



shared  
ownership

## Monkwood Telford

Castle Farm Way, Priorslee, Telford TF2 5AB

Monkwood is a brand new development consisting of 2 and 3 bedroom homes in Telford.



own it  
your way





Typical street scene



# Welcome to Monkswood



Monkswood is located on the edge of the village of Priorslee, bordering open countryside and within easy commute to the modern town of Telford in Shropshire.



Monkswood, Priorslee is a safe place to live and ideal for first time buyers, growing families or if you are looking to down size.

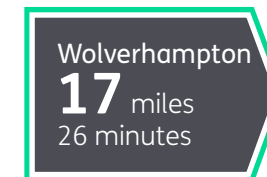
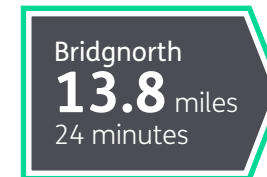
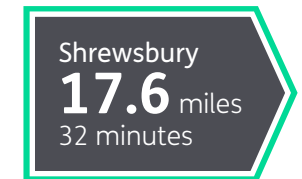
If you need to commute to work by car, you are ideally located just off the A4640, within easy access to the M54 junction to Telford and surrounding areas. For longer journeys, you can take the train from Telford Central and Oakengates stations.

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

If you have children, then you're going to find an excellent choice of nearby schools to choose from for all ages.

For all the sport lovers or simply enjoy exploring the great outdoors you are well catered for with many Leisure centres offering football, rugby, gym facilities, golf courses and lovely country walks on your doorstep.

If you are looking to settle in a quality rural location with excellent transport links surrounded by beautiful scenery then Monkswood is for you!



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.



# Monkwood Site Plan

 **The Rippon**  
3 Bed Terrace House  
Plots 70, 71 & 72

 **The Rippon**  
3 Bed Semi-Detached House  
Plots 75 & 76





# The Rippon

## Plots 70, 71 & 72

3 Bed Terrace House

The Rippon is a modern three bed terrace home consisting of a well appointed kitchen/dining area with double door access to the rear garden, a spacious living room, benefiting from a front aspect view. Upstairs there are three bedrooms and 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
- LVT flooring

#### Bathroom

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

#### General

- Carpets fitted throughout
- Designated parking spaces
- Turfed rear garden
- Excellent transport links to Telford, Shrewsbury, Bridgnorth, Stafford and Wolverhampton
- Within easy reach of major roads

For further information  
contact the **Sales Team**

 **0300 555 6666**

 **sales@whgrp.co.uk**



# The Rippon

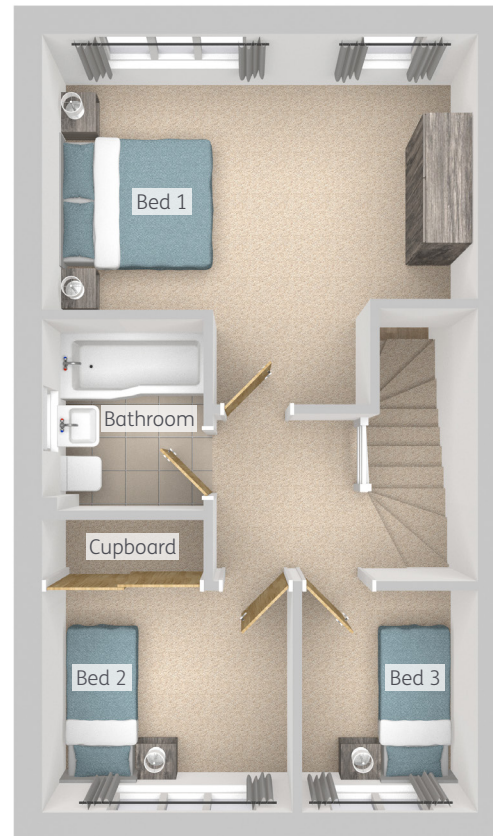
## Plots 70, 71 & 72

3 Bed Terrace House

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Ground floor



First floor

Please note: WC and bathroom windows to end plots only

### Ground Floor

Kitchen/dining	4.62m x 2.80m	15'2" x 9' 2"
Living	5.49m x 4.62m	18'0" x 15' 2"

### First Floor

Bedroom 1	4.62m x 2.84m	15'2" x 9' 4"
Bedroom 2	3.13m x 2.65m	10'3" x 8' 8"
Bedroom 3	2.37m x 1.90m	7'9" x 6' 3"
Bathroom	2.18m x 1.74m	7'2" x 5' 8"


**Total Floor Area:** 76.35m<sup>2</sup> - 821.83 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.*

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# The Rippon

## Plots 75 & 76

3 Bed Semi-Detached House

The Ripon is a modern three bed semi-detached home consisting of a well appointed kitchen/ dining area with double door access to the rear garden, a spacious living room, benefiting from a front aspect view. Upstairs there are three bedrooms and 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
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First floor

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# Monkwood, Telford

## Price list



Plot No	The Lancaster - 3 Bedroom Terrace House	Full Market Value	40% Share Value	40% Monthly Rent Amount
Plot 70	31 William Venables Drive, Priorslee, Telford, Shropshire TF2 5AH.	£242,500	£97,000	£333.43
Plot 71	29 William Venables Drive, Priorslee, Telford, Shropshire TF2 5AH.	£240,000	£96,000	£330.00
Plot 72	27 William Venables Drive, Priorslee, Telford, Shropshire TF2 5AH.	£242,500	£97,000	£333.43

Plot No	The Rippon - 3 Bedroom Semi-Detached House	Full Market Value	40% Share Value	40% Monthly Rent Amount
Plot 75	23 William Venables Drive, Priorslee, Telford, Shropshire TF2 5AH.	£245,000	£98,000	£336.87
Plot 76	25 William Venables Drive, Priorslee, Telford, Shropshire TF2 5AH.	£245,000	£98,000	£336.87

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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