

# WELCOME TO MANOR GARDENS



Artist's impression

**CHESTER ROAD, HARTFORD, CW8 1LJ**

**A range of contemporary 2, 3 & 4-bedroom houses and 2-bedroom bungalows**

Creating more places for people to thrive

# LIVING AT MANOR GARDENS

## DISCOVER THE LOCAL AREA

Start the next chapter of your life at Manor Gardens, nestled in the idyllic, semi-rural community of Hartford in the heart of leafy Cheshire.



CLOSE TO SCHOOLS AND NURSERIES



### EDUCATION

- Several highly rated primary schools nearby.
- Adjacent to local secondary school
- Close to several pre-school nurseries and a sixth form college.



### SHOPPING

- Barons Quay shopping centre is 2 miles away
- Nearby Northwich filled with independent shops & boutiques
- A short drive from several large supermarkets
- A variety of smaller shops in Hartford for daily essentials.

VARIETY OF SHOPPING OPTIONS



WIDE RANGE OF EATERIES



### DINING

- An array of nearby bars, bistros, coffee houses and restaurants.
- Chime in Hartford serves international delicacies and turns into a cocktail bar in the later hours
- Walking distance from the highly rated The Hart of Hartford restaurant



### TRANSPORT

- 3 train stations within 2-miles offering routes nationwide
- A 15-minute drive from the M56 and M6 motorways
- Several bus routes serving the local community

GREAT TRANSPORT LINKS



LOTS TO DO LOCALLY



### LOCAL AMENITIES

- A 20 minute drive from Delamere Forest
- Wide range of local sports clubs available
- Active nightlife scene in Northwich town centre
- Close to Vale Royal Abbey golf course, the Anderton Boat Lift and Blakemere Craft Centre.



Local: Delamere Forest






















# THE DEVELOPMENT

## MANOR GARDENS, CHESTER ROAD, HARTFORD, CW8 1LJ

A collection of stylish two, three and four-bedroom homes in a highly desirable village location. Homes at Manor Gardens will be for sale through shared ownership.

Key:

-  The Charleston  
2 Bedroom Bungalow
-  The Hatfield  
2 Bedroom Home
-  The Croft  
3 Bedroom Home
-  The Ashdown  
3 Bedroom Home
-  The Upton  
3 Bedroom Home
-  The Knebworth  
3 Bedroom Home
-  The Kenwood  
3 Bedroom Home
-  The Farnborough  
4 Bedroom Home
-  Bat Box
-  Bird Box
-  Lighting Bollard
-  Show home
-  Shared Ownership
-  Play area
-  Allotment
-  Bin Storage
-  Shared Drives
-  Footpath Link
-  Substation



The bat and bird boxes are not to be removed at any time unless agreed with the local authority. Occupiers will be responsible for the maintenance of the wildlife boxes.

This site plan is illustrative and should be used for guidance only. It does not show land contours and gradients, landscaping or boundary treatments.

All leaseholders are required to pay a fair and reasonable proportion of the repairs and maintenance of landscaped and communal facilities as detailed in the lease.

# THE FARNBOROUGH 4-BEDROOM HOME



Artist's impression

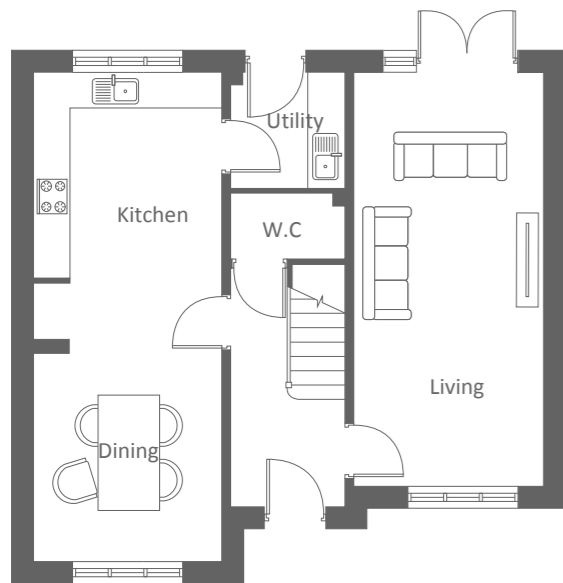
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# THE UPTON 3-BEDROOM HOME



