



Enjoy the benefits of Shared Ownership at Limebrook Walk

A charming collection of 1, 2 & 3 bedroom apartments and houses all available to enjoy with the benefits of Shared Ownership, giving you the opportunity to enjoy life in the peaceful Essex countryside.

Situated on the outskirts of historic Maldon and set around beautiful green open spaces, this unique development allows you to escape the hustle and bustle of the city, while keeping all the excitement within reach.



Enjoy being near the River Blackwater.



Take a stroll along Promenade Park.



Bakeries along the town's characterful streets.

MALDON TOWN

Mixing old and new in a unique way

A picturesque town nestled on the banks of the River Blackwater that is rich with history and full of life.

Whether it's the abundance of ancient Thames Barges that line the quayside, the fantastic choice of delicious restaurants and cafés, or the thrills of the annual Mud Race, there are countless ways to enjoy life in Maldon.

Along the town's characterful streets, you'll find a mixture of high street favourites and independent delights. Among them there are banks, supermarkets, a post office and a variety of interesting stores that stock everything from fashion, right through to fishing tackle.

All this is perfectly balanced with a great selection of spectacular open spaces, stunning surrounding countryside and the beautiful River Blackwater when you need to blow away the cobwebs.



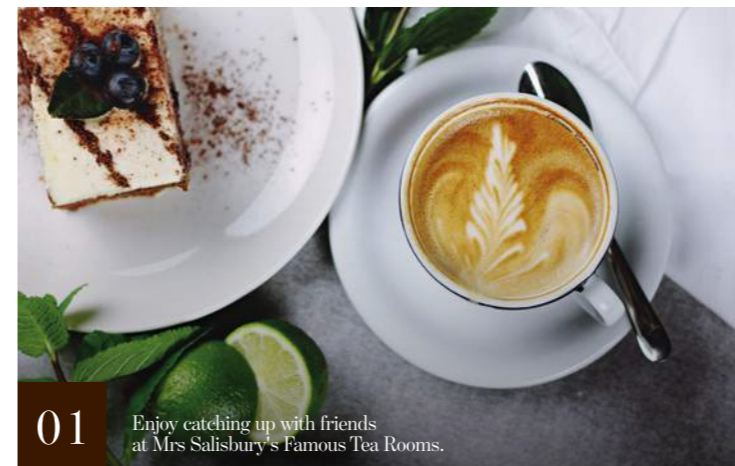
Where life is plain sailing

With its riverside location and such a strong maritime history, there are plenty of ways to have fun out on the water, but that's not all Maldon has to offer.

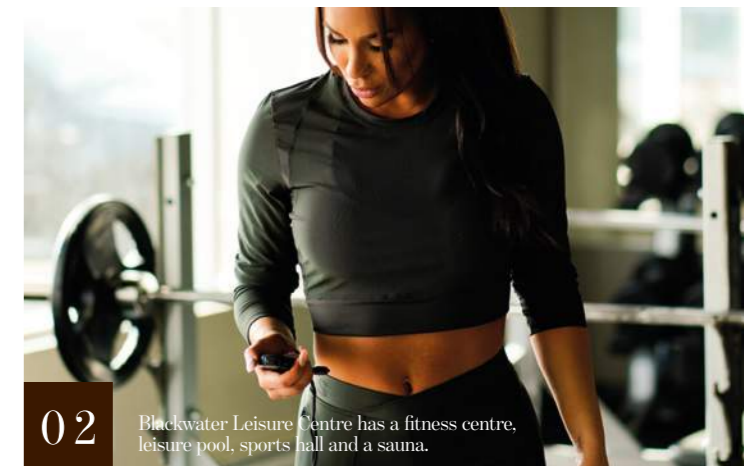
Maldon is perhaps most famous for being the home of the Thames Barge and to this day there are a huge number of these iconic vessels moored at Hythe Quay. It is possible to arrange a sailing trip on one of the barges, but even just admiring them from the shore at high tide is worth the trip.

A short walk from Hythe Quay is the fantastic Promenade Park. When you combine its open space, marine lake, tennis courts, skate park, crazy golf, pirate ship playground and Splash Park, you have the perfect place for the whole family to enjoy a day out.

If you are more of a foodie or you just love to socialise, you will be pleased to hear that Maldon enjoys some outstanding places to eat, drink and chat. Get some proper pub grub and beer at The Queens Head, go back to basics at The Maldon Smokehouse or enjoy great coffee and brunch at the Continental Café.



01 Enjoy catching up with friends at Mrs Salisbury's Famous Tea Rooms.



02 Blackwater Leisure Centre has a fitness centre, leisure pool, sports hall and a sauna.



03 Blackwater estuary at sunset.



04 National Trust sign when approaching Northey Island.

01. DINE

Town Centre
Maldon High Street offers a wide variety of cafes and restaurants that between them can satisfy any taste.
1.8 miles away

