

# Clayhill Field

WIGSTON, LEICESTERSHIRE

A new community of 2 & 3 bedroom homes  
available with Shared Ownership

*A home of your own*

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City centre, Leicester

# Welcome to Clayhill Field

Clayhill Field is a new community of two and three bedroom Shared Ownership homes situated to the south of Leicester, in the town of Wigston.

Tucked away between the city and the Grand Union Canal, each home has been built to an impressive specification and is within easy reach of all the natural beauty and vibrant culture the Midlands has to offer.

Legal & General Affordable Homes is offering a unique opportunity to purchase a home here through Shared Ownership, allowing you to own your new home with a lower deposit than is required to buy outright or with other buying schemes.



# Living at Clayhill Field



## Beautifully designed

Beautiful new homes designed with your lifestyle in mind.



## Express yourself

The neutral décor invites you to add your own touches and create your own look.



## Sit back in style

You'll immediately feel at home in the well-proportioned dining and living areas.



## Well connected

A great location with Nottingham, Birmingham and Coventry within easy reach.



Make yourself at home



# Living the great outdoors

## Everything you need is here

Whether you fancy a weekend of culture at Stratford-upon-Avon or a day browsing the shops in Birmingham you have some of Britain's finest towns and cities within easy reach.

The Bullring at Birmingham is deservedly famous for its shopping, restaurants and cafés. Closer to home, Leicester has a great range of retail centres. Choose from Highcross, Beaumont Shopping Centre and Silver Arcade.

This is an area that takes its sport seriously. Whether you are cheering on the Foxes at the King Power Stadium or prefer one of Birmingham's teams, there's no shortage of first class football. There's test cricket at Edgbaston too and Leicestershire have their own county cricket ground 4 miles from site.

You also have the local countryside to explore, with a quiet drink in a traditional village pub at the end of a day out hiking.



By Bicycle

- The Co-operative Launceston Road  
1.4 miles
- Lidl  
1.7 miles
- Canal Walk  
2.6 miles
- Dog and Gun, Kilby  
2.7 miles



By Train

From South Wigston Railway Station

- Leicester City  
7 minutes
- Birmingham  
51 minutes
- Nottingham  
47minutes - 1h 11minutes
- King's Cross St Pancras  
1h 25 minutes
- Milton Keynes  
1h 50 minutes



