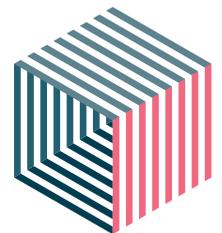




Woodbrook House at Bournville Park

New House Farm Drive, Northfield, B31 2FN

An elegant collection of one and two-bedroom apartments
available for Shared Ownership
29 homes available



CLARION
HOUSING



Come home to Woodbrook House

Clarion Housing is pleased to present Woodbrook House – an outstanding selection of one and two-bedroom apartments available for Shared Ownership in Bournville Park, Birmingham.

Set within the former grounds of Northfield's historic Manor House, and next to Manor Farm Park's open fields, duck pond and farm, Woodbrook House apartments are also just 15 minutes* away from Birmingham's vibrant city centre – bringing a wealth of shopping, entertainment and culture within easy reach.

Each Woodbrook House home is also built to the highest standards. With a fresh contemporary interior, a fitted kitchen and tasteful exteriors, Woodbrook House residences are perfectly designed for modern living – and the ideal place to make a new home.

We understand that choosing the right home is one of the most important decisions you can take. Our simple mission is to make sure that you have the choice of a quality home at the best possible price. Clarion Housing Group has over 100 years' experience in building new homes. The result is superbly designed, award-winning properties that improve your quality of living.

The perfect location

Set amongst mature parkland within the former grounds of Northfield Manor House, in the desirable Bournville Village Trust area, the peaceful atmosphere of Bournville Park is the perfect backdrop to Birmingham's exciting opportunities for shopping, culture and entertainment.

For your day-to-day needs, Bournville Park has many amenities within easy reach. Local supermarkets include Tesco, Aldi and Sainsbury's: for a broader choice of shopping, the city's Bullring centre is home to 160 high street and designer brands, while Grand Central at New Street Station is home to John Lewis and stores such as Fat Face, Jo Malone & MAC. Local schools rated highly by Ofsted include Saint Francis Church of England Primary, Northfield Manor Primary, Dame Elizabeth Cadbury School, Kings Norton Boys & King Edward VI Five Ways Grammar School. Bournville Park is also close to the idyllic Bournville village with its campus feel and beautiful village green.

When it's time to unwind, Birmingham has a wealth of options – from characterful restaurants and pubs to top sporting events and a huge range of culture. Check out great food at Bohemia, Alicia's Bakehouse or Omar Khayam, or quench a thirst at The Black Horse and The British Oak; take in shows at the Birmingham Hippodrome and Alexandra Theatre, or catch a film at the city's Everyman, Empire and Odeon cinemas. For relaxing days out, take a stroll in the city's Botanical Gardens, watch the cricket at Edgbaston, or check out the National Sea Life Centre; you'll never run out of things to do in England's second city.



What's nearby

Choose from a range of restaurants, pubs and leisure facilities – or simply take a walk in Bournville's beautiful countryside.

 **Woodbrook House - Bournville, Birmingham B30**

 **Food & drink**

-  Alicia's Bakehouse
-  Couch Stirchley
-  Cosy Coffee Co.
-  Marco Pierre White Steakhouse
-  Bohemia
-  Las Iguanas
-  The Black Horse
-  The British Oak
-  Be At One
-  New Masalla Merchant
-  Caneat
-  The Goose (The OVT) Selly Oak
-  The Country Girl

 **Schools**

-  Northfield Manor Primary Academy
-  St Francis Church of England Primary
-  Dame Elizabeth Cadbury School
-  Kings Norton Boys
-  Kings Norton Girls School and Sixth Form
-  King Edward VI Five Ways Grammar School

