



PHASE THREE

THE
AURELIA
COLLECTION

AT HOLMHURST GARDENS

**SOUTHERN
HOUSING**
new homes



THE AURELIA COLLECTION

AT HOLMHURST GARDENS

A PLACE TO MAKE FOREVER MEMORIES

Welcome to Holmhurst Gardens, a unique collection of high specification and energy efficient Shared Ownership homes carefully curated with sustainability and community in mind.

The Aurelia Collection comprises of 20 light, bright and spacious two, three and four bedroom homes nestled within vast green open spaces and offering its residents private outdoor space and parking to every home.



Computer generated image of street scene is indicative only.

Your new home



Map not to scale. CP | Car Port BS | Bin Store  Affordable Rent  Shared Ownership (other phases)  Phase 3 - The Aurelia Collection



Computer generated image of the Arcadia (Plot 132 and 133) is indicative only.



Image shown is indicative only



Specification

KITCHEN

- Contemporary Paula Rosa Fjord colour kitchen units with a white glass splash back
- Stainless steel or Graphite sink bowl with tap
- American bronze or Chrome plated kitchen handles
- LED strip lighting underside of wall units
- Amtico Spacia mulled oak wood effect flooring
- Integrated appliances including:
 - Single oven to 2 and 3 bedroom houses
 - Double oven to 4 bedroom houses only
 - Ceramic hob with touch control
 - Integrated cooker hood
 - Fridge/freezer
 - A-rated dishwasher
 - Washing machine

BATHROOM / ENSUITE

- Duravit Durastyle wash basin, mixer tap and back-to-wall WC
- Forum ceramic floor tiles in Amstel beige
- Pietra stone wall tiles in matt beige
- Straight Chrome Reina Capo Electric radiator
- Fitted mirror included and is subject to window location
- Contemporary Kaldewei Cayono enamelled steel bath with bath screen
- Bath/shower mixer tap
- Ground floor WC
- Shaver sockets included

BEDROOM / S

- Built-in wardrobe to main bedroom
- Wool mix carpet in steel colour

GENERAL, SECURITY & PEACE OF MIND

- Allocated parking
- Garden with shed included†
- Predicted energy assessment (PEA) rating is B
- White paint throughout
- Amtico Spacia mulled oak wood effect flooring to hallway
- Smoke/heat detectors
- LABC warranty

ELECTRICAL

- LED downlights to kitchen/dining, hallway, bathroom and ensuite**
- Pendant light to living area and bedroom(s)
- White sockets throughout
- TV/Satellite (pre-wired for Sky+Q), phone and data points to living room, master bedroom and bedroom 2
- Electric Vehicle Charging Point (EVCP)††

HEATING

- Air Source Heat Pumps (ASHP) to all houses***
- Gas free homes that will produce less CO2 emissions and carbon reduction†††
- HIVE Active Heating thermostat with dual channel receiver

*Subject to change.

** En suite to selected plots only, refer to floor plans for more information.

*** Locations of ASHP are restricted as there is a maximum distance allowed between the cylinder and the pump located in the garden.

†Please be aware that if you have a structural retaining wall in your garden, large trees or shrubs planted too close could cause damage to their integrity and should be avoided.

†† The EVCP will either be on a pole or pole mounted depending on the location of your property and allocated bays.

††† Part L Building Regulations means new homes will produce approximately 31% less CO2 emissions on the current SAP model. As the development is also 'gas free' the carbon reduction is significantly higher than 31%.