02. TRAIN

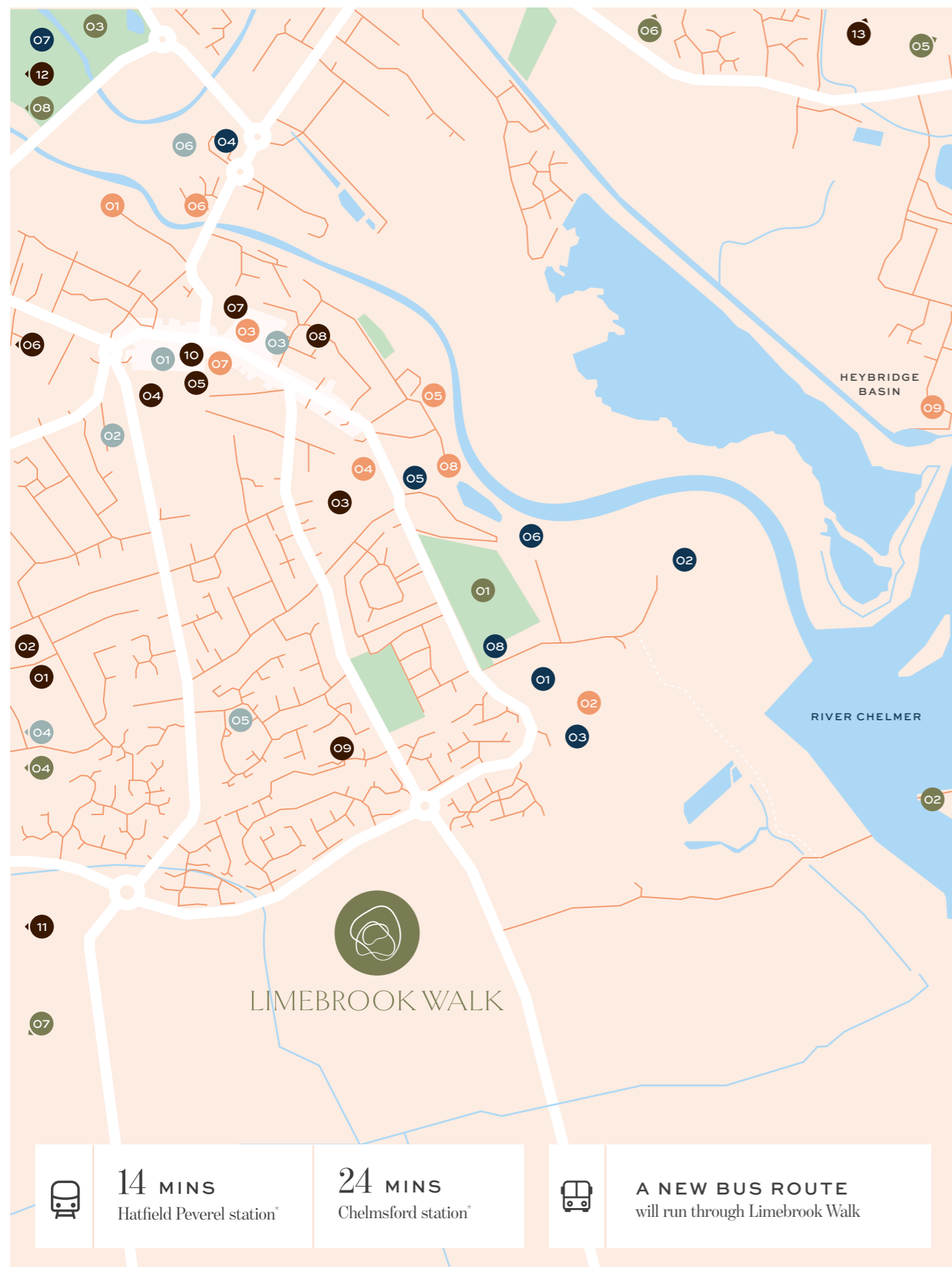
Blackwater Leisure Centre
Swim, lift, workout or take a class before relaxing in the sauna at this fully-equipped leisure centre.
1.4 miles away

03. RELAX

Heybridge Basin
This historic area makes the perfect place to get away from it all with lunch and a stroll down by the water.
4.2 miles away

04. EXPLORE

Northey Island
Obtain a permit to arrange an adventure into the wilderness of this secluded island, famed for being the oldest battlefield in Britain.
2.8 miles away



Limebrook Walk enjoys excellent road links and a brand new bus route which puts the very best of Maldon right on your doorstep, from shopping and socialising through to walking and water sports. And if you need a little more excitement, both Chelmsford and Hatfield Peverel railway stations are nearby, between them offering great connections to London and beyond.

Where to go and what to do

FOOD & DRINK

- 01 The Maldon Smokehouse (Seafood)
- 02 Izumi Maldon (Oriental Buffet)
- 03 Prezzo (Italian)
- 04 Fish Inn (Fish and Chips)
- 05 The Queens Head (Inn)
- 06 The Sunny Sailor (Inn)
- 07 Costa Coffee (Coffee Shop)
- 08 The Barge (Tea Room)
- 09 The Lock (Tea Room)

GREEN SPACES

- 01 Promenade Park
- 02 Northey Island (National Trust)
- 03 Elms Farm Park
- 04 Maldon Wick
- 05 Tollesbury Wick (11.2 miles)
- 06 Tiptree Heath (7.9 miles)
- 07 RHS Garden Hyde Hall (8.1 miles)
- 08 Beeleigh Abbey Gardens

LEISURE

- 01 Blackwater Leisure Centre
- 02 Maldon Yacht Club
- 03 Maldon & Tiptree Football Club
- 04 Old Ironworks Gym
- 05 Maldon Museum
- 06 Maldon Splash Park
- 07 Maldon Golf Club
- 08 Park Drive Health Club

RETAIL

- 01 Upstairs Downstairs (Dept Store)
- 02 Lottie & Jake's (Cake Shop)
- 03 The Emporium Maldon (Misc Shop)
- 04 Morrisons (Supermarket)
- 05 Costcutter (Supermarket)
- 06 Tesco Extra (Supermarket)

EDUCATION

- 01 Wentworth Primary School
- 02 Viking Junior
- 03 Plume Academy (Lower School)
- 04 Plume Academy (Upper School & Sixth Form College)
- 05 The Friary Pre-School
- 06 All Saints' C of E Primary School
- 07 Maldon Court Preparatory School
- 08 Watership Downs (Pre-School)
- 09 Buddies Children Centre Ltd (Pre-School)
- 10 ACL Maldon (Adult Education)
- 11 Writtle University College (11.7 miles)
- 12 Anglia Ruskin University (10 miles)
- 13 University of Essex (20 miles)

*Travel times from Limebrook Walk by car are taken from google.co.uk/maps and are subject to change. Distances are taken from google.co.uk/maps. Map not to scale.