Artist's impression

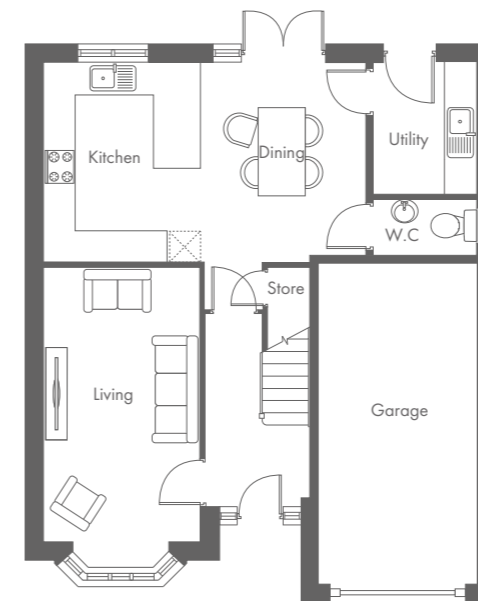
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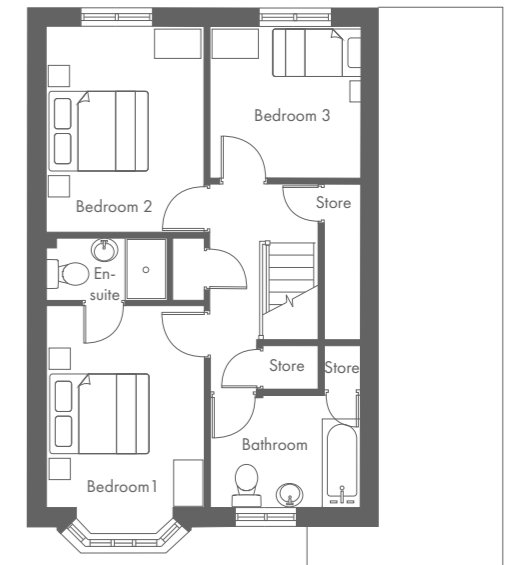
Ground Floor	Metric	Imperial
Kitchen	4.6 x 3.1	15'1" x 10'2"
Dining	3.5 x 3.1	11'6" x 10'2"
Utility	1.9 x 1.9	6'3" x 6'3"
W.C	1.9 x 1.1	6'3" x 3'7"
Living	6.9 x 3.2	22'8" x 10'6"



First Floor	Metric	Imperial
Bedroom 1	3.7 x 3.2	12'2" x 10'6"
Bedroom 2	3.4 x 3.1	11'2" x 10'2"
Bedroom 3	3.2 x 3.1	10'6" x 10'2"
Bedroom 4	2.6 x 3.1	8'6" x 10'2"
Bathroom	2.0 x 3.1	6'7" x 10'2"
En-Suite	2.4 x 1.4	7'10" x 4'7"



Ground Floor	Metric	Imperial
Kitchen/Dining	6.3 x 3.8	20'8" x 12'6"
Utility	2.5 x 2.0	8'2" x 6'7"
Living	3.0 x 5.3	9'10" x 17'5"
W.C	1.1 x 2.0	3'7" x 6'7"
Garage	6.2 x 3.1	20'4" x 10'2"



First Floor	Metric	Imperial
Bedroom 1	3.0 x 3.9	9'10" x 12'9"
Bedroom 2	3.0 x 4.0	9'10" x 13'1"
Bedroom 3	2.9 x 2.7	9'6" x 8'10"
En-suite	2.3 x 1.2	7'7" x 3'11"
Bathroom	2.7 x 2.4	8'10" x 7'10"

