

Holborough Lakes

SNODLAND, KENT

A beautiful collection of 2 & 3 bedroom
Shared Ownership homes

A home of your own

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Welcome to Holborough Lakes

Set in landscaped grounds around a series of freshwater lakes, Holborough Lakes is an idyllic new community in the heart of the Kent countryside.

Homes have been beautifully built to blend with their lakeside environment and offer everything you want for modern living.

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





Living at Holborough Lakes



Beautifully designed
Beautiful new homes designed
with your lifestyle in mind.



Sit back in style
Everything you need for
contemporary living.



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



Town and country
With historic towns and fabulous views
across Kent.

*Make
yourself
at home*



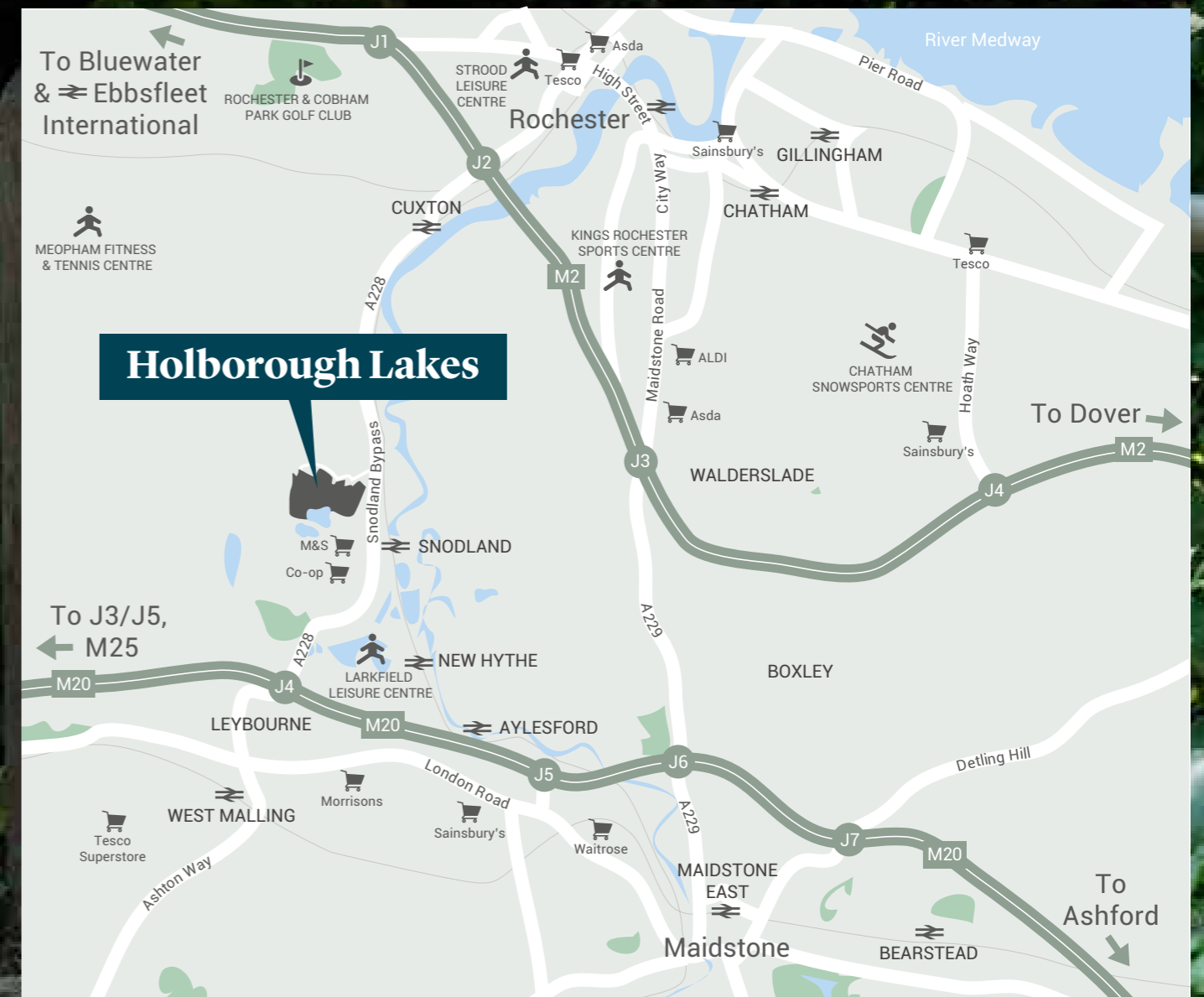
*The Garden of
England on your
doorstep*

The best of all worlds

Living at Holborough Lakes, you'll have a range of nearby shops, pubs, restaurants, as well as a post office, pharmacy and medical centre. The county town of Maidstone is within easy distance and the famous Bluewater Shopping Centre provides the ultimate in retail therapy.

