



Houlton Meadows

Rugby, Warwickshire CV23 1BF

An outstanding collection of two, three and four-bedroom homes, and two bedroom apartments available for Shared Ownership in a thriving new village on the outskirts of Rugby



CLARION
HOUSING



Houlton: a thriving new community

Welcome to Houlton Meadows – an outstanding new collection of homes in a tranquil rural setting, just outside the historic market town of Rugby.

Set in forty beautiful acres of natural habitat, surrounded by beech, oak and willow trees, Houlton promises fresh open spaces where families can soak up the sunshine and children have space to explore. Walkways and cycle paths weave through the village, linking homes with schools, shops, play parks and a local nature trail with ponds and wildflowers.

Each Houlton Meadows home is built to the highest standards. With a modern interior, a fitted kitchen and dedicated parking provision, Houlton Meadows residences are perfectly designed for modern living – and the ideal place to make a home.

Cover picture: Houlton Meadows: Worcester. Picture credits: 'Beautiful border collie lying in the grass after a long play' by *oneinchipunch*; 'Children playing catch-up in the green field at sunset' by *Galina Kovalenko*; 'Children - identical twins girls are hiking in the mountains' by *JGA*; stock images from Shutterstock.

The perfect location

Few market towns in the world are more famous than Rugby – but it's not just the historic school and the invention of the game that make it special. With its wide range of period architecture, galleries, museums, theatres, monuments and an open-air market that dates to the 13th century, Rugby has a well-earned reputation for picturesque charm.

Surrounded by beautiful countryside, Houlton Meadows is situated in the thriving new village of Houlton, just outside Rugby. Local amenities include shops, cafés, open spaces and exercise facilities; Sainsbury's and Co-op supermarkets are within easy reach in Hillmorton, while high street names can be found at Rugby Central Shopping Centre and Elliott's Field. A number of schools in Rugby are highly rated by Ofsted – including Hillmorton Primary School, Abbots Farm Junior School and Ashlawn School (all "Outstanding") – and locally, St Gabriel's Church of England Primary is a new school for Houlton that will grow each year with the community.

When it's time to take a break, Rugby offers a wealth of options. Cafe Vin Cinq and Rama Thai both offer memorable dining experiences, while the local Tuning Fork Café is perfect for delicious homemade food and barista coffee on your doorstep. Take in a show at the Rugby Theatre or the Benn Hall, catch a movie at Cineworld, or check out Rugby's regular arts and culinary festivals for something a little different. Walks nearby include great stretches of wild countryside on Dollman Common, as well as fishing trips, picnics and sailing at Draycote Water Country Park – so you'll never run out of ways to unwind.



What's nearby

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



Houton Meadows - Rugby, Warwickshire, CV23 1BF



Food & drink

- 1 Tuning Fork Café at Dollman Farm (Houlton)
- 2 The Waterside (Hillmorton)
- 3 The Stag and Pheasant (Hillmorton)
- 4 Prezzo
- 5 Cafe Vin Cinq
- 6 Rama Thai



Amenities

- 1 Rugby Central Shopping Centre
- 2 Elliott's Field Retail Park
- 3 Sainsbury's Local, Hillmorton
- 4 Co-op, Hillmorton
- 5 Tesco Superstore
- 6 Aldi



Fitness & leisure

- 1 Houlton Children's Park
- 2 Queen's Diamond Jubilee Leisure Centre
- 3 No Limits Gym
- 4 Anytime Fitness
- 5 Rugby Gymnastic Club



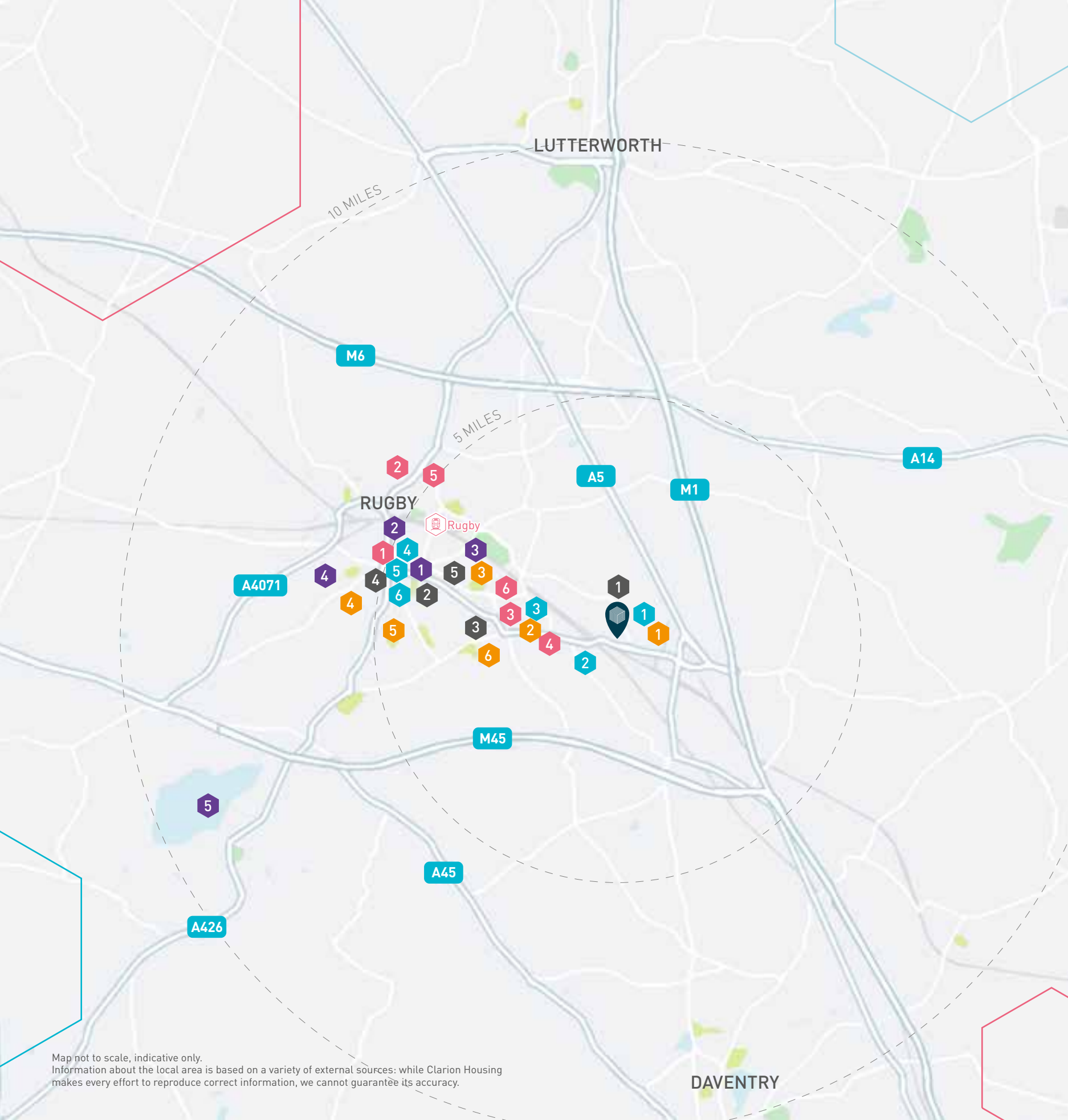
Schools

- 1 St Gabriel's Church of England Academy (Primary)
- 2 Hillmorton Primary School
- 3 Abbots Farm Junior School
- 4 Harris Church of England Academy
- 5 Rugby Free Secondary School
- 6 Ashlawn School (selective secondary)



