



## Arden Fields, Bulkington

Bedworth Road, Bedworth, Warwickshire, CV12 9LL

Arden Fields is a brand new development consisting of 2 & 3 bedroom homes in Warwickshire.

own it  
your way









# Welcome to Arden Fields, Bulkington

Arden Fields is located on the outskirts of the popular village of Bulkington, offering modern living with a rural landscape.



Living in Arden Fields, Bulkington, is a safe place to live and raise a family, ideally located just off the B4029 and within easy access to the M69 and Bedworth train station, with regular services to Coventry, Birmingham, Stafford plus many more.

Bedworth and Nuneaton centres are within daily easy commuter distance. There is also various bus services available in Bulkington, to explore the surrounding area.

Arden Fields offers flexible living with schools, parks, shops and other essential amenities right on your doorstep in the village of Bulkington.

The vibrant towns of Bedworth, Coventry and Nuneaton are a short journey away offering a wide variety of entertaining activities and great places to visit for all ages.

If you enjoy exploring the outdoors then you have many major visitor attractions on your door step, or you may be sporty then Bedworth is a thriving hub for fitness, offering plenty of gyms, pools, and leisure centres, many of which are accessible and welcoming to visitors of all abilities and ages.

Arden Fields is ideal for first time buyers, growing families or if you are looking to down size.

Please note:  
Miles and times shown are a average based on normal driving conditions.

Bedworth  
**1.7** miles  
4 minutes

Rugby  
**12.8** miles  
28 minutes

Nuneaton  
**4.8** miles  
14 minutes

Warwick  
**18.9** miles  
41 minutes

Coventry  
**6.6** miles  
24 minutes

Birmingham  
**23.8** miles  
41 minutes



# 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.



# Arden Fields Site Plan

 **The Tavy**  
2 Bed Mid-Terrace House  
Plots 73 & 74

 **The Tavy**  
2 Bed End-Terrace House  
Plot 75





# The Tavy

## Plots 73,74 & 75

2 Bed Terrace House

The Tavy is a modern two bed terrace home consisting of a well appointed front aspect kitchen. To the rear of the house there is a spacious living/dining area with access to the rear garden.

Upstairs there are two bedrooms and a modern bathroom suite fitted.

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shared  
ownership



### Key Features

#### Kitchen

- Modern fitted kitchen, complete with integrated oven, hob, & extractor fan

#### Bathroom

- Modern bathroom suite

#### General

- Designated parking spaces
- Turfed rear garden
- Excellent transport links to Coventry, Rugby, Nuneaton, Warwick, Royal Leamington Spa & Birmingham
- Within easy reach of major roads & train station

