

# ASH MEADOWS

BROOMHALL WAY • WORCESTER



A modern development of 2, 3 & 4 bedroom homes for sale with Shared Ownership

# ASH MEADOWS

BROOMHALL WAY • WORCESTER

## Ash Meadows will include a selection of beautiful 2, 3 & 4 bedroom homes available for sale and perfect for first time buyers.

This 92 home development is located at the junction of the A4440 Broomhall Way and the A38 Bath Road, which has excellent links to major nearby cities and represents a significant contribution to the new-build affordable local housing market in the area. It is an attractive position for those looking for a semi-rural location, surrounded by plenty of greenery but easy access for commuting.

There is a good selection of both primary and secondary schools and Worcestershire Parkway Station is 2 miles away making it a perfect location for commuters.

Worcester City Centre is just 3 miles away offering a diverse range of shopping & leisure facilities as well as its historic cathedral, sports clubs, racecourse and a variety of restaurants and bars.

There will also be green spaces, a wildlife pond, allotments, a communal orchard and play area on this development.

### What is Shared Ownership and do I qualify?

Shared Ownership is a fantastic opportunity for those who want to get a foot on the property ladder but can't afford to buy a home on the open market.

It allows you to buy a share in a brand new leasehold property on a part buy/part rent basis and pay a subsidised rent on the part that you do not own. After the initial purchase it is possible to buy further shares and eventually own these properties outright.

We will offer shares for sale normally between 50%-75% of the property depending on how much you can afford to purchase and charge rent on the remaining share. The bigger the share you buy, the less rent you have to pay. You will need to be able to raise a mortgage for the share you want to purchase unless you have sufficient money to enable you to purchase without. The combined cost of mortgage and rent is often cheaper than privately renting in the area.

### Am I eligible?

Shared Ownership uses the following criteria to help people to get a foot on the housing ladder:

- You must be at least 18 years old.
- Your combined household income must be less than £80,000.
- You don't necessarily need to be a first-time buyer, but you can't own another home at the same time. Your home must be sold subject to contract and

sold by the time you exchange contracts on your new home.

- You are unable to buy a suitable home on the open market.
- You must be able to afford the payments for your share.
- You must be able to demonstrate that you have a good credit history.
- You have savings to cover the mortgage deposit plus approximately £3,000 for legal, survey and mortgage fees plus stamp duty (if applicable).
- For some homes you must have a local connection to the relevant area (live, work or family)

### How to apply?

- Applicants must complete a *Rooftop Shared Ownership application form*. This allows us to confirm eligibility and register your details with us.
- You will be asked to contact Metro Finance for an affordability assessment.

For further help or information please contact [sales@rooftopgroup.org](mailto:sales@rooftopgroup.org) or call **01386 420837**

# WELCOME TO ROOFTOP HOUSING GROUP



We are one of the leading place-based housing associations within the region, providing a range of homes to rent, part-own and buy for local people within South Worcestershire and North Gloucestershire.

For a quarter of a century we've helped people in housing need get safe secure, and appropriate homes and we are proud of every home that we have helped create. Rooftop are passionate about building high quality, affordable housing. Well designed and

built to our new Living Homes Standard, creating warm energy efficient homes which are future proofed allowing our residents to live in their property longer as they grow older.

We don't just care about building great homes, we care about every person who lives within them. Rooftop provide a large range of excellent services and support for all of our customers from financial advice to community engagement and activity groups.

We want to not just give you a great community but high-quality houses for you to build your home in.

# BUYING YOUR NEW ROOFTOP HOME



Follow our step-by-step purchasing guide and you'll be home in no time!

Once you've chosen your new Rooftop home, you can reserve it by paying a reservation fee which will go towards the purchase price. The fee will ensure the property is reserved in your name and the price is held for an agreed period while the legal processes are completed.

## Keeping things moving

Once you've reserved your new home, there are a few things you can do:

- Tell your solicitor and give our Sales Consultant their contact details so we can forward the contract documents.
- At this point you can apply for your mortgage via Metro Finance or your chosen financial advisor.
- Keep in regular contact with your solicitor and financial advisor

## Exchanging contracts

Your solicitor will confirm when they are satisfied with their enquiries and your lender will send you a formal mortgage offer. Now it's time to exchange contracts; you sign the documents to make a binding agreement to purchase. Your solicitor will ask you to pay your deposit, which is sent to Rooftop's legal team along with the contract you've signed. To make your move as stress-free as possible, your solicitor should ensure that the sale of your existing home – if you have one – proceeds alongside the purchase of your new one. And remember, our Sales Consultant is always on hand to answer your questions.

## You're nearly there

Your new home is ready, but under the terms of the contract, a set period is needed for financial completion.

When this has taken place, our Sales Executive will notify your solicitor, who will ask you to request the mortgage funds from your lender and pay the remainder of the asking price. This money is forwarded to our solicitors, who complete the deed transferring the property to your name.

Remember that our on-site sales team will work closely with you all the way. Your mortgage repayments usually start one month after completion.

## Moving in

Our Sales Consultant will hand you the keys to your new home as soon as financial completion takes place and you will sign a key receipt form.



# ASH MEADOWS

BROOMHALL WAY • WORCESTER

## The fine tuning...

We pride ourselves on making sure your new home is as individual as it can be. That's why the direction it faces, its exterior details and construction materials may differ from what you see in the brochure. Use our brochure as a style guide – and for detailed information on individual plots, ask our sales team, who will be pleased to help you.

The dimensions in the brochure are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces. You will need to take actual measurements.

We're always trying to improve our new homes, and you may find that individual features such as kitchen and bathroom layouts, doors and windows may vary. Specification details are for guide purposes only and are subject to change without prior notice. Should a replacement be required, this will be to an equal or higher standard.

