

Thatchwell Park

EXCLUSIVELY
SHARED
OWNERSHIP



Somewhere to call home

Thatchwell Park

Site Plan

PHASE 1

Thatchwell Park

at Gillingham Meadows



Thatchwell Park

The Daresbury 2 bedroom house

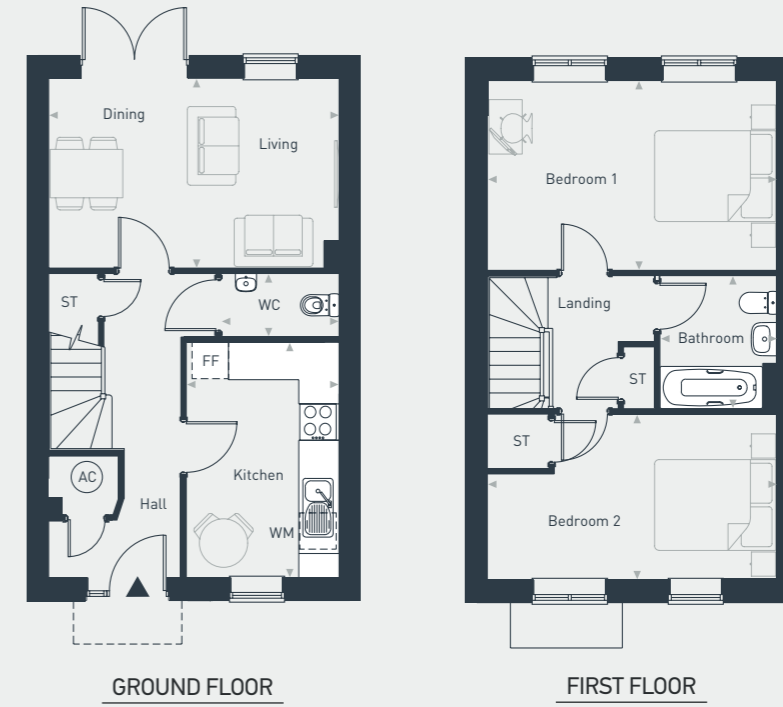


Thatchwell Park

The Daresbury 2 bedroom house

Plots as drawn: 152

78.72 sq m / 847 sq ft



FF: Space for Fridge/Freezer ST: Store WM: Space for Washing Machine WC: Water Closet AC: Airing Cupboard

DIMENSIONS	m	ft
Living/Dining	4.80m x 3.13m	15'8" x 10'3"
Kitchen	3.92m x 2.56m	12'11" x 8'5"
WC	1.95m x 1.05m	6'4" x 3'5"

DIMENSIONS	m	ft
Bedroom 1	4.80m x 3.13m	15'8" x 10'3"
Bedroom 2	4.80m x 2.73m	15'8" x 8'11"
Bathroom	2.20m x 1.95m	7'2" x 6'4"



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The Gosfield 3 bedroom house



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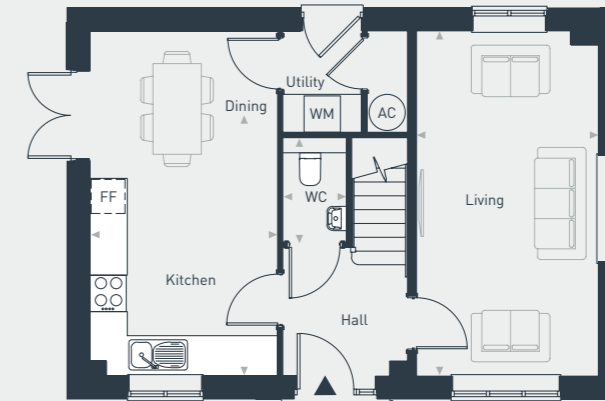
The Gosfield 3 bedroom house

Plot drawn: 140
Plots handed: 164

95.82 sq m / 1,031 sq ft



FIRST FLOOR



GROUND FLOOR

FF: Fridge/Freezer ST: Store WM: Space for Washing Machine WC: Water Closet WD: Wardrobe AC: Airing Cupboard

DIMENSIONS	m	ft
Kitchen/Dining	3.03m x 5.70m	9'11" x 18'8"
Living	3.00m x 5.70m	9'10" x 18'8"
WC	1.11m x 1.72m	3'3" x 5'5"