Get the best start in life

Maldon is not only a great place for the family to play, it's also a great place for them to learn. Being located within easy reach of Chelmsford and a number of other nearby towns, Limebrook Walk not only makes the most of Maldon's offering, but also that of the surrounding area.

This means that you could be just a short drive from some of the area's best nursery, primary, secondary and college education, rated 'Good' and above by Ofsted. When you are surrounded by opportunities like this, it's hard to find a reason not to base your family at Limebrook Walk.

Limebrook Walk is ideally located to provide easy access to a number of schools and colleges in the local area, giving you the peace of mind that your family has everything they need to grow.

The wider development has plans for a new primary school to open within Limebrook Walk.



Primary

Secondary

College

WENTWORTH PRIMARY SCHOOL
Aiming to provide a curriculum that is broad, balanced and progressive.
Ofsted rating: **Good**
1.5 miles from Limebrook Walk

ST FRANCIS CATHOLIC PRIMARY SCHOOL
Priding itself on setting high standards of academic achievement and behaviour.
Ofsted rating: **Good**
1.7 miles from Limebrook Walk

ALL SAINTS' C OF E PRIMARY SCHOOL
Striving to be a welcoming and caring school where pupils work together.
Ofsted rating: **Good**
2.0 miles from Limebrook Walk

PLUME ACADEMY
A community academy offering secondary education in the heart of Maldon.
Ofsted rating: **Good**
1.5 miles from Limebrook Walk

WILLIAM DE FERRERS SCHOOL
A secondary school located in the nearby town of South Woodham Ferrers.
Ofsted rating: **Good**
7.3 miles from Limebrook Walk

MALTINGS ACADEMY
A highly regarded school located in the nearby town of Witham.
Ofsted rating: **Outstanding**
8.4 miles from Limebrook Walk

PLUME SIXTH FORM COLLEGE
A popular sixth form college that is part of the Plume Academy.
Ofsted rating: **Good**
1.5 miles from Limebrook Walk

CHELMSFORD COLLEGE
Offering a variety of courses in anything from engineering to travel and tourism.
Ofsted rating: **Good**
10 miles from Limebrook Walk

WRITTLE UNIVERSITY COLLEGE
A specialist college that offers an extensive selection of courses in land-based industries.
Ofsted rating: **Good**
8 miles from Limebrook Walk

Development siteplan

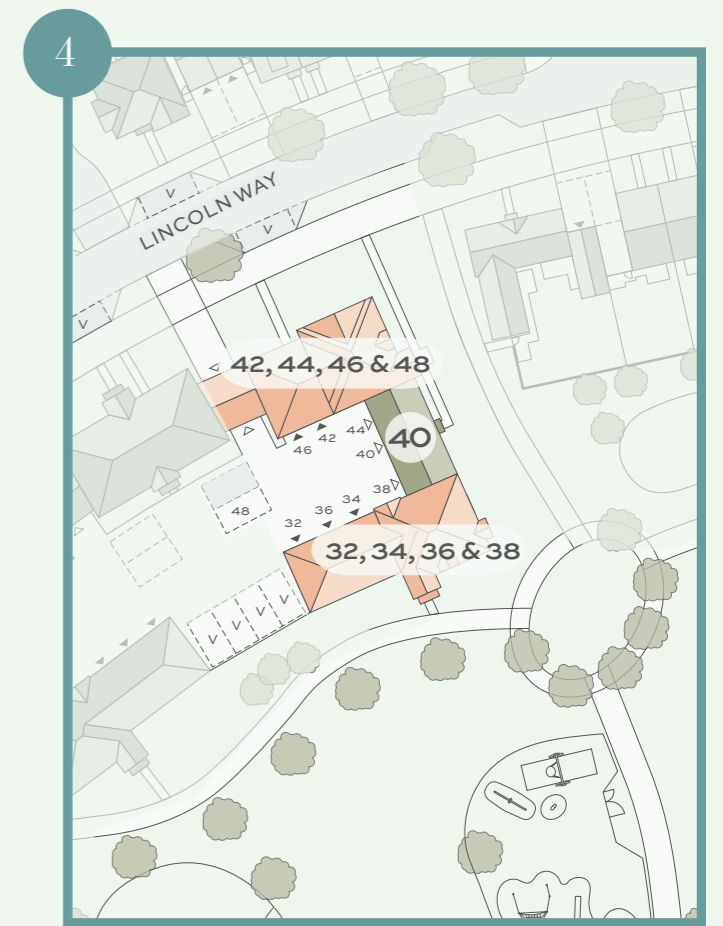
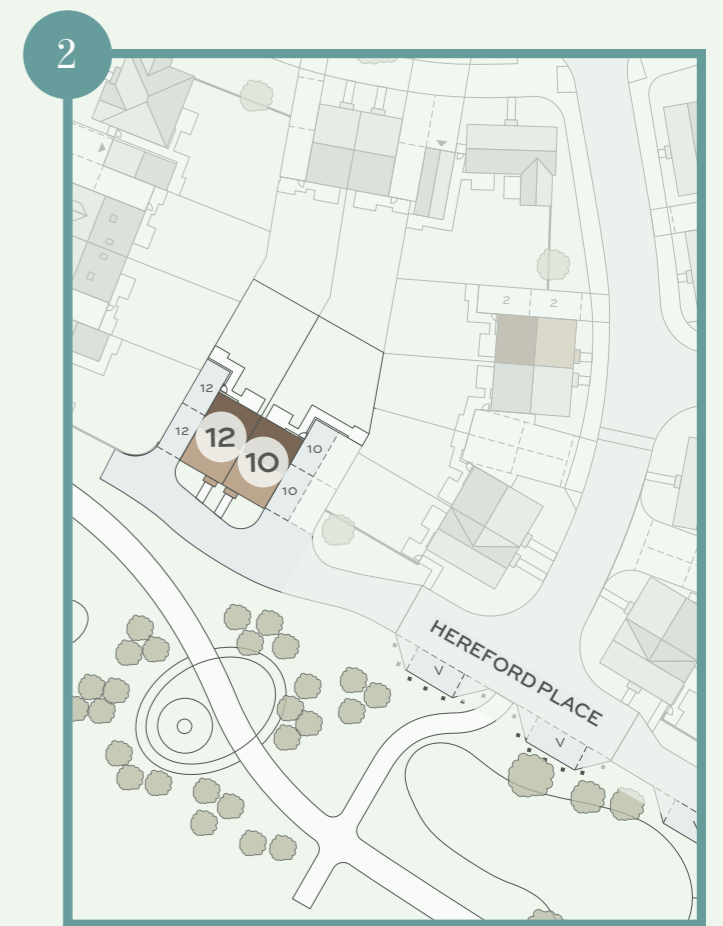
- Apartment
32, 34, 36 & 38 Lincoln Way
42, 44, 46 & 48 Lincoln Way
- 2 Bedroom Coach House
40 Lincoln Way
- 2 Bedroom Semi-detached House
10 & 12 Hereford Place
- 3 Bedroom Semi-detached House
12 & 14 Gladiator Close

