Lyndhurst Farm

Shared Ownership

Borehamwood

chime housing

Create your own story

with a home at Lyndhurst Farm

A selection of contemporary shared ownership homes and apartments in the **beautiful area of Borehamwood**

Nature and story telling living side by side

At Chime Housing, we're delighted to present a stunning collection of brand-new 1, 2, 3 and 4-bedroom homes at Lyndhurst Farm. Set in the leafy outskirts of Borehamwood, this thoughtfully planned collection of **111 high-quality Shared Ownership homes** brings together the best of town and country.

Surrounded by beautiful green spaces, parks and woodland walks and a town renowned for its world-famous film and television studios, Lyndhurst Farm is a place where **nature and storytelling truly live side by side.**

Created for people who value both **style and substance,** these contemporary homes offer an affordable route onto the property ladder without compromising on design or location. With energy-efficient features, carefully considered interiors and bright, spacious layouts, Lyndhurst Farm is designed for modern living in a welcoming community.

Contents

LOCAL AREA

TRAVEL

SITE PLAN

HOME FINISHES

WHY Chime?

SHARED OWNERSHIP

Let's play out...

Borehamwood offers an excellent balance of town living and access to green open spaces, making it easy to enjoy the outdoors every day.

Whether you're looking for somewhere to exercise, spend time with family, walk the dog or simply unwind, there are a variety of well-maintained parks and recreational areas just moments from home.

Popular destinations such as **Aberford Park** and **Meadow Park** provide something for everyone, with children's play areas, sports pitches, tennis courts, outdoor gyms, walking routes and open lawns perfect for picnics or relaxing in the sunshine. Throughout the year these spaces also host community events, bringing residents together and creating **a welcoming neighbourhood atmosphere.**

Space to breathe...

For those seeking a quieter escape, smaller local parks and nature spaces offer peaceful walking routes, ideal for a morning stroll or an evening walk. **Aldenham Country Park** provides over 100 acres of beautiful countryside, complete with woodland trails, lakeside walks and open meadows.

With such a wide choice of parks, open spaces and farms like **Battlers Green Farm,** Borehamwood makes it easy to enjoy an active, healthy lifestyle while remaining within easy reach of London.

BATTLERS GREEN FARM

Lights, Camera, Action!

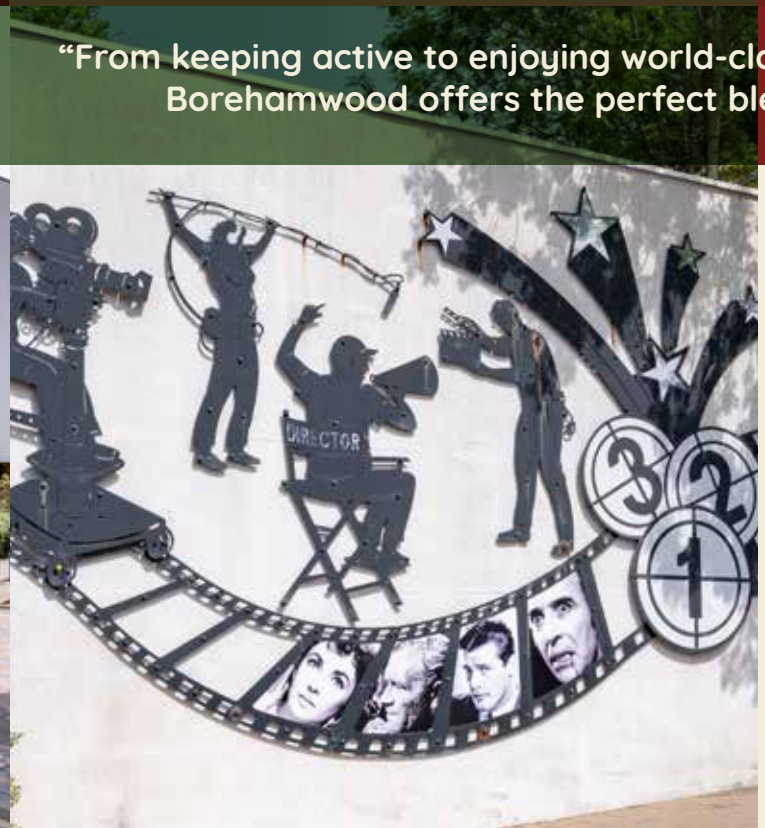
Closely linked to British film and television, and home to the world-famous Elstree Studios.

The town has welcomed generations of actors, directors and filmmakers, earning its reputation as the UK's "British Hollywood" and today, that creative legacy continues to shape a lively town centre full of culture, leisure and entertainment.

96 SHENLEY ROAD

Just a short walk away, '96 Shenley Road is home to a cinema, theatre, library, museum, café and community spaces. It's a place where entertainment, learning and local life come together. A year-round programme of films, performances, exhibitions and events means there's always something to enjoy.

"From keeping active to enjoying world-class entertainment, Borehamwood offers the perfect blend of leisure, culture and community."



THE VENUE LEISURE CENTRE

Whether you want to keep active, relax or spend time with family, The Venue Leisure Centre has something for everyone. With a modern gym, swimming pools, fitness classes and sports facilities, it's a popular destination at the heart of the town.

CELEBRATING A CREATIVE LEGACY

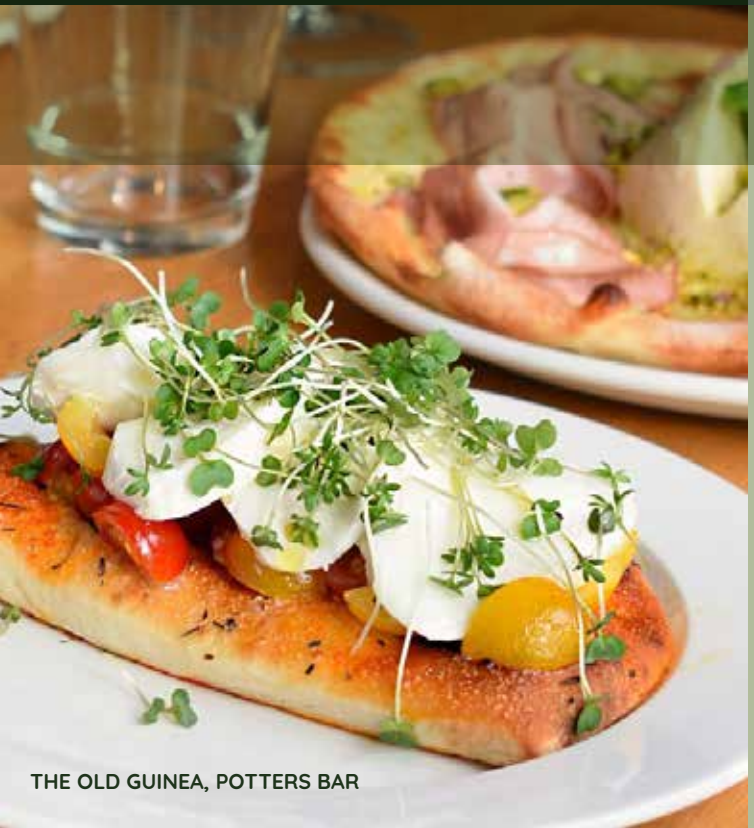
The Elstree & Borehamwood Museum celebrates the town's rich filmmaking heritage, while the cinema and theatre continue to entertain audiences with a varied programme of films, live performances and family events.

Shop'til you drop...

From everyday essentials to big-name brands, Borehamwood offers everything you need just minutes from Lyndhurst Farm.

SHOPPING

Shenley Road and Borehamwood Shopping Park are at the heart of the local retail scene. Together they offer the convenience of modern retail with the charm of a thriving local high street. National brands sit alongside independent businesses, making it easy to find fashion, homeware, gifts, beauty services and everyday essentials. With excellent parking and easy access, shopping here is as practical as it is enjoyable.



THE OLD GUINEA, POTTERS BAR

A night on the town...

EATING AND DRINKING

Borehamwood and the surrounding areas offer a vibrant mix of restaurants, cafés, and eating spots, from coffee with a friend and relaxed brunches to family dining and international cuisine.

TRADITIONAL PUBS TO CONTEMPORARY BARS

From traditional pubs to contemporary bars, there's plenty of choice. The Wellington, The Old Guinea, and The Waggon and Horses are just a few of our favourites!

Perfectly placed

Borehamwood is an outstanding location for families, **offering an excellent choice of educational opportunities** from the early years through to further education.

