

LITTLE HEATH

*settle at*

**SAMBROOKE PARK**

HAWKSHEAD ROAD

*settle in to life in*  
**LITTLE HEATH**

DISCOVER THE BENEFITS OF  
CONNECTIVE, COUNTRYSIDE LIVING

Little Heath offers a beautifully balanced mix of suburban calm and everyday convenience. With a settled, community-focused feel and plenty of green space nearby, the neighbourhood is well suited to those who value countryside life combined with having easy access to local amenities. Shops, cafés, schools and more are all close at hand in Potters Bar, making daily routines effortless.

Little Heath also benefits from its location on the edge of Hertfordshire, close to open countryside and walking routes, while remaining well connected to London by rail and road. Overall, it's an area that suits those looking for a comfortable, well-connected, with a strong sense of local identity and an easy link to both town and country, the perfect place to call home.



*“Absolutely fantastic  
experience with Settle!”*

- Settle shared owner



“From our first viewing to us having the keys in our hands, Settle has been professional, approachable and supportive”

– Settle shared owner



# Out & ABOUT

DISCOVER WHATS ON YOUR DOORSTEP AND BEYOND

ABC

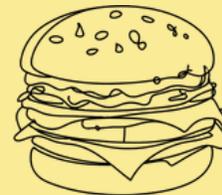
Little Heath Primary School & Mount Grace Secondary School are both within a 10 minute walk. Perfect for thriving young minds



Tesco and Sainsbury's are both just a 7 minute drive from your new home, perfect for the big shop or little top ups



Potters Bar Railway Station is a 4 minute drive or a 22 minute walk, providing you with direct links to London & beyond



Local gastropubs are within walking distance of your new home. Providing ample opportunities to treat yourself or catch up with friends



You can be on main roads such as the A1(M) or M25 within just 10 minutes, providing quick links for commuting or leisure



Gobion and Fir & Pond Woods are both beautiful settings to enjoy nature and great routes to bring your furry friends along



Parkfield Open Space provides cycle and running routes, perfect for exercise and benefitting from the great outdoors

