



The Ridge at Rayne Road

Braintree | Essex | CM7 2QT*

**A contemporary collection of one and two bedroom homes
available for Shared Ownership.**

8 apartments and 3 houses available



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HOUSING

*Postcode for general location purposes only.



A place to call home

Welcome to The Ridge at Rayne Road – an outstanding new collection of one and two bedroom homes in Braintree, Essex.

Just over an hour from London by train*, The Ridge at Rayne Road occupies an ideal location on the western edge of Braintree – close to the scenic beauty of the Essex countryside, yet within walking distance of Braintree’s high street and less than a 20-minute drive from Stansted Airport.

Each home is also built to the highest standards. With a fresh contemporary interior, a fitted kitchen and dedicated parking provision, Ridge at Rayne Road properties are perfect for first-time buyers, professionals and young families – the ideal place to make a home.

* Journey times sources: Nationalrail.co.uk and Google Maps. Train travel time is measured from Braintree station (not development) to London Liverpool Street and is for the quickest single service during weekday morning peak hours (6.30am-9.30am). Car journey times are given for off-peak weekday journeys but may change depending on time, day and traffic.

Cover picture: Clarion Housing image of The Ridge development. CGI imagery of development, indicative only.

About the area

Braintree is a picturesque Essex town with a colourful history going back to Roman times. Today, however, the town’s ideal location puts it within easy reach of central London, the east coast and a variety of beauty spots in and around Essex.

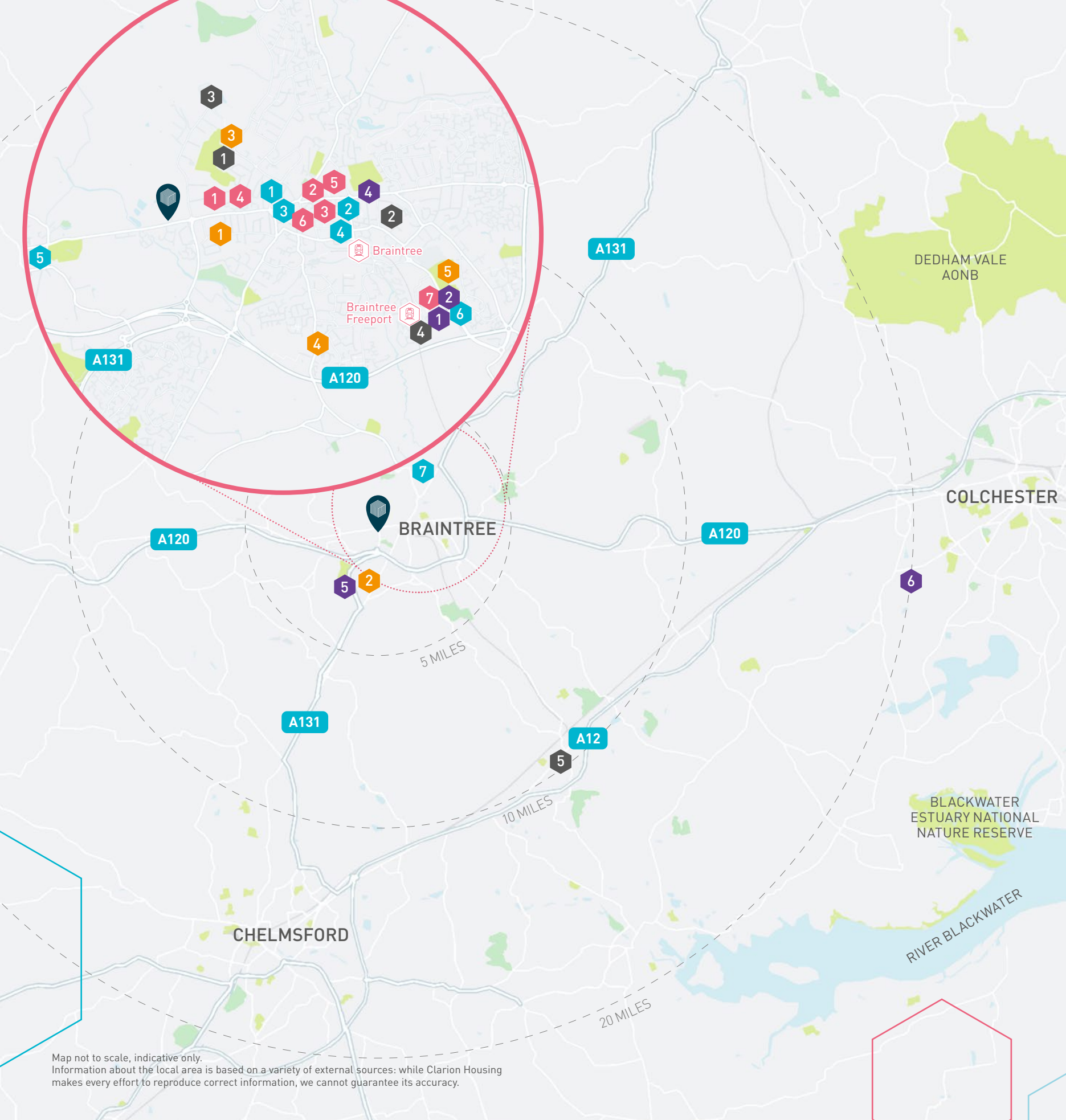
For your day-to-day needs, The Ridge at Rayne Road is close to a wide range of amenities including a doctor, dentist and Sainsbury’s, Tesco and Lidl supermarkets. Central Braintree is home to the George Yard centre as well as a twice-weekly street market, and you can also find around 90 high street names southeast of the town centre at the Braintree Village complex. Local primary schools are rated highly by Ofsted, including White Court School (“Good”) and St Michael’s Church of England Primary (“Outstanding”); older pupils can choose from Tabor Academy, Notley High School and Alec Hunter Academy (all “Good”).

