

Treswell Gardens

RETFORD, NOTTINGHAMSHIRE

A collection of beautiful 2 bedroom
Shared Ownership homes located in the
quaint market town of Retford

A home of your own

Contents

Welcome to Treswell Gardens	3
Living at Treswell Gardens	4
Local area	6
Site plan	8
Floor plans	10
Specification	12
Shared Ownership explained	14
A guide to owning your own home	16
About Legal & General Affordable Homes	18



Kings Park, Retford

Welcome to Treswell Gardens

Hidden away in a pretty market town that dates back to the Domesday Book, you'll discover the new community of two bedroom homes at Treswell Gardens, Retford.

Treswell Gardens is beautifully designed in a traditional style, yet full of modern touches. Every house has been built to the highest standards and the site has been carefully landscaped to create shared spaces that build a true sense of community.

Legal & General Homes is offering a unique opportunity to live at Treswell Gardens 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 Treswell Gardens



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.



Town and country

Hidden away in a pretty market town, yet close to open countryside.



Make yourself at home

A perfect place to live

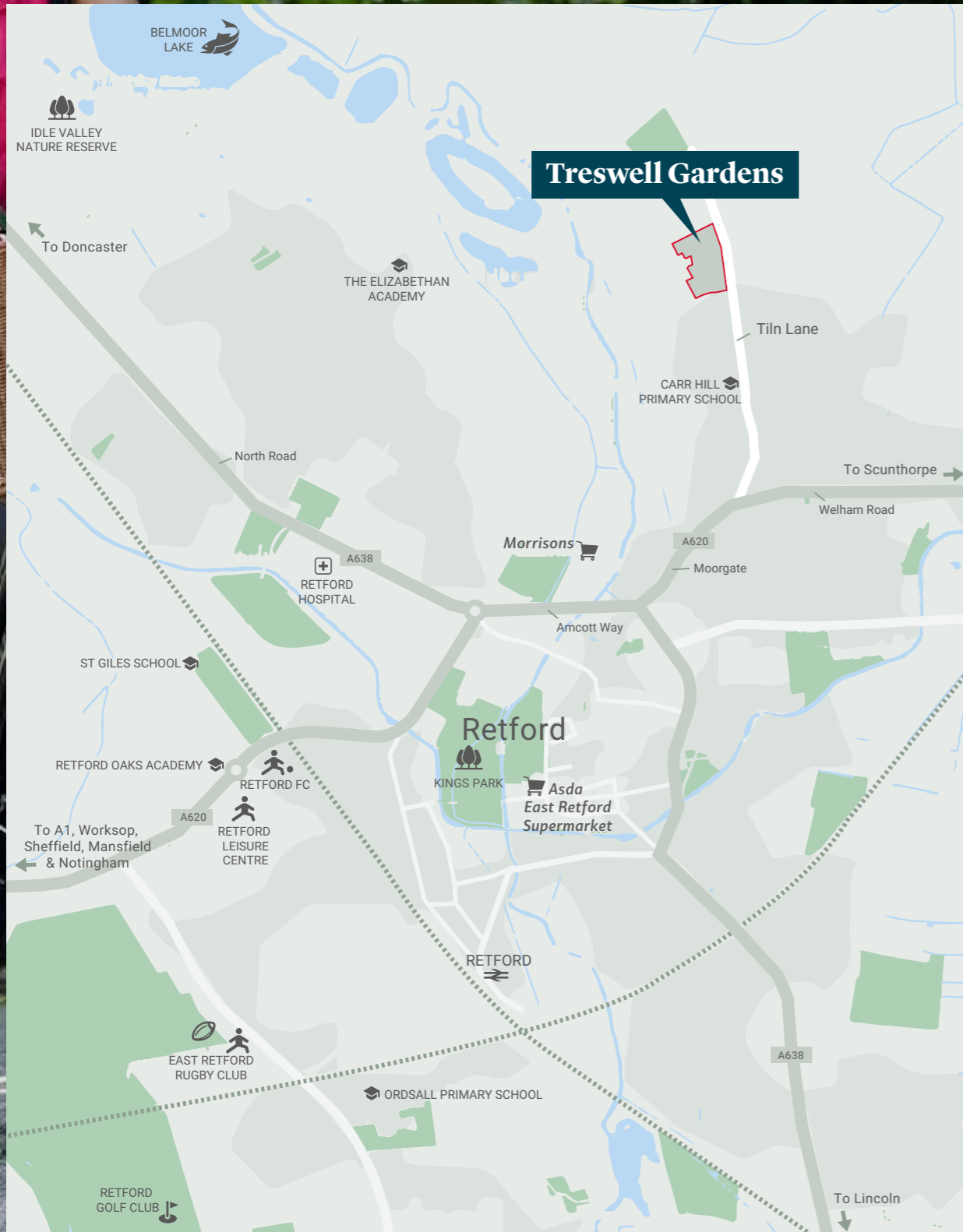
All on your doorstep

The ancient market town of Retford lies on the banks of the River Idle. Markets have been held in the picturesque main square since 1275 and continue to this day. Surrounded by impressive Georgian buildings you can buy everything from apples to antiques. The largest supermarket is Asda and there is an excellent choice of other shops.

