



# Augusta Park

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ANDOVER, HAMPSHIRE

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



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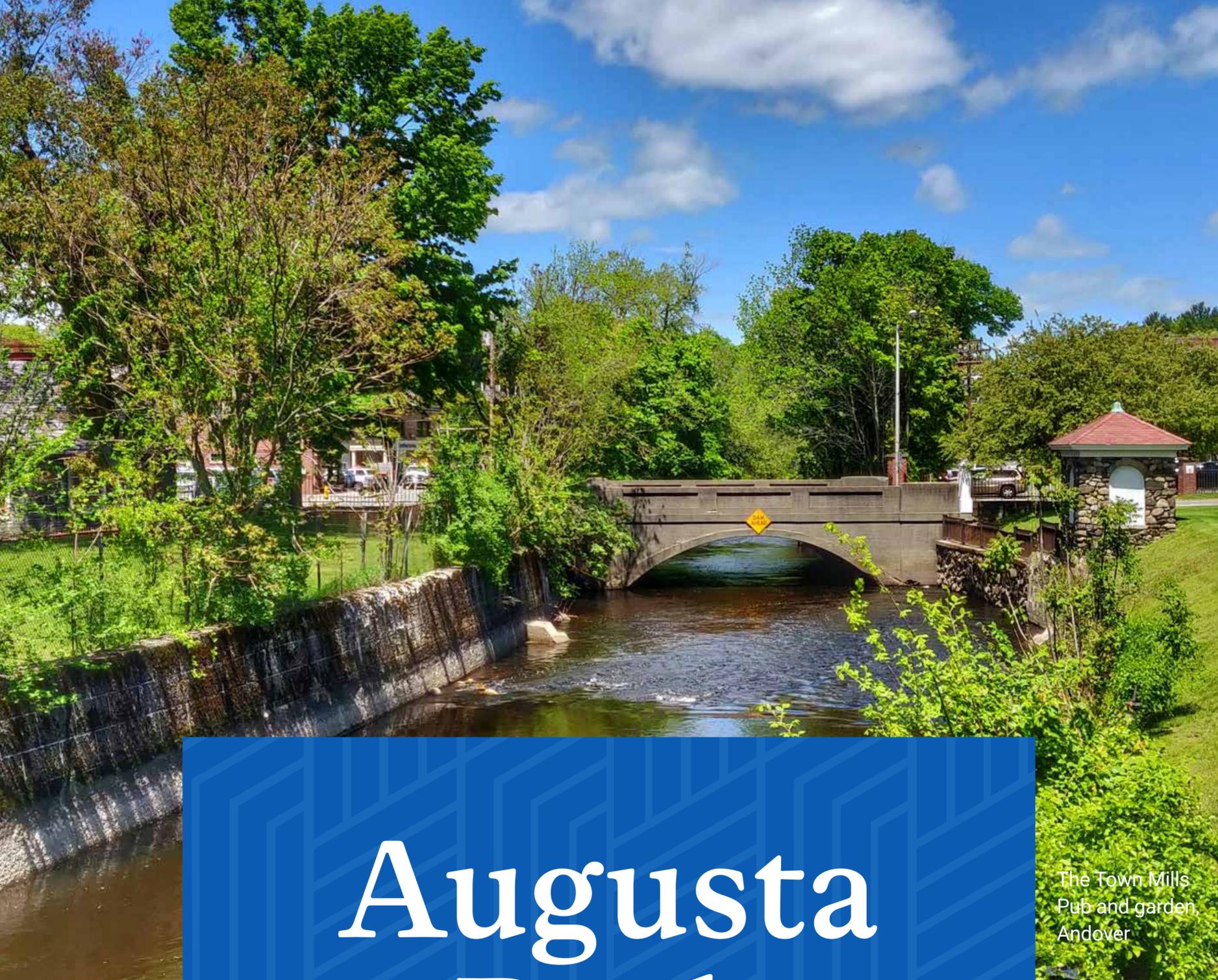
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The Town Mills  
Pub and garden,  
Andover

# Augusta Park

ANDOVER, HAMPSHIRE

**A great location to put  
down roots**

**Perfectly positioned with the New  
Forest and Southampton less than  
an hour away**

This new community is situated on the edge of the historic market town of Andover, on the river Anton. Offering energy-efficient Shared Ownership homes, a new community centre and primary school.