 **Amenities**

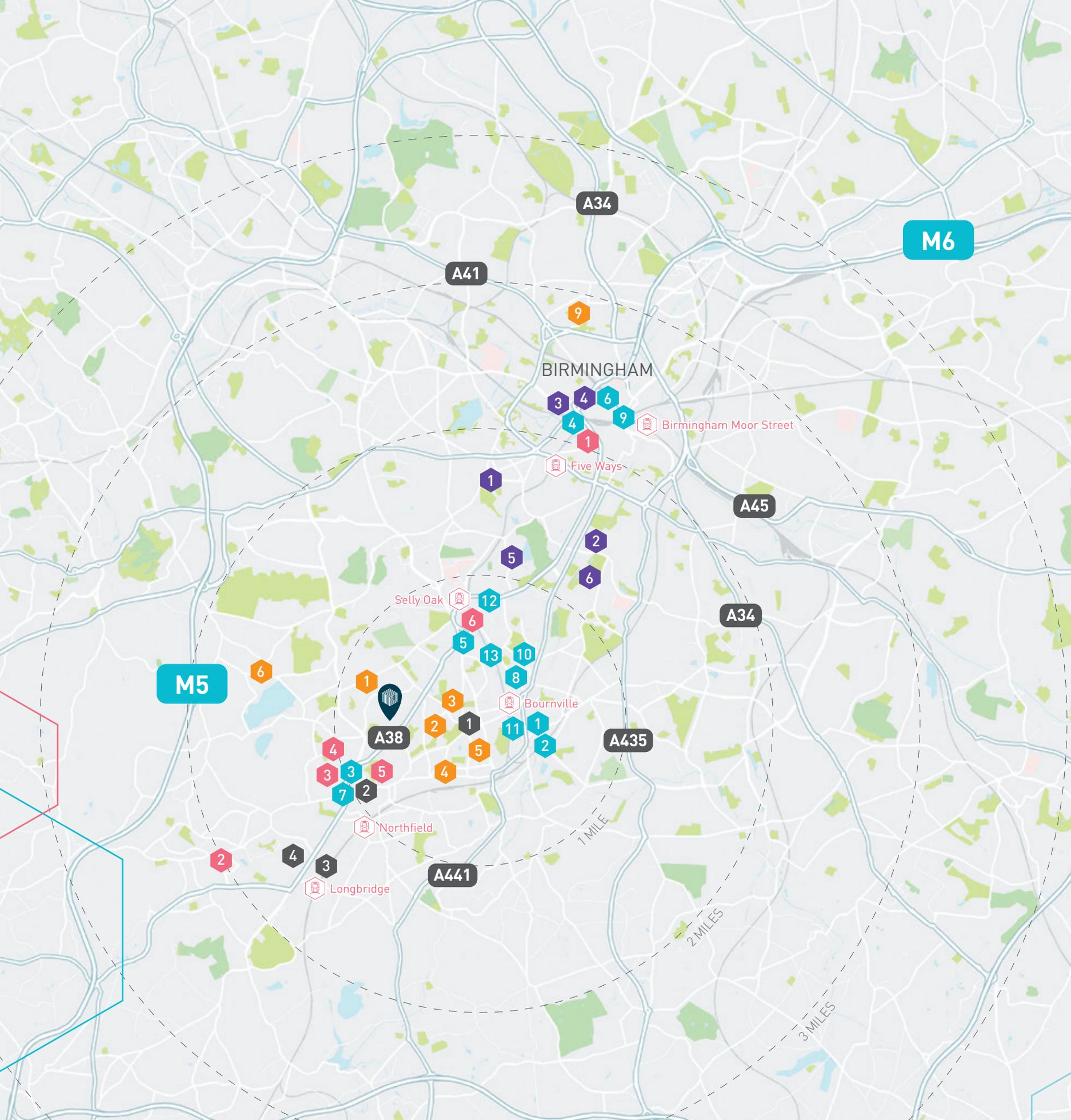
-  Everyman Cinema
-  Empire Cinema
-  Northfield Health Centre
-  Sainsbury's
-  Aldi
-  M&S Food

 **Attractions and parks**

-  Birmingham Botanical Gardens
-  Edgbaston Cricket Ground
-  National Sea Life Centre
-  Birmingham Museum & Art Gallery
-  Winterbourne House and Garden
-  Cannon Hill Park

 **Fitness & leisure**

-  Linden Road Instruction Pool
-  Northfield Pool and Fitness Centre
-  Urban Fitness - Bournville College
-  Everlast Fitness

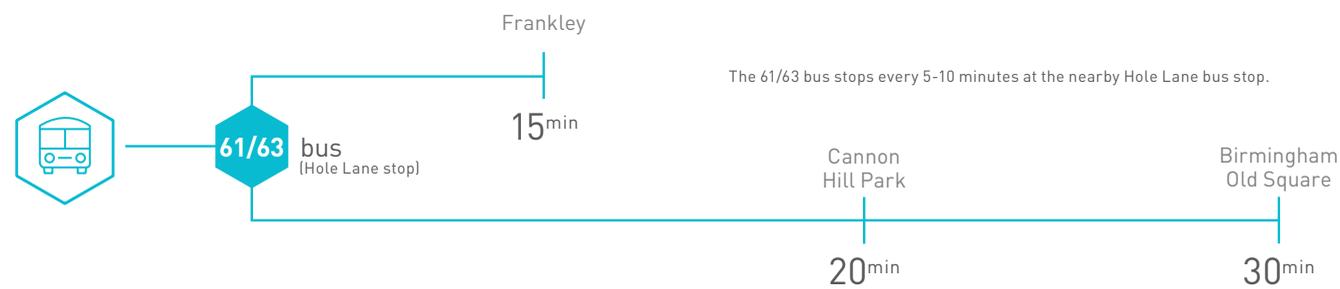
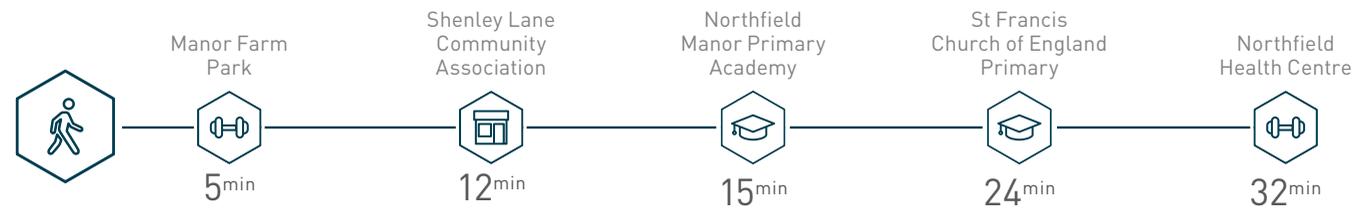