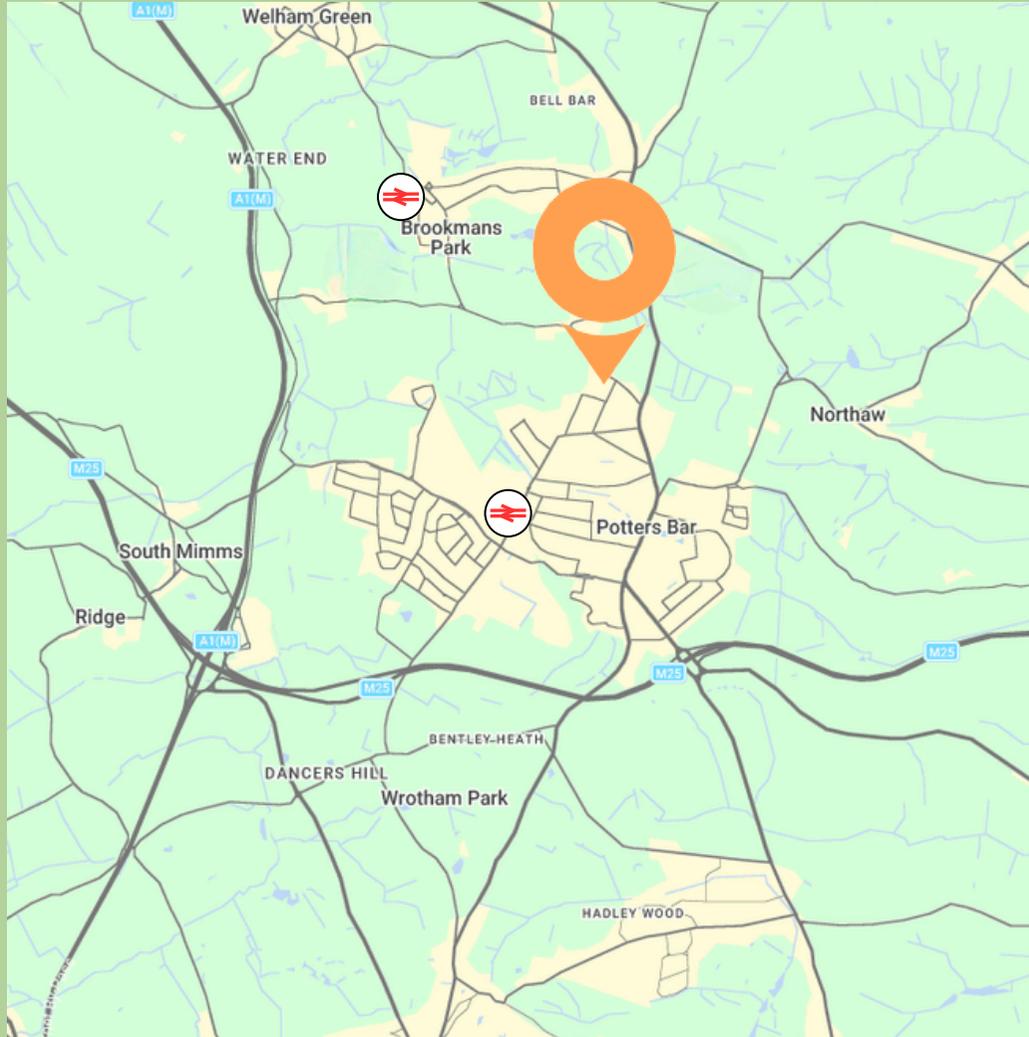


Colney Fields Shopping Park and The Galleria are both within a 20 minute drive, perfect for your retail therapy needs