16th century Andover Guildhall

# Living at Augusta Park



## Established community

Dating back to Saxon times, this historic market town has excellent local amenities



## Lifestyle

Surrounded by nature, river walks and a picturesque riverside pubs and restaurants



## Schools

A good selection of primary schools and secondary schools nearby



## Great location

Surrounded by countryside yet within easy reach of the New Forest and Southampton

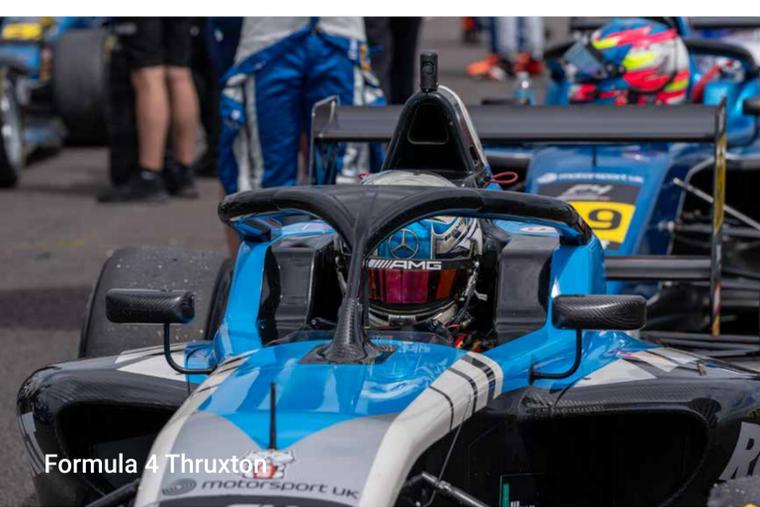


The Lights, professional arts and entertainment venue

Historic town with excellent amenities



The Chantry Shopping Centre



Formula 4 Thruxton



Andover Market



# A world of natural wonders

Augusta Park embraces both town and countryside living at its best.