Map not to scale, indicative only. Information about the local area is based on a variety of external sources: while Clarion Housing makes every effort to reproduce correct information, we cannot guarantee its accuracy.

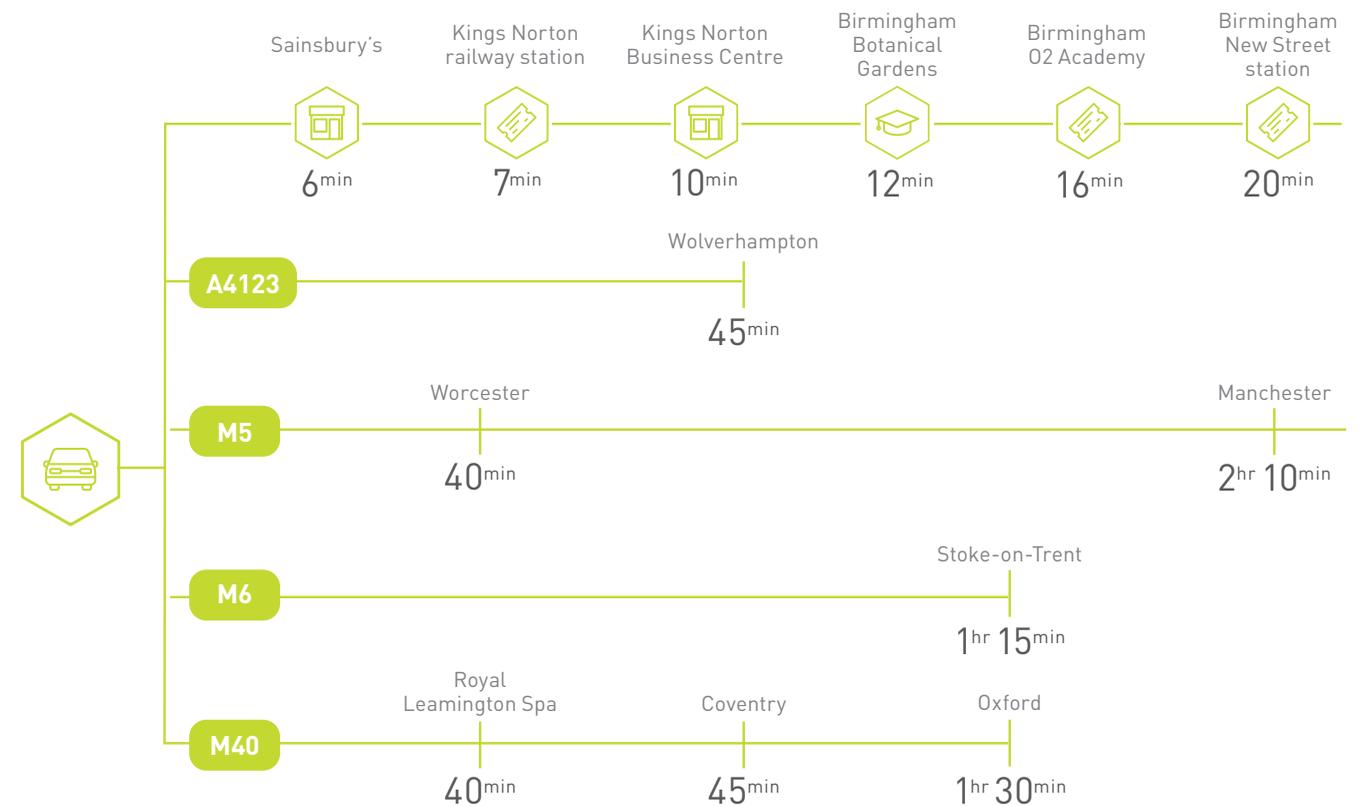
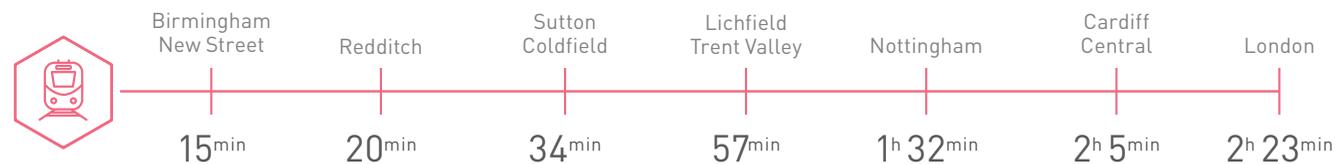


