Wishmoor Place at Mindenhurst

Deepcut, Surrey

3 bedroom houses available with **Shared Ownership**

Discover all that Mindenhurst has to offer

A well-connected countryside setting, with space to relax. Mindenhurst is a thoughtfully designed community in Surrey, known for its peaceful surroundings, excellent transport links and strong sense of community.

Surrounded by green spaces and open areas, Mindenhurst is a new community offering a calm and welcoming environment while remaining within easy reach of nearby towns and everyday essentials.

Life at Mindenhurst is shaped by community, convenience and connection. This growing neighbourhood is planned to include a new nursery, primary school, sports pitches and a much-anticipated village pub at its heart, creating welcoming spaces for new and existing residents to meet, relax and socialise. Residents will also benefit from nearby amenities, open green spaces, leisure facilities and excellent transport links.

Set close to Deepcut village, the area benefits from a friendly local high street with a range of everyday amenities, independent businesses, places to eat and useful services close to home. With new walking and cycling paths woven through the village, including routes leading towards the Basingstoke Canal towpath, Mindenhurst encourages an active, outdoor lifestyle from the doorstep.

Connection is also a key part of life here. With the M3 within easy reach, a regular bus service connecting to the wider area and Brookwood station offering trains to London Waterloo, commuting to places such as Reading, Basingstoke and London is simple and convenient. Heathrow Airport is also within easy reach for travel further afield.

Nearby Camberley offers a wide range of shops, restaurants and leisure facilities, including The Atrium, a gym, cinema and community swimming pool. Farnborough and Sandhurst provide further choice, with shopping centres, supermarkets and entertainment all close to home.

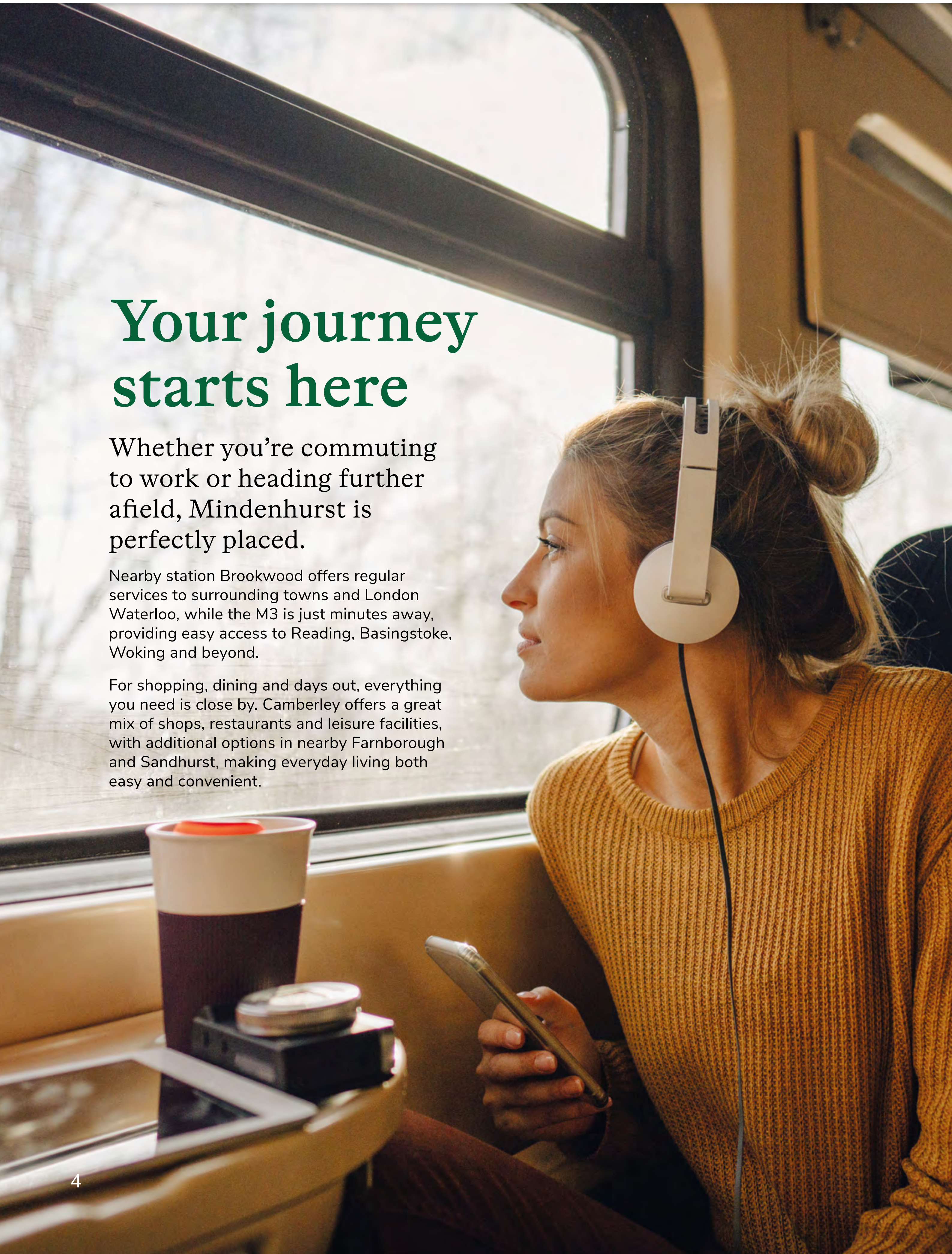
With green surroundings, new homes, walking and cycling routes, golf courses, family-friendly attractions and Frimley Lodge Park just a short drive away, Mindenhurst offers a balanced lifestyle where countryside living meets everyday convenience.