The town is home to a wide selection of highly regarded nurseries and pre-schools, alongside a number of well-performing primary and secondary schools, ensuring children can benefit from a high-quality education close to home.

Beyond secondary education, Borehamwood's excellent transport connections place a range of respected colleges and sixth-form centres within easy reach. Nearby institutions in Hertfordshire and North London offer a diverse selection of academic, vocational and technical courses, giving young people the flexibility to pursue the pathway that best suits their ambitions.

Lyndhurst Farm

Borehamwood

Haberdashers' Aske's Girls & Boys 3.5 miles	Kenilworth School & 6th Form 2.5 miles	Kidstuff Day Nursery 1.8 miles	Newberries Primary 1.5 miles	Gilah Nursery 1.1 miles	Meryfield Primary 0.5 miles	St Teresa's Catholic Primary 1.3 miles
Mill Hill County High 5.1 miles	Arborescence Montessori 2.6 miles	Yavneh Primary & College 2.1 miles	Cosy Tots Childcare 1.7 miles	Monkey Puzzle Day Nursery 1.4 miles	Parkside Community Primary 0.9 miles	Cowley Hill Nursery & Primary 1.5 miles

Getting out and about

Perfectly connected and wonderfully placed, Lyndhurst Farm makes every journey easy.

Catch a train from nearby Elstree & Borehamwood Station and be in **the heart of London in around 20 minutes**, or enjoy direct connections to destinations across the Thameslink network. If you're travelling by car, the A1 (M), M1 and M25 are all within easy reach, opening up everything from countryside escapes to weekend adventures.

An extensive local bus network provides convenient links throughout Borehamwood and the surrounding area, putting shops, schools, restaurants and leisure facilities comfortably within reach.

However you choose to travel, at Lyndhurst Farm you're always connected.

BY RAIL					Elstree & Borehamwood Station	BY CAR		
London Bridge	London Blackfriars	St Pancras	St Albans	Luton		Radlett	Stanmore	Bushey
37 mins	31 mins	22 mins	11 mins	26 mins		9 mins	18 mins	19 mins

Lyndhurst Farm

Shared Ownership

Computer generated image for indicative purposes only.

Site plan

Apartments

EACH OF OUR APARTMENTS INCLUDE THE FOLLOWING:

KITCHEN

Stylish fitted kitchen: Symphony Koncept, Matt Alby Blue inline with Gunmetal trim and grey Terazzo premium 22ml laminate worktop and upstand

Bosch integrated oven with 4 ring electric hob and integrated extractor fan above

Glass cooker splashback (Pewter)

Bosch integrated fridge/freezer

Bosch dishwasher

Hoover washer/dryer

Single sink with chrome mixer tap

BATHROOM

Modern white bathroom suite with chrome taps

Minolli tiles to floor and full height around bath

Mobiform vanity unit in cashmere grey with mirrored cupboard and shaver point

Glass shower screen

Shower over bath

FLOORING

Pergo 8mm laminate flooring in Sandwave Oak

Briar Twist carpet to bedrooms

GENERAL

1 parking space for each apartment

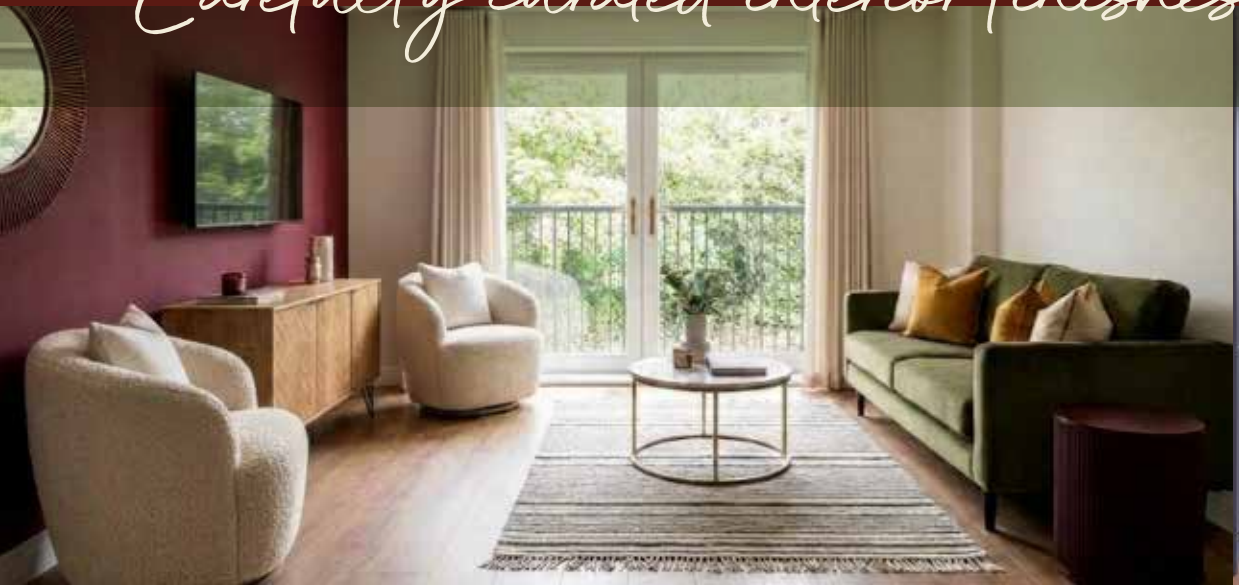
Air source heat pump and water cylinder

Mains-powered smoke, carbon monoxide and heat detection systems

10-year NHBC warranty

990 year lease

Carefully curated interior finishes chosen with you in mind...



Computer generated image for indicative purposes only.

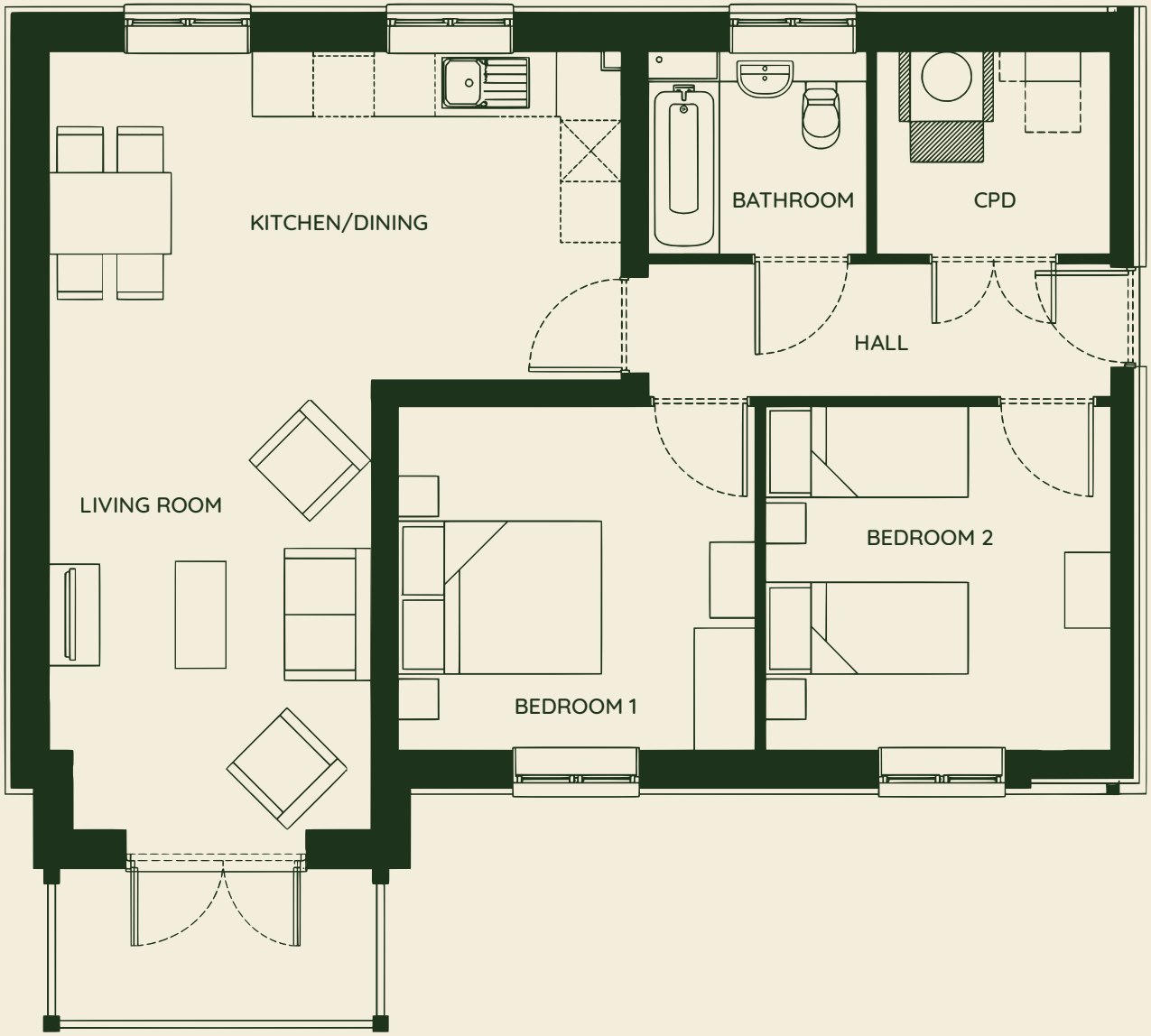
Pitmaston Close

Apartment Block

Computer generated image for indicative purposes only.