Transport Links

Bournville Park has excellent connections to cities throughout the Midlands and the rest of the UK.



Journey times are measured from Kings Norton station at peak hours*:



Explore Bournville Park

Bournville Park is situated on a spacious parkland site near the picturesque Bournville village in southwest Birmingham.

Apartments are set within the former grounds of the Northfield Manor House, one-time home of the famous Cadbury family. The area's existing trees, woodlands and ponds have also been incorporated into the local masterplan, creating open green spaces for your enjoyment.



Map not to scale, indicative only.
 * Not all apartment types are represented in this brochure - please contact our sales team for further details of the plots that aren't shown

1 bedroom apartment

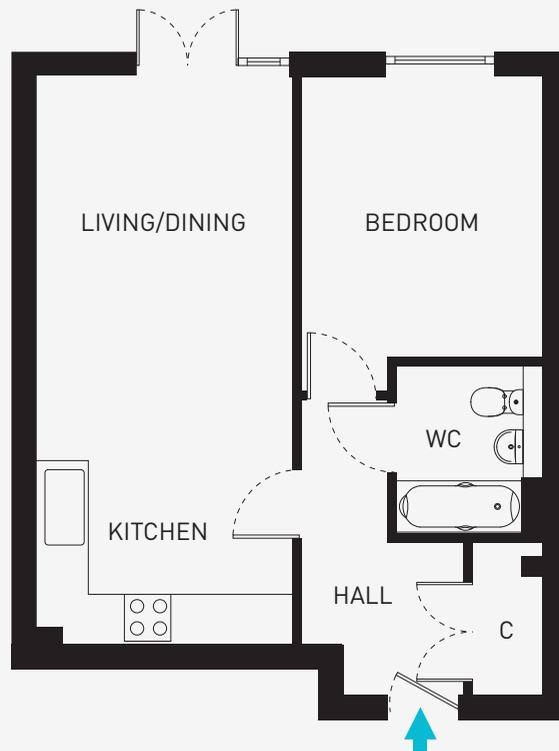
Plots 114, 117, 124, 127, 134, 137 – 536ft²

Note: Flats 117, 127, and 137 floorplans are a mirror of the one shown below.