DIMENSIONS	m	ft
Bedroom 1	3.06m x 3.51m	10'0" x 11'6"
Ensuite	2.12m x 1.44m	6'11" x 4'8"
Bedroom 2	3.13m x 3.03m	10'3" x 9'11"
Bedroom 3	3.13m x 3.15m	10'3" x 10'4"
Bathroom	2.02m x 1.95m	6'7" x 6'5"



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The Frampton 3 bedroom house

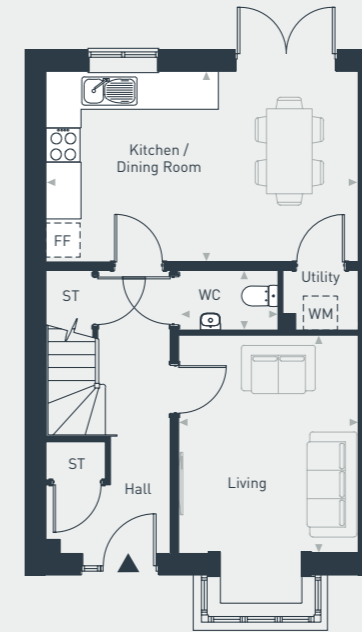


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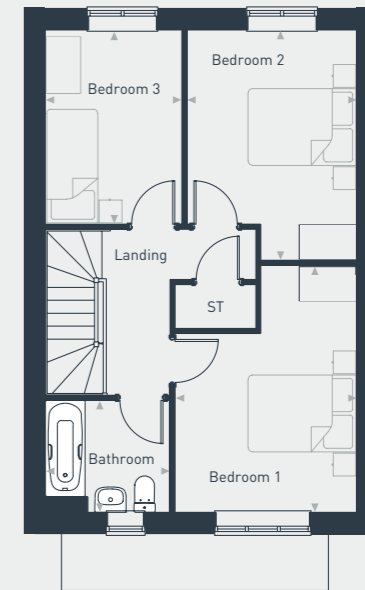
The Frampton 3 bedroom house

Plots as drawn: 146, 148 & 150
Plots handed: 147, 149 & 151

94.83 sq m / 1,020 sq ft



GROUND FLOOR



FIRST FLOOR

FF: Space for Fridge/Freezer ST: Store WM: Space for Washing Machine WC: Water Closet

DIMENSIONS	m	ft
Kitchen/Dining	5.50m x 3.36m	18'0" x 11'0"
Living	3.16m x 3.85m	10'4" x 12'7"
WC	1.75m x 1.05m	5'8" x 3' 5"

DIMENSIONS	m	ft
Bedroom 1	3.21m x 4.35m	10'6" x 14'3"
Bedroom 2	3.00m x 4.06m	9'10" x 13'3"
Bedroom 3	2.40m x 3.40m	7'10" x 11'1"
Bathroom	2.20m x 1.95m	7'2" x 6'4"