The historic town of Rochester, with its ancient castle and magnificent cathedral, is also nearby. From the charming Pantiles in Royal Tunbridge Wells to the fabulous views across the weald from Gillingham's Darland Banks, Kent is a special county. Rightly nicknamed the Garden of England, it is full of charming villages to discover.

It's great for the seaside too, whether you're relaxing on the beach at Ramsgate or enjoying the fresh shellfish at Whitstable.



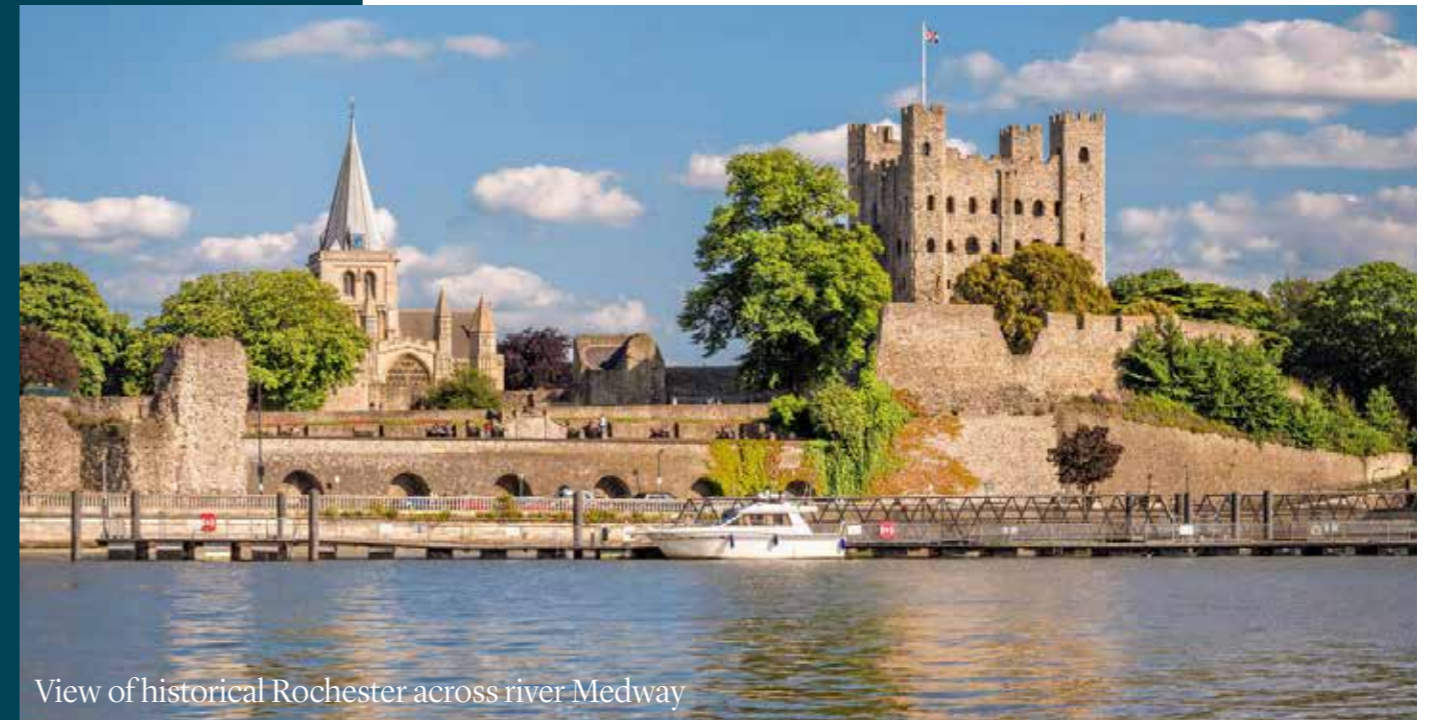
Living in the Garden of England

To the north, London is just 45 minutes away. To the south you have Maidstone, Tunbridge Wells and some of Kent's finest beauty spots.

Nearby Snodland Station gives you quick connections to London, Strood, Ashford International and Maidstone. There are also bus services to destinations across Kent.

Close to the M20, you benefit from the excellent road connections between London and the channel tunnel. The M20 takes you all the way to the coast and up to the M25, where you can link with the national motorway network.

Whether you are taking a leisurely bike trip through the local fields or connecting with a high speed train, you're in the right place.