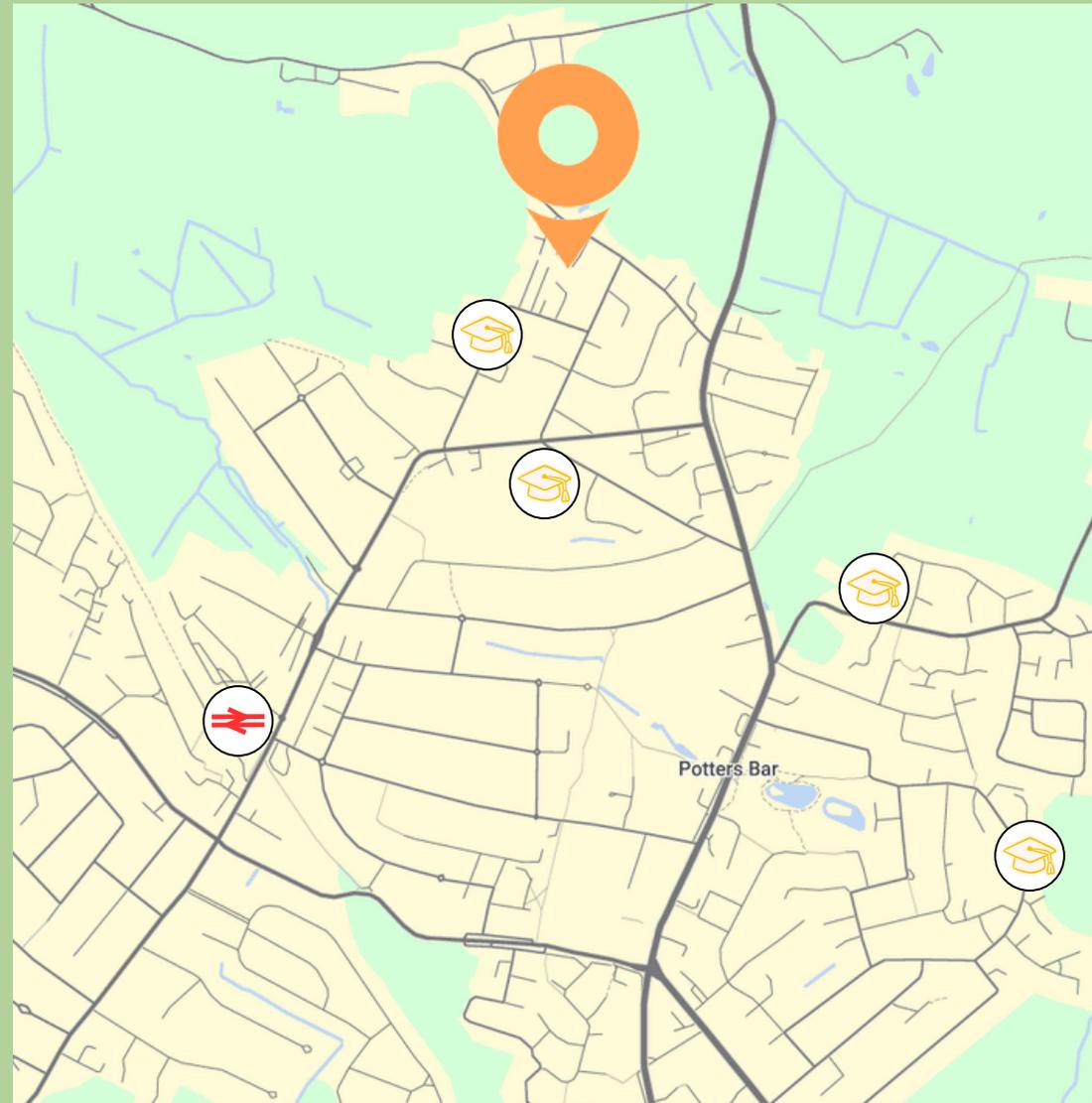


Local gyms, cinemas and fast food restaurants can all be found within a 10 minute drive of your new home!

Travel information from GOOGLE MAPS



# Going Places



For rail commuters, Potters Bar Station provides regular services to London Kings Cross, with journeys taking as little as 20 minutes, facilitating seamless access to the capital.

*By Train*

Hatfield	6 mins
Welwyn Garden City	14 mins
London Kings Cross	20 mins (from Potters Bar)

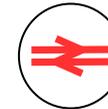
*By Car*

Hatfield	15 mins
Welwyn Garden City	24 mins
London City Centre	65 mins (from SAMBROOKE PARK)

Driving is easy with main roads (A1(M) & M25) providing convenient connections across country



SCHOOL / NURSERY



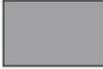
RAILWAY STATION



settle at **SAMBROOKE PARK**  
HAWKSHEAD ROAD

SITE MAP

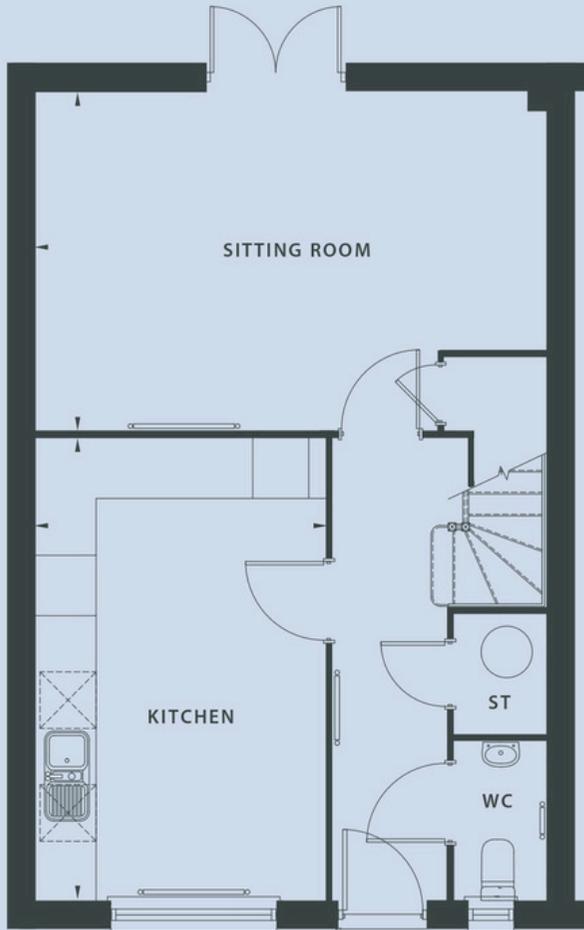


-  The Oakmere 2-Bedroom
-  The Rabley 3-Bedroom
-  The Morven 3-Bedroom
-  Settle Affordable Rent
-  Private Sale

