



# ASHLAWN RISE

Floorplan, Siteplan and  
Specification Brochure



**L&Q**

Image is a CGI and is for indicative purpose only

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



# Siteplan

Each home in this impressive new development has been perfectly considered, from manageable gardens, allocated parking and a contemporary design inside and out, there is no better place to call home.

## Property Key

### 2 Bedroom Houses

■ The Ashenford  
Plots 57 & 58

### 3 Bedroom Houses

■ The Benford  
Plots 59, 60, 81, 82, 83, 84, 85, 86,  
87, 88, 89, 90, 106, 107, 108 & 109

### 4 Bedroom Houses

■ The Lydford  
Plots 68, 70, 71, 112 & 113

■ Market Sale

■ Affordable Rent



Please note that the properties are currently under construction. For further clarification regarding specific individual plots, please ask our Sales Associates. Any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our current intention to build in accordance with this layout including the locations of Market Sale, Shared Ownership, Private Rent and other tenures shown. However, there may be occasions when house designs, boundaries, landscaping and positions of roads and footpaths, play areas and other facilities or amenities, or the type of tenure or tenure location, may change as the development proceeds and as properties are marketed. The layout shown and type of tenures included is subject to amendments resulting from changes to the planning permission and planning obligations for the development. Depictions of the layout should be used as guidance only. No site map (whether computer generated or otherwise) forms part of any offer, contract, warranty, or representation and are for illustrative and guidance purposes only, quality of this technology may vary. In relation to computer generated images, minimum dimensions have been used to generate this image and as a result dimensions may vary (and should not be relied on by you).



Images depict a typical L&Q show home

# Specification

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

## Kitchen



- Contemporary kitchen cabinets with soft close doors and drawers and a complementary worktop and matching upstand
- Full height stainless steel splashback behind the hob
- LED under cupboard lighting
- Stainless steel 1.5 bowl sink with accompanying chrome mixer tap
- Fully integrated appliances including oven, gas hob, 70/30 fridge/freezer, dishwasher, washing machine and integrated extractor. Freestanding washing machine in 2 bedroom plots only.

## Bathroom



- 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
- Fitted mirror
- Chrome towel radiator
- 4 bedroom houses will include an en suite with floor mounted WC and basin and separate shower with thermostatic shower valve and overhead shower

## General



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

## Bedroom



- Fitted carpet
- Fitted wardrobe to bedroom 1 only

## Electrical and Heating



- Low energy white LED downlights to kitchen and bathrooms
- Pendant lights to living areas, bedrooms, hallway, landings and under stairs store
- White switches and sockets
- White shaver point in bathrooms
- Mains operated ceiling mounted smoke/heat detector
- External light to the front and rear of each home

## Wall & Floor Finishes



- White emulsion painted walls and ceilings
- White satin architraves and skirting boards
- 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 and bedrooms
- 3 and 4 bedroom houses will feature Amtico flooring to bathroom, cloakroom and kitchen only. Neutral fitted carpets will be fitted to the living room (or living/dining room if applicable), bedrooms, stairs and ground and first floor hallways
- Full height tiling to bath/shower area, splashback tiling behind toilet and basin
- Tiled splashback to downstairs WCs

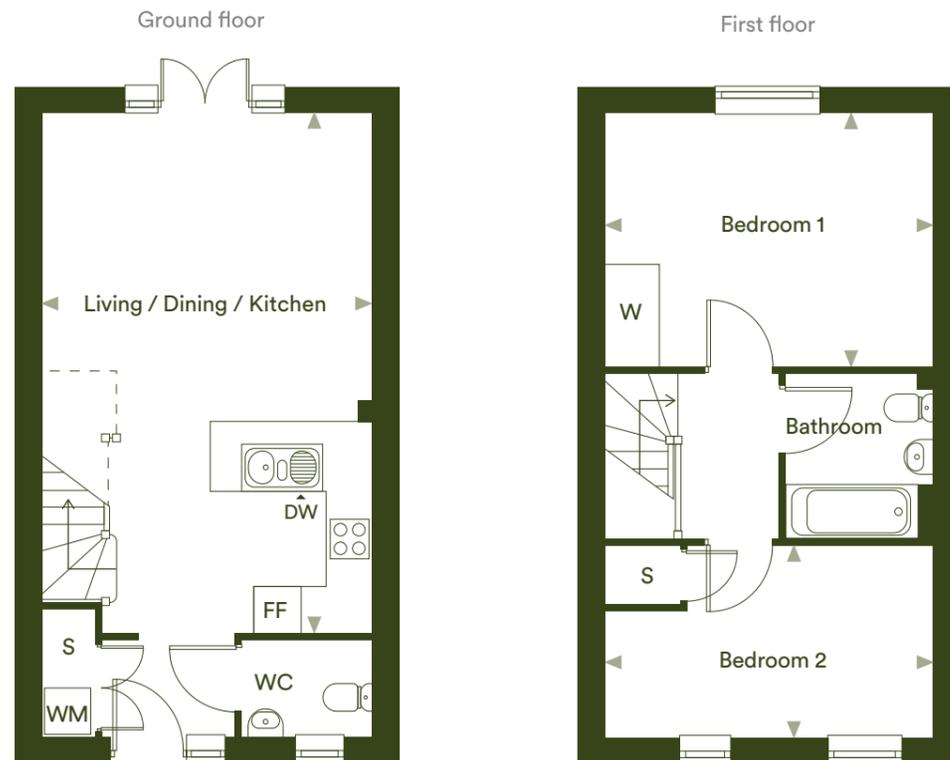
The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated 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.