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The Langtry 4 bedroom house

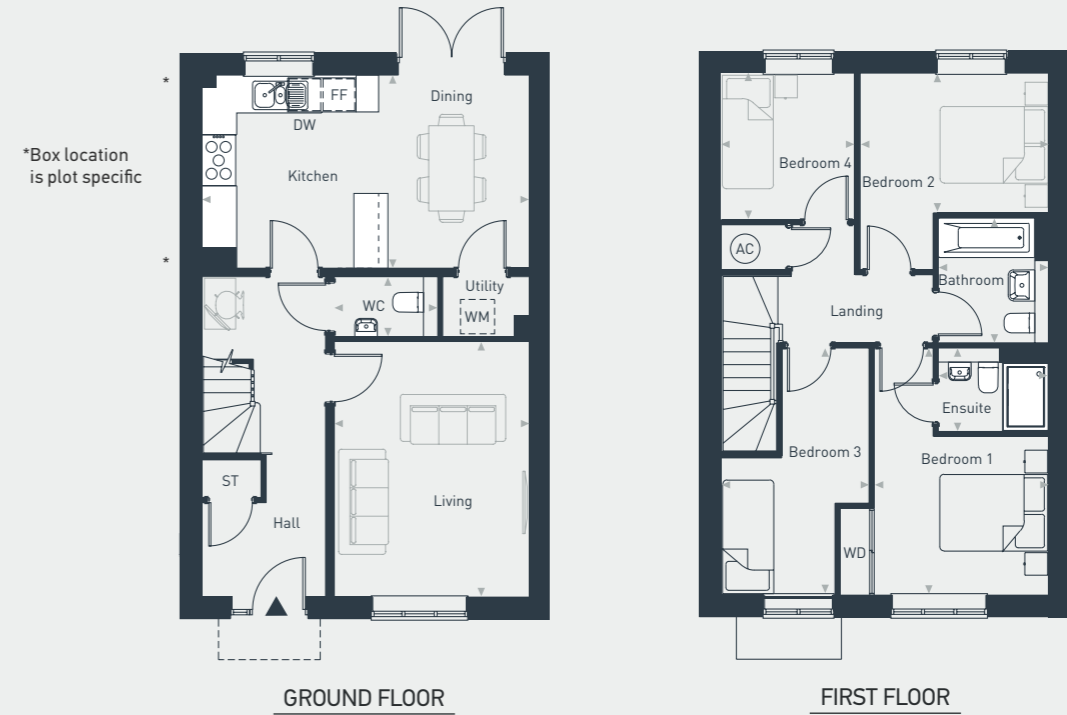


Thatchwell Park

The Langtry 4 bedroom house

Plots as drawn: 141, 142 & 144
Plots handed: 145

106.04 sq m / 1,141 sq ft



DW: Dish Washer FF: Fridge/Freezer ST: Store WM: Space for Washing Machine WC: Water Closet WD: Wardrobe AC: Airing Cupboard

DIMENSIONS	m	ft
Kitchen/Dining	5.77m x 3.40m	18'11" x 11'1"
Living	3.43m x 4.50m	14'9" x 11'3"
WC	1.82m x 1.05m	5'11" x 3'5"

DIMENSIONS	m	ft
Bedroom 1	3.07m x 2.79m	10'0" x 9'1"
Ensuite	1.95m x 1.47m	6'4" x 4'9"
Bedroom 2	3.32m x 2.46m	10'10" x 8'1"
Bedroom 3	2.60m x 4.35m	8'6" x 14'3"
Bedroom 4	2.35m x 2.58m	7'8" x 8'5"
Bathroom	1.95m x 2.20m	6'4" x 7'2"



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Thatchwell Park

2 & 3 Bedroom Specifications

KITCHENS

- Kitchens by Symphony Group in their Plaza range
- Soft close doors and drawers
- Cutlery tray
- Laminate work surfaces with matching up stands
- Single bowl stainless steel sink with chrome mixer tap
- Electrolux integrated single oven
- Electrolux 60cm electric hob
- Glass splash back to the hob
- Electrolux integrated extractor hood
- Removable base unit for the future installation of an integrated dishwasher (where applicable)
- Amtico flooring in the open plan kitchen area

CLOAKROOMS, BATHROOMS, AND EN-SUITES

- White ROCA sanitaryware
- Close coupled WC pans with dual flush mechanisms to reduce water use
- Basin with pedestal in the cloakroom, bathroom and en-suite
- Mixer tap to all basins
- Shower over the bath with glass bath screen
- Thermostatic bath shower mixer tap to the bath
- Shower on a rail in the shower enclosure
- Thermostatic shower mixer valve to the shower enclosure
- Glass shower doors
- Full height wall tiling to the bath and shower enclosure
- Wall tile splashback to the cloakroom basin
- Half height wall tiling behind the WC pan and basin in the bathroom and en-suite
- Shaving point in the bathroom and en-suite
- Amtico flooring in the cloakroom, bathroom and en-suite

PLUMBING AND HEATING

- Monobloc air source heat pump with hot water tank and radiators
- Dual fuel white straight towel radiator to the bathroom and en-suite

ELECTRICAL

- Low energy lighting throughout
- Bulkhead light fitting to cloakroom, bathroom and en-suite
- Pendant lighting in all the other rooms
- External light to the front and rear of the house
- White electrical fittings in all rooms
- Power socket with USB ports in the kitchen
- Power socket with USB ports in bedroom 1
- TV/DATA point in the living room
- Phone point in the living room
- TV point in bedroom 1
- Phone point in bedroom 1
- Fibre to the home for superfast broadband
- 1 x electric vehicle charging point per home

