

Rogerson Gardens

WHITTINGHAM, LANCASHIRE

Two and three bedroom houses
available through **Shared Ownership**



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Preston
Marina

Rogerson Gardens

WHITTINGHAM, LANCASHIRE

**A great location
to put down roots**

**Perfectly positioned with Preston
less than half an hour away**

Rogerson Gardens offers energy-efficient Shared Ownership homes near Whittingham Village, set amongst open fields with excellent amenities close by.





Images are CGI representations taken in actual houses at Rogerson Gardens

Living at Rogerson Gardens



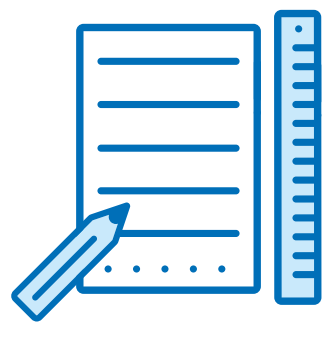
Established community

A village pub, Sainsbury's supermarket, post office and medical centre within easy reach



Lifestyle

Local waterfalls, woodlands, old mines, historic ruins, monuments, rivers and canals to explore



Schools

Close proximity to local primary school with nursery and secondary schools close by



Great location

Surrounded by countryside yet within easy reach of Preston, Blackburn and the coast.



Preston Town Centre

The best of
town and
country



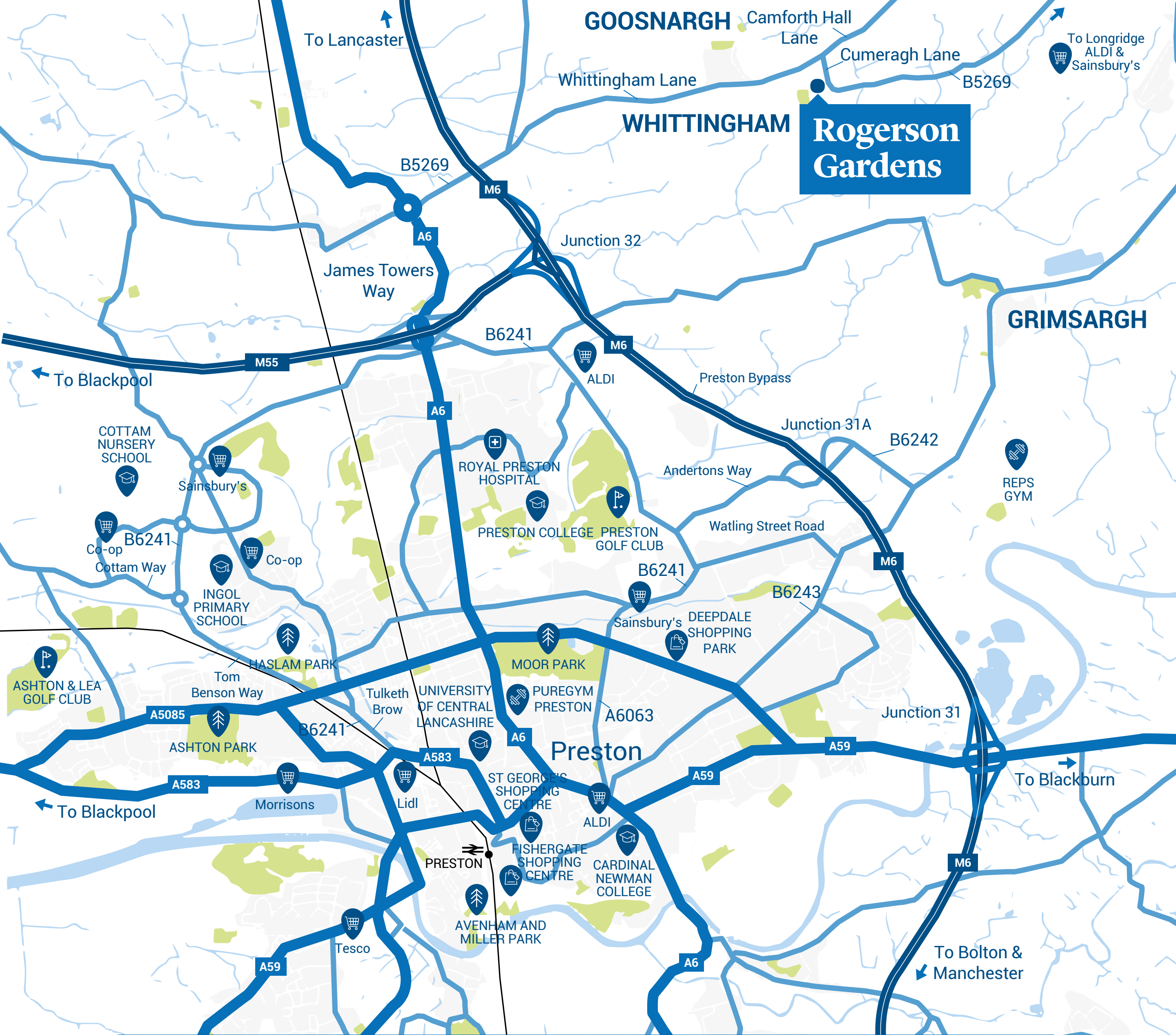
Winckley Square, Preston



Blackpool Tower



Avenham Park, Preston



A world of natural wonders

Rogerson Gardens embraces both town and countryside living at its best.

Get Directions

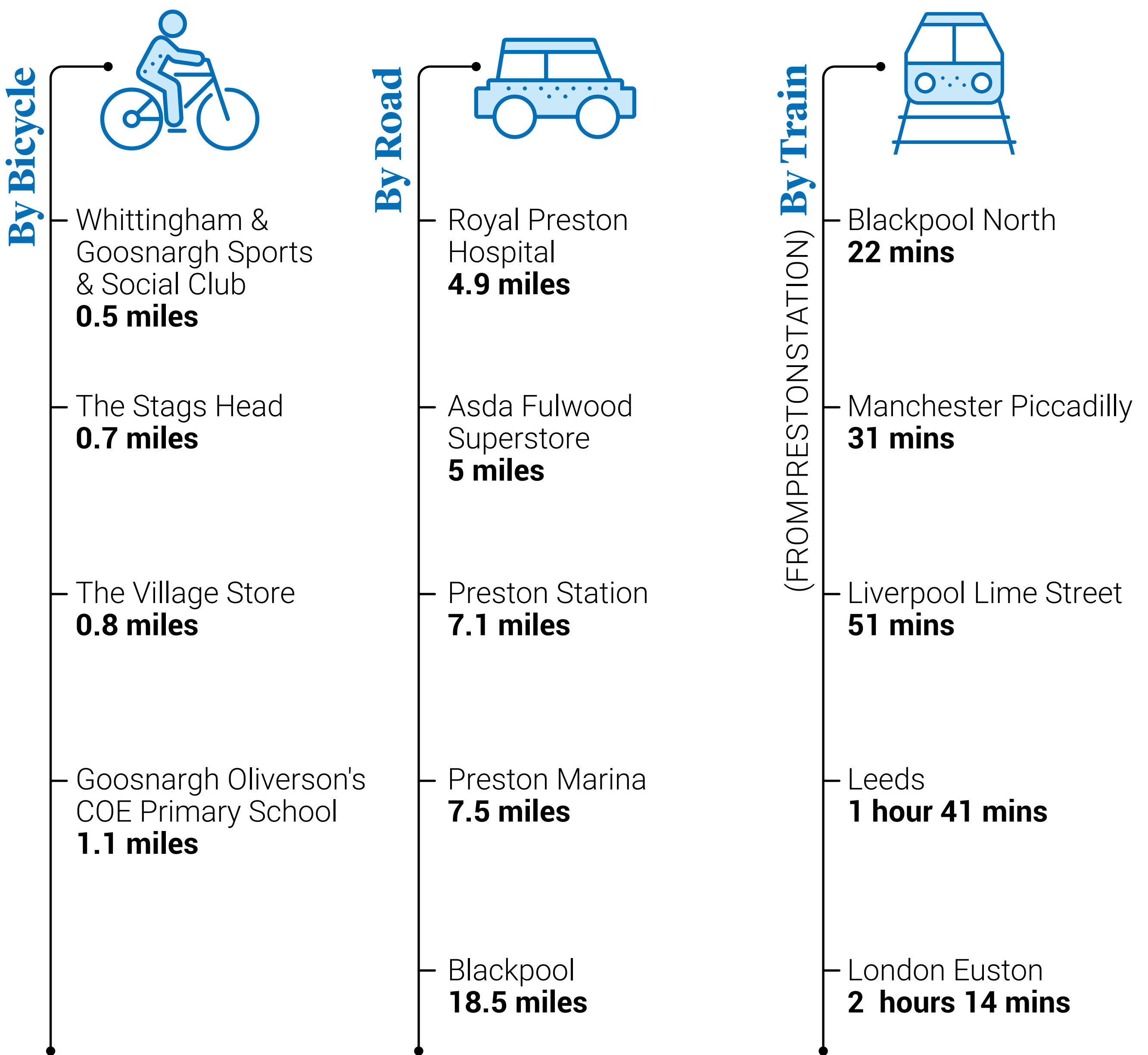
[Google Maps](#)