# THE KENWOOD 3-BEDROOM HOME



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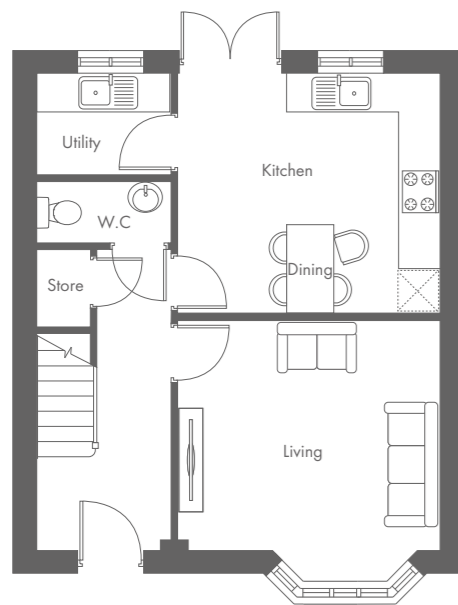
Artist's impression

# THE KNEBORTH 3-BEDROOM HOME

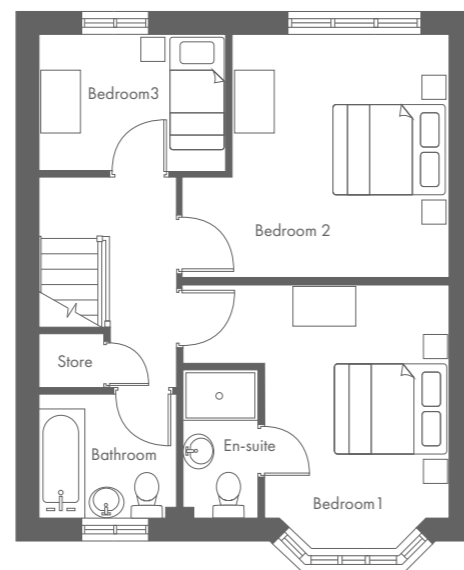


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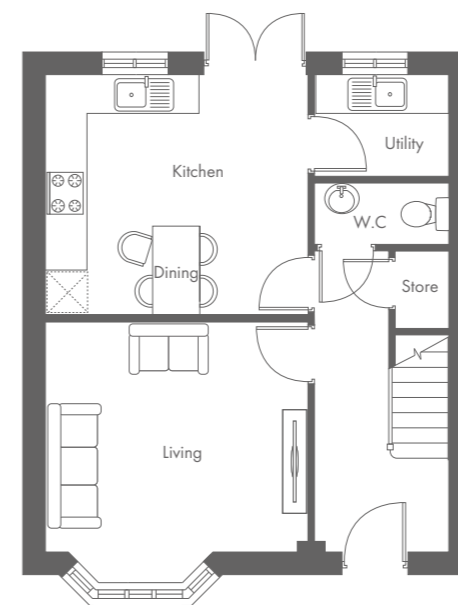
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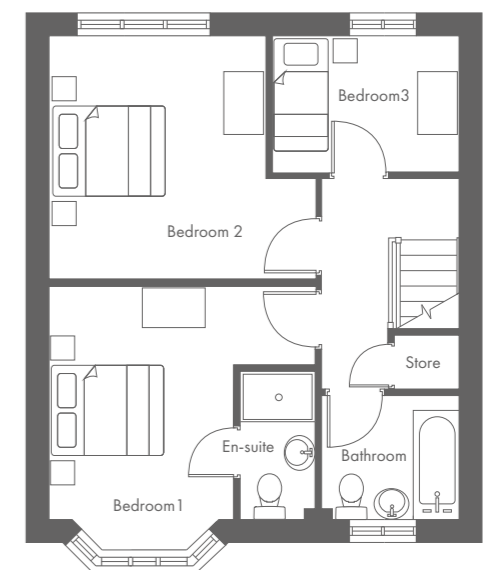
Ground Floor	Metric	Imperial
Kitchen	4.0 x 3.8	13'1" x 12'6"
Utility	2.1 x 1.6	6'11" x 5'3"
Living	4.0 x 3.6	13'1" x 11'10"
W.C	2.1 x 1.0	6'11" x 3'4"