BS = Bin Store
CS = Cycle Store
SS = Sub Station
V = Visitor Parking



Homes in detail

View the areas of our Shared Ownership homes up close.



High quality, high spec homes

KITCHEN/LIVING/ DINING AREAS

Cashmere white handleless kitchen units and underside LED spot lighting to wall units

Dark Ash laminate worktop with matching upstand & glass splashback behind hob

Stainless steel 1 ½ bowl sink with drainer and mixer tap

Electrolux ceramic hob with integrated extractor fan

AEG electric oven built in to tall housing where space allows or under ceramic hob

Integrated Electrolux washing machine, dishwasher and fridge/freezer

Amtico Nordic Oak Luxury Vinyl Tiles (LVT) flooring

BEDROOM(S)

80/20 wool mix carpet in ice grey

Pendant lighting

Extra TV points added to master bedrooms

BATHROOM(S)

White steel bath with wall mounted chrome hand shower and bath screen

Semi-pedestal hand wash basin, with full size mirror above

WC with dual flush chrome push plate

Chrome heated towel rail

Madagascar Natural ceramic tiles to selected walls

Nordic Oak Luxury Vinyl Tiles

SECURITY & PEACE OF MIND

Audio entry system

Doorbell to front entrance door on houses

1800mm high timber fencing around gardens

Wired smoke detectors & heat alarms

Security locks to windows, balcony/terrace/garden doors

COMMUNAL

High-quality, durable carpeting and floor finishes throughout

Electronic access to blocks

Post boxes within communal areas of apartments

Landscaped gardens to houses

Outdoor children play areas

Car and bicycle parking*

Juliet balconies to selected apartments

GENERAL

White flush internal doors with chrome ironmongery

Ventilation system with humidity controls

Individual boilers to all homes

Radiators throughout with thermostat and heating controls

12 year NHBC cover with insolvency cover

UTILITY/ELECTRICALS

Heat and hot water smart meter to storage cupboard

Recessed down light fitted to kitchen and bathrooms

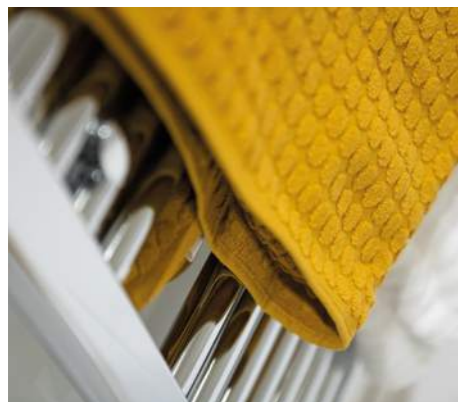
Pendant lighting fitted to living area, dining area, bedroom/s and hallway

Shaver points to bathrooms

Communal aerial and satellite system wired for Sky Q and Freeview television cover points to living room and master bedroom**

Telephone points to living area and master bedroom

Lighting added to rear and front of houses



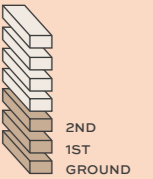


Internal image depicts a typical Peabody home.

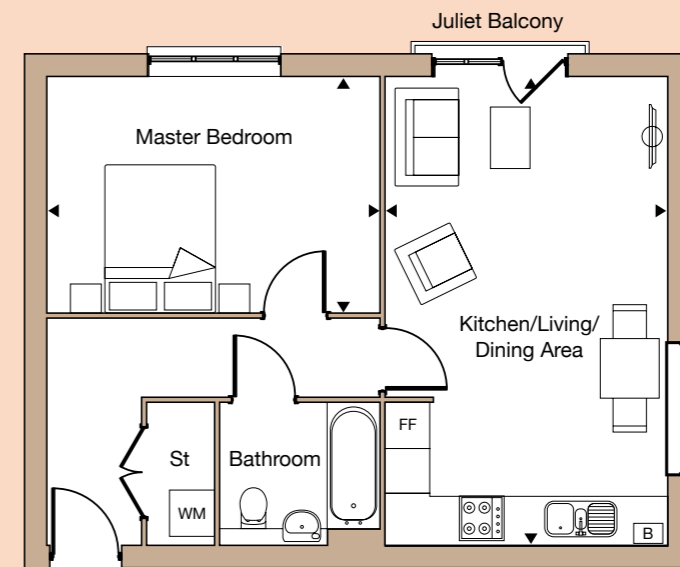
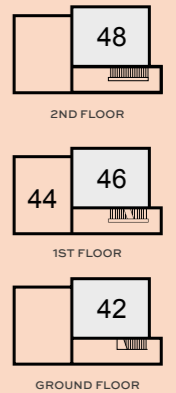
1 BEDROOM