For a small town, Retford boasts two theatres, a cinema, historic pubs, a local football team and a museum. There's an excellent choice of schools, a medical centre and even a small hospital.

Living in Retford you are surrounded by beautiful countryside. The Idle Valley Nature Reserve is a great place to spot wildlife and the caves at Creswell Crags offer a fascinating glimpse into our pre-history. The historic city of Lincoln, with its cobbled streets, ancient castle and magnificent cathedral, is another great family day out.

Sheffield is easy to get to, with a wonderful choice of shops in the Meadowhall and Crystal Peaks malls. Or opt for Nottingham with its impressive intu shopping centres.



By Foot

- Morrison's Supermarket
0.9 miles
- Kings Park
0.9 miles
- Retford Centre
1.1 miles
- Majestic Theatre
1.1 miles
- Retford Station
1.8 miles
- Idle Valley Nature Reserve
2.6 miles



By Train

From Retford Railway Station

- Lincoln
38 minutes
- Sheffield
45 minutes
- Peterborough
50 minutes
- Nottingham
1 hour 30 minutes
- London King's Cross
1 hour 58 minutes
- Liverpool
2 hour 18 minutes



By Road

- Doncaster
18.6 miles
- Lincoln
21.6 miles
- Scunthorpe
27.1 miles
- Sheffield
30.4 miles
- Nottingham
31 miles
- London
146 miles

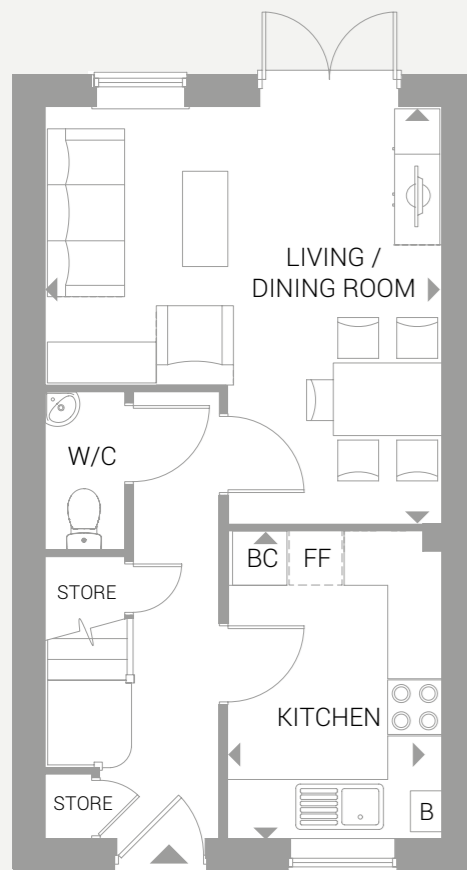
Site Plan



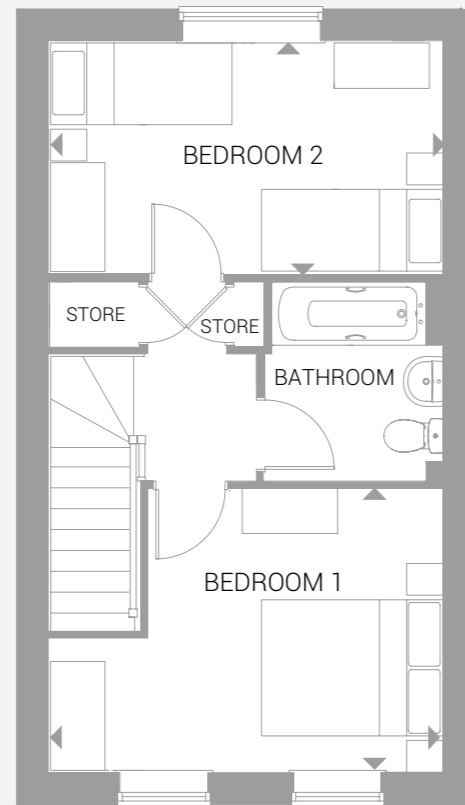
Layout is indicative only and subject to change by the developer [and subject to detailed design]. Parking positions to be confirmed. The developer reserves the right to alter the layout, building style, landscaping and specification at anytime.