First Floor	Metric	Imperial
Bedroom 1	4.1 x 3.6	13'5" x 11'10"
Bedroom 2	4.1 x 3.8	13'5" x 12'6"
Bedroom 3	2.9 x 2.2	9'6" x 7'3"
En-suite	1.2 x 2.3	3'11" x 7'7"
Bathroom	2.2 x 1.9	7'3" x 6'3"



Ground Floor	Metric	Imperial
Kitchen	4.0 x 3.8	13'1" x 12'6"
Utility	2.1 x 1.6	6'11" x 5'3"
Living	4.0 x 3.6	13'1" x 11'10"
W.C	2.1 x 1.0	6'11" x 3'4"



First Floor	Metric	Imperial
Bedroom 1	4.1 x 3.6	13'5" x 11'10"
Bedroom 2	4.1 x 3.8	13'5" x 12'6"
Bedroom 3	2.9 x 2.2	9'6" x 7'3"
En-suite	1.2 x 2.3	3'11" x 7'7"
Bathroom	2.2 x 1.9	7'3" x 6'3"

# THE CROFT 3-BEDROOM HOME



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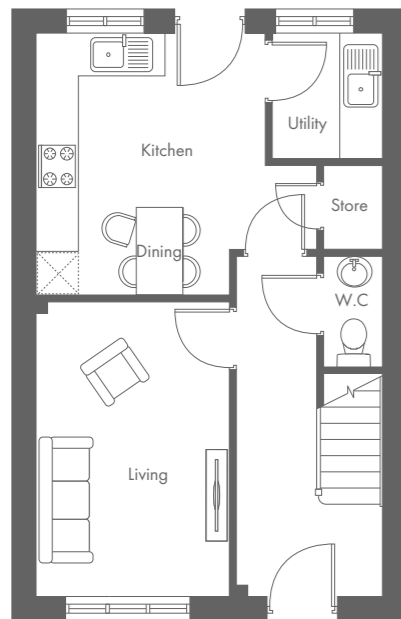
Artist's impression

# THE ASHDOWN 3-BEDROOM HOME

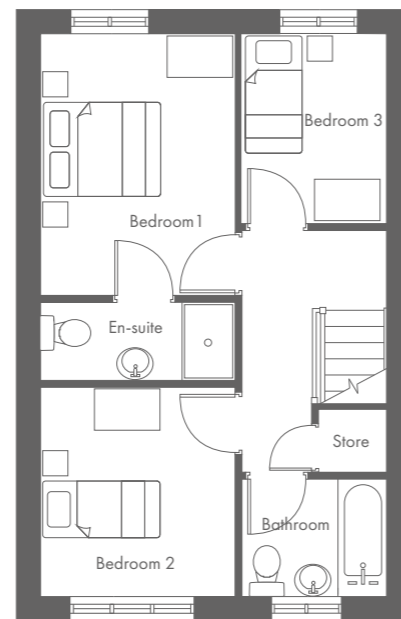


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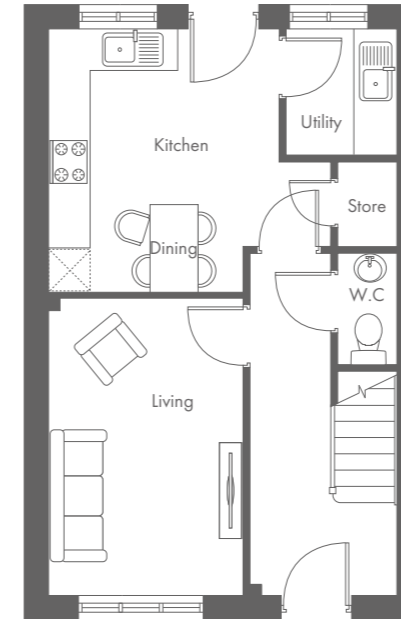
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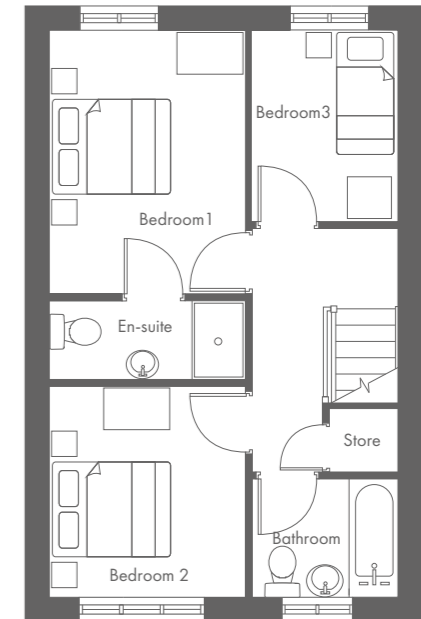
Ground Floor	Metric	Imperial
Kitchen	3.9 x 3.4	12'10" x 11'2"
Utility	1.9 x 1.6	6'3" x 5'3"
W.C	0.9 x 1.7	2'11" x 5'7"
Living	4.3 x 2.9	14'1" x 9'6"