By Car

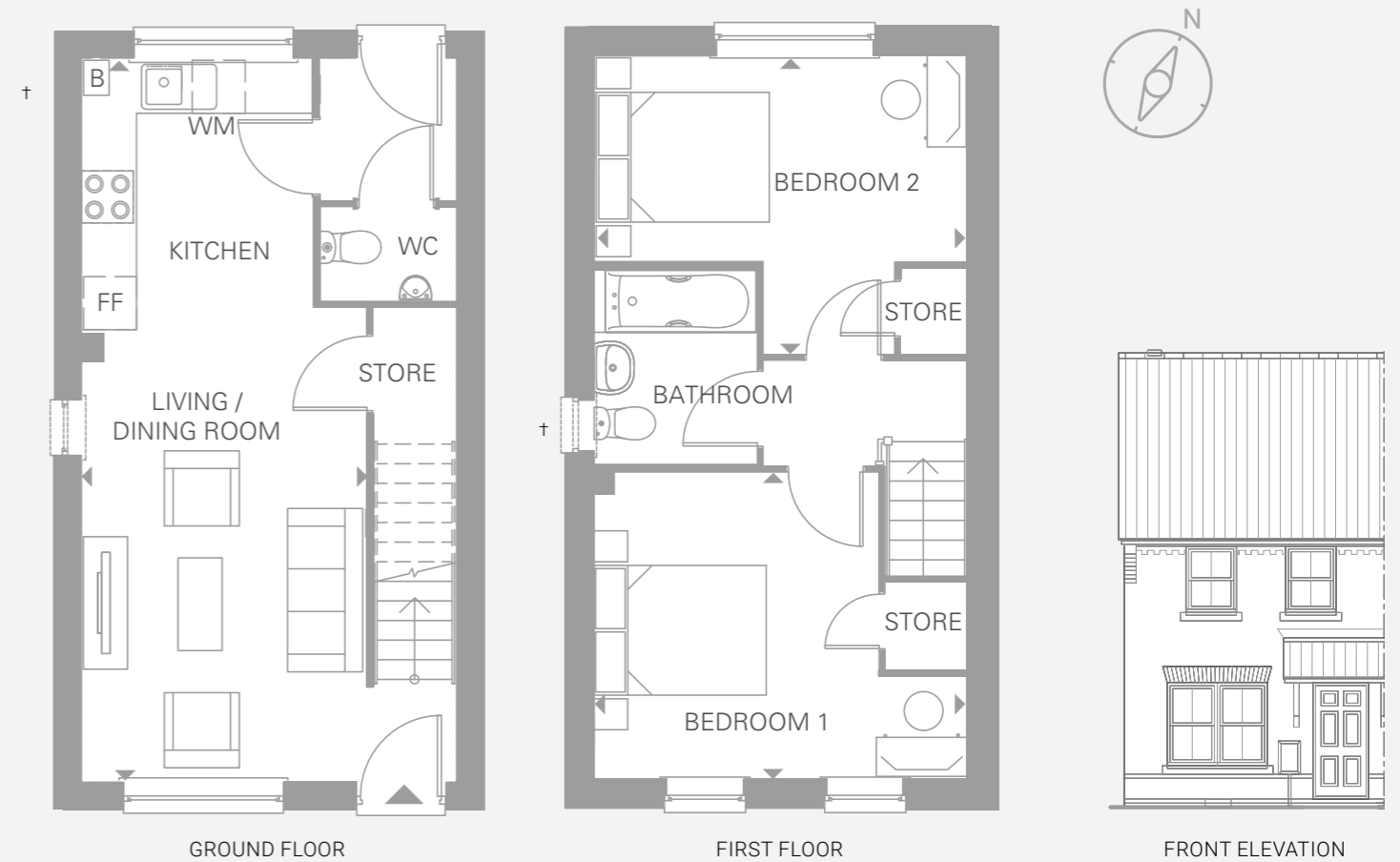
- King Power Stadium  
5 miles
- The City of Leicester  
5.5 miles
- National Space Centre  
6.6 miles
- Stratford-upon-Avon  
42.7 miles
- Birmingham  
45.6 miles



Newton Lane

# Two Bedroom Houses

Plots 113, 114<sup>†\*</sup>, 115<sup>\*</sup>, 300<sup>\*</sup>, 312<sup>†</sup>, 320<sup>†</sup>, 321<sup>\*</sup>, 322<sup>\*</sup>, 323<sup>†\*</sup>



### Key

† NO SIDE WINDOWS TO MID-TERRACE HOUSES \* HANDED FROM THE PLANS DRAWN  
 W - SPACE FOR WARDROBE FF - SPACE FOR FRIDGE / FREEZER WM - SPACE FOR WASHING MACHINE B - BOILER

Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide.

The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrance and position of windows and doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change, please ask a Sales Consultant for further information. Computer generated image are for illustrative purposes only, plot specific elevations may vary.

