

EXCLUSIVELY
SHARED
OWNERSHIP

Netley Grange



Somewhere to call home

Welcome to Netley Grange

Site plan



Please note: All layouts and floor plans, configurations, maps and information are intended for guidance only and accuracy of this information cannot be relied upon by prospective purchasers who must make their own enquiries to satisfy themselves by inspection or otherwise as to the correct detail. Sizes and dimensions approximate and subject to change.

Netley Grange

The Sandpiper
2 bedroom house

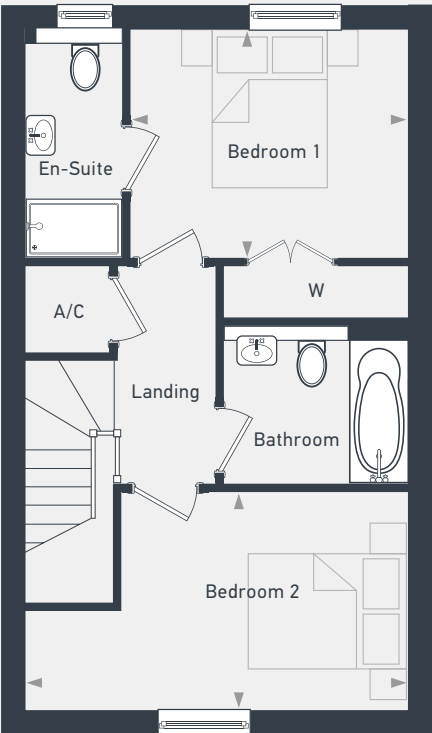


Plots 23, 43, 60, 68 - semi-detached

78.4 sq m / 844 sq ft



GROUND FLOOR



FIRST FLOOR

DIMENSIONS	m	ft
Living / Dining Room	4.70m x 3.32m	15'4" x 10'8"
Kitchen	3.86m x 2.41m	12'0" x 7'0"

DIMENSIONS	m	ft
Bedroom 1	3.38m x 2.79m	11'0" x 9'1"
Bedroom 2	4.70m x 2.65m	15'4" x 8'6"