Pitmaston Close

2 Bedrooms - Plot 01, 03, 05



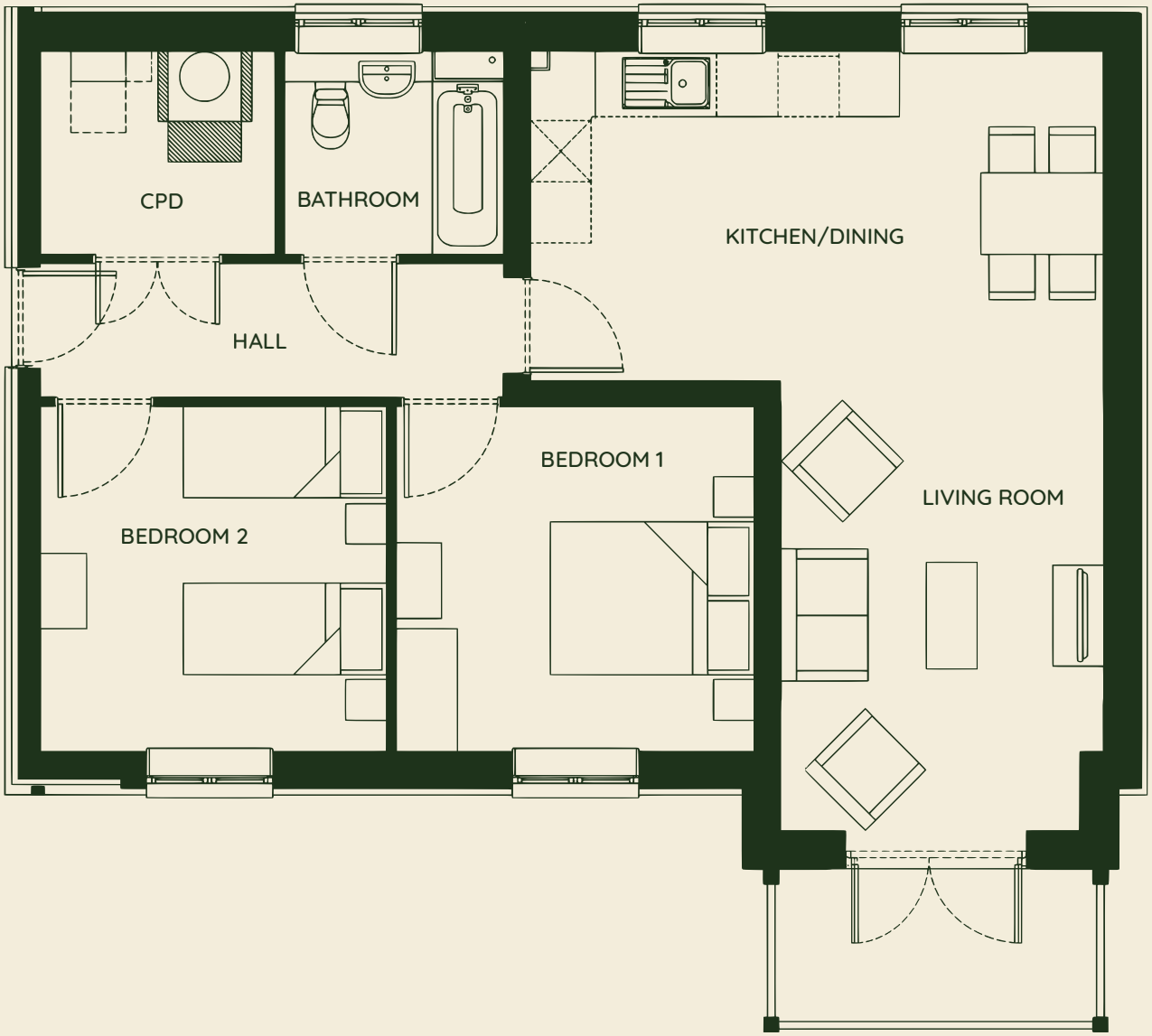
TOTAL AREA: 73.4M²

KITCHEN/DINING	3.23m x 5.63m	10' 7" x 18' 6"
LIVING ROOM	3.17m x 4.44m	10' 5" x 14' 7"
BEDROOM 1	3.37m x 3.51m	11' 1" x 11' 6"
BEDROOM 2	3.37m x 3.39m	11' 1" x 11' 2"

Floorplans shown are indicative only. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. Chime Housing reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a Sales Executive for more details. All measurements given may vary within a tolerance of 5%. Legal completion is on 10 days' notice which will be served at the point of handover, or earlier by mutual completion.

Pitmaston Close

2 Bedrooms - Plot 02, 04



TOTAL AREA: 73.4M²

KITCHEN/DINING	3.23m x 5.63m	10' 7" x 18' 6"
LIVING ROOM	3.17m x 4.44m	10' 5" x 14' 7"
BEDROOM 1	3.37m x 3.51m	11' 1" x 11' 6"
BEDROOM 2	3.37m x 3.39m	11' 1" x 11' 2"

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Discovery View

Apartment Block

Computer generated image for indicative purposes only.

Discovery View

1 Bedroom - Plot 32, 37, 38

TOTAL AREA: 72.3M²

LIVING ROOM	3.23m x 3.64m	10' 7" x 11' 11"
KITCHEN/DINING	3.23m x 4.7m	10' 7" x 15' 5"
BEDROOM 1	4.09m x 5.6m	13' 5" x 18' 5"

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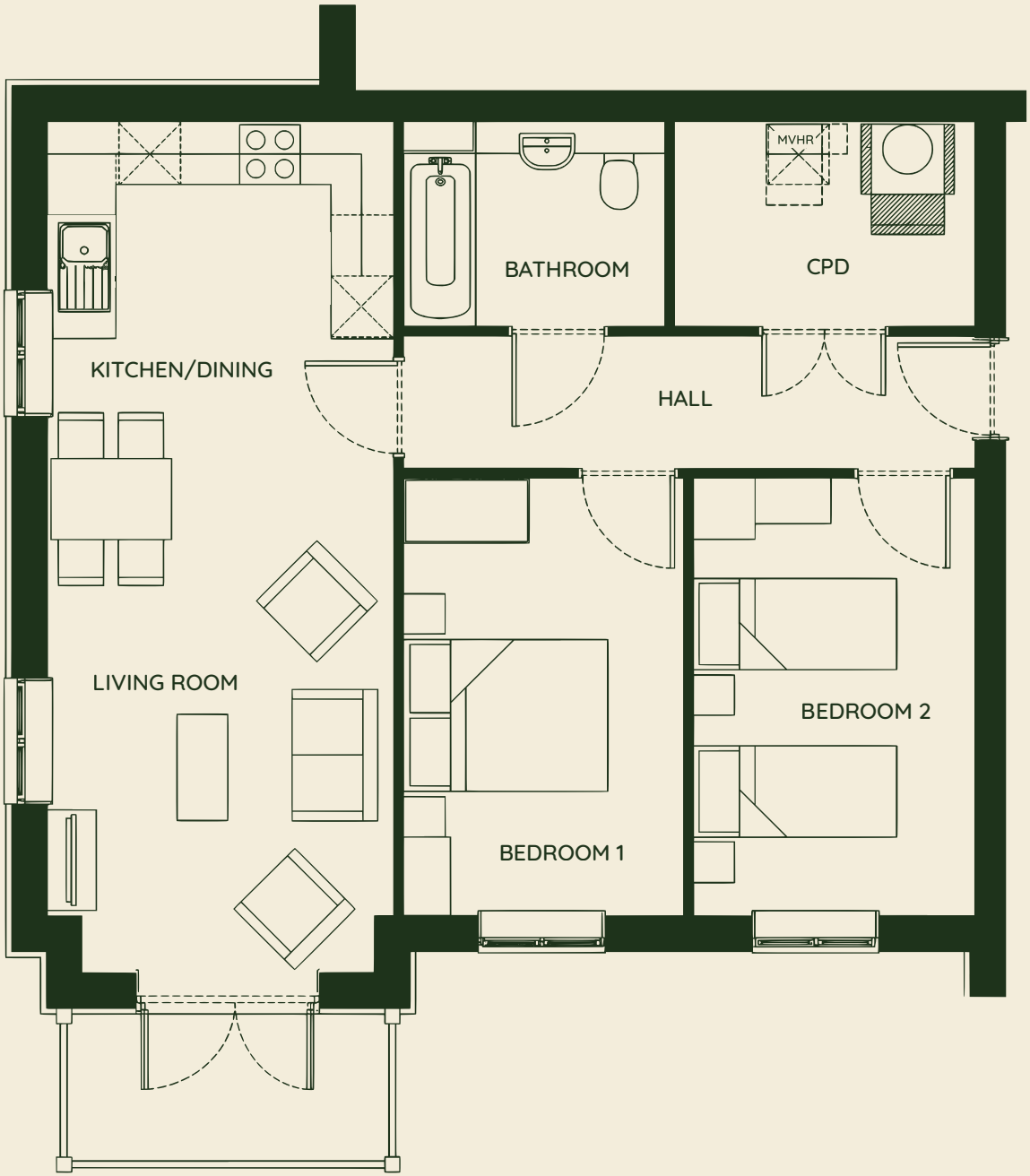
Discovery View