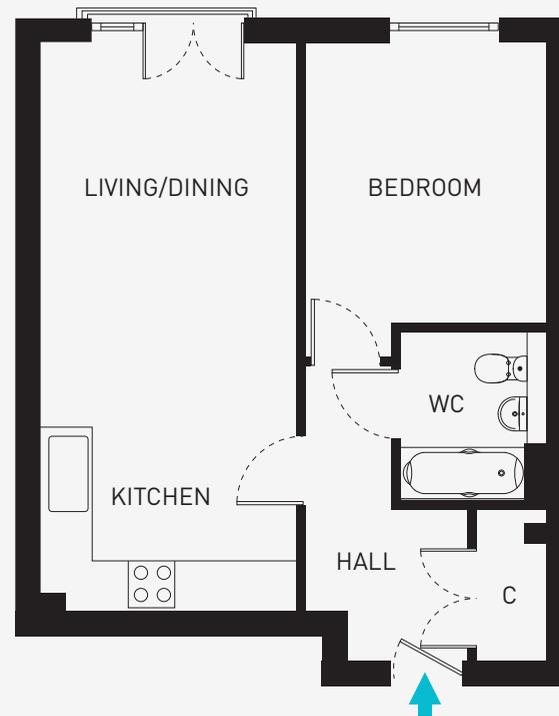
1 bedroom apartment

Plots 118, 128, 138 – 590ft²

GROUND FLOOR FLAT



FIRST & SECOND FLOOR FLATS



Plots 114, 124, 134

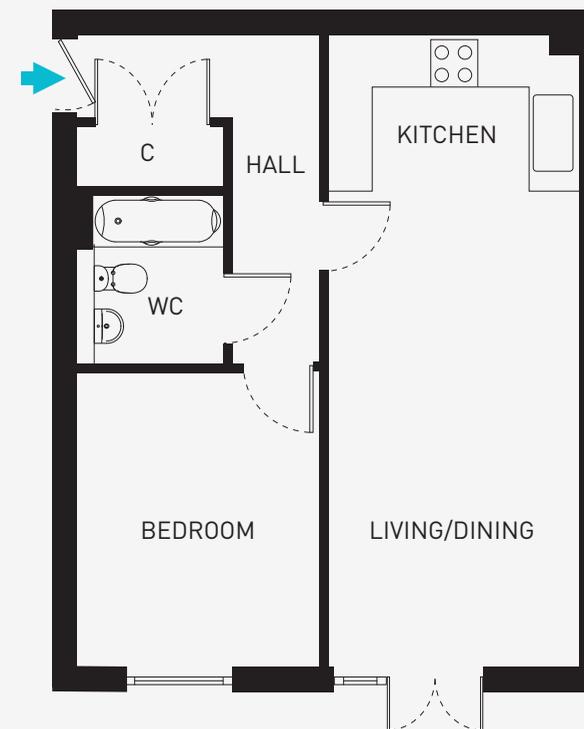


Plots 117, 127, 137

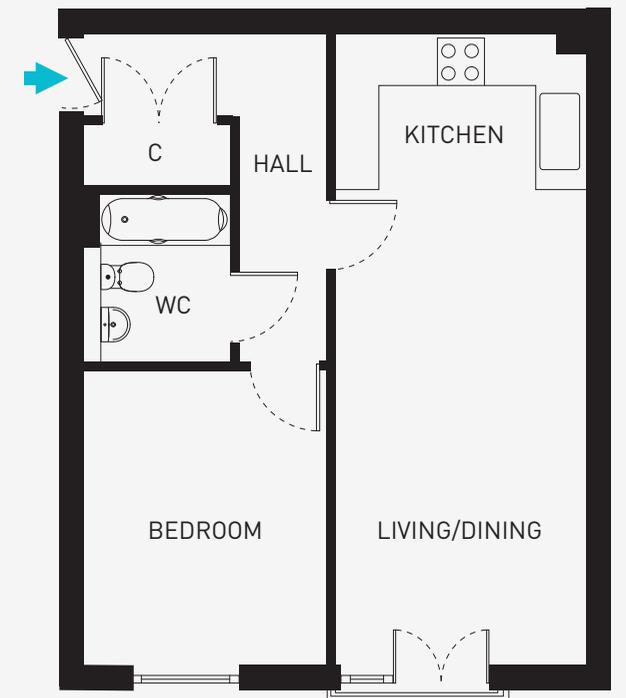
C = Cupboard

▲ = Main Entrance

GROUND FLOOR FLAT



FIRST & SECOND FLOOR FLATS



Plots 118, 128, 138

C = Cupboard

▲ = Main Entrance

The kitchen and dimensions on the following floorplans are for guidance only. Dimensions are rounded down to one decimal point and are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