View of historical Rochester across river Medway



Royal Tunbridge Wells



Leybourne Lakes Watersports



By Bicycle

Paydens Pharmacy
0.3 miles

M&S Food
0.4 miles

Co-op Supermarket
0.5 miles

Billy's Bakehouse
0.7 miles

The Park, Snodland
0.7 miles

Leybourne Lakes Watersports
1.9 miles



By Road

Snodland station
1.5 miles

Rochester
5.9 miles

Ebbsfleet International
13 miles

Bluewater Shopping Centre
14.3 miles

Royal Tunbridge Wells
20.2 miles

Gatwick Airport
36 miles



By Train

Stratford International
11 mins by train (from Ebbsfleet)

Maidstone
12 mins (from Snodland St)

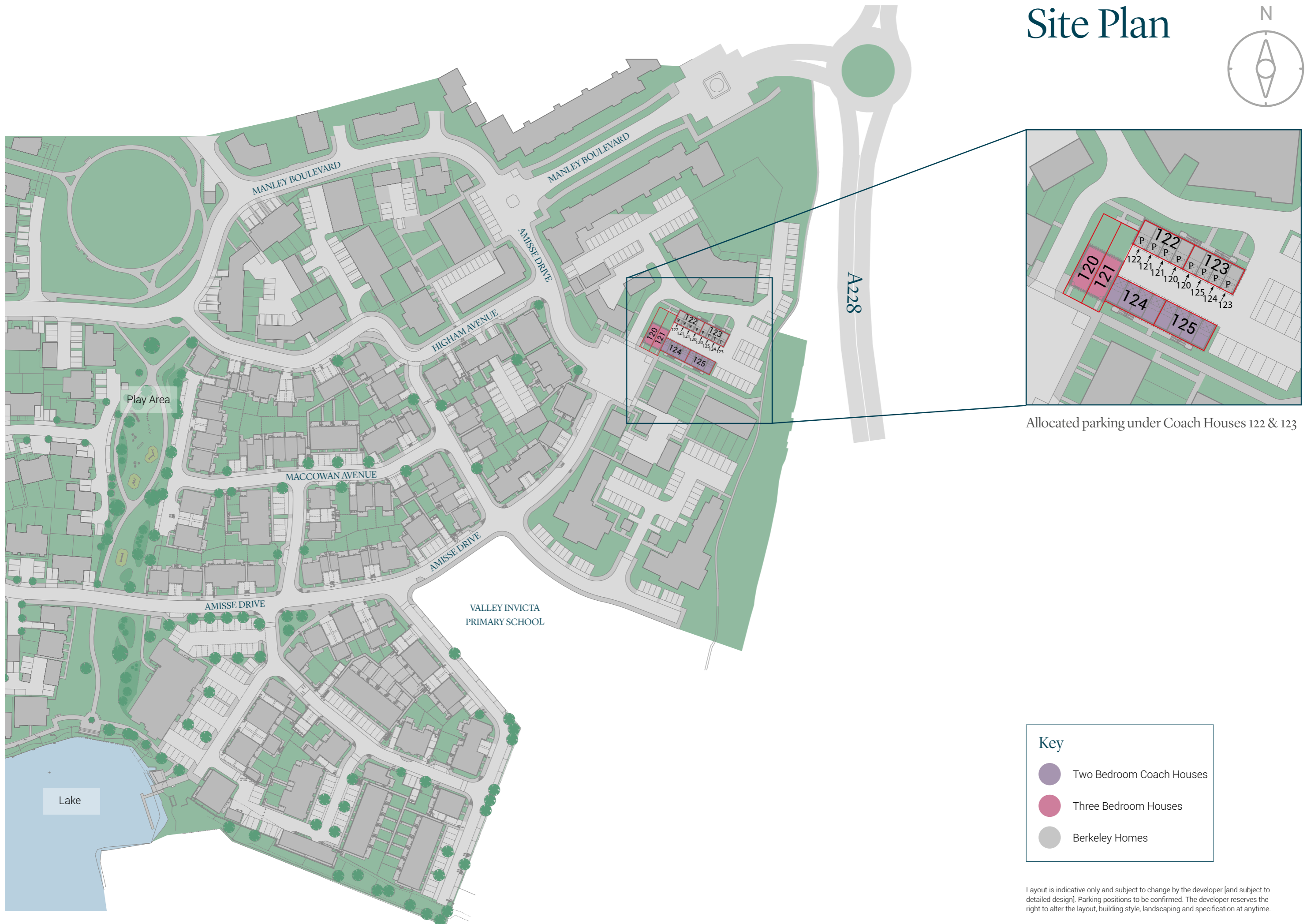
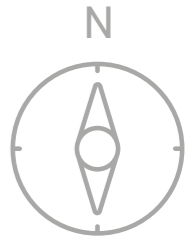
King's Cross St. Pancras
18 mins (from Ebbsfleet St)