First Floor	Metric	Imperial
Bed 1	3.9 x 2.9	12'10" x 9'6"
Bed 2	3.0 x 2.9	9'10" x 9'6"
Bed 3	2.8 x 2.1	9'2" x 6'11"
En-suite	2.9 x 1.2	9'6" x 3'11"
Bathroom	2.1 x 1.8	6'11" x 5'11"



Ground Floor	Metric	Imperial
Kitchen	3.9 x 3.4	12'10" x 11'2"
Utility	1.9 x 1.6	6'3" x 5'3"
W.C	0.9 x 1.7	2'11" x 5'7"
Living	4.3 x 2.9	14'1" x 9'6"



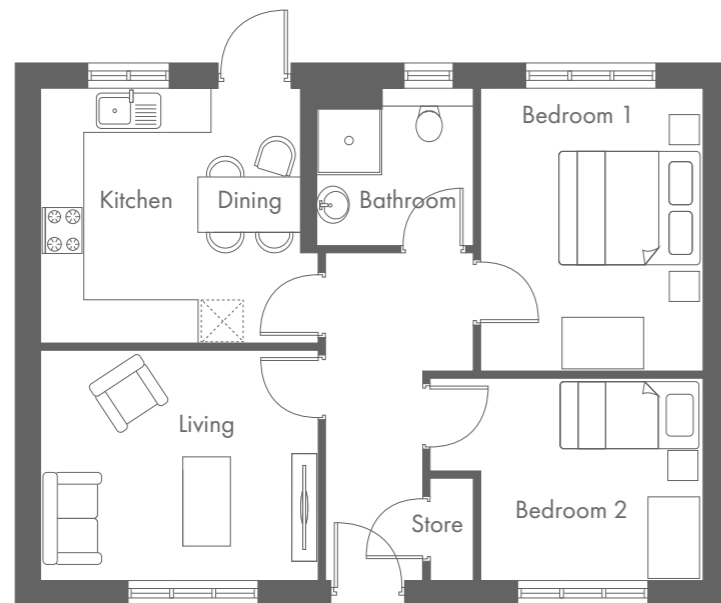
First Floor	Metric	Imperial
Bed 1	3.9 x 2.9	12'10" x 9'6"
Bed 2	3.0 x 2.9	9'10" x 9'6"
Bed 3	2.8 x 2.1	9'2" x 6'11"
En-suite	2.9 x 1.2	9'6" x 3'11"
Bathroom	2.1 x 1.8	6'11" x 5'11"

# THE CHARLESTON BUNGALOW



Artist's impression

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Ground Floor	Metric	Imperial
Kitchen	3.6 x 3.5	11'10" x 11'6"
Living	3.9 x 3.2	12'10" x 10'6"
Bedroom 1	4.0 x 3.1	13'1" x 10'2"
Bedroom 2	3.1 x 2.8	10'2" x 9'2"
Bathroom	2.3 x 2.2	7'7" x 7'3"

Disclaimer: This document is a guide to the above development. The illustrations do not bind or imply the layout and specification will be as indicated. Please request a full development specification from the team. Correct at time of printing (JULY 2022).

## DEVELOPMENT DESIGN BUILDING HOMES THAT INSPIRE

At Your Housing Group, our homes are designed to be modern and contemporary.

