

# Buttercross Place

SWAFFHAM, NORFOLK

A stunning collection of 2 & 3 bedroom  
Shared Ownership houses in a historic market town

*A home of your own*

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The Buttercross in the town square, Swaffham

# Welcome to Buttercross Place

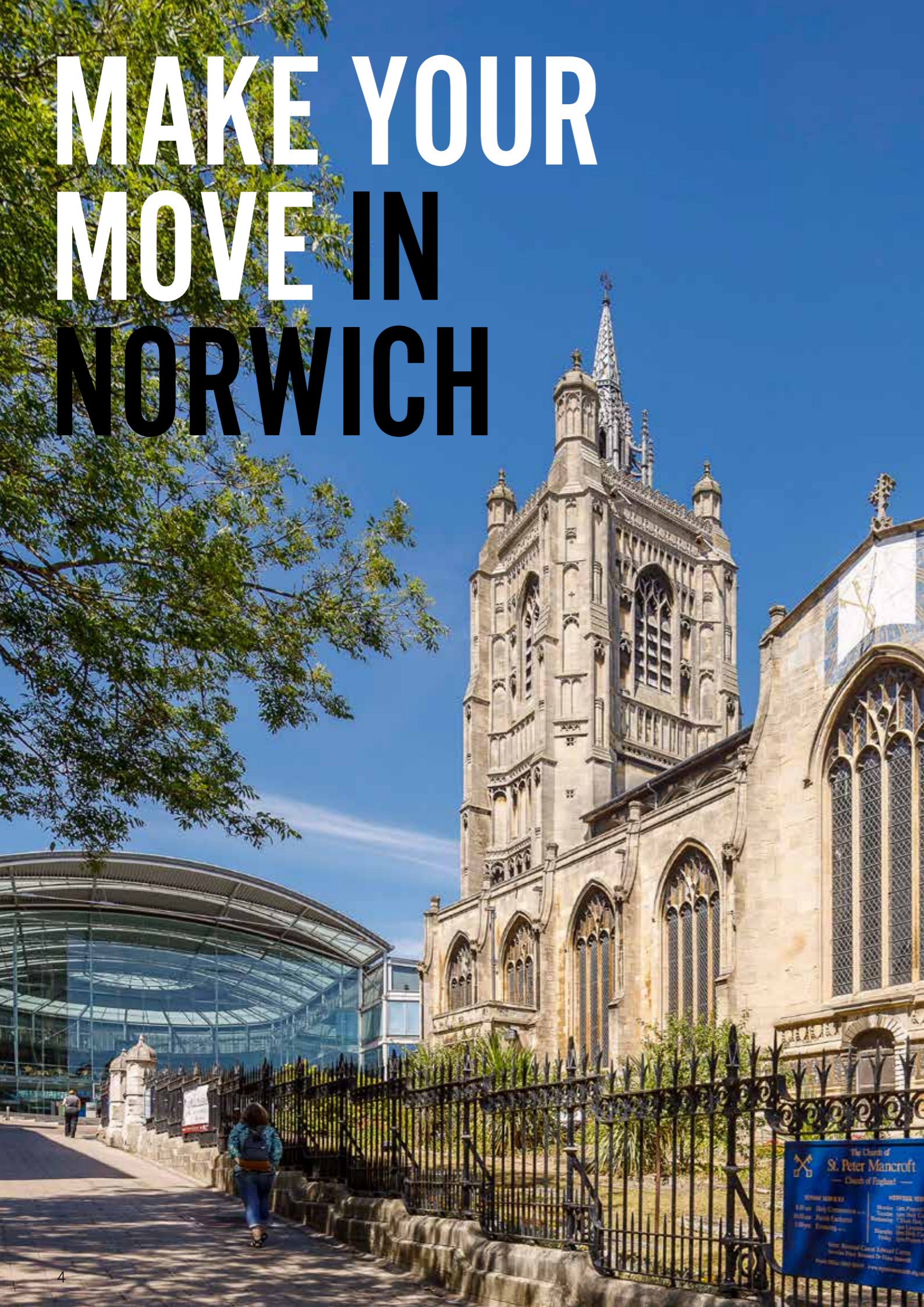
Right on the edge of Swaffham, at the point where town life gives way to the open fields of the countryside, the beautiful new collection of homes at Buttercross Place offers a great place to put down roots at an affordable price.