Tonbridge
42 mins (from Snodland St)

Whitstable
44 mins (from Rochester St)

London Victoria
56 mins (from Maidstone St)

Site Plan



Allocated parking under Coach Houses 122 & 123

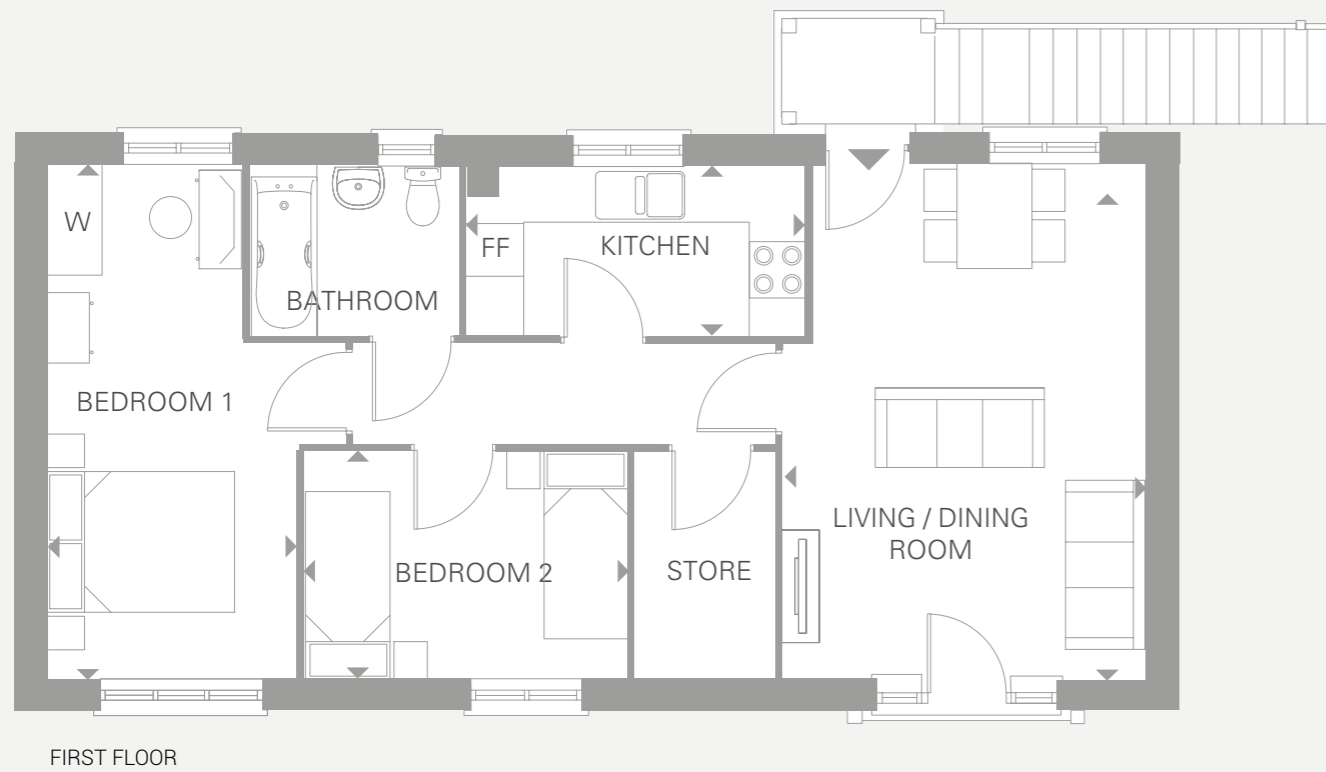
Key

- Two Bedroom Coach Houses
- Three Bedroom Houses
- Berkeley Homes

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.

Two Bedroom Coach Houses

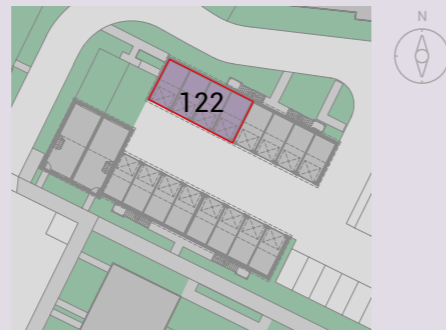
Plot No 122



Key

FF - FRIDGE / FREEZER W - WARDROBE

Dimensions	TOTAL AREA: 64.7 SQ M 696 SQ FT			
	Length	Width	Length	Width
Living / Dining / Kitchen	5.51m x 3.96m	17' 9" x 13' 0"		
Bedroom 1	5.51m x 2.70m	17' 9" x 8' 10"		
Bedroom 2	3.44m x 2.44m	11' 4" x 8' 0"		

