

Gospel Hall

HESWALL







Introducing Gospel Hall, Heswall

A collection of 5 one and two bedroom new build
apartments for shared ownership

Development Overview

Auxesia Homes are proud to be offering a total of 5 new build, one and two bedroom apartments. These properties form part of a wider scheme by Forth Homes comprising 23 new homes in total. Each home comes with one parking space and will be finished to a high standard.

This stunning new development of apartments is in the north of Heswall, west of Pensby Road in a predominantly residential area. Set on the site of a former Gospel Hall, the site will retain the original gates on the eastern portion of the site, with parking on the southwest and northwest corners of the site.

Our collection of homes at Gospel Hall provides a unique opportunity to purchase a beautiful home at an affordable price for you.



Auxesia Homes

Each year, Auxesia Homes provide between 100 and 250 new build homes for affordable rent, rent to buy or shared ownership purchase across the North of England.

From town centre flats to suburban family houses, we work with reputable house builders to provide good quality sustainable homes. Prioritising former and serving members of the British Armed Forces, NHS and Emergency Services, we aim to create a significant social impact while providing great places to live.



Location

The town of Heswall has a rich and longstanding history, dating back further than the Domesday book. The town is known for great shopping facilities and has a fantastic coffee shop culture.

Gospel Hall, Heswall, CH60 7RD

Those who have visited have commented on the towns relaxing yet lively atmosphere during the day and changing pace again at night as locals head into town to enjoy the high quality food options in town.

Heswall Golf Club is a must, offering a round of golf with idyllic views across the Dee and into Wales.

For transport the closest railway station is Heswall Station, around 1.5 miles from the development. The station offers regular Transport for Wales service to Wrexham to the south and Wallasey to the north.

Pensby Road (B5138) which this development is set off, provides access north towards Woodchurch where it connects with the M53, becoming the A59 to the north, connecting with Liverpool via the Kingsway Tunnel.