2 Bedrooms -
Plot 34, 35, 40, 41



TOTAL AREA: 72.3M²

LIVING ROOM	3.69m x 3.37m	12' 1" x 11' 1"
KITCHEN/DINING	4.1m x 3.37m	13' 5" x 11' 1"
BEDROOM 1	2.75m x 4.29m	9' x 14' 1"
BEDROOM 2	2.75m x 4.29m	9' x 14' 1"

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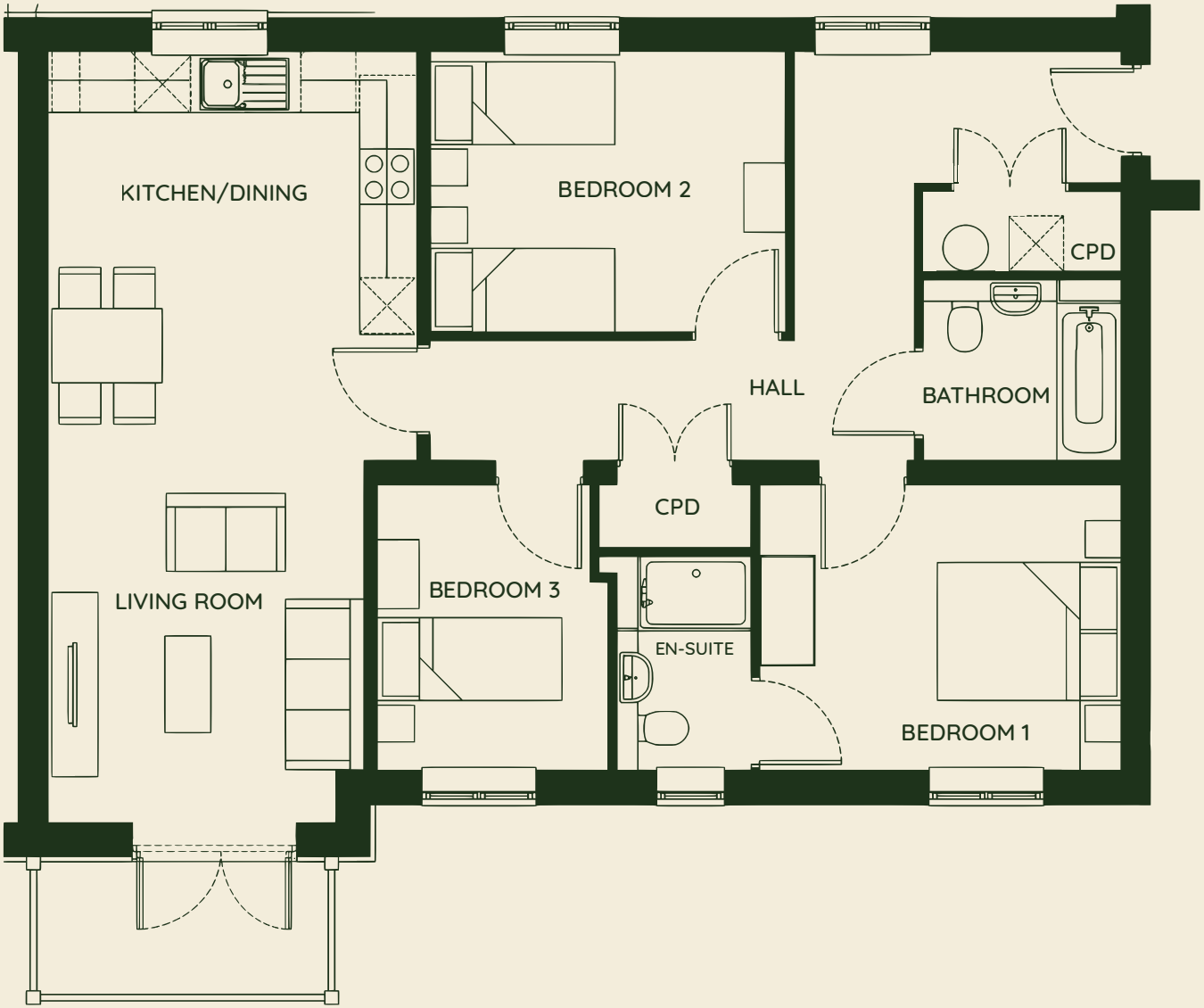
Discovery View

3 Bedrooms - Plot 33, 36, 39, 42



TOTAL AREA: 91.9M²

LIVING ROOM	3.39m x 3.92m	11' 1" x 12' 10"
KITCHEN/DINING	3.97m x 4.43m	13' x 14' 6"
BEDROOM 1	3.09m x 3.92m	10' 2" x 12' 11"
BEDROOM 2	3.02m x 3.85m	9' 11" x 12' 8"
BEDROOM 3	2.5m x 3.09m	8' 2" x 10' 2"

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The finishing touches to your perfect home...

Houses

EACH OF OUR HOUSES INCLUDE THE FOLLOWING:

KITCHEN

Stylish fitted kitchen: Symphony Koncept Range, Hunter Shaker style in Pebble

22ml laminate worktop and upstand

Bosch integrated oven with 4 ring electric hob and integrated extractor fan above

Glass cooker splashback (Pewter)