When it’s time to take a break, check out great food at Chophouse, Weavers and 47 The Street, or alternatively try pubs such as The Boars Head and The Horse & Groom. Active lifestyles can find expression at Braintree Sports Health Club, Bannatyne Health Club or Braintree Swimming & Fitness at Braintree Village, where you can also catch a film at Cineworld or go bowling at Namco Funscape. Other leisure options include visits to Braintree Arts Theatre, Braintree Museum’s John Ray Gallery, Bocking Windmill, Colchester Zoo and beautiful walks at Great Notley Country Park – so you’ll never run out of ways to unwind here.

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.



Picture credits, top left to right: 'Parkrun Great Notley' by Mark Brown; CC image, sourced from Flickr, 'Rayne Road local area' by Properly Exposed Ltd. Bottom: 'Friends having coffee together' by Rawpixel, Stock image, sourced from iStock.



What's nearby

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

 **The Ridge at Rayne Road** - Braintree, Essex, CM7 2QT

Food & drink

- 1 The Horse & Groom
- 2 The Boars Head
- 3 Eatons Tea and Coffee House
- 4 The Chophouse
- 5 47 The Street
- 6 Nando's
- 7 Weavers (Bocking)

Amenities

- 1 Lidl
- 2 Sainsbury's
- 3 Tesco
- 4 Blandford Medical Centre
- 5 Braintree Dental Centre
- 6 George Yard Shopping Centre
- 7 Braintree Village

Schools

- 1 St Michael's Church of England Primary
- 2 White Court School
- 3 Tabor Academy
- 4 Notley High School and Sixth Form
- 5 Alec Hunter Academy

Attractions and parks

- 1 Cineworld
- 2 Namco Funscape
- 3 Braintree Museum and John Ray Gallery
- 4 Braintree Arts Theatre
- 5 Great Notley Country Park
- 6 Colchester Zoo