For further information  
contact the **Sales Team**

 **0300 555 6666**

 **sales@whgrp.co.uk**

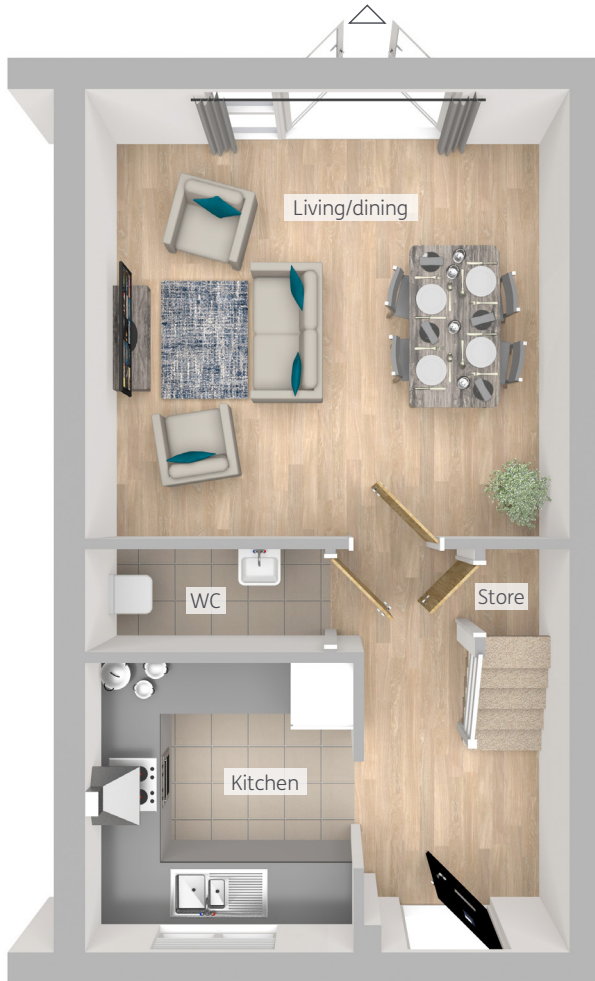


# The Tavy

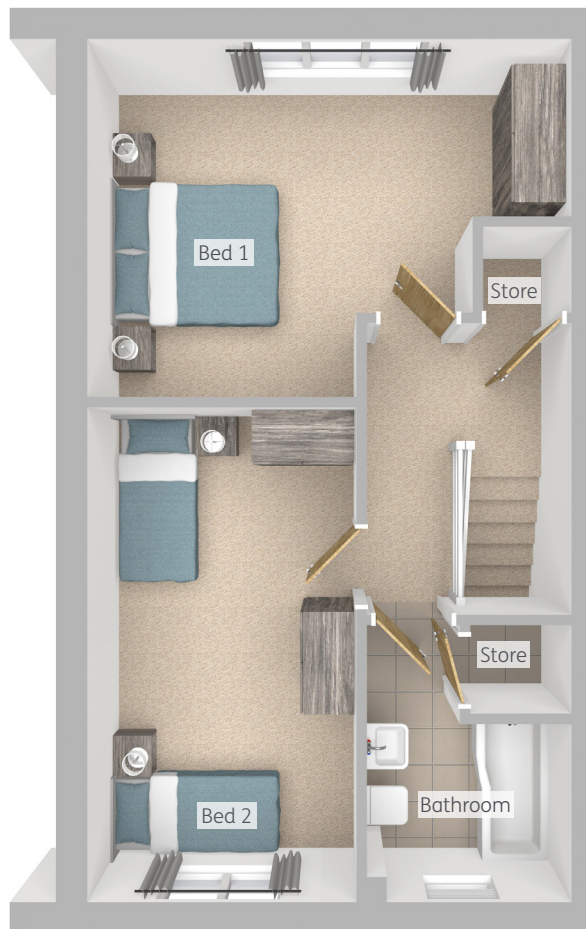
## Plots 73,74 & 75

2 Bed Terrace House

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Ground floor



First floor

### Ground Floor

Living/dining	4.95m x 4.30m	16'3" x 14' 1"
Kitchen	2.76m x 2.55m	9'1" x 8' 4"

### First Floor

Bedroom 1	4.95m x 3.40m	16'3" x 11' 2"
Bedroom 2	4.76m x 2.59m	15'8" x 8' 6"
Bathroom	1.99m x 1.74m	6'7" x 5' 9"

**Total Floor Area:** 80.90m<sup>2</sup> - 870.76 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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# Arden Fields

## Price list



Plot No	The Tavy - 2 Bedroom Terrace House	Full Market Value	40% Share Value	40% Monthly Rent Amount	Monthly Service Charge
Plot 73	20 Salo Way, Bedworth, Warwickshire, CV12 9FA.	£242,500	£97,000	£333.43	£31.12
Plot 74	18 Salo Way, Bedworth, Warwickshire, CV12 9FA.	£242,500	£97,000	£333.43	£31.12
Plot 75	16 Salo Way, Bedworth, Warwickshire, CV12 9FA.	£245,500	£98,000	£336.87	£31.12

**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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