Apartment

FLOOR LOCATOR



PLOT LOCATOR



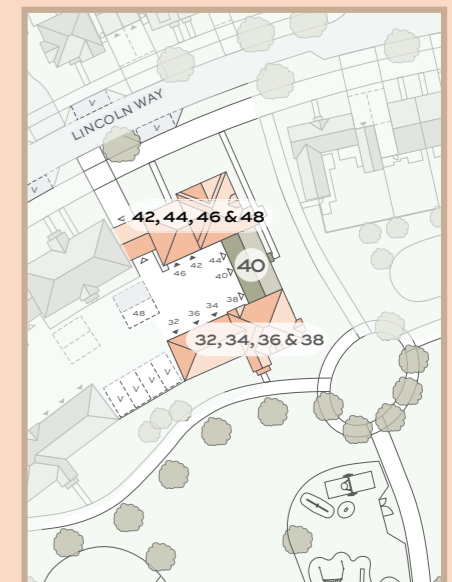
**APARTMENTS 42, 46 & 48
LINCOLN WAY**

KITCHEN/LIVING/DINING AREA
6.27m x 3.80m | 20'7" x 12'6"

MASTER BEDROOM
4.46m x 3.17m | 14'8" x 10'5"

TOTAL AREA
53.09 SQ M, 571.0 SQ FT

B - Boiler FF - Fridge Freezer St - Store WM - Washing Machine

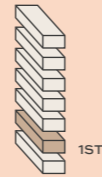


Floorplans shown are indicative only. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. Peabody reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a sales advisor for more details.

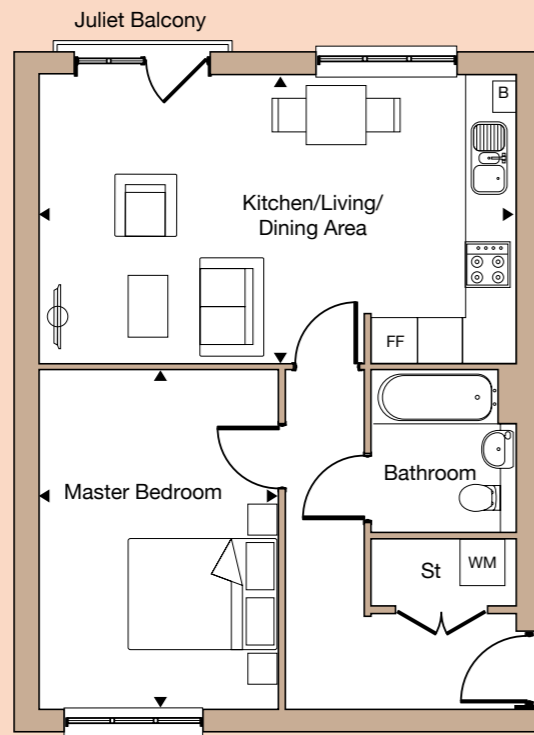
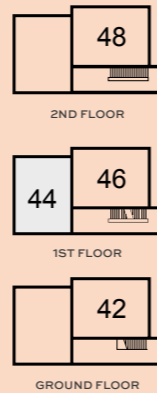
1 BEDROOM

Apartment

FLOOR LOCATOR



PLOT LOCATOR



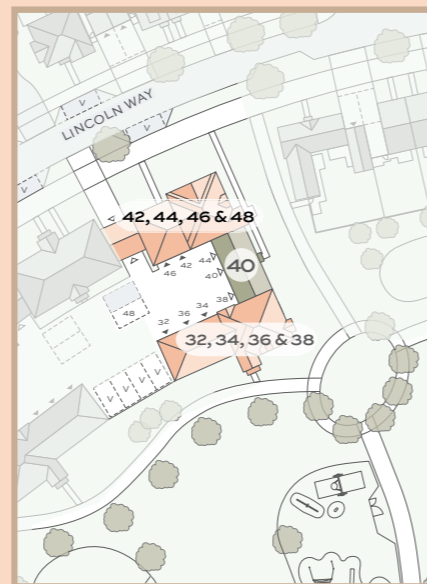
**APARTMENT 44
LINCOLN WAY**

KITCHEN/LIVING/DINING AREA
6.27m × 3.80m | 20'7" × 12'6"

MASTER BEDROOM
4.46m × 3.17m | 14'8" × 10'5"

TOTAL AREA
53.09 SQ M, 571.0 SQ FT

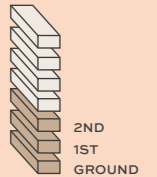
B – Boiler FF – Fridge Freezer St – Store WM – Washing Machine