Fitness & leisure

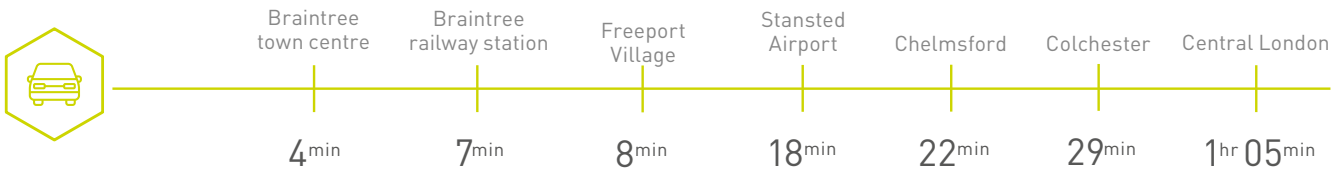
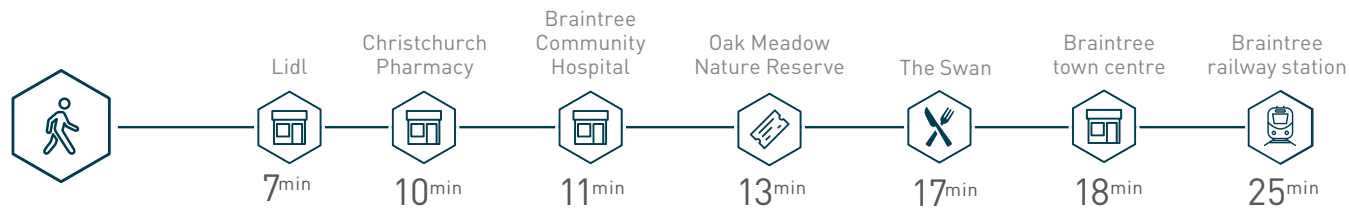
- 1 Braintree Sport Health Club
- 2 Complete Health and Fitness
- 3 Bannatyne Health Club
- 4 Braintree Swimming and Fitness
- 5 Witham Leisure Centre



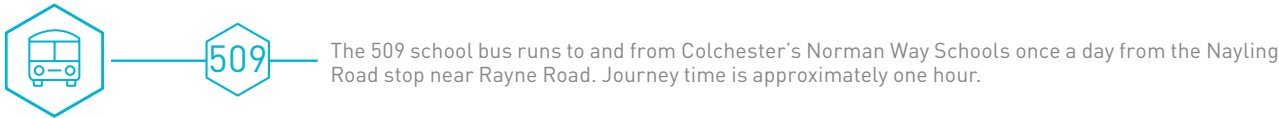
Map not to scale, indicative only.

Transport Links

Braintree enjoys excellent road and rail connections throughout the South East.



Journey times from Braintree station*:



* Journey times sources: Nationalrail.co.uk, Google Maps and bustimes.org. Train travel times are measured from station (not development) and are for the quickest single service during weekday morning peak hours (6.30am-9.30am). Car journey times are given for off-peak weekday journeys but may change depending on time, day and traffic. Bus journey times are given for off-peak weekday journeys between stops (unless a night service applies), but may change depending on time, day and traffic.

Explore Rayne Road

The Ridge at Rayne Road is situated on a spacious semi-rural site on the western edge of Braintree, Essex.

Located just off a country lane and bordering a fishing lake, the neighbourhood will enjoy a range of new landscaping, public open spaces and play areas that create a village feel.

Each home also has allocated parking provision – see individual plots for details.



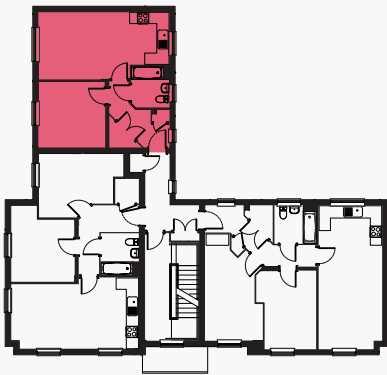
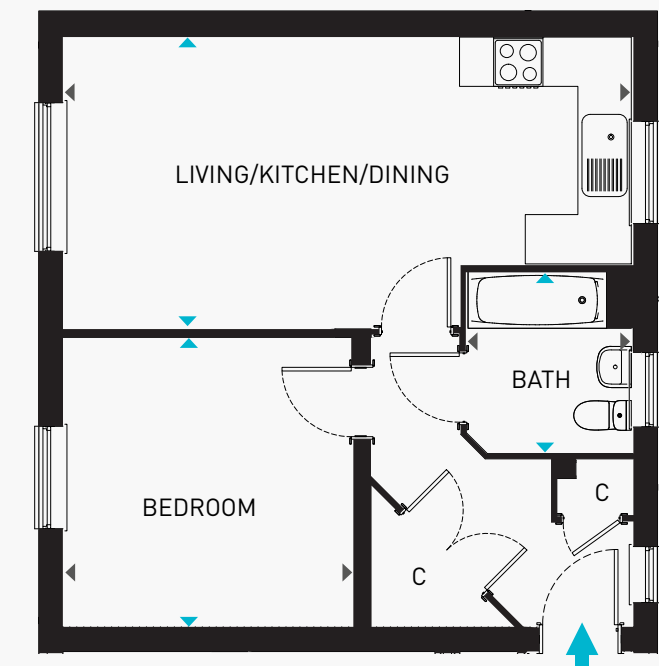
One bedroom apartment