BASINGSTOKE CANAL

THE FROG AT MINDENHURST

FRIMLEY LODGE PARK

ST BARBARA'S CHURCH, DEEPCUT



Your journey starts here

Whether you’re commuting to work or heading further afield, Mindenhurst is perfectly placed.

Nearby station Brookwood offers regular services to surrounding towns and London Waterloo, while the M3 is just minutes away, providing easy access to Reading, Basingstoke, Woking and beyond.

For shopping, dining and days out, everything you need is close by. Camberley offers a great mix of shops, restaurants and leisure facilities, with additional options in nearby Farnborough and Sandhurst, making everyday living both easy and convenient.

By Rail

Brookwood Train Station from Mindenhurst

12 min drive | 2.7 miles | 15 min cycle

Woking via Ash Vale	Guildford via Woking	Camberley	Basingstoke	London Waterloo
5 mins	30 mins	30 mins	32 mins	35 mins

By Road

via A331

7 min drive | 3 miles

Farnborough	Basingstoke
6 miles | 15 mins	22 miles | 35 mins

via A322

4 min drive | 0.5 miles

Woking	Guildford	Reading
6 miles | 20 mins	9 miles | 25 mins	20 miles | 40mins

By bus

Lakeside Nursery & Primary School

0.25 miles | 7 min walk

Route 11

Frimley Green	Camberley	Farnborough
7 mins	25 mins	21 mins

Minorca Road

0.25 miles | 5 min walk

Route 48

Frimley Green	Woking
7 mins	48 mins

Car travel times and distances taken from google.co.uk/maps and are approximate only. Rail times taken from trainline.com and are approximate only.

Site plan

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a Sales Consultant for more details.

- L&G 3 Bedroom Houses
- L&G 1 Bedroom Apartments
- Future L&G Shared Ownership Homes
- Bloor Homes
- L&G Rented Homes
- Taylor Wimpey Homes

