

Sandpiper Grange

COTTAM, PRESTON, LANCASHIRE

A collection of beautiful 2 & 3 bedroom houses
available for Shared Ownership

A home of your own

Contents

Welcome to Sandpiper Grange	3
Living at Sandpiper Grange	4
Local area	6
Site plan	10
Floor plans	11
Specification	14
Shared Ownership explained	16
A guide to owning your own home	18
About Legal & General Affordable Homes	20



Computer generated image

Welcome to Sandpiper Grange

Sandpiper Grange is an exciting new development of Shared Ownership houses situated in the village of Cottam. With a supermarket, school, sports centre, doctors' surgery, cafe, pub and a golf club nearby, Cottam is an increasingly popular place to live.

The Lancaster Canal runs through the village, the River Ribble is nearby, and there are some great walking and cycling routes to enjoy in the area. You'll have peace and quiet, yet all the amenities of a major town in Preston are on hand whenever you need them.

Legal & General Homes is offering a unique opportunity to live at Sandpiper Grange through Shared Ownership. Thanks to this scheme, you can get on the property ladder with a lower deposit than is required to buy outright or with other buying schemes.

Living at Sandpiper Grange



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.



Great location

The natural beauty of the countryside together with all the amenities of a town.



Make yourself at home

An area full of charm
and character

Live surrounded by the beauty of Lancashire

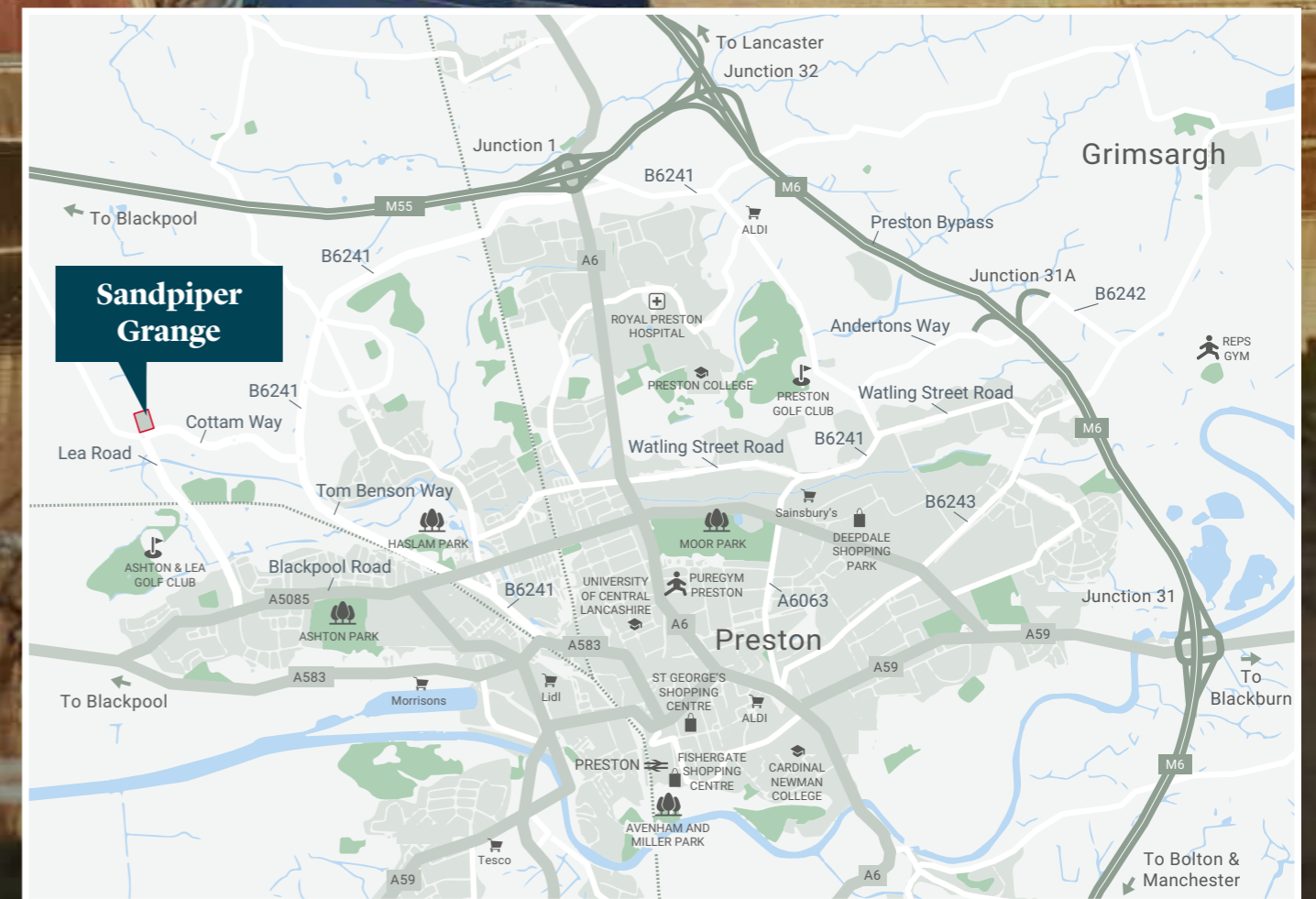
The town of Preston is just a few minutes down the road offering you two shopping centres – St George's and Fishergate – together with an intriguing artisan market. There's great entertainment too with a choice of theatres and live music venues, cinema, restaurants, bars, pubs and clubs. The town is a cultural centre, boasting galleries, a museum and a university. It also has its own marina and a traditional Easter Egg rolling festival in the beautiful Avenham and Miller Parks.