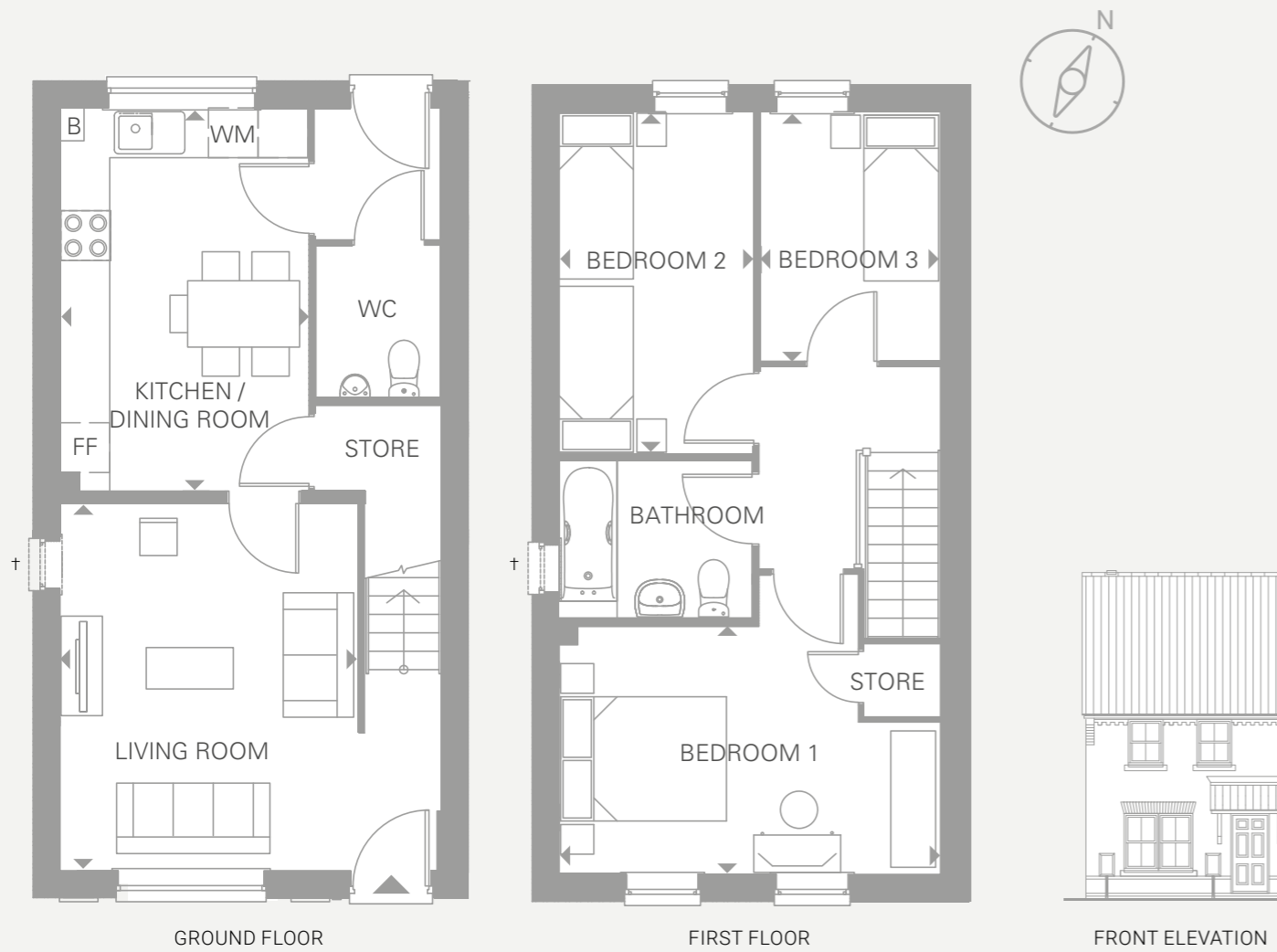
### Dimensions TOTAL AREA: 69.7 SQ M 750 SQ FT

	Length	Width	Length	Width
Living/Dining/Kitchen	8.20m	x 3.24m	26' 11"	x 10' 7"
Bedroom 1	4.25m	x 3.49m	13' 11"	x 11' 5"
Bedroom 1	4.25m	x 2.34m	13' 11"	x 7' 8"

Layout is indicative only and subject to change by the developer [and subject to detailed design]. Parking positions to be confirmed. The developer reserves the right to alter the layout, building style, landscaping and specification at anytime.