## Get Directions

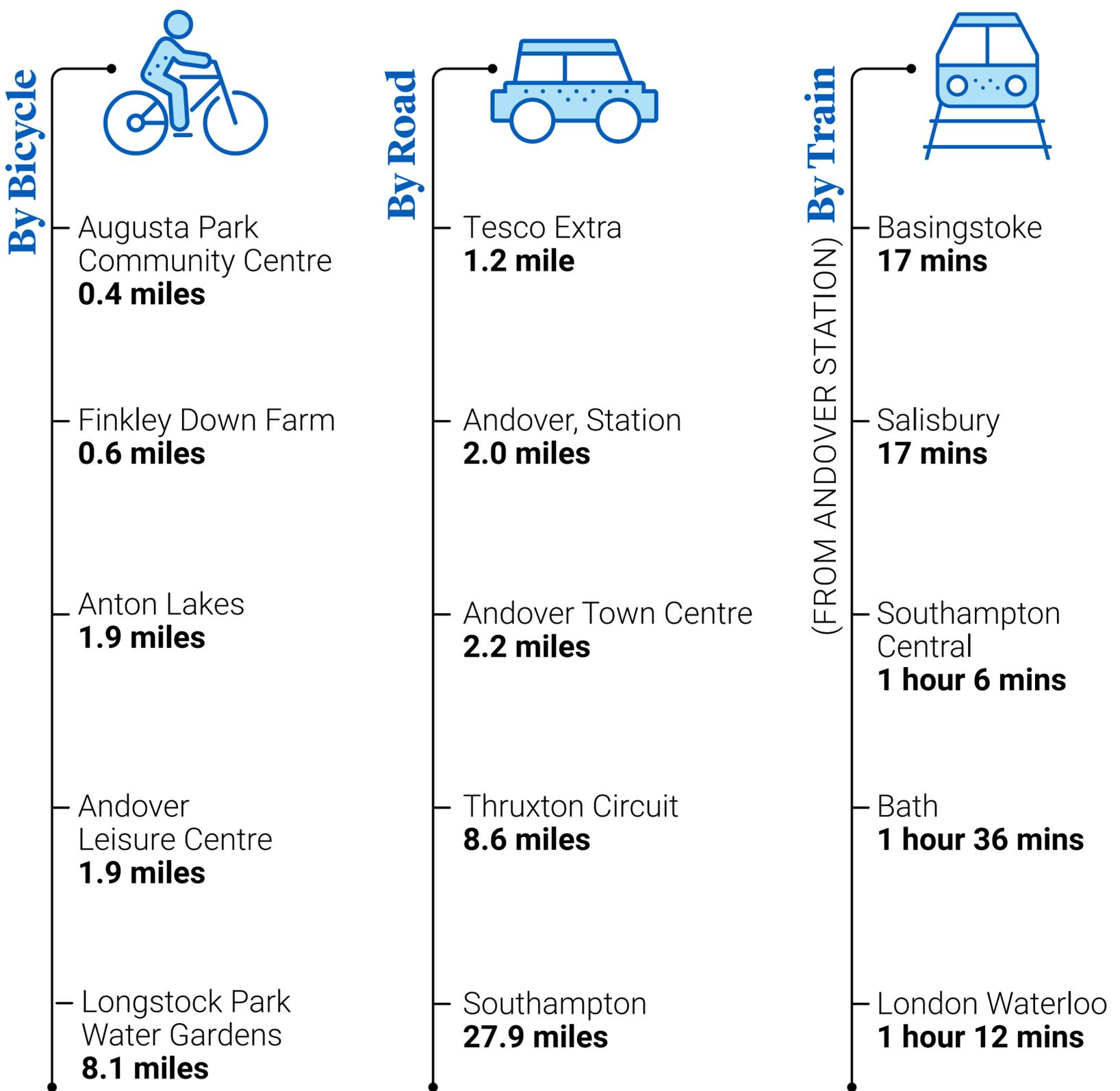
[Google Maps](#)

[/// regarding.offices.drummers](http://regarding.offices.drummers)



# Well connected

Augusta Park is less than a 10 minutes drive from Andover train station, offering direct connections to Basingstoke, Winchester, Newbury and London Waterloo. A network of roads connects you with Winchester, Southampton, Portsmouth and Bournemouth.



Times and distances supplied by Google Maps and Trainline and are approximate only.



# Site plan and Floorplans



## Key

2 Bedroom Houses

3 Bedroom Houses

LGAH Rented Homes

Taylor Wimpey Homes

Future LGAH Shared Ownership Homes

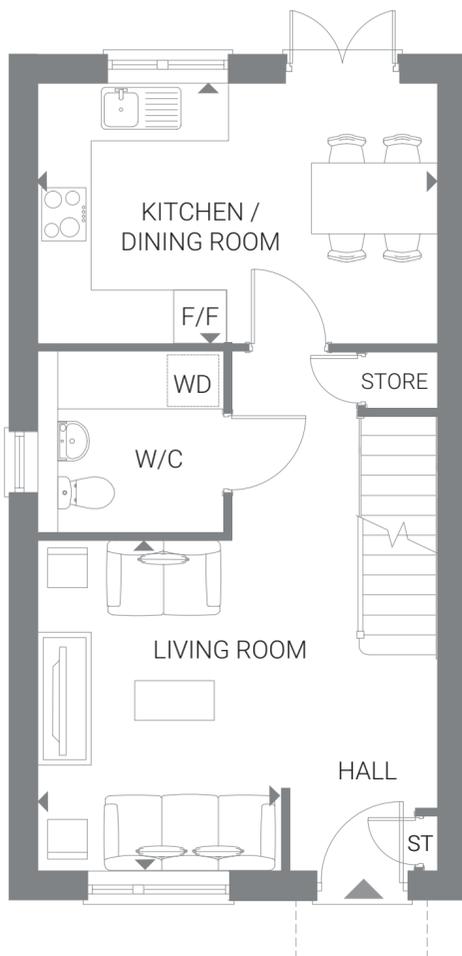
Layout is indicative only and subject to change by the developer (and subject to detailed design). The developer reserves the right to alter the layout, building style, landscaping and specification at any time.