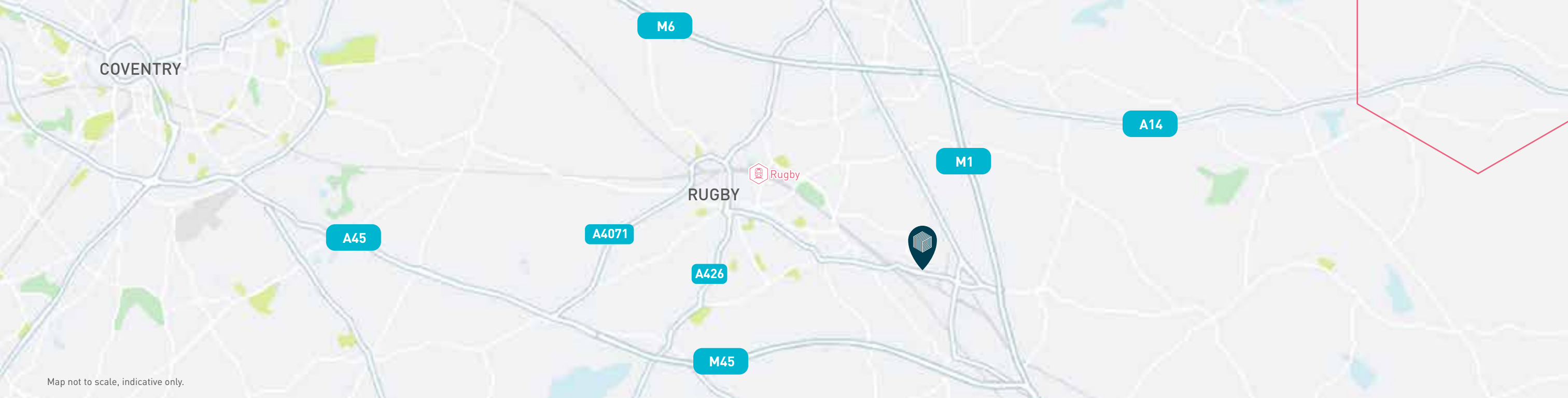
Attractions and parks

- 1 Rugby Theatre
- 2 The Benn Hall
- 3 Rugby Town FC
- 4 The Adventure Zone
- 5 Draycote Water Country Park



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.

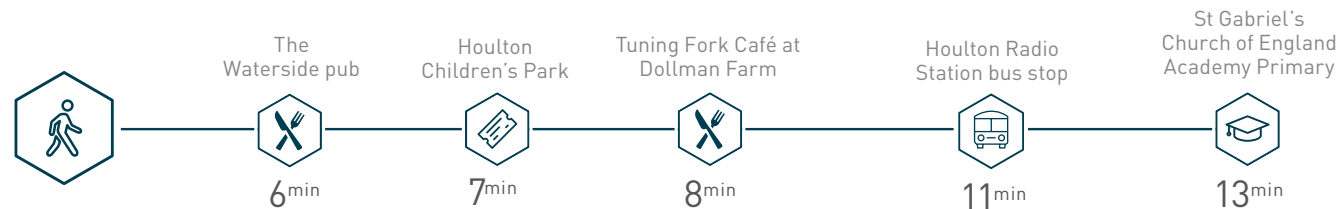
DAVENTRY



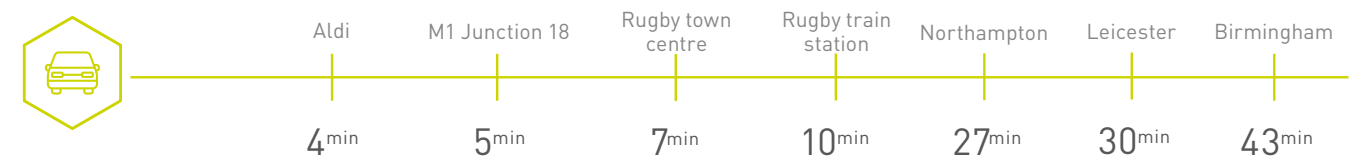
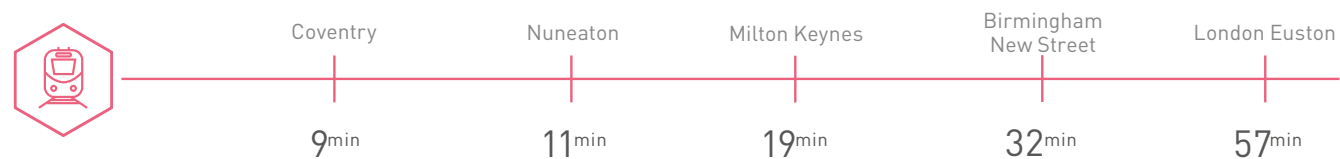
Map not to scale, indicative only.

Transport Links

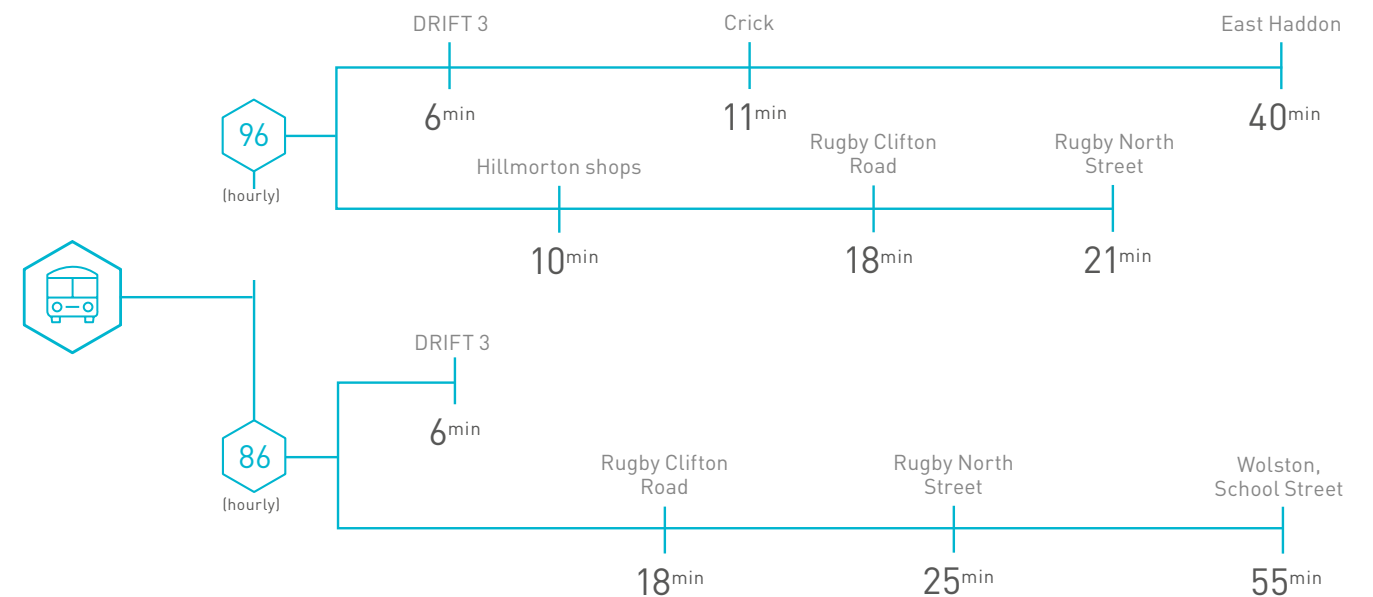
Houlton and Rugby are well connected to major destinations throughout the UK, with London less than an hour away by train*.