Swaffham itself is one of Norfolk's most famous and attractive towns with a history that goes back to the Middle Ages. The market square is surrounded by elegant Georgian buildings and features the striking Butter Cross dome with a statue of the Greek Goddess of grain sitting on top.

Swaffham hosts a popular market and auction where you can find everything from fresh fish, vegetables and poultry to trinkets, antiques and household goods. There's also a great choice of shops, restaurants, cafés and pubs.

Legal & General Homes is offering a unique opportunity to live at Buttercross Place 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.

# MAKE YOUR MOVE IN NORWICH



## EXPERIENCE LIFE IN NORWICH



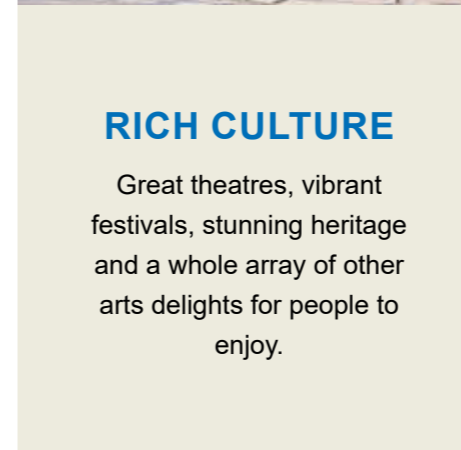
### HISTORIC LOCATION

Wander the streets that still carry a lot of their medieval charm, including some remains of the ancient city walls and a wealth of historic buildings.



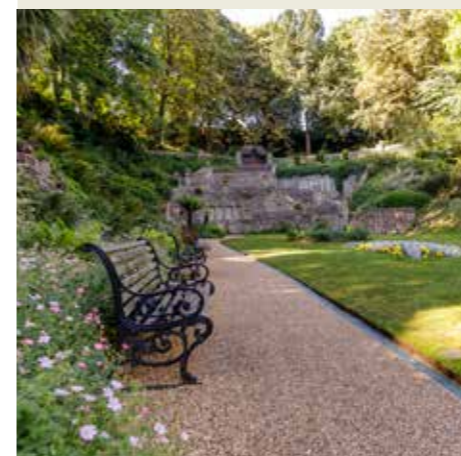
### PLENTY OF AMENITIES

From independent shops to well-known retailers, a market, restaurants, bars, cinema and theatre – there's lots to explore.



### RICH CULTURE

Great theatres, vibrant festivals, stunning heritage and a whole array of other arts delights for people to enjoy.



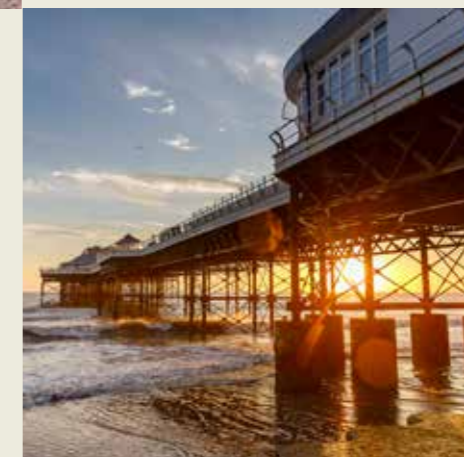
### A VIBRANT CITY CENTRE

The Norfolk & Norwich Festival in May is over 200 years old and one of the largest international arts festival in the country.



### NATURE & GREEN SPACES

Behind the Cathedral are the Plantation Gardens, Norwich's very own Secret Garden. Or venture to the vast Whitlingham Country Park or the stunning Broads National Park.



### CLOSE TO THE SEASIDE

Just a short drive to the coast, with a range of beaches within an hour's drive.