every.teachers.alleyway



Well connected

Preston station offers excellent rail connections for train travel across the UK. By car, the M6, M55, and M65 motorways are within easy reach and there is a range of local bus services available. Manchester and Liverpool airports are both nearby.



Times supplied by Google Maps and Trainline and are approx. only.



Site plan and Floorplans



Layout is indicative only and subject to change by the developer (and subject to detailed design). The developer reserves the right to alter the layout, building style, landscaping and specification at any time.



Key

- 2 Bedroom Houses
- 3 Bedroom Houses
- LGAH Rented Homes
- LGAH Completed Homes
- Barratt Homes

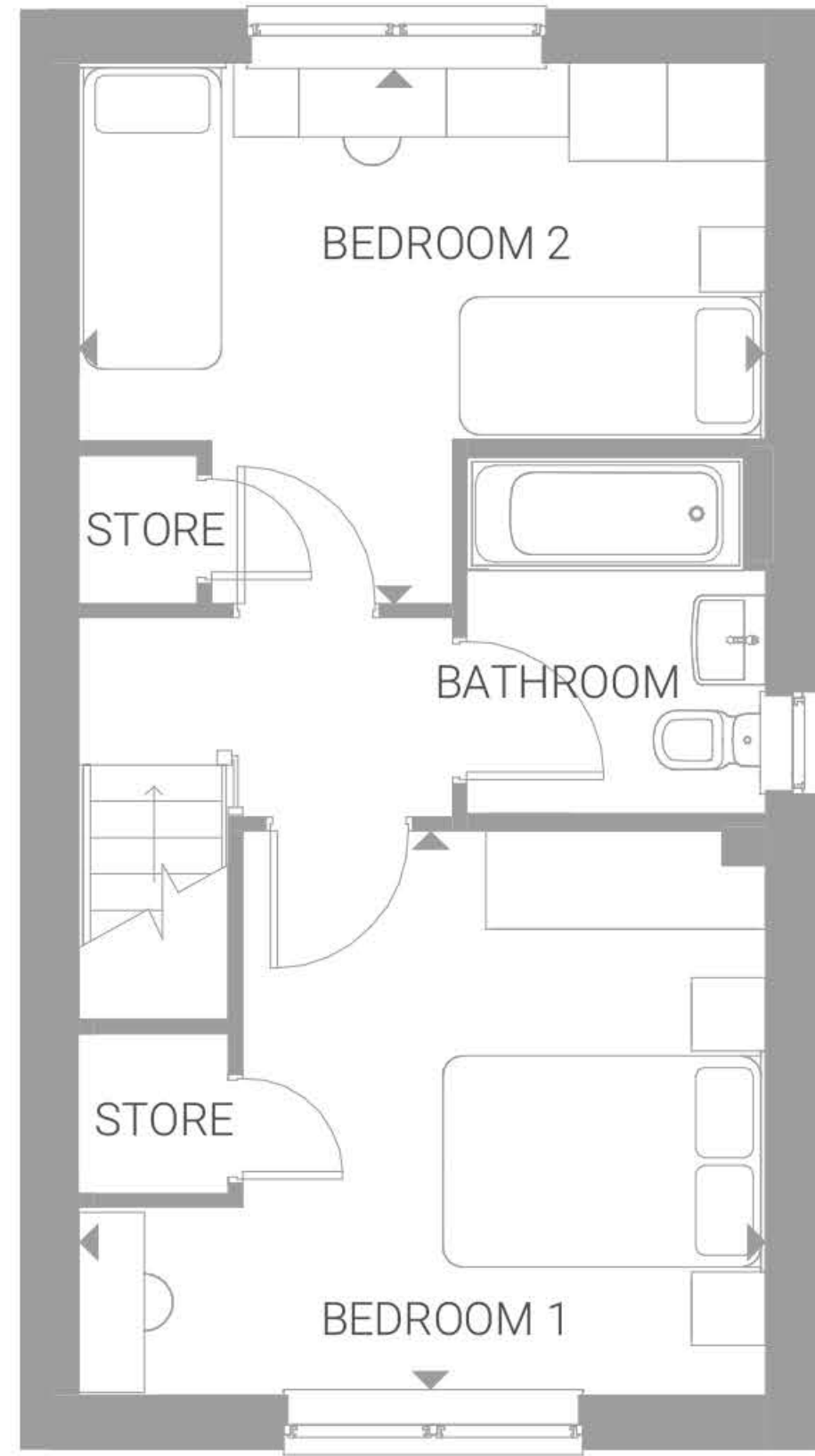
Two Bedroom House

PLOTS 161* & 163

* plot is handed to plan drawn



GROUND FLOOR



FIRST FLOOR

Dimensions

Total Area: 69.6 sq m / 811 sq ft

All measurements are length x width

LIVING / DINING / KITCHEN

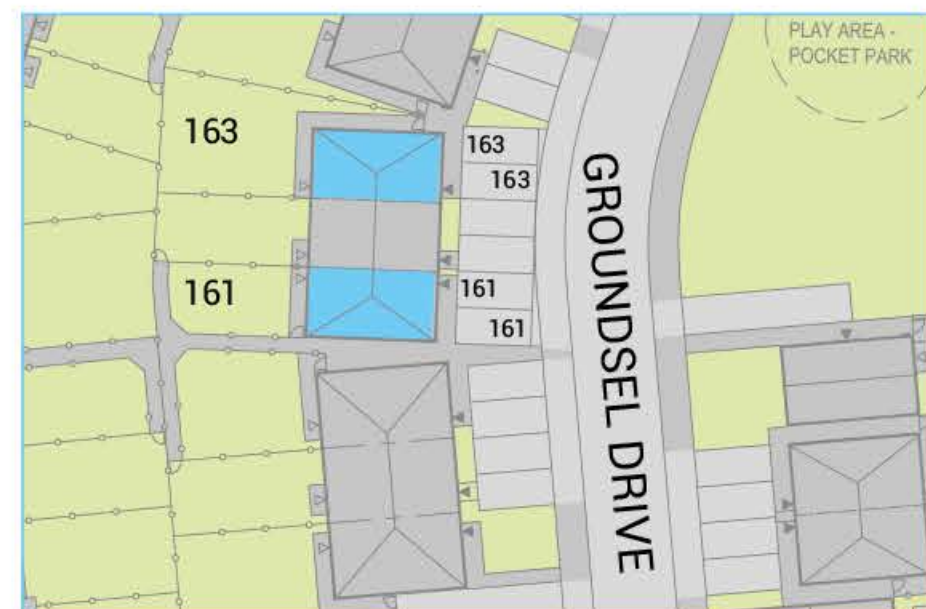
8.16m x 3.13m 26' 9" x 10' 3"

BEDROOM 1

4.05m x 3.48m 13' 3" x 11' 5"

BEDROOM 2

4.05m x 2.31m 13' 3" x 7' 7"



Key FF space for Fridge/Freezer B Boiler WM space for Washing machine

The floorplans shown are for approximate measurements only.

