

# Rogerson Gardens

WHITTINGHAM, LANCASHIRE

A collection of beautiful 2 & 3 bedroom  
Shared Ownership houses in the rural town  
of Whittingham

*A home of your own*

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Winckley Square, Preston

# Welcome to Rogerson Gardens

Surrounded by open fields, with Goosnargh Village and Longridge market town on hand, the new community at Rogerson Gardens in Whittingham offers the perfect opportunity to put down roots in a great location at an affordable price.

Efficient, modern design and advanced building techniques make these new 2 and 3 bed houses more energy efficient than older homes. Whether you work from home or commute, the houses have been built with a sense of light and space to meet your contemporary needs.

You'll have a village pub, Sainsbury's supermarket, primary school, post office and medical centre within easy reach and all the amenities of Preston are less than half an hour away. No wonder this is such a popular area.

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



## Beautifully designed

Attractive new homes built 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 living areas.



## Great location

Surrounded by countryside yet within easy reach of Preston, Blackburn and the coast.



Make yourself at home

# So many places to explore

Whittingham and Goosnagh villages are so close they almost touch each other and, as well as shops and a pub, they are home to tennis, cricket, sports and social clubs.

Preston is less than half an hour away and offers a great choice of fashion boutiques, restaurants, cinema, theatre, together with plenty of attractions to keep the kids amused. It's a town full of history with a choice of museums and some beautiful outdoor spaces. Blackburn is a little further and Manchester is also handy for a day out at the shops, an afternoon at the football or a night out on the town.

This is a part of the world full of natural wonders. There are waterfalls, woodlands, old mines, historic ruins, monuments, rivers and canals. Head up to Spire Hill for amazing views of the Forest of Bowland. Or pack yourself a picnic and take in the coastal views along the wonderful Wyre coastline.

Whether you're after a day on the rollercoasters at Blackpool or planning a tranquil weekend break in the majestic beauty of the Lake District it's all on hand, with the Pennines, Yorkshire Dales and mountains of Snowdonia also waiting to be discovered. Living at Rogerson Gardens, you'll never run out of things to do.

*The best of town  
and country*

Preston Marina





Preston Town Centre



Blackpool Tower



Avenham Park, Preston

# You're connected to all the right places

Preston station is half an hour away and gives you excellent rail connections right across the country. There are regular services to Blackpool, Manchester, Lancaster and Liverpool. There are also excellent links to Glasgow, Edinburgh, Birmingham, the Lake District and two trains an hour (one direct) to London Euston.

By road, you're perfectly placed for the M6 with quick access to the Lakes, Scotland and the Midlands, while the M55 takes you directly to Blackpool and the coast. The M65 also gives you a quick route across to Yorkshire.

The nearest bus stop is a short walk away from your front door and there are regular bus services to Preston, Blackburn and the local area.

Manchester and Liverpool Airports are both handy when travelling further afield but maybe the best form of transport in this part of the world is to pull on a pair of walking boots and hike up Beacon Fell. You'll spot plenty of wildlife and, on a clear day, you can see all the way over to the Isle of Man.



## By Foot

Whittingham & Goosnargh  
Sports & Social Club  
0.5 miles

The Stags Head  
0.7 miles

The Village Store  
0.8 miles

Goosnargh Oliverson's  
COE Primary School  
1.1 miles



## By Train

from Preston Station

Blackpool North  
22 mins

Manchester Piccadilly  
31 mins

Liverpool Lime Street  
51 mins

Leeds  
1 hour 41 mins

London Euston  
2 hours 31 mins



## By Road

Royal Preston Hospital  
4.9 miles

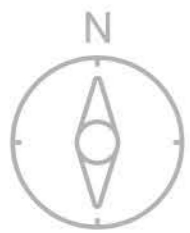
Asda Fulwood Superstore  
5 miles

Preston Station  
7.1 miles

Preston Marina  
7.5 miles

Blackpool  
18.5 miles

# Site Plan



## Key

- 3 Bedroom Houses
- 2 Bedroom Houses
- LGAH Rented Homes
- LGAH Future Homes
- Barratt Homes