3 bedroom houses

Plots: 43 and 44*

* Homes are handed

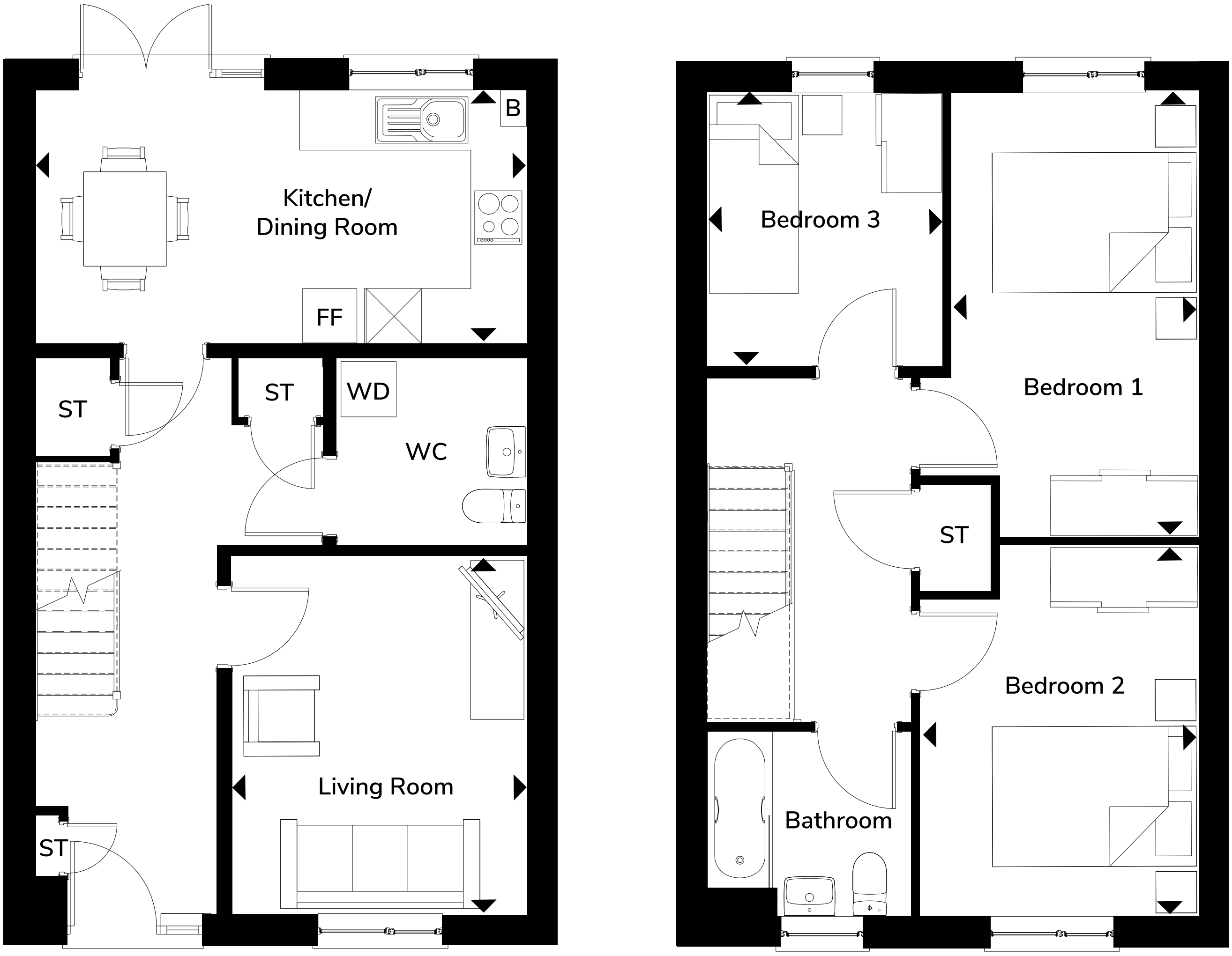
Ground Floor

	Width	Length
Kitchen/Dining Room	5.34m x 2.79m	17'6" x 9'1"
Living Room	3.23m x 3.90m	10'7" x 12'9"

First Floor

	Width	Length
Bedroom 1	2.71m x 4.83m	8'10" x 15'10"
Bedroom 2	3.04m x 4.05m	9'11" x 13'3"
Bedroom 3	2.57m x 3.01m	8'5" x 9'10"
Total Area	94.3 sq m	1015 sq ft

This brochure is designed specifically as a guide. The computer generated images are for illustrative purposes only. The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrances, position of windows and doors may vary and are subject to change. Please ask a Sales Consultant for further information. External finishes may vary according to plot.



