

3.92m x 2.48m (12'10 x 8'2)

*Handed (mirror image) ^Window applicable to plot 155, 156, 196 & 197 only.

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THE PENNINGTON

Plots 154, 200*



2 BEDROOM HOUSE

Kitchen

5.10m x 2.88m (16'9 x 9'5)

Living Room

5.10m x 3.80m (16'9 x 12'6)

Dining Room

3.35m x 2.41m (11'0 x 7'11)

Bedroom 1

5.10m x 3.24m (16'9 x 10'8)

Bedroom 2

3.04m x 3.67m (10'3 x 12'0)

Study

1.94m x 2.71m (6'4 x 8'11)

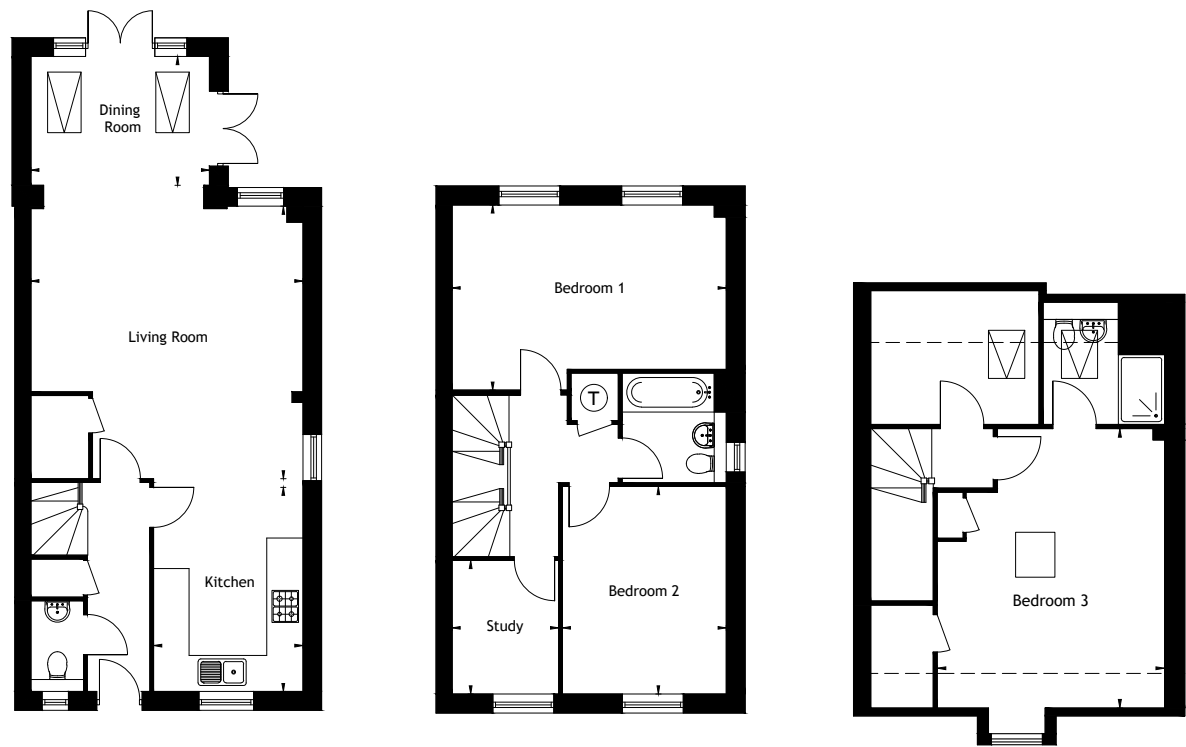
*Handed (mirror image)

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THE FOXCOTE

Plots 157, 160*, 194*



3 BEDROOM HOUSE

| |
|-----------------------------|
| Kitchen |
| 2.79m x 3.82m (9'2 x 12'6) |
| Living Room |
| 5.10m x 5.70m (16'9 x 18'8) |
| Dining Room |
| 3.35m x 2.41m (11'0 x 7'11) |
| Bedroom 1 |
| 5.10m x 3.47m (16'9 x 11'5) |
| Bedroom 2 |
| 3.04m x 3.85m (10'0 x 12'8) |
| Study |
| 1.98m x 2.48m (6'6 x 8'2) |
| Bedroom 3 |
| 3.88m x 4.66m (12'9 x 15'3) |

