Welcome to
Meadow View

Watermills Road, Newcastle-under-Lyme, ST5 6AT

A stunning collection of 67 homes designed for every lifestyle

Through our passion for housing, more people have a safe place to call home

Living at Meadow View
Discover the local area

Perfectly positioned on Watermills Road in the heart of Newcastle-under-Lyme, Meadow View is ideally located with easy access to Stoke-on-Trent, Stafford, and Crewe.

Close to schools and colleges

Education

- A choice of nurseries and primary schools within easy walking distance
- Several secondary schools located within a three-mile radius
- Staffordshire University and Keele University both less than six miles away.

Shopping

- Handy convenience stores and independent shops just a short walk away
- A selection of popular supermarkets within a 15-minute drive
- Larger shopping destinations including Wolstanton, The Potteries Centre, and Alexandra Park are all within four miles.

Variety of shopping options

The Potteries Centre
www.staffsbizawards.co.uk

Wide range of eateries

Dining

- A tempting variety of takeaways right on your doorstep
- A wide range of restaurants within five miles, offering something for every taste
- Well-known dining spots just a short drive away at Festival Retail Park.

Transport

- Local bus services to Newcastle, Chesterton, Biddulph, and Audley within walking distance
- Longton train station nearby, with direct routes to Crewe, Nottingham, and Newark Castle
- Easy access to the M6 motorway – just a 20-minute drive away.

Great transport links

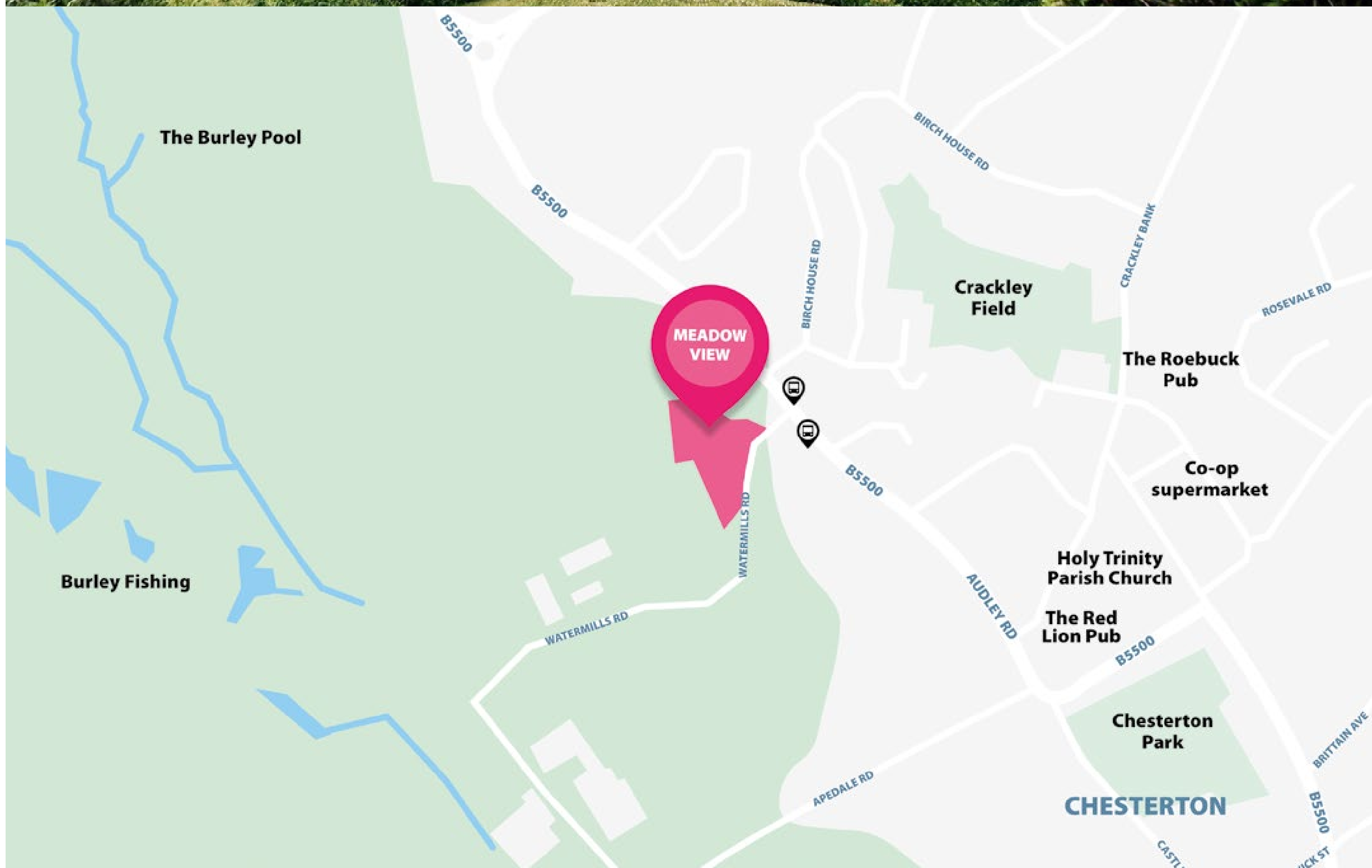
The Brampton Museum
www.tarpey-woodfine.com