# Three Bedroom Houses

Plots 116, 117<sup>†</sup>, 118<sup>\*</sup>, 136, 137<sup>†\*</sup>, 138<sup>†\*</sup>, 279<sup>\*</sup>, 280<sup>\*</sup>, 281, 282<sup>\*</sup>, 299, 309, 310<sup>†\*</sup> & 311<sup>\*</sup>



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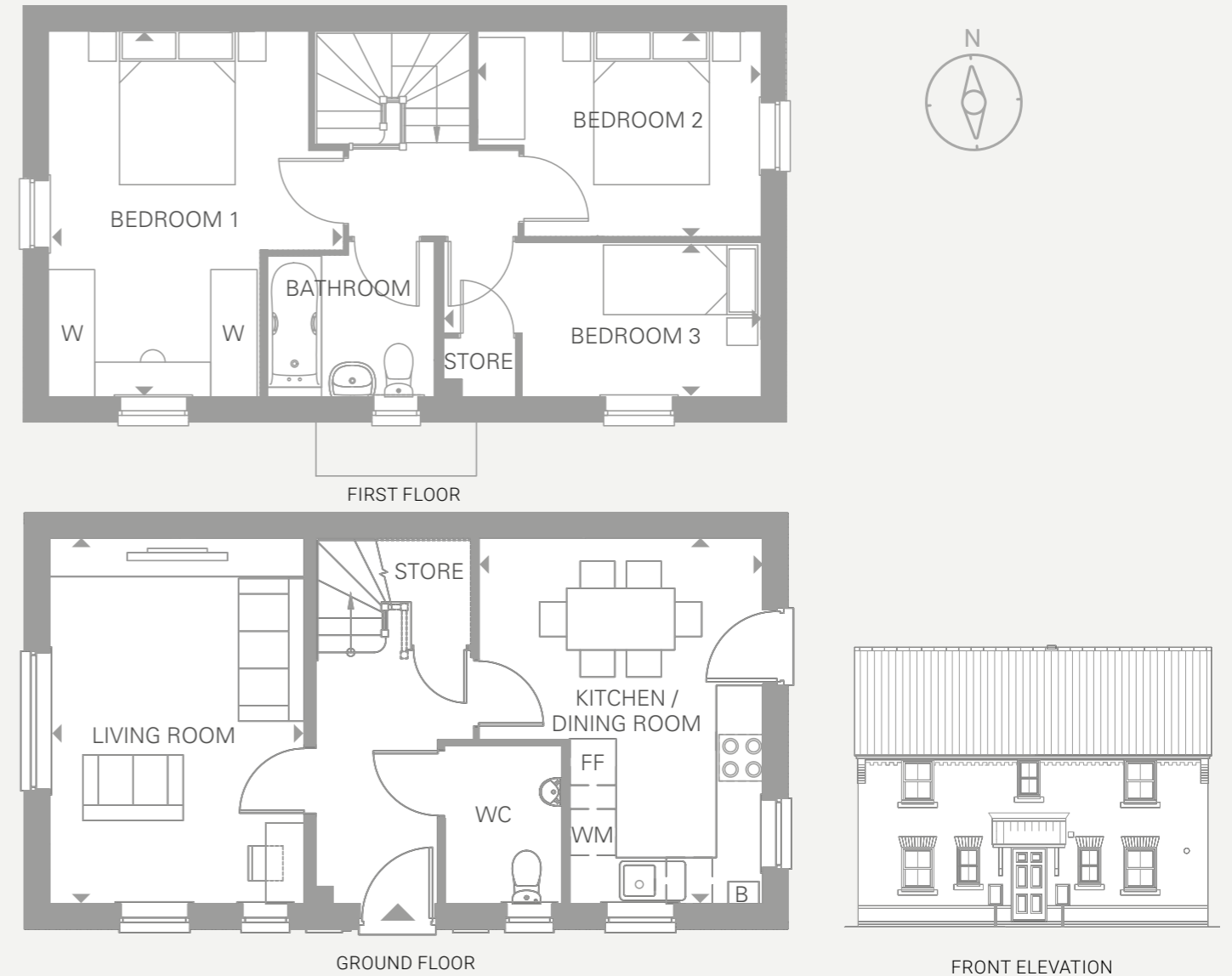
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Dimensions	TOTAL AREA: 86 SQ M		926 SQ FT	
	Length	Width	Length	Width
Living Room	4.65m	x 4.48m	15' 3"	x 14' 8"
Kitchen/Dining Room	4.67m	x 3.03m	15' 4"	x 9' 11"
Bedroom 1	4.65m	x 3.01m	15' 3"	x 9' 11"
Bedroom 2	3.04m	x 2.21m	10' 0"	x 7' 3"
Bedroom 3	4.15m	x 2.37m	13' 8"	x 7' 9"