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1 bedroom apartment

Plots 112, 122, 132 – 643ft²

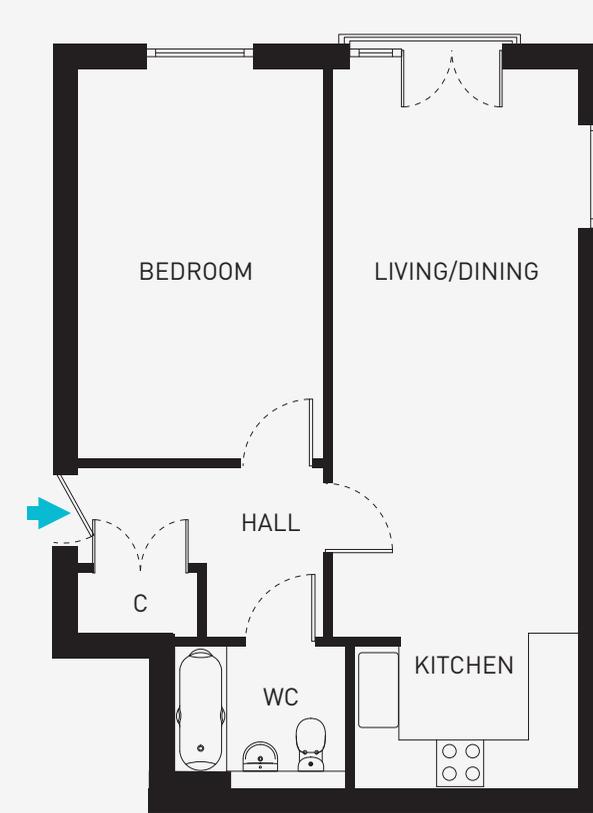
2 bedroom apartment

Plots 125, 135 – 726ft²

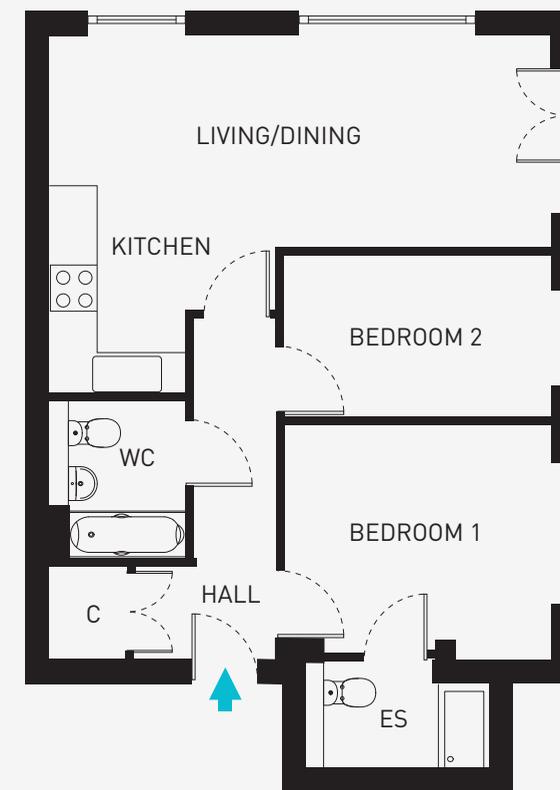
GROUND FLOOR FLAT



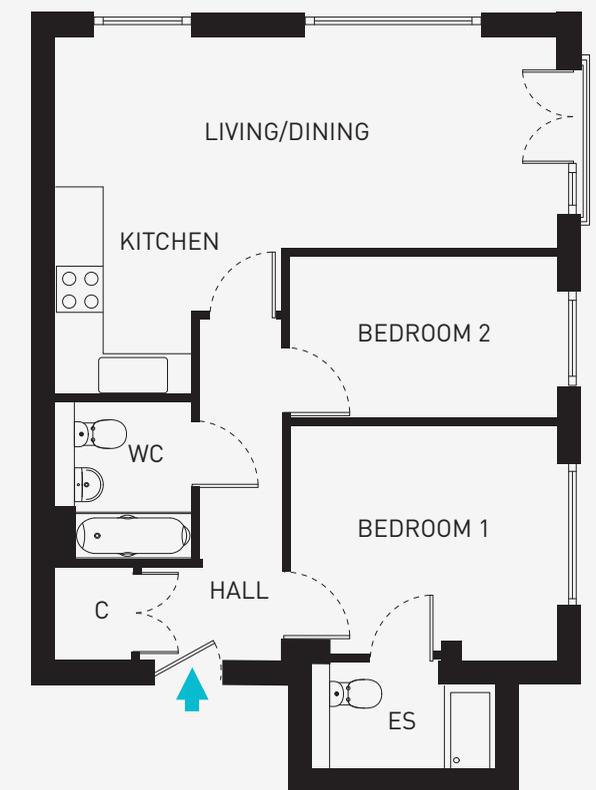
FIRST & SECOND FLOOR FLATS



FIRST FLOOR FLAT



SECOND FLOOR FLATS



Plots 112, 122, 132

C = Cupboard

▲ = Main Entrance



Plots 125, 135

ES = En-Suite

C = Cupboard

▲ = Main Entrance

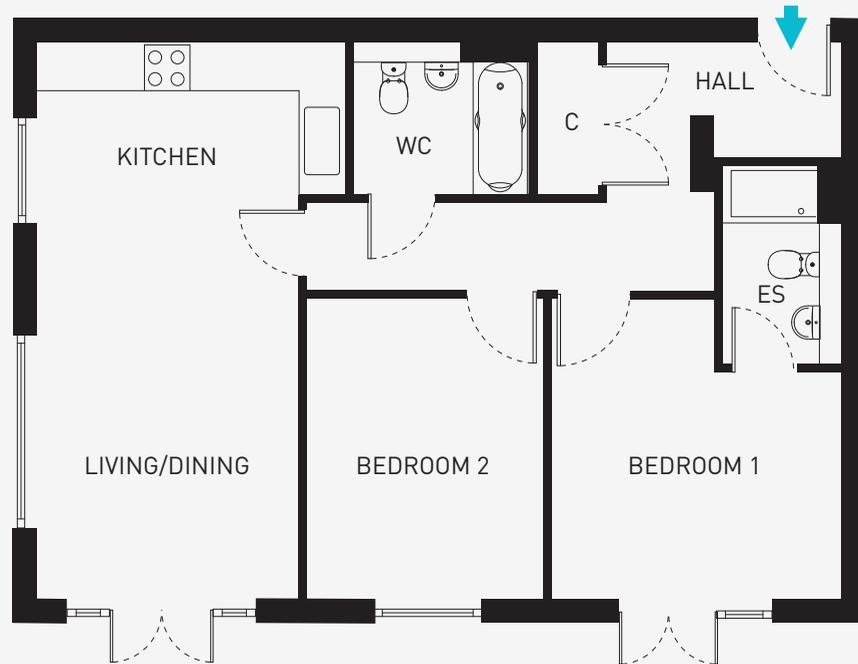
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2 bedroom apartment