Lots to do locally

Local amenities

- Beautiful green spaces nearby, including the scenic Apedale Country Park
- A choice of gyms and fitness centres within five miles
- Discover local history and culture at Apedale Heritage Centre and The Brampton Museum.

Apedale Country Park
www.ratedtrips.com



The Development

Meadow View, Watermills Road, Newcastle-under-Lyme , ST5 6AT

- The Maple
- The Aspen
- The Elm
- The Willow
- The Linden

Key:

- S Shared ownership
- Bat box or tube
- R Social rent
- Bird box
- Bin collection point
- Sub Substation
- Show home
- Shared drives
- VP Visitor parking
- Approximate location of attenuation tank.
- Lock & load retaining wall

Site features:

- All plots will have photo volatic panels.
- All plots will have an electric car charging point.

Watermills Road, Newcastle-under-Lyme, ST5 6AT

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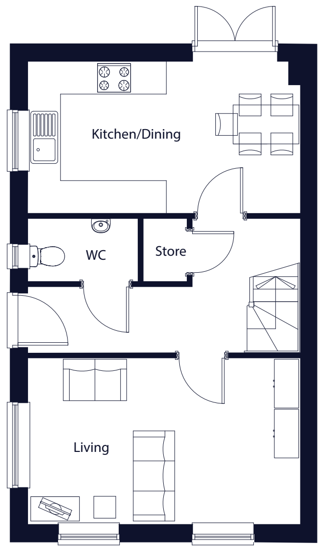
Disclaimer:
This site plan is illustrative and should be used for guidance only. It does not show land contours and gradients, landscaping and boundary treatments.
All leaseholders are required to pay a fair and reasonable proportion of the repairs and maintenance of landscaped and communal facilities as detailed in the lease.
The bat and bird boxes are not to be removed at any time, unless agreed with the local authority. Occupiers will be responsible for the maintenance of the wildlife boxes.
Attenuation tanks are marked at approximate locations only.

The Aspen

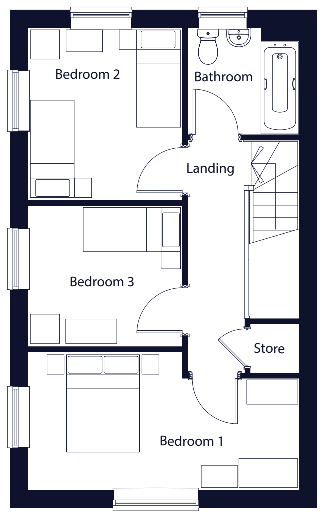
Three-bedroom home, sleeps five

Total size **85m² / 914.9ft²**

Ground floor



First floor



Room	Metric	Imperial
Kitchen/Dining	5.1 x 2.8	16'7" x 9'3"
Lounge	5.1 x 3.1	16'7" x 10'1"
W.C.	2.1 x 1.1	6'8" x 3'11"

Room	Metric	Imperial
Bedroom 1	2.3 x 2.6	14'6" x 8'5"
Bedroom 2	2.3 x 3.2	14'6" x 10'7"
Bedroom 3	2.3 x 2.6	14'6" x 8'5"
Bathroom	2.1 x 2.0	6'11" x 6'6"

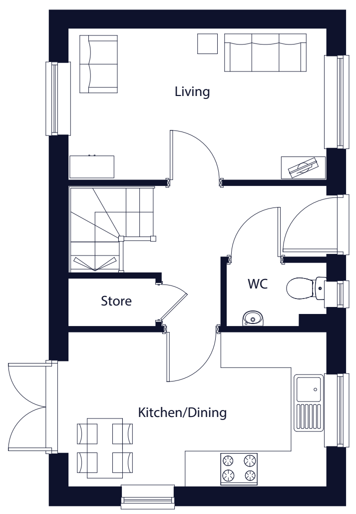
Disclaimer:
- This document is a guide to the above development. The illustrations do not bind or imply the layout and specification will be as indicated.
- Please request a full development specification from the team. Correct at time of printing (October 2025).
- End terraces will have additional windows in some circumstances. Please check the specific plot with an advisor.