Journey times from Rugby station**:



Services are available from the Houlton Radio Station stop on Crick Road (A428).



* Journey times sources: Nationalrail.co.uk, Google Maps and bustimes.org. Train travel times are measured from Rugby 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 as of January 2020, but may change depending on time, day and traffic. Where information for journeys between certain bus stops is not available, estimates based on known journeys may be given instead.

Explore Houlton Meadows

Houlton Meadows is located on a green and spacious site just east of Rugby.

Set amongst a natural wildlife habitat, Houlton village is home to shops, schools, play areas and even a local nature trail.

Each home also benefits from dedicated parking provision: please see individual plot details for the number of parking spaces available.

- Key to Site Plan
- Maple 1 & 2 - Two bedroom apartment
 - Plum - Two bedroom apartment
 - Pine - Two bedroom apartment
 - Holly - Two bedroom apartment
 - Willow - Two bedroom apartment
 - Ash - Two bedroom house
 - Birch - Two bedroom house
 - Laurel - Three bedroom house
 - Cherry - Three bedroom house
 - Lichfield - Three bedroom house
 - Ashby - Three bedroom house
 - Worcester 1 & 2 - Four bedroom house
 - Parking spaces



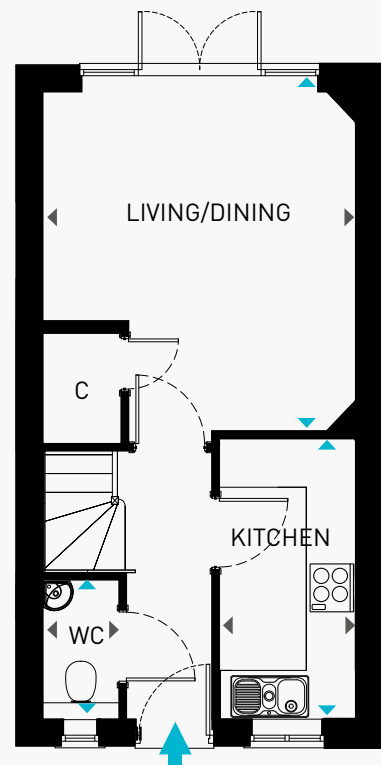
Ash

Two bedroom house

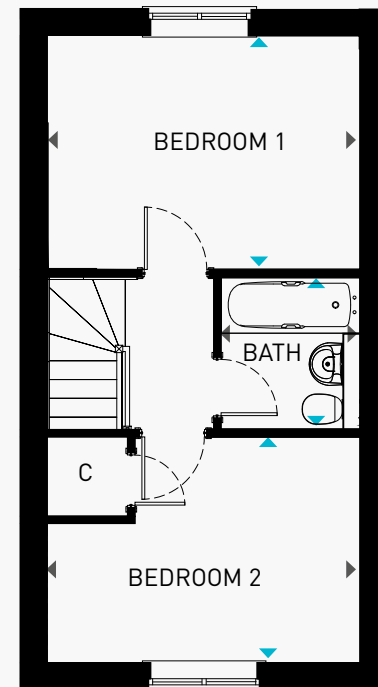
Plots 201, 022, 203, 295, 296, 297, 379, 380 – 59.7m² / 643ft²



GROUND FLOOR



FIRST FLOOR



Plots 201,
202, 203



Plots 295,
296, 297



Plots 379, 380

Note: Plots 203, 297 & 379 are handed

	A	x	B
Kitchen	3.1m (10'2")	x	1.77m (5'8")
Living/Dining	4.32m (14'2")	x	4.16m (13'8")
Bedroom 1	2.69m (8'10")	x	3.87m (12'8")
Bedroom 2	2.70m (8'10")	x	3.87m (12'8")

C = Cupboard

▲ = Main Entrance

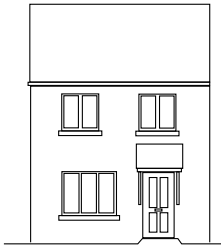
The kitchen and dimensions on the following floorplans are for guidance only. Dimensions are rounded down to one decimal point and are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal 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.