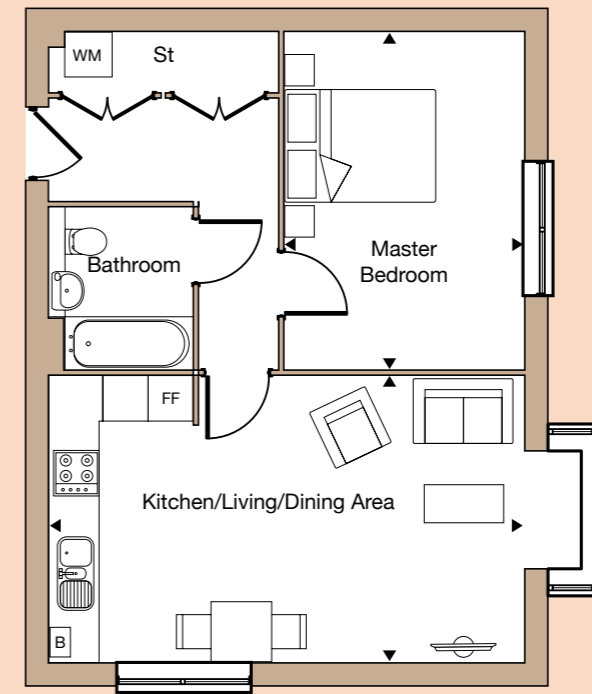
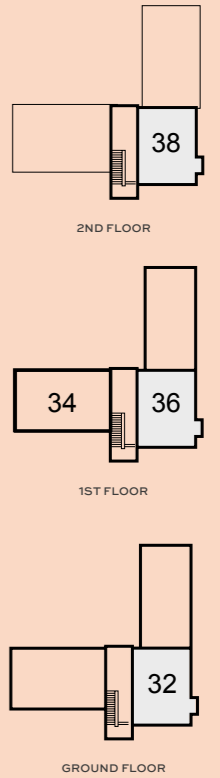
1 BEDROOM

Apartment

FLOOR LOCATOR



PLOT LOCATOR



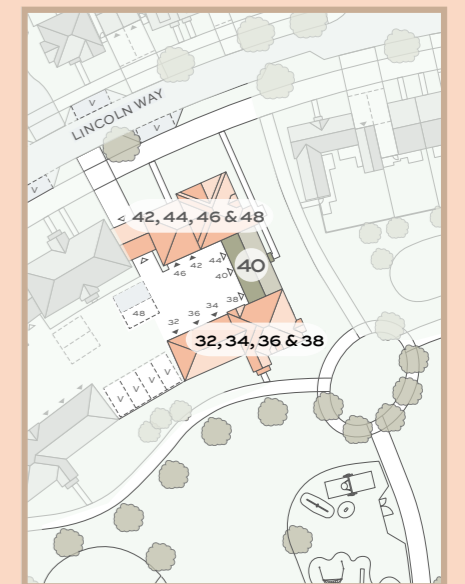
**APARTMENTS 32, 36 & 38
LINCOLN WAY**

KITCHEN/LIVING/DINING AREA
6.27m × 3.80m | 20'7" × 12'6"

MASTER BEDROOM
4.46m × 3.17m | 14'8" × 10'5"

TOTAL AREA
54.37 SQ M, 585.0 SQ FT

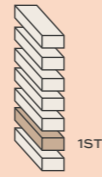
B – Boiler FF – Fridge Freezer St – Store WM – Washing Machine



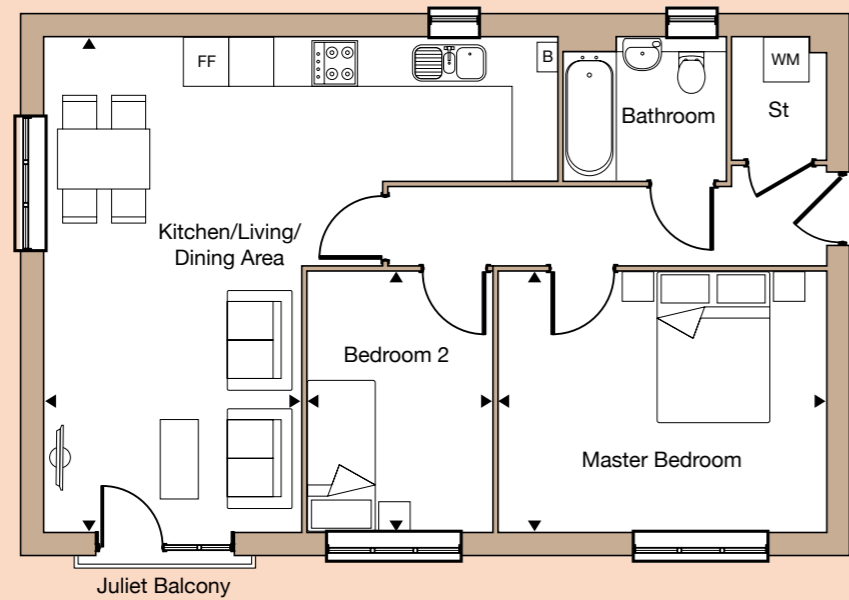
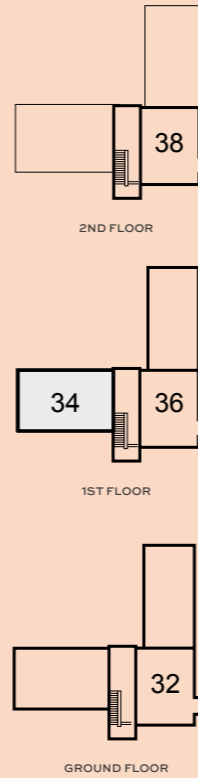
2 BEDROOM

Apartment

FLOOR LOCATOR



PLOT LOCATOR



APARTMENT 34 LINCOLN WAY

KITCHEN/LIVING/DINING AREA

6.54m x 3.39m | 21'5" x 11'2"

MASTER BEDROOM

4.33m x 3.44m | 14'3" x 11'3"