# Three Bedroom Houses

Plots 283, 301, 308 & 324



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Dimensions	TOTAL AREA: 98 SQ M		1,055 SQ FT	
	Length	Width	Length	Width
Living Room	4.79m	x 3.35m	15' 9"	x 11' 0"
Kitchen/Dining Room	4.79m	x 3.70m	15' 9"	x 12' 2"
Bedroom 1	4.79m	x 3.40m	15' 9"	x 11' 2"
Bedroom 2	3.70m	x 2.69m	12' 2"	x 8' 10"
Bedroom 3	4.16m	x 2.04m	13' 8"	x 6' 8"



# Specification

## Kitchen

- Contemporary Symphony kitchen in gloss white with chrome handles
- Wood effect laminate worktop with matching laminate upstand
- Stainless steel splashback
- Stainless steel 1½ bowl sink with chrome mixer tap
- Electric single oven, gas hob and stainless steel chimney hood
- Space for fridge/freezer
- Space for washing machine
- Removable base unit to accommodate dishwasher in the 3 bedroom houses
- Gas combination boiler in housing

## Cloakroom

- Contemporary white sanitaryware with pedestal basin and Bristan chrome taps
- Splashback tiling to basin
- Mirror

## Bathroom

- Contemporary white Twyford's bathroom suite with shower over bath
- Glass shower screen
- Chrome tap to basin
- Large format wall tiling to bath area with splashback tiling to basin
- Mirror

## Flooring

- Wood effect vinyl flooring to ground floor and bathroom of two bedroom houses
- Wood effect vinyl flooring to kitchen/diner, cloakroom and bathroom to three bedroom houses
- Carpet to stairs, landing and bedrooms in two bedroom houses
- Carpet to hall, lounge, stairs, landing and bedrooms to three bedroom houses

## General

- White UPVC double glazed windows
- Ceilings, architraves and skirtings painted white. Walls painted in Magnolia
- White panelled internal doors with chrome ironmongery



Images depict a typical Legal & General Affordable Homes property

- Ideal gas combination boiler with contemporary white radiators
- Two parking bays per property
- NHBC 10 year building warranty

## Electrical

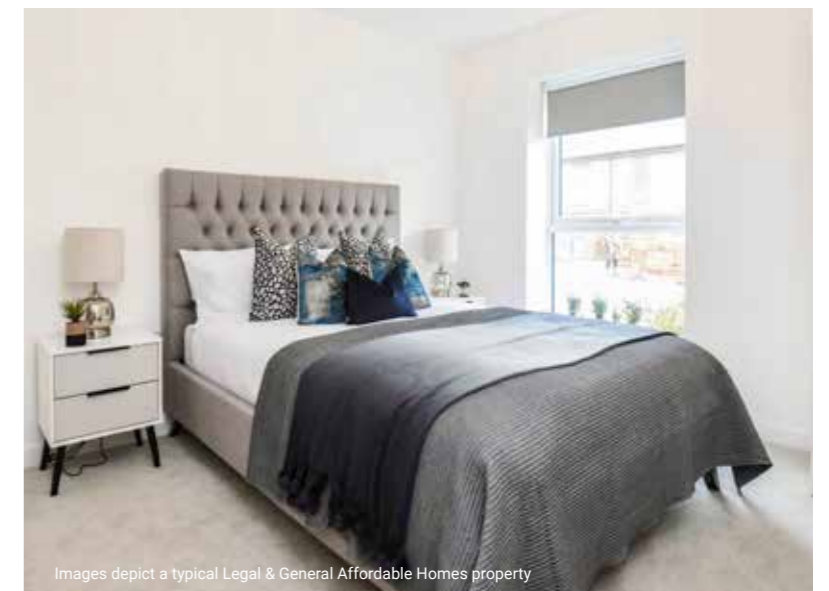
- Track light to kitchen
- Light fitting to cloakroom and bathroom
- Pendant lighting to hall, landing, lounge/diner and bedrooms
- White sockets and switches throughout
- TV points to lounge
- Telephone point to hall and lounge
- Carbon monoxide detector installed in the kitchen
- Extractor fan to cloakroom and bathroom