The Elm

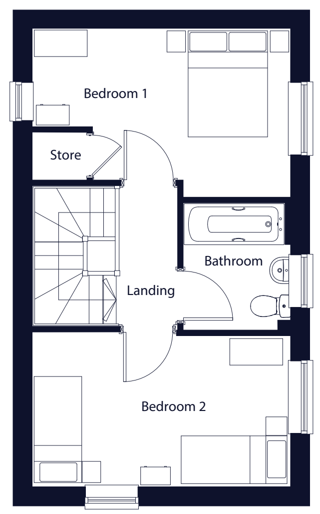
Two bedroom home, sleeps four

Total size **68m² / 731.9ft²**

Ground floor



First floor



Room	Metric	Imperial
Kitchen/Dining	4.4 x 2.6	14'6" x 8'7"
Lounge	4.4 x 2.6	14'6" x 8'7"
W.C.	1.7 x 1.1	5'7" x 3'7"

Room	Metric	Imperial
Bedroom 1	4.4 x 2.6	14'6" x 8'7"
Bedroom 2	4.4 x 2.6	14'6" x 8'7"
Bathroom	1.6 x 2.1	5'11" x 7'0"

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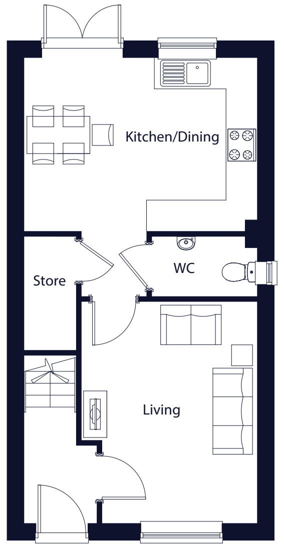
Total size **80m² / 861.1ft²**

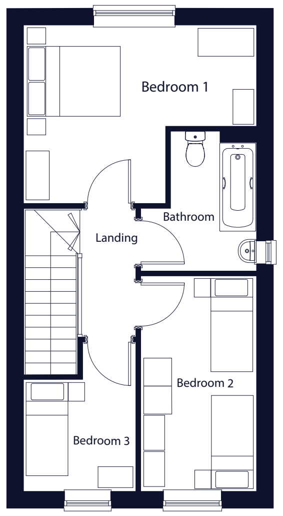
The Linden

Three bedroom home, sleeps five

Ground floor



First floor



Room	Metric	Imperial
Kitchen/Dining	4.5 x 3.4	14'10" x 11'5"
Lounge	3.4 x 4.3	11'1" x 14'2"
W.C.	2.1 x 1.2	6'9" x 3'9"

Room	Metric	Imperial
Bedroom 1	4.5 x 3.4	14'10" x 11'5"
Bedroom 2	2.6 x 4.2	7'5" x 13'9"
Bedroom 3	2.2 x 2.9	7'3" x 9'7"
Bathroom	2.3 x 2.7	7'5" x 8'11"

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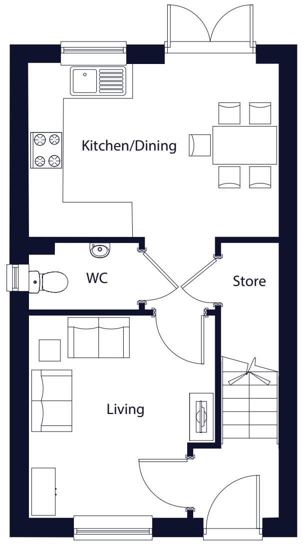
Total size **68m² / 731.9ft²**

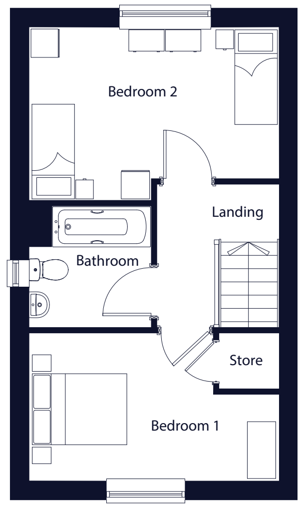
The Maple

Two bedroom home, sleeps four

Ground floor



First floor



Room	Metric	Imperial
Kitchen/Dining	4.4 x 3.0	14'5" x 10'0"
Lounge	3.3 x 3.5	10'10" x 11'7"
W.C.	2.0 x 1.2	6'6" x 3'11"