Read more >



Two Bedroom House

PLOT 162



GROUND FLOOR



FIRST FLOOR

Dimensions

Total Area: 69.6 sq m 749 sq ft

All measurements are length x width

LIVING / DINING / KITCHEN

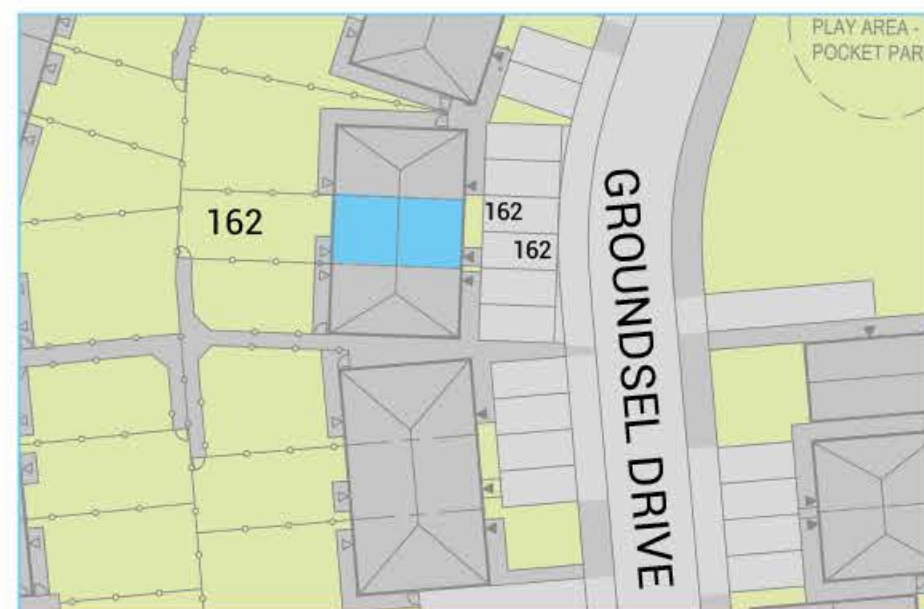
8.16m x 3.13m 26' 9" x 10' 3"

BEDROOM 1

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BEDROOM 2

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Key FF space for Fridge/Freezer B Boiler WM space for Washing machine

The floorplans shown are for approximate measurements only.

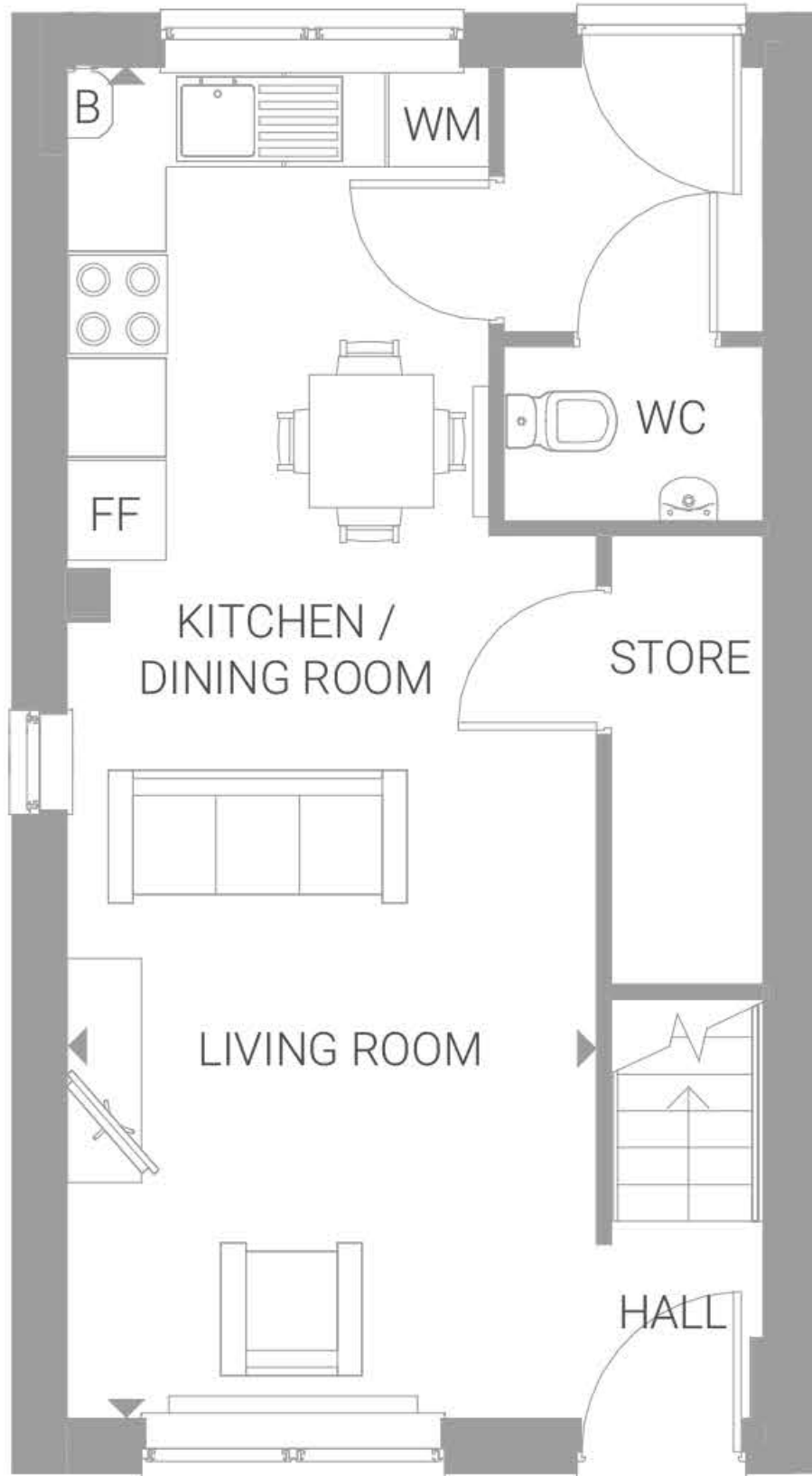
[Read more >](#)