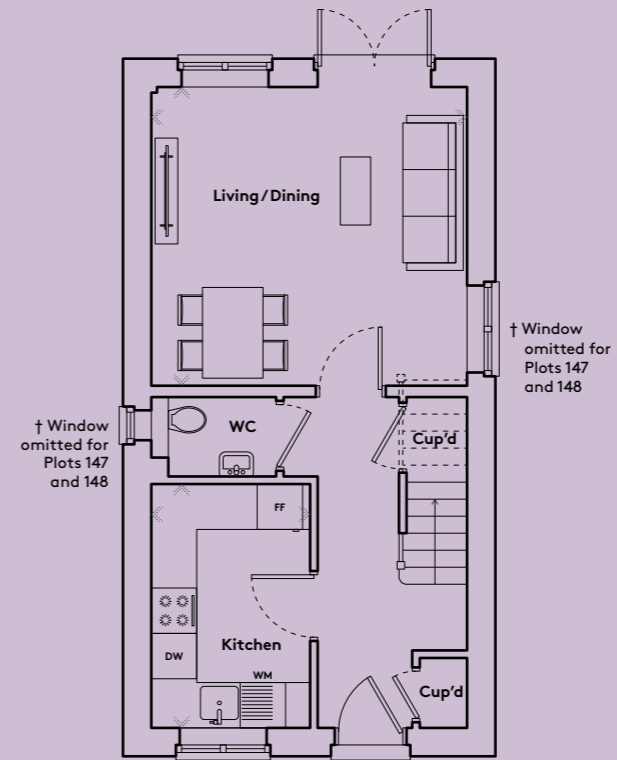


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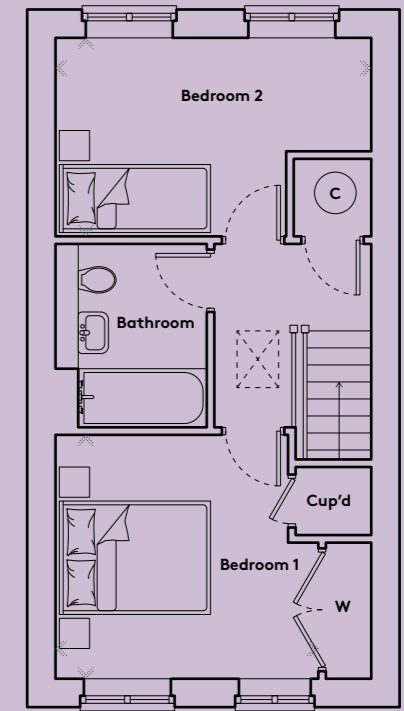
Becket

TWO BEDROOM

PLOTS 147, 148, 149



GROUND FLOOR



FIRST FLOOR

| | | |
|----------------------------|------------------|------------------|
| Kitchen | 2.10m x 3.24m | 6'11" x 10'8" |
| Living/Dining | 4.16m x 3.93m | 13'8" x 12'11" |
| Bedroom 1 | 3.47m x 3.24m | 11'5" x 10'8" |
| Bedroom 2 | 4.16m x 2.62m | 13'8" x 8'7" |
| GROSS INTERNAL AREA | 70.5 sq m | 759 sq ft |

FF | Fridge Freezer WM | Washing Machine DW | Dishwasher
 C | Cylinder W | Wardrobe Cup'd | Cupboard WC | Water Closet

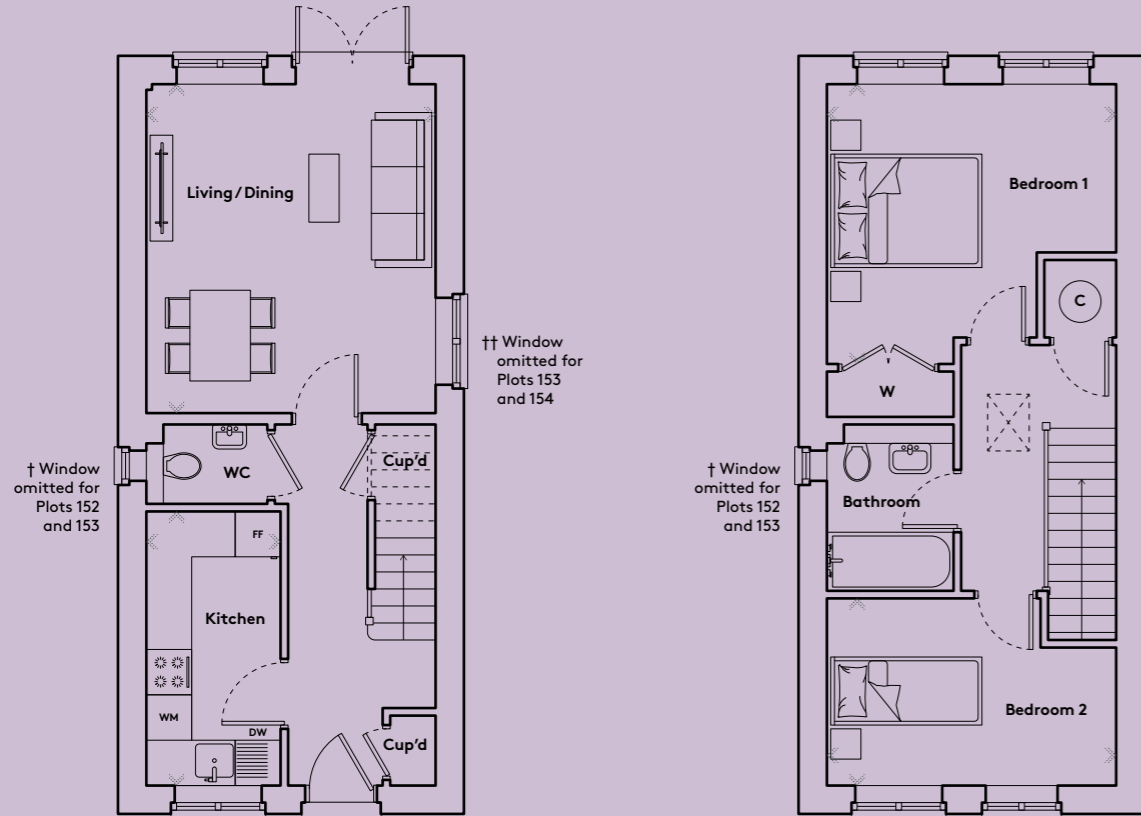
† Window omitted for Plots 147 and 148. Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Wardrobe locations and sizes may differ.



