



shared
ownership

Blenheim Heights Warwickshire

Welsh Road East, Southam, CV47 1NE

Blenheim Heights is a brand new development consisting of 2 and 3 bedroom homes in Warwickshire.



own it
your way



Typical street scene

Welcome to Blenheim Heights

Blenheim Heights is located on the outskirts of the market town of Southam, offering modern living and traditional village life in one idyllic location.



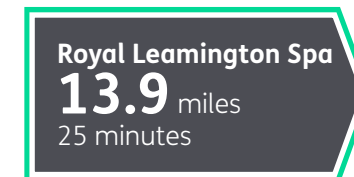
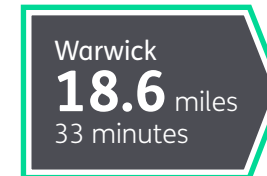
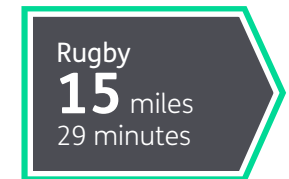
Living in Southam, Warwickshire, is a safe place to live and raise a family, ideally located near to the A423 to Coventry and the A426 to Rugby if you need to commute to work by car. For longer journeys, you can take the train from Royal Leamington Spa or Warwick Parkway.

Southam offers a varied selection of local traders, convenience shops, pubs and restaurants, but only a short drive away you can visit Royal Leamington Spa offering a larger selection.

If you have children, then you're going to find an excellent choice of nearby schools to choose from. For younger pupils, there are various day nurseries and Southam Primary for older students, Southam College.

If you are sporty then Southam offers local football and rugby teams and a Leisure centre.

Blenheim Heights is ideal for first time buyers, growing families or if you are looking to down size.



Please note:
Miles and times shown are a average based on normal driving conditions.



Providing excellent homes across the Midlands



whg provide affordable homes for rent, shared ownership and sale across the Midlands. We work in partnership with our customers to keep their homes safe, secure and comfortable.



Who are we?

whg is one of the Midlands' leading housing associations, owning and maintaining around 22,000 homes across the region in local authority areas such as Walsall, Telford, Wolverhampton, Worcestershire and Staffordshire amongst others.

Our shared ownership sales team work with high quality developers to get people into brand new homes at affordable prices. We offer new build homes with a range of property types and styles to get you onto the property ladder.

Our friendly team is here to help if you are looking to buy a home but cannot afford to buy outright. We can also help whether you are a first time buyer, relocating to a higher value area or looking to right-size.

We will be with you during the journey of buying your home, from suggesting potential financial advisors all the way to putting you in touch with carpet fitters and handing the keys to your new home on sales completion.

Our homes

We own and maintain around 21,000 homes, from flats in tower blocks to detached family homes and purpose-built wellbeing schemes for people aged 55+.

Every year we invest millions of pounds in our homes and neighbourhoods. Our in-house

team of qualified trades colleagues carry out day-to-day repairs and maintenance while trusted commercial partners undertake large scale refurbishment programmes on our behalf. This includes replacing kitchens and bathrooms and fitting energy efficient heating systems.

Our resource and influence to make a positive difference for our customers and communities. We believe passionately that everyone has the right to a safe and secure affordable home and that this is the foundation for a successful life.

We are committed to doing everything we can



Buying your new home through shared ownership



We understand that getting on the property ladder in the current market is difficult - whether you're saving for a large deposit or stuck in a rental trap and feel it is an impossible task, then shared ownership can help.



What is shared ownership?

Shared ownership is a popular affordable housing scheme that allows someone to purchase share in a property, paying a mortgage on the share they own and a subsidised rent on the remainder.

Since the purchaser only needs a mortgage based on the share they're purchasing - typically between 10% and 75% of the property's full market value - the deposit required is often much lower than purchasing outright. Likewise, the subsidised rent means it's generally cheaper going through shared ownership rather than privately renting.

At any point, the purchaser can increase their share via 'staircasing', with the ultimate goal being full ownership, however, if the purchaser never wishes to do this, they will always remain as a shared owner.

How does shared ownership work?

Shared ownership is an affordable house scheme available through housing associations, local councils and private developers.

So, how does shared ownership work? You can apply for a shared ownership mortgage to buy your share or pay using savings, it really depends on what works for you.

If you need a deposit, you'll generally need between 5% and 10% of the share amount, not the full market value.


Based on a full property value of £220,000, this means a 5% deposit for a 40% share (£88,000) may be as little as £4400.


This makes shared ownership much more accessible compared with the costs you'd pay through traditional purchase methods. You then pay mortgage payments based on your share and below-market value rent on the remainder. As you purchase larger shares of the property through staircasing, your rent goes down and your mortgage payments go up.




Blenheim Heights Site Plan - Phase One

 **The Spitfire**
2 Bed Semi-Detached House
Plots 35, 36, 40 & 41

 **The Beaufort**
2 Bed Semi-Detached House
Plot 43

 **Phase One**
3 Bed Houses

 **Phase two**
2 & 3 Bed Houses



The Spitfire

Plots 35, 36, 40 & 41

2 Bed Semi-Detached House

The Spitfire is a modern two bed semi-detached home consisting of a well appointed kitchen/dining layout. The spacious living area offers double doors to access the garden. Upstairs there are two bedrooms, the principle bedroom benefits from a En-suite, also a modern bathroom suite fitted.