Talking of natural beauty, Lancashire has more than its fair share. The county is criss-crossed with rivers and canals and there are great walking and cycling routes close to your front door. The Guild Wheel, for example, takes you past historic docks, ancient woodlands and nature reserves.

Travel North and you are in the rugged moorland of the Forest of Bowland, an Area of Outstanding Natural Beauty. Or head West for the wide open, sandy beaches and charming villages of the Fylde coast. Blackpool is the glittering jewel of this stretch of coastline, with its famous tower, pleasure beach, winter gardens and big name entertainment.

The nightlife of Liverpool, shops of Manchester and majesty of the Lake District are all within easy reach.

Lancaster Canal, Cottam





Preston City Centre



Miller Arcade, Preston



Preston Marina

You're connected to everything that matters

Salwick and Preston stations are both within easy reach. From Preston there are direct trains to Edinburgh and Glasgow, Birmingham, Blackpool, Lancaster and Manchester. You can travel straight to Oxenholme for the Lake District or be in London Euston in just over 2 hours.

Living in Cottam, you'll have good bus connections into the centre of Preston and destinations across the Fylde.

You're well served for major roads too. The A583 will take you into the heart of Preston in one direction, or all the way to Blackpool in the other. The M6, M61, M65 and M55 all run close to Preston offering excellent links to all points of the compass.

There are major airports in Manchester, Liverpool, Leeds and Birmingham, yet perhaps the best form of transport is to get on your bike and follow the Lancaster Canal towpath, enjoying the scenery.



By Car

Ashton & Lea Golf Club
1.6 miles

Morrisons Supermarket
2.5 miles

Preston Marina
2.6 miles

Salwick Railway Station
3.3 miles

Preston Railway Station
4 miles

Blackpool
14.3 miles

Manchester Airport
45.8 miles



By Train

From Preston Station

Lancaster
17 mins

Blackpool
23 mins

Oxenholme Lake District
28 mins

Manchester Piccadilly
34 mins

Liverpool Lime Street
52 mins

Manchester Airport
52 mins

London Euston
2 hours 20 mins



By Foot

Cottam Primary School
0.6 miles

Co-op Cottam
0.8 miles

Post Office
0.8 miles

Cottam General Store
1.1 miles

UCLan Sports Arena
1.3 miles

Maxy Farm Restaurant
1.3 miles

Ashton Community Science
College 1.6 miles

Site Plan



Key

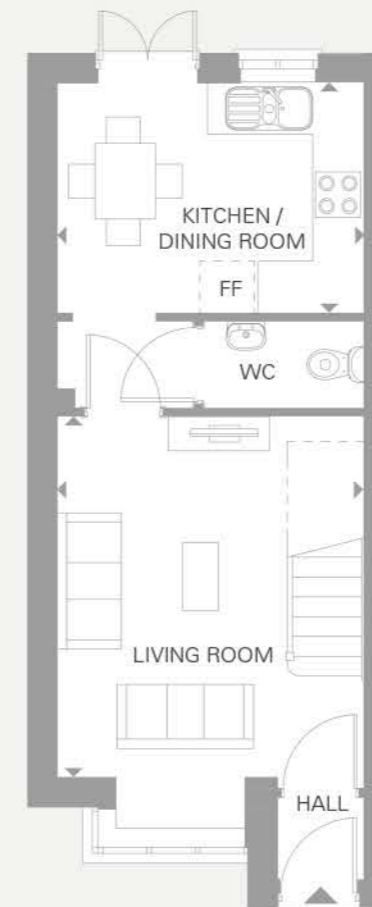
- Two Bedroom Houses
- Three Bedroom Houses
- LGAH Rented Homes
- Future LGAH homes
- Rowland Homes

