



**ASHLAWN
RISE**

L&Q



A thriving market town in the heart of the English countryside

Ashlawn Rise is a new collection of 2, 3 and 4 bedroom Shared Ownership homes in a desirable location minutes away from Rugby town centre and close to great schools.

Available exclusively through L&Q's popular Shared Ownership scheme, these properties will come with allocated parking spaces and are finished to a fully-inclusive specification.

Named among the best places to live in Britain, Warwickshire provides the best of both worlds as an easily accessible central location with attractive surrounding countryside.

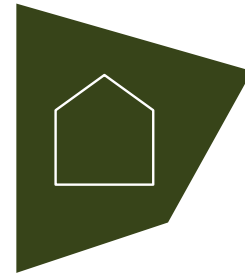
You are spoilt for choice with local amenities and attractions that are on offer. Rugby offers an enticing blend of old and new, mainly independent shops, from gift shops, antique centres and traditional tea shops to boutiques, art galleries and fine-dining restaurants. There are also beautiful parks and gardens and outstanding architecture to admire.

We provide the home
*and you make
it your own*

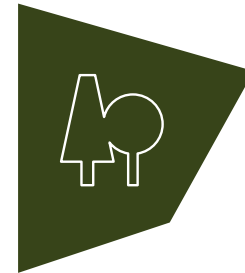




The essentials you need *and all close at hand*



Homes with plenty
of space to grow



Beautiful countryside
in the surrounding area



Paths and cycle routes
on your doorstep



Many good restaurants
and bars close by



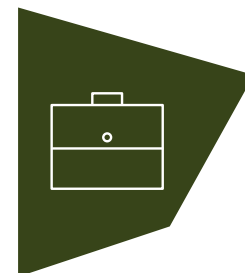
In the catchment of
Rugby Free Secondary School



Five local supermarkets
close by



Three shopping
centres nearby



Several business
centres nearby



Handy access to M1, M6
and A14

New roots and your routes



1. Rugby Diamond Wood Country Park
2. Ashlawn School
3. Paddox Primary School
4. Olivia's Coffee House
5. The Bell Inn
6. Hillmorton Locks
7. Rugby Free Secondary School
8. Sainsbury's
9. The Queens Diamond Jubilee Centre
10. Café Vin Cinq Restaurant
11. The Hideout
12. Rugby Central
13. La Casa Loco
14. Caldecott Park
15. Lidl
16. The George Pub



Sports

You will find Anytime Fitness and Nuffield Health nearby, alongside specialist boxing and martial arts studios. There are also plenty of independent rugby clubs for the rugby enthusiasts.

Anytime Fitness
2.2 miles by car*

Nuffield Health
3 miles by bike*



Theatre

Rugby Theatre is a highly regarded amateur performing arts venue, with dedicated teams putting on big budget musicals, modern drama, classic plays and farces.

There are approximate 100 nights of live performances a year, but the Royal Theatre also doubles as a cinema showing independent movies and new Hollywood releases.

Rugby Theatre
2.6 miles by car*



Eat & Drink

The town centre has a wonderful selection of cafés, bars and restaurants to enjoy. With a mix of chains alongside local establishments, you are spoilt for choice.