Two Bedroom House

Plot Nos 144 & 145*



GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION

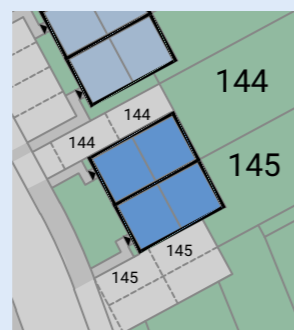
Key

FF - SPACE FOR FRIDGE / FREEZER B - BOILER BC - BROOM CUPBOARD

* Plot 145 is handed to the plan drawn

Dimensions TOTAL AREA: 70.6 SQ M 760 SQ FT

	Length	Width	Length	Width
Living / Dining Room	4.64m	x 4.42m	15' 3"	x 14' 6"
Kitchen	3.43m	x 2.42m	11' 3"	x 7' 11"
Bedroom 1	3.18m	x 4.42m	10' 5"	x 14' 6"
Bedroom 2	2.62m	x 4.42m	8' 7"	x 14' 6"



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.



Specification

Kitchen

- Contemporary kitchens with chrome handles
- Laminate worktop and upstand
- Stainless steel splashback to hob
- Stainless steel multi function oven, hob and cooker hood
- Stainless steel 1¹/₂ bowl sink with chrome mixer tap
- Removable base unit for future dishwasher installation

Cloakroom

- Contemporary white WC and basin with chrome tap
- Splashback behind basin

Bathroom

- Contemporary white bathroom suite comprising bath, WC, basin with chrome tap
- Glass shower screen to bath
- Thermostatic shower over bath
- Wall tiling to bath and splashback tiling to basin area
- Mirror

Flooring

- Vinyl flooring to kitchen, cloakroom and bathroom
- Carpet to living room, hall, stairs, landing and bedrooms

Electrical

- Door bell
- Track light to kitchen
- LED lighting to cloakroom and bathroom
- Pendant lighting to all other areas
- White sockets and switches throughout
- TV point to living room
- Telephone point to living room
- Heat, smoke and carbon monoxide detectors
- Extractor fan to kitchen, cloakroom and bathroom
- Shaver socket to bathroom
- Light to front and rear elevation



General

- White UPVC double glazed windows
- Ceilings, architraves and skirtings painted white matt emulsion
- Walls painted in white matt emulsion
- Internal doors in oak effect with chrome ironmongery
- Ideal Standard Logic combi boiler with contemporary white radiators
- NHBC build warranty

External

- Two parking bays per property
- Paved patio area
- Turf to rear garden
- 1.8m high timber fencing to rear garden
- 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.



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% which is reviewed annually in April, this is capped at +0.5% of RPI (Retail Price Index).

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.

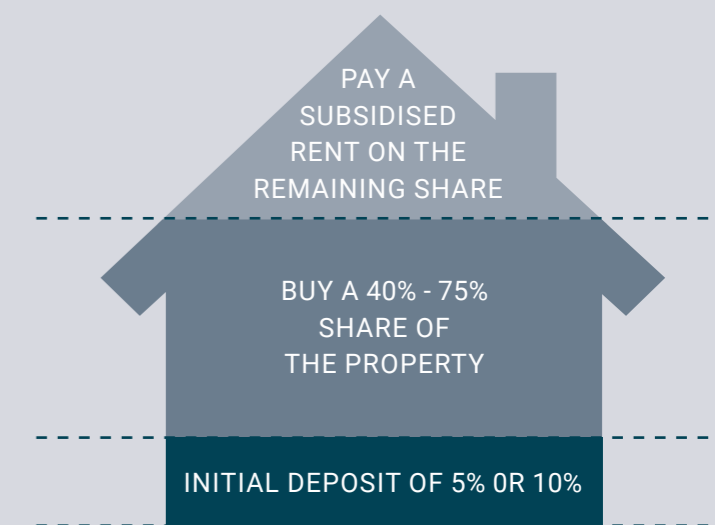
Will I need a deposit?

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



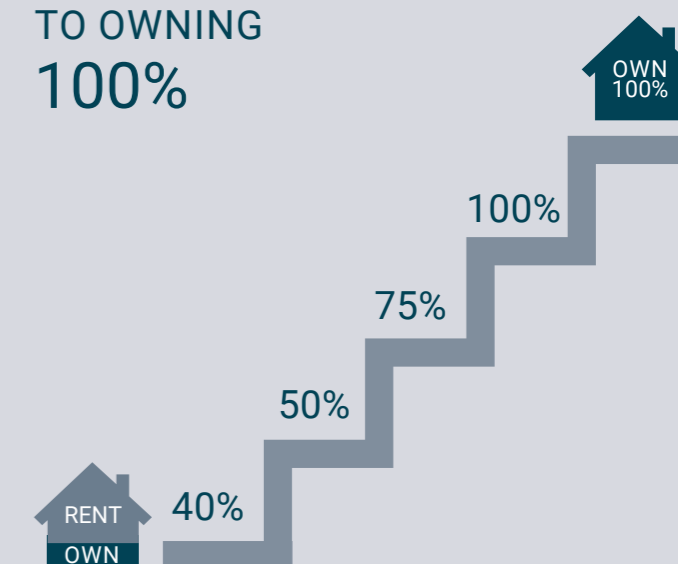
Breakdown example of a new home at Treswell Gardens



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**.