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Key Features

Kitchen

- Modern fitted kitchen with oven hob & extractor
- Integrated washing machine and integrated fridge freezer
- Vinyl flooring

Bathroom

- Modern bathroom suite with shower over bath
- Shower screen to the bath
- Heated towel rail in bathroom
- Vinyl flooring

General

- Carpets fitted throughout
- Designated parking spaces
- Turfed rear garden
- Outside tap
- Excellent transport links to Southam, Royal Leamington Spa, Warwick & Daventry
- Within easy reach of major roads

For further information
contact the **Sales Team**

 **0300 555 6666**

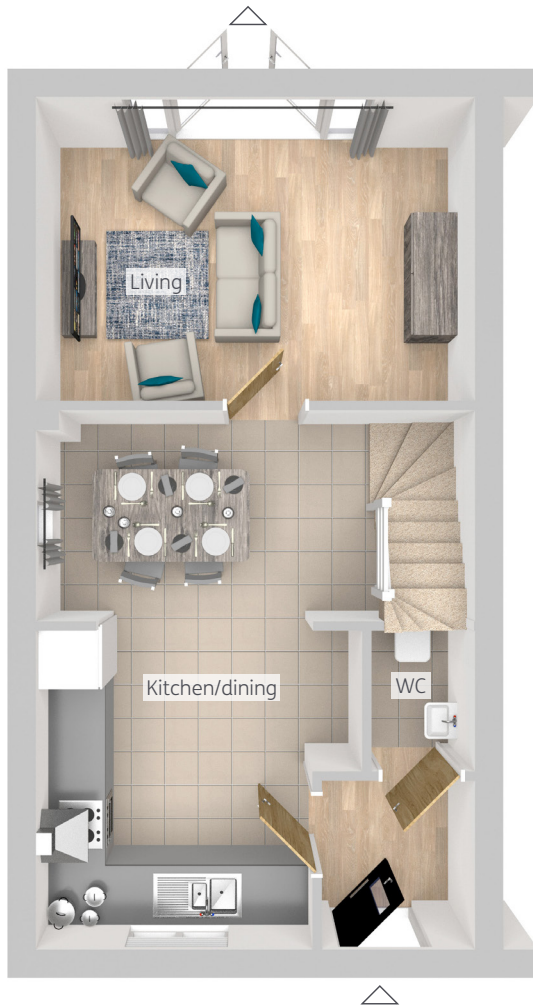
 **sales@whgrp.co.uk**

The Spitfire

Plots 35, 36, 40 & 41

2 Bed Semi-Detached House

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Ground floor



First floor

Ground Floor

Kitchen/dining	5.69m x 4.61m	18'8" x 15' 2"
Living	4.61m x 3.20m	15'2" x 10' 6"

First Floor

Bedroom 1	4.61m x 3.20m	15'2" x 10' 6"
En-suite	2.15m x 1.60m	7'1" x 5' 3"
Bedroom 2	4.61m x 2.59m	15'2" x 8' 6"
Bathroom	2.15m x 1.75m	7'1" x 5' 9"

Total Floor Area: 82.63m² - 889.41 sq.ft

Room dimensions shown above are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. whg reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice.

Please ask your Sales Consultant for current information when reserving your new home. Information correct at time of going to print.

For further information
contact the **Sales Team**

 **0300 555 6666**

 **sales@whgrp.co.uk**

The Beaufort

Plot 43

2 Bed Semi-Detached House

The Beaufort is a modern double fronted two bed semi-detached home consisting of a well appointed kitchen/dining layout with access to the rear garden, also on the ground floor there is a spacious front aspect living area. Upstairs there are two bedrooms, the principle bedroom benefits from a En-suite, also a modern bathroom suite fitted.

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Key Features

Kitchen

- Modern fitted kitchen with oven hob & extractor
- Integrated washing machine and integrated fridge freezer
- Vinyl flooring

Bathroom


- Modern bathroom suite with shower over bath
- Shower screen to the bath
- Heated towel rail in bathroom
- Vinyl flooring

General

- Carpets fitted throughout
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The Beaufort

Plot 43

2 Bed Semi-Detached House

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Ground floor



Ground Floor

Kitchen/dining	4.50m x 2.79m	14'9" x 9' 2"
Living	4.50m x 3.59m	14'9" x 11' 9"

First Floor

Bedroom 1	4.50m x 3.00m	14'9" x 9' 10"
En-suite	2.20m x 1.60m	7'2" x 5' 3"
Bedroom 2	4.50m x 2.79m	14'9" x 9' 2"
Bathroom	2.20m x 1.75m	7'2" x 5' 9"

Total Floor Area: 80.62m² - 867.81 sq.ft

Room dimensions shown above are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. whg reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice.

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First floor

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Blenheim Heights

Price list



Plot No	The Spitfire - 2 Bedroom Semi-Detached House	Full Market Value	40% Share Value	40% Monthly Rent Amount
Plot 35	22 Beaufort Crescent, Southam, Warwickshire CV47 1BH.	£302,500	£121,000	£415.93
Plot 36	24 Beaufort Crescent, Southam, Warwickshire CV47 1BH.	£302,500	£121,000	£415.93
Plot 40	4 Dakota Drive, Southam, Warwickshire CV47 1BF.	£302,500	£121,000	£415.93
Plot 41	6 Dakota Drive, Southam, Warwickshire, CV47 1BF.	£302,500	£121,000	£415.93

Plot No	The Beaufort - 2 Bedroom Semi-Detached House	Full Market Value	40% Share Value	40% Monthly Rent Amount
Plot 43	10 Dakota Drive, Southam, Warwickshire CV47 1BF.	£302,500	£121,000	£415.93

Please note:
Prices and dates quoted above where correct at the time of going to print, whg reserve the right to amend the details and prices above without prior consultation.
Purchasers are advised to consult with your sales co ordinator.



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