Rugby Town Centre
2.1 miles by car

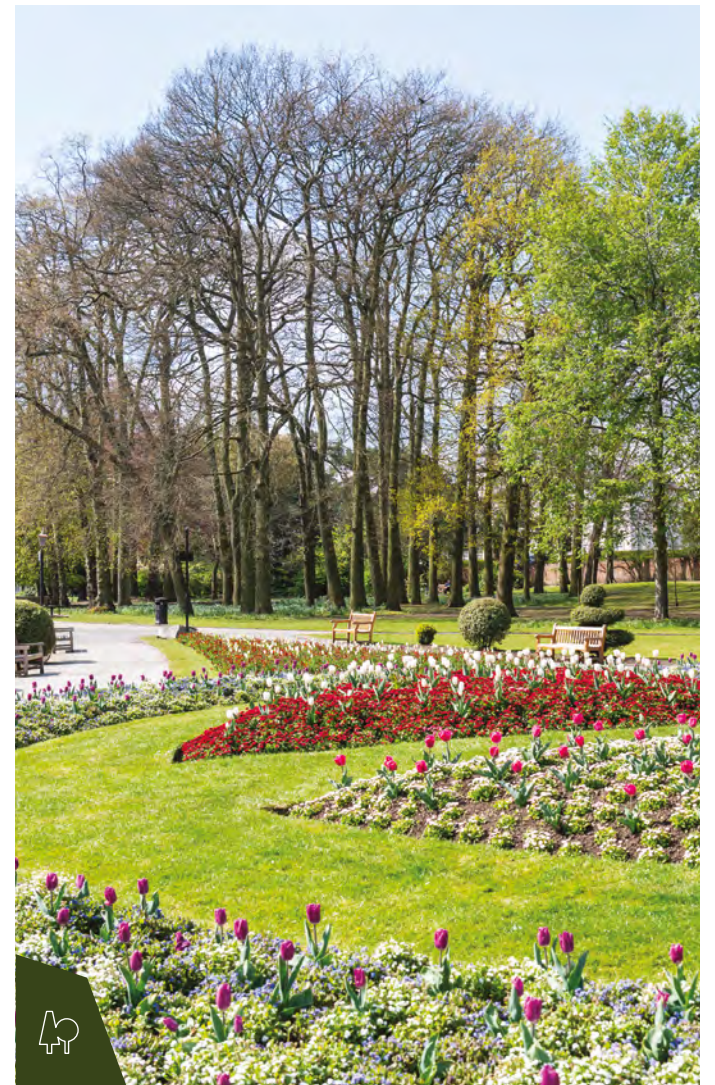
Cafe Vin Cinq
1.7 miles

La Casa Loco
1.8 miles

The Merchants Inn
1.8 miles

Bacco Lounge
2.3 miles

* Distances taken from [google.co.uk/maps](https://www.google.co.uk/maps)



Parks

Rugby has plenty of beautiful urban green spaces. Caldecott Park is on land bought from the last Lord of the Manor, Thomas Caldecott in 1903. It lies just behind the council building and Benn Hall on the north side of the city centre and has been awarded a Green Flag every year since it was regenerated a decade ago.