Bosch integrated fridge/freezer

Bosch dishwasher

Hoover washer/dryer

1 and 1/2 bowl sink with chrome mixer tap

BATHROOM

Modern white bathroom suite with chrome taps

Minolli tiles to floor and full height around bath

Mobiform vanity unit in cashmere grey with mirrored cupboard and shaver point

Glass shower screen

Shower over bath

FLOORING

Pergo 8mm laminate flooring in Sandwave Oak

Briar Twist carpet to stairs, landing and bedrooms

GENERAL

2 parking spaces for each house

Air source heat pump and water cylinder

Turf to garden

Mains-powered smoke, carbon monoxide and heat detection systems

10-year NHBC warranty

990 year lease

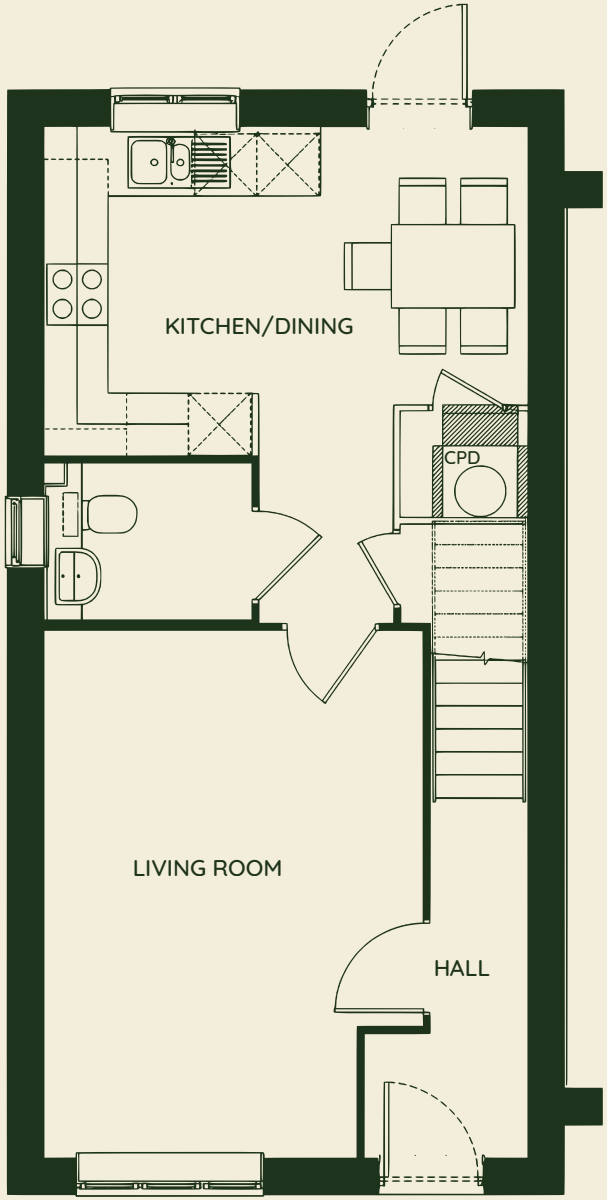
Computer generated image for indicative purposes only.

The Pippin

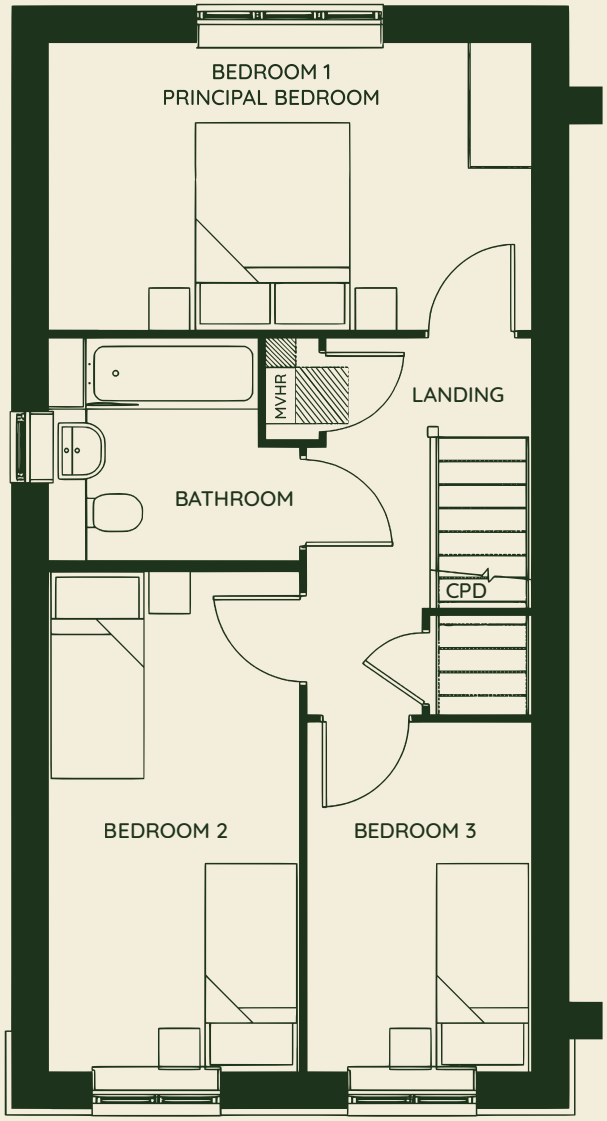
3 Bedroom House

The Pippin

Plots 26, 27, 29, 30, 94, 97, 104, 106



GROUND FLOOR



FIRST FLOOR

TOTAL AREA: 93M²

KITCHEN/DINING	2.66m x 4.79m	8' 10" x 15' 9"
LIVING ROOM	5.06m x 3.79m	16' 7" x 12' 5"
BEDROOM 1	2.75m x 4.79m	9' x 15' 9"
BEDROOM 2	4.82m x 2.55m	15' 10" x 8' 4"
BEDROOM 3	3.51m x 2.15m	11' 6" x 7' 1"

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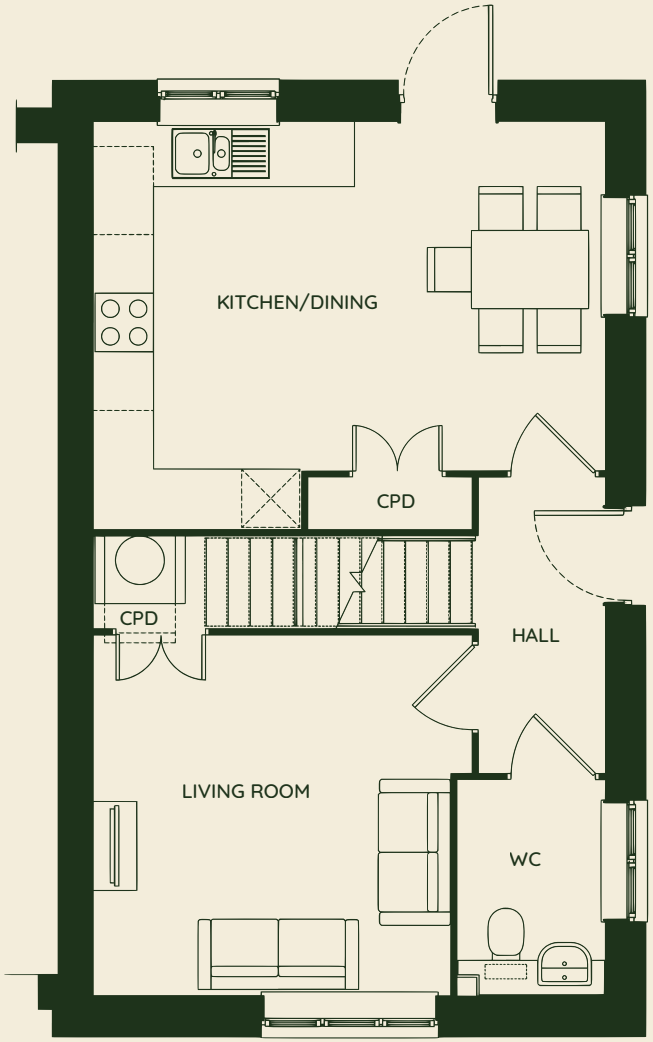
The Blenheim

3 Bedroom House

Computer generated image for indicative purposes only.

The Blenheim

Plot 24



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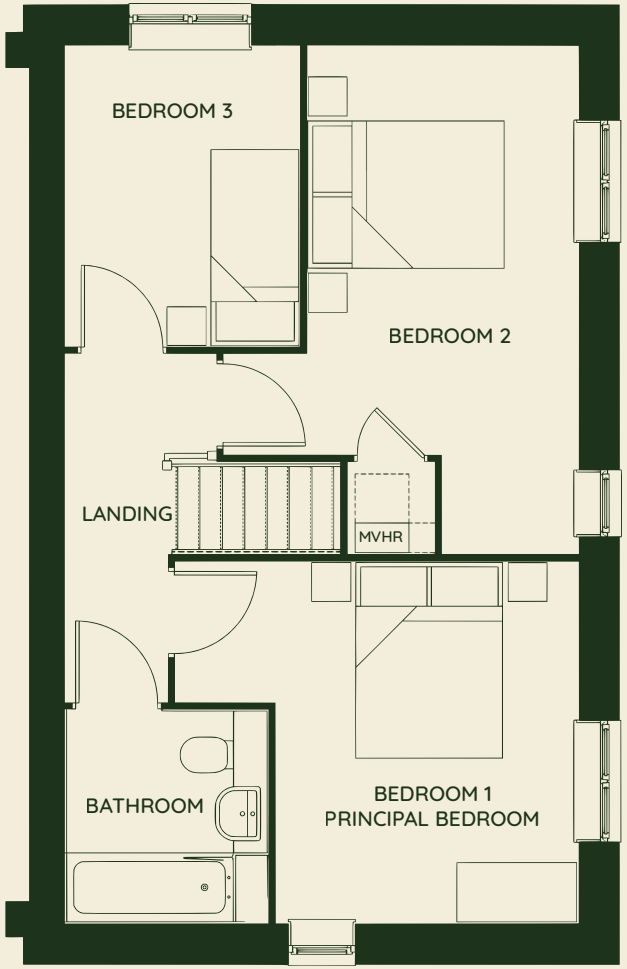