Plots 110, 119, 129 – 786ft²

GROUND FLOOR FLAT



FIRST & FLOOR FLAT WALL



Plots 110, 119, 129

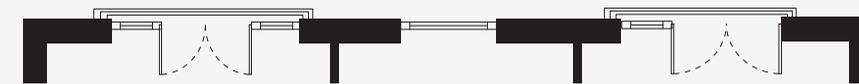
ES = En-Suite
C = Cupboard
↑ = Main Entrance

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2 bedroom apartment

Plots 113, 123, 133 – 836ft²

FIRST AND SECOND FLOOR FLAT WALL



GROUND FLOOR FLAT



Plots 113, 123, 113

ES = En-Suite
C = Cupboard
↑ = Main Entrance

The kitchen and dimensions on the following floorplans are for guidance only. Dimensions are rounded down to one decimal point and are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.



Specification

Woodbrook House homes come with a selection of quality modern fittings and finishes.

A kitchen with selected appliances is installed, and floor coverings are fitted throughout – while in the bathroom, finishings have been chosen to create a light and relaxed atmosphere.

Each property is tastefully decorated in a timeless fashion, making it easier to adapt to your personal style.

Kitchen

- Symphony kitchen units
- Vinyl flooring
- Bosch hob and oven
- LED track spot lighting
- 1 ½ bowl sink
- Space provided for fridge/freezer

Bathroom

- Fitted bathroom suite including bath, concealed cistern WC, and washbasin with mono tap
- Wall tiles to full height around bath and half height around WC/washbasin
- Fixed pendant fitting
- Vinyl flooring
- Chrome heated ladder rail

General

- Telephone points in living room and bedroom
- Carpets fitted in bedrooms
- Vent Axia Vectaire ventilation system
- Wood laminate floor coverings in hallway and living room
- Walls painted in white emulsion paint; woodwork painted in white gloss
- TV/Sky+ points installed in bedrooms and lounge
- Landscaped communal gardens
- Communal cycle rack
- Carpet to bedrooms

Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. Clarion Housing reserves the right to amend the specification as necessary and without notification.

Previous Clarion Housing development photography, indicative only

Shared Ownership

What is Shared Ownership?

Shared Ownership is an excellent way for people to take their first step onto the property ladder. Buyers purchase a share of between 25% and 75% of the property's value, and pay a subsidised rent on the remaining share.

Am I eligible?