# Two bedroom house

The Ashenford

Plot 57 & 58\*

\* Denotes handed plot



### Room Dimensions

Living / Dining / Kitchen	4.38m x 6.80m	14' 4" x 22' 3"
Bedroom 1	4.38m x 3.27m	14' 4" x 10' 7"
Bedroom 2	4.38m x 2.55m	14' 4" x 8' 4"
<b>Total Internal Area</b>	<b>71.6 m<sup>2</sup></b>	<b>771 ft<sup>2</sup></b>

### Gardens

Plot 57	55 m <sup>2</sup>	592 ft <sup>2</sup>
Plot 58	50 m <sup>2</sup>	538 ft <sup>2</sup>

- W - Wardrobe
- WC - Cloakroom
- FF - Fridge/Freezer
- WM - Washing Machine
- S - Storage

The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. For further clarification regarding specific individual plots, please ask our Sales Advisors.

# Three bedroom house

The Benford

Plot 59, 60\*, 81, 82, 83\*, 84, 85, 86\*, 87, 88\*, 89, 90\*, 106\*, 107, 108\* & 109

\* Denotes handed plot



### Room Dimensions

Living / Dining Room	4.84m x 4.48m	15' 10" x 14' 7"
Kitchen	2.78m x 3.47m	9' 1" x 11' 4"
Bedroom 1	4.13m x 3.15m	13' 6" x 10' 4"
Bedroom 2	2.29m x 3.56m	7' 6" x 11' 8"
Bedroom 3	2.48m x 3.38m	8' 1" x 11' 1"
<b>Total Internal Area</b>	<b>85.6 m<sup>2</sup></b>	<b>921 ft<sup>2</sup></b>

- DW - Dishwasher
- O - Oven
- W - Wardrobe
- WC - Cloakroom
- FF - Fridge/Freezer
- WM - Washing Machine
- S - Storage

### Gardens

Plot 59	54 m <sup>2</sup>	581 ft <sup>2</sup>	Plot 106	60 m <sup>2</sup>	646 ft <sup>2</sup>
Plot 60	68 m <sup>2</sup>	732 ft <sup>2</sup>	Plot 107	51 m <sup>2</sup>	549 ft <sup>2</sup>
Plot 81	60 m <sup>2</sup>	646 ft <sup>2</sup>	Plot 108	53 m <sup>2</sup>	570 ft <sup>2</sup>
Plot 82	68 m <sup>2</sup>	732 ft <sup>2</sup>	Plot 109	63 m <sup>2</sup>	678 ft <sup>2</sup>
Plot 83	54 m <sup>2</sup>	581 ft <sup>2</sup>			
Plot 84	60 m <sup>2</sup>	646 ft <sup>2</sup>			
Plot 85	84 m <sup>2</sup>	904 ft <sup>2</sup>			
Plot 86	54 m <sup>2</sup>	581 ft <sup>2</sup>			
Plot 87	60 m <sup>2</sup>	646 ft <sup>2</sup>			
Plot 88	66 m <sup>2</sup>	710 ft <sup>2</sup>			
Plot 89	60 m <sup>2</sup>	646 ft <sup>2</sup>			
Plot 90	70 m <sup>2</sup>	753 ft <sup>2</sup>			