Cuthbert

TWO BEDROOM

PLOTS 152, 153, 154



GROUND FLOOR

FIRST FLOOR

Arcadia

THREE BEDROOM

PLOTS 132*, 133, 140*, 141



GROUND FLOOR

FIRST FLOOR



| | | |
|----------------------------|------------------|------------------|
| Kitchen | 1.80m x 3.63m | 5'11" x 11'11" |
| Living/Dining | 3.83m x 4.33m | 12'7" x 14'3" |
| Bedroom 1 | 3.83m x 3.68m | 12'7" x 12'1" |
| Bedroom 2 | 3.83m x 2.48m | 12'7" x 8'2" |
| GROSS INTERNAL AREA | 70.9 sq m | 763 sq ft |

FF | Fridge Freezer WM | Washing Machine DW | Dishwasher
C | Cylinder W | Wardrobe Cup'd | Cupboard WC | Water Closet

† Window omitted for Plots 152 and 153. †† Window omitted for Plots 153 and 154. Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Wardrobe locations and sizes may differ.

| | | |
|----------------------------|------------------|------------------|
| Kitchen/Dining | 2.19m x 5.69m | 7'2" x 18'8" |
| Living Room | 4.45m x 3.97m | 14'7" x 13'0" |
| Bedroom 1 | 4.55m x 3.36m | 14'11" x 11'0" |
| Bedroom 2 | 2.18m x 4.02m | 7'2" x 13'3" |
| Bedroom 3 | 2.18m x 4.02m | 7'2" x 13'3" |
| GROSS INTERNAL AREA | 87.4 sq m | 941 sq ft |

FF | Fridge Freezer WM | Washing Machine DW | Dishwasher
C | Cylinder W | Wardrobe Cup'd | Cupboard WC | Water Closet

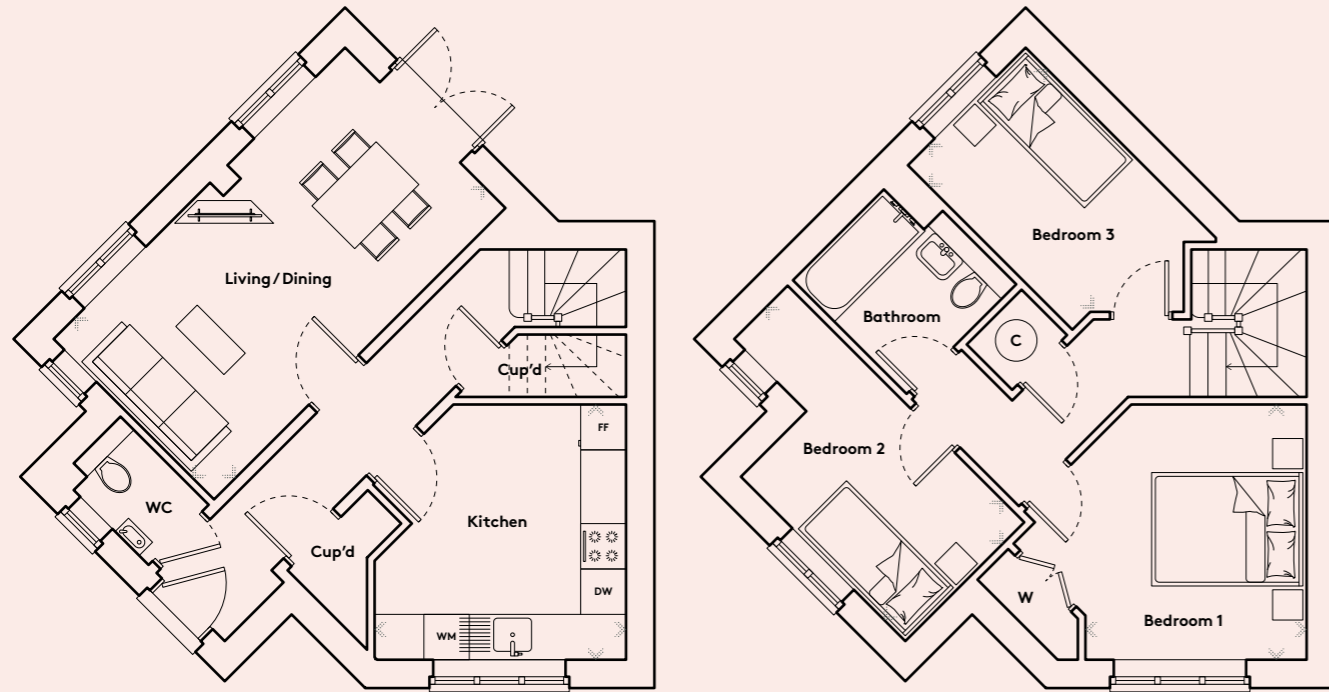
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Hallows