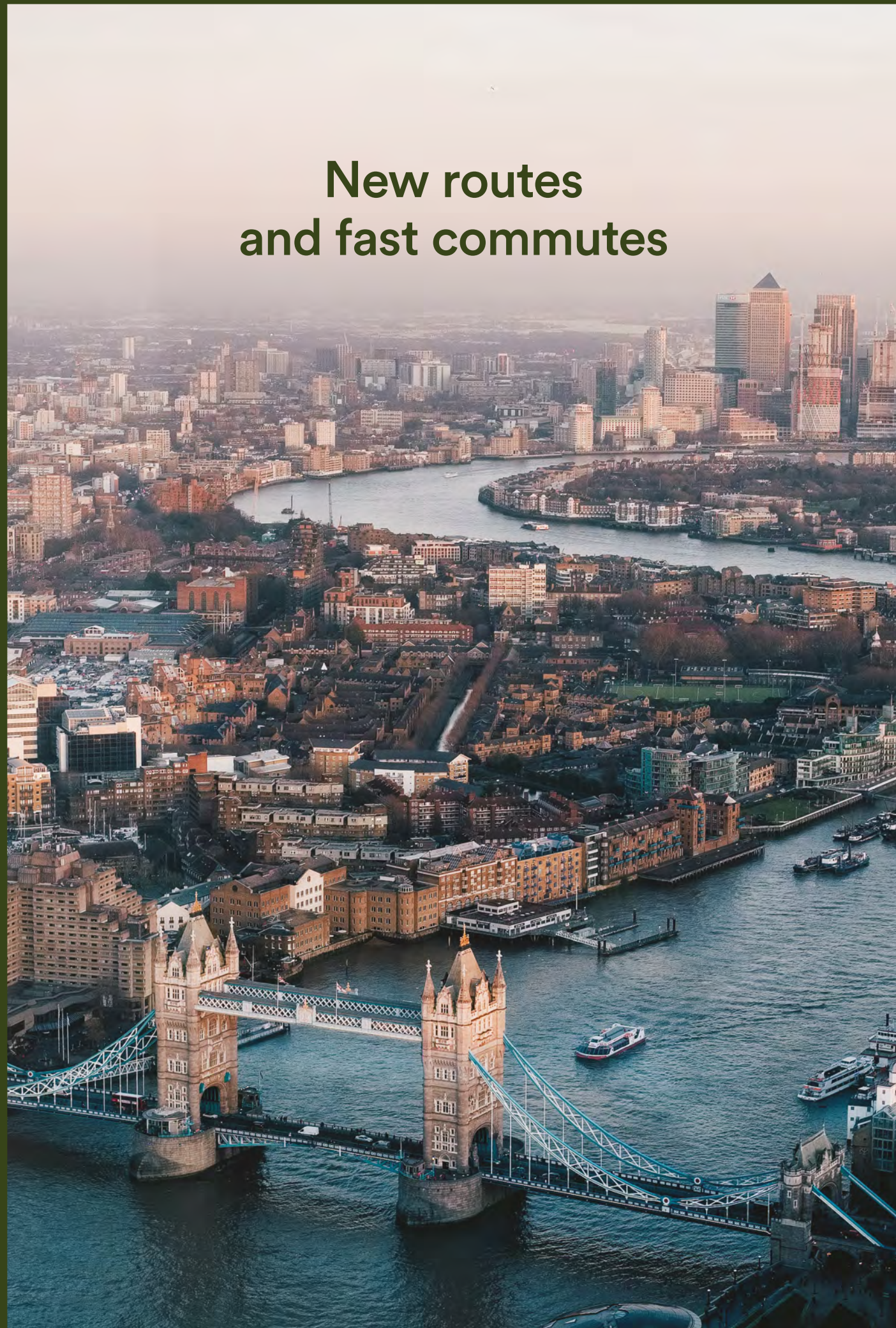
Caldecott Park
2.4 miles by car

Rugby Great Central Walk
2.8 miles by car

Draycote Water
4.1 miles

Swift Valley Country Park
4.7 miles

New routes and fast commutes



Rugby Train Station



Rugby High Street

Rugby Station has frequent trains which will take you to nearby towns like Coventry and Birmingham. Big City commuters can get into London Euston in less than an hour.

Located on Junction 18 of the M1, Junction 1 of the M6 and the A14 heading east to Cambridge, Rugby is surrounded by countryside, so is ideal for those looking for a home in the country. It has great transportation links with around 80% of the country within a two-hour drive.

For those who would rather travel by bike or walk are well taken care of, with a wide variety of cycle and walking routes to choose from.



By rail from Rugby Station

Coventry	10 mins
Birmingham New Street	35 mins
London Euston	57 mins
Oxford	1 hr 13 mins
Gatwick	2 hrs 6 mins



To the airports by car from Ashlawn Rise

Birmingham	41 mins
East Midlands	46 mins
Luton	1 hr 7 mins
Stansted	1 hr 40 mins
Heathrow	1 hr 51 mins



By road from Ashlawn Rise

Elliott's Field Shopping Park	11 mins
Rugby Station	7 mins
Caldecott Park	7 mins
M1 J18	15 mins
Birmingham	43 mins