# Two Bedroom Houses

Plots 12, 14\*, 229, 230\* & 500\*\*

\* Plots 14, 230 & 500 are handed to the plans drawn  
 † Plot 500 has no side windows



GROUND FLOOR



FIRST FLOOR

## Key

FF - SPACE FOR FRIDGE / FREEZER B - BOILER WM - SPACE FOR WASHING MACHINE

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: 69.6 SQ M 749 SQ FT

	Length	Width	Length	Width
Living / Dining / Kitchen	7.94m	x 3.10m	26' 1"	x 10' 2"
Bedroom 1	4.12m	x 3.35m	13' 6"	x 11' 0"
Bedroom 2	4.12m	x 3.24m	13' 6"	x 10' 8"



# Three Bedroom Houses

Plot 32, 33\*, 34 & 35\*

\* Plots 33 & 35 are handed to the plans drawn



## Key

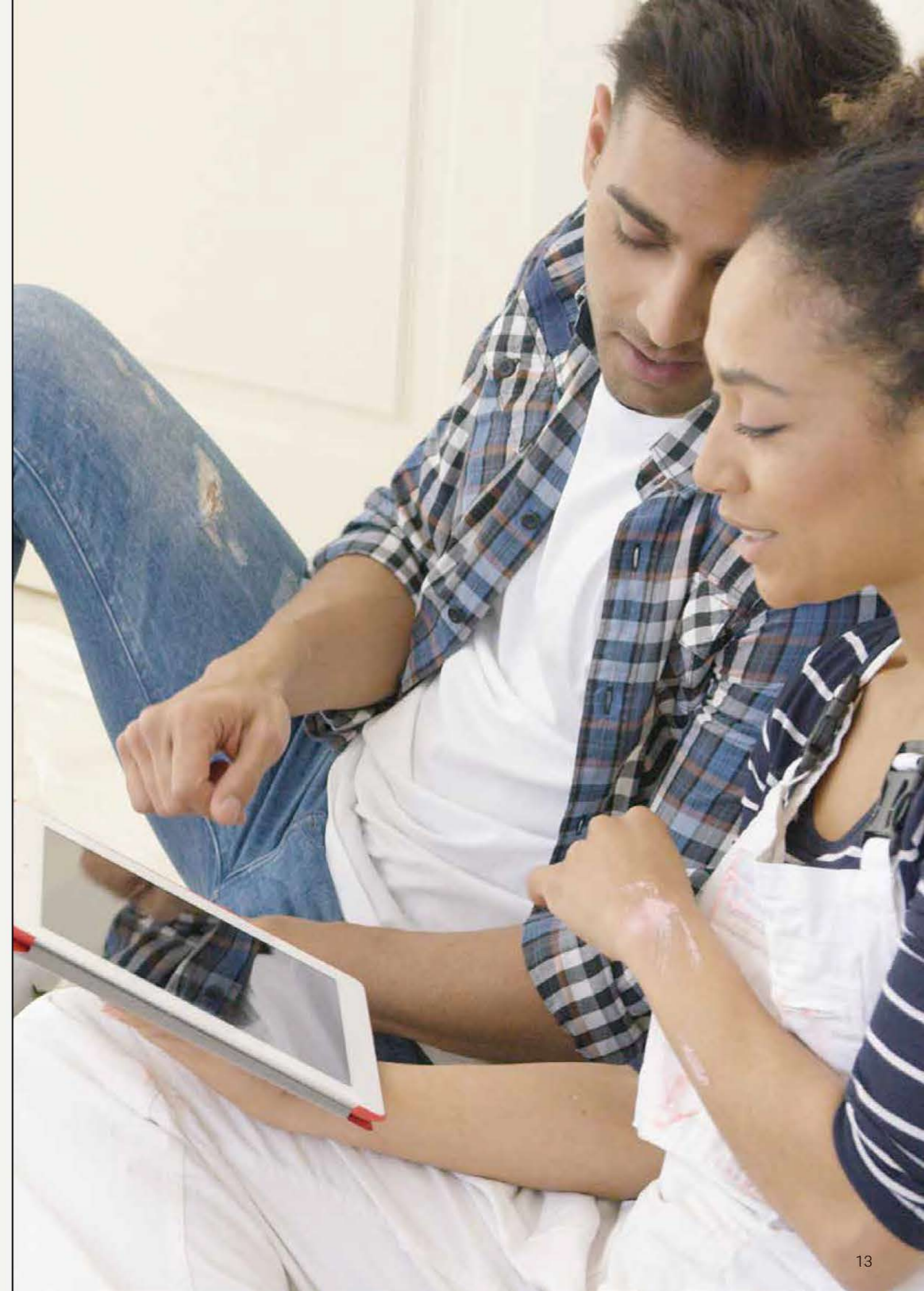
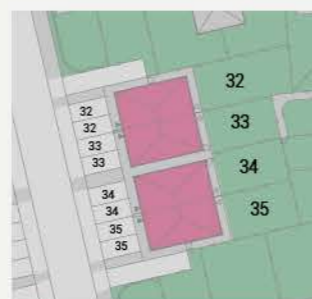
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## Dimensions TOTAL AREA: 86.2 SQ M 927 SQ FT