KEY

FF Fridge/Freezer

ST Store

WD Washer/Dryer

B Boiler

VIEW PLOTS ON SITE PLAN

It's all in the detail

Kitchen

- Contemporary matt white kitchen with chrome handles and laminate worktop with matching upstands
- Stainless steel splashback to hob
- Leisure stainless steel 1.5 bowl sink with chrome mixer tap
- Stainless steel electric single oven, hob and cooker hood
- Integrated fridge/freezer
- Freestanding washer dryer located in the utility area
- Removable base unit for future installation of dishwasher

Flooring

- Vinyl floor to kitchen/dining area, cloakroom and bathroom
- Twist pile carpet to hall, stairs, landing, lounge and bedrooms

Bathroom

- Contemporary white Roca sanitaryware comprising bath, close coupled WC with soft close seat, pedestal basin with Ideal brassware including chrome taps.
- Thermostatic bath/shower mixer over bath with glass shower screen
- Chrome mixer tap to basin
- Porcelanosa wall tiling to bath and shower with splashback tiling to basin area
- Chrome heated towel rail
- Mirror

Cloakroom

- Contemporary white close coupled WC with soft close seat and basin with chrome mixer tap
- Splashback tiling to basin

Specification correct at time of print, but is subject to change without notice. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

Electrical

- LED downlights to kitchen, cloakroom and bathroom
- Pendant lighting to all other areas
- White sockets and switches throughout
- TV point to living room and bedroom one
- Telephone point to living room and bedroom one
- Shaver socket to bathroom
- Smoke, heat and CO_2 detectors
- Extractor fan to kitchen, cloakroom and bathroom

General

- White UPVC double glazed windows and doors
- Ceilings, architraves and skirtings painted in white
- Walls painted in white emulsion
- White internal doors with brushed aluminium ironmongery
- Heating via a gas combi boiler with white contemporary radiators
- NHBC 12-year warranty

External

- Turf to rear garden
- Keter box to garden
- Outdoor light to front and rear elevation
- Paved patio area
- External tap
- 1.8m high timber fencing to rear gardens
- Tandem parking for two cars, one external and one under carport beneath a coach house apartment
- Electric vehicle charging point
- PV Panels

A step-by-step guide to owning your own home

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

2 Find your dream 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

Find a L&G Shared Ownership property you'd like to buy and follow our step-by-step guide to turn your home-buying dreams into reality.

CLICK HERE TO FIND OUT MORE

3 Speak to a 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

11 Exchange contracts

12 Complete and receive your keys and celebrate

Your step onto the property ladder

This home ownership scheme allows you to buy an initial share in your home and rent the remaining share. Over time you can then buy more shares in your home until you own the full 100%.

About
Shared Ownership

Q: How does Shared Ownership work?

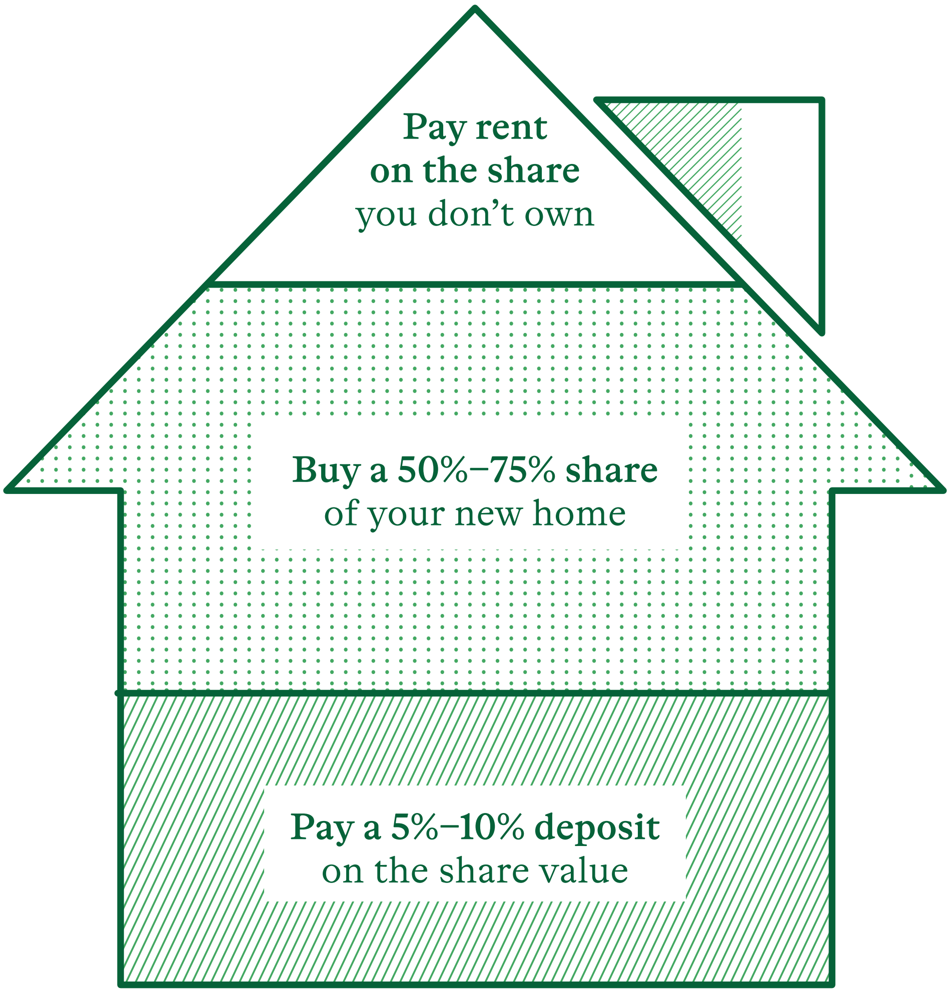
At Mindenhurst, you can buy an initial share of between 50% and 75% of the home's full market value. Your mortgage repayments are based on the share of the home you own, and you'll pay a subsidised rent on the remaining share that you don't own.