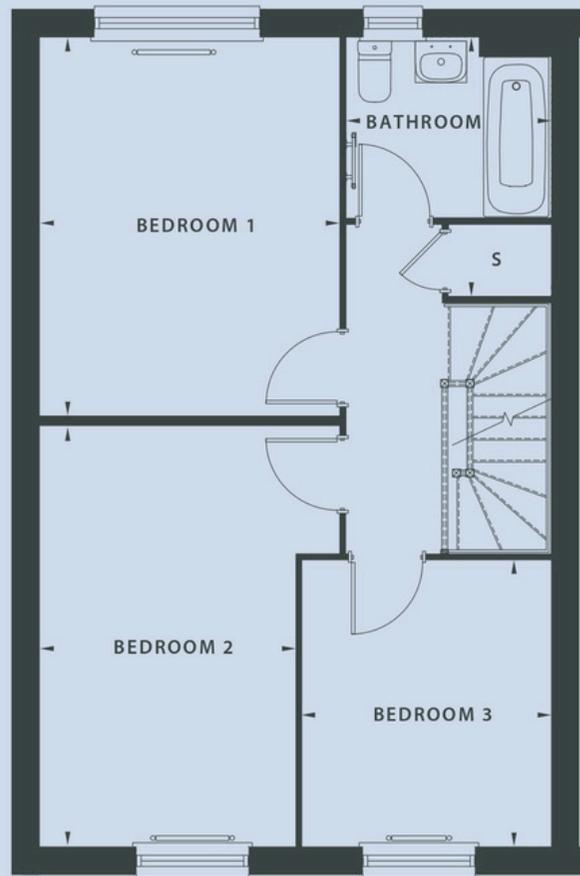


*The Pabley***3-BEDROOM HOUSE**

PLOTS 30,31,32,33



GROUND FLOOR



FIRST FLOOR

S – Storage FF – Fridge/Freezer

KITCHEN	4.88m x 3.07m
SITTING ROOM	3.57m x 5.45m
BEDROOM 1	3.99m x 3.17m
BEDROOM 2	4.43m x 2.70m
BEDROOM 3	3.04m x 2.63m
<b>TOTAL AREA</b>	<b>92.9 sqm / 1001sq ft</b>