# Living at Buttercross Place



## Beautifully designed

Attractive new homes that offer everything you need to get the best out of life.



## Great location

All the facilities you need on hand, together with two major towns nearby.



## Express yourself

The neutral décor invites you to add your own touches and create your own look.



## Surrounded by nature

You'll have local forests, seaside resorts and the Norfolk Broads to explore.



Make yourself at home

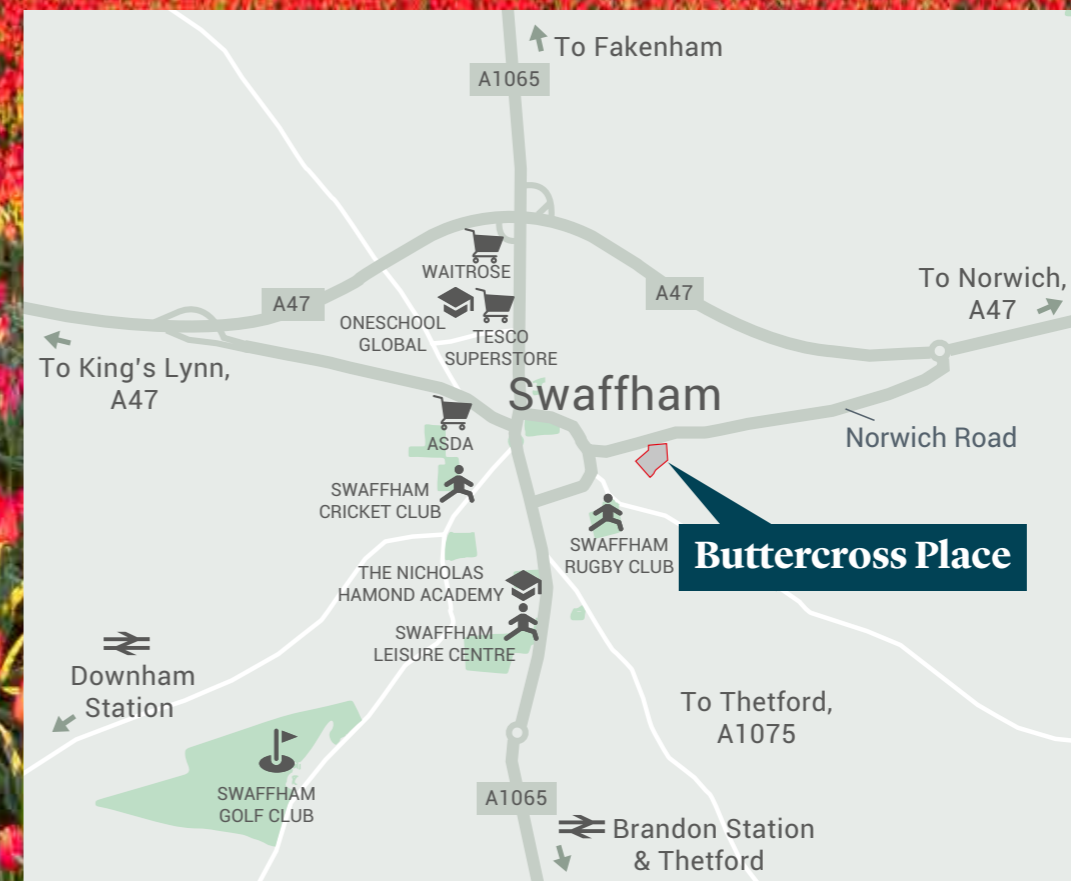
## Live surrounded by stunning scenery

Swaffham is surrounded by fun places to visit. Take to the track at the Anglia Karting Centre on the old RAF station or travel back to Tudor times with a visit to majestic Oxburgh Hall. Houghton Hall, the home of Britain's first prime minister, and Castle Acre are other local places of historical interest. Swaffham also has a local football club and a handy golf course.