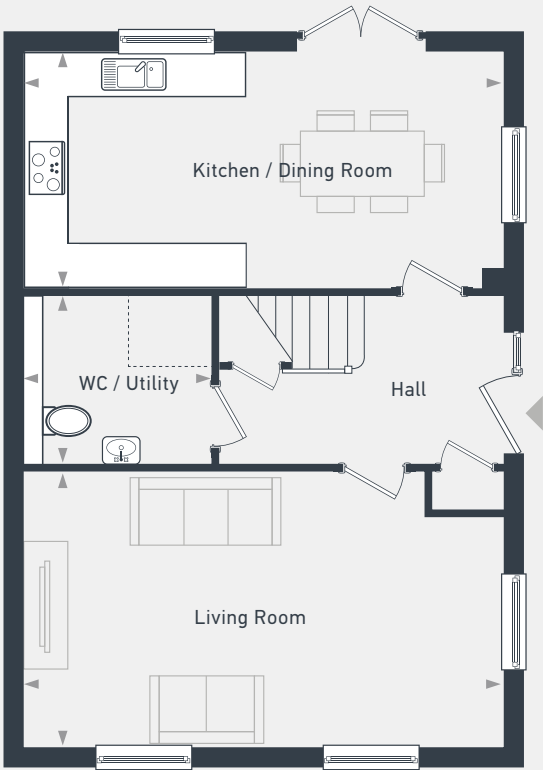
Netley Grange

The Saltmarsh
3 bedroom house

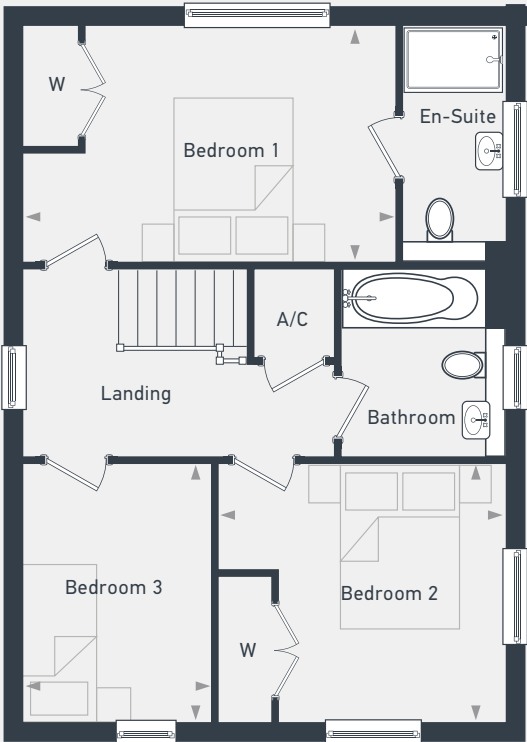


Plots 11, 42 - semi-detached
Plot 59 - detached
Plot 42 - handed

95.6 sq m / 1030 sq ft



GROUND FLOOR



FIRST FLOOR

DIMENSIONS	m	ft
Kitchen / Dining Room	5.76m x 2.80m	18'8" x 9'1"
Living Room	5.76m x 3.31m	18'8" x 10'8"

DIMENSIONS	m	ft
Bedroom 1	4.44m x 2.80m	14'5" x 9'1"
Bedroom 2	3.43m x 3.08m	11'2" x 10'1"
Bedroom 3	3.08m x 2.21m	10'1" x 7'2"

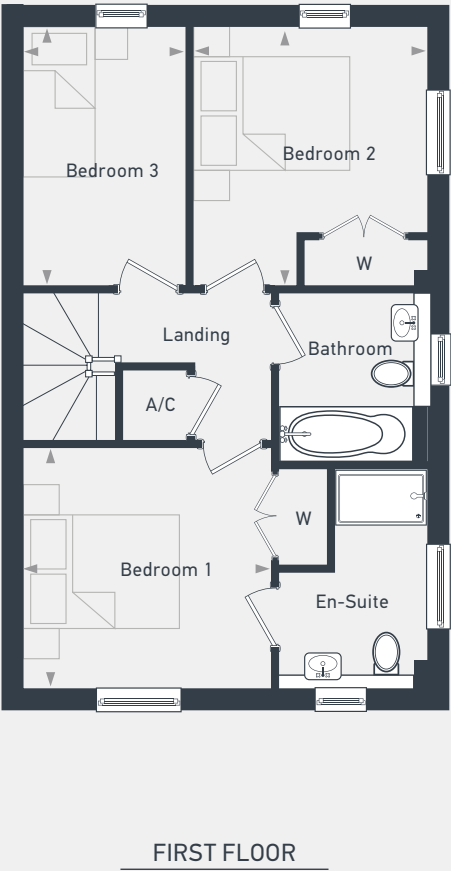
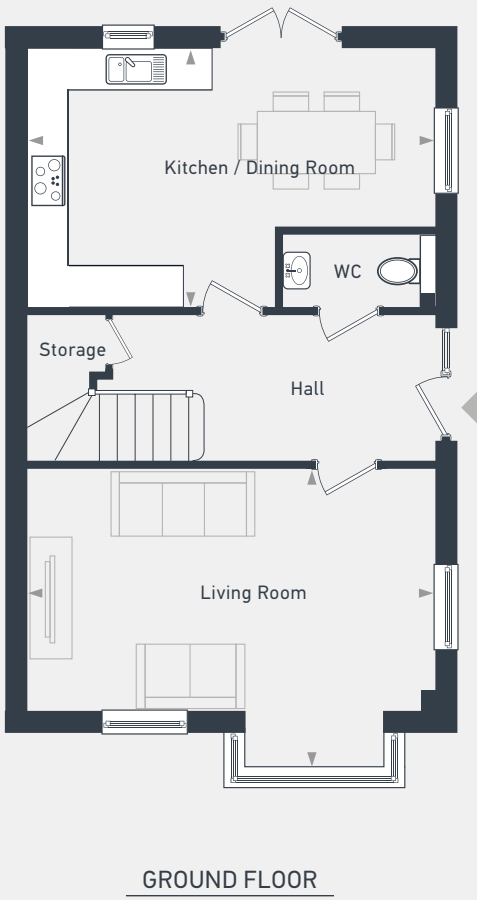
Netley Grange