INTERNAL FINISHES

- Ceilings and walls finished in white paint
- All woodwork finished in white satin paint
- Timber stairs finished in white satin paint

DOORS AND WINDOWS

- Flush sash double glazed PVCu windows in White, Anthracite Grey or Agate Grey providing a high level of thermal insulation and reduced heat loss*
- PVCu French doors in White, Anthracite Grey or Agate Grey leading out to the garden*
- 4 panel internal doors finished in white satin paint

EXTERNALLY

- Paved paths and patio areas
- Landscaping in the front gardens
- Turf in the front and rear gardens
- External garden tap
- Covered cycle storage in the rear garden
- External lighting to the private roads

***speak to sales advisor for plot specific window and door colours**

Thatchwell Park

4 Bedroom Specifications

KITCHENS

- Kitchens by Symphony Group in their Urban range
- Soft close doors and drawers
- Cutlery tray
- Laminate work surfaces with matching up stands
- Glass splash back to the hob
- Under cupboard lighting
- Amtico flooring in the open plan kitchen area or open plan kitchen and family area (as applicable)
- One and a 1/2 stainless steel sink with chrome mixer tap
- Electrolux integrated double oven
- Electrolux 80cm induction hob
- Electrolux stainless steel extractor
- Electrolux 50/50 integrated fridge freezer
- Electrolux integrated dishwasher

UTILITY CUPBOARD

- Space only for a free-standing washing machine and tumble dryer
- No furniture or worktops
- Amtico flooring

CLOAKROOMS, BATHROOMS & EN-SUITES

- White ROCA The Gap sanitaryware
- Back to the wall WC pans with dual flush mechanisms to reduce water use
- Basin with pedestal in the cloakroom
- Wall hung basin with chrome bottle trap in the bathroom and en-suite
- Mixer tap to all basins
- Shower over the bath with glass bath screen
- Thermostatic bath shower mixer tap
- Shower enclosure in the en-suite
- Thermostatic shower mixer valve
- Glass shower doors
- Full height wall tiling to the bath and shower enclosure
- Wall tile splashback to the cloakroom basin
- Half height wall tiling behind the WC pan and basin in the bathroom and en-suite
- Amtico flooring in the cloakroom, bathroom, and en-suite
- Shaving point in the bathroom and en-suite

PLUMBING AND HEATING

- Monobloc air source heat pump with hot water tank and radiators
- Dual fuel white straight towel radiator to the cloakroom, bathroom and en-suite

ELECTRICAL

- Low energy lighting throughout
- Bulkhead light fitting to cloakroom
- White LED downlights in the kitchen
- White LED downlights in the utility room or cupboard
- White LED downlights in the bathroom and en-suite
- Pendant lighting in all the other rooms
- Under cupboard lighting to the kitchen
- External light to the front and rear of the house and utility room where applicable*
- White electrical fittings in all rooms
- Power socket with USB ports in the kitchen
- Power socket with USB ports in bedroom 1
- TV/DATA point in the living room
- Phone point in the living room
- TV point in bedroom 1
- Phone point in bedroom 1
- Fibre to the home for superfast broadband
- Power and lighting in the garage (where the garage is within the curtilage of the plot)
- 1 x electric vehicle charging point per home

INTERNAL FINISHES

- Ceilings and walls finished in white paint
- All woodwork finished in white satin paint
- Timber stairs finished in white satin paint
- Sliding mirrored wardrobe in bedroom one

DOORS AND WINDOWS

- Flush sash double glazed PVCu windows in White, Anthracite Grey or Agate Grey providing a high level of thermal insulation and reduced heat loss*
- PVCu French doors in White, Anthracite Grey or Agate Grey leading out to the garden*
- Internal doors with four horizontal grooves finished in white satin paint

EXTERNALLY

- Paved paths and patio areas
- Landscaping in the front gardens
- Turf in the front and rear gardens (where landscaping allows)
- External garden tap
- Covered cycle storage in the rear garden
- External lighting to the private roads

***speak to sales advisor for plot specific window and door colours**

A guide to Shared Ownership

What is Shared Ownership?

Shared Ownership is a government-backed scheme that could help you to get a foot on the property ladder.