Norwich is an easy drive from your front door. This beautiful city, with its cobbled streets and open spaces, features an impressive Norman cathedral and imposing castle. There are intriguing boutiques and large shopping malls, a wide choice of restaurants, bars and clubs together with live theatre and a thriving arts scene. Or head in the opposite direction and spend the day in King's Lynn, another historic town with an enticing mix of ancient and modern attractions.

Norfolk is a beautiful county. Simply step outside your new home to admire the big skies and beautiful sunsets, or head down to Thetford Forest and immerse yourself in nature. There are royal palaces, traditional village pubs and fabulous beaches. One weekend you could be boating on the broads or seal watching at Horsey, the next enjoying all the fun of the fair at Great Yarmouth. One thing is for sure, you'll never run out of new adventures.

Enjoy the splendour of Norfolk

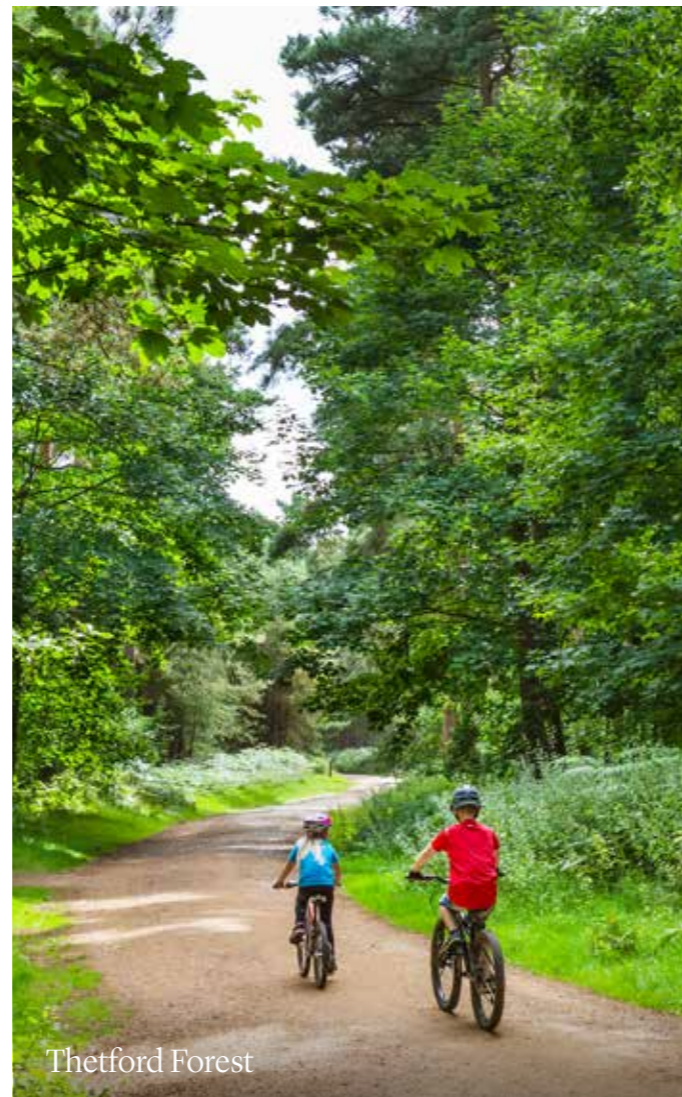




Castle Acre Castle and Priory



Oxburgh Hall



Thetford Forest

## A great location at the intersection of two major roads

No wonder Swaffham has always prospered as a market town. It sits at the crossroads where the A47 (linking King's Lynn in the West and Norwich in the East) meets the A1065. Take the A1065 South and you link up with Newmarket, Cambridge and the national motorway network. Or follow the A47 beyond Norwich all the way to the coast at Great Yarmouth.

There are regular bus services to King's Lynn, Norwich and local destinations, together with major train stations at Norwich and King's Lynn. Norwich provides excellent rail links to Ipswich, Colchester and London Liverpool Street. It also has its own airport, with flights to destinations across Europe. Or you can take the boat to Holland from Harwich.

Yet, maybe the best form of transport is a gentle walk through the local fields or a bicycle ride along the trails in Thetford Forest.