Two Bedroom House

PLOTS 68*, 69, 70*, 71 & 177

* plot is handed to plan drawn



GROUND FLOOR



FIRST FLOOR

Dimensions

Total Area: 69.6 sq m 749 sq ft

All measurements are length x width

LIVING / DINING / KITCHEN

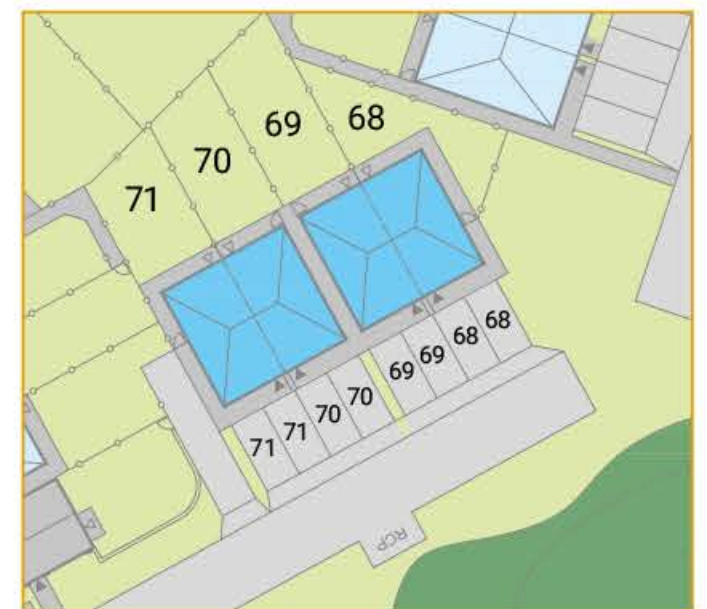
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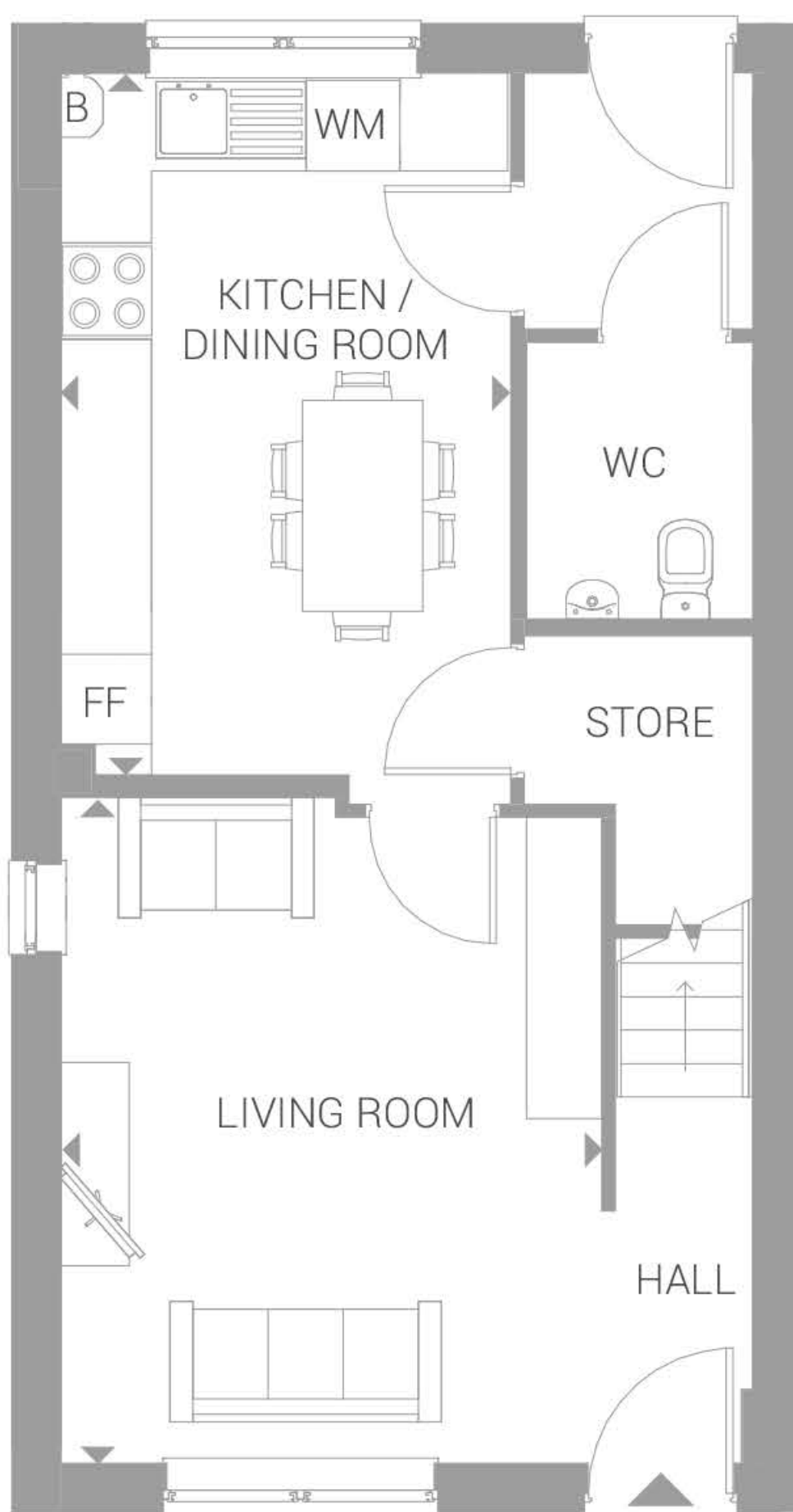
Read more >



Three Bedroom House

PLOT 108*

* plot is handed to plan drawn



GROUND FLOOR



FIRST FLOOR

Dimensions

Total Area: 86.2 sq m 927 sq ft

All measurements are length x width

LIVING

4.43m x 3.69m 14' 5" x 12' 1"

KITCHEN/DINING ROOM

4.73m x 3.03m 15' 5" x 9' 9"

BEDROOM 1

4.45m x 3.02m 14' 6" x 9' 9"

BEDROOM 2

4.16m x 2.42m 13' 6" x 7' 6"

BEDROOM 3

3.05m x 2.21m 10' 0" x 7' 2"



Key FF space for Fridge/Freezer B Boiler WM space for Washing machine

The floorplans shown are for approximate measurements only.