- Shaver socket to bathroom
- Light with PIR and daylight sensor to front door

## External

- Paved patio area
- Turf to front and rear gardens
- 1.8m high timber fencing to rear gardens
- Outside tap

We take every care to ensure that the correct information is provided. The company employs a policy of continuous improvement and reserves the right to alter or amend the specification at any time and is subject to change. Details are correct at the time of going to print.



Images depict a typical Legal & General Affordable Homes property



# Shared Ownership Explained

## Your essential guide to all things Shared Ownership with Legal & General

Shared Ownership could be your step onto the property ladder. This home ownership scheme allows you to buy a share in your home and rent the remaining share. Over time, you can buy more shares in your home until you own the full 100%.

### How does Shared Ownership work?

The Shared Ownership scheme is simple, you buy an initial share of between 40% and 75% (depending on the development) of the home's full value and pay a subsidised rent on the remainder. You may purchase further shares (up to 100%) as your circumstances change.

### Am I eligible for Shared Ownership?

If you earn or have a household income up to a maximum of £80,000 (or £90,000 in London) per annum, you could be eligible. You can also use Shared Ownership to buy alone or with another person as long as your joint incomes don't exceed the maximum earnings bracket.

Some developments have eligibility or prioritisation requirements around where you live and/or work. Please speak to our Sales Consultant for further information.

### Can I buy additional shares in the property?

Yes you can. This is known as 'staircasing'. When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to 100%.

### Is it cheaper than renting?

Shared Ownership can be cheaper than renting privately as the mortgage cost and low rent usually add up to less than the equivalent rental payments to a landlord.

### What if I already have a home?

If you already own a property you would need to have confirmed the sale of your home when you apply to buy via Shared Ownership.

Your application would be assessed based on your housing need for you to be considered for Shared Ownership.

### Will I need a deposit?

Yes you still need a deposit, but only on the percentage of the property you are buying. Mortgage deposits are typically 5% or 10% of the share value.

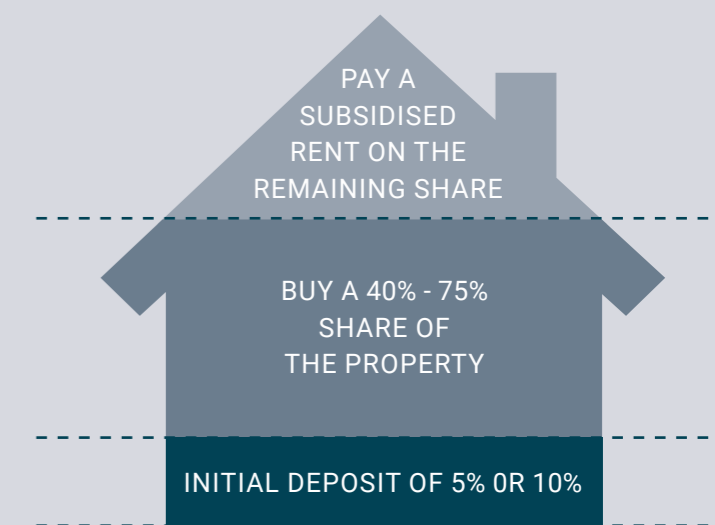
For more frequently answered questions go to [www.landgah.com/faq](http://www.landgah.com/faq)