Consequently these particulars represent a general guide only and cannot be relied upon as accurately

describing and of the Specified Matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

Computer generated images are indicative only and may be subject to change. Details are correct at time of going to print. Ash Meadows is a marketing name and may not form part of the final postal address.

This brochure is a purchasing guide and its content is for illustration only and does not form a contract, part of a contract or a warranty.



# WHAT'S INCLUDED

# ASH MEADOWS

BROOMHALL WAY • WORCESTER

## Kitchen

Contemporary fitted kitchen

Single integrated oven with extractor and hood

Vinyl floor covering

Integrated fridge freezer

Integrated washer/dryer

Stainless steel splashback behind hob

Stainless steel 1 ½ bowl sink with mixer tap

## Bathroom

White sanitary ware

Vinyl floor covering

Over bath shower with shower screen

Tiled splashback to basin

Tiling to shower

Towel rail

Shaver socket

## Electrical

TV aerial point & BT socket

Mains operated doorbell

## Heating

House & Bungalow - Gas fired central heating with radiators, thermostatic control and

Flat – Ground source heat pumps

## Security

Smoke and carbon monoxide detectors

## Externals

Turf

Shed (*House and bungalows only*)

PIR external lighting to front and rear

Solar Photovoltaic Panels (*bungalows only*)

Electric Vehicle Charging Points

## General

Carpets provided throughout

## Parking

Two parking spaces (*flat, 2 & 3 bedroom house*)

Three parking spaces (*4 bedroom house*)






One parking space (*Bungalows*)


# THE DEVELOPMENT

A modern development of 2, 3 & 4 bedroom new homes



## SHARED OWNERSHIP

-  **The Willow**  
Three Bed Semi-Detached  
Plots 3, 4, 5, 6, 7, 8, 82 & 83
-  **The Aspen**  
Three Bed Detached  
Plots 79 & 84
-  **The Rowan**  
Two Bed Semi-Detached  
Plots 9, 10, 11, 12, 41, 42, 80 & 81
-  **The Rowan**  
Two Bed Detached  
Plots 43 & 68
-  **The Birch**  
Two Bed Apartments  
Plots 13, 14, 15, 16, 17 & 18
-  **The Elm**  
Three Bed Terrace  
Plots 22, 23 & 24
-  **The Sycamore**  
Two Bed Terrace Bungalow  
Plots 77 & 78
-  **The Chestnut**  
Four Bed Detached  
Plots 89 & 90

 Properties not available to buy through Rooftop Housing Group



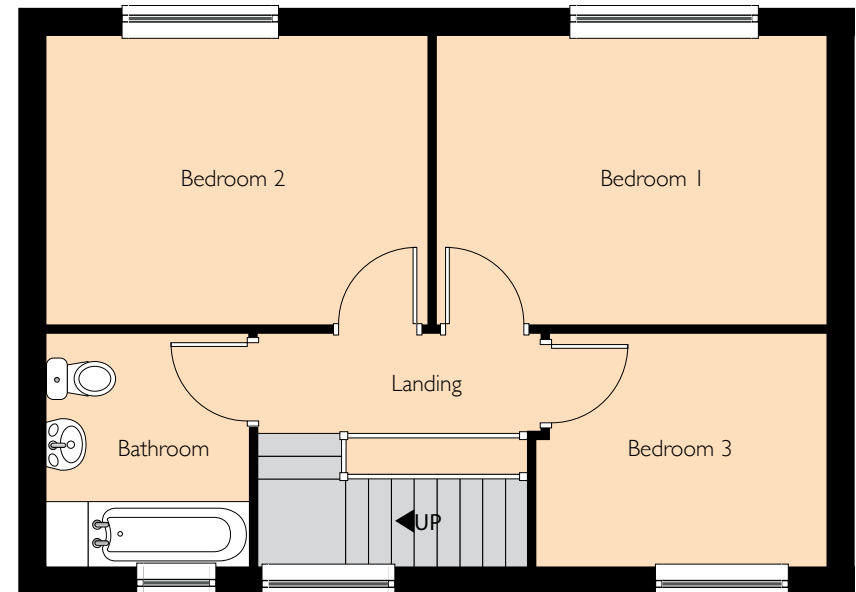
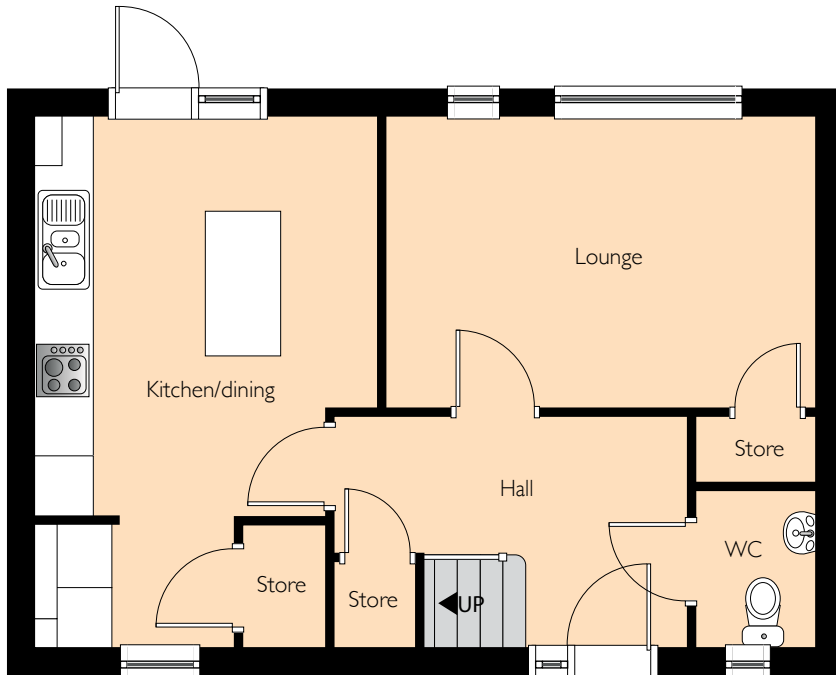


Computer generated image shown of plots 3 & 4



# The Willow

Three Bed Semi-Detached **Plots 3, 4, 5, 6, 7, 8, 82 & 83**



**Please note:**

Some plots will be the opposite floor layout to what is shown above.