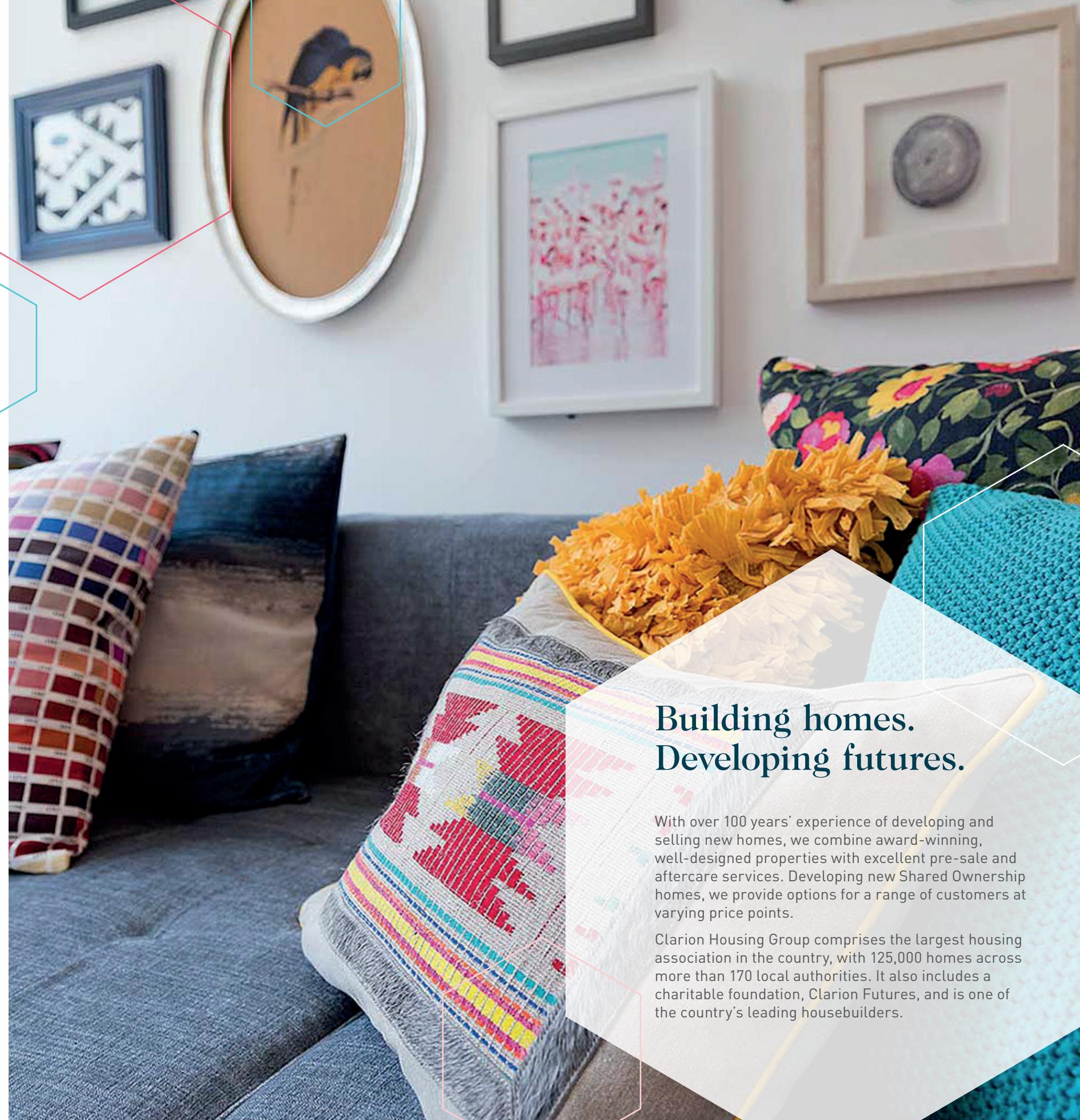
To be eligible for a Shared Ownership home at Woodbrook House:

- You must be at least 18 years old.
- You must be unable to buy a home suitable for your needs on the open market.
- You will need sufficient savings for a mortgage deposit and a clean credit history to qualify for a mortgage.
- Your annual household income must be less than £80,000.
- You must not currently own a home or be in the process of selling your home.
- For this development, there is no requirement for buyers to have a residential, family or employment connection to the local area.

In line with government priorities, priority for Shared Ownership homes is awarded to serving military personnel and former members of the British Armed Forces honourably discharged in the last two years. People who live or work in the local area also receive priority. We welcome applications from everyone and will try and help if we can.

shared.ownership@myclarionhousing.com

All images displayed throughout are an example of Clarion Housing only, and may not correspond exactly to the available homes described in this brochure.



Building homes. Developing futures.

With over 100 years' experience of developing and selling new homes, we combine award-winning, well-designed properties with excellent pre-sale and aftercare services. Developing new Shared Ownership homes, we provide options for a range of customers at varying price points.

Clarion Housing Group comprises the largest housing association in the country, with 125,000 homes across more than 170 local authorities. It also includes a charitable foundation, Clarion Futures, and is one of the country's leading housebuilders.



**Register your interest now
by contacting our sales team below**

shared.ownership@myclarionhousing.com

0300 100 0309

myclarionhousing.com/sharedownership

Disclaimer: All floor plans in this brochure are for general guidance only. Measurements are from plans and "as built" dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract. Clarion Housing has taken all reasonable care in the preparation of the information given in this brochure. However this information is subject to change and has been prepared solely for the purpose of providing general guidance. Therefore, Clarion Housing does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Clarion Housing undertakes continuous product development and any information given relating to our products may vary from time to time. As a result, information on such products is given for general guidance only and does not constitute any form of warranty or contract on our part. The information and particulars set out within this brochure do not constitute, nor constitute part of, a formal offer, invitation or contract (whether from Clarion Housing or any of its related subsidiaries or affiliates) to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Clarion Housing. Clarion Housing supports the development of mixed tenure developments and is proud to provide homes for affordable rent and Shared Ownership at Woodbrook House at Bournville Park. We may change the tenure of some homes subject to demand.

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