Laurel

Three bedroom house

Plots 332, 337 – 86.2m² / 928ft²



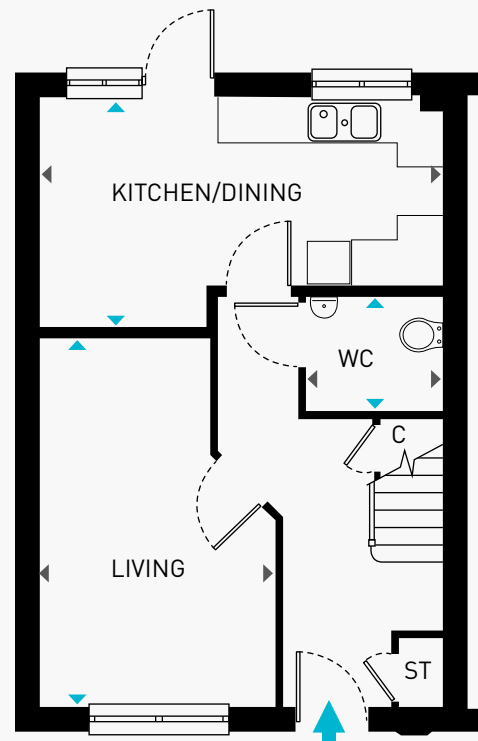
Birch

Two bedroom house

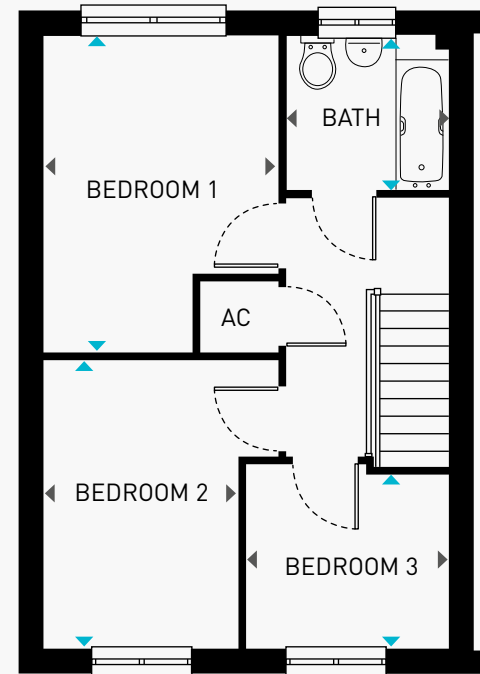
Plot 333 – 74.20m² / 799ft²



GROUND FLOOR

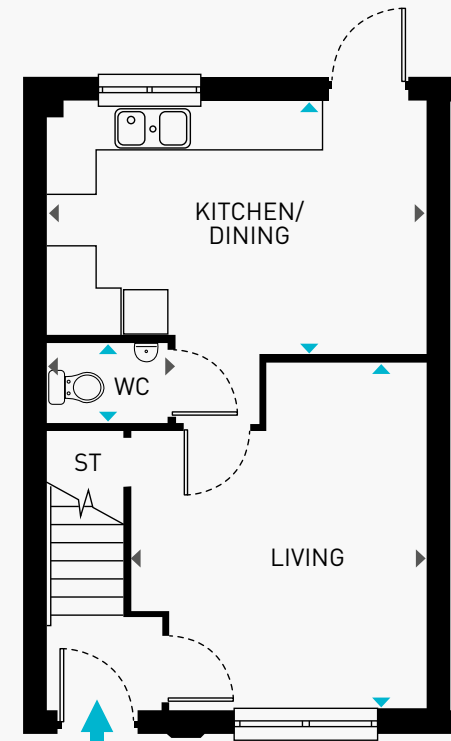


FIRST FLOOR

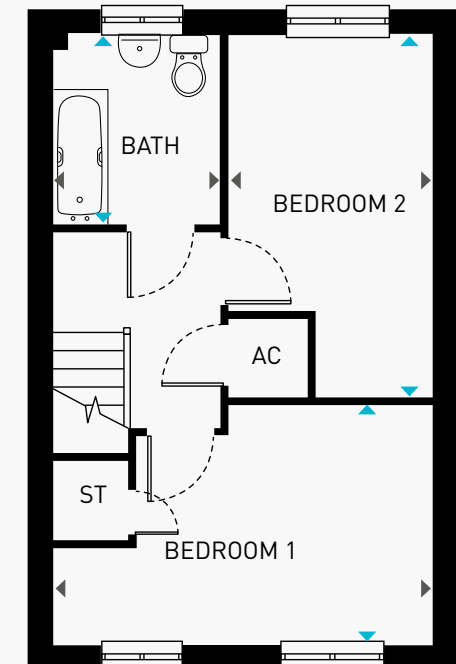


Plots 332,
337

GROUND FLOOR



FIRST FLOOR



Plot 333

Note: Plot 332 is handed

	A	x	B
Kitchen/Dining	3.07m [10'0"]	x	5.35m [17'5"]
Living	4.89m [16'0"]	x	5.23m [17'1"]

	A	x	B
Bedroom 1	4.17m [13'6"]	x	3.09m [10'1"]
Bedroom 2	3.79m [12'4"]	x	2.57m [8'44"]
Bedroom 3	2.30m [7'54"]	x	2.67m [8'77"]

AC = Airing cupboard
ST = Storage
C = Cupboard
▲ = Main Entrance

	A	x	B
Kitchen/Dining	3.19m [10'4"]	x	4.81m [15'7"]
Living	4.42m [14'5"]	x	3.26m [10'6"]

	A	x	B
Bedroom 1	3.02m [9'92"]	x	4.81m [15'7"]
Bedroom 2	4.59m [15'0"]	x	2.57m [8'45"]

AC = Airing cupboard
ST = Storage
▲ = 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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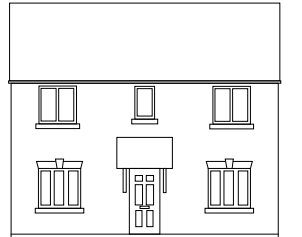


Picture credit: 'Sofa in the living room' by *shyrokova*; stock image from iStock

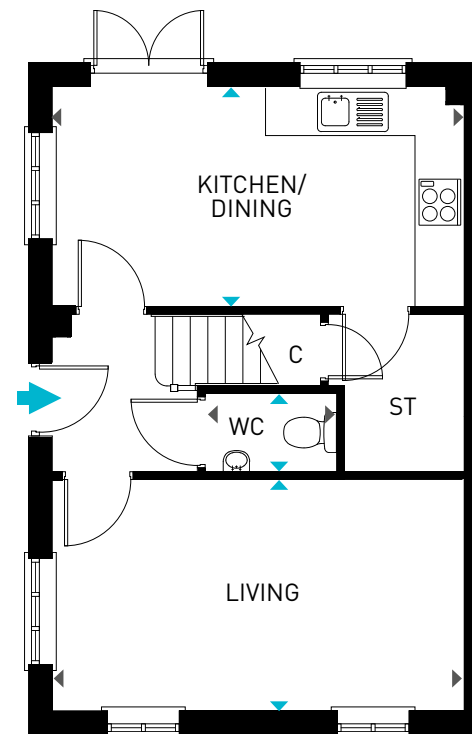
Lichfield

Three bedroom house

Plots 198, 294, 298 – 83.1m² / 894ft²



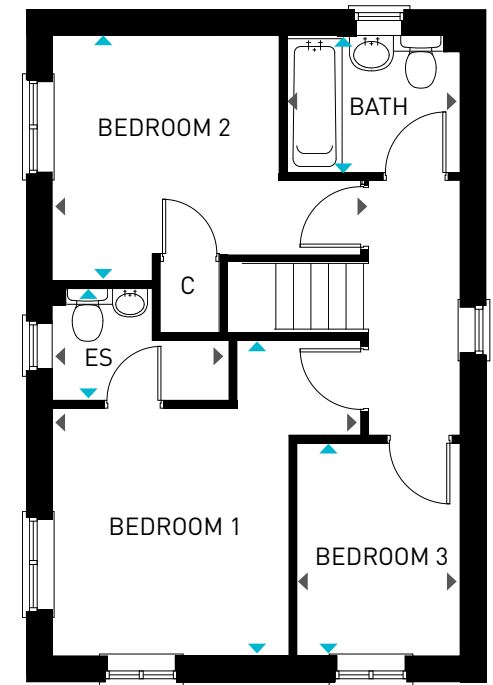
GROUND FLOOR



Note: Plot 198 is handed
 *Garages available for allocated homes

	A	B
Kitchen/Dining	2.81m (9'2")	5.23m (17'1")
Living	2.82m (9'3")	5.23m (17'1")

FIRST FLOOR



ES = En-Suite
 C = Cupboard
 ST = Store
 ▲ = Main Entrance

	A	B
Bedroom 1	3.19m (10'6")	3.05m (10'0")
Bedroom 2	2.92m (9'7")	3.15m (10'4")
Bedroom 3	2.74m (8'11")	2.11m (6'11")



Plot 198, 294



Plot 298

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Ashby

Three bedroom house

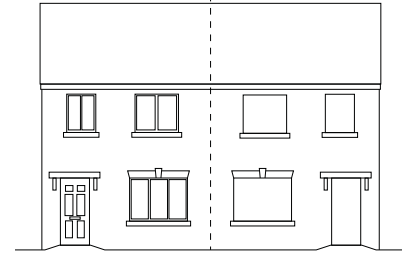
Plots 293, 374, 375, 376 – 83.1m² / 894ft²