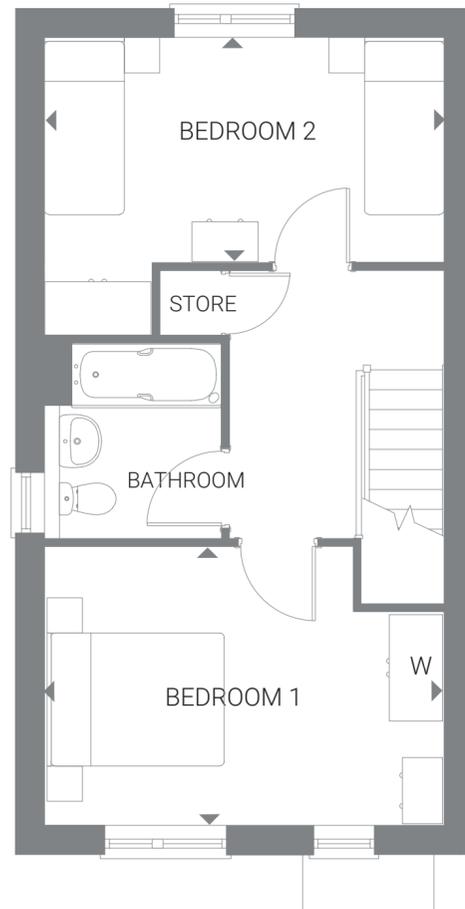
# Two Bedroom House

PLOTS 54 & 55\*

\*plot is handed to plan drawn



FIRST FLOOR



GROUND FLOOR

## Dimensions

**Total Area: 80.3 sq m 864 sq ft**

All measurements are length x width

### LIVING ROOM

4.56m x 3.75m 15' 0" x 12' 4"

### KITCHEN / DINING ROOM

4.56m x 2.98m 15' 0" x 9' 10"

### BEDROOM 1

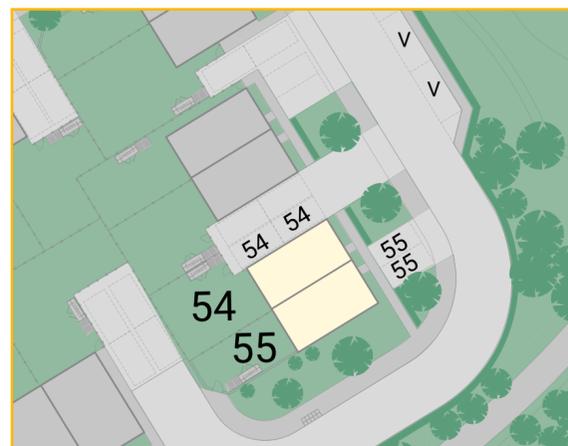
4.56m x 3.23m 15' 0" x 10' 7"

### BEDROOM 2

4.56m x 2.58m 15' 0" x 8' 6"