FIRST FLOOR

TOTAL AREA: 93.2M²

KITCHEN/DINING	3.55m x 5.20m	11' 8" x 17' 1"
LIVING ROOM	3.67m x 3.03m	12' x 9' 11"
BEDROOM 1	3.67m x 3.06m	12' x 10' 1"
BEDROOM 2	4.14m x 2.63m	13' 7" x 8' 8"
BEDROOM 3	3.04m x 2.47m	10' x 8' 1"

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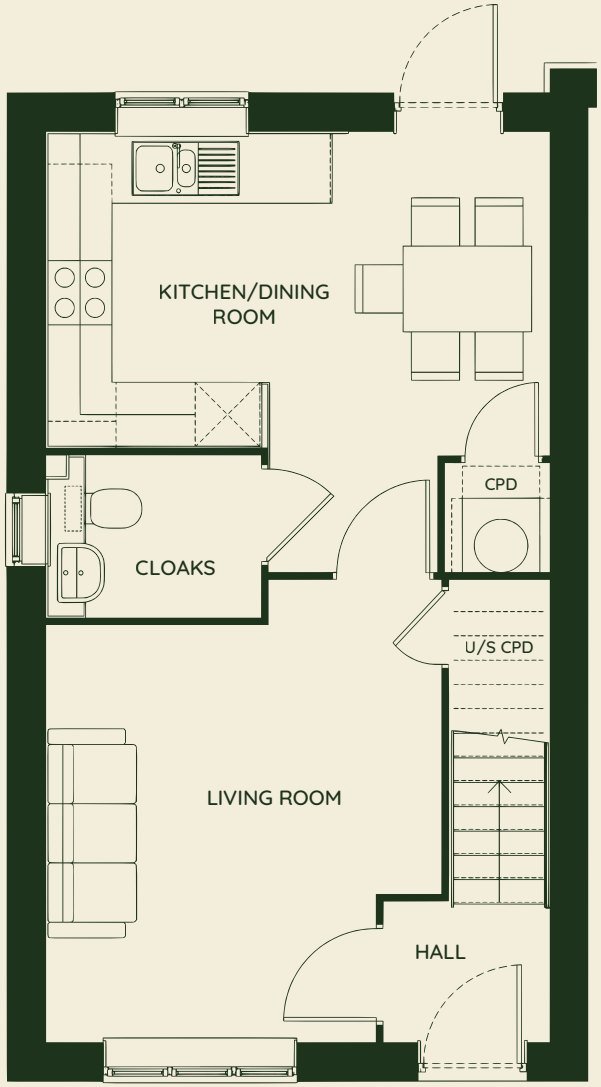
The Hocking

3 Bedroom House

Computer generated image for indicative purposes only.

The Hocking

Plots 25, 28, 31



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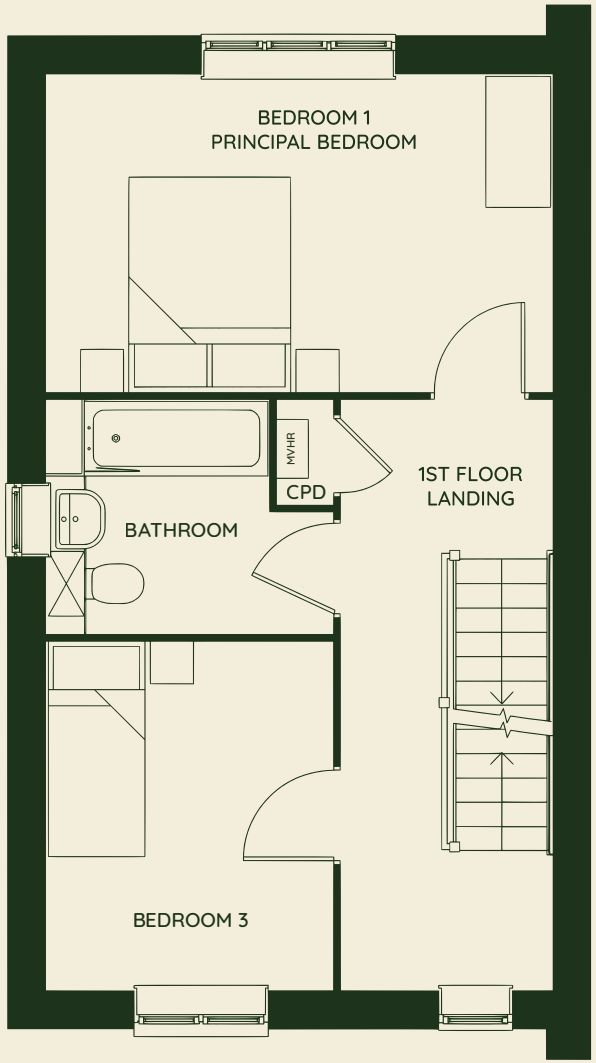

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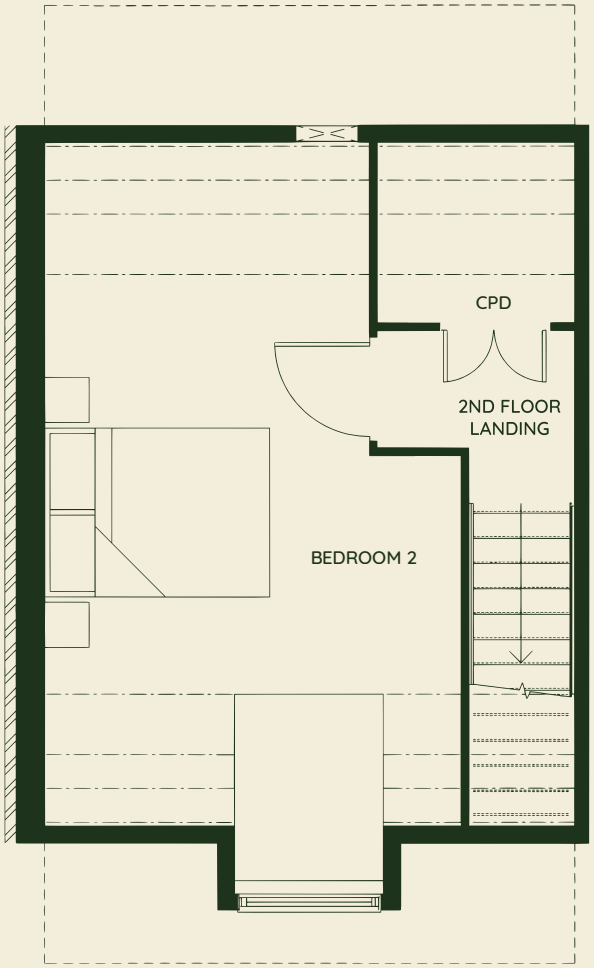

SECOND FLOOR

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The Hocking

3 Bedroom House

TOTAL AREA: 101.9M²

KITCHEN/DINING	2.99m x 4.66m	9' 10" x 15' 4"
LIVING ROOM	3.87m x 3.66m	12' 8" x 12'
BEDROOM 1	5.40m x 3.66m	17' 9" x 12'
BEDROOM 2	2.92m x 4.66m	9' 7" x 15' 4"
BEDROOM 3	3.20m x 2.63m	10' 6" x 8' 8"

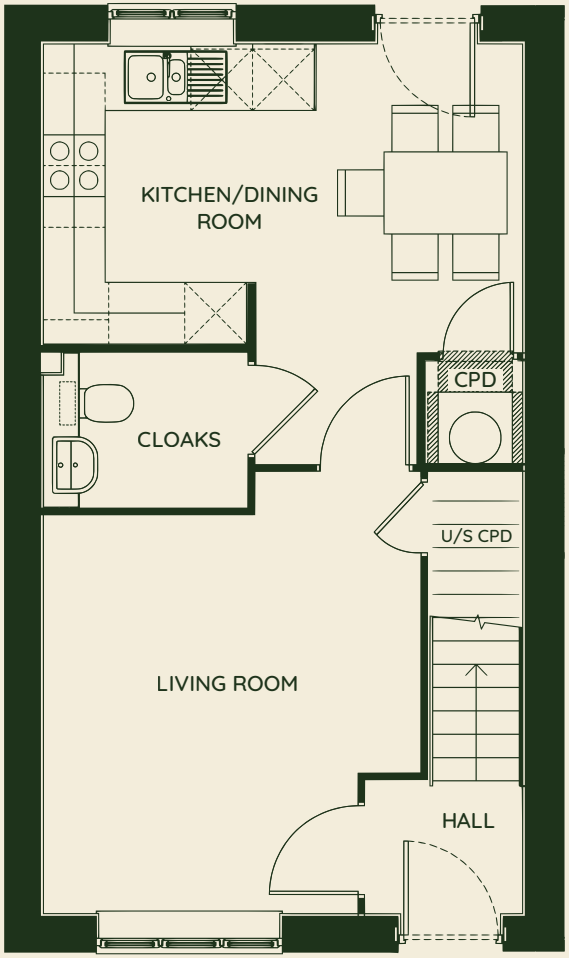
Computer generated image for indicative purposes only.