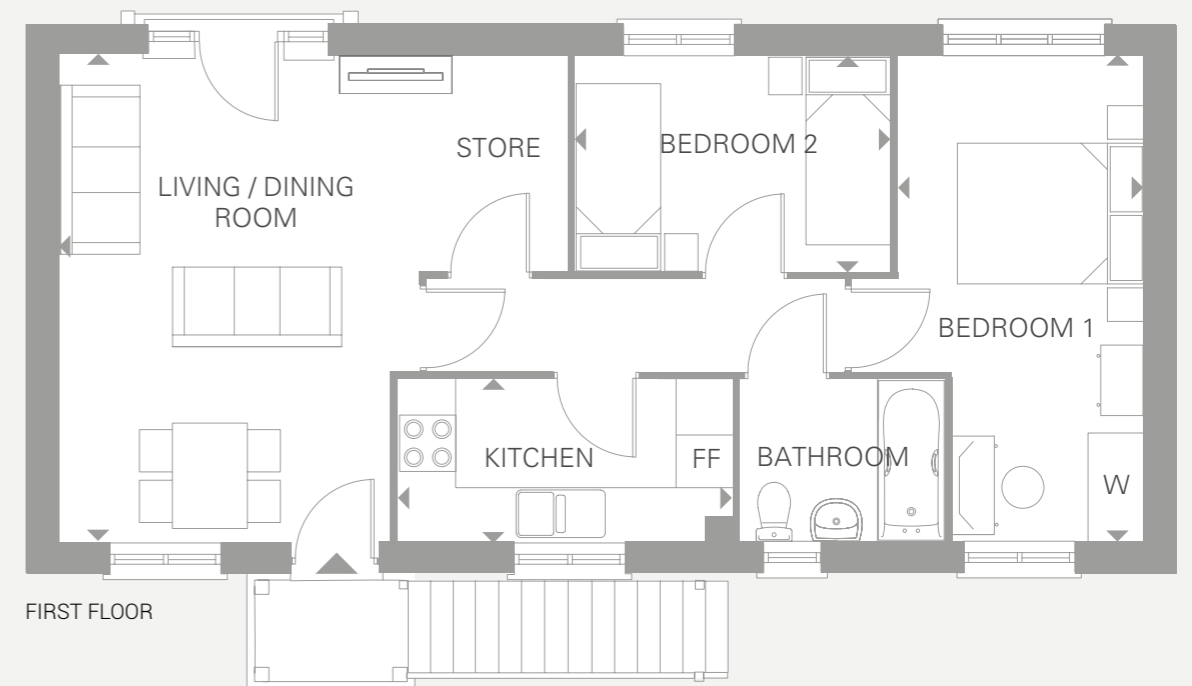


The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. We provide carpet but do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Consultant. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

Two Bedroom Coach Houses

Plot Nos 123, 124 & 125*

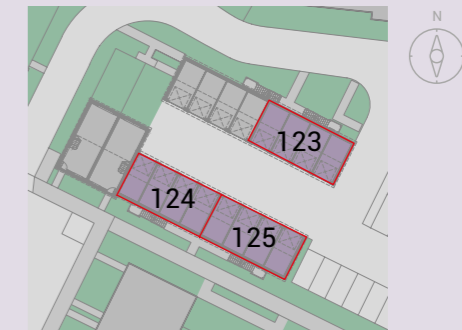
* PLOT 125 IS HANDED FROM THE PLAN DRAWN