Over time, should your financial circumstances change, you may choose to purchase further shares, taking your ownership to 100%.

Q: Will I need a deposit?

With Shared Ownership properties, a deposit is still necessary, typically starting at just 5%–10%. Since you're buying a portion of the property, your deposit is typically lower than when compared to the open market, making it more affordable.

CLICK HERE TO FIND OUT MORE



Breakdown example of buying a new home at Mindenhurst

For full details around costs, please speak to one of our Sales Consultants.

FAQs

Q: How do I know what percentage I can purchase?

At Mindenhurst, you can own any share from 50% to 75% of the initial purchase price. You will be asked to speak to a mortgage broker to assess what share you can buy that is both affordable and sustainable.

Q: 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.

Q: Can I buy a property on my own?

If you earn or have a household income up to a maximum of £80,000 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.

Q: How will I pay my rent?

Legal & General has appointed a Management Provider, Pinnacle, to manage your rental account and will collect the rent on our behalf. They will be in touch with more information nearer the time of completion.

Q: 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.

Q: Can I buy additional shares in the property?

Yes you can. This is known as 'staircasing'. You can staircase in annual 1% increments during the first 15 years of your lease, this is calculated based on the initial purchase price adjusted in line with HPI (House Price Index), or you can staircase in larger proportions (over 5%) with a RICS valuation. You can staircase to 100% ownership.

Q: Can I rent out my property?

You cannot grant an Assured Periodic Tenancy on a Shared Ownership property. If you want to get a lodger you can, however, you need to be able to afford to purchase the home without any assistance.

Q: How is the rent calculated?

Your annual rent is charged at 2.75% of the residual value of your home, which is reviewed annually each April. CPI (Consumer Price Index) from September of the previous year +1%.

Our Sales Consultant and your mortgage broker can give you further details based on your specific circumstances.

Shared Ownership – Terms and conditions apply. This scheme is subject to status and meeting criteria. Minimum and maximum share values will apply and rent is payable on the unsold share. Please speak to a Sales Consultant for more details.

Q: Can I decorate and make improvements to my home?

Yes, you don't need our permission for decorating or simple repairs, however, you would need to get permission for larger works to ensure it does not affect the structure of the building.

Q: What is the length of the lease?

The lease is 990 years.

Q: Will I have to pay Stamp Duty?

When you buy a share in one of our homes you will have to pay a Stamp Duty Land Tax (SDLT). We advise you consult your solicitor as to the amount payable at the point of your legal completion.

There are two ways to pay on a newly built (new lease) property. Making a one-off payment based on the total market value of the property or paying any SDLT due in stages. If you decide to make a one-off payment upfront this is known as making a 'market value election' If you choose to pay SDLT in stages then you pay SDLT on the initial purchase amount. Should you choose to pay SDLT in stages, you will not have to make any further payments until you own more than an 80% share of the property.