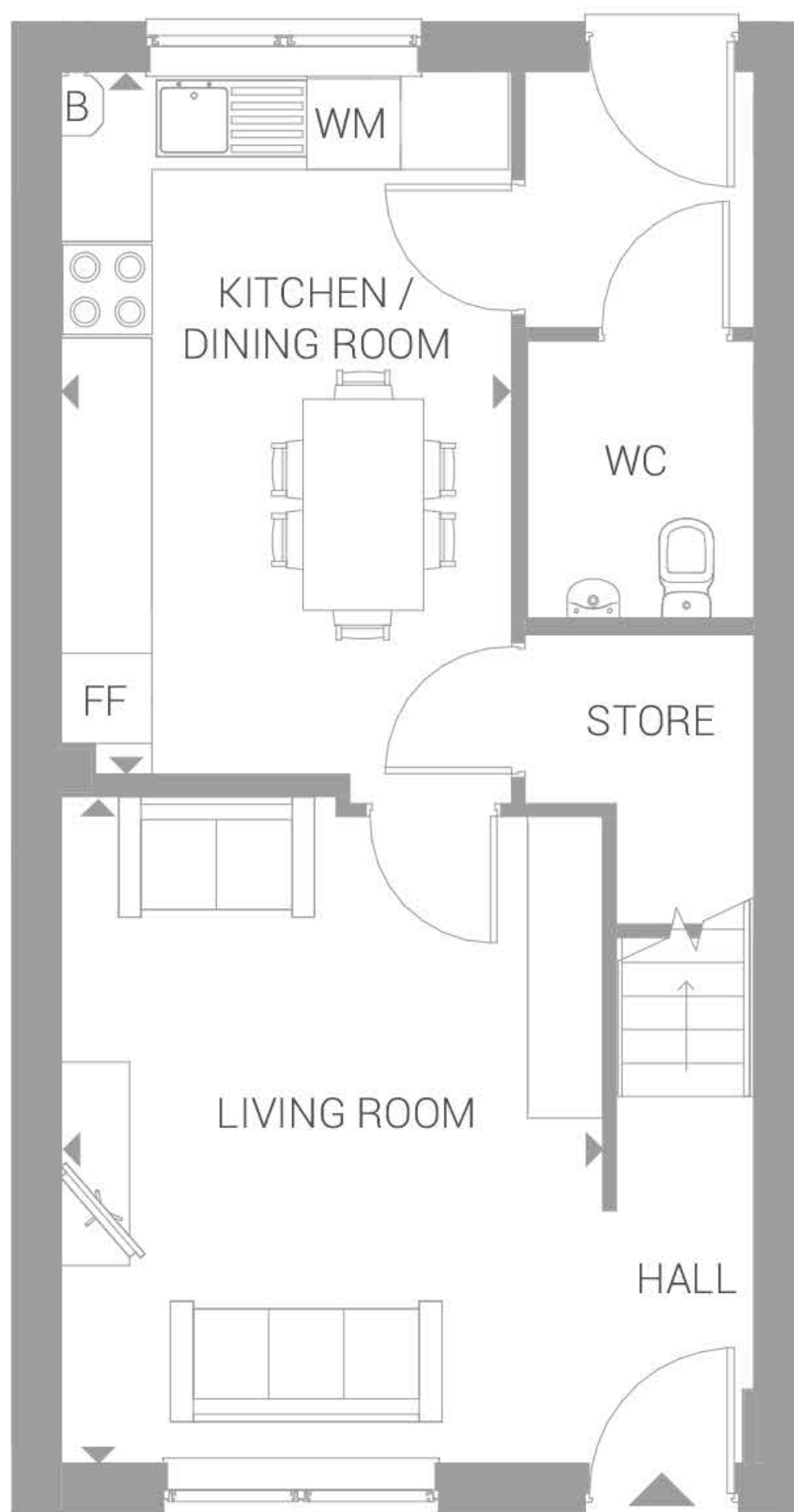
Read more >



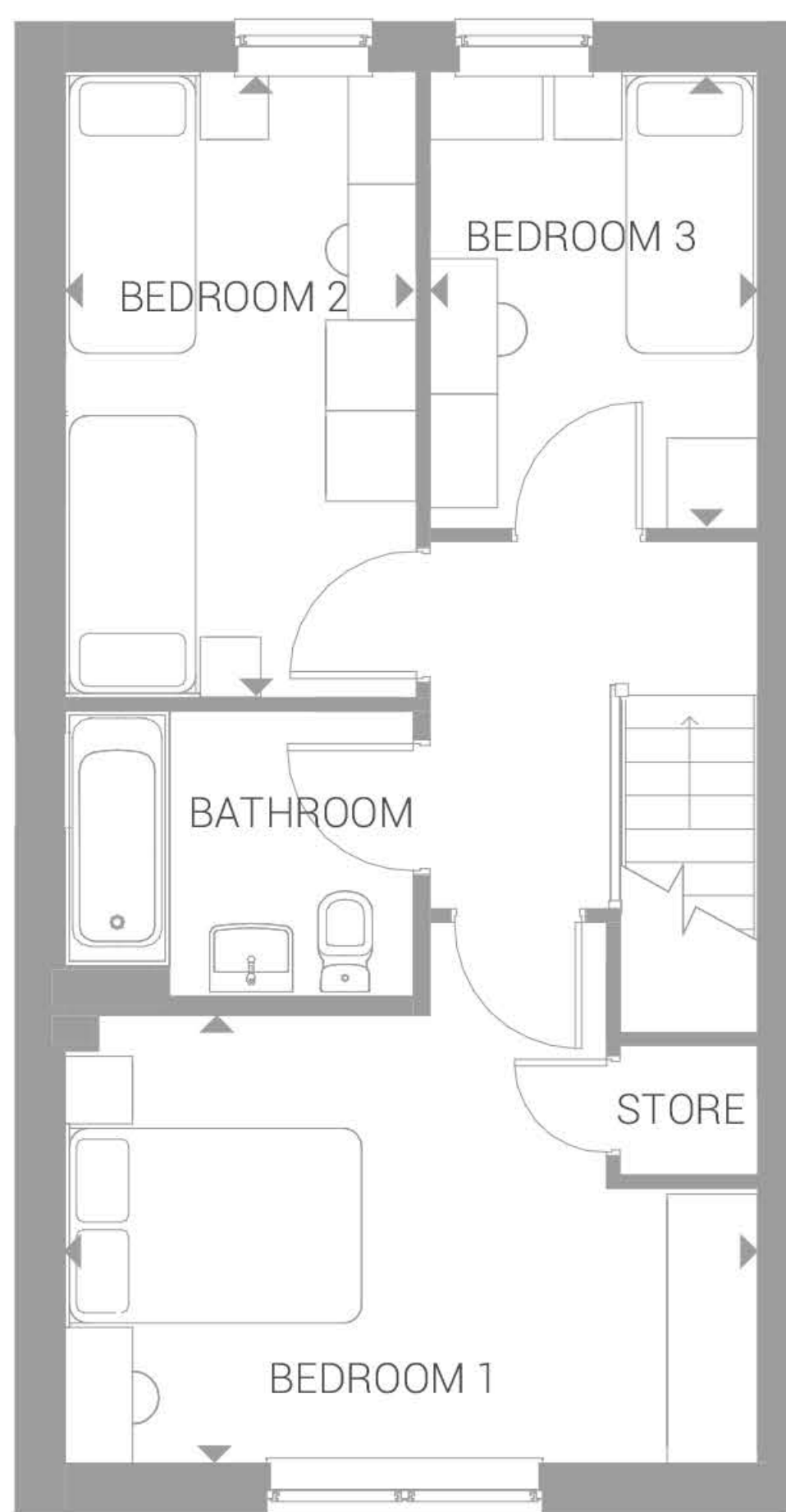
Three Bedroom House

PLOTS 86*, 153 & 156*

* plot is handed to plan drawn



GROUND FLOOR



FIRST FLOOR

Dimensions

Total Area: 86.2 sq m 927 sq ft

All measurements are length x width

LIVING

4.43m x 3.69m 14' 5" x 12' 1"

KITCHEN/DINING ROOM

4.73m x 3.03m 15' 5" x 9' 9"

BEDROOM 1

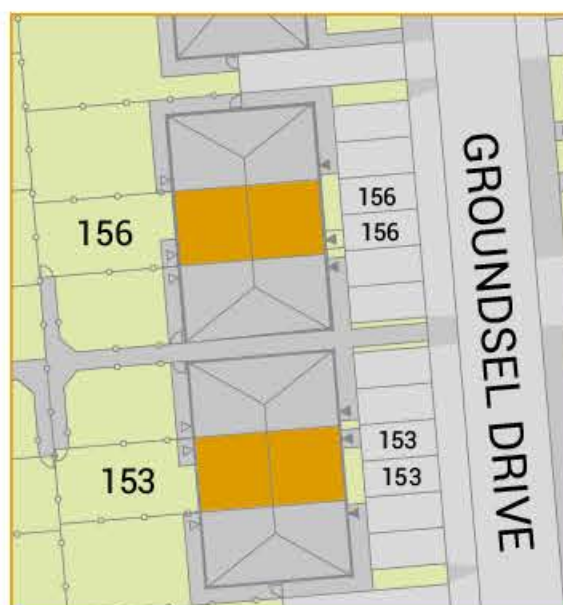
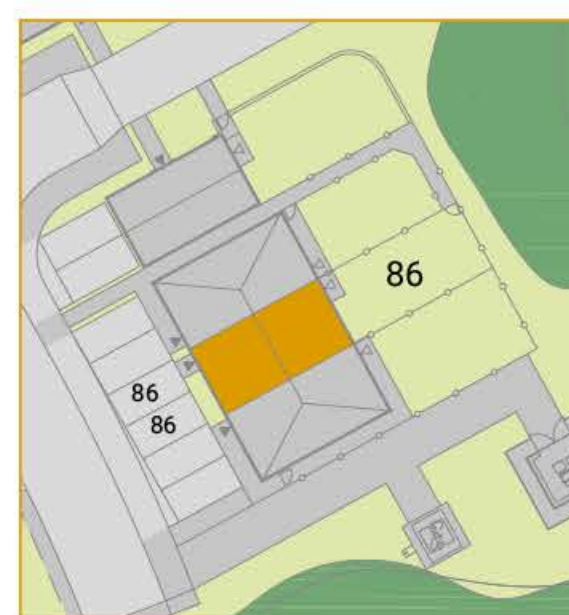
4.45m x 3.02m 14' 6" x 9' 9"