By cycle from Ashlawn Rise

Rugby Central	11 mins
Rugby Station	16 mins

Train times taken from nationalrail.co.uk
Distances taken from google.co.uk/maps



Mid-morning bites
and afternoon
delights

Town and country

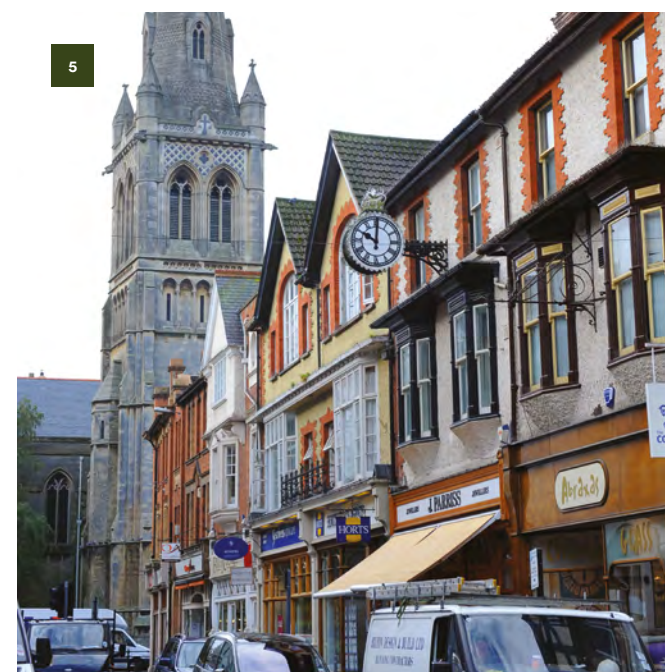
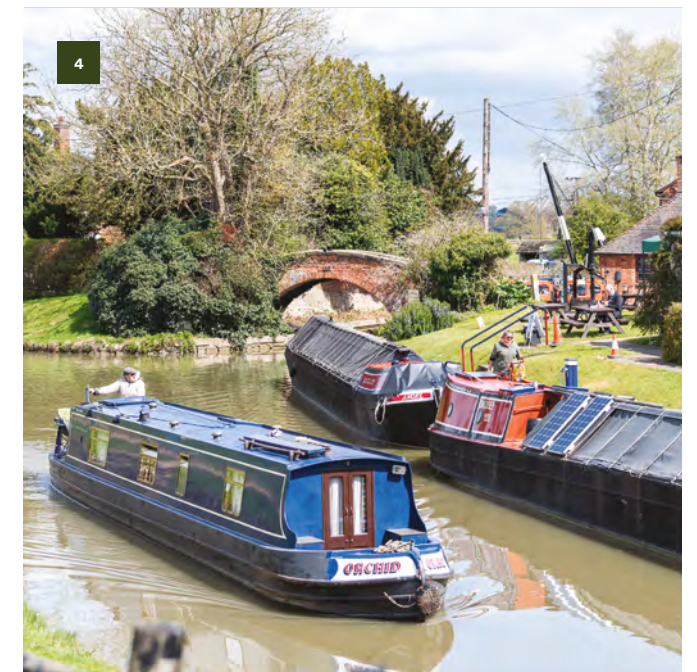
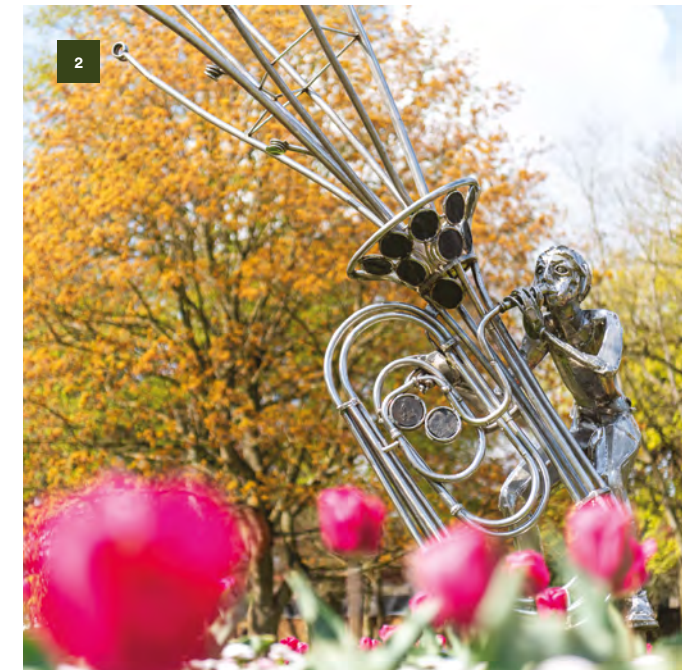
A market town that gave birth to a sport played by millions around the world, Rugby is considered to be one of the top 15 best places to live and work in the UK.

There is a wide range of amenities, rich local history, a beautiful town centre and strong transport links. The old industrial centre was recently modernised and is now the home to a great selection of bars and restaurants. Rugby is also known for having excellent schools.

The thriving main shopping area in Rugby is in the streets around the Clock Tower, two of which, High Street and Sheep Street are pedestrianised. A short bus or car journey takes you into the town centre where you can enjoy a wide range of options including lively restaurants and plenty of watering holes. Popular restaurants include Café Vin Cinq, La Casa Loco and Bacco Lounge.

