



shared
ownership

Stallings Place Kingswinford

West Midlands, DY6 7LR

Stallings Place is a brand new development consisting of 2 bedroom homes in the West Midlands.



own it
your way



Welcome to Stallings Place, Kingswinford

Stallings Place is located on the outskirts of the popular town of Kingswinford on the edge of Black Country.



Living in Stallings Place, Kingswinford offers a safe and welcoming environment, making it an ideal place to live and raise a family.

The development is conveniently located just off the B4175 providing excellent transport links to the surrounding area. If you prefer to travel by rail, Stourbridge Town and Stourbridge Junction are a short commute away.

Families will benefit from an excellent choice of schools, parks, shops and essential amenities right on the doorstep. The vibrant town of Kingswinford is only a short distance away and offers a wide variety of attractions, entertainment, and activities for all ages.

Outdoor enthusiasts will enjoy visiting Dudley Zoo and Castle, or go back in time at The Black Country Museum, for the thrill seekers you have Drayton Manor theme park. Kingswinford also offers a wide range of gyms and fitness studios, with activities suitable for visitors of all ages and abilities.

Stallings Place is perfectly suited to first-time buyers, growing families, and those looking to downsize.

Kingswinford
1.4 miles
5 minutes

Wolverhampton
8.1 miles
24 minutes

Dudley
3.7 miles
12 minutes

Walsall
11.1 miles
36 minutes

Stourbridge
7 miles
20 minutes

Birmingham
20 miles
48 minutes

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.



Stallings Place Site Plan

The Abberton
2 Bed Semi-Detached House
Plots 181, 182, 189, 190, 253, 254,
255, 256, 257, 258, 263 & 265

The Abberton
2 Bed Terrace House
Plots 193, 194 & 195



The Abberton

Plots 181, 182, 189, 190, 253, 254, 255
256, 257, 258, 263 & 265

2 Bed Semi-Detached House

The Abberton is a modern two bed semi-detached home consisting of a well appointed kitchen/dining with access to the rear garden. The spacious living area benefits from a front aspect outlook. Upstairs there are two bedrooms and a modern bathroom suite fitted.

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Key Features

Kitchen

- Modern fitted kitchen with oven hob & extractor
- Vinyl flooring

Bathroom

- Modern bathroom suite with shower over bath
- Shower screen to the bath
- Vinyl flooring

General

- Designated parking spaces
- Turfed rear garden
- Excellent transport links to Dudley, Stourbridge, Wolverhampton, Walsall & Birmingham
- Within easy reach of major roads

For further information
contact the **Sales Team**

 **0300 555 6666**

 **sales@whgrp.co.uk**

The Abberton

Plots 181, 182, 189, 190, 253, 254, 255
256, 257, 258, 263 & 265

2 Bed Semi-Detached House

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Ground floor



First floor

Ground Floor

Kitchen/dining	4.08m x 3.32m	13'5" x 10'11"
Living	3.73m x 3.12m	12'3" x 10'3"

First Floor

Bedroom 1	4.08m x 3.06m	13' 5" x 10' 1"
Bedroom 2	4.08m x 2.60m	13' 5" x 8' 6"
Bathroom	2.05m x 2.02m	6' 9" x 6' 7"

Total Floor Area: 62.75m² - 675.43 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 Abberton

Plots 193, 194 & 195

2 Bed Terrace House

The Abberton is a modern two bed terrace home consisting of a well appointed kitchen/dining with access to the rear garden. The spacious living area benefits from a front aspect outlook. Upstairs there are two bedrooms and a modern bathroom suite fitted.

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Key Features

Kitchen

- Modern fitted kitchen with oven hob & extractor
- Vinyl flooring

Bathroom

- Modern bathroom suite with shower over bath
- Shower screen to the bath
- Vinyl flooring

General

- Designated parking spaces
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The Abberton

Plots 193, 194 & 195

2 Bed Terrace House

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Ground floor



First floor

Ground Floor

Kitchen/dining	4.08m x 3.32m	13'5" x 10'11"
Living	3.73m x 3.12m	12'3" x 10'3"

First Floor

Bedroom 1	4.08m x 3.06m	13' 5" x 10' 1"
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Stallings Place

Price list



Plot No	The Abberton - 2 Bedroom Semi-Detached House	Full Market Value	40% Share Value	40% Monthly Rent Amount	Monthly Service Charge
Plot 181	48 Colliery Way, Kingswinford, West Midlands DY6 7DQ.	£255,000	£102,000	£350.62	£30.05
Plot 182	50 Colliery Way, Kingswinford, West Midlands DY6 7DQ.	£255,000	£102,000	£350.62	£30.05
Plot 189	70 Colliery Way, Kingswinford, West Midlands DY6 7DQ.	£255,000	£102,000	£350.62	£30.05
Plot 190	68 Colliery Way, Kingswinford, West Midlands DY6 7DQ.	£255,000	£102,000	£350.62	£30.05
Plot 253	73 Weighbridge Crescent, Kingswinford, West Midlands DY6 7BL.	£255,000	£102,000	£350.62	£30.05
Plot 254	75 Weighbridge Crescent, Kingswinford, West Midlands DY6 7BL.	£255,000	£102,000	£350.62	£30.05
Plot 255	77 Weighbridge Crescent, Kingswinford, West Midlands DY6 7BL.	£255,000	£102,000	£350.62	£30.05
Plot 256	79 Weighbridge Crescent, Kingswinford, West Midlands DY6 7BL.	£255,000	£102,000	£350.62	£30.05
Plot 257	81 Weighbridge Crescent, Kingswinford, West Midlands DY6 7BL.	£255,000	£102,000	£350.62	£30.05
Plot 258	83 Weighbridge Crescent, Kingswinford, West Midlands DY6 7BL.	£255,000	£102,000	£350.62	£30.05
Plot 263	93 Weighbridge Crescent, Kingswinford, West Midlands DY6 7BL.	£255,000	£102,000	£350.62	£30.05
Plot 265	97 Weighbridge Crescent, Kingswinford, West Midlands DY6 7BL.	£255,000	£102,000	£350.62	£30.05

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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Stallings Place

Price list



Plot No	The Abberton - 2 Bedroom End-Terrace House	Full Market Value	40% Share Value	40% Monthly Rent Amount	Monthly Service Charge
Plot 193	49 Colliery Way, Kingswinford, West Midlands DY6 7DQ.	£252,500	£101.000	£347.18	£30.05
Plot 195	45 Colliery Way, Kingswinford, West Midlands DY6 7DQ.	£252,500	£101.000	£347.18	£30.05

Plot No	The Abberton - 2 Bedroom Mid-Terrace House	Full Market Value	40% Share Value	40% Monthly Rent Amount	Monthly Service Charge
Plot 194	47 Colliery Way, Kingswinford, West Midlands DY6 7DQ.	£250,000	£100.000	£343.75	£30.05

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