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# Four bedroom house

The Lydford

Plot 68, 70, 71\*, 112\* & 113

\* Denotes handed plot



## Room Dimensions

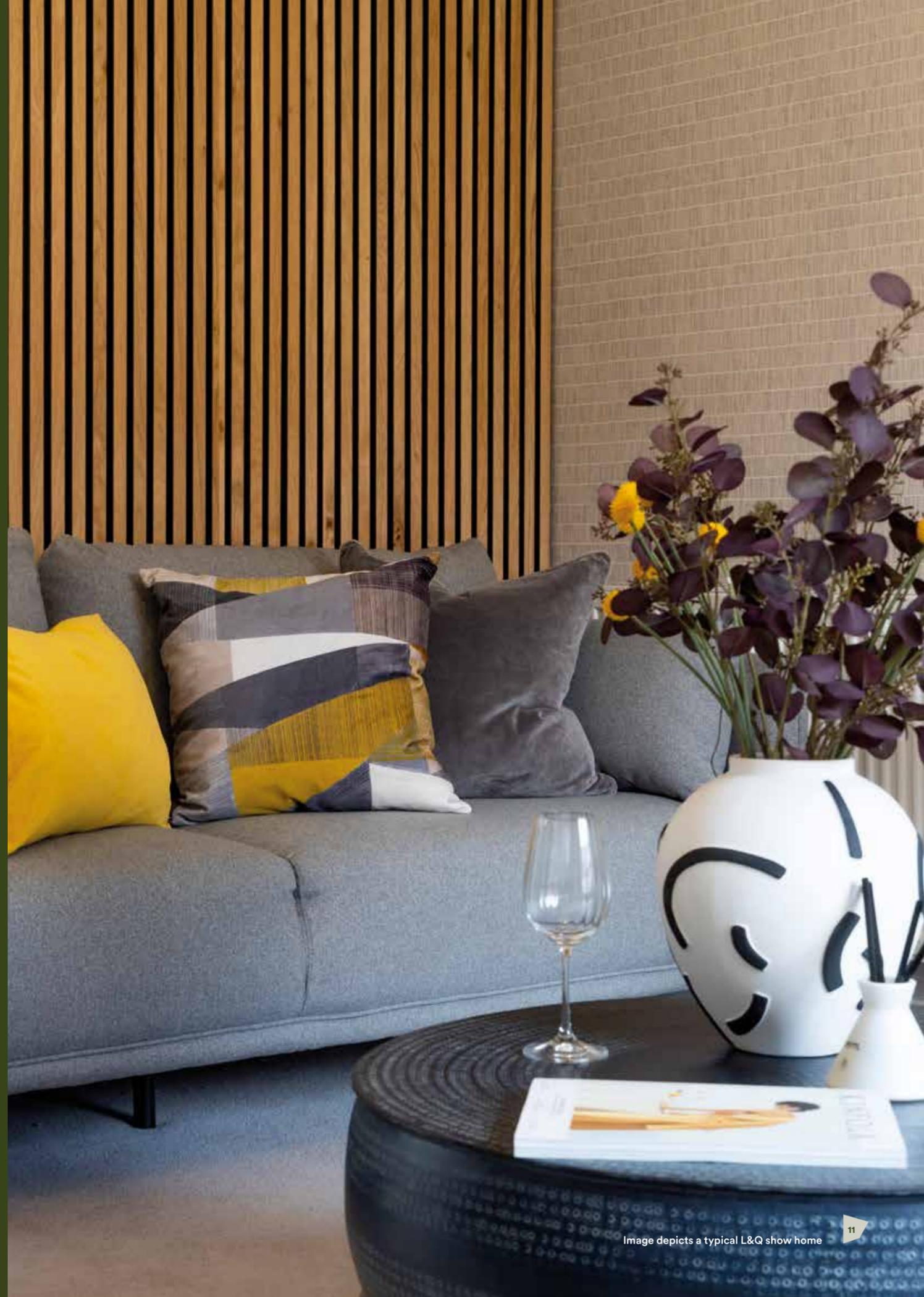
Kitchen / Dining	5.43m x 3.43m	17' 9" x 11' 3"
Living Room	3.33m x 4.47m	10' 11" x 14' 7"
Bedroom 1	3.21m x 3.83m	10' 6" x 12' 6"
Bedroom 2	3.21m x 3.39m	10' 6" x 11' 1"
Bedroom 3	2.15m x 3.33m	7