### We're here to help

If you're interested in viewing or applying for a property, or if you simply have some more questions around Shared Ownership, visit [www.landgah.com](http://www.landgah.com)



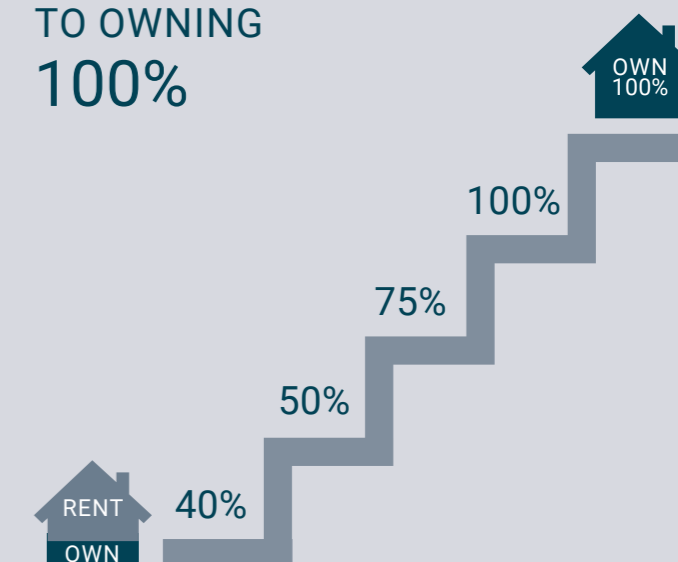
## Breakdown example of a new home at Clayhill Field



For a full breakdown of costs, please speak to one of our Sales Consultants.