	Length	Width	Length	Width
Living	4.34m	x 3.49m	14' 3"	x 11' 5"
Kitchen/ Dining Room	4.57m	x 2.90m	15' 0"	x 9' 6"
Bedroom 1	4.36m	x 2.94m	14' 4"	x 9' 4"
Bedroom 2	4.09m	x 2.27m	13' 5"	x 7' 6"
Bedroom 3	2.98m	x 2.15m	9' 9"	x 7' 1"



# Specification

## Kitchen

- Contemporary white gloss kitchen with soft close and under unit lighting
- Laminate worktop with matching upstand
- Stainless steel splashback to hob
- Stainless steel 1½ bowl sink with chrome lever tap
- Zanussi electric single oven, hob and stainless-steel chimney hood
- Space for fridge/freezer
- Space for washing machine
- Removable base unit and plumbing for future dishwasher to 3 bedroom houses

## Cloakroom

- Contemporary white sanitaryware comprising WC and basin
- Chrome mixer tap
- Splashback tiling to basin

## Bathroom

- Contemporary white bathroom suite comprising bath, WC and basin
- Chrome mixer tap to basin
- Glass shower screen to bath
- Thermostatic bath/shower mixer over bath
- Large format Johnsons wall tiling to bath and basin area
- Chrome heated towel rail
- Mirror

## Flooring

### 2 Bedroom House

- Wood effect vinyl flooring to ground floor and bathroom
- Grey carpet to stairs, landing and bedrooms

### 3 Bedroom House

- Wood effect vinyl flooring to kitchen/diner, cloakroom and bathroom
- Grey carpet to hall, stairs, landing, living room and bedrooms

## General

- White PVCu double glazed windows
- Walls and ceilings painted 'almond white'



Images depict a typical Legal & General Affordable Homes property

- Architraves and skirtings painted in white satinwood
- White panelled internal doors with chrome ironmongery
- Gas central heating via Combi boiler and white contemporary radiators
- NHBC 10 year build warranty