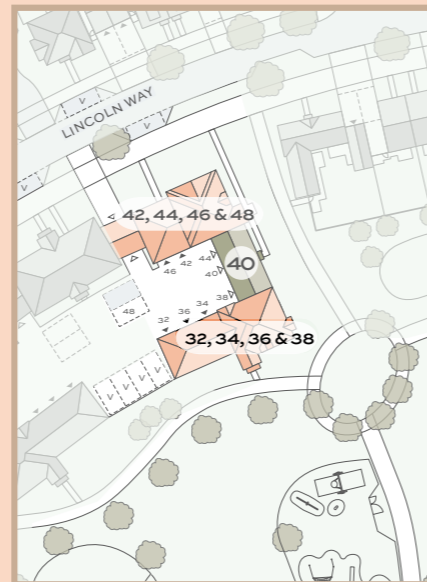
BEDROOM 2

3.44m x 2.45m | 11'3" x 8'0"

TOTAL AREA

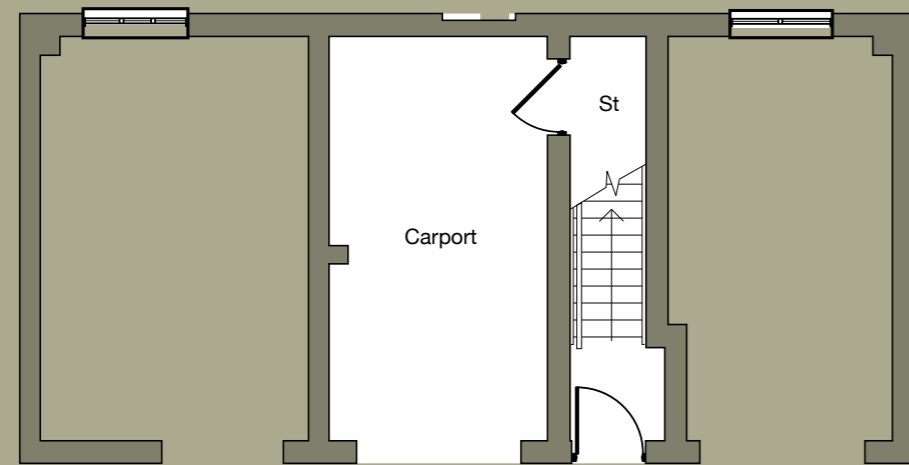
68.39 SQ M, 736.0 SQ FT

B - Boiler FF - Fridge Freezer St - Store WM - Washing Machine



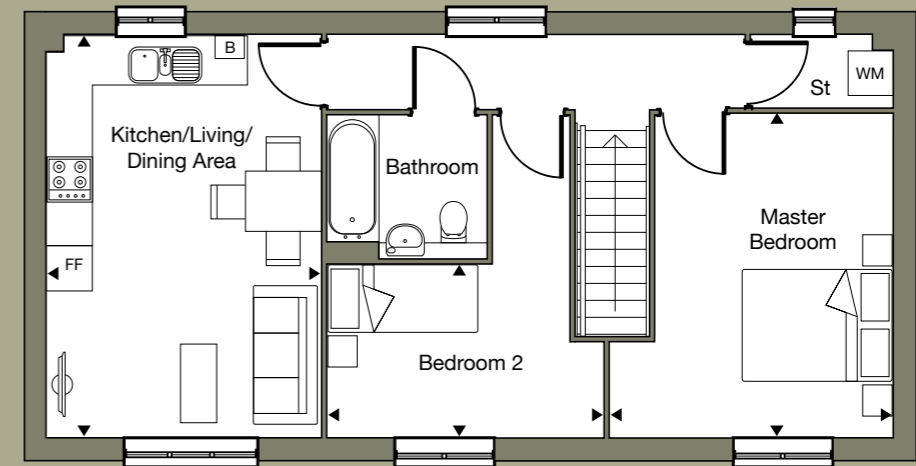
2 BEDROOM

Coach House



Ground Floor

40 LINCOLN WAY



First Floor

KITCHEN/LIVING/DINING AREA

5.35m x 3.63m | 17'7" x 11'11"

MASTER BEDROOM

4.28m x 3.76m | 14'1" x 12'4"

BEDROOM 2

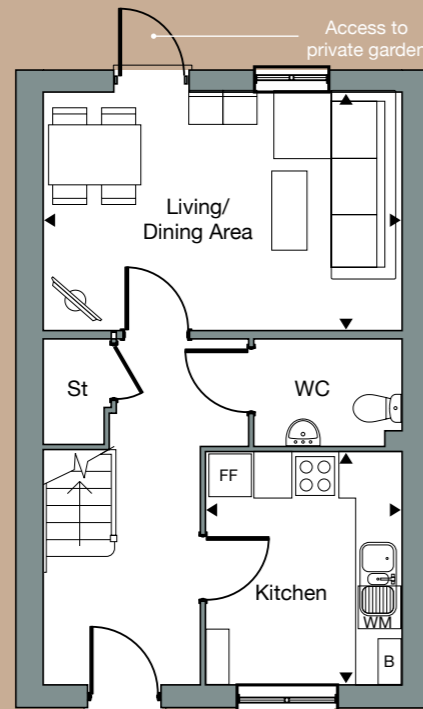
3.70m x 2.31m | 12'2" x 7'7"

TOTAL AREA

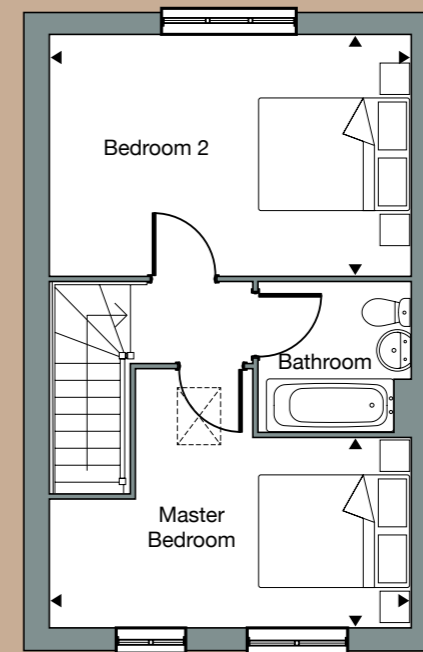
66.90 SQ M, 720.0 SQ FT

B - Boiler FF - Fridge Freezer St - Store WM - Washing Machine

2 BEDROOM
House



Ground Floor



First Floor

10 & 12* HEREFORD PLACE

KITCHEN
3.06m × 2.57m | 10'1" × 8'5"

