



shared
ownership

Monkwood Priorslee, Telford

Shropshire, CV11 8AJ

Monkwood is a brand new development consisting of 2 & 3 bedroom homes in Shropshire.

own it
your way





Welcome to Monkswood, Priorslee, Telford



Monkswood is located on the outskirts of the large modern new town of Telford in the historic county of Shropshire.



Living in Monkswood, Telford offers a safe and welcoming environment, making it an ideal place to live and raise a family. The development is located near to open countryside, yet remains conveniently located close Junction 4 of the M54, providing excellent transport links to Shrewsbury, Birmingham and the wider West Midlands via the M54. For those who prefer to travel by rail, Telford Central Station is just a

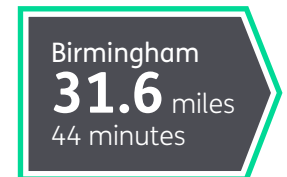
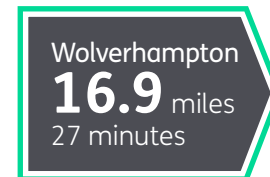
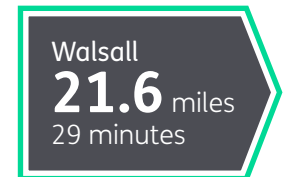
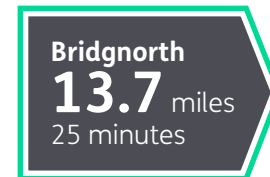
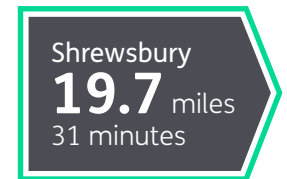
7-minute journey away, offering direct trains to Birmingham New Street in under an hour.

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

Outdoor enthusiasts will enjoy nearby historical sites such as the Ironbridge Gorge, World Heritage Site offers modern amenities alongside rich industrial heritage and natural beauty. Telford also offers a wide range of gyms and fitness studios, with activities suitable for visitors of all ages and abilities.

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

Please note:
Miles and times shown are an 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.



Monkwood Site Plan

The Baildon
3 Bed 3 Storey End-Terrace House
Plots 130, 132, 144 & 146

The Askern
2 Bed Semi-Detached House
Plots 175 & 176

The Baildon
3 Bed 3 Storey Mid-Terrace House
Plots 131 & 145



The Baildon

Plots 130, 132, 144 & 146

3 Bed 3-Storey End-Terraced House

The Baildon is a modern three bed, three storey end-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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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 Telford, Wolverhampton, Shrewsbury & Birmingham
- Within easy reach of major roads

For further information
contact the **Sales Team**

 **0300 555 6666**

 **sales@whgrp.co.uk**

The Baildon

Plots 130, 132, 144 & 146

3 Bed 3-Storey End-Terraced House

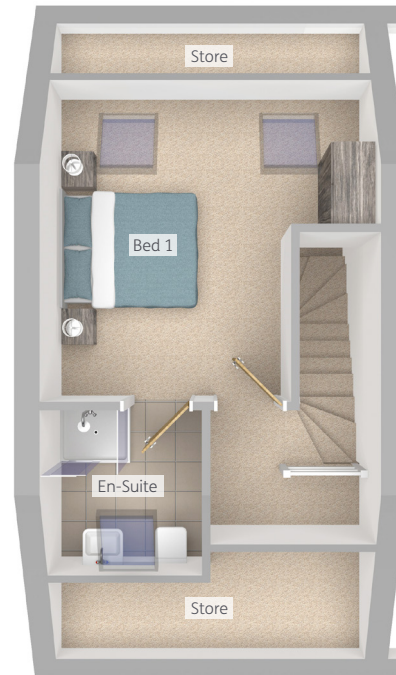
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Ground floor



First floor



Second floor

Ground Floor

Kitchen/dining	4.04m x 2.80m	13' 3" x 9' 2"
Living	4.17m x 4.04m	13' 8" x 13' 3"

First Floor

Bedroom 2	4.04m x 2.80m	13' 3" x 9' 2"
Bedroom 3	4.04m x 2.78m	13' 3" x 9' 2"
Bathroom	2.10m x 1.74m	6' 11" x 5' 9"

Second Floor

Bedroom 1	4.04m x 4.02m	13' 3" x 13' 2"
En-Suite	2.22m x 1.92m	7' 3" x 6' 3"

Total Floor Area: 90.30m² - 971.98 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 Baildon