FRONT ELEVATION



**Key** FF Freestanding Fridge/Freezer WD Freestanding Washer/Dryer ST Store

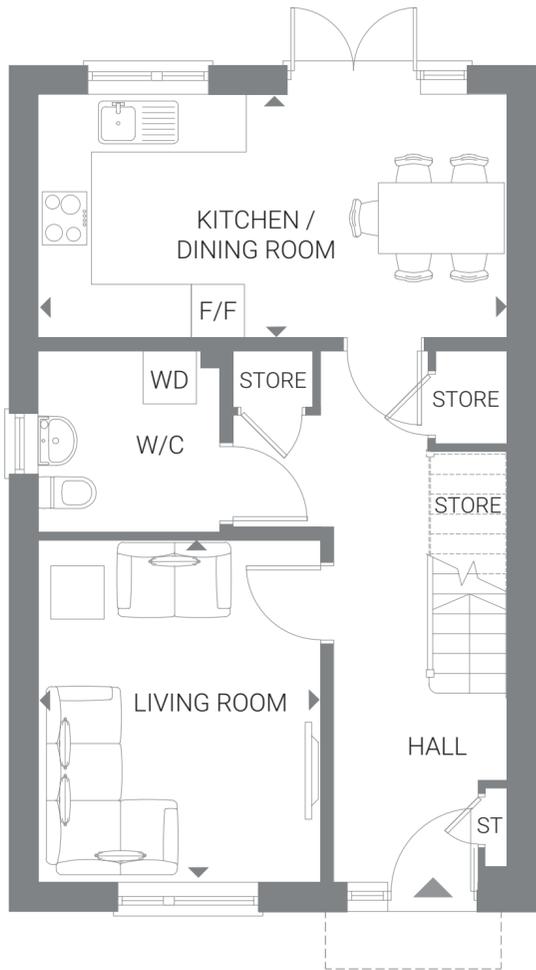
The floorplans shown are for approximate measurements only.

**Read more >**



# Three Bedroom House

## PLOT 4



GROUND FLOOR



FIRST FLOOR

### Dimensions

**Total Area: 94.3 sq m 1,015 sq ft**

All measurements are length x width

#### LIVING ROOM

3.90m x 3.24m 12' 10" x 10' 8"

#### KITCHEN / DINING ROOM

5.30m x 2.80m 17' 5" x 9' 3"

#### BEDROOM 1

4.85m x 2.71m 15' 11" x 8' 11"

#### BEDROOM 2

4.03m x 3.05m 13' 3" x 10' 0"

#### BEDROOM 3

3.00m x 2.57m 9' 10" x 8' 5"