Kitchen layouts are indicative only. Please consult with a member of the sales staff for specific plans, room dimensions and kitchen layouts. The information is for guidance only and is not to be relied on as statements or representations of fact and they do not make or give representation or warrant whatsoever and do not form part of any contract. All room measurements shown in metric first followed by imperial underneath.

**Plots 3, 4, 5, 6, 7, 8, 82 & 83**

Living	4.54m x 3.13m	14'11" x 10' 3"
Kitchen/Dining	5.64m x 3.67m	18'6" x 12' 0"
Bedroom 1	4.17m x 3.06m	13'8" x 10' 0"
Bedroom 2	4.04m x 3.06m	13'3" x 10' 0"
Bedroom 3	3.09m x 2.51m	10'2" x 8' 3"
Bathroom	2.51m x 2.15m	8'3" x 7' 1"

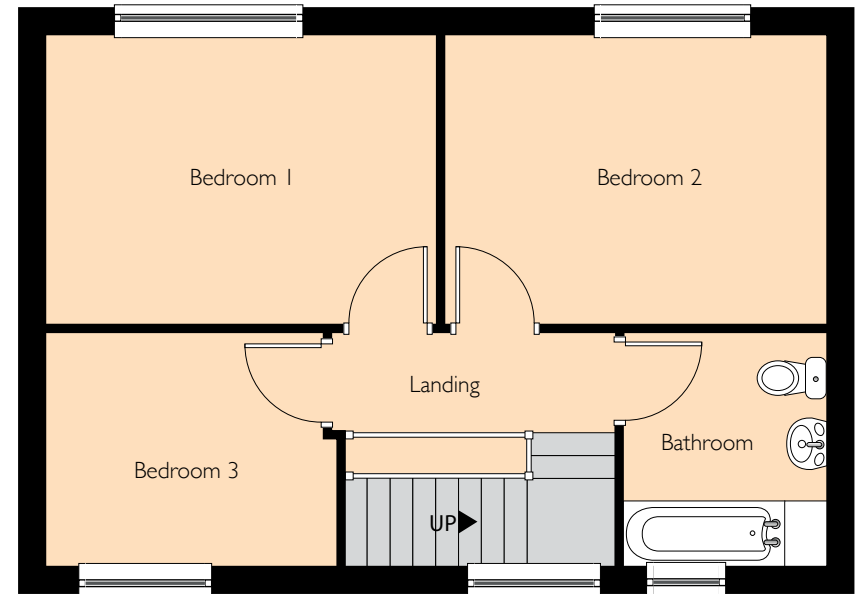
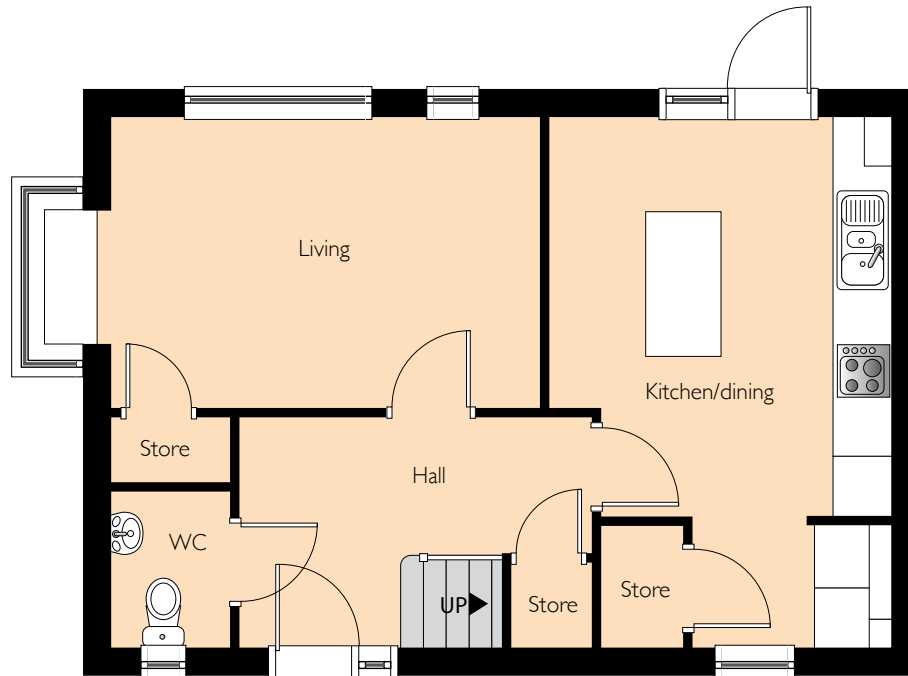
**Total Floor Area:** 91.80m<sup>2</sup> - 988.13 sq.ft



Computer generated image shown of plot 79

# The Aspen

## Three Bed Detached Plots 79 & 84



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### Plots 79 & 84

Living	4.54m x 3.13m	14'11" x 10' 3"
Kitchen/Dining	5.64m x 3.67m	18'6" x 12' 0"
Bedroom 1	4.17m x 3.06m	13'8" x 10' 0"
Bedroom 2	4.04m x 3.06m	13'3" x 10' 0"
Bedroom 3	3.09m x 2.51m	10'2" x 8' 3"
Bathroom	2.51m x 2.15m	8'3" x 7' 1"