### By Bicycle

Swaffham town centre  
0.7 mile

Post Office  
0.7 miles

Boots Pharmacy  
0.8 miles

Shelly's Bistro  
0.9 miles

Swaffham Library  
0.9 miles

Nicholas Hammond Academy  
1.1 miles



### By Train

From Downham Market Station

King's Lynn  
14 mins

Ely  
18 mins

Cambridge  
39 mins

Norwich  
45 mins

Stansted Airport  
1 hours 26 mins

Stevenage  
1 hour 33 mins

London King's Cross  
1 hour 35 mins



### By Car

Tesco Superstore  
1.2 miles

Castle Acre Priory  
4.4 miles

Oxburgh Hall  
7.8 miles

Thetford Forest  
10.8 miles

Downham Market Station  
18.5 miles

King's Lynn  
19.1 miles

Norwich  
33 miles

# Site Plan



**Key**

- Two Bedroom Houses
- Three Bedroom Houses
- LGAH Completed Homes
- LGAH Rented Homes
- Barratt Homes

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.

**Key**  
 LEAP - Local Equipped Area for Play  
 V - Visitor Parking Bay  
 BCP - Bin Collection Point

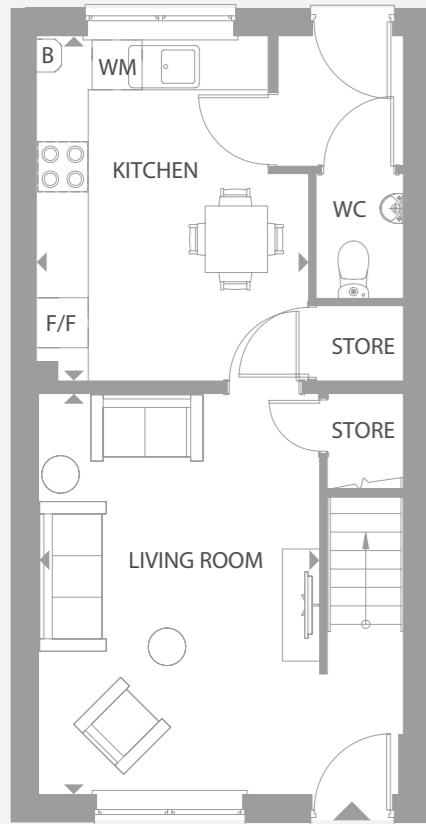
# Two Bedroom Houses

Plots 39\* & 40

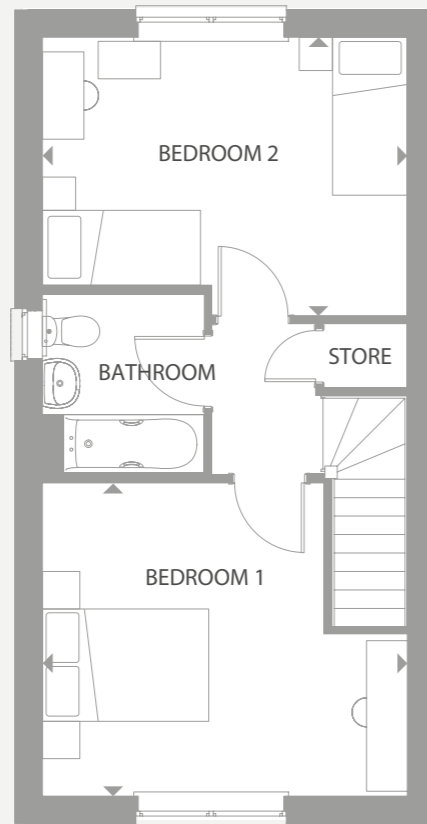
\* PLOT 39 IS HANDED FROM THE PLANS DRAWN



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

## Key

FF - 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: 81.4 SQ M 876 SQ FT

	Length	Width	Length	Width
Living Room	4.87m	x 3.42m	16' 0"	x 11' 3"
Kitchen / Dining Room	4.20m	x 3.29m	13' 9"	x 11' 1"
Bedroom 1	4.44m	x 3.82m	14' 7"	x 12' 6"
Bedroom 2	4.44m	x 3.39m	14' 7"	x 11' 2"