There are plenty of opportunities to explore the great outdoors. If you like to walk or cycle, the Draycote Water Country Park route is perfect.

1. St Andrew's
2. Caldecott Park
3. Izzy Loops Home Interiors
4. Canal
5. Rugby Town Centre
6. Elliott's Field





Beautifully designed
*and ready
for living*



Typical L&Q show home photography



Specification

All the homes located within Ashlawn Rise have a fully inclusive specification throughout and will be covered by NHBC warranty. Each home will have allocated parking, shed and a turfed garden including paving.

Kitchen



Wall & Floor Finishes



- Modern kitchen cabinets with a complementary worktop and matching upstand
- Full height stainless steel splashback behind the hob
- Under cupboard lighting
- Stainless steel 1.5 bowl sink with accompanying chrome mixer tap
- Fully integrated appliances including oven, gas hob, fridge/freezer, dishwasher, washing machine and integrated extractor

- White emulsion painted walls and ceilings
- White satin architraves and skirting boards
- 1 and 2 bedroom houses will feature Amtico flooring to open-plan living/kitchen/dining areas, bathroom, cloakroom and ground floor hallways.
- Neutral fitted carpets will be fitted to the stairs and first floor hallway (if applicable) and bedroom(s)
- 3 and 4 bedroom houses will feature Amtico flooring to bathroom, cloakroom and kitchen only. Neutral fitted carpets will be fitted to the lounge, bedrooms, stairs and ground and first floor hallways

Bathroom



Electrical and Heating



- Modern white sanitaryware including floor mounted WC and basin with chrome basin tap
- Steel bath with bath panel, shower screen over the bath, chrome bath mixer tap, thermostatic shower valve with overhead shower and hair wash attachment
- Fitted mirror
- Chrome towel radiator

- Low energy chrome LED downlights to kitchen and bathrooms
- Pendant lights to living areas, bedrooms, hallways, landings and store cupboards
- White switches and sockets
- White shaver point in bathrooms
- Mains operated ceiling mounted smoke/heat detector

Bedroom



General



- Fitted carpet
- Fitted wardrobe with mirrored hinged doors to Bedroom 1 only

- White internal doors
- Chrome door furniture
- Private turfed garden with paved area and outdoor tap to every home
- NHBC 12-year Warranty
- Allocated car parking

The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.



Better places *and better lives*

At L&Q we believe passionately that people's health, security and happiness depend on where they live.

With nearly 60 years experience, we have what it takes to do things right. We aim to deliver great service to every customer, every time, and we're always looking for ways to improve ourselves.

Our relationships are built on trust, transparency and fairness and we're there when we're needed – locally responsive and working hard to keep the communities we serve safe and vibrant.

Because our social purpose is at the core of what we do, we reinvest all of the money that we make into our homes and services.

We create better places to live by delivering homes, neighbourhoods and housing services that people can afford.

We are L&Q.

A man and a woman are in a modern living room. The man, on the left, is standing and holding a glass. The woman, on the right, is sitting on a blue sofa, also holding a glass. The room features a large window with grey blinds and white curtains, a white radiator, a black coffee table with a fruit basket, and a black dog lying on the sofa. The background includes a white door and framed artwork on the wall.

Invest for the future
and own your home

L&Q offer an extensive range of Shared Ownership homes across the country. We can help you buy a home in a way that works for you.

Shared Ownership makes it possible to own your home – even if you feel priced out of the property market. It's an affordable home ownership scheme designed as a stepping-stone to outright ownership if you can't afford to buy a home on the open market.

To find out more visit
lqhomes.com/shared-ownership

Buying a Shared Ownership home with L&Q

With Shared Ownership you start by buying a share in your home and then progress to full ownership by buying more shares. Your deposit will be 5% to 10% of the share you are buying. You pay a mortgage on the share you own and a rent to L&Q on the share you don't own.

Am I Eligible?

To buy a home under the Shared Ownership scheme you must meet these basic requirements:

- have a combined annual household income under £80,000, or £90,000 in London
- not own a property, or part of a property, at the time of completing on your purchase
- be 18 years or older and be able to obtain a mortgage

Complete our Shared Ownership Application form to confirm your eligibility.

Are some applicants prioritised?