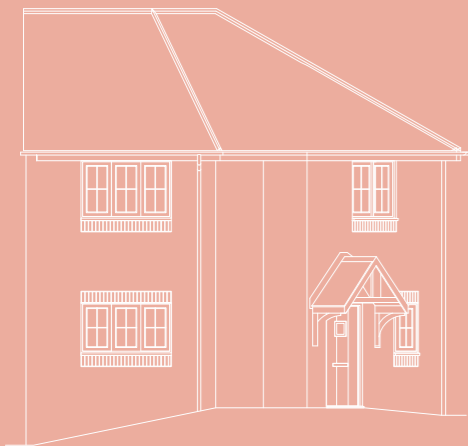
THREE BEDROOM

PLOTS 138*, 139, 150*, 151



GROUND FLOOR

FIRST FLOOR



| | | |
|----------------------------|------------------|------------------|
| Kitchen | 3.32m x 3.34m | 10'11" x 10'12" |
| Living/Dining | 5.43m x 3.00m | 17'10" x 9'10" |
| Bedroom 1 | 2.91m x 3.39m | 9'7" x 11'2" |
| Bedroom 2 | 2.26m x 4.41m | 7'5" x 14'6" |
| Bedroom 3 | 2.16m x 3.07m | 7'1" x 10'1" |
| GROSS INTERNAL AREA | 84.2 sq m | 907 sq ft |

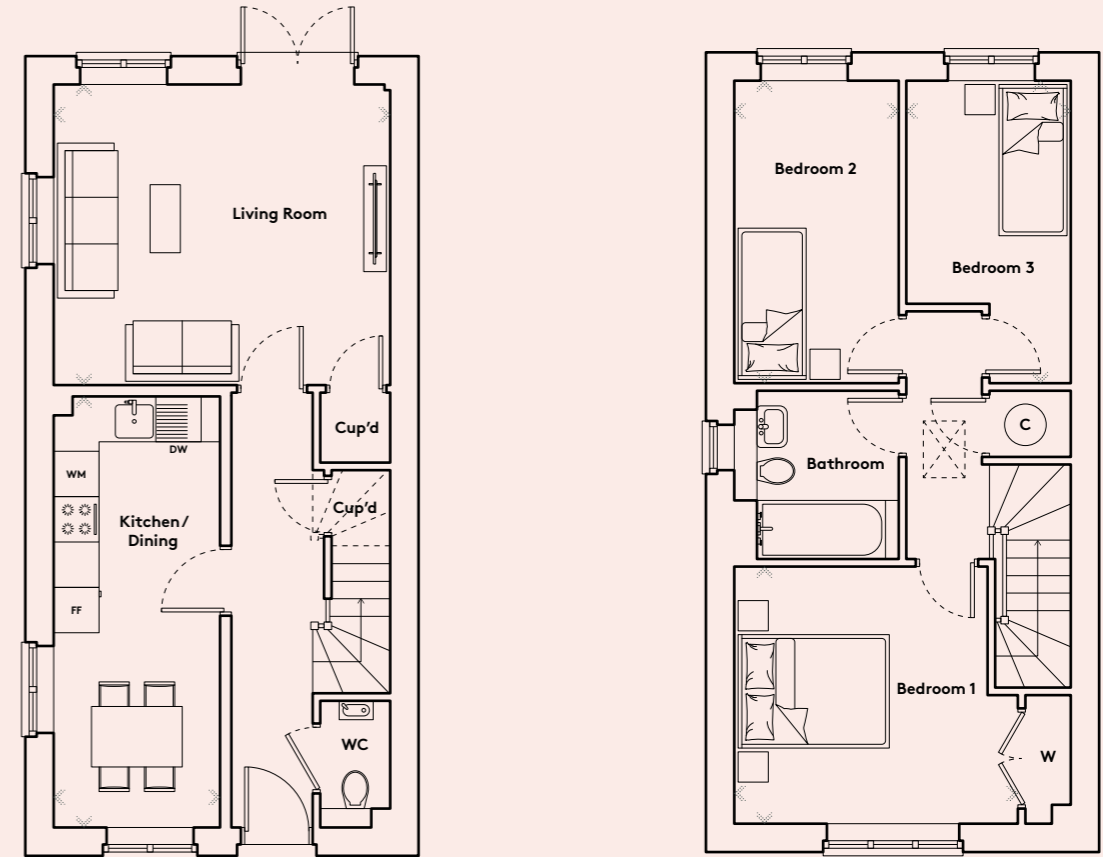
FF | Fridge Freezer WM | Washing Machine DW | Dishwasher
C | Cylinder W | Wardrobe Cup'd | Cupboard WC | Water Closet