The Gullwing
3 bedroom house



Plots 83, 89 - semi-detached
Plot 83 - handed

95.8 sq m / 1032 sq ft



DIMENSIONS	m	ft
Kitchen / Dining Room	5.37m x 3.42m	17'6" x 11'2"
Living Room	5.37m x 3.90m	17'6" x 12'7"

DIMENSIONS	m	ft
Bedroom 1	3.30m x 3.21m	10'8" x 11'2"
Bedroom 2	3.42m x 3.08m	11'2" x 10'1"
Bedroom 3	3.42m x 2.17m	11'2" x 7'1"

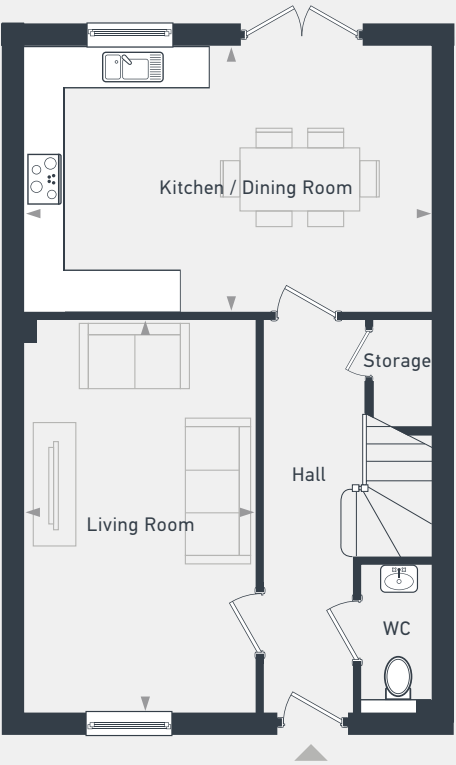
Netley Grange

The Estuary
3 bedroom house

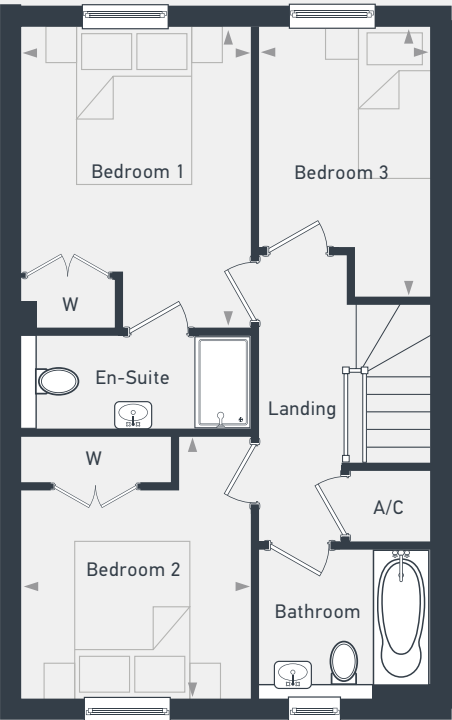


Plots 84, 88 - semi-detached
Plot 84 - handed

94.5 sq m / 1018 sq ft



GROUND FLOOR



FIRST FLOOR

DIMENSIONS	m	ft
Kitchen / Dining Room	5.37m x 3.50m	17'6" x 11'4"
Living Room	5.17m x 3.02m	16'9" x 9'9"

DIMENSIONS	m	ft
Bedroom 1	3.92m x 2.99m	12'8" x 9'8"
Bedroom 2	3.43m x 2.99m	11'2" x 9'8"
Bedroom 3	3.50m x 2.26m	11'4" x 7'4"

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The Abbeyfield
3 bedroom house