FRONT ELEVATION



**Key** FF Freestanding Fridge/Freezer WD Freestanding Washer/Dryer ST Store

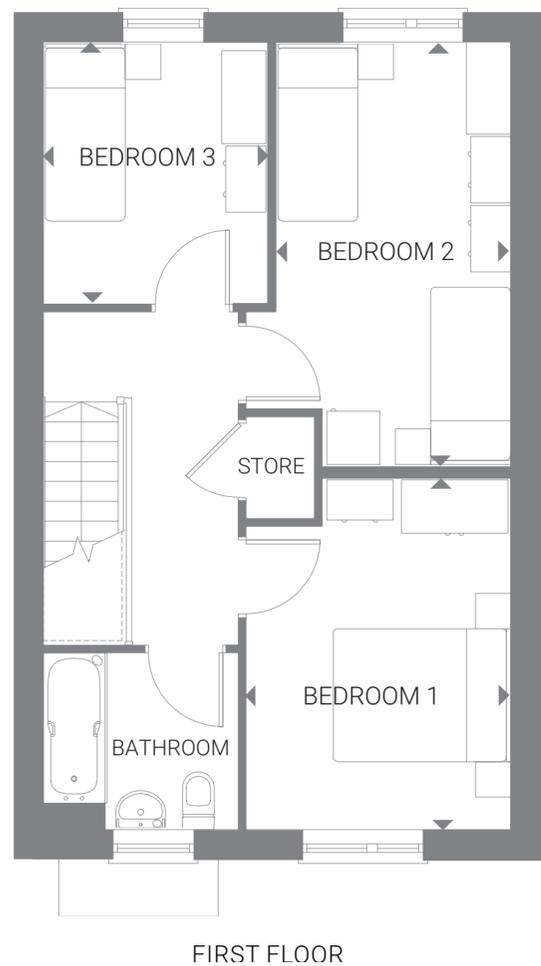
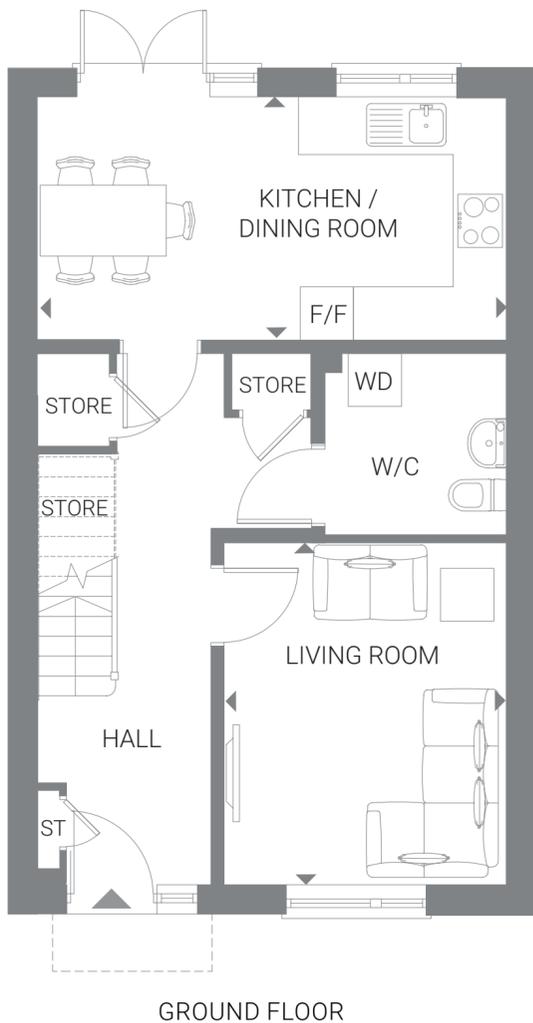
The floorplans shown are for approximate measurements only.

**Read more >**



# Three Bedroom House

PLOT 40



## Dimensions

**Total Area: 94.3 sq m 1,015 sq ft**

All measurements are length x width

### LIVING ROOM

3.90m x 3.24m 12' 10" x 10' 8"

### KITCHEN / DINING ROOM

5.30m x 2.80m 17' 5" x 9' 3"

### BEDROOM 1

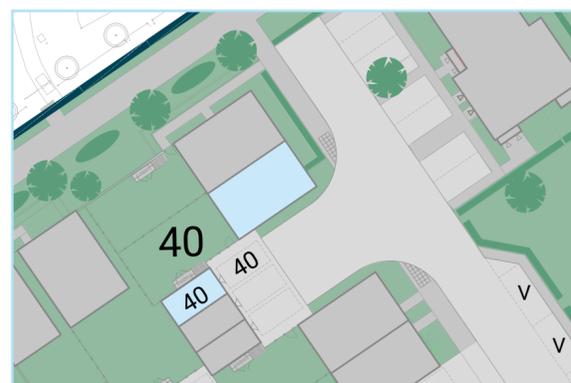
4.85m x 2.71m 15' 11" x 8' 11"

### BEDROOM 2

4.03m x 3.05m 13' 3" x 10' 0"

### BEDROOM 3

3.00m x 2.57m 9' 10" x 8' 5"