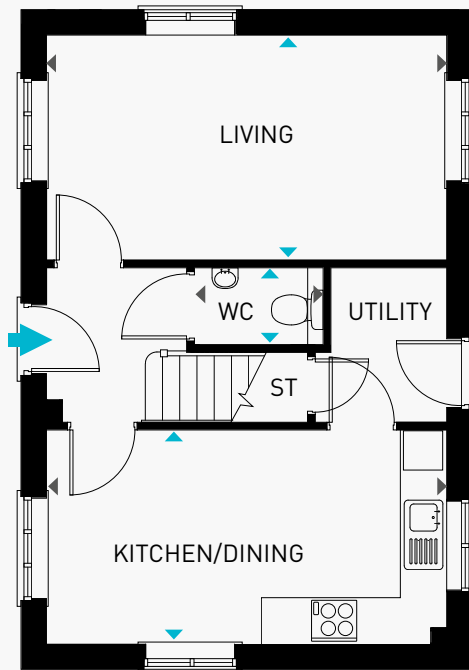
Cherry

Three bedroom house

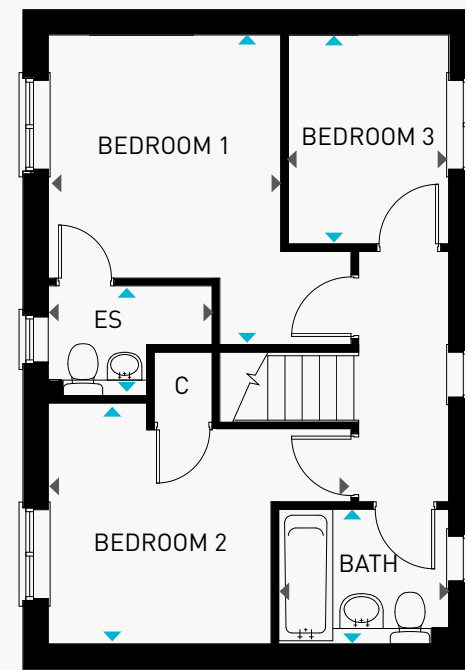
Plots 196, 197, 199, 200, 204, 205, 299, 300, 377, 378 – 74.5m² / 802ft²



GROUND FLOOR



FIRST FLOOR



Plots 374, 375



Plot 293



Plot 376

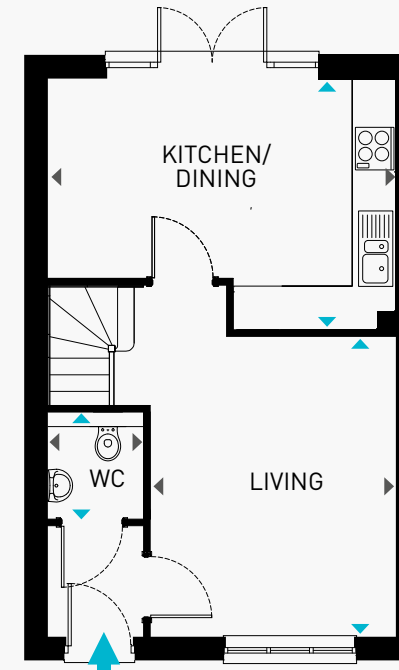
Note: Plot 376 is handed

	A	B
Kitchen/Dining	2.90m (9'6")	5.23m (17'1")
Living	2.81m (9'2")	5.23m (17'1")

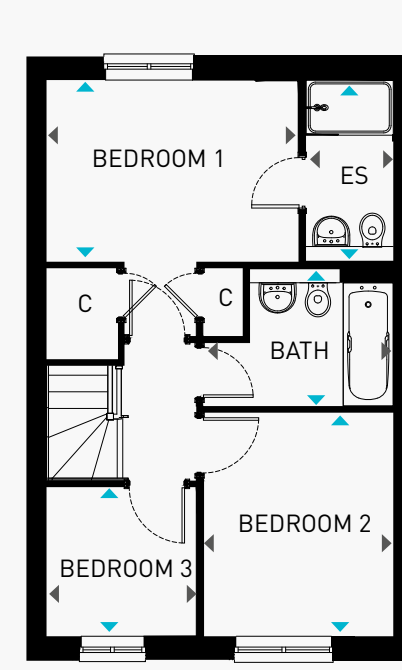
	A	B
Bedroom 1	3.19m (10'6")	3.00m (9'10")
Bedroom 2	2.90m (9'6")	3.16m (10'4")
Bedroom 3	2.70m (8'10")	2.10m (6'11")

ES = En-Suite
ST = Storage
W = Wardrobe
C = Cupboard
▲ = Main Entrance

GROUND FLOOR



FIRST FLOOR



Plots 199, 200, 204, 206



Plots 196, 197



Plots 300, 299



Plots 377, 378

Note: Plots 197, 200, 205, 300 & 377 are handed

	A	B
Kitchen/Dining	2.68m (8'9")	4.95m (16'3")
Living	4.15m (13'7")	2.35m (7'8")

	A	B
Bedroom 1	2.52m (8'3")	3.50m (11'6")
Bedroom 2	3.10m (10'2")	2.65m (8'8")
Bedroom 3	2.00m (6'7")	2.00m (6'7")

ES = En-Suite
W = Wardrobe
C = Cupboard
▲ = Main Entrance

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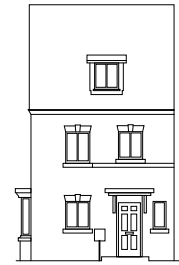
Worcester 1

Four bedroom house

Plots 285, 292 and 373
104.2m² / 1129ft²



Plots 285, 292 and 373



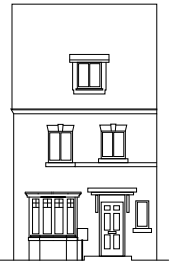
Worcester 2

Four bedroom house

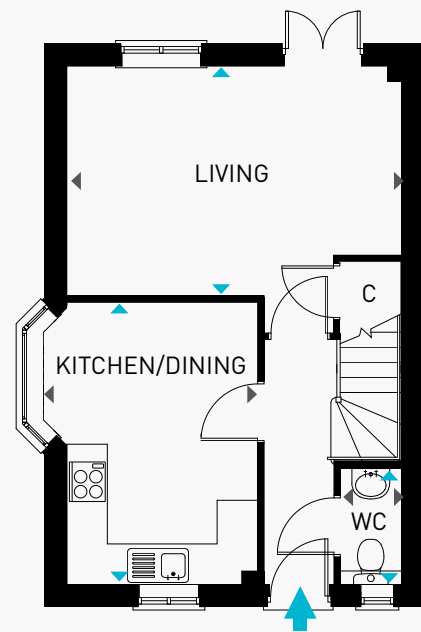
Plots 286, 287, 288, 289, 290, 291, 369, 370, 371 and 372
104.2m² / 1122ft²