The Gala

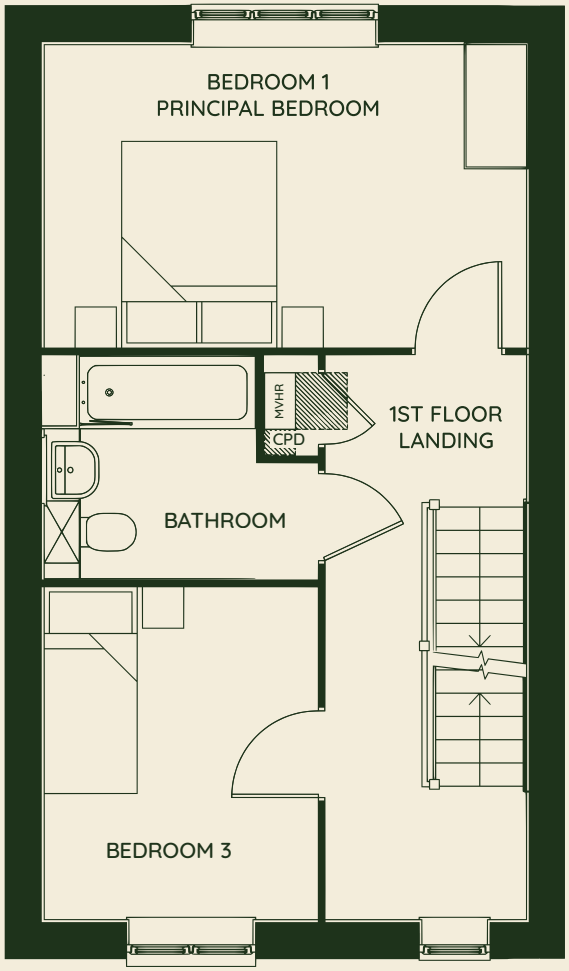
3 Bedroom Mid Terrace House

The Gala

Plots 95,96,105



GROUND FLOOR



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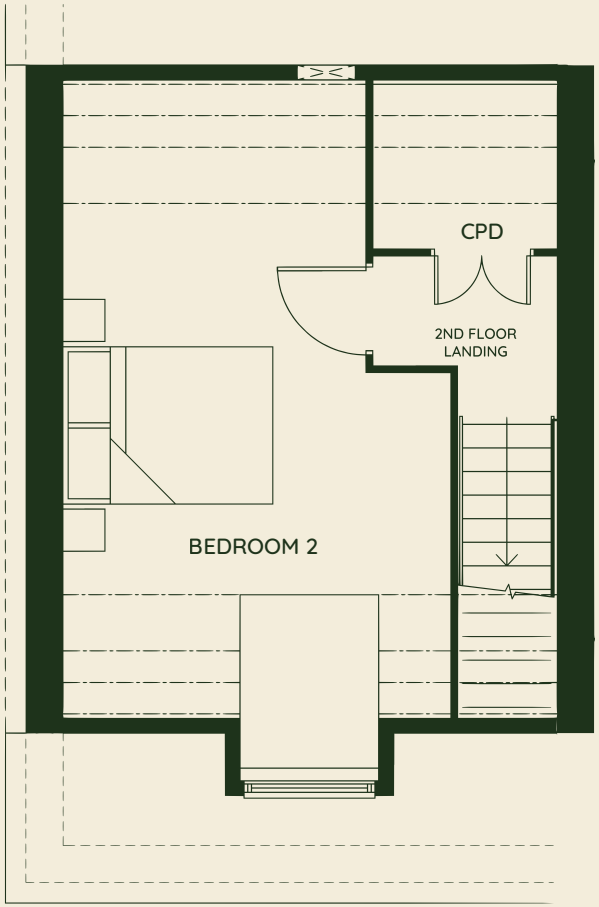

SECOND FLOOR

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The Gala

3 Bedroom Mid Terrace House

TOTAL AREA: 101.9M²

KITCHEN/DINING	2.99m x 4.66m	9' 10" x 15' 4"
LIVING ROOM	3.87m x 3.66m	12' 8" x 12'
BEDROOM 1	5.40m x 3.66m	17' 9" x 12'
BEDROOM 2	2.92m x 4.66m	9' 7" x 15' 4"
BEDROOM 3	3.20m x 2.64m	10' 6" x 8' 8"

Computer generated image for indicative purposes only.

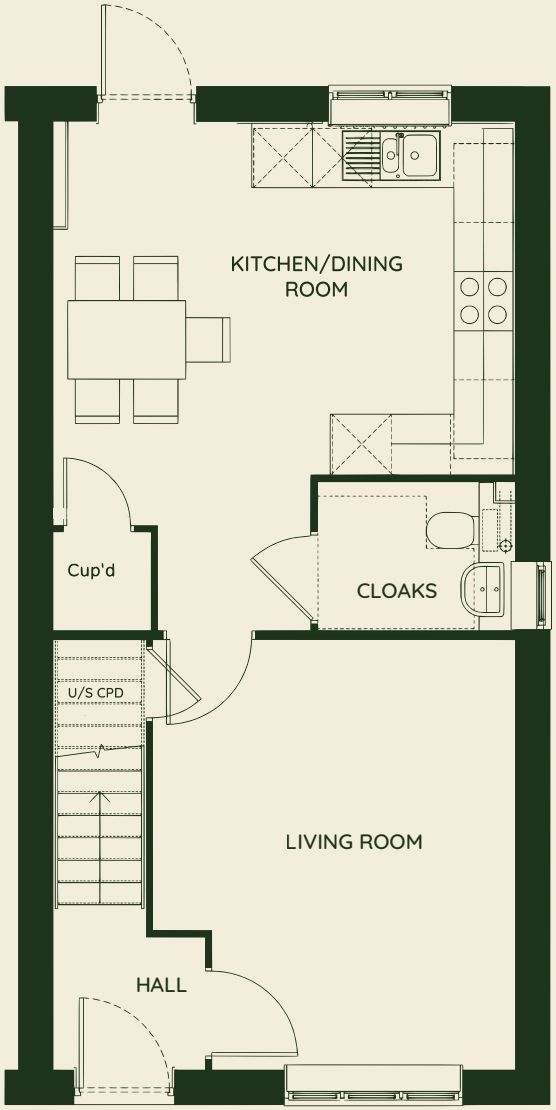
The Ashmead

4 Bedroom
House

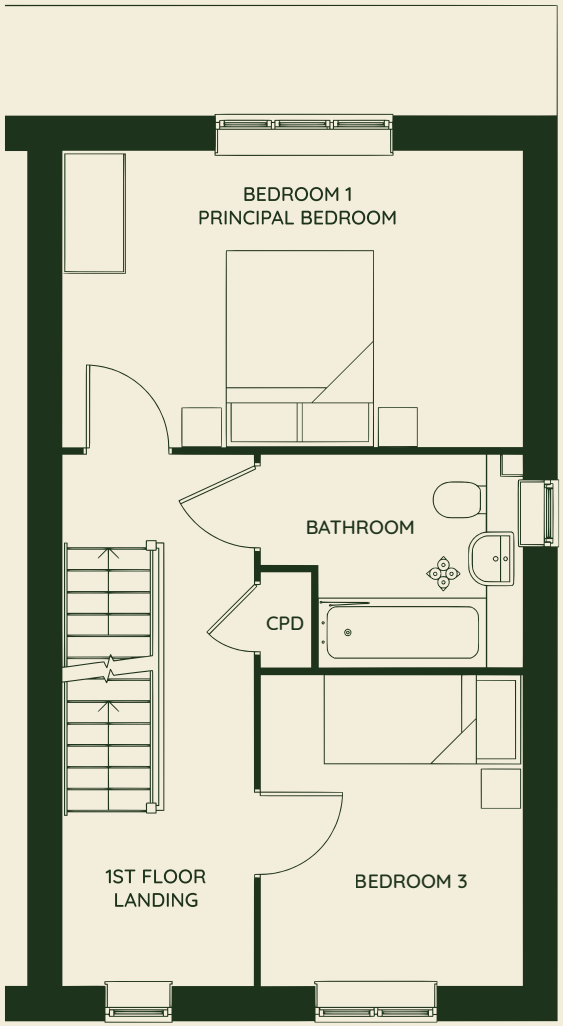
Computer generated image for indicative purposes only.