**Key** FF Freestanding Fridge/Freezer WD Freestanding Washer/Dryer ST Store

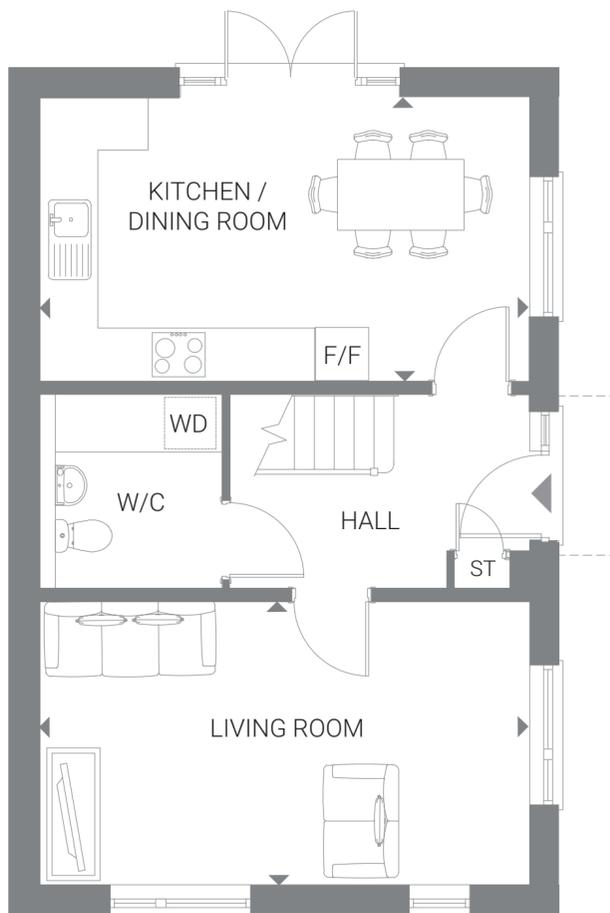
The floorplans shown are for approximate measurements only.

**Read more >**

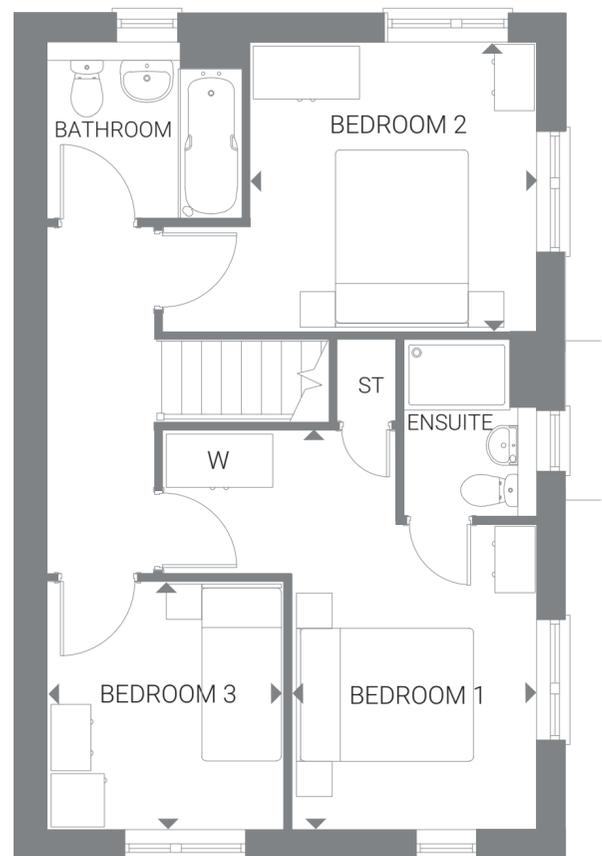


# Three Bedroom House

PLOT 41



GROUND FLOOR



FIRST FLOOR

## Dimensions

**Total Area: 98.3 sq m 1,058 sq ft**

All measurements are length x width

### LIVING / STUDY

5.57m x 3.25m 18' 3" x 10' 8"

### KITCHEN / DINING ROOM

5.57m x 3.26m 18' 3" x 10' 9"

### BEDROOM 1

4.85m x 2.71m 15' 11" x 8' 11"

### BEDROOM 2

4.03m x 3.05m 13' 3" x 10' 0"

### BEDROOM 3

3.00m x 2.57m 9' 10" x 8' 5"



SIDE ELEVATION



**Key** FF Freestanding Fridge/Freezer WD Freestanding Washer/Dryer ST Store

The floorplans shown are for approximate measurements only.