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Utopia

THREE BEDROOM

PLOTS 136*, 137, 142*, 143



GROUND FLOOR

FIRST FLOOR

| | | |
|----------------------------|------------------|------------------|
| Kitchen/Dining | 2.19m x 5.69m | 7'2" x 18'8" |
| Living Room | 4.45m x 3.97m | 14'7" x 13'0" |
| Bedroom 1 | 3.76m x 3.36m | 12'4" x 11'0" |
| Bedroom 2 | 2.18m x 4.02m | 7'2" x 13'3" |
| Bedroom 3 | 2.18m x 4.02m | 7'2" x 13'3" |
| GROSS INTERNAL AREA | 87.4 sq m | 941 sq ft |

FF | Fridge Freezer WM | Washing Machine DW | Dishwasher
C | Cylinder W | Wardrobe Cup'd | Cupboard WC | Water Closet

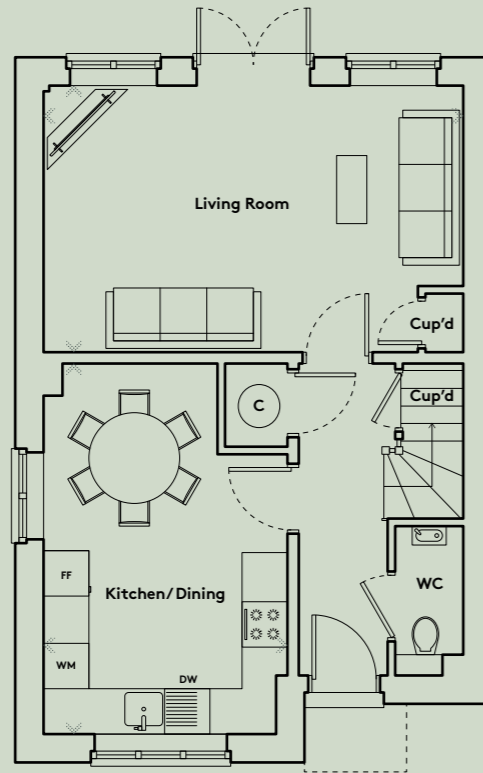
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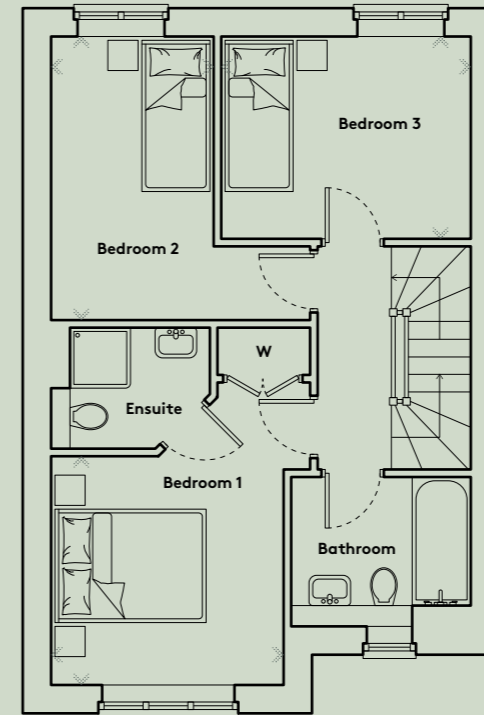
Hare