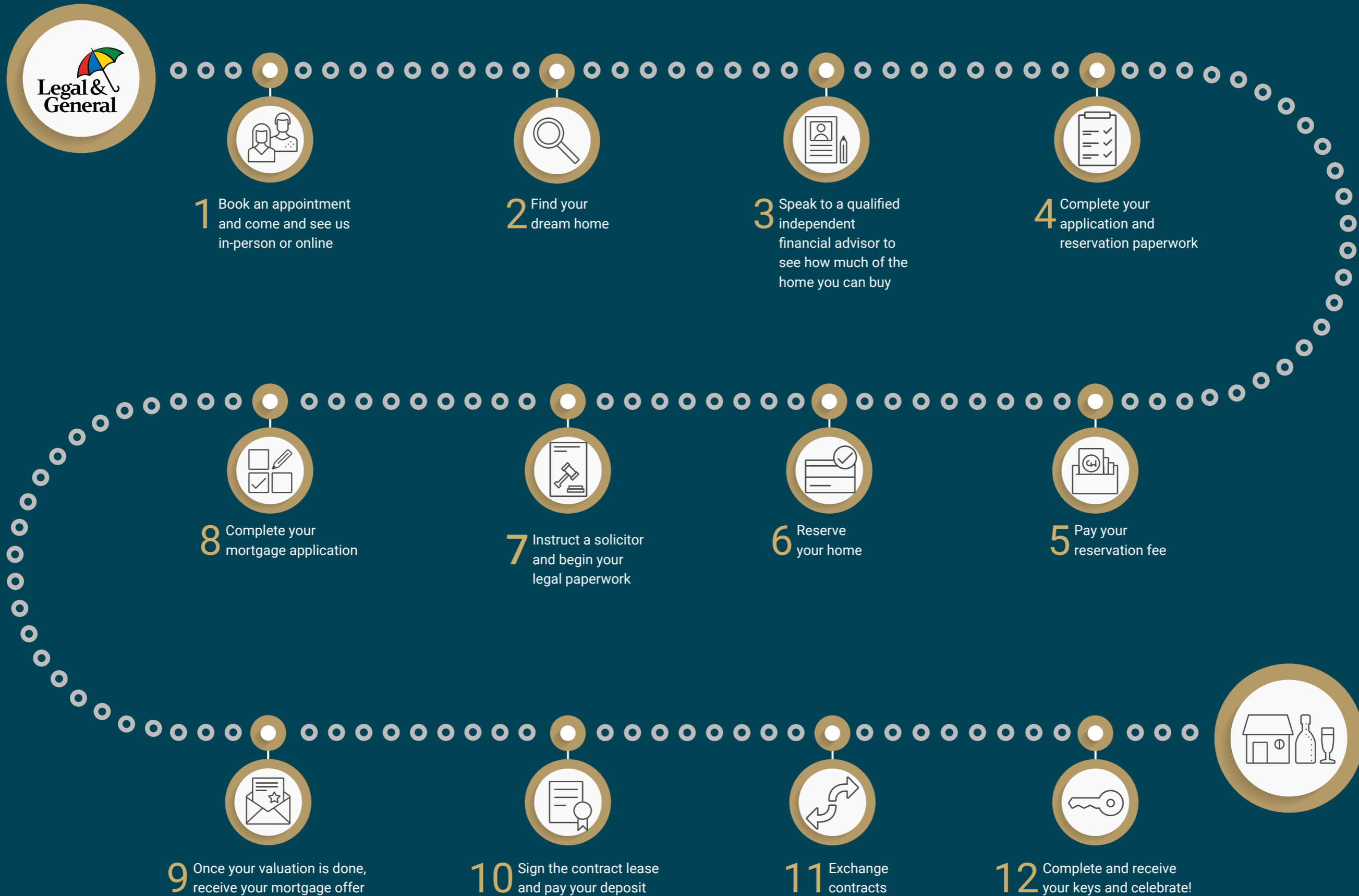
We're here to help

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.





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, 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.

Treswell Gardens

TILN LANE, RETFORD, NOTTINGHAMSHIRE DN22 6UN

Call to book an appointment

 01777 410 128

 landgah.com/treswell-gardens



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.