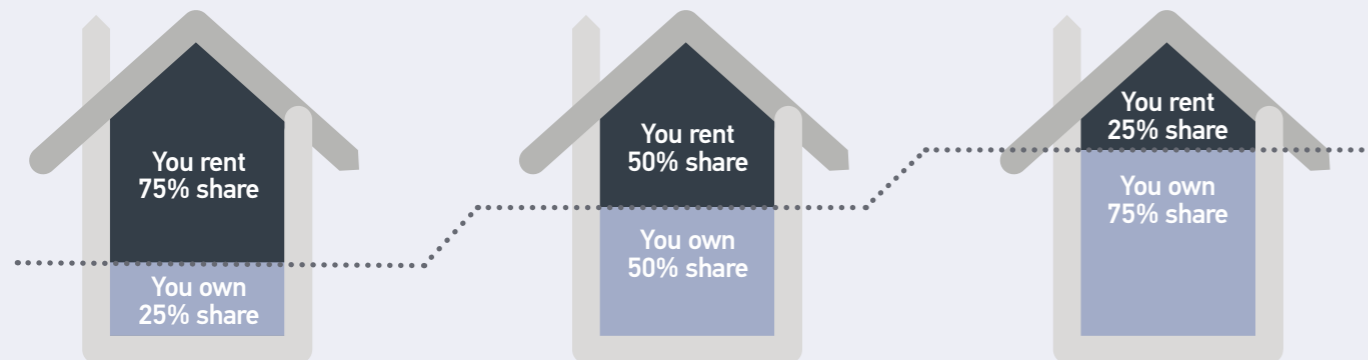
At Thatchwell Park, you can choose from a beautiful two, three or four bedroom home, all designed to exacting standards. And through the government-backed Shared Ownership scheme, you could be getting a foot on the property ladder more quickly than buying a home outright.

If you can't afford all of the deposit and mortgage payments for a home that meets your needs, Shared Ownership offers you the chance to buy an initial share of your home based on its market value and then pay rent on the remaining share.

With Places for People, you can purchase an initial share of your home between 25% and 75% of the property's value and pay rent on the rest. Even better, because you are buying a share of the property, the deposit you need to have saved is smaller too.

If you wish to in the future you can decide to buy further shares in your home, in stages or all at once, this is called staircasing. This will reduce the rent you have to pay, and you can increase your share gradually until you own 100% of your home.

How shared ownership works



Your questions answered

Am I eligible for Shared Ownership?*

You can apply to buy with Shared Ownership if:

- You are a first-time buyer.
- You are an existing shared owner moving to another Shared Ownership home.
- You have previously owned a home but need help buying a new one.
- You have a combined household income less than £80,000.
- You are able to afford the mortgage, rent and service charges.

How much of my home can I afford to buy?

This will vary depending on your circumstances. An independent financial advisor will carry out an affordability assessment to determine the exact share that's right for you and your circumstances. They'll also carry out an affordability check with the most appropriate mortgage lender, to ensure you can get the amount you need to complete your purchase. This is all quite straightforward, and we can take care of it for you.

What is staircasing?

You can buy more shares in your home after you become the owner. This is known as 'staircasing'. This means that you can choose to increase the amount you own gradually, until you own 100% of your home.

How much does staircasing cost?

The cost of the additional shares will depend on the current market value of your home at the time you wish to buy more. When you buy more shares, you'll pay less rent.

Along with the cost of the additional shares that you are buying, there are other legal costs that you will need to consider. To find out more visit www.gov.uk/shared-ownership-scheme

What will my responsibilities be?

You will have a Shared Ownership lease which tells you your rights and responsibilities, which include being responsible for the maintenance and repairs on your home as well as paying your rent, service charges and your mortgage payments.

Do I need to pay Stamp Duty?

When you purchase a home through Shared Ownership, you can make a one-off Stamp Duty payment based on the total market value of the property, or alternatively, you can pay the Stamp Duty in stages. This means that you won't have to pay any Stamp Duty in the future when staircasing.

Alternatively, you can choose to pay the Stamp Duty in stages. There will be no Stamp Duty to pay until your owned share reaches 80% and above. If you are staircasing to 80% in your home, you will need to pay Stamp Duty on the share that took you over 80% and any further transactions.

I'm interested in Shared Ownership, now what?

Our sales team will be happy to discuss the Shared Ownership scheme with you and answer any questions you may have to help you find your perfect new home.



*Terms and conditions apply. Please talk to us for further details. Applications are subject to affordability and eligibility criteria.



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