BEDROOM 2

4.16m x 2.42m 13' 6" x 7' 6"

BEDROOM 3

3.05m x 2.21m 10' 0" x 7' 2"



Key FF space for Fridge/Freezer B Boiler WM space for Washing machine

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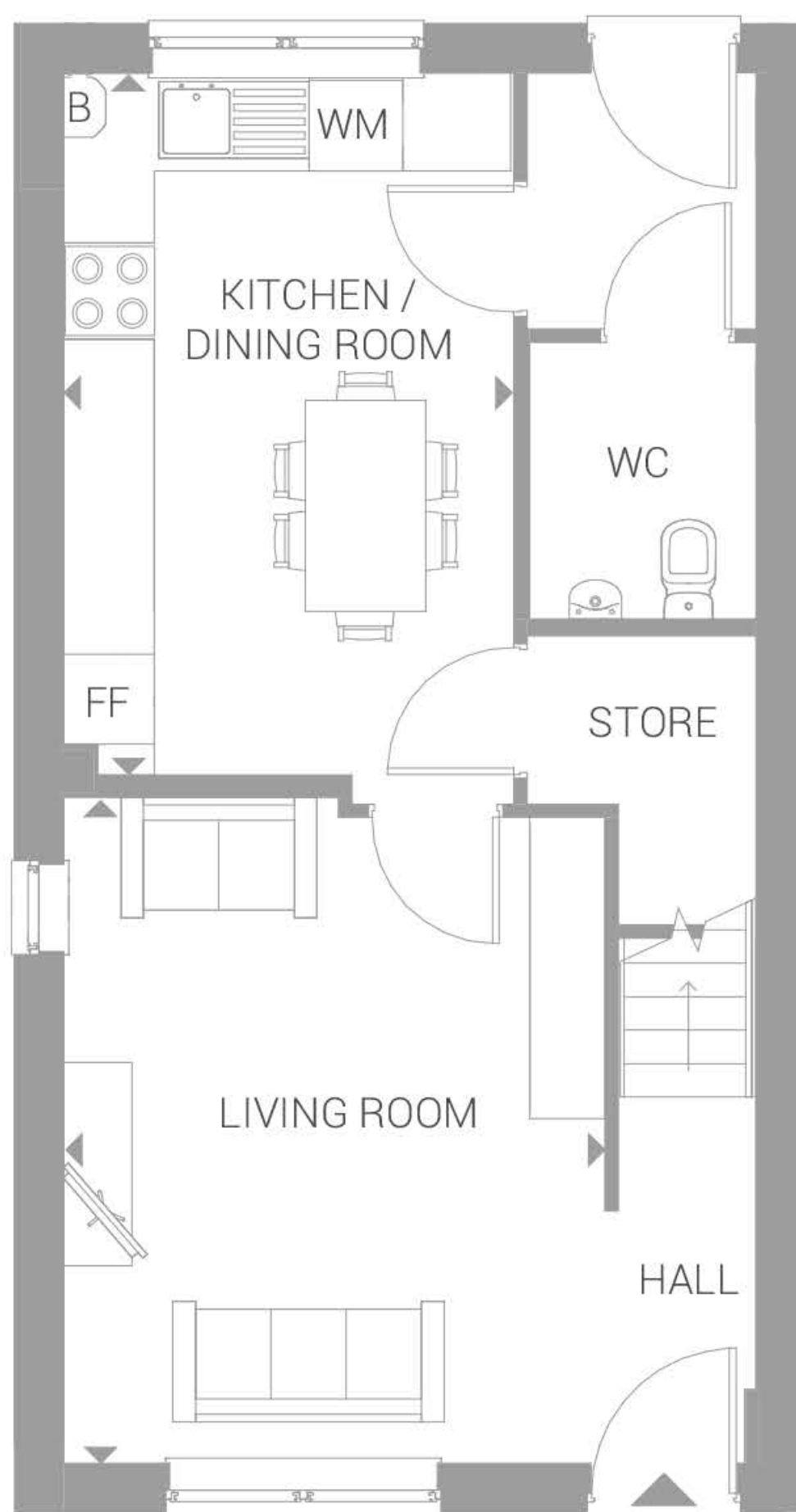
Read more >



Three Bedroom House

PLOTS 85, 87*, 152, 154*, 155, 157* & 191*

* plot is handed to plan drawn



GROUND FLOOR



FIRST FLOOR

Dimensions

Total Area: 86.2 sq m 927 sq ft

All measurements are length x width

LIVING

4.43m x 3.69m 14' 5" x 12' 1"

KITCHEN/DINING ROOM

4.73m x 3.03m 15' 5" x 9' 9"

BEDROOM 1

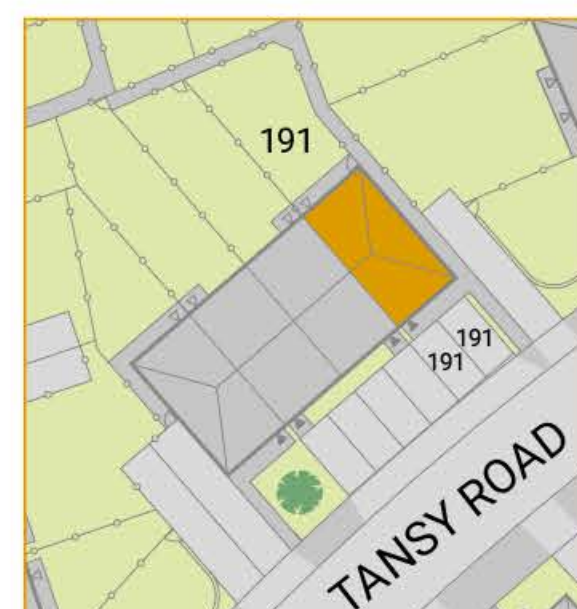
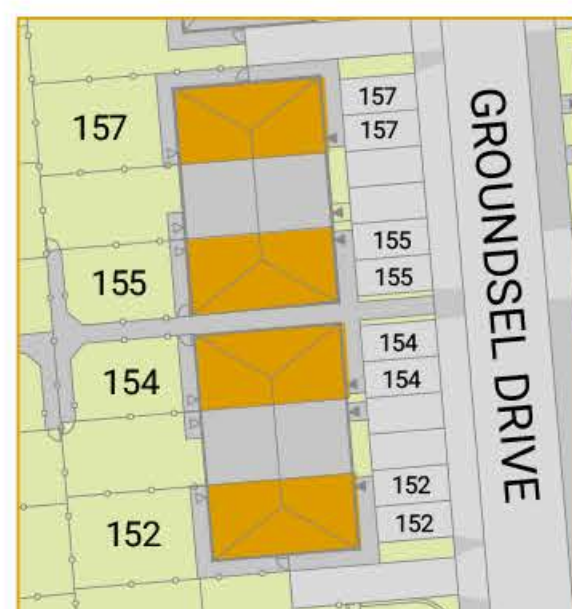
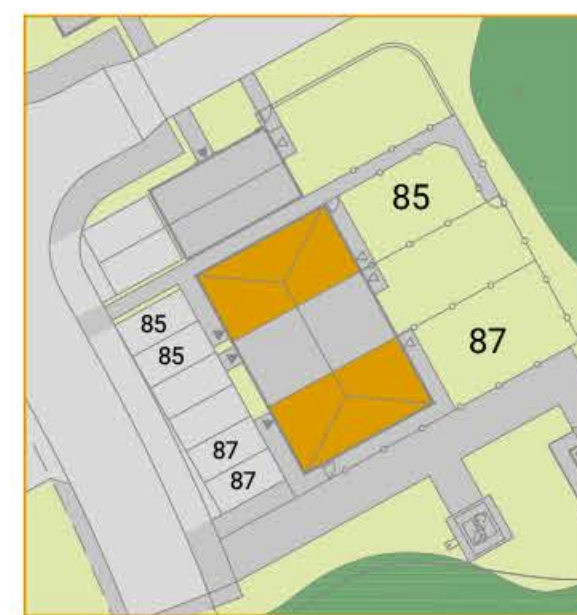
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BEDROOM 3

3.05m x 2.21m 10' 0" x 7' 2"



Key FF space for Fridge/Freezer B Boiler WM space for Washing machine

The floorplans shown are for approximate measurements only.