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 House

Plot Nos. 14 & 15*

*Plot 15 is handed to plan drawn



GROUND FLOOR



FIRST FLOOR

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.

Key

FF - SPACE FOR FRIDGE/FREEZER

Dimensions

	TOTAL AREA: 60.4 SQ M 650 SQ FT			
	Length	Width	Length	Width
Living Room	4.73m	3.52m	15' 6"	11' 7"
Kitchen / Dining Room	3.52m	2.63m	11' 7"	8' 7"
Bedroom 1	3.52m	3.14m	11' 7"	10' 4"
Bedroom 2	3.52m	2.70m	11' 7"	8' 10"



Three Bedroom House

Plot Nos. 16, 17* & 119*

*Plots 17 & 119 are handed to plan drawn



Key

FF - SPACE FOR FRIDGE/FREEZER

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: 75.1 SQ M 809 SQ FT

	Length	Width	Length	Width
LivingRoom	5.02m	x 3.05m	16' 6"	x 10' 0"
Kitchen/ Dining Room	4.35m	x 3.15m	14' 3"	x 10' 4"
Bedroom 1	3.29m	x 3.10m	10' 10"	x 10' 2"
Bedroom 2	3.06m	x 2.11m	10' 0"	x 6' 11"
Bedroom 3	2.11m	x 2.08m	6' 11"	x 6' 10"

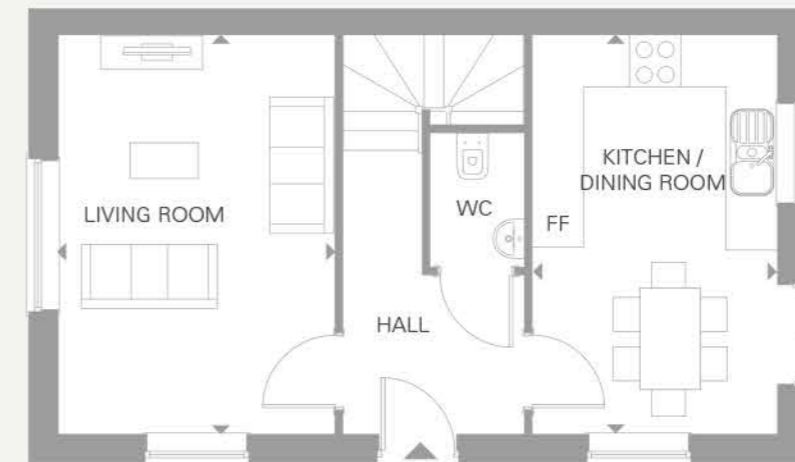


Three Bedroom House

Plot No. 120



FIRST FLOOR



GROUND FLOOR

Key

FF - SPACE FOR FRIDGE/FREEZER

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: 78.4 SQ M 844 SQ FT

	Length	Width	Length	Width
LivingRoom	4.62m	x 3.18m	15' 2"	x 10' 5"
Kitchen/ Dining Room	4.62m	x 2.81m	15' 2"	x 9' 3"
Bedroom 1	3.18m	x 3.08m	10' 5"	x 10' 1"
Bedroom 2	2.81m	x 2.58m	9' 3"	x 8' 5"
Bedroom 3	2.81m	x 1.89m	9' 3"	x 6' 2"



Specification

Kitchen

- Contemporary white handle less kitchen
- Grey laminate worktop with matching upstand
- Stainless steel splashback to hob
- Stainless steel 1½ bowl sink with chrome lever tap
- Zanussi electric single oven, gas hob and stainless-steel chimney hood

Cloakroom

- Vitra contemporary white sanitaryware comprising WC with soft close seat and basin
- Hansgrohe chrome mixer tap
- Splashback tiling to basin