## Electrical

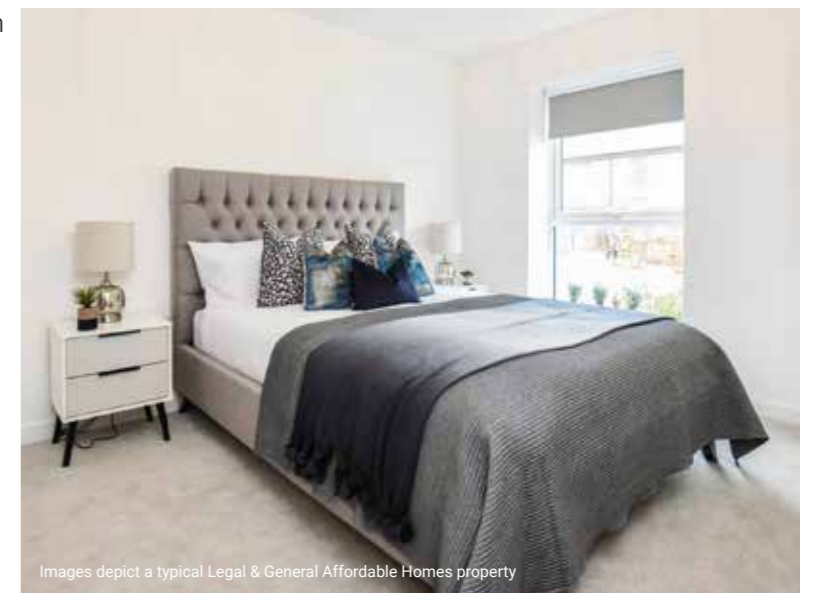
- LED downlights to kitchen, cloakroom, bathroom and living / dining room
- Pendant lighting to all other areas
- White sockets and switches throughout
- Telephone point to hall, living room and bedroom
- TV point to living room
- Smoke and carbon monoxide detectors

- Extractor fan to bathroom, cloakroom and kitchen
- Shaver socket to bathroom
- Light to front and rear elevation

## 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.

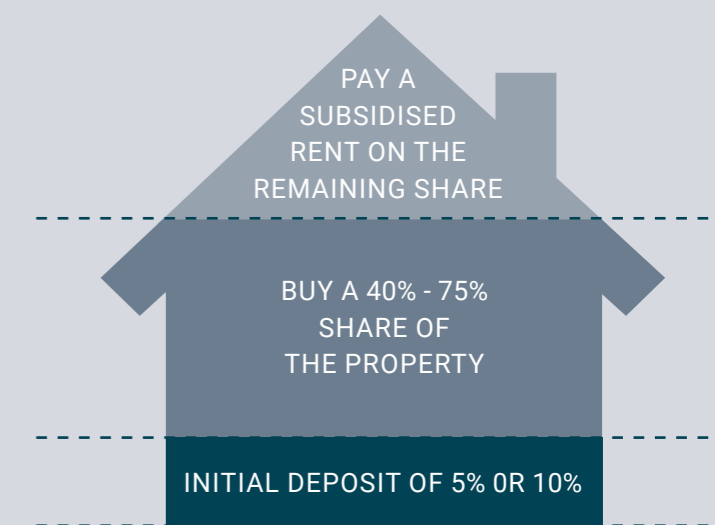
### Will I need a deposit?

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](http://www.landgah.com/faq)



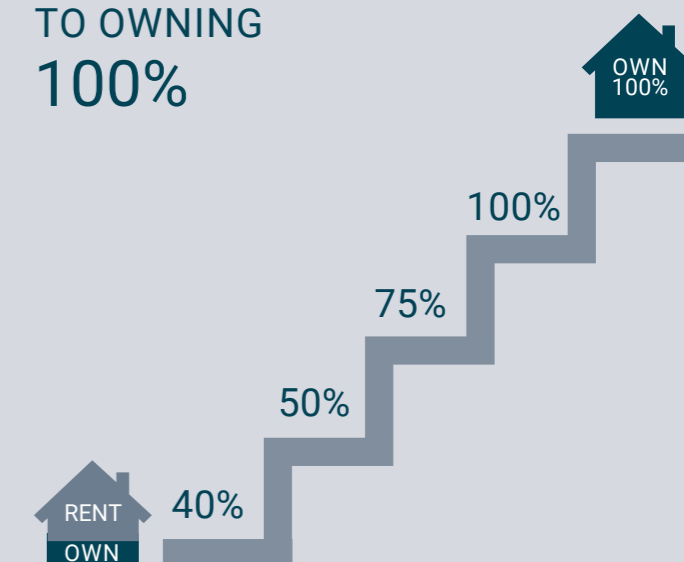
## Breakdown example of a new home at Rogerson Gardens



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**.