[Read more >](#)





Specification

Kitchen

- Contemporary white gloss kitchen with soft close and under unit lighting
- Laminate worktop with matching upstand
- Stainless steel splashback to hob
- Stainless steel 1½ bowl sink with chrome lever tap
- Zanussi electric single oven, hob and stainless-steel chimney hood
- Space for fridge/freezer
- Space for washing machine
- Removable base unit and plumbing for future dishwasher to 3 bedroom houses

Cloakroom

- Contemporary white sanitaryware comprising WC and basin
- Chrome mixer tap
- Splashback tiling to basin

Bathroom

- Contemporary white bathroom suite comprising bath, WC and basin
- Chrome mixer tap to basin
- Glass shower screen to bath
- Thermostatic bath/shower mixer over bath
- Large format Johnsons wall tiling to bath and basin area
- Chrome heated towel rail
- Mirror

Flooring (2 Bedroom House)

- Wood effect vinyl flooring to ground floor and bathroom
- Grey carpet to stairs, landing and bedrooms

Flooring (3 Bedroom House)

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

General

- White PVCu double glazed windows
- Walls and ceilings painted 'almond white'
- Architraves and skirtings painted in white satinwood
- White panelled internal doors with chrome ironmongery
- Gas central heating via Combi boiler and white contemporary radiators
- NHBC 10 year build warranty

Electrical

- LED downlights to kitchen, cloakroom, bathroom and living / dining room
- Pendant lighting to all other areas
- White sockets and switches throughout
- Telephone point to hall, living room and bedroom
- TV point to living room
- Smoke and carbon monoxide detectors
- Extractor fan to bathroom, cloakroom and kitchen
- Shaver socket to bathroom
- Light to front and rear elevation

External

- Two parking bays per property
- Paved patio area
- Turf to rear garden
- Outside tap
- 1.8m high timber fencing to rear garden
- Garden storage





Shared Ownership explained

Your essential guide to all things Shared Ownership with Legal & General

How does Shared Ownership work?

The Shared Ownership scheme is simple, you buy an initial share of between 40% and 75% (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?

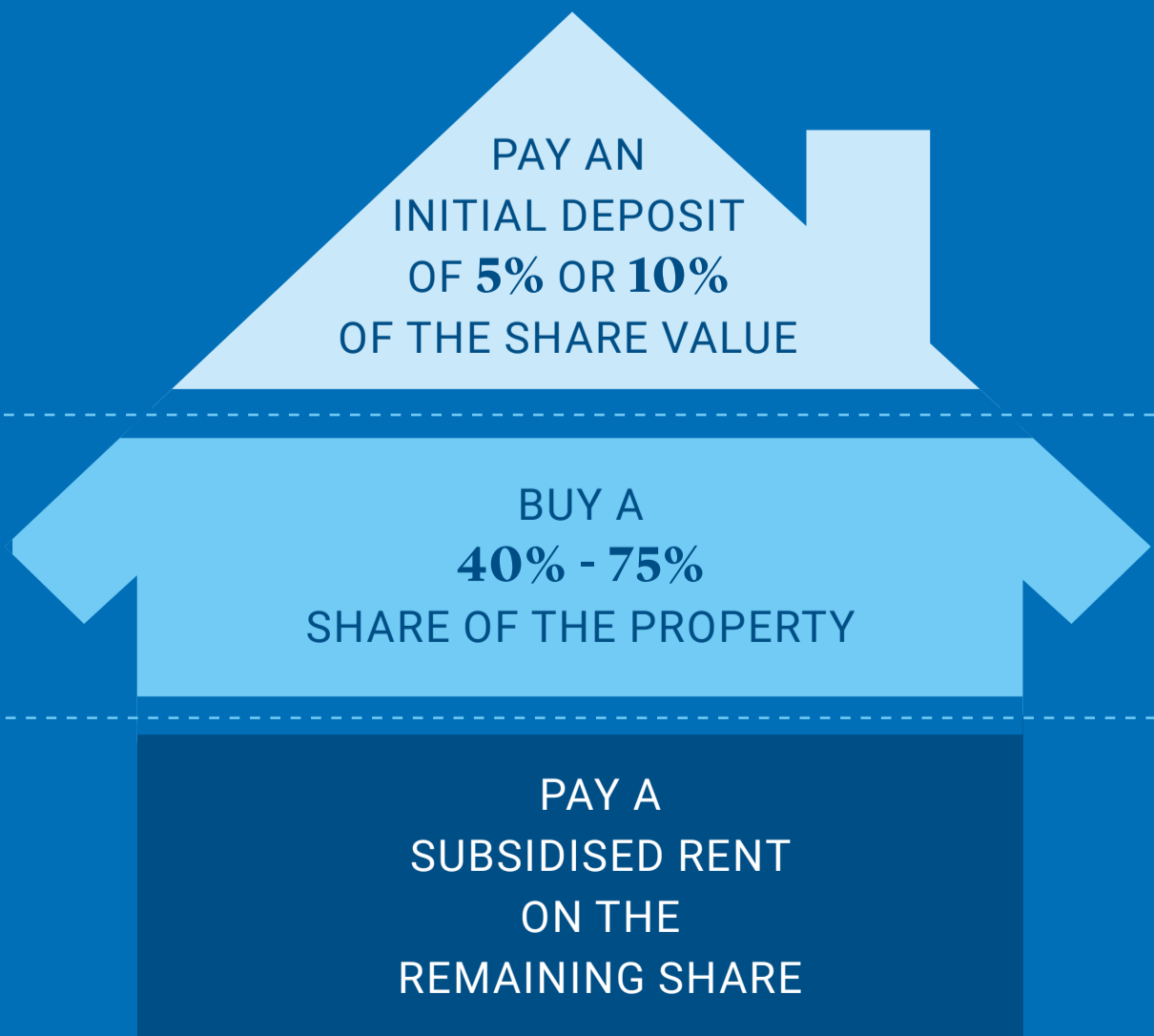
Yes you still need a deposit, but only on the percentage of the property you are buying. Mortgage deposits are typically 5% or 10% of the share value.