Apartments 98, 101– 49m²
Badger Mount, CM7 2DE



Plots 98, 101

FIRST FLOOR: PLOT 98 SECOND FLOOR: PLOT 101



W = Wardrobe
C = Cupboard
▲ = Main Entrance

	A		B
Living/Kitchen/Dining	3.52m [11'5"]	x	6.89m [22'6"]
Bedroom	3.47m [11'3"]	x	3.48m [11'4"]
Bath	2.20m [7'21"]	x	2.00m [6'56"]

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.

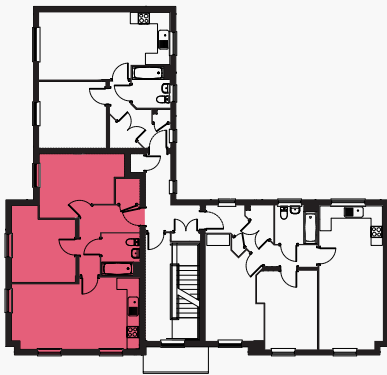
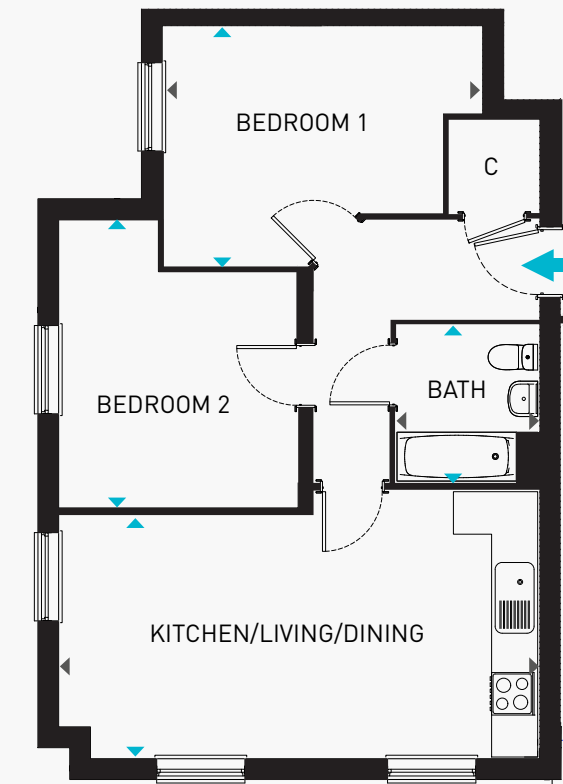
Two bedroom apartment (Type 1)

Apartments 95, 97, 100 – 64m²
Badger Mount, CM7 2DE



Plots 95, 97, 100

GROUND FLOOR: PLOT 95 FIRST FLOOR: PLOT 97 SECOND FLOOR: PLOT 100



W = Wardrobe
C = Cupboard
▲ = Main Entrance

	A		B
Kitchen/Living/Dining	3.39m [11'1"]	x	6.74m [22'1"]
Bedroom 1	3.36m [11'0"]	x	4.48m [14'6"]
Bedroom 2	4.02m [13'1"]	x	3.33m [10'9"]
Bath	2.20m [7'21"]	x	2.00m [6'56"]