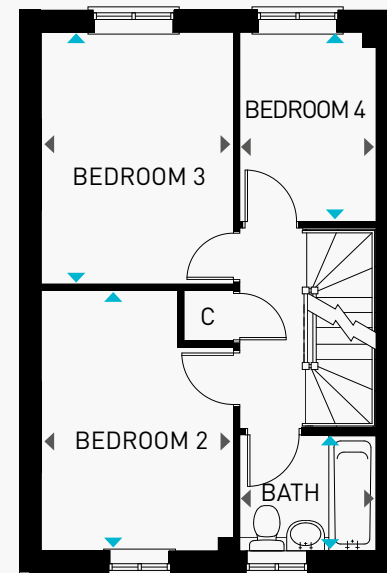
Plots 286, 287, 288, 289, 290, 291, 369, 370, 371 and 372



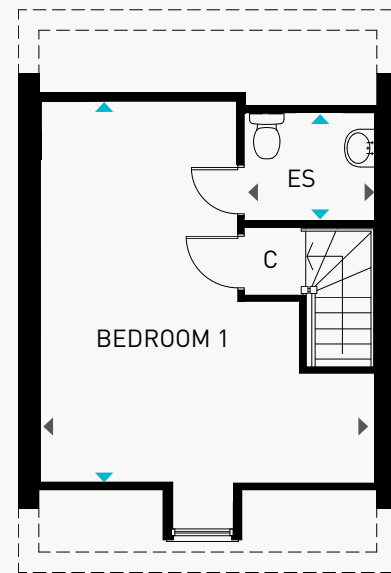
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

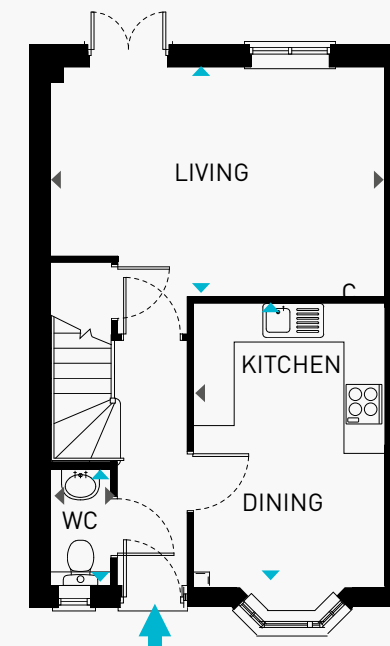


Note: Plots 285, 373 are handed

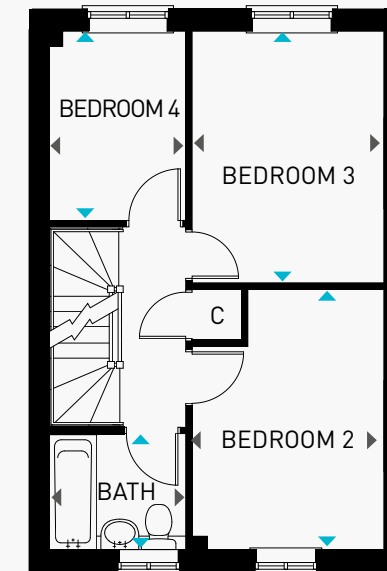
	A	B		A	B
Kitchen/Dining	2.86m (9'5")	x 2.12m (6'11")	Bedroom 2	3.89m (12'9")	x 2.87m (9'5")
Living	2.84m (9'4")	x 5.00m (16'5")	Bedroom 3	3.76m (12'4")	x 2.87m (9'5")
Bedroom 1	5.48m (17'11")	x 5.44m (17'10")	Bedroom 4	4.20m (13'9")	x 2.80m (9'2")

ES = En-Suite
W = Wardrobe
C = Cupboard
▲ = Main Entrance

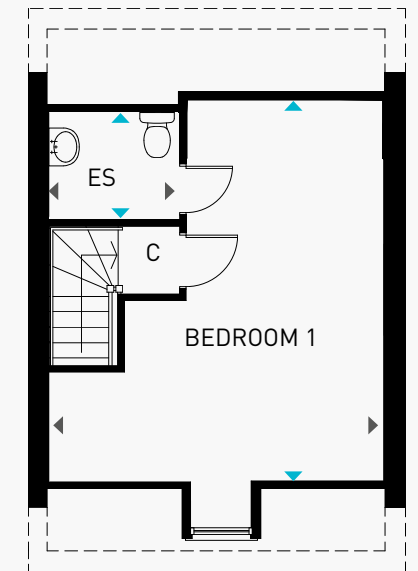
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Note: Plots 286, 291 and 372 are handed

	A	B		A	B
Kitchen/Dining	2.86m (9'5")	x 2.12m (6'11")	Bedroom 2	3.89m (12'9")	x 2.87m (9'5")
Living	2.84m (9'4")	x 5.00m (16'5")	Bedroom 3	3.76m (12'4")	x 2.87m (9'5")
Bedroom 1	5.48m (17'11")	x 5.44m (17'10")	Bedroom 4	4.20m (13'9")	x 2.80m (9'2")

ES = En-Suite
W = Wardrobe
C = Cupboard
▲ = Main Entrance

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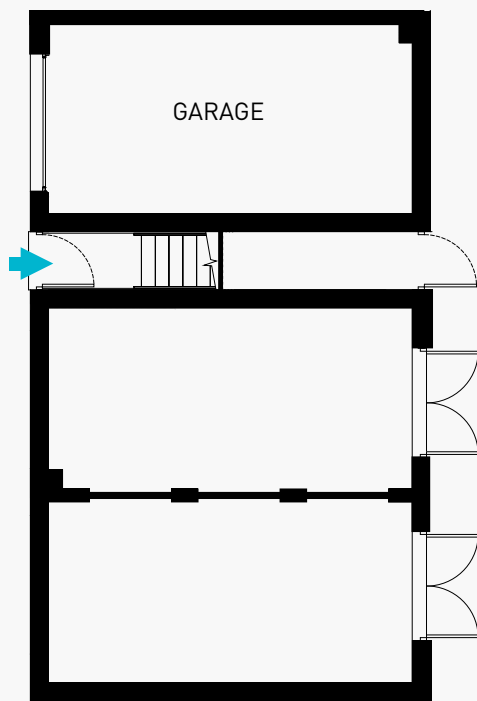
Willow

Two bedroom apartment

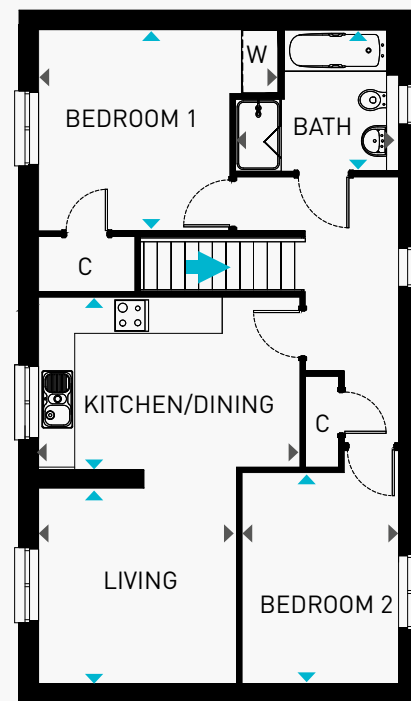
Plot 206 – 71.9m² / 771ft²



GROUND FLOOR



FIRST FLOOR



Plot 206

W = Wardrobe
 C = Cupboard
 ▲ = Main Entrance

A ↔ B

Living/Kitchen/Dining	3.31m [10'10"]	x	6.42m [21'1"]
Bedroom 1	3.20m [10'6"]	x	3.36m [11'0"]
Bedroom 2	3.53m [11'7"]	x	2.62m [8'7"]