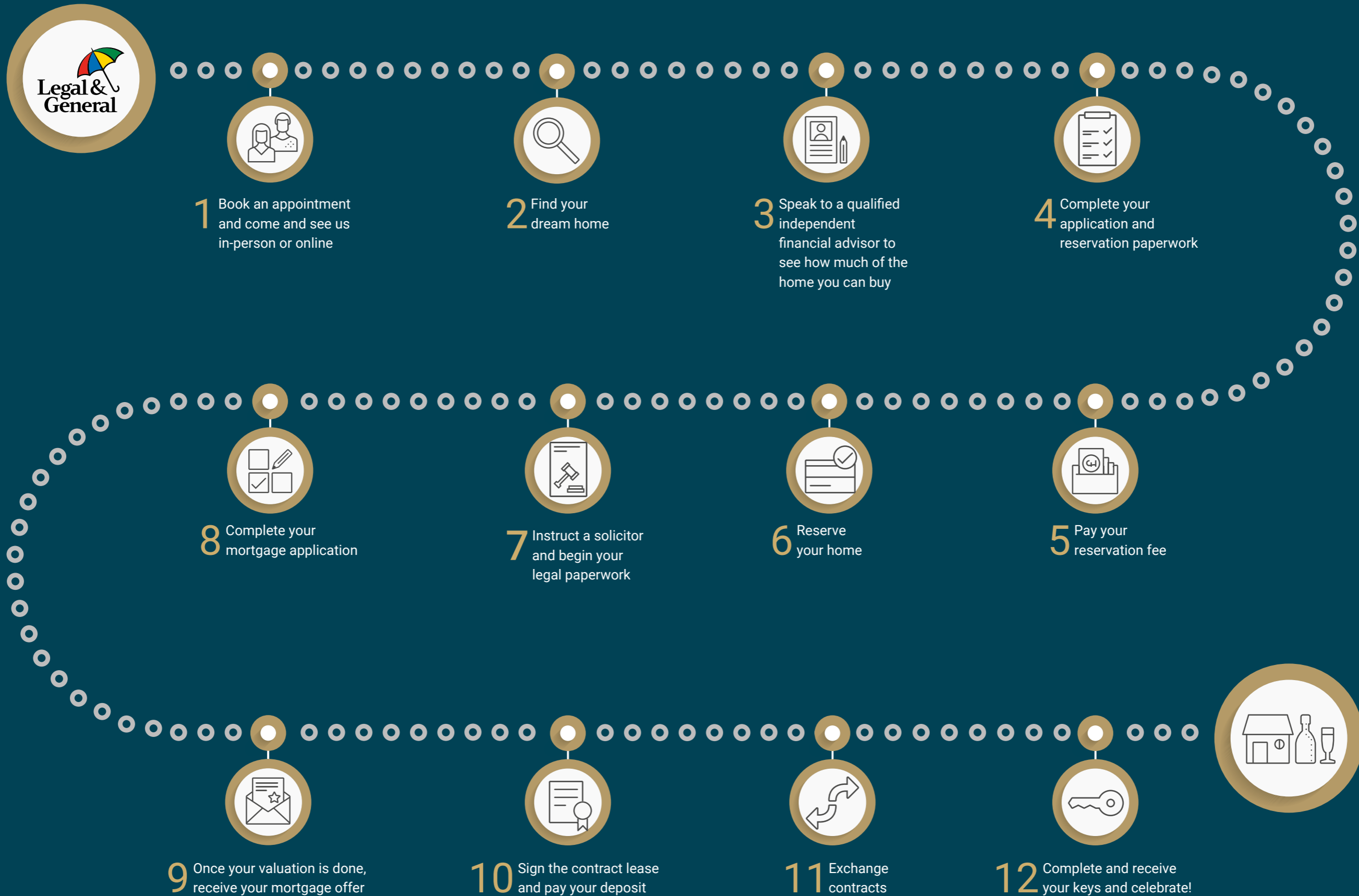
### We're here to help

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](http://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.

# Rogerson Gardens

CUMERAGH LANE, WHITTINGHAM PR3 2JE

Call to book an appointment

 01772 341 825

 [landgah.com/rogerson-gardens](https://landgah.com/rogerson-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. LGAH-RG-V291122.