The Ashmead

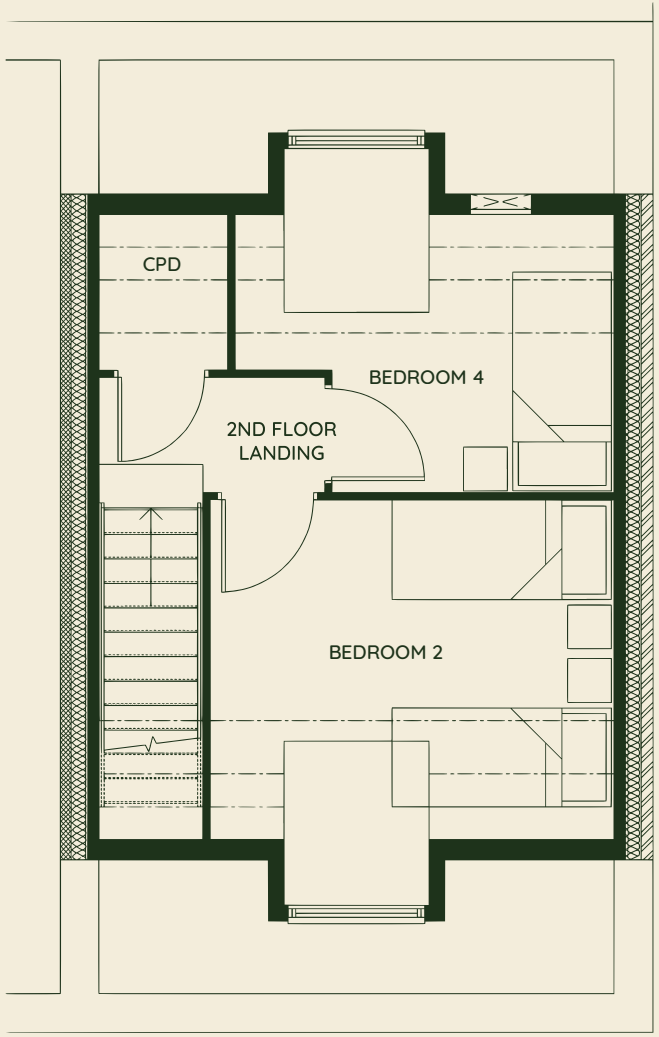
Plots 98, 99, 100, 101, 102, 103



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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The Ashmead

4 Bedroom House

TOTAL AREA: 112M²

KITCHEN/DINING	4.07m x 4.65m	13' 4" x 15' 3"
LIVING ROOM	4.33m x 3.65m	14' 3" x 12' 0"
BEDROOM 1	3.0m x 4.65m	9' 10" x 15' 3"
BEDROOM 2	3.14m x 2.64m	10' 4" x 8' 8"
BEDROOM 3	2.79m x 3.65m	9' 2" x 12' 0"
BEDROOM 4	2.23m x 3.42m	7' 4" x 11' 3"

Computer generated image for indicative purposes only.

Why Chime?

Chime Housing is a Community Gateway housing association providing good quality homes, strong communities and opportunities for people to build brighter futures.

Formed through the merger of Thrive Homes and Watford Community Housing, Chime Housing brings together two trusted organisations with shared values, expertise and a commitment to putting residents at the heart of everything we do. Today, we own and manage over 13,500 homes across Hertfordshire and the surrounding areas.

We believe everyone should have the opportunity to own a home. That's why Shared Ownership plays an important role in our offer, providing a practical and affordable route onto the property ladder for people who might otherwise be priced out of home ownership. By helping customers take that first step, we're supporting stronger futures for individuals, families and communities across our region.

As a government-backed affordable home ownership scheme, Shared Ownership enables customers to buy a share of a home and pay rent on the remaining share, making home ownership more accessible to many people.

As a Community Gateway housing association, residents are at the heart of everything we do. By listening, learning and working closely with our customers, we are committed to delivering great services, investing in our homes and communities, and creating opportunities for more people to access affordable housing.

chime housing

Our business is built around the importance of a home as the **foundation**

How *Shared Ownership* works

Shared Ownership helps first-time buyers get onto the property ladder more affordably. You can usually buy an initial share of **10% to 75%** of the value of a home, and you'll need to take out a mortgage to pay for your share of the home's purchase price.

You will then pay a subsidised rent on the share you don't own, and there will also be a service charge to make up the monthly cost of buying through Shared Ownership.

By buying through Shared Ownership, **you will need a smaller deposit than buying on the open market.**It will also make you an owner-occupier in your home giving you the same responsibilities as a home owner.

BENEFITS OF SHARED OWNERSHIP

Buying a share of a home means a smaller deposit is required compared to buying a new home outright.

- **Affordability**
  It's a more affordable way to purchase a home without needing a large deposit.
- **Quality**
  You can own a high quality, new build home affordably without compromising on location or quality.
- **Flexibility**
  You can buy as much of the property as you can afford, 'Staircasing' to buy more shares in the future, eventually owning 100% of your home.
- **Start your homeowner journey**
  It's a great way to get out of the renting cycle and become a home-owner.
- **Make it your own**
  You will own the home and be able to decorate it however you like.
- **Share in the profits**
  You can sell your home at any time and will benefit from any increase in value.

WHO IS ELIGIBLE FOR SHARED OWNERSHIP?

- You must be aged 18 or older.
- Your annual household income if buying with Thrive outside London should be no more than £80,000.
- You will normally be a first-time buyer or be in the process of selling your home. You must not own any other property at the time you buy your new home.
- You should not be able to afford to buy a home on the open market.
- You must be able to show you are not in rent or mortgage arrears and demonstrate a good credit history.

10 steps to your new home

10 steps to your new home

1

REGISTER WITH US

Register for the development to be kept up to date with releases. Let us know the type of property and the desired number of bedrooms.

2

ELIGIBILITY CHECK

It helps to know exactly what is in reach and by speaking to a broker you can identify the number of bedrooms or plot that meets that budget. Doing this early on gives you the advantage and allows you to be plot specific ahead of your viewing.

3

RESERVE YOUR PLOT

If you've had your affordability confirmed via the panel brokers you are in position to reserve. You will need to pay the holding fee (usually £500) to secure your plot. You will need to consider what broker and solicitor you will want to act on your behalf.

4

INSTRUCT MORTGAGE ADVISOR & SOLICITOR

Contact the broker and solicitor you intend on using. Sales will then issue your memorandum of sale for you to sign so we can send this over so all parties are aware of your reservation. Our 42-day timescale to exchange begins from this point.

5

MORTGAGE APPLICATION

You will need to organise an appointment with your broker to submit mortgage application. They will ask you for documents to verify the information provided at your initial eligibility check.

6

ISSUE OF LEGAL PAPERWORK

Contracts are issued from the sellers' solicitors to your solicitor. Your solicitor is likely to request monies from you to submit searches and begin their checks as part of the legal process.

7

MORTGAGE OFFER RECEIVED/CONTRACTS SIGNED

A valuation of your property has been conducted by your mortgage lender and your mortgage offer has been issued. Your mortgage deed and contracts will need to be signed and sent back to your solicitor in readiness for exchange of contracts.

8

EXCHANGE OF CONTRACTS

On receipt of your signed contracts your solicitor will arrange for the transfer of your deposit before exchanging contracts. If your home has not already been handed over, then the exchange will be on notice until a fixed completion date can be offered.

9

COMPLETION DATE

A completion date will be mutually agreed amongst all parties and keys will be made available from this date.

10

WELCOME TO YOUR NEW HOME

chime housing

lyndhurstfarm.com

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All homes come with a 10 year NHBC Buildmark cover.