Room	Metric	Imperial
Bedroom 1	4.4 x 3.0	14'5" x 10'0"
Bedroom 2	4.4 x 2.6	14'5" x 8'6"
Bathroom	2.2 x 2.1	7'2" x 7'0"

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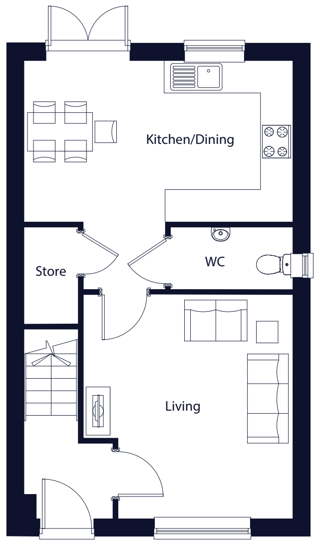
The Willow

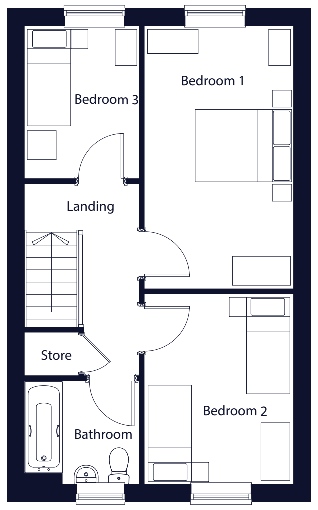
Three bedroom home, sleeps five

Total size **85m² / 914.9ft²**

Ground floor



First floor



Room	Metric	Imperial
Kitchen/Dining	5.1 x 3.0	16'7" x 9'11"
Lounge	3.9 x 4.2	12'11" x 13'10"
W.C.	1.2 x 2.2	3'9" x 7'6"

Room	Metric	Imperial
Bedroom 1	2.8 x 4.9	9'3" x 16'2"
Bedroom 2	2.8 x 3.6	9'3" x 11'9"
Bedroom 3	2.2 x 2.8	7'2" x 9'4"
Bathroom	2.2 x 2.0	7'2" x 6'5"

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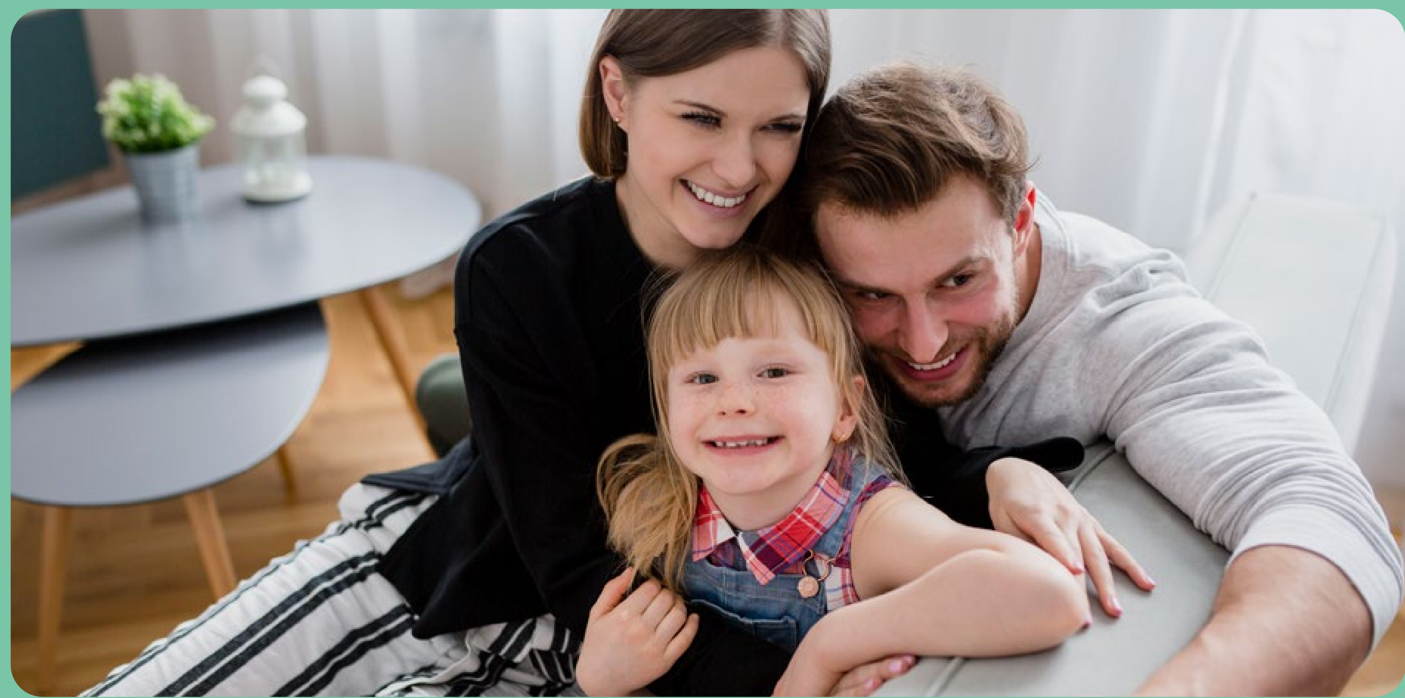
Development design
Building homes that inspire