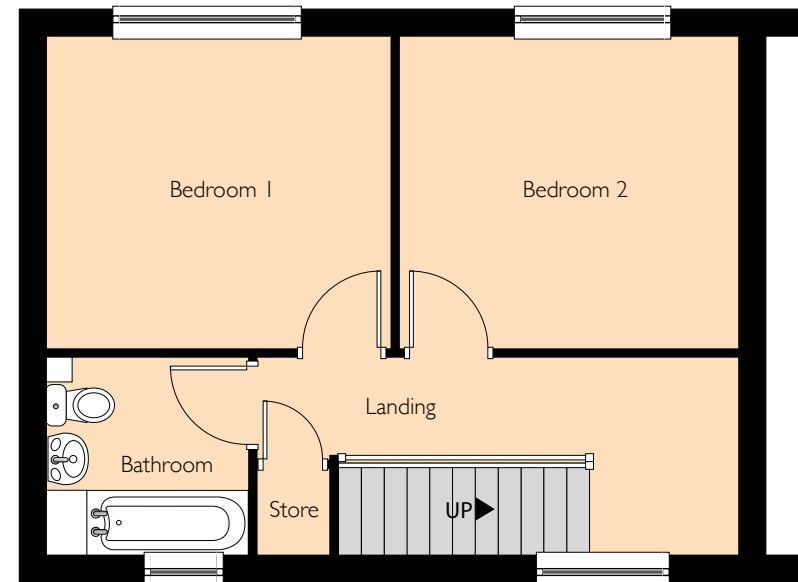
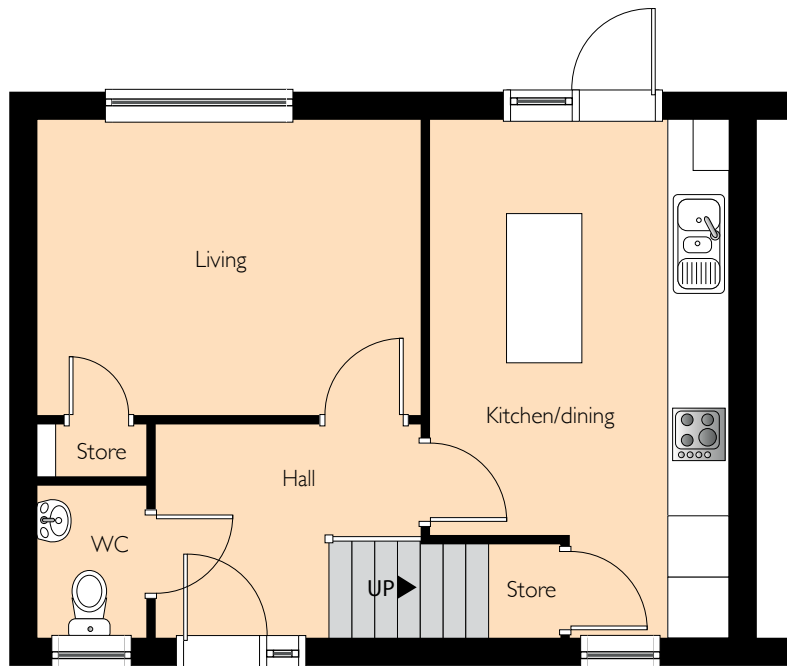
**Total Floor Area:** 91.80m<sup>2</sup> - 988.13 sq.ft





*Computer generated image shown of plots 11 & 12*

# The Rowan Two Bed Semi-Detached Plots 9, 10, 11, 12, 41, 42, 80 & 81



**Please note:**

Some plots will be the opposite floor layout to what is shown above. Plots 41 & 80 include a bay window in the living room

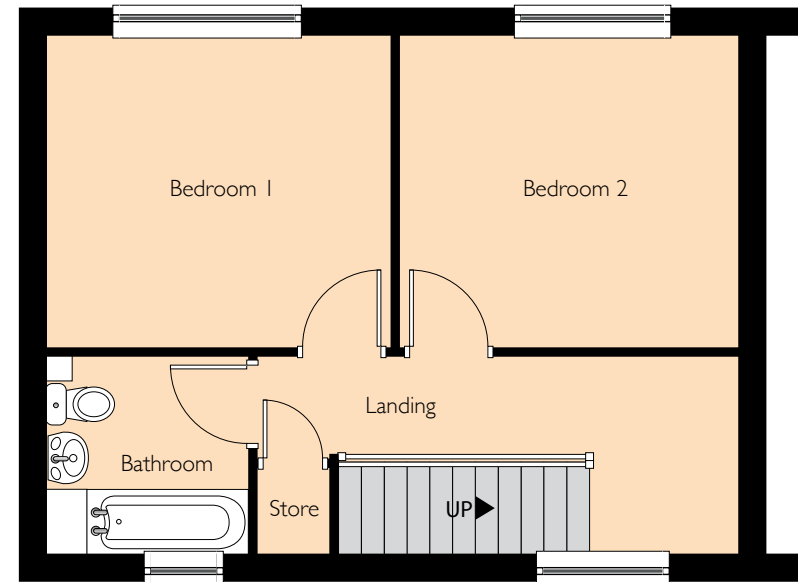
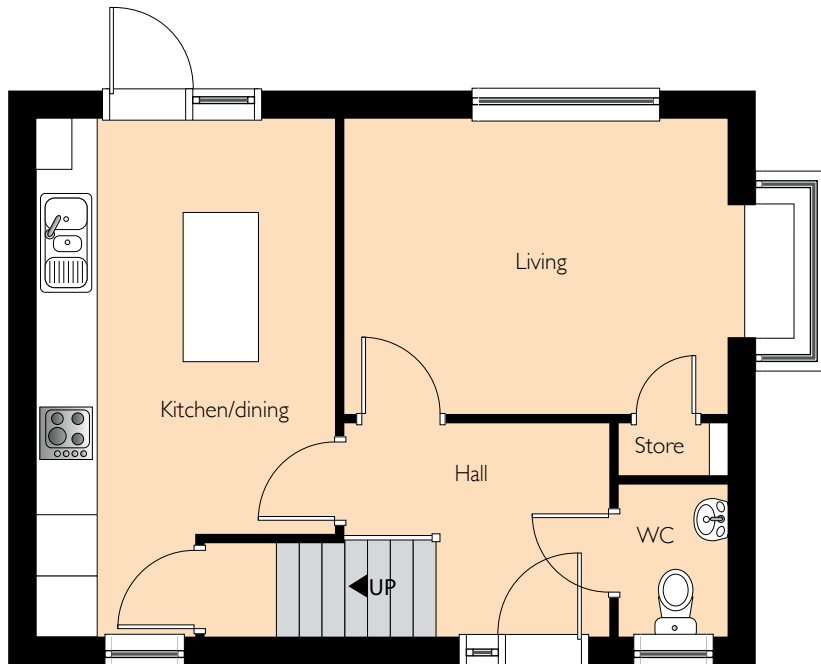
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**Plots 9, 10, 11, 12, 41, 42, 80 & 81**