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

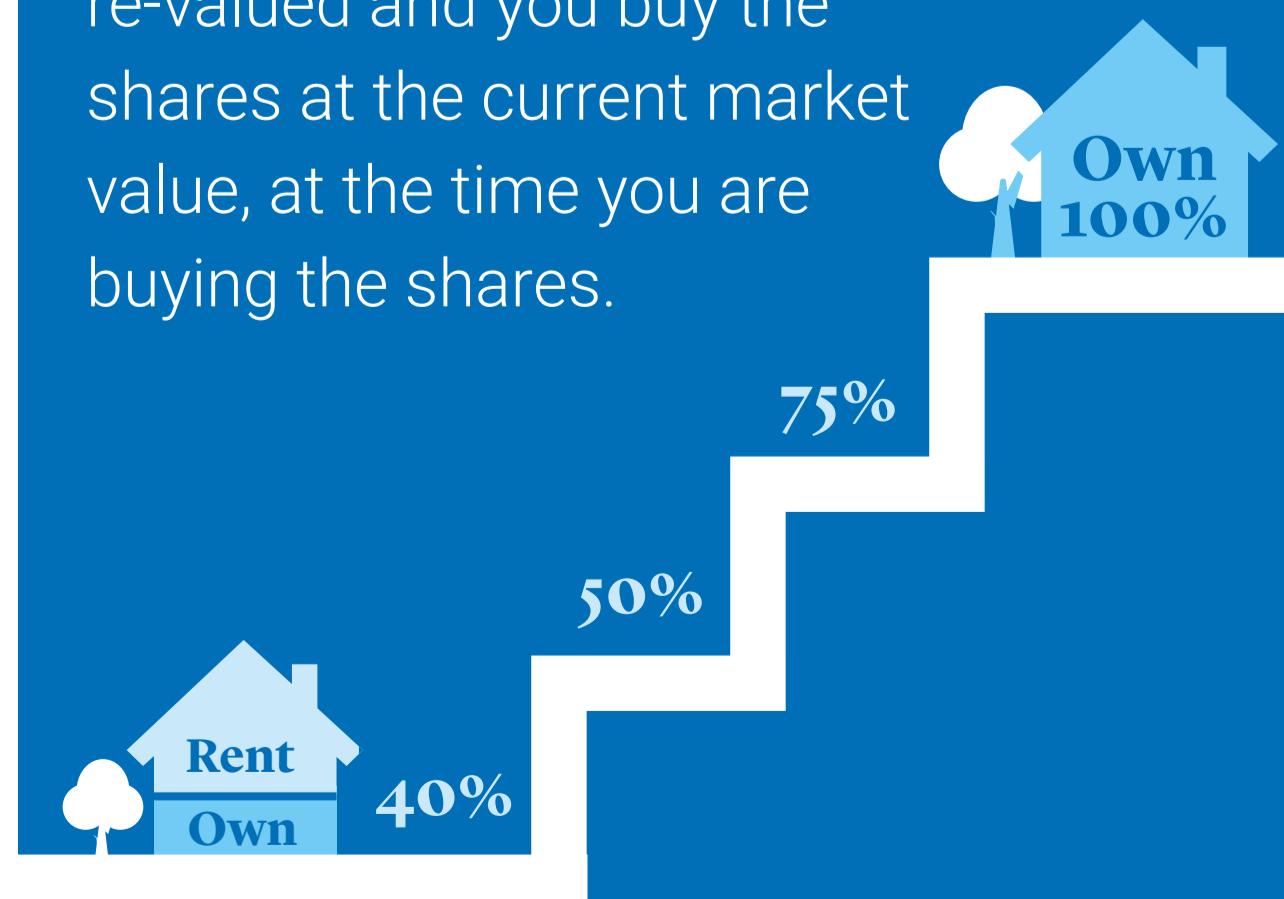
Breakdown example of buying a new home at Rogerson Gardens



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.



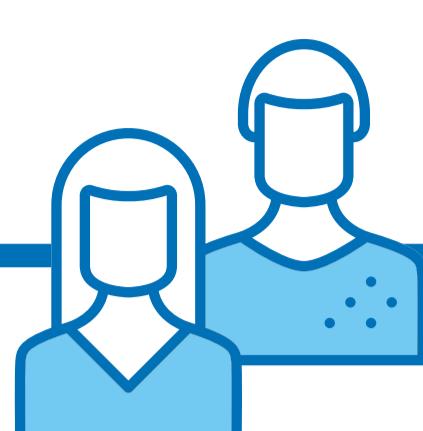
READ MORE

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



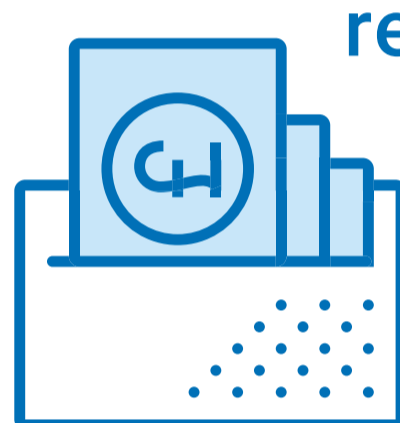
Speak to a qualified **mortgage broker** to see how much of the home you can buy

4



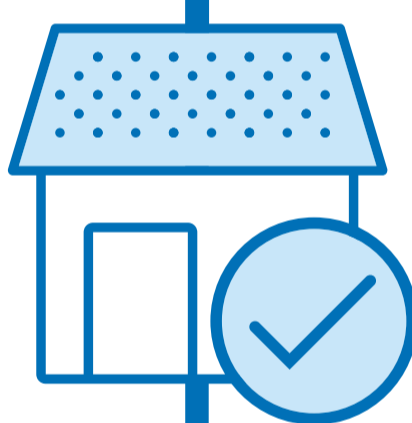
Complete your application and reservation paperwork

5



Pay your **reservation fee**

6



Reserve your home

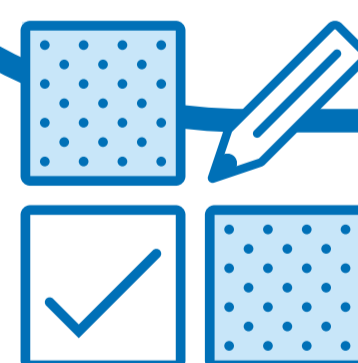
7



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

8

Complete your mortgage application



9



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

10

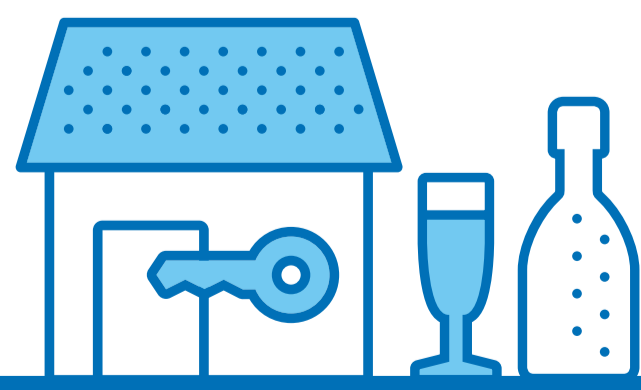


Sign the **Contract** lease and pay your deposit

11

Exchange Contracts

12



Congratulations Complete and receive your keys and celebrate!





Enjoy your new home, your way

**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.

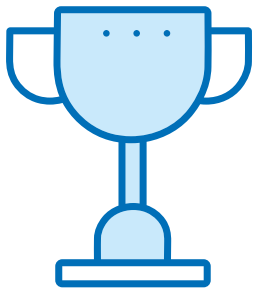
The shortage of housing in the UK, and high deposits required to buy a property outright, mean many people can't afford a new home. Our mission is to better people's lives by offering opportunities to those who need a helping hand. Whether it's a first-time buyer, young couple

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:



Our key principles



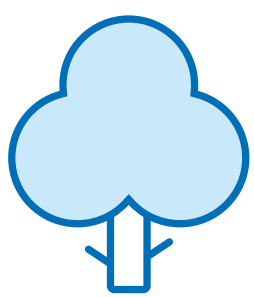
Quality

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.





Rogerson Gardens

CUMERAGH LANE, WHITTINGHAM,
LANCASHIRE PR3 2AN

/// every.teachers.alleyway

01772 341 825

landgah.com/rogerson-gardens

GET MOVING TODAY

Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide.

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.

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 your Sales Consultant for further information. Computer generated images are for illustrative purposes only – plot specific elevations may vary. LGAH-RG-091024