At Your Housing Group, our homes are designed to be modern and contemporary.

We take pride in shaping every aspect of your home to ensure it meets your every need, which is why your new home will be full of products and finishes of the highest quality.



Shared ownership specification
What can you expect?

Typical YHG interior

Typical YHG interior

General

- Double glazing
- Off street parking
- Energy efficient appliances
- Vinyl flooring to kitchen, bathroom and W.C's
- Patio doors to outdoor space
- EV charging points to all houses
- Photo voltaic panels to all houses.

Bathroom

- Contemporary three-piece bathroom suite
- Heated towel rail
- Porcelanosa tiles.

Living

- Telephone and broadband internet sockets
- TV sockets.

Kitchen

- Symphony cabinets and worktops
- Electric oven and ceramic hob
- Chimney hood
- Integrated fridge freezer
- Integrated dishwasher
- A-rated combi boiler
- Brushed chrome spotlights.

Communal Facilities

Leaseholders are required to pay a fair and reasonable proportion of the costs for repairs and maintenance of shared areas, such as:

- shared private drives
- shared footpaths
- boundary treatments (e.g. fences, railings)
- acoustic fence
- EV charging point
- unadopted street lighting
- other communal facilities which the Landlord deems necessary

Ad-hoc payments will be required when specific work is required, meaning there may be additional charges beyond regular fees. These payments will apply to those who benefit from or use the facility being repaired.

Service Charge

Please refer to the service charge breakdown.

The above images are for representative purposes only. Please seek clarity from our Sales Advisor for specific plots.

Shared ownership explained
at Meadow View

Shared ownership is another way to buy your home.
You buy a percentage and pay rent on the rest.

Who is eligible for shared ownership?

Shared ownership is an option for lots of people. In brief:

- Your household income is £80,000 a year or less
- Must be a first time buyer
- Previously owned a home and can't afford to purchase a property outright
- Returning to the property market for example after a relationship breakdown
- If living in a current shared ownership property then the property must be sold
- You must pass a financial assessment, proving financial capability to buy the minimum share value and monthly payments
- Must have a deposit of at least 5% of the share-value of the home

Part mortgage/part rent, how does that work?

Shared ownership is part buy, part rent. This means you will have a mortgage on the share you own and pay rent on the remaining share. For instance, if you buy a 50% share of the property, you'll pay a mortgage on the 50% share, and rent on the remaining 50% share. Usually, you can also carry on buying shares, to own it 100%.

You'll have a lease, which is essentially the contract for the share you've bought. It means you've got the right to keep your home for the Lease Term of 990 years, but the land belongs to Your Housing Limited as illustrated on the site plan. Your lease also sets out how much you need to pay each month, and your responsibilities as a shared owner. Please apply at: www.gov.uk/shared-ownership-scheme/apply

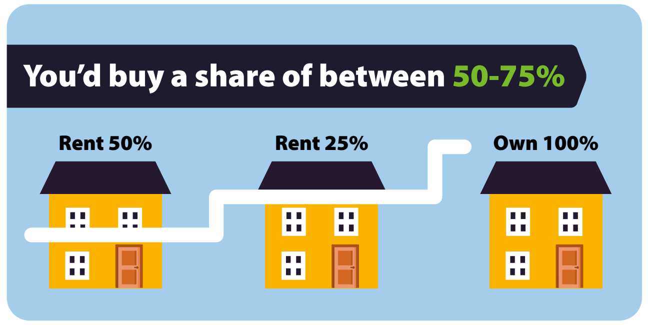
What are the benefits?