Bathroom & Ensuite

- Vitra contemporary white bathroom suite comprising bath, WC with soft close seat and basin
- Hansgrohe chrome mixer tap to basin
- Hansgrohe chrome bath taps to 3 bedroom houses
- Hansgrohe thermostatic bath/shower mixer over bath with glass shower screen in 2 bed houses
- Silver and glass shower enclosure to ensuite
- Large format wall tiling to bath and basin area
- Chrome heated towel rail

Flooring

- Wood effect vinyl flooring to kitchen/diner, cloakroom, bathroom and ensuite
- Carpet to stairs, landing, living room and bedrooms

Electrical

- LED downlights to kitchen, bathroom and lounge
- Pendant lighting to all other areas
- Chrome sockets and switches throughout. White sockets and switches to those in cupboards.
- Telephone point living room and smallest bedroom
- TV point to living room and bedroom one
- Smoke and carbon monoxide detectors
- Extractor fan to bathroom, cloakroom and kitchen
- Light to front and rear elevation



Images depict a typical Legal & General Affordable Homes property

General

- PVCu double glazed windows
- Walls and ceilings painted white
- Architraves and skirtings painted in white satinwood
- White two panel internal doors with chrome lever on rose ironmongery
- Gas central heating via Combi boiler and white contemporary radiators
- NHBC 12 year build warranty

External

- Two parking bays per property
- Paved patio area
- Turf to rear garden
- Outside tap
- 1.8m high timber fencing to rear garden
- Garden storage

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.

Your annual rent is charged at 2.75% of the residual value of your home, which is reviewed annually each April. This is capped at RPI (Retail Price Index) from September of the previous year + 0.5%.

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.

What other charges will be payable?

Your home will be subject to a management fee - this is a fee payable monthly to cover the administrative costs of Legal & General Affordable Homes and our

Management Provider. You will also be charged for the Buildings Insurance required to cover your home. Finally, all homes pay an Estate Charge which contributes to the maintenance of the wider estate, play areas or unadopted roads etc.

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.

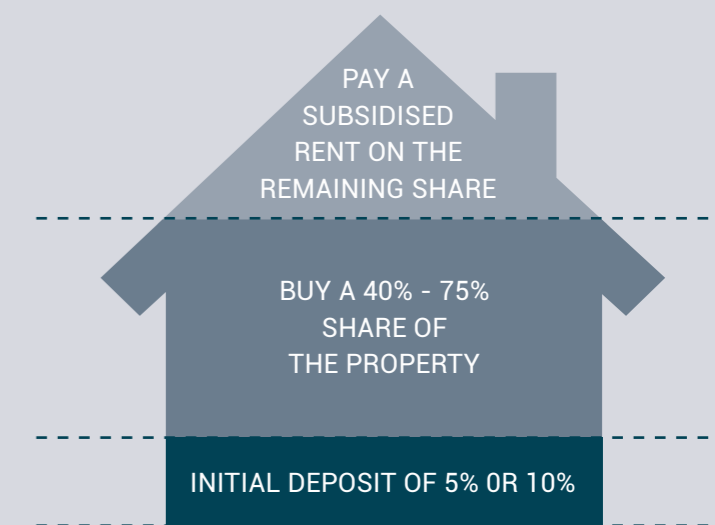
Will I need a deposit?

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



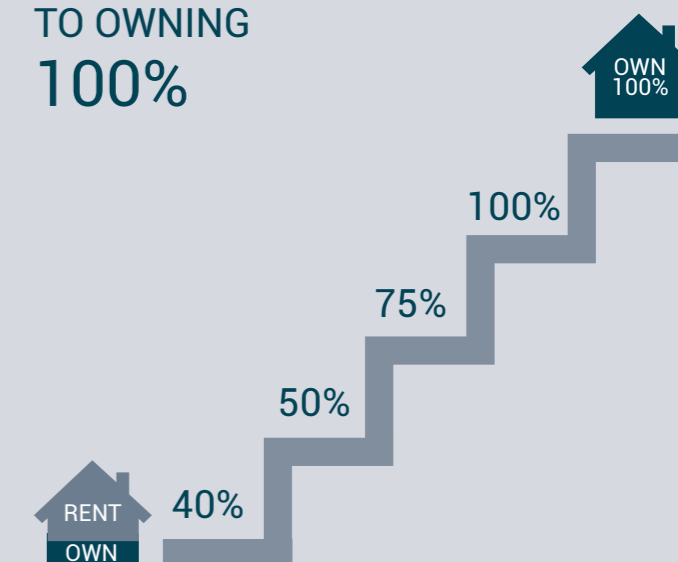
Breakdown example of a new home at Sandpiper Grange



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**.