Key

FF - FRIDGE / FREEZER W - WARDROBE

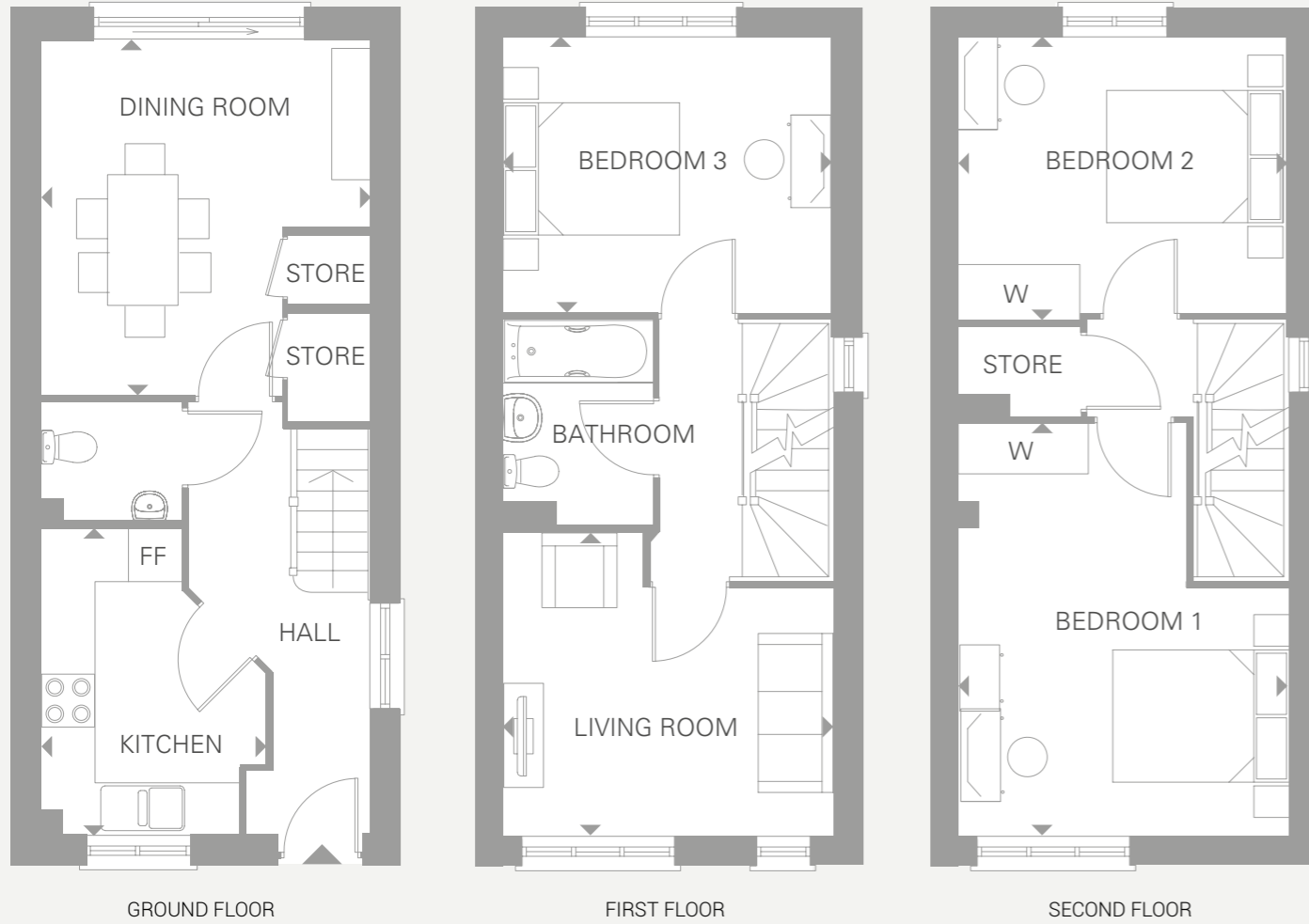
Dimensions	TOTAL AREA: 64.7 SQ M 696 SQ FT			
	Length	Width	Length	Width
Living / Dining / Kitchen	5.51m x 3.96m	17' 9" x 13' 0"		
Bedroom 1	5.51m x 2.70m	17' 9" x 8' 10"		
Bedroom 2	3.44m x 2.44m	11' 4" x 8' 0"		



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Three Bedroom Houses

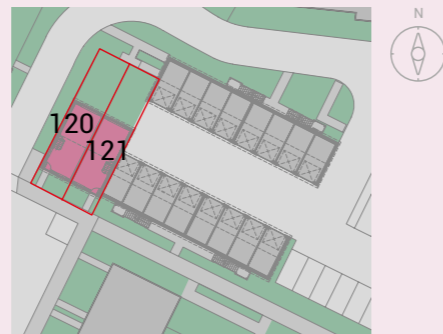
Plot Nos 120 & 121



Key
 FF - FRIDGE / FREEZER W - WARDROBE

Dimensions TOTAL AREA: 102.6 SQ M 1,104 SQ FT

	Length	Width	Length	Width
Living Room	3.82m x 3.47m	12' 6" x 11' 5"		
Dining Room	4.10m x 3.82m	13' 6" x 12' 6"		
Kitchen	3.51m x 2.52m	11' 6" x 8' 3"		
Bedroom 1	4.70m x 3.82m	15' 5" x 12' 6"		
Bedroom 2	3.82m x 3.25m	12' 6" x 10' 8"		
Bedroom 3	3.82m x 3.16m	12' 6" x 10' 4"		