Living	4.08m x 3.17m	13'5" x 10' 5"
Kitchen/Dining	4.45m x 3.15m	14'7" x 10' 4"
Bedroom 1	3.66m x 3.35m	11'12" x 11' 0"
Bedroom 2	3.59m x 3.35m	11'9" x 11' 0"
Bathroom	2.15m x 2.10m	7'1" x 6' 11"

**Total Floor Area:** 79.60m<sup>2</sup> - 856.81 sq.ft

# The Rowan Two Bed Detached Plots 43 & 68



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Plots 43 & 68		
Living	4.08m x 3.17m	13'5" x 10' 5"
Kitchen/Dining	4.45m x 3.15m	14'7" x 10' 4"
Bedroom 1	3.66m x 3.35m	11'12" x 11' 0"
Bedroom 2	3.59m x 3.35m	11'9" x 11' 0"
Bathroom	2.15m x 2.10m	7'1" x 6' 11"

**Total Floor Area:** 79.60m<sup>2</sup> - 856.81 sq.ft





Computer generated image shown of plots 13-18

# The Birch Two Bedroom Flat - Ground Floor Plots 13 & 14



Ground Floor - Plot 13		
Kitchen/Dining/Living	7.57m x 5.42m	24'10" x 17' 9"
Bedroom 1	4.04m x 3.48m	13'3" x 11' 5"
Bedroom 2	3.39m x 2.31m	11'2" x 7' 7"
Bathroom	2.17m x 2.09m	7'2" x 6' 10"

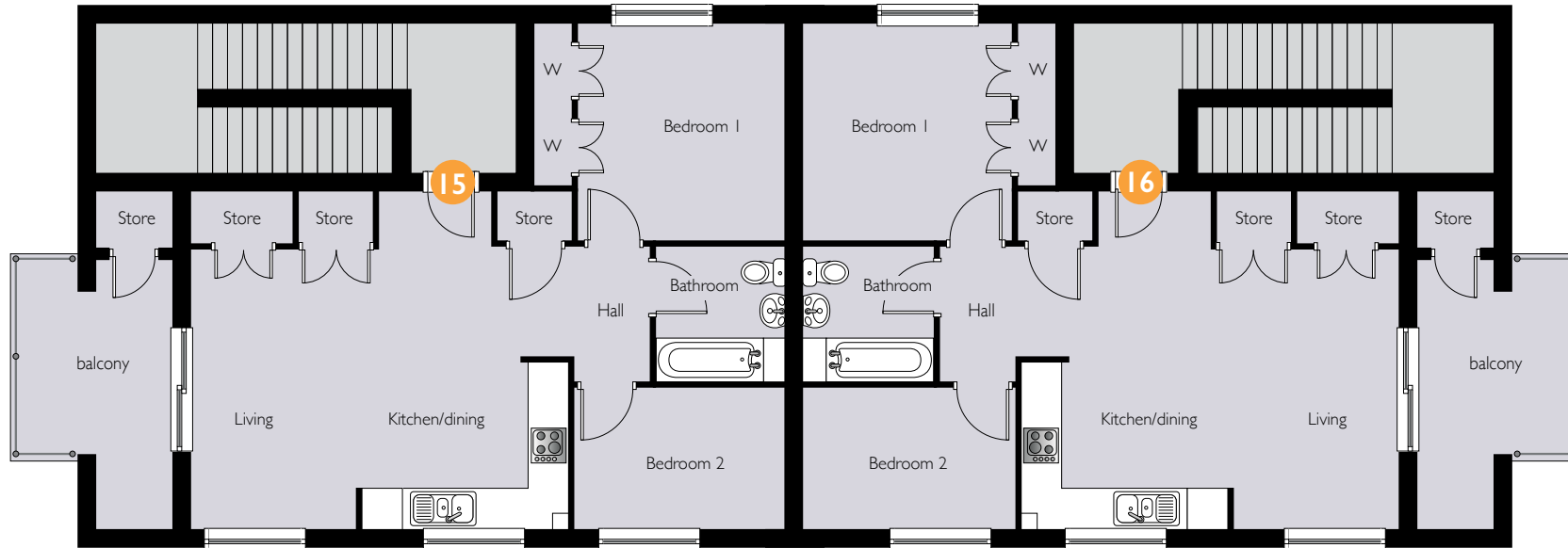
**Total Floor Area:** 69.70m<sup>2</sup> - 750.24 sq.ft

Ground Floor - Plot 14		
Kitchen/Dining/Living	7.57m x 5.42m	24'10" x 17' 9"
Bedroom 1	4.04m x 3.48m	13'3" x 11' 5"
Bedroom 2	3.39m x 2.31m	11'2" x 7' 7"
Bathroom	2.17m x 2.09m	7'2" x 6' 10"