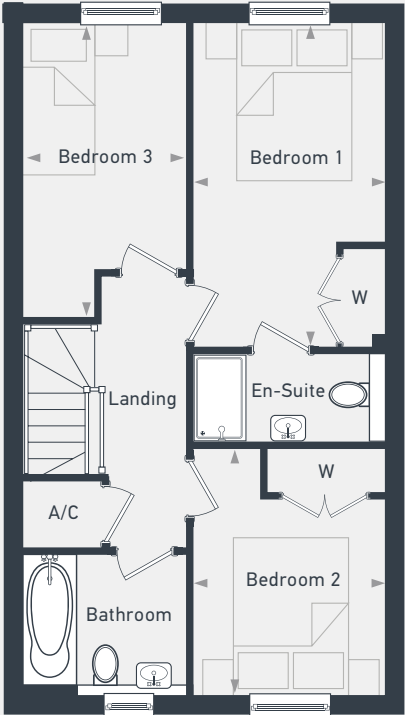


Plots 86, 87 - semi-detached
Plot 87 - handed

95.6 sq m / 1030 sq ft



GROUND FLOOR



FIRST FLOOR

DIMENSIONS	m	ft
Kitchen / Dining Room	5.09m x 4.06m	16'6" x 13'3"
Living Room	5.17m x 2.74m	16'9" x 8'9"

DIMENSIONS	m	ft
Bedroom 1	4.49m x 2.71m	14'7" x 8'8"
Bedroom 2	3.43m x 2.71m	11'2" x 8'8"
Bedroom 3	4.06m x 2.62m	13'3" x 8'6"



Kitchen

- Symphony Kitchen
- Contemporary designed Symphony kitchens
- Laminate worktops
- Extractor fan above Zanussi single oven
- Zanussi induction hob
- Zanussi 50/50 fridge freezer
- Plumbing and space for dishwasher (removable unit) and washing machine

Plumbing and heating

- Gas combination boiler which operates heating and hot water
- Radiators throughout with thermostatic valve

Electrical

- LED downlights to Cloakroom, Kitchen area, Bathroom and En-Suite (if applicable)
- External lights to front and rear doors
- Power and light points to Garages on selected plots
- TV points to Living Room, Kitchen (selected plots) and all bedrooms
- USB / power sockets to Kitchen and Bedrooms 1 & 2
- CAT5e sockets to Living Room and smallest Bedroom

Cloakrooms, bathrooms and en-suites

- Roca white contemporary sanitaryware
- Roca vanity unit with storage below and mirror above to Bathroom and En-Suite
- Porcelanosa splashback tiling to Cloakroom (if applicable)
- Porcelanosa half height tiling to Bathroom and En-Suite - full height in wet areas

Internal finishes

- Contemporary white doors with chrome door handles
- Fitted wardrobes to Bedroom 1 and Bedroom 2 (3 bedroom homes)
- Fitted wardrobes to Bedroom 1 (2 bedroom homes)
- Porcelanosa floor tiling to Entrance Hall, Kitchen, Cloakroom, Bathroom and En-Suite

Doors and windows

- Double glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- PVCu external doors

External

- Rear patio
- Outside tap
- Fenced boundaries, selected plots with boundary walls (if applicable)

Please note: The specifications outlined above are for indication purposes only. There may be changes throughout the build process to specific brand, materials and appliances referred to in the specification. In such cases, an alternative of similar quality will be provided. Any alterations of the specification will be of equal to or greater value, and Places for People reserve the right to implement changes to the specification without warning. This information is for guidance only and does not form any part of any contract or constitute a warranty. Please consult your Sales Executive for further information.

A guide to shared ownership

What is shared ownership?

Shared Ownership is a government-backed scheme that could help you to get a foot on the property ladder.