**Read more >**





# Specification

## Kitchen

- Contemporary kitchen with handles
- Laminate worktop with matching upstand
- Stainless steel splashback to hob
- Carron stainless steel bowl sink with chrome mixer tap
- Candy electric single oven, gas hob and hood
- Candy freestanding fridge/freezer
- Candy freestanding washer/dryer

## Cloakroom

- Contemporary Roca white sanitaryware comprising basin and toilet
- Ideal chrome taps
- Porcelanosa splashback tiling to basin

## Bathroom

- Contemporary Roca white sanitaryware including bath, bath panel, basin and toilet
- Ideal chrome pillar taps
- Ideal bath/shower mixer over bath
- Glass shower screen to bath
- Porcelanosa wall tiling to bath with splashback tiling to basin
- Mirror

## Flooring

- Vinyl flooring to kitchen, cloakroom and bathroom
- Carpet to hall, living/dining room, stairs, landing and bedrooms

## General

- White PVCu double glazed windows with white finish internally
- Walls and ceilings painted in white
- Architraves and skirtings painted in white
- White painted panelled internal doors with chrome ironmongery
- Gas central heating via contemporary white radiators
- NHBC 12 year build warranty

## Electrical

- Pendant or baton lighting throughout
- White sockets and switches throughout
- Telephone point to living room
- TV point to living room and bedroom one
- Shaver socket to Bathroom
- Smoke, carbon monoxide and heat detectors
- Extractor fan to bathroom and cloakroom
- Light to front and rear elevation

## External

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

\*Specification colours and details vary between plots - please check with the sales team for specific information.





# 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 CPI (Consumer Price Index) from September of the previous year +1%.

### 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, alongside buildings insurance for houses and a block service charge for apartments. These fees are payable monthly to cover the administrative costs of Legal & General Affordable Homes and our Management Provider. 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.

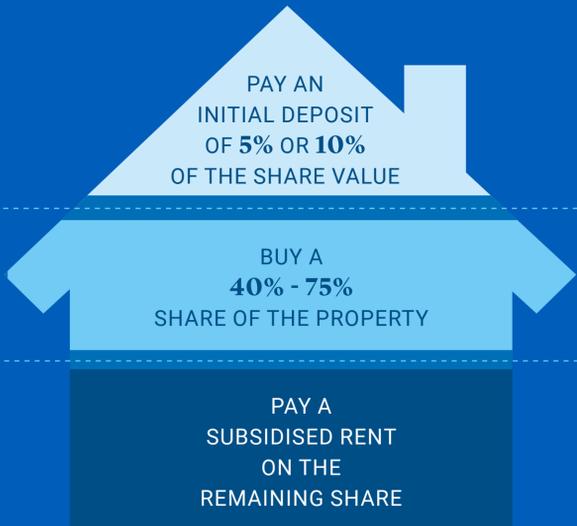
### Will I need a deposit?

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](http://www.landgah.com)

## Breakdown example of buying a new home at Augusta Park



## 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



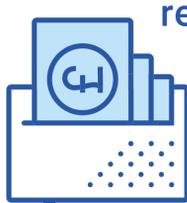
Speak to a qualified **mortgage broker** to see how much of the home you can buy

4



Complete your application and reservation paperwork

5



Pay your **reservation fee**

6



Reserve your home

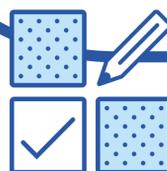
7



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



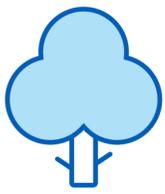
## Quality

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.





# Augusta Park

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HAMPSHIRE, SP11 6RN

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[landgah.com/augusta-park](http://landgah.com/augusta-park)

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-230425