Q: What if I want to sell my property?

When you want to sell your Shared Ownership home, L&G has a time period specified within your lease to offer the property to another eligible shared owner. If we are unable to source a suitable purchaser in this time, you can put the property on the open market.

Q: Are there other costs involved?

Some other costs to consider:

Estate & Service Charges
An estate charge is payable by all homes on the development to maintain roads, lighting, and landscaped and communal spaces. The service charge will cover the buildings insurance for your home.

Management fees
L&G Affordable Homes appoint a Management Provider to manage your home and rental account on our behalf. Pinnacle will be in contact shortly after you move in to introduce themselves.

Solicitor fees
You must appoint a solicitor before you can apply for a mortgage, and it is importance to check they are approved to work for your mortgage lender. Fees are usually based on a fixed cost basis.

Broker fees
A mortgage broker will charge a fee for their services, and this can vary from a fixed amount to a percentage of the purchase price. Your broker should explain what fees are charged before they undertake any work on your behalf.

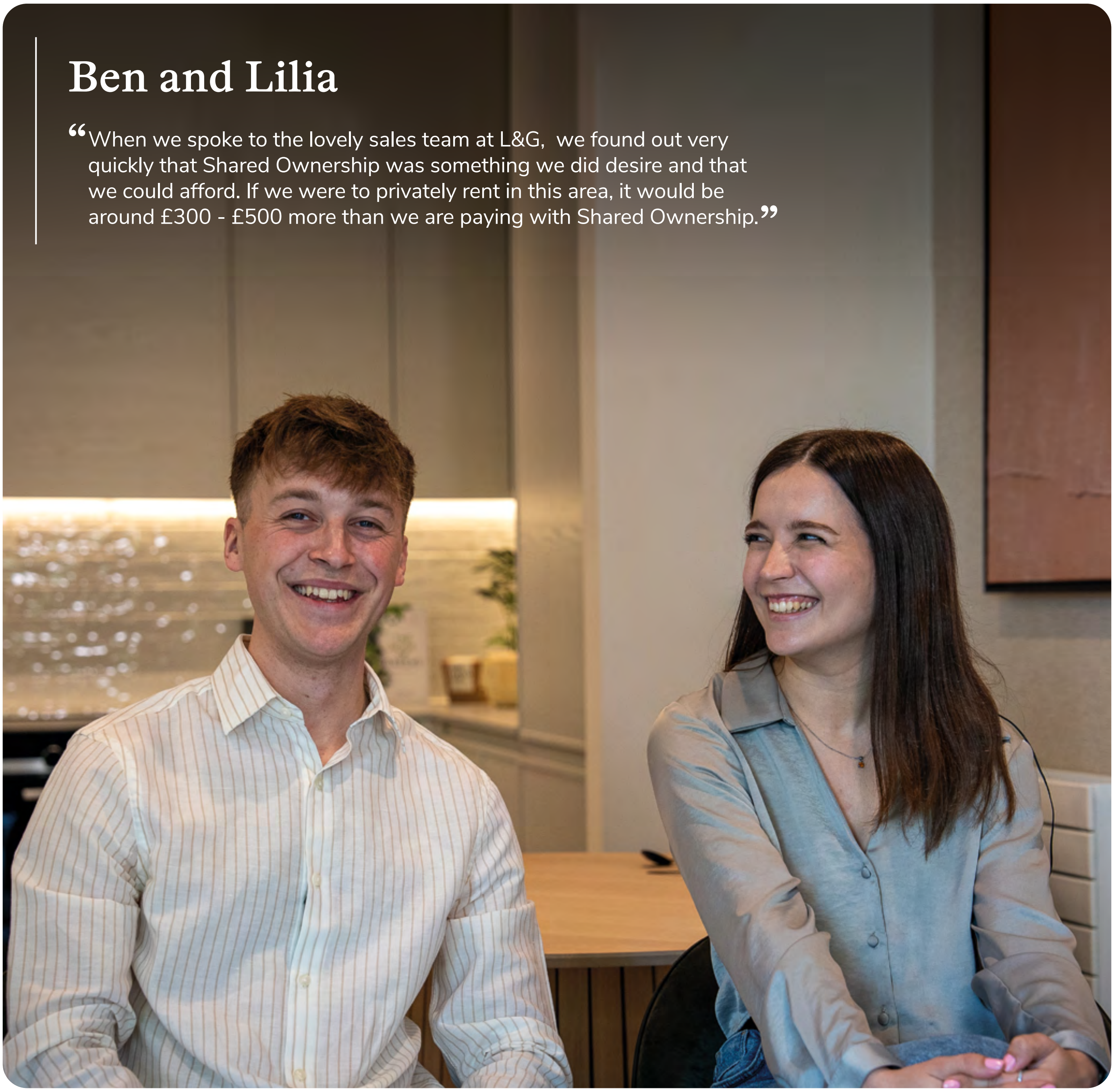
Other fees
You may incur other costs throughout the moving process, for example, removal costs. These can vary and it's worth speaking to a few companies to obtain quotes.