## Buying more shares

### STAIRCASE YOUR WAY TO OWNING 100%

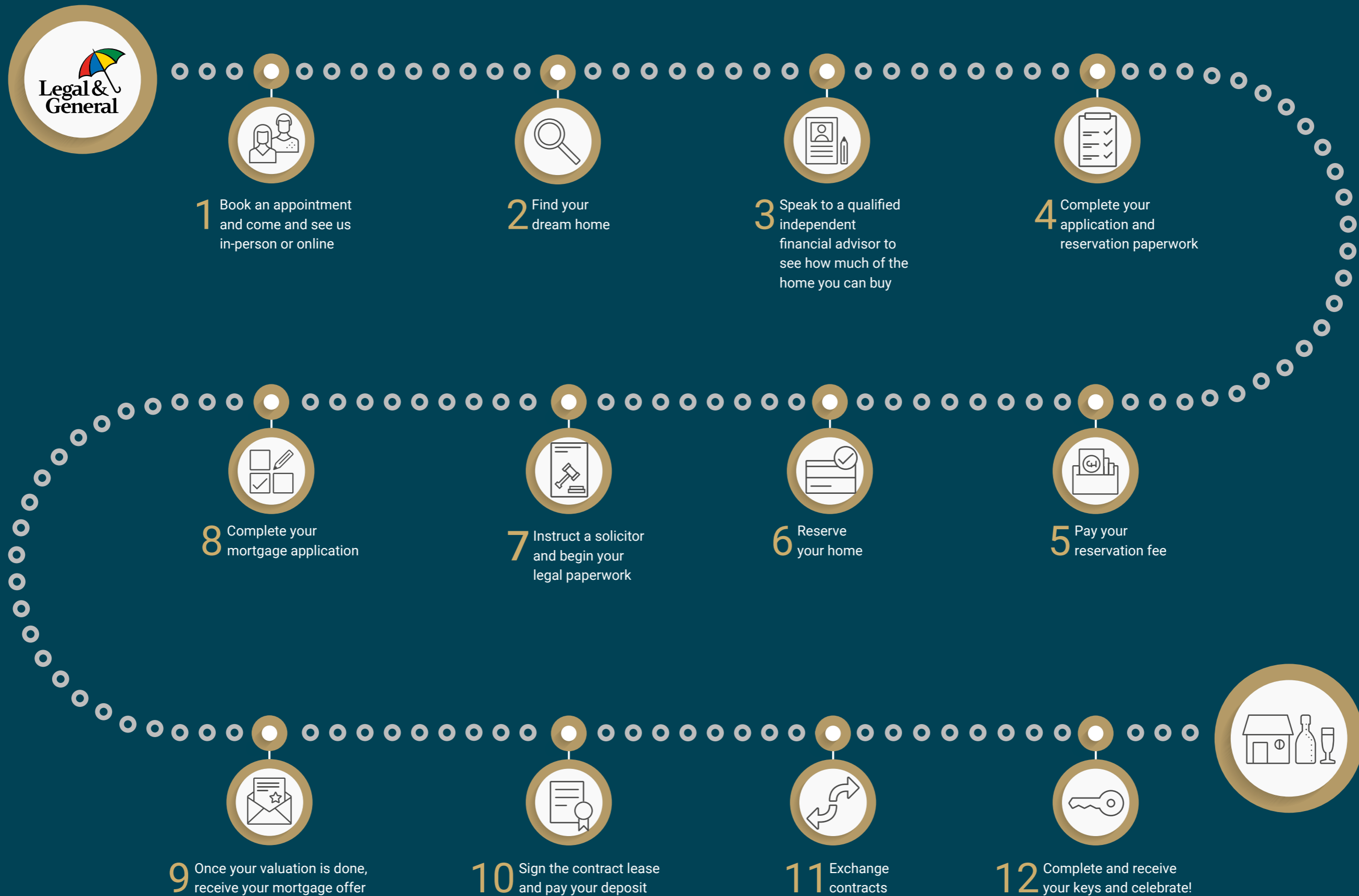


When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to **100% ownership**.



# A step by step guide to owning your own home

Find a Legal & General Shared Ownership property you'd like to buy and follow our step by step guide to turn your home-buying dreams into reality.





Enjoy your  
new home,  
your way

## People come first. It's been the Legal & General way for almost 200 years.

Legal & General began in a coffee house on London's Chancery Lane back in 1836. Almost 200 years later we are investing in new homes for all ages, social groups and housing tenures.

The shortage of housing in the UK, and high deposits required to buy a property outright, mean many people can't afford a new home. Our mission is to better people's lives by offering opportunities to those who need a helping hand. Whether it's a first-time buyer, young couple or growing family, it's important that everyone has a safe and secure space to call their own.

Our mission is to become the leading private affordable housing provider in the UK and to make a positive difference to the affordable housing sector. As a company, we have never stopped moving forward, but our position of being a byword for reliability, integrity and trust, is one we will never move from. That's why our key principles underpin everything we do:



**Quality** We aim to bring you the best possible experience in every aspect of your new home. That's in location, design, furnishing, environment and, above all, value.



**Customer Service** We're committed to providing first-class customer service, from the moment you arrive to when you open the door of your new home.



**Sustainability** We work to minimise the environmental impact of what we do. That means reducing carbon emissions, using renewable materials and following sustainable design and building processes.



# Clayhill Field

NEWTON LANE, WIGSTON LE18 3SH

Call to book an appointment

 0800 118 2586

 [landgah.com/clayhill-field](https://landgah.com/clayhill-field)



We take every care to ensure that the correct information is given. We hope you find it useful, however complete accuracy is not guaranteed and the information is expressly excluded from any contract. The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. Do not use these measurements for appliance spaces or items of furniture. Kitchen, utility layouts and bathroom may differ to build. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty. We would like to point out that the computer-generated images, floor plans, sizes, specification and any other layouts are for guidance only.