**Total Floor Area:** 69.70m<sup>2</sup> - 750.24 sq.ft

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# The Birch Two Bedroom Flat - First Floor Plots 15 & 16



First Floor - Plot 15		
Kitchen/Dining/Living	6.07m x 5.41m	19'11" x 17' 9"
Bedroom 1	4.04m x 3.48m	13'3" x 11' 5"
Bedroom 2	3.39m x 2.31m	11'2" x 7' 7"
Bathroom	2.18m x 2.09m	7'2" x 6' 10"

**Total Floor Area:** 69.70m<sup>2</sup> - 750.24 sq.ft

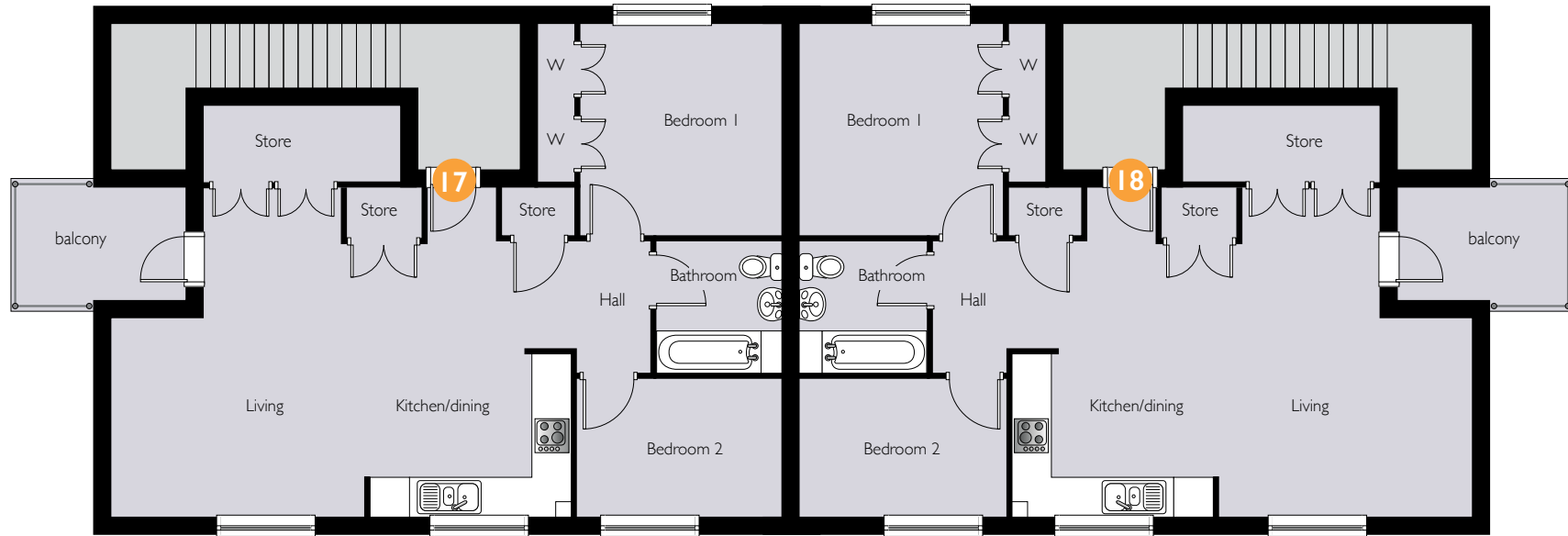
First Floor - Plot 16		
Kitchen/Dining/Living	6.07m x 5.41m	19'11" x 17' 9"
Bedroom 1	4.04m x 3.48m	13'3" x 11' 5"
Bedroom 2	3.39m x 2.31m	11'2" x 7' 7"
Bathroom	2.17m x 2.09m	7'2" x 6' 10"

**Total Floor Area:** 69.70m<sup>2</sup> - 750.24 sq.ft

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# The Birch Two Bedroom Flat - Second Floor Plots 17 & 18



Second Floor - Plot 17		
Kitchen/Dining/Living	7.57m x 5.41m	24'10" x 17' 9"
Bedroom 1	4.04m x 3.48m	13'3" x 11' 5"
Bedroom 2	3.39m x 2.31m	11'2" x 7' 7"
Bathroom	2.18m x 2.09m	7'2" x 6' 10"

**Total Floor Area:** 69.70m<sup>2</sup> - 750.24 sq.ft

Second Floor - Plot 18		
Kitchen/Dining/Living	7.57m x 5.42m	24'10" x 17' 9"
Bedroom 1	4.04m x 3.48m	13'3" x 11' 5"
Bedroom 2	3.39m x 2.31m	11'2" x 7' 7"
Bathroom	2.17m x 2.09m	7'2" x 6' 10"