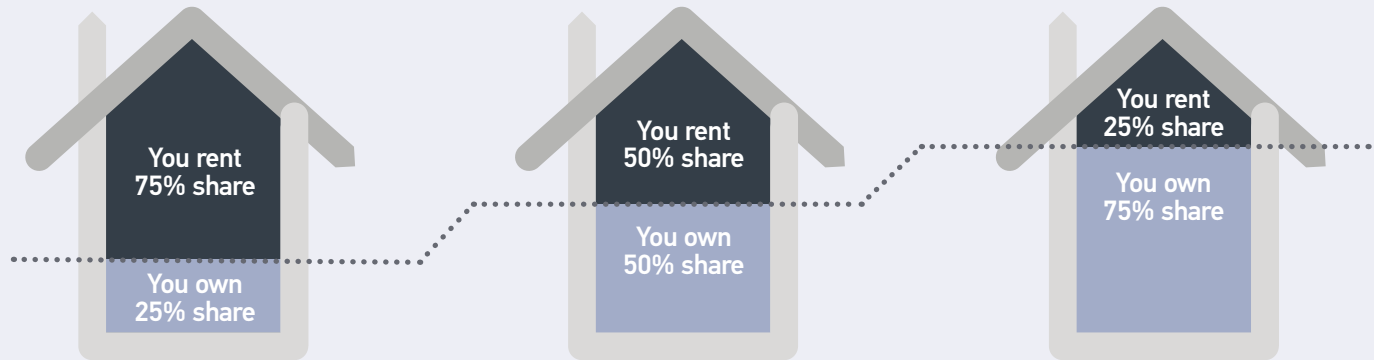
At Netley Grange, you can choose from a beautiful two or three bedroom home, all designed to exacting standards. And through the government-backed Shared Ownership scheme, you could be getting a foot on the property ladder more quickly than buying a home outright.

If you can't afford all of the deposit and mortgage payments for a home that meets your needs, Shared Ownership offers you the chance to buy an initial share of your home based on its market value and then pay rent on the remaining share — helping you to get on the property ladder more quickly than buying a home outright.

At Netley Grange, you can purchase an initial share of your home between 25% and 75% of the property's value and pay rent on the rest. Even better, because you are buying a share of the property, the deposit you need to have saved is smaller too.

If you wish to in the future you can decide to buy further shares in your home, in stages or all at once, this is called staircasing. This will reduce the rent you have to pay, and you can increase your share gradually until you own 100% of your home.

How shared ownership works



Your questions answered

Am I eligible for Shared Ownership?*

You can apply to buy with Shared Ownership if:

- You are a first-time buyer.
- You are an existing shared owner moving to another Shared Ownership home.
- You have previously owned a home but need help buying a new one.
- You have a combined household income less than £80,000.
- You are able to afford the mortgage, rent and service charges.

How much of my home can I afford to buy?

This will vary depending on your circumstances. An independent financial advisor will carry out an affordability assessment to determine the exact share that's right for you and your circumstances. They'll also carry out an affordability check with the most appropriate mortgage lender, to ensure you can get the amount you need to complete your purchase. This is all quite straightforward, and we can take care of it for you.

What is staircasing?

You can buy more shares in your home after you become the owner. This is known as 'staircasing'. This means that you can choose to increase the amount you own gradually, until you own 100% of your home.

How much does staircasing cost?

The cost of the additional shares will depend on the current market value of your home at the time you wish to buy more. When you buy more shares, you'll pay less rent.

Along with the cost of the additional shares that you are buying, there are other legal costs that you will need to consider. To find out more visit www.gov.uk/shared-ownership-scheme

What will my responsibilities be?

You will have a Shared Ownership lease which tells you your rights and responsibilities, which include being responsible for the maintenance and repairs on your home as well as paying your rent, service charges and your mortgage payments.

Do I need to pay Stamp Duty?

When you purchase a home through Shared Ownership, you can make a one-off Stamp Duty payment based on the total market value of the property, or alternatively, you can pay the Stamp Duty in stages. This means that you won't have to pay any Stamp Duty in the future when staircasing.

Alternatively, you can choose to pay the Stamp Duty in stages. There will be no Stamp Duty to pay until your owned share reaches 80% and above. If you are staircasing to 80% in your home, you will need to pay Stamp Duty on the share that took you over 80% and any further transactions.

I'm interested in Shared Ownership, now what?

Our sales team will be happy to discuss the Shared Ownership scheme with you and answer any questions you may have to help you find your perfect new home at Netley Grange.



*Terms and conditions apply. Please talk to us for further details. Applications are subject to affordability and eligibility criteria..

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