Combining beautiful ergonomically designed details along with flexible sales options to suit your lifestyle. Each one of our homes offers a unique layout, thoughtfully designed to ensure natural light and optimised space to maximise an open plan, modern way of living.

We take pride in shaping every aspect of your home to ensure it meets your every need, which is why your new home will be full of products and finishes of the highest quality.



# SHARED OWNERSHIP SPECIFICATION

## WHAT CAN YOU EXPECT?



Typical YHG interior

Typical YHG interior



### GENERAL:

- Double glazing throughout
- Driveway parking for all properties
- Garages on selected house types\*
- Vinyl flooring to kitchen, bathroom, en-suites and cloaks
- Patio doors to turfed rear garden on selected house types



### BATHROOM:

- Contemporary 3-piece bathroom suites
- Heated towel rail
- Over bath thermostatic shower fitted to main bathrooms
- Porcelanosa designer tiling
- Bristan taps and sanitaryware
- LED downlighters
- En-suites fitted to selected house types\*



### LIVING:

- Telephone and broadband internet sockets
- TV sockets



### KITCHEN:

- Symphony fitted units and work surfaces
- Integrated fridge freezer
- Zanussi integrated electric oven and gas hob with stainless steel extractor hood
- Worcester Bosch boiler



### COMMUNAL:

All leaseholders are required to pay a fair and reasonable proportion of the repairs and maintenance of landscaped areas and communal facilities as detailed in the lease.

#### External Maintenance

Refer to service charge and sinking fund breakdown.

#### Communal Facilities

Shared private drives, Shared footpaths, Lighting, Shared bin areas, Boundary treatments or any additional facilities which the Landlord sees fit.



Local area: Vale Royal Abbey Golf Course

\*Garages, en-suite bathrooms, and patio doors are dependent on the house type. Please seek clarity from our Sales Advisor for specific plots. The above images are for representative purposes only.



# SHARED OWNERSHIP PROCESS

Manor Gardens, Hartford



## 1. RESERVE A PLOT

In order to reserve a plot you will need to complete an online Help to Buy application.

This will ensure you qualify for shared ownership.

To fill out the application online please visit [www.helptobuyagent1.org.uk](http://www.helptobuyagent1.org.uk)

You will also need to ensure you have secured a mortgage in principle or have funds in place to purchase the property and be in a position to exchange within an agreed timeframe (*we will confirm this date in writing once approval has taken place*).

As part of our pre-qualification checks we will require you to complete a HEC (Homes England Affordability Assessment) and supply your AIP.



## 2. COMPLETE THE RESERVATION

Once you are in receipt of the approval letter from Help to Buy we will require you to complete our application form so we can conduct our own assessment of your financial circumstances.

**You will be required to provide the following documentation:**

- P60 & Salary Slips (if applicable) (Four if paid monthly, six if paid weekly)
- Proof of permanent employment
- Three months bank statements
- Copy of rent statement or mortgage statement
- Documents relating to County Court Judgements
- Copy of Bank or Building Society book
- Copies of Purchaser ID: Valid passport/ driving licence and proof of address
- Recent official correspondence or confirmation from electoral role



## 3. APPROVAL PROCESS

Once we have received all the information, your application will be forwarded to the Home Ownership Team who will contact you to carry out their approval, this will be conducted over the phone or in person.

As well as assessing your application they will go through a checklist and discuss the terms and conditions of the shared ownership lease so you will be fully aware of what you are buying.

When approved to purchase the property, you will receive a letter confirming that you have been approved for shared ownership. Enclosed with this will be a copy of the checklist/terms and conditions for you to sign and return.

All reservations are subject to approval by our Home Ownership Team and should the reservation fee need to be returned this can take up to 14 days.



## 4. RESERVATION FEE

Once you have selected your plot, received your Help to Buy Eligibility and been approved by the Home Ownership Team you will be asked to call the office and pay the reservation fee of £250.00.

The reservation fee will be deducted from the final completion monies.



## 5. SALE FORMALLY AGREED

Now you have been approved, solicitors will be formally instructed.

The memorandum of sale will be issued to our solicitor who will issue the legal paperwork to your solicitor.