Your Sales Consultant will provide you with the costs for the estate charges and your solicitor will be provided with the breakdown of what the costs cover.

CLICK FOR MORE FAQS

Don’t just take our word for it...

Here's what some of our customers have to say about living in one of our Shared Ownership homes.



Arati and Prashan

“As soon as we walked in, we could see ourselves living here and it felt like home. We have wanted to live here for a while and with Shared Ownership it made it possible. We found the team amazing, they were super helpful, knowledgeable and actually listened to us. So far, it has been the best journey with L&G.”

Tracey

“First impressions were fantastic. Brand new carpets inside were fresh and clean. Really, really good size, the hallway is a lovely open space. Kitchen kitted out and bathrooms as well.”

Hono

“Shared Ownership helped me own a property in an area I love. The amount I was paying for rent was the same as I am now paying for Shared Ownership for a home that I love. The space and location are great and Shared Ownership made it possible to live in this area.”

Jamie and Jodie

“What stood out most about Shared Ownership was that it made something that was starting to seem quite impossible, very possible. If it wasn't for this scheme, we would have had to save for years for a deposit.”

How to find us...

MINDENHURST ROAD, DEEPCUT,
SURREY GU16 6US

/// what3words **probably.initial.defenders**

FROM THE M3 (EAST & WEST)

Follow the M3 and exit at Junction 4, signposted for Frimley and Farnborough. At the roundabout, take the A331 (Blackwater Valley Route) northbound towards Camberley. Leave the A331 at the exit for Frimley and Deepcut, then follow signs onto Deepcut Bridge Road. Continue ahead, turn into Brunswick Road and take a left onto Mindenhurst Road.

FROM THE M4 (EAST & WEST)

Follow the M4 and exit at Junction 10, signposted for Wokingham and Bracknell. Take the A329(M) towards Bracknell, then continue onto the A322 towards Bagshot and Guildford. Follow the A322 through Lightwater and West End, then turn onto Deepcut Bridge Road. Continue ahead and turn into Brunswick Road, where the development will be clearly signposted.

FROM THE M25 (CLOCKWISE & ANTICLOCKWISE)

Leave the M25 at Junction 12 and join the M3 southbound. Exit the M3 at Junction 4, following signs for Frimley and Farnborough. Take the A331 northbound, then leave at the exit for Frimley and Deepcut. Follow Deepcut Bridge Road and turn into Brunswick Road to reach Princess Royal Barracks.

Alternatively, exit the M25 at Junction 11 and take the A320 towards Woking. Continue to join the A322 towards Guildford, then follow signs for Deepcut. Turn onto Deepcut Bridge Road and continue to Brunswick Road.

GET DIRECTIONS

L&G

People come first.

That's been the L&G way for almost 200 years.

L&G was founded in 1836 by six lawyers in a coffee shop on London's Chancery Lane. Nearly two centuries later, we are investing in new homes for all ages, social groups and home ownership structures.

The shortage of housing in the UK and the high deposits required to buy a property outright mean that home ownership is out of reach for many people. Our mission is to improve everybody's chances to become a homeowner. Whether it's a first-time buyer, young couple or growing family, we believe that everyone deserves a safe and secure space to call their own.

CLICK HERE TO FIND OUT MORE

Wishmoor Place at Mindenhurst

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Surrey GU16 6LG

01276 905 077

landgah.com/wishmoor-place-at-mindenhurst

L&G