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



**3-BEDROOM HOUSE**

PLOTS 13,17,29,34



GROUND FLOOR



FIRST FLOOR

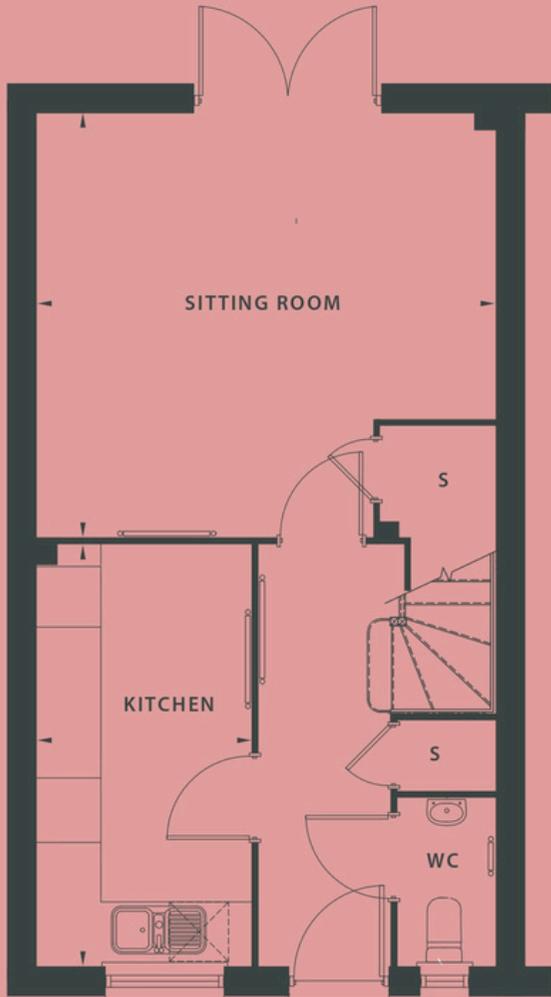
S – Storage FF – Fridge/Freezer

KITCHEN / DINING	5.43m x 2.96m
SITTING ROOM	5.43m x 3.25m
BEDROOM 1	2.82m x 4.47m
BEDROOM 2	3.96m x 3.17m
BEDROOM 3	3.25m x 3.30m
<b>TOTAL AREA</b>	<b>92.9 sqm / 1001 sq ft</b>

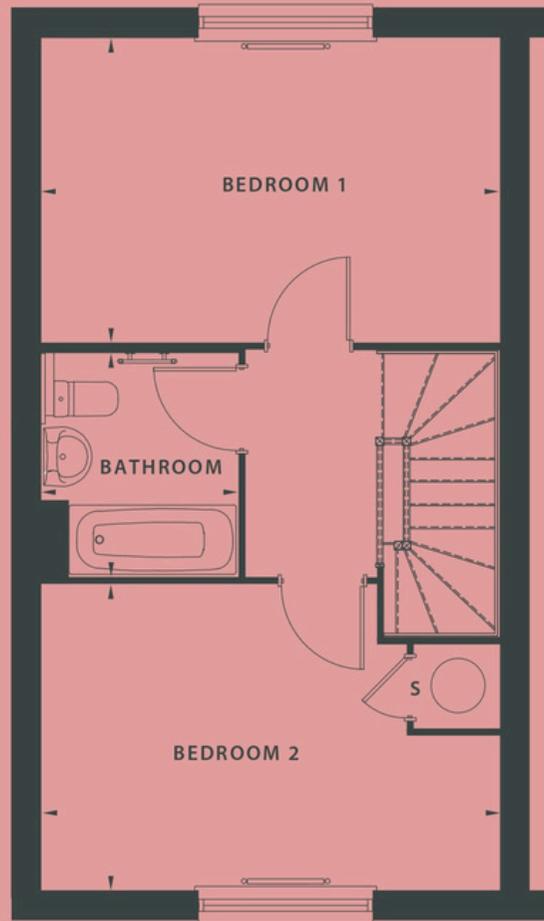
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# 2-BEDROOM HOUSE

PLOTS 10,11,12,15,16



GROUND FLOOR



FIRST FLOOR

S – Storage FF – Fridge/Freezer

KITCHEN	4.22m x 2.14m
SITTING ROOM	4.24m x 4.61m
BEDROOM 1	3.04m x 4.61m
BEDROOM 2	3.15m x 4.61m
<b>TOTAL AREA</b>	<b>75.9 Sqm / 818sqft</b>

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*Designed with you in mind*



## KITCHEN

- Stylish fitted kitchen
- Laminate worktop anupstand
- Stainless steel chimney style extractor
- Integrated oven with 4 ring electric hob
- Glass cooker splashback
- Integrated fridge/freezer and washing machine
- Dishwasher to 3-bed plots ONLY

## BATHROOM

- Modern white bathroom suite with chrome taps.
- Full height tiling to bath
- Glass shower screen
- Shower over bath



## FLOORING

- Amtico Spacia LVT to hall and kitchen
- Amtico Spacia LVT to WC and bathroom.
- Amtico Spacia LVT to lounge
- Carpet to stairs, landing and bedrooms

## GENERAL

- 2 parking spaces
- Air Source Heat Pump and Water Cylinder
- Turf to garden
- Mains-powered smoke, carbon monoxide and heat detection systems.
- 12-Year NHBC warranty.

*Please note these images are to be used as a guide only and may not accurately represent the homes at SAMBROOKE PARK*



# Why buy from Settle?

## AM I ELIGIBLE?

As the name suggests, we want to help you settle in a new community – by delivering new homes that meet local needs and creating diverse new neighbourhoods that let you live the life you choose. At Settle we are proud providers of high-quality, affordable homes across Hertfordshire, Bedfordshire and Cambridgeshire. We provide a variety of tenures to suit everyone's needs, including offering affordable rent and shared ownership options.