Some developments may initially be reserved for those who live or work locally, but in most cases the development is open to everyone so please register if you are interested. You can find out more about the development eligibility criteria on our website or by speaking to the Sales Team.

Is Shared Ownership really affordable?

The best way to find out if Shared Ownership is affordable for you is to speak to an independent mortgage advisor about your finances. They will help you determine what is affordable and help you make the right decision. You will need a deposit and will also need to cover the costs of buying a home. These costs include things like the reservation fee, mortgage valuation fee, removal costs and utility connection charges.

Can I buy more shares in my home?

Yes, this process is known as staircasing. You can also sell the share you own at any time, either via the L&Q Resales team or on the open market.

If you have any questions about the application form please contact the Homebuy Application Team at applications@lqgroup.org.uk or call **0300 456 9997** opt 1, Monday to Friday 9am-5pm
You can learn all about Shared Ownership at lqhomes.com/shared-ownership

Getting started with L&Q Shared Ownership



Step 1: Confirm your eligibility

Complete the online L&Q Shared Ownership Application form at lqhomes.com/apply. If you're purchasing a home with a friend or partner, remember to complete the Joint Application section of the form.



Step 2: Reserve your home

Browse our website and find a home that's right for you. Book a viewing and visit the show home, once you've chosen your home reserve it with a payment of £500. Homes will be allocated based on priority.



Step 3: We make you an offer

Once you have paid your reservation fee, we will verify your identity. If the result of this check is satisfactory, we'll contact you to make an offer of a home.

Buying a Shared Ownership home

After we have made you an offer



Step 1: Meet a mortgage advisor

When you accept the offer, it will be subject to a financial assessment with an independent mortgage advisor (IMA). They will assess what share you can afford to purchase and arrange your mortgage application for you.



Step 2: You appoint a solicitor

Everyone who buys a home needs to appoint a conveyancing solicitor to work on their behalf. We can provide details of solicitors who specialise in shared ownership.



Step 3: We exchange contracts

The Memorandum of Sale (MOS) will give a date by which to exchange contracts. This makes your intention to buy a home through L&Q a legally binding agreement.



Step 4: Completion day arrives!

Your mortgage lender will give your solicitor the money to buy your home and complete the sale. Congratulations on purchasing your new home!



Step 5: Time to collect your keys

We will make arrangements to meet you at your home and hand over your keys. We will also walk you through your new home and talk you through your Home User Guide.

We're here and ready to help

When you're ready to move in, L&Q will give you a personal introduction to your new L&Q home.

The L&Q new homes warranty
We will demonstrate how to operate your appliances and heating and talk you through any special features, all of which will be detailed in your Home User Guide.

We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all of our homes also come with an L&Q new homes warranty.

This lasts for two years from the date of legal completion. For the 2-year period, we guarantee items supplied as part of your new home, covering repairs needed due to faulty workmanship or materials. The NHBC Buildmark cover is valid for 10 years from the date the building was finished.

Your Sales Associate can provide you with more details on the L&Q warranty and NHBC Buildmark cover. You can also access the full terms and conditions on our website: lqgroup.org.uk



A selection of other L&Q developments



Beauchamp Park
Warwick
lqhomes.com/beauchamppark



L&Q at Willow Grove
Bedford
lqhomes.com/willowgrove



L&Q at Huntley Wharf
Reading
lqhomes.com/huntleywharf

Ashlawn Rise
Ashlawn Road
Rugby
CV22 5QE

@ ashlawnrise@lqgroup.org.uk
☎ 0333 321 1778
🌐 lqhomes.com/ashlawnrise

Disclaimer
All information in this document is correct at the time of publication going to print June 2023. The contents of this brochure should not be considered material information for the purposes of purchasing a home. No image or photograph (whether computer generated or otherwise) is taken as a statement or representation of fact, and no image or photograph (whether computer generated or otherwise) forms part of any offer, contract, warranty or representation. Registered office: L&Q, 29-35 West Ham Lane, Stratford, London E15 4PH. Homes & Communities Agency L4517. Registered Society 30441R Exempt charity. Details correct at the time of going to print May 2023. Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage.

Registered office: L&Q, 29-35 West Ham Lane, Stratford, London E15 4PH. Homes & Communities Agency L4517. Registered Society 30441R Exempt charity. Details correct at the time of going to print May 2023. Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage.



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