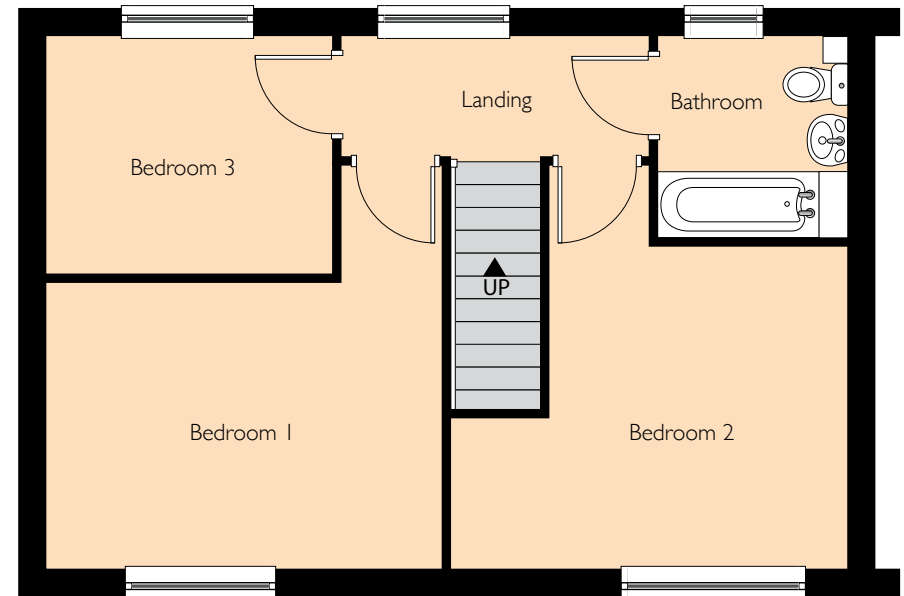
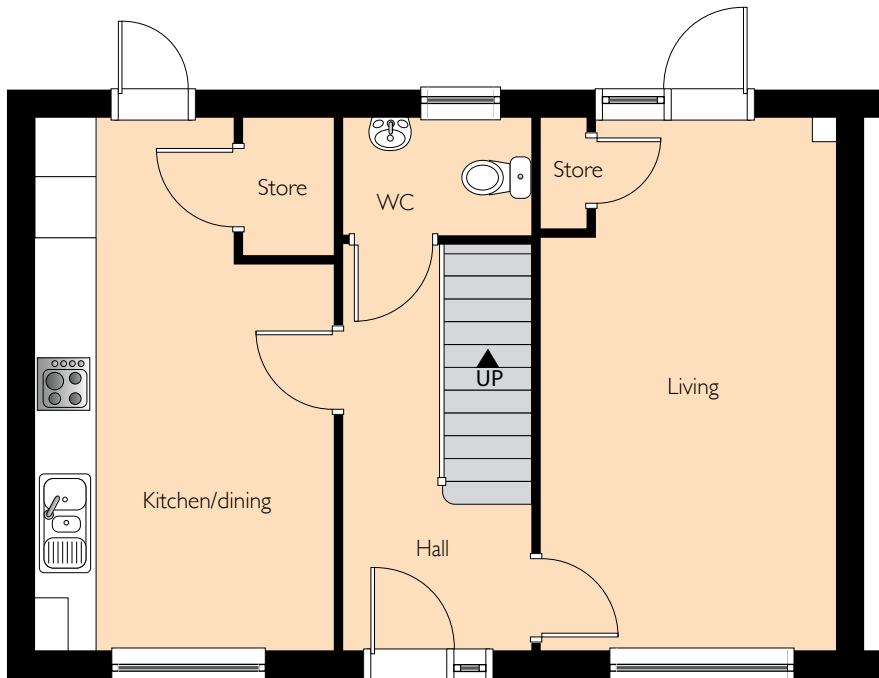
**Total Floor Area:** 69.70m<sup>2</sup> - 750.24 sq.ft

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*Computer generated image shown of plots 22-24*

# The Elm Three Bed Terrace Plots 22, 23 & 24



**Please note:**

Some plots will be the opposite floor layout to what is shown above.

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## Plots 22, 23 & 24

Living	5.64m x 2.57m	18'6" x 8' 5"
Kitchen/Dining	5.64m x 3.18m	18'6" x 10' 5"
Bedroom 1	4.20m x 3.05m	13'9" x 10' 0"
Bedroom 2	4.25m x 3.42m	13'11" x 11' 2"
Bedroom 3	3.07m x 2.52m	10'1" x 8' 3"
Bathroom	2.14m x 2.04m	7'0" x 6' 8"

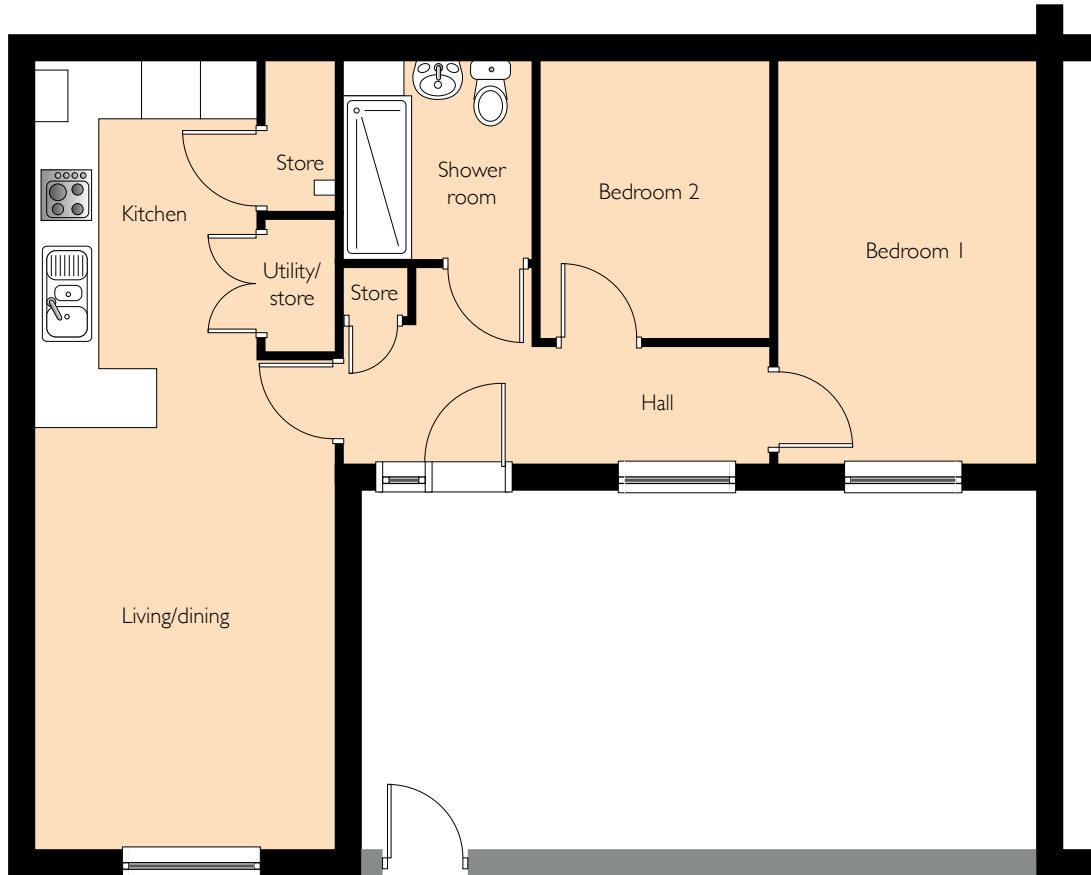
**Total Floor Area:** 94.84m<sup>2</sup> - 1030.85 sq.ft