- You need a smaller mortgage and a smaller deposit
- You get the home that you have always dreamed of at a price that is affordable
- You can buy more shares in your home, when you c an afford it.

Can I buy more shares?

You have the option to buy further shares in the property at the market value when financially possible.
This is referred to as 'staircasing'. The more shares you purchase, the less rent you will pay and once you have successfully staircased fully you will no longer pay us rent and you own the property outright.

Following this we will dissolve your lease agreement, meaning you're a full-fledged homeowner. We've so far helped hundreds of aspiring homeowners to purchase a new build home through shared ownership and a number of our homeowners have already 'staircased' to 100% already!



To apply

In order to reserve a plot and confirm your shared ownership eligibility please complete the shared ownership eligibility application form online please visit www.yourhousinggroup.co.uk/find-a-home/homes-to-buy/shared-ownership/

We will assess your eligibility for shared ownership and you will receive an email within 5 working days with confirmation of your acceptance or refusal.

Once confirmed eligible a member of the Sales Team will contact you with next steps, talk you through the options, confirm availability and arrange a viewing.

Shared ownership
Process guide

- 1. Discover a Home
- 2. Confirm Your Eligibility
- 3. Financial Assessment
- 4. Reservation
- 5. Approval Process
- 6. Reservation Fee
- 7. Sale Formally Agreed
- 8. During the Sale
- 9. Exchange and Completion
- 10. Moving in Day

1. Discover a Home
Visit our website www.yourhousinggroup.co.uk/im-looking-for-a-home/new-build-developments and view our available developments to find your new home.

When applying for **Affordable Home Ownership** please check you are shared ownership eligible online, please apply at: www.gov.uk/shared-ownership-scheme/apply

2. Confirm Your Eligibility
To confirm you meet the shared ownership eligibility criteria, please complete our online application form if you want to apply to buy a shared ownership home, once completed, we will be able to review your application.
www.yourhousinggroup.co.uk/im-looking-for-a-home/homes-to-buy/shared-ownership

By submitting this form, you have read and accepted the **Standard Shared Ownership Key Information Documents** here: https://bit.ly/SharedOwnershipKeyInfo

3. Financial Assessment
If you are eligible for shared ownership, you will be required to complete a financial assessment with our recommended Regulated Mortgage Provider to confirm you are financially eligible to proceed.

4. Reservation
Once you have been approved we will call you to pay the reservation fee of £350 and request your Solicitor details. The reservation fee will be deducted from the final completion monies.

5. Approval Process
Once you have completed your full affordability assessment, determined the share purchase and maximum mortgage available and we have received from the Mortgage Provider the sign off sheet completed and signed by the relevant parties, your application will be submitted to the Home Ownership Team who will contact you to carry out their approval, this will be conducted over the phone.

As well as assessing your application they will go through the Shared Ownership Key Information Document, lease obligations, terms and conditions which can be found here:
https://bit.ly/SharedOwnershipKeyInfo

6. Reservation Fee
Once you have been approved, we will call you to pay your £350 reservation fee and request your solicitor details. The reservation fee will be deducted from the final completion monies.

7. Sale Formally Agreed
Solicitors will be formally instructed. YHG can provide you with a list of solicitors who specialise in shared ownership to assist you with a smoother conveyancing process.

The Memorandum of sale and Homes England Key Information Documents will be issued to our solicitor who will issue the legal paperwork to your solicitor.

8. During the Sale
It is your responsibility to keep in touch with your solicitor to ensure they are working towards the deadline. We will require to see sight of your mortgage offer for approval (if applicable). Your Solicitors will carry out, searches, raise enquiries via our solicitors. Should you have any queries, please contact your allocated Property Sales & Conveyancing Officer.

9. Exchange and Completion
Once Solicitors have carried out their searches and the offer has been approved and an exchange date will be set.

You will have the opportunity to view your property between exchange and completion. On completion you will be expected to pay an apportion of the rent and service charge from the date of completion until the end of the month plus a further one month's charge. Once Solicitors have confirmed that completion has taken place the keys will be released.

10. Moving In Day
Your YHG Sales Advisor will meet you at your brand new home to hand over your keys.

Meadow View

Watermills Road,
Newcastle-under-Lyme,
ST5 6AT

yourhousinggroup   @yourhousing

01782 649306   yourhousinggroup.co.uk