



shared  
ownership

## Sketchley Meadows Nuneaton

Warwickshire, CV11 8AJ

Sketchley Meadows is a brand new development consisting of 3 bedroom homes in Warwickshire.



own it  
your way



# Welcome to Sketchley Meadows, Nuneaton



Sketchley Meadows is located on the outskirts of the large popular historic market town of Nuneaton on the edge of North Warwickshire.



Living in Sketchley Meadows, Nuneaton offers a safe and welcoming environment, making it an ideal place to live and raise a family. The development is surrounded by open countryside, yet remains conveniently located close to the A5 and Junction 1 of the M69, providing excellent transport links to the M1, M12, M42 and M6. This makes daily commuting to Coventry, Leicester and Birmingham straightforward and convenient.

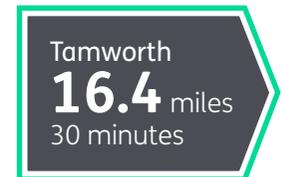
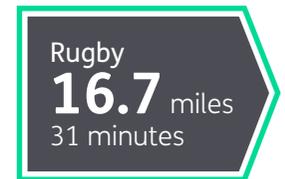
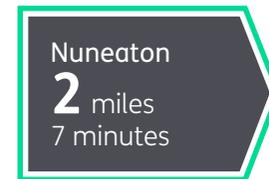
For those who prefer to travel by rail, Nuneaton Station is just a 7-minute journey away, offering direct trains to London in under an hour.

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

Outdoor enthusiasts will enjoy nearby Kingsbury Water Park, where you can explore 600 acres of beautiful countryside, spot birds and wildlife, or hire a bike and cycle around the park's 15 lakes. Nuneaton also offers a wide range of gyms and fitness studios, with activities suitable for visitors of all ages and abilities.

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

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.



# Sketchley Meadows Site Plan

**The Farley**  
3 Bed Semi-Detached House  
Plots 267, 275, 282, 287 & 332

**The Selsel**  
3 Bed 3-Storey Mid-Terrace House  
Plot 289

**The Selsel**  
3 Bed 3-Storey End-Terrace House  
Plots 288 & 290

**The Selsel**  
3 Bed 3-Storey Semi-Detached House  
Plots 335 & 336



# The Farley

Plots 267, 275, 282, 287 & 332

3 Bed Semi-Detached House

The Farley is a modern double fronted three bed semi-detached house consisting of a well appointed kitchen/dining area with access to the rear garden. The spacious living area benefits from a front & side aspect outlook.

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

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## Key Features

### Kitchen

- Modern fitted kitchen with oven hob & extractor

### Bathroom

- Modern bathroom suite with shower over bath

### General

- Designated parking spaces
- Turfed rear garden
- Excellent transport links to Coventry, Leicester, Rugby & Birmingham
- Within easy reach of major roads

For further information  
contact the **Sales Team**

 **0300 555 6666**

 **sales@whgrp.co.uk**

# The Farley

## Plots 267, 275, 282, 287 & 332

### 3 Bed Semi-Detached House

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Ground floor



First floor

#### Ground Floor

Kitchen/dining	5.31m x 3.01m	17' 5" x 9' 10"
Living	5.31m x 3.97m	17' 5" x 13' 0"

#### First Floor

Bedroom 1	3.97m x 3.05m	13' 0" x 10' 0"
En-Suite	2.95m x 1.37m	9' 8" x 4' 6"
Bedroom 2	3.97m x 2.64m	13' 0" x 8' 8"
Bedroom 3	2.92m x 2.58m	9' 7" x 8' 5"
Bathroom	2.15m x 1.95m	7' 1" x 6' 5"

**Total Floor Area:** 94.84m<sup>2</sup> - 1020.85 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 Selsset

## Plots 288, 289 & 290

3 Bed 3-Storey Terraced House

The Selsset is a modern three bed, three storey terrace house consisting of a well appointed front aspect kitchen/dining area. The spacious living room offers access to the rear garden.

On the first floor there are two bedrooms and a modern bathroom suite fitted. Bedroom 1 is on the second floor and benefits from an En-Suite.