A home to be proud of

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Specification

Kitchen

- Contemporary matt grey kitchen with chrome handles and under unit LED lighting
- Laminate worktop with matching upstand
- Glass splashback to hob
- Franke single bowl stainless steel sink with 1810 Company chrome mixer tap
- Bosch single electric oven to coach houses and double electric oven to houses
- Bosch induction hob
- Elica telescopic cooker hood
- Bosch integrated fridge freezer
- Bosch integrated washing machine
- Bosch integrated dishwasher
- Integrated recycling bin

Cloakroom

- Contemporary Vitra sanitaryware with back to wall toilet, basin with chrome bottle trap and Vado mixer tap
- Large format Porcelanosa wall tiling laid half height to all walls
- Mirror

Bathroom

- Contemporary white Vitra sanitaryware with back to wall WC and soft close seat, basin with chrome bottle trap and white bath
- Vado brassware comprising basin mixer taps and thermostatic bath/shower mixer
- Glass shower screen to bath
- Large format Porcelanosa wall tiling laid full height to bath area and sanitaryware walls
- Mirrored cabinet
- Chrome heated towel rail

Flooring

- Houses: Quickstep wood effect laminate flooring to hall and kitchen/dining area
- Coach Houses: Quickstep wood effect laminate flooring throughout except bathroom and bedrooms
- Houses: Carpet to hall, stairs, landing and living room
- Coach House: Carpet to bedrooms
- Ceramic floor tiling to cloakroom and bathroom



Images depict a typical Legal & General Affordable Homes property

General

- White uPVC double glazed windows
- White internal doors with chrome ironmongery
- Wardrobe with sliding doors to master bedroom
- Electric heating via contemporary white radiators
- NHBC 10 year build warranty

Electrical

- Door bell
- Downlights to kitchen and bathroom
- Pendant lighting to all other areas
- White sockets and switches throughout except kitchen
- Kitchen sockets and switches in chrome
- TV point to living room and bedrooms with SkyQ provision, subject to purchaser connection

- Telephone point to hall cupboard, living room and bedrooms
- Heat and smoke detectors
- Shaver socket to bathroom
- Light to front and rear elevation

External

- Parking to all homes*
- Paved patio area
- Turf to rear garden
- Tap to rear garden of houses

* Please speak to the sales consultant for details by plot.

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% 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.

This development has 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.

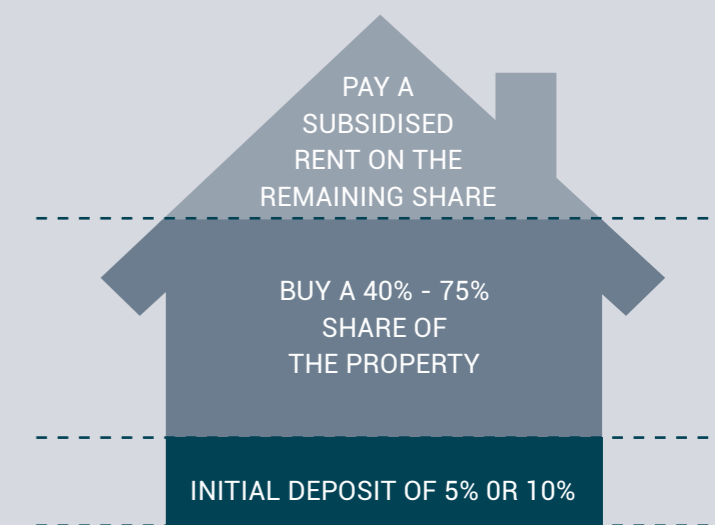
For more frequently answered questions go to www.landgah.com/faq

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



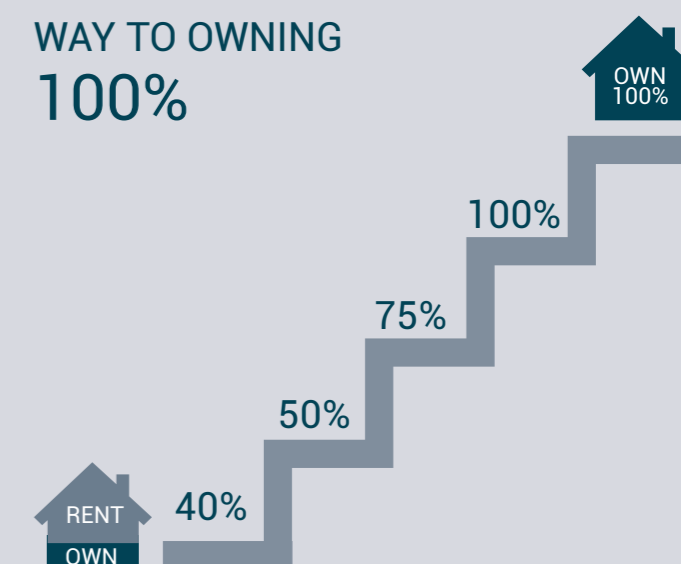
Breakdown example of a new home at Holborough Lakes