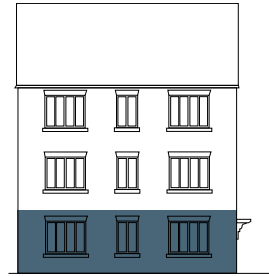
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Maple 1

Two bedroom apartment

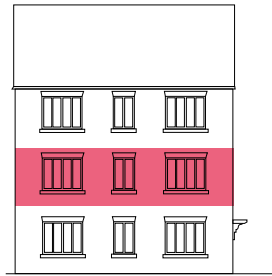
Plot 207 – 60.6m² / 653ft²



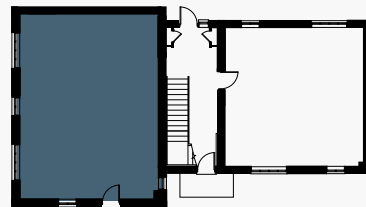
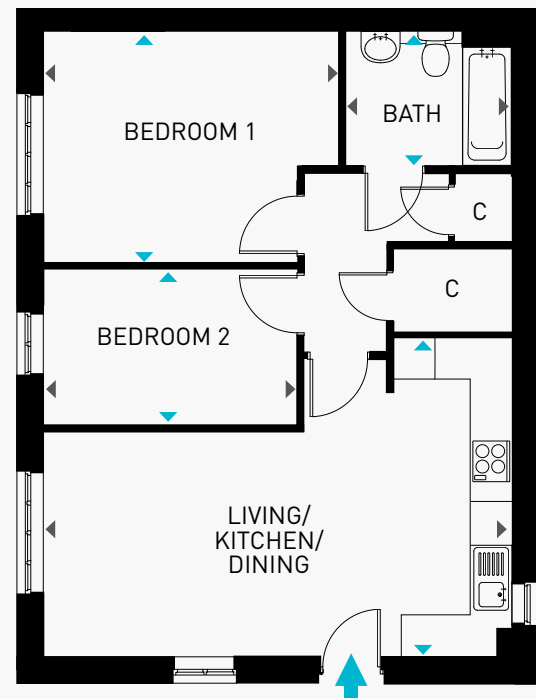
Maple 2

Two bedroom apartment

Plot 209 – 60.6m² / 653ft²

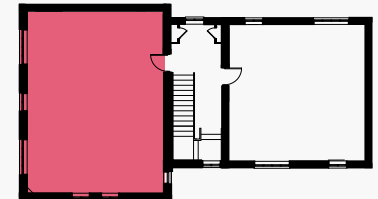
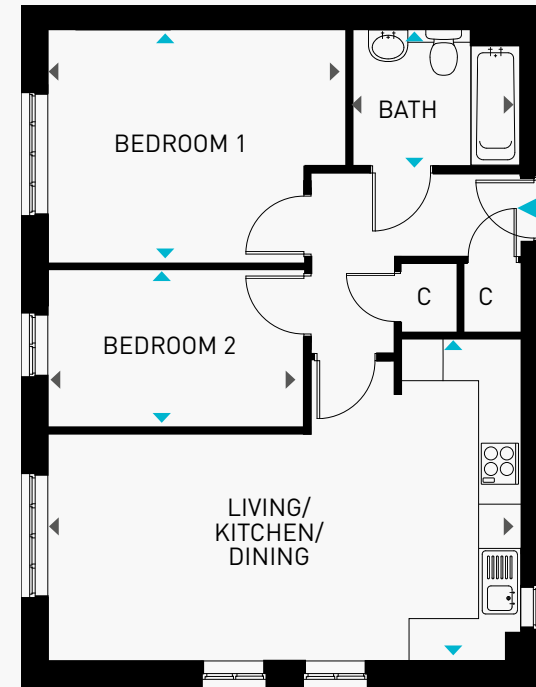


GROUND FLOOR



Plot 209

FIRST FLOOR



Plot 207

	A	B
Living/Kitchen/Dining	3.27m (10'9")	x 6.75m (22'2")
Bedroom 1	3.37m (11'1")	x 4.29m (14'1")
Bedroom 2	2.27m (7'5")	x 3.68m (12'1")

W = Wardrobe
C = Cupboard
↑ = Main Entrance

	A	B
Living/Kitchen/Dining	3.27m (10'9")	x 6.75m (22'2")
Bedroom 1	3.37m (11'1")	x 4.29m (14'1")
Bedroom 2	2.27m (7'5")	x 3.68m (12'1")

W = Wardrobe
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.

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.



Plum

Two bedroom apartment

Plots 360, 363, 366 – 65.0m² / 700ft²



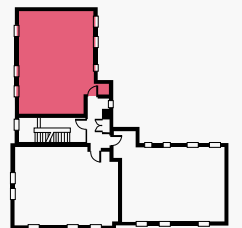
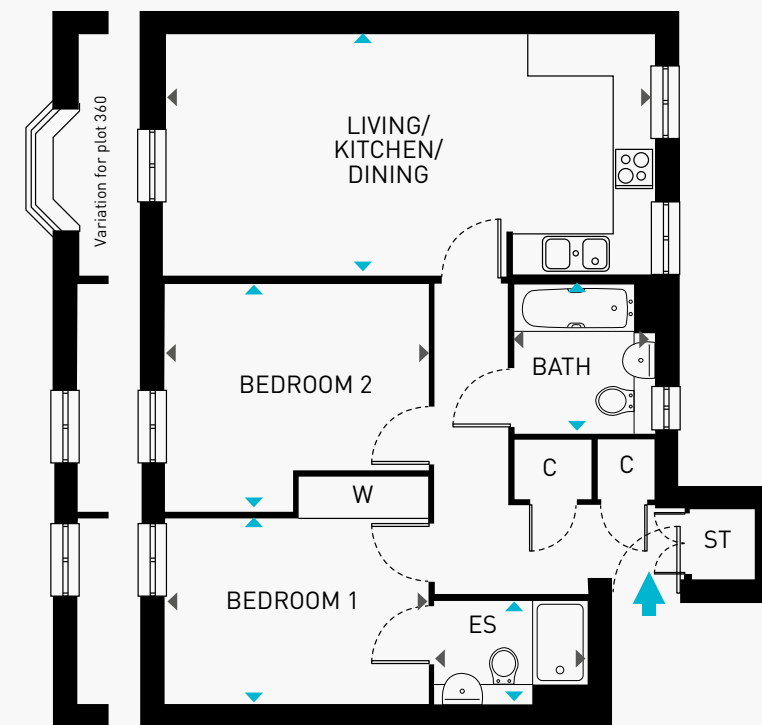
GROUND FLOOR: 360

FIRST FLOOR: 363

SECOND FLOOR: 366



Plots 360, 363, 366



- ES = En-Suite
- ST = Storage
- W = Wardrobe
- C = Cupboard
- ▲ = Main Entrance

	A	B
Living/Kitchen/Dining	3.49m [11'5"]	7.04m [23'1"]
Bedroom 1	2.70m [8'10"]	3.75m [12'4"]
Bedroom 2	3.29m [10'9"]	3.75m [12'4"]

Previous Clarion Housing development photography, indicative only

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.