Plots 131 & 145

3 Bed 3-Storey Mid-Terraced House

The Baildon is a modern three bed, three storey mid-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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Key Features

Kitchen

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Bathroom

- Modern bathroom suite with shower over bath

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The Baildon

Plots 131 & 145

3 Bed 3-Storey Mid-Terraced House

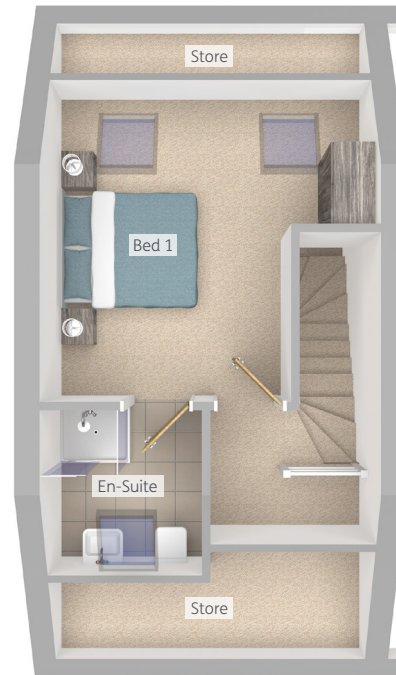
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Ground floor



First floor



Second floor

Ground Floor

Kitchen/dining	4.04m x 2.80m	13' 3" x 9' 2"
Living	4.17m x 4.04m	13' 8" x 13' 3"

First Floor

Bedroom 2	4.04m x 2.80m	13' 3" x 9' 2"
Bedroom 3	4.04m x 2.78m	13' 3" x 9' 2"
Bathroom	2.10m x 1.74m	6' 11" x 5' 9"

Second Floor

Bedroom 1	4.04m x 4.02m	13' 3" x 13' 2"
En-Suite	2.22m x 1.92m	7' 3" x 6' 3"

Total Floor Area: 90.30m² - 971.98 sq.ft

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The Askern

Plots 175 & 176

2 Bed Semi-Detached House

The Askern 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

Bathroom

- Modern bathroom suite with shower over bath

General

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

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The Askern

Plots 175 & 176

2 Bed Semi-Detached House

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Ground floor



First floor

Ground Floor

Kitchen/dining 4.04m x 2.80m 13'3" x 9'2"

Living 4.10m x 2.93m 13'5" x 9'7"

First Floor

Bedroom 1 4.04m x 3.26m 13'3" x 10'8"

Bedroom 2 4.04m x 2.70m 13'3" x 8'10"

Bathroom 2.18m x 1.75m 7'2" x 5'9"

Total Floor Area: 65.68m² - 706.97 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.

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The Monkwood

Price list



Plot No	The Baildon - 3 Bedroom End-Terrace House	Full Market Value	40% Share Value	40% Monthly Rent Amount	Monthly Service Charge
Plot 130	26 William Venables Drive, Priorslee , Telford, Shropshire TF2 5AJ.	£247,500	£99,000	£340.31	£32.86
Plot 132	30 William Venables Drive, Priorslee , Telford, Shropshire TF2 5AJ.	£247,500	£99,000	£340.31	£32.86
Plot 144	54 William Venables Drive, Priorslee , Telford, Shropshire TF2 5AJ.	£247,500	£99,000	£340.31	£32.86
Plot 132	58 William Venables Drive, Priorslee , Telford, Shropshire TF2 5AJ.	£247,500	£99,000	£340.31	£32.86
Plot No	The Baildon - 3 Bedroom Mid-Terrace House	Full Market Value	40% Share Value	40% Monthly Rent Amount	Monthly Service Charge
Plot 131	26 William Venables Drive, Priorslee , Telford, Shropshire TF2 5AJ.	£2450,000	£98,000	£336.87	£32.86
Plot 145	56 William Venables Drive, Priorslee , Telford, Shropshire TF2 5AJ.	£2450,000	£98,000	£336.87	£32.86
Plot No	The Askern - 2 Bedroom Semi-Detached House	Full Market Value	40% Share Value	40% Monthly Rent Amount	Monthly Service Charge
Plot 175	95 William Venables Drive, Priorslee , Telford, Shropshire TF2 5AH.	£225,000	£90,000	£309.37	£32.86
Plot 176	93 William Venables Drive, Priorslee , Telford, Shropshire TF2 5AH.	£225,000	£90,000	£309.37	£32.86

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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