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

Buying more shares

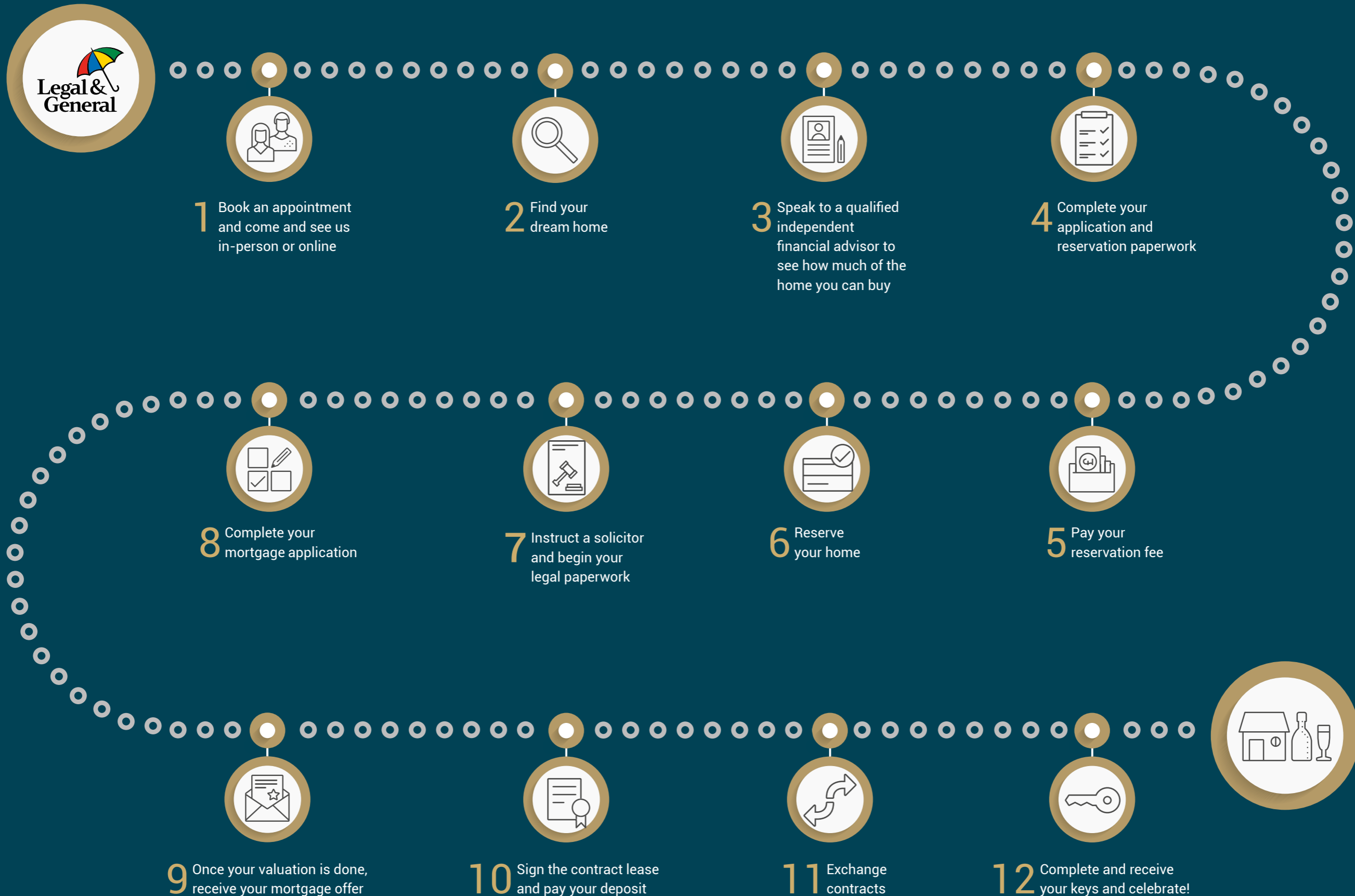
STAIRCASE YOUR WAY TO OWNING 100%



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.

Holborough Lakes

MANLEY BOULEVARD, SNODLAND, KENT ME6 5SD

Call to book an appointment

 0800 118 2267

 landgah.com/holborough-lakes



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