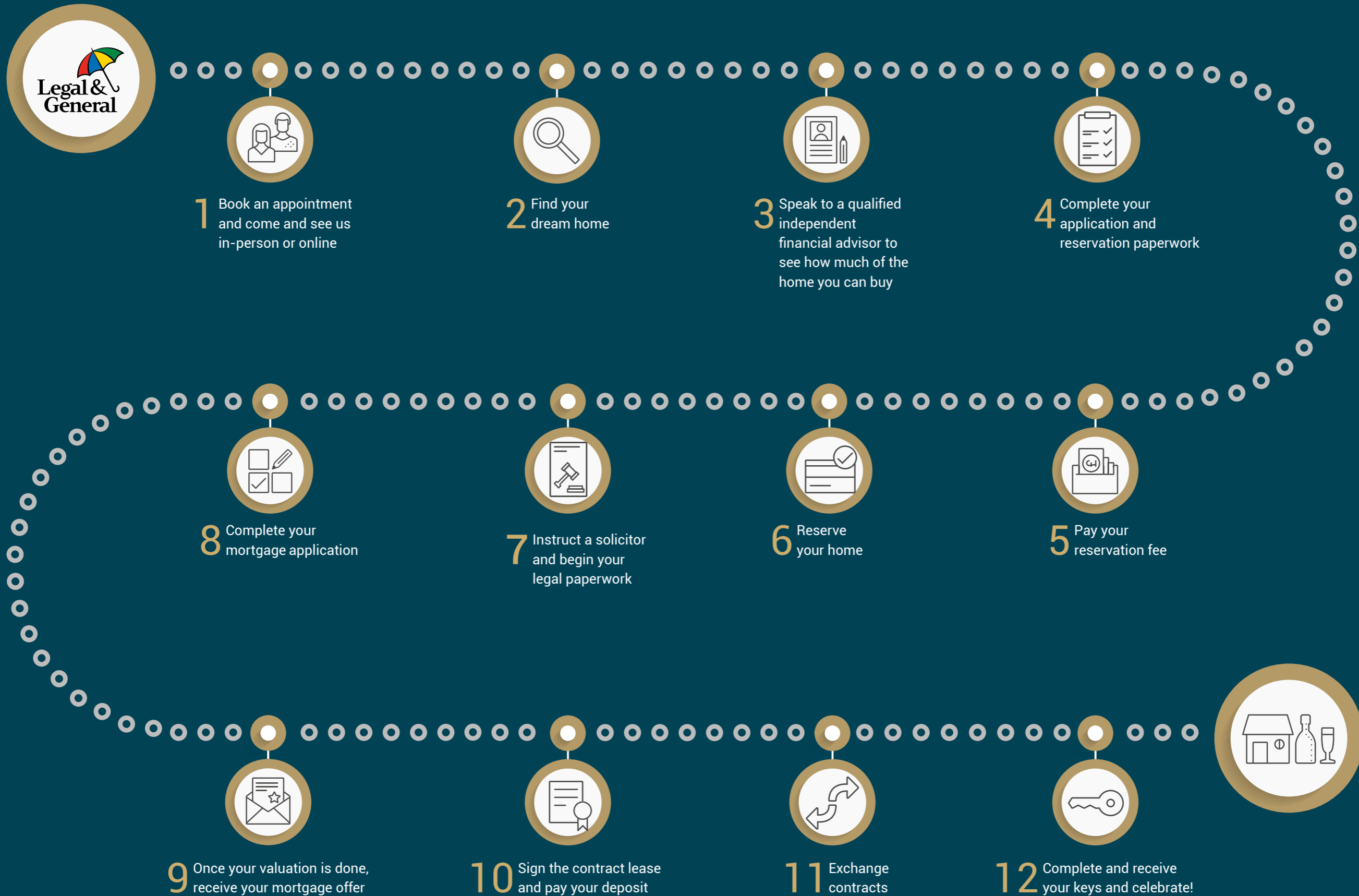
We're here to help

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

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.





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, finishes, 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.

Sandpiper Grange

COTTAM WAY, COTTAM, PRESTON PR4 0RA

Call to book an appointment

 01772 341 932

 landgah.com/sandpiper-grange



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.