Gospel Hall

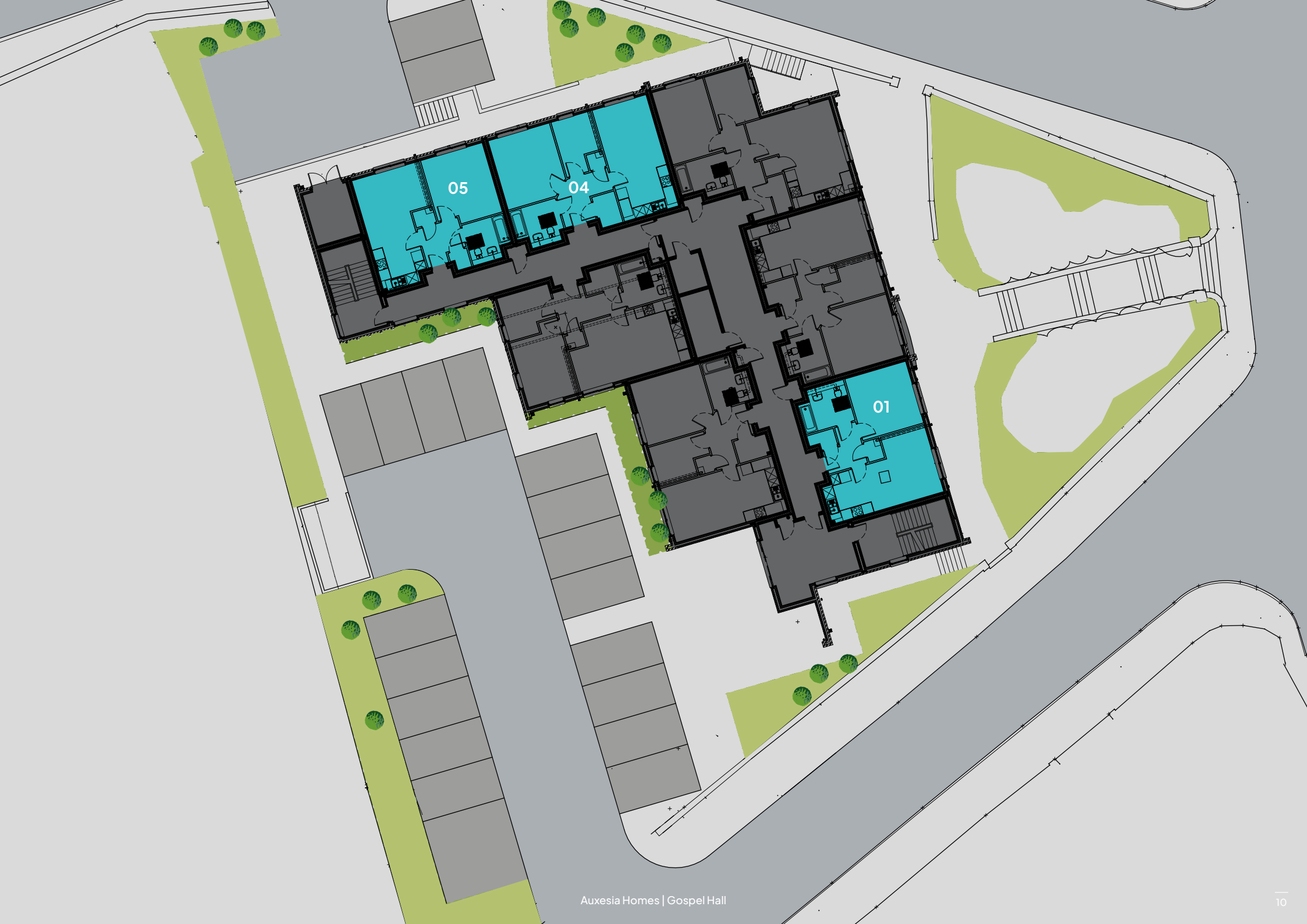
- | LEISURE | SCHOOLS |
|-----------------------------|---------------------------------|
| 01 Harvest Mouse Pub | 01 Heswall Primary School |
| 02 Sheldrakes Restaurant | 02 Barnston Primary School |
| 03 Thurstaston Beach | 03 Neston High School |
| 04 Liverpool Golf Club | 04 Calday Grange Grammar School |
| 05 Royal Albert Dock | 05 Woodchurch High School |
| 06 Speke Hall Estate | 06 Hilbre High School |
| 07 National Waterway Museum | |
| 08 Chester Zoo | |