Pine

Two bedroom apartment

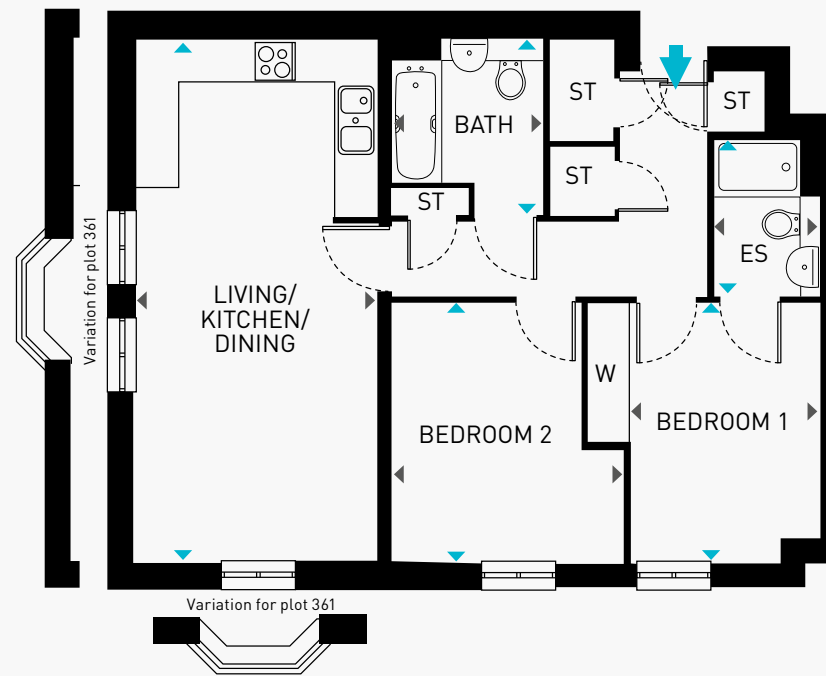
Plots 361, 364, 367 – 65.0m² / 707ft²



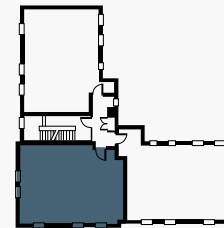
GROUND FLOOR: 361

FIRST FLOOR: 364

SECOND FLOOR: 367



Plots 361, 364, 367



ES = En-Suite
ST = Storage
W = Wardrobe
↑ = Main Entrance

A ↔ B ↔

Living/Kitchen/Dining	7.37m [24'2"]	x	3.49m [11'5"]
Bedroom 1	3.69m [12'1"]	x	2.15m [7'1"]
Bedroom 2	3.69m [12'1"]	x	2.29m [7'6"]

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.

Holly

Two bedroom apartment

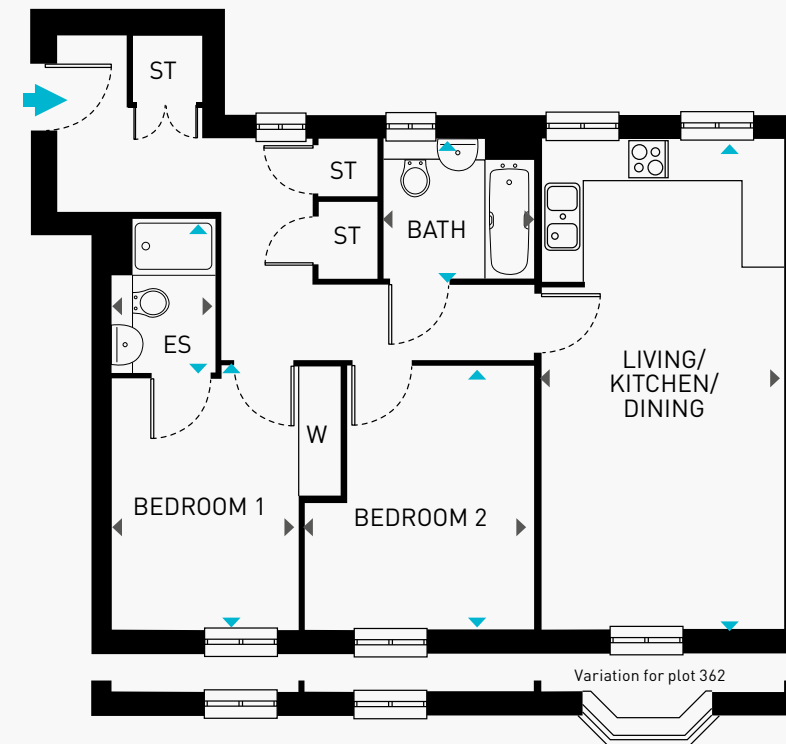
Plots 362, 365, 368 – 65.0m² / 700ft²



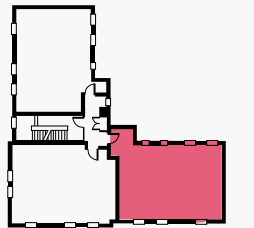
GROUND FLOOR: 362

FIRST FLOOR: 365

SECOND FLOOR: 368



Plots 362, 365, 368



ES = En-Suite
ST = Storage
W = Wardrobe
↑ = Main Entrance

A ↔ B ↔

Living/Kitchen/Dining	7.04m [23'1"]	x	3.49m [11'5"]
Bedroom 1	3.75m [12'4"]	x	2.70m [8'10"]
Bedroom 2	3.75m [12'4"]	x	2.29m [7'6"]

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

Houlton Meadows is all about creating a place that you can truly make your own. Homes come with a selection of quality modern fittings, including a fitted kitchen with selected appliances and bathroom finishes 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 areas

- Fully fitted Symphony kitchen units with worktop, matching upstand and under-pelmet lighting
- Zanussi stainless steel single-fan electric oven
- Stainless steel gas hob, splashback and extractor hood
- Stainless steel 1.5-bowl sink with chrome mixer tap
- Space for fridge/freezer, dishwasher and washing machine
- LED downlights
- Ceramic tiled floor

Bathroom

- Contemporary white sanitaryware (bath, pedestal basin and WC)
- Heated towel rail
- LED downlights
- Ceramic tiled floor
- En suites (where applicable) have a fitted shower enclosure and full-height tiling to shower area

General

- Internal walls in emulsion white or magnolia
- Woodwork in gloss white
- Fitted wardrobe with mirrored doors in master bedroom
- Combination boiler
- TV and telephone points in living room and master bedroom
- Smoke detectors and carbon monoxide alarm supplied
- Gas point for fire in living room
- Turf to front and rear gardens (where applicable)
- Patio area and wooden fencing in rear gardens (where applicable)
- 12-year NHBC warranty

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

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 Houlton Meadows:

- 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.

shared.ownership@myclarionhousing.com

Picture credits: 'Happy man lifting woman in new house' by Milan_Jovic; stock 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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September 2020



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