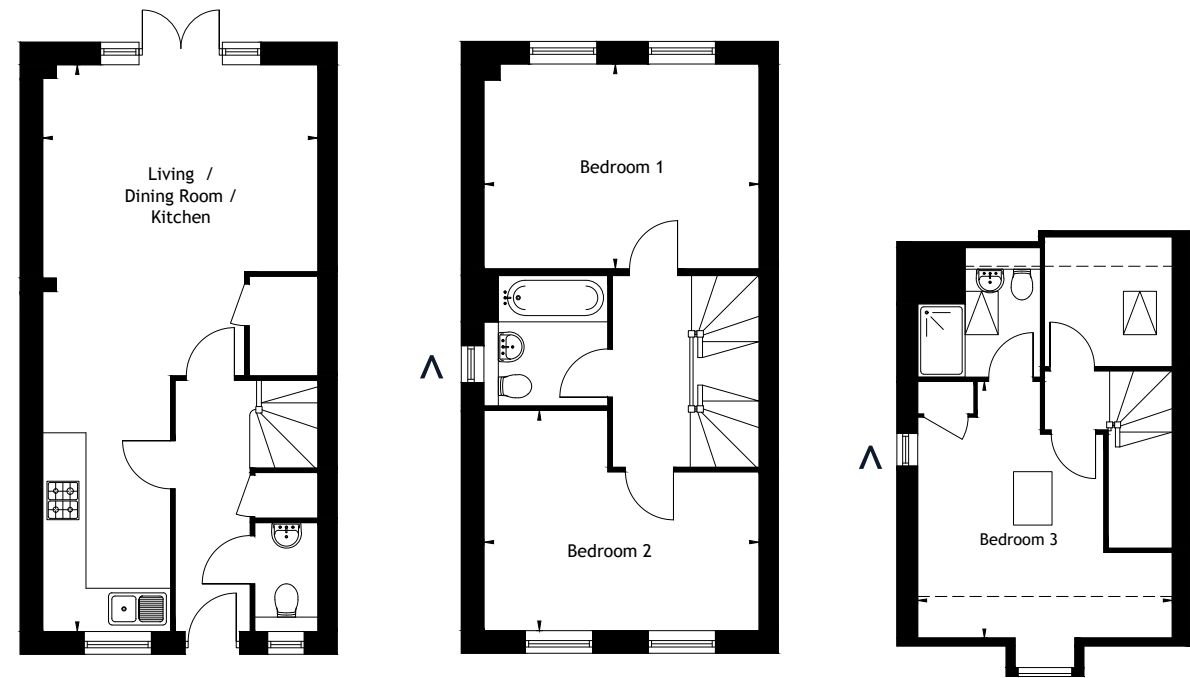
*Handed (mirror image)
[] = Reduced head height below 1.5m

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THE KENNICK

Plots 109, 110*, 190, 191*, 192, 193*



| |
|--------------------------------|
| 3 BEDROOM HOUSE |
| Living / Dining Room / Kitchen |
| 4.29m x 8.85m (14'1 x 29'0) |
| Bedroom 1 |
| 4.30m x 3.19m (14'1 x 10'6) |
| Bedroom 2 |
| 4.30m x 3.43m (14'1 x 11'3) |
| Bedroom 3 |
| 4.30m x 4.36m (14'1 x 14'4) |

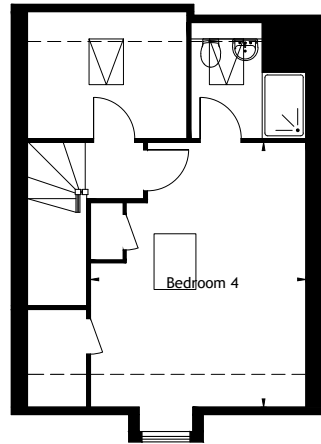
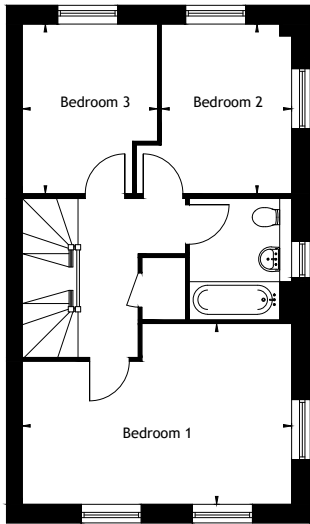
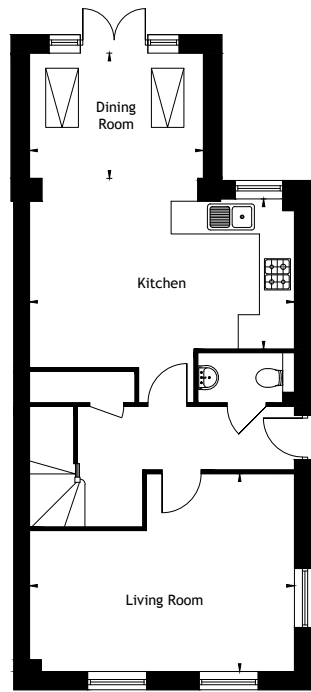
Handed (mirror image) ^Window Applicable to Plots 109, 190, 193 Only.
□□=Reduced head height below 1.5m

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THE DRAYTON

Plots 129, 163



4 BEDROOM HOUSE

| |
|-----------------------------|
| Kitchen |
| 5.10m x 2.88m (16'9 x 9'5) |
| Living Room |
| 5.10m x 3.80m (16'9 x 12'6) |
| Dining Room |
| 3.35m x 2.41m (11'0 x 7'11) |
| Bedroom 1 |
| 5.10m x 3.42m (16'9 x 11'3) |
| Bedroom 2 |
| 2.46m x 3.21m (8'1 x 10'6) |
| Bedroom 3 |
| 2.56m x 3.21m (8'5 x 10'6) |
| Bedroom 4 |
| 3.68m x 4.89m (12'1 x 16'1) |

☐☐ = Reduced head height below 1.5m

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THE KNIGHTON

Plots 158, 159*



*Handed (mirror image)
[] = Reduced head height below 1.5m

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4 BEDROOM HOUSE


| |
|------------------------------|
| Kitchen |
| 2.79m x 3.78m (9'2 x 12'5) |
| Living Room |
| 5.09m x 5.10m (16'8 x 16'9) |
| Dining Room |
| 3.34m x 2.40m (10'11 x 7'10) |
| Bedroom 1 |
| 3.94m x 4.66m (12'11 x 15'3) |
| Bedroom 2 |
| 5.10m x 2.66m (13'9 x 8'9) |
| Bedroom 3 |
| 5.10m x 2.66m (13'9 x 8'9) |
| Bedroom 4 |
| 2.24m x 3.44m (7'4 x 11'3) |




WE ARE MORE THAN JUST A HOUSING
PROVIDER; WE ARE AN ORGANISATION
WITH A HEART, PUTTING OUR
CUSTOMERS AND PEOPLE FIRST AND
INVESTING IN OUR COMMUNITIES.

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