Ground Floor Availability

PLOT	Floor	BEDROOMS	SQ.FT	TOTAL	50%
1	GF	1	527	£190,000	£95,000
4	GF	2	642	£230,000	£115,000
5	GF	1	528	£190,000	£95,000



First Floor Availability

PLOT	Floor	BEDROOMS	SQ.FT	TOTAL	50%
12	FF	2	623	£230,000	£115,000
15	FF	2	626	£230,000	£115,000

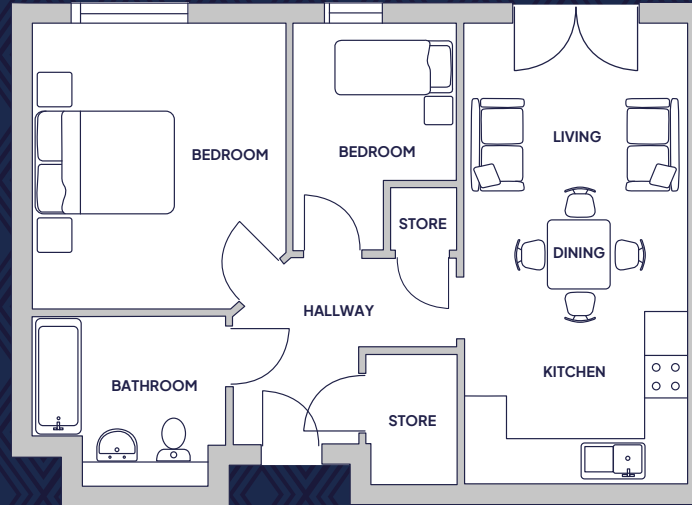


Floor Plans

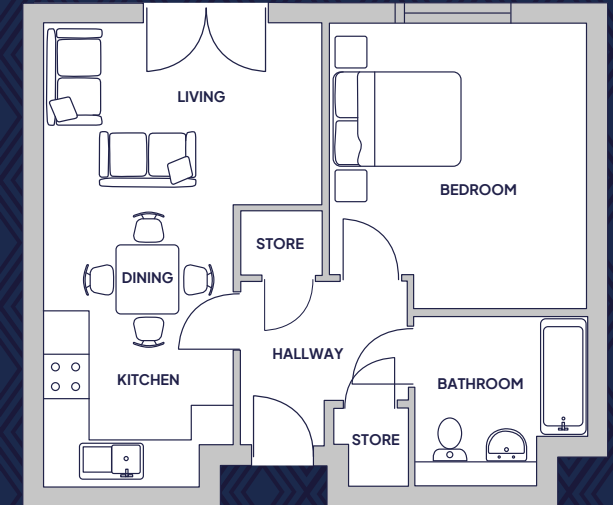
PLOT 1 GROUND FLOOR APARTMENT



PLOT 4 GROUND FLOOR APARTMENT



PLOT 5 GROUND FLOOR APARTMENT



PLOT 12 FIRST FLOOR APARTMENT



PLOT 15 FIRST FLOOR APARTMENT





Specification

KITCHEN

- Kitchen
- Magnet band kitchens with brushes/polished details
- Worktops with matching upstands
- Ceiling runner lights
- Beko oven
- Beko hob
- Beko extractor
- Sparta 1.58 double sink unit
- Montoro mixer tap
- Vinyl or Polyfloor flooring

BATHROOM

- Twyfords, Alcona wash hand basin and WC
- Twyfords celtic bath
- Over bath thermostatic showers
- Glass shower screen
- Porcelanosa tiles to walls
- Splash back to WHB.
- Full height tiling around bath for the shower

- Water resistant MDF shelf over sink and WC (refer to image)
- Vinyl or polyfloor flooring
- Batten Holder Light Fitting
- Shaver point
- Chrome towel rail

INTERNAL

- Walls to be painted trade white emulsion
- Ceilings to be painted trade white emulsion
- Doors to be flush panelled painted white
- Ironmongery to be polished or brushed chrome /steel
- Pendant lighting to ceilings in all rooms excluding kitchens, and bathrooms
- White plastic switches and sockets to all rooms

COMMUNAL AREAS

- Internal doors to be oak veneer with brushed / polished chrome ironmongery
- Trade white wipeable paint to walls
- Trade white paint to ceilings

- Brilliant white satin paint to skirtings and architraves
- Dark grey carpet tiles to floors and stairs
- Barrier mats to communal entrances
- Handrails to stairs to be black powder-coated steel

OTHER

- 10 year New Homes Warranty
- One allocated parking space with each apartment



Buying Process Shared Ownership

Step 1.

Initial Enquiry

Step 2.

Complete Financial Affordability Check

[RSC New Homes](#)

Step 3.

Complete Help to Buy Eligibility Application

www.helptobuyagent1.org.uk

Step 4.

Make an Offer to Purchase a home in writing

sales@auxesiahomes.co.uk

Step 5.

Provide Certified Copy of Photographic ID and Proof of Address for each purchaser

Step 6.

Complete Reservation Form

Pay £500 non-refundable Reservation Fee

Step 7.

Appoint Solicitors within 5 working days

Failure to do so will result in the property being remarketed for sale

Step 8.

Receive Mortgage Offer

Step 9.

Exchange Contracts

Step 10.

Complete Purchase



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sales@auxesiahomes.co.uk
www.auxesiahomes.co.uk



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