Computer generated image shown of plot 77

# The Sycamore Two Bed Terrace Bungalow Plots 77 & 78



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Plots 77 & 78		
Kitchen/Dining/Living	8.67m x 3.27m	28'5" x 10' 9"
Bedroom 1	4.94m x 2.87m	16'2" x 9' 5"
Bedroom 2	3.07m x 2.56m	10'1" x 8' 5"
Shower Room	2.18m x 2.12m	7'2" x 6' 11"

**Total Floor Area:** 59.6m<sup>2</sup> - 641.53 sq.ft

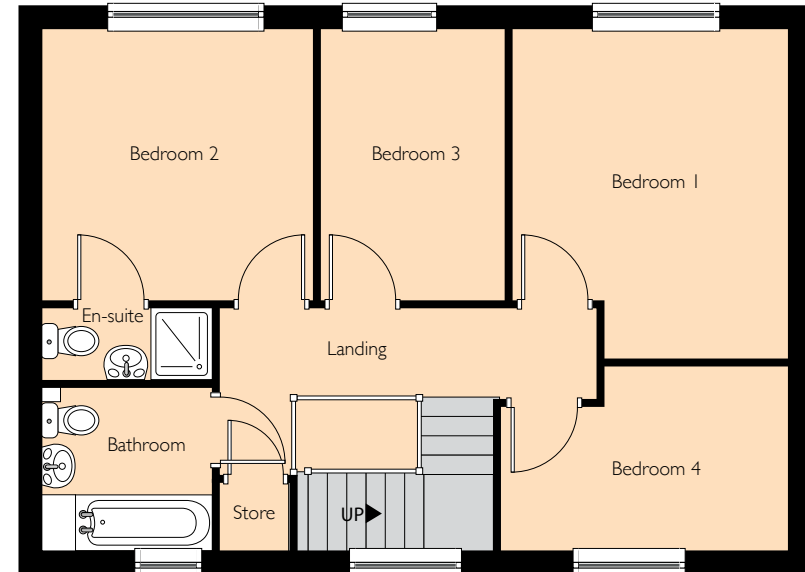
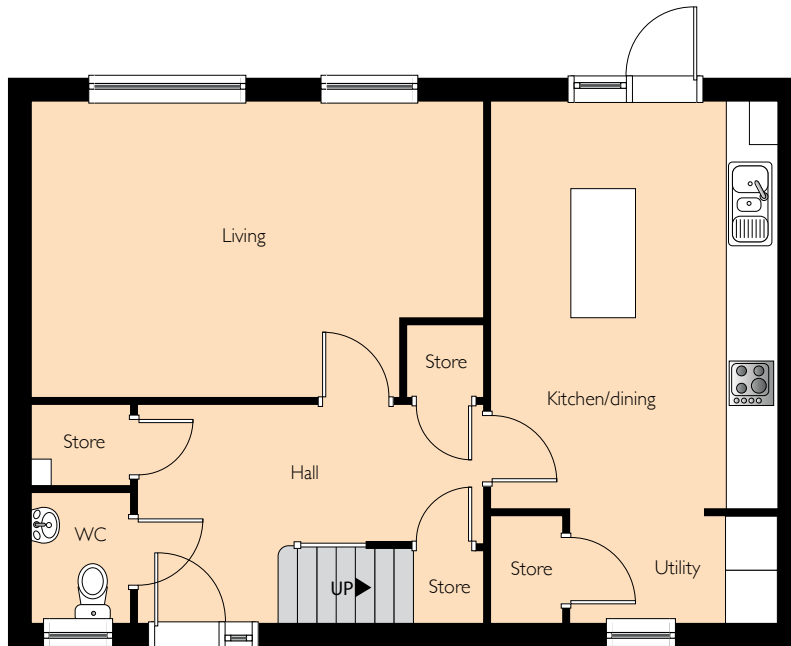




Computer generated image shown of plot 89

# The Chestnut

## Four Bed Detached Plots 89 & 90



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Plots 89 & 90		
Living	5.68m x 3.72m	18'8" x 12' 2"
Kitchen/Dining	6.54m x 3.60m	21'5" x 11' 10"
Bedroom 1	4.17m x 3.45m	13'8" x 11' 4"
Bedroom 2	3.43m x 3.39m	11'3" x 11' 2"
En-suite	2.14m x 0.94m	7'0" x 3' 1"
Bedroom 3	3.43m x 2.36m	11'3" x 7' 9"
Bedroom 4	3.43m x 2.36m	11'3" x 7' 9"
Bathroom	2.14m x 2.03m	7'0" x 6' 8"

**Total Floor Area:** 120.60m<sup>2</sup> - 1298.13 sq.ft



# DIRECTIONS

Ash Meadows, Broomhall Way, Worcester, WR5 3HR

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Further details please email  
[sales@rooftopgroup.org](mailto:sales@rooftopgroup.org) or **01386 420837**