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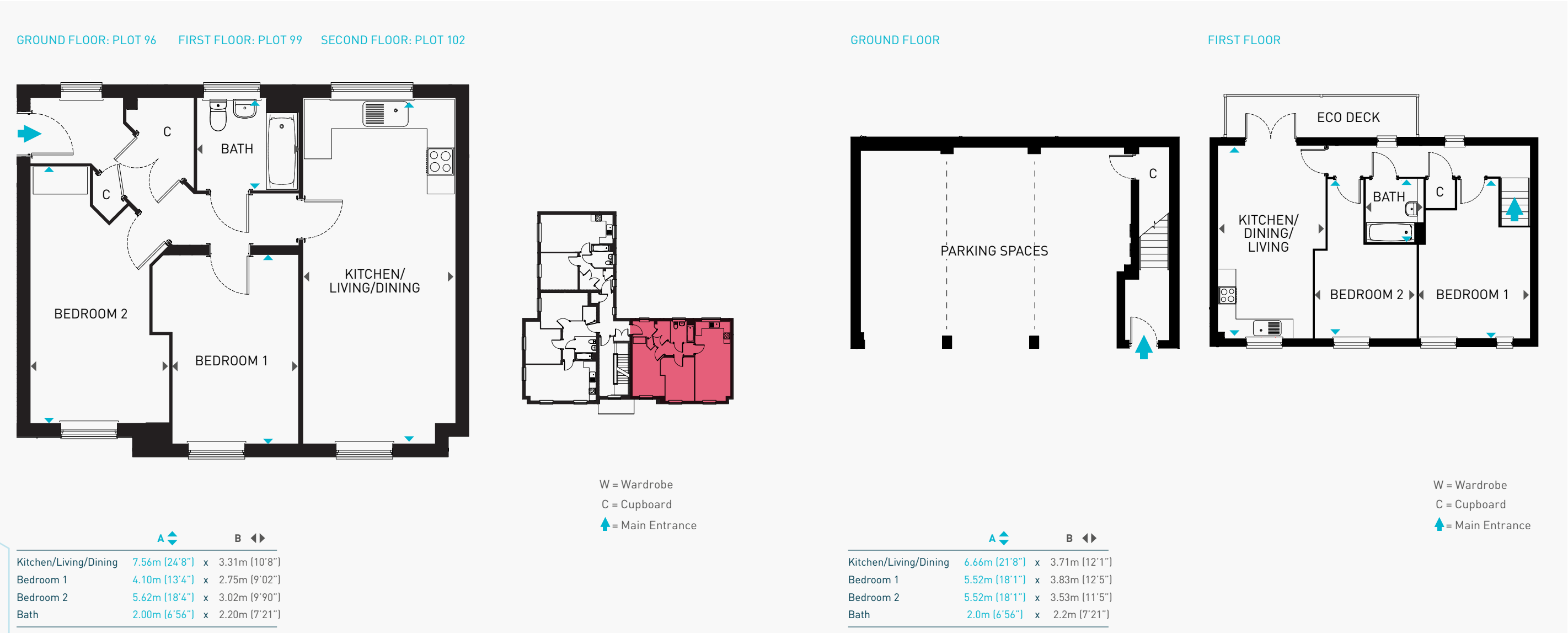
Two bedroom apartment

(Type 2)