LIVING/DINING AREA
4.71m × 3.18m | 15'6" × 10'5"

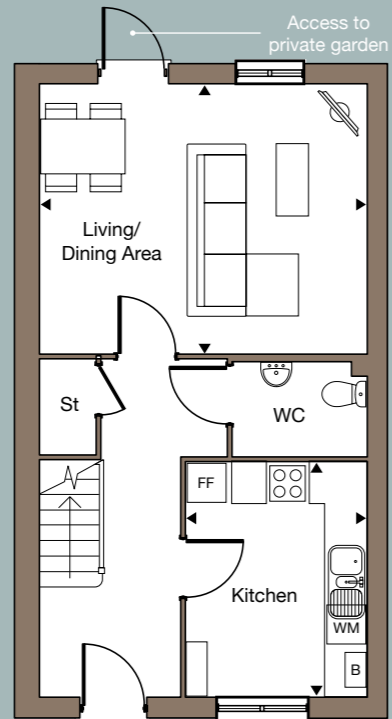
MASTER BEDROOM
4.75m × 2.49m | 15'7" × 8'2"

BEDROOM 2
4.75m × 3.22m | 15'7" × 10'7"

TOTAL AREA
75.70 SQ M, 815.0 SQ FT

B - Boiler FF - Fridge Freezer St - Store WC - Cloakroom WM - Washing Machine
 ☒ - Roof hatch
 *These plots are handed.

3 BEDROOM
House



Ground Floor

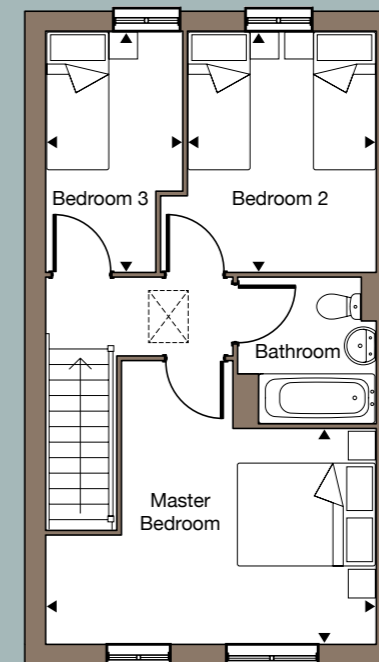
12 & 14* GLADIATOR CLOSE

KITCHEN

3.40m x 2.61m | 11'2" x 8'7"

LIVING/DINING AREA

4.75m x 3.89m | 15'7" x 12'9"



First Floor

MASTER BEDROOM

4.75m x 3.12m | 15'7" x 10'3"

BEDROOM 2

3.47m x 2.71m | 11'5" x 8'11"

BEDROOM 3

3.47m x 1.95m | 11'5" x 6'5"

TOTAL AREA
85.40 SQ M, 919.0 SQ FT

B - Boiler FF - Fridge Freezer St - Store WC - Cloakroom WM - Washing Machine
 ☒ - Roof hatch
 *These plots are handed.

Shared Ownership FAQs

Shared Ownership can help you afford your dream home. Read our frequently asked questions and learn how Shared Ownership can benefit you when purchasing your perfect Limebrook Walk home.



Image used for illustrative purposes only.

Q. How much will I pay in rent?

The rent you pay is based on the share you don't own, so the higher the share you own, the smaller your rental rate is. These figures are dependent on the cost of your property.

Q. Am I eligible?

This will vary depending on the home you purchase, there are however, some general, over-arching criteria you will need to meet.

- You must be aged 18 or older.
- 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 which is suitable for your housing needs.
- You must be able to show you are not in rent or mortgage arrears.
- You must be able to demonstrate that you have a good credit history (no County Court Judgments or bad debts) and can afford the costs and regular payments involved in buying a home.

Q. How much can I borrow?

As you will be purchasing a share of the home between 25%–75% of the total value, you'd only pay a mortgage on the share amount that you own. You will then pay rent on the remaining share value owned by Peabody.

Q. Can I increase my share in the future?

For as long as you live in the property, you have the opportunity to purchase more shares going up to 100% of the property, meaning you'd own your property outright. Buying more shares is referred to as staircasing.

For more information please speak to one of our sales advisors.

Q. How much deposit will I need to pay?

Depending on your home, you'll be able to put as little as a 5% deposit down on your dream home, based upon the mortgage for the share you're purchasing.

For example:

£5,850 deposit* for 30% share in a 1 bedroom apartment at Limebrook Walk.

Q. How much do I need to earn to qualify?

For all Shared Ownership products your total household income will need to be £80,000 or less outside London.

At Limebrook Walk the guidance income starts at £33,456.**

About Peabody

Peabody has over 150 years of history, experience and expertise. With over 66,000 homes, we are one of the largest housing providers in London and the South East.

We deliver services to 133,000 residents, 18,000 care and support customers, and the wider communities in which we work.

Our mission is to help people make the most of their lives. We focus on those who need our help the most and our ambition is to create communities that are healthier, wealthier and happier. We build great quality places and have ambitious plans to deliver 3,300 new homes each year.



Computer generated image of Peabody development Stonelea Gardens in Waltham Forest, London

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