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# The Selsset

## Plots 288, 289 & 290

3 Bed 3-Storey Terraced House

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Ground floor



First floor



Second floor

### Ground Floor

Kitchen/dining	3.75m x 3.48m	12' 4" x 11' 5"
Living	4.42m x 3.05m	14' 6" x 10' 0"

### First Floor

Bedroom 2	4.42m x 2.76m	14' 6" x 9' 1"
Bedroom 3	3.33m x 2.31m	10' 11" x 7' 7"
Lobby	2.02m x 2.15m	7' 6" x 7' 1"
Bathroom	2.29m x 2.15m	7' 6" x 7' 1"

### Second Floor

Bedroom 1	4.42m x 3.55m	14' 6" x 11' 8"
En-Suite	2.41m x 1.82m	7' 11" x 5' 11"

**Total Floor Area:** 101.02m<sup>2</sup> - 1087.37 sq.ft

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# The Selsset

## Plots 335 & 336

3 Bed 3-Storey Semi-Detached House

The Selsset is a modern three bed, three storey semi-detached house consisting of a well appointed front aspect kitchen/dining area. The spacious living room offers access to the rear garden.

On the first floor there are two bedrooms and a modern bathroom suite fitted. Bedroom 1 is on the second floor and benefits from an En-Suite.

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### Key Features

#### Kitchen

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#### Bathroom

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# The Selsset

## Plots 335 & 336

3 Bed 3-Storey Semi-Detached House

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Ground floor



First floor



Second floor

Ground Floor		
Kitchen/dining	3.75m x 3.48m	12' 4" x 11' 5"
Living	4.42m x 3.05m	14' 6" x 10' 0"

First Floor		
Bedroom 2	4.42m x 2.76m	14' 6" x 9' 1"
Bedroom 3	3.33m x 2.31m	10' 11" x 7' 7"
Lobby	2.02m x 2.15m	7' 6" x 7' 1"
Bathroom	2.29m x 2.15m	7' 6" x 7' 1"

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# Sketchley Meadows

## Price list



Plot No	The Farley - 3 Bedroom Semi-Detached House	Full Market Value	40% Share Value	40% Monthly Rent Amount	Monthly Service Charge
<b>Plot 267</b>	21 Curtiss Road, Nuneaton, Warwickshire, CV11 8AJ.	£315,000	£126.000	£433.12	£22.91
<b>Plot 275</b>	26 Whitworth Way, Nuneaton, Warwickshire, CV11 8AP.	£315,500	£126.000	£433.12	£22.91
<b>Plot 282</b>	11 Curtiss Road, Nuneaton, Warwickshire, CV11 8AJ.	£315,000	£126.000	£433.12	£22.91
<b>Plot 287</b>	42 Whitworth Way, Nuneaton, Warwickshire, CV11 8AP.	£315,500	£126.000	£433.12	£22.91
<b>Plot 332</b>	2 Handley Page Close, Nuneaton, Warwickshire, CV11 8AN.	£315,000	£126.000	£433.12	£22.91

Plot No	The Selset - 3 Bedroom 3-Storey End-Terrace House	Full Market Value	40% Share Value	40% Monthly Rent Amount	Monthly Service Charge
<b>Plot 288</b>	23 Curtiss Road, Nuneaton, Warwickshire, CV11 8AJ.	£302,500	£121.000	£415.93	£22.91
<b>Plot 290</b>	27 Curtiss Road, Nuneaton, Warwickshire, CV11 8AJ.	£302,500	£121.000	£415.93	£22.91

Plot No	The Selset - 3 Bedroom 3-Storey Mid-Terrace House	Full Market Value	40% Share Value	40% Monthly Rent Amount	Monthly Service Charge
<b>Plot 289</b>	25 Curtiss Road, Nuneaton, Warwickshire, CV11 8AJ.	£300,000	£120.000	£412.50	£22.91

Plot No	The Selset - 3 Bedroom Semi-Detached House	Full Market Value	40% Share Value	40% Monthly Rent Amount	Monthly Service Charge
<b>Plot 335</b>	12 Curtiss Road, Nuneaton, Warwickshire, CV11 8AJ.	£305,000	£122,000	£419.37	£22.91
<b>Plot 336</b>	10 Whitworth Way, Nuneaton, Warwickshire, CV11 8AP.	£305,500	£122,000	£419.37	£22.91

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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