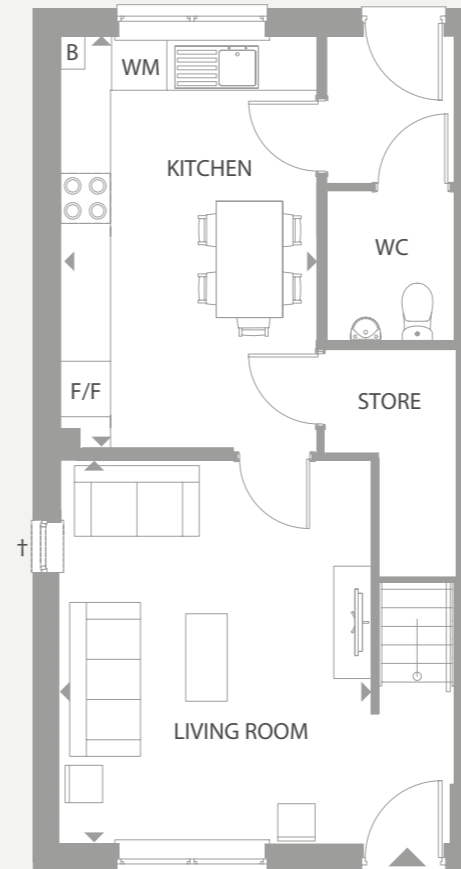
# Three Bedroom Houses

Plots 35\*, 36, 37\*, 38, 72\*, 73\*, 74, 75\* & 76

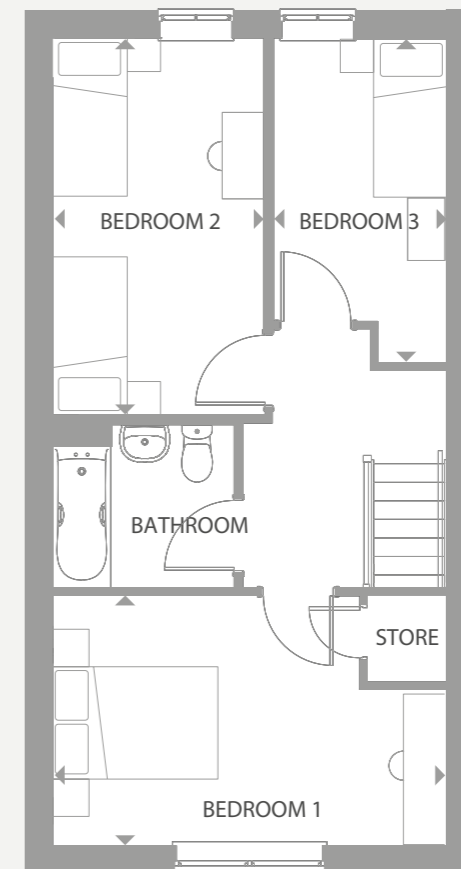
\* PLOTS 35, 37, 72, 73 & 75 ARE HANDED FROM THE PLANS DRAWN



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR



PLOTS 36, 37, & 73  
FRONT ELEVATION

## Key

FF - FRIDGE / FREEZER B - BOILER WM - SPACE FOR WASHING MACHINE † - PLOTS 36, 37 & 73 DO NOT HAVE THIS WINDOW

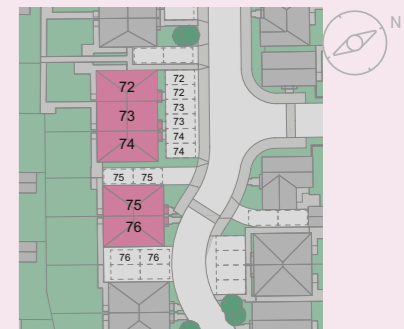
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## Dimensions