Once papers have been issued we will confirm the exchange deadline to you in writing.



## 6. DURING THE SALE

It is your responsibility to keep in touch with your solicitor to ensure they are working towards the deadline.

We will require to see sight of your mortgage offer (if applicable) for approval.

Your solicitors will carry out searches and raise their enquiries via our solicitors.

Should you have any queries at any point you can contact the Sales Team on **01925 592290**.



## 7. EXCHANGE AND COMPLETION

Once your solicitors have carried out their searches and the mortgage offer has been approved, an exchange date will be set. It may be that exchange and completion takes place simultaneously.

On completion you will be expected to pay an apportionment of the rent and service charge from the day of completion until the end of the month plus a further one month's charge.

Once solicitors have confirmed completion has taken place the keys will be released.

A member of the Sales Team will meet you at the property with your welcome pack.

# SHARED OWNERSHIP EXPLAINED AT MANOR GARDENS

Shared ownership is another way to buy your home. You buy a percentage and pay rent on the rest.

## WHO IS ELIGIBLE FOR SHARED OWNERSHIP?

Shared ownership is an option for lots of people. In brief:

- Your household income needs to be under £80k
- You can't be the owner of another property
- You'll need to show you have a good credit history and can afford the regular payments and costs involved in buying a home
- You should have savings or be able to put down at least 5-10% deposit on the share of the property you're buying.

## PART MORTGAGE/PART RENT, HOW DOES THAT WORK?

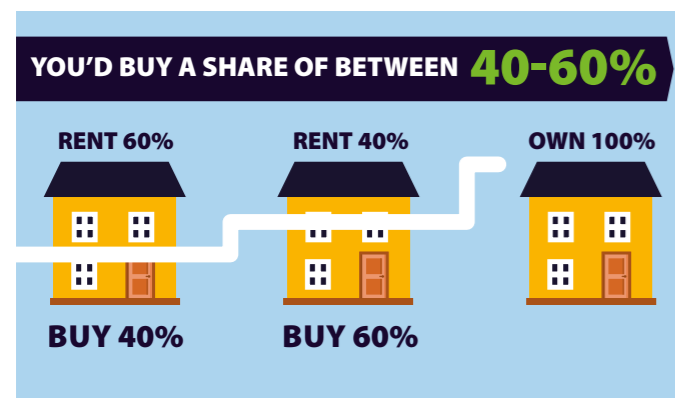
Shared ownership is part buy, part rent. This means you will have a mortgage on the share you own and pay rent on the remaining share. For instance, if you buy a 40% share of the property, you'll pay a mortgage on the 40% share, and rent on the remaining 60% share. Usually, you can also carry on buying shares, to own it 100%.

You'll have a lease, which is essentially the contract for the share you've bought. It means you've got the right to keep your home for the Lease Term of 990 years, but the land belongs to Your Housing Limited as illustrated on the site plan. Your lease also sets out how much you need to pay each month, and your responsibilities as a shared owner.

## CAN I BUY MORE SHARES?

You have the option to buy further shares in the property at the market value when financially possible. This is referred to as 'staircasing'. The more shares you purchase, the less rent you will pay and once you have successfully staircased fully you will no longer pay us rent and you own the property outright.

Following this we will dissolve your lease agreement, meaning you're a full-fledged homeowner. We've so far helped hundreds of aspiring homeowners to purchase a new build home through Shared Ownership and a number of our homeowners have already 'staircased' to 100% already!



## HOW TO APPLY

- Complete an application online with Help to Buy at: [www.helptobuyagent1.org.uk](http://www.helptobuyagent1.org.uk)
- Enter the development name into the "property search" box and the properties will show.
- Then click "**apply online**", follow the instructions and apply for the property.

At Your Housing Group, our focus is on *comfort and style*.



The Upton kitchen



The Upton bedroom

## **MANOR GARDENS HARTFORD**

Chester Road, Hartford CW8 1LJ

### **Get in touch**

 **01606 822 936**

 **[yourhousinggroup.co.uk](https://www.yourhousinggroup.co.uk)**

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