FOUR BEDROOM

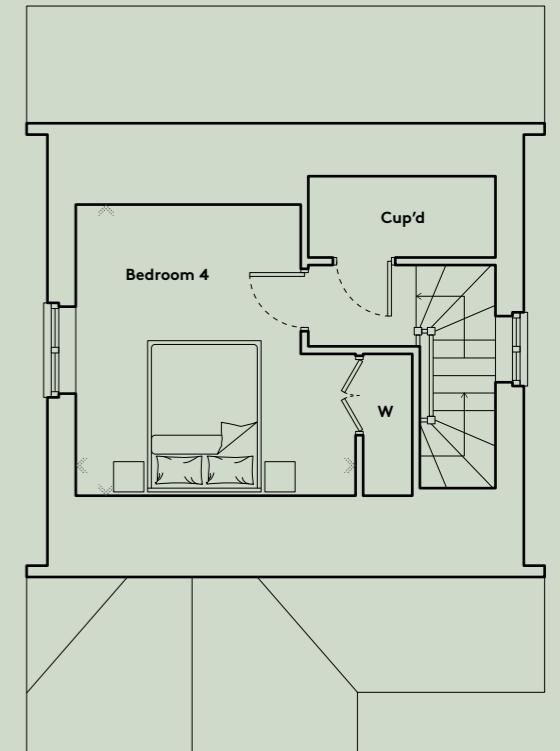
PLOTS 134*,135*



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

| | | |
|----------------------------|-------------------|-------------------|
| Kitchen/Dining | 3.20m x 4.90m | 10'6" x 16'1" |
| Living Room | 5.54m x 3.53m | 18'2" x 11'7" |
| Bedroom 1 | 3.06m x 3.03m | 10'1" x 9'11" |
| Bedroom 2 | 2.15m x 3.75m | 7'1" x 12'4" |
| Bedroom 3 | 3.29m x 2.66m | 10'10" x 8'9" |
| Bedroom 4 | 3.70m x 3.82m | 12'2" x 12'7" |
| GROSS INTERNAL AREA | 113.5 sq m | 1221 sq ft |

FF | Fridge Freezer WM | Washing Machine
 DW | Dishwasher C | Cylinder W | Wardrobe
 Cup'd | Cupboard WC | Water Closet

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SOUTHERN HOUSING

new homes

SHARED OWNERSHIP

Now that you have found your dream home you're probably asking, "Is Shared Ownership right for me?" At Southern Housing New Homes, we know that a new home is one of the biggest purchases you will ever make, and Shared Ownership helps make this a reality.

HOW DOES IT WORK?

You'll start by buying a share of your home that's between 25% and 75% of the full value, using a combination of a mortgage and a deposit. You will then pay a subsidised rent on the share you don't buy.

In the future, if your circumstances change and you'd like to, you can purchase more shares in your home, right up to 100%. As your share increases, the rent you pay decreases.

THE DETAILS

You need to consider a few details before deciding to proceed:

- Your total household income must be £80,000 a year or less.
- These houses are Leasehold with Shared Ownership, and will become Freehold once you own 100%.
- There will be a service charge to pay towards the management and maintenance of the development, which increases each year. See price list for more details.
- Affordability and eligibility checks apply. Ask your Sales Executive for more information to start making your dream a reality.

ABOUT

At Southern Housing New Homes we know how important it is to find the perfect home. Our mission is to help you do just that by providing the best quality, affordable homes, while creating communities that people love. As an organisation we're one of the largest housing providers in the UK with over 77,000 homes across London, the South East, the Isle of Wight and the Midlands, giving over 167,000 people somewhere to call their own.

Within our Southern Housing New Homes team, we provide homes to suit families of all sizes, through Shared Ownership, London Living Rent and Open Market Sale. Read more about who we are and what we do as a housing association at shnewhomes.co.uk

GIVE US A CALL: 0300 555 2171

VISIT OUR WEBSITE: SHNEWHOMES.CO.UK/HOLMHURST

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Image shown is indicative only



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