TOTAL AREA: 91.6 SQ M 986 SQ FT

	Length	Width	Length	Width
Living Room	4.66m	x 3.77m	15' 4"	x 12' 4"
Kitchen / Dining Room	5.00m	x 3.12m	16' 5"	x 10' 3"
Bedroom 1	4.78m	x 3.05m	15' 8"	x 10' 0"
Bedroom 2	4.58m	x 2.59m	15' 0"	x 8' 6"
Bedroom 3	3.95m	x 2.13m	12' 11"	x 7' 0"





# Specification

## Kitchen

- Contemporary white gloss kitchen with brushed chrome handles and soft close cupboards
- Laminate worktop with matching upstand
- Stainless steel splashback to hob
- Stainless steel 1 ½ bowl sink with chrome mixer tap
- Stainless steel multi-function oven, hob and stainless steel chimney hood
- Integrated fridge/freezer
- Space for washing machine
- Removable base unit with plumbing for future dishwasher installation

## Cloakroom

- Contemporary white close coupled toilet and basin with chrome mixer tap
- Splashback tiling to basin

## Bathroom

- Contemporary white bathroom suite comprising bath, close coupled WC, pedestal basin with chrome mixer tap
- Glass shower screen to bath
- Shower over bath
- Wall tiling to bath and splashback tiling to basin area
- White heated towel rail

## Flooring

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

## General

- White PVCu double glazed windows
- Ceilings, architraves and skirtings painted white
- Walls painted in Magnolia matt emulsion
- White panel internal doors with chrome ironmongery
- Gas central heating via Combi boiler and white contemporary radiators
- NHBC 10 year building warranty



Images depict a typical Legal & General Affordable Homes property

## Electrical

- Track light to kitchen
- Downlights to bathroom
- Light fitting to cloakroom
- Pendant lighting to all other areas
- White sockets and switches throughout
- TV point to living room
- Telephone point to hall and living room
- Smoke and carbon monoxide detectors
- Extractor fan to kitchen, cloakroom and bathroom
- Shaver socket to bathroom

## External

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



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 50% (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.

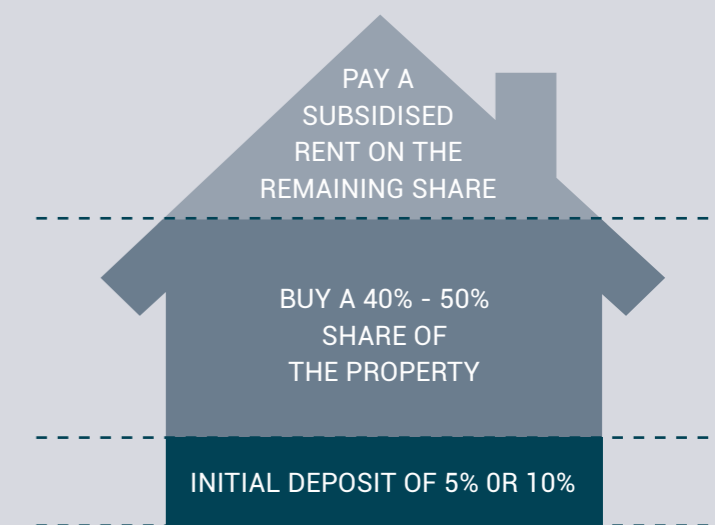
### Will I need a deposit?

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 Buttercross Place



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.



**1** Book an appointment and come and see us in-person or online



**2** Find your dream home



**3** Speak to your mortgage broker to see how much of the home you can buy



**4** Complete your application and reservation paperwork



**8** Complete your mortgage application



**7** Instruct a solicitor and begin your legal paperwork



**6** Reserve your home



**5** Pay your reservation fee



**9** Once your valuation is done, receive your mortgage offer



**10** Sign the contract lease and pay your deposit



**11** Exchange contracts



**12** Complete and receive your keys and celebrate!





## 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.

# Buttercross Place

NORWICH ROAD, SWAFFHAM PE37 8DD

Call to book an appointment

 01760 352 039

 [landgah.com/buttercross-place](https://landgah.com/buttercross-place)



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-BP-V291122.