You'll need to meet the following criteria to qualify for shared ownership:

- You must live or work in The Welwyn Hatfield Borough or have a close relative living the Borough (EITHER parent/s, child/ren or sibling/s). For more information please read our [Shared Ownership Allocation Guide](#)

## WHAT IS SHARED OWNERSHIP?

Shared ownership is a great way to get your foot on the housing ladder if you're unable to purchase a home on the open market.

- Have a household income of less than £80,000
- Unable to buy a home on the open market that satisfies your housing need
- You can pay for the mortgage deposit, legal, surveying and mortgage fee and stamp duty (if applicable).

The Government backed scheme allows you to purchase between 10-75% of a home available for shared ownership and you'll usually pay a mortgage on the part you own.

You won't be able to purchase a shared ownership property if:

- You already own a home in the UK, or abroad, that you are unable or willing to sell
- You have any outstanding credit issues (i.e. unsatisfied defaults or County Court judgements)
- You have had a home repossessed within 6 years prior to the application or any mortgage arrears in the past 3 years.

You'll then pay a subsidised rent of 2.75% on the remaining share of your home. This figure is reviewed annually in line with the Retail Price Index (RPI).

We'll allocate the home on a [First Come First Served](#) basis.

The deposit required for a shared ownership mortgage is a lot lower than if you were purchasing the property outright. This is because it is calculated on the initial share you are purchasing, rather than the full value of the property and can be as little as 5%.

The artist's impressions in this brochure have been created to give a general indication of the finished properties. During the construction process it may be necessary to make certain changes. Landscaping, ground levels, steps, retaining walls, planting and material colours are indicative only. All room dimensions are given in metres and are between finished plastered faces. Dimensions are the maximum measurements and include window recesses. All dimensions are taken from architect's plans and are likely to vary during the construction process. Please consult your sales advisor for plot specific details on elevation treatments, floorplans, window/external door locations, parking details and garage positions. Kitchen and bathroom layouts are indicative only, these details do not form part of any contract. The specification outlined in this brochure is subject to the construction stage and may change, please consult your sales advisor for further plot specific details. Correct at time of print.

When issuing the Memorandum of Sale, we are instructing the sale. We will set a deadline for exchange within 42 days.

## THE LEGAL PROCESS:

- Your solicitor will raise any enquiries they have regarding the purchase
- Your mortgage lender will instruct a valuation on the property you are purchasing
- You will receive a copy of your mortgage offer
- Your solicitor will prepare the relevant documents for you to sign and will also ask you to send them your full deposit amount, which will be 5% or 10% of your share purchase, dependent on your mortgage.
- We will then exchange contracts with completion on notice. 'Completion on notice' means that, as soon as the properties are ready to move into, we will issue notice to solicitors and expect completion to happen within 10 working days of that notice having been served.
- Our sales team will keep you updated regularly on the progress of the build and will keep you informed about expected completion dates. If your property is ready to move in, we expect exchange and completion within 8 weeks.
- Your reservation fee will go towards your payments at completion.

## WHEN CAN I MOVE IN?

This date will be set when you exchange contracts, unless properties are not built, in this instance we will complete on notice, this means once the property is built we will issue you with 10 working days' notice to confirm a completion date.

On the day of completion, we will get in touch and arrange a time that suits you to meet you at the property and handover keys. A time cannot be confirmed until we have confirmation from the solicitor that the funds have been received.

Here we will take any meter readings so that you can set up your utility accounts with suppliers and provide you with a helpful homeowner user guide.

You will then need to contact the utility suppliers and council tax department to confirm your completion date and provide opening readings.

*After this, all that is left to do is enjoy life in your new home!*

*settle at*  
**SAMBROOKE PARK**

HAWKSHEAD ROAD



( MONDAY- F R I D A Y , 9 A M T O 5 P M )

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[settlesales.co.uk](http://settlesales.co.uk)

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