Apartments 96, 99, 102 – 69m²
Badger Mount, CM7 2DE



Plots 96, 99, 102



Two bedroom coach house

House 94 – 70m²
1 Badger Mount, CM7 2DE



Plot 94

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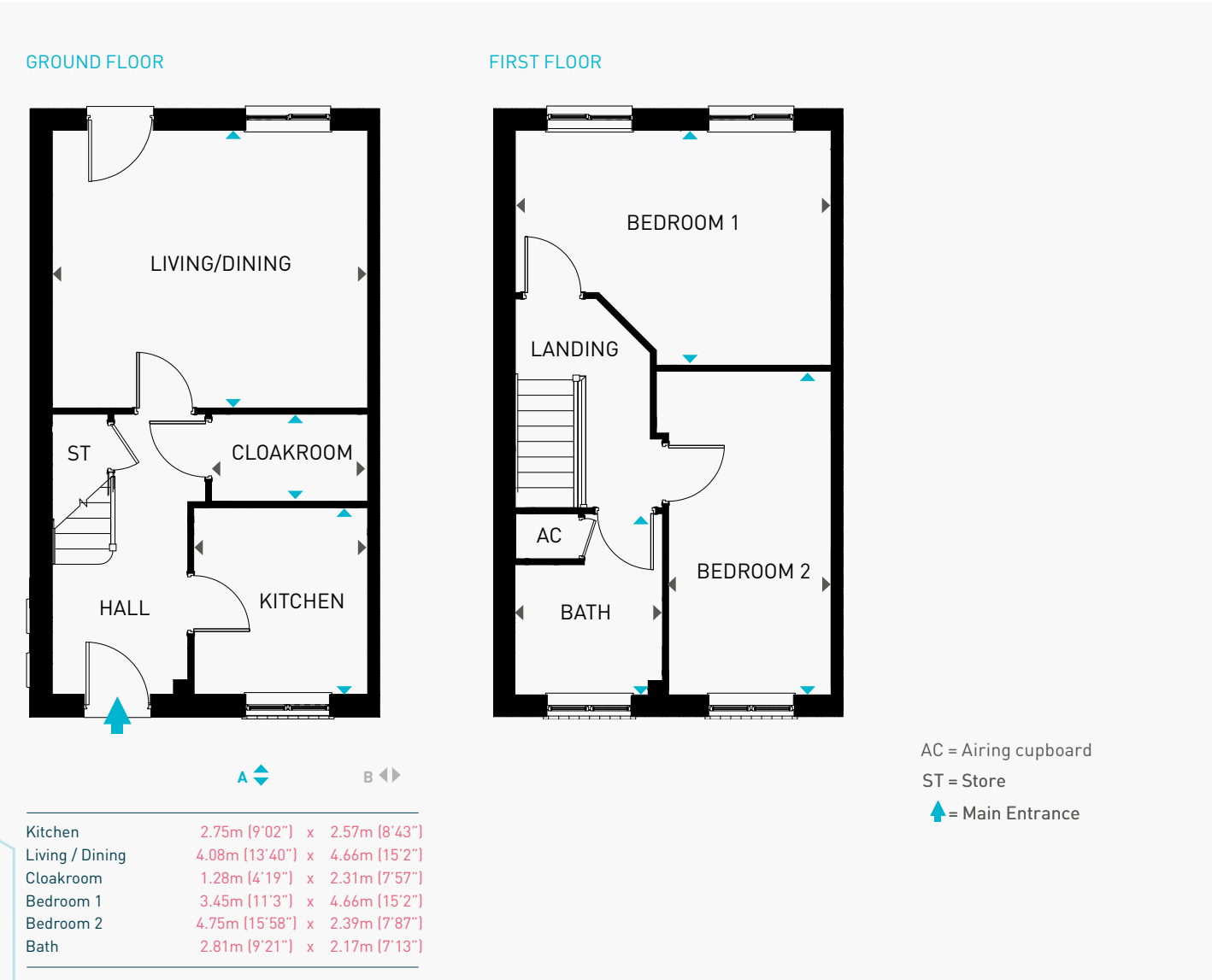
Two bedroom house

Houses 25 & 26 – 77m²
Broomfield Way, CM7 2DA

Plot 25 is mirrored



Plots 25, 26



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Previous Clarion Housing development photography, indicative only



Specification

Rayne Road homes come with a selection of quality fittings and finishes chosen to create a light and relaxed atmosphere. Each property is also tastefully decorated in a timeless fashion, making it easier to adapt to your personal style.

Kitchen/Living areas

- Fully fitted white kitchen units with worktops
- Sink with swivel mixer taps
- Four-ring gas hob (houses) and electric hob (apartments)
- Single oven and cooker hood
- Allowance for installation of white goods
- Flooring in Vinyl

Bathroom

- Armitage Shanks sanitaryware including bath, WC and washbasin
- Bath with Thermostatic shower mixer
- Shaver socket
- Flooring in Vinyl

General

- White emulsion to walls and ceilings
- Woodwork finished in white with natural effect newel caps and hand rails
- Predicted Energy Rating: B
- Parking space for each home
- Spacious, open neighbourhood with play areas

Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. Clarion 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 The Ridge at Rayne Road:

- Priority will be given to applicants living or working in the area covered by Braintree District Council.
- 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 be a first-time buyer or existing shared owner. If you already own a home, and need to move but cannot afford to, then please discuss your situation with us. There are some circumstances under which you may be eligible.

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

Picture credits: 'Happy man lifting woman in new house' by Milan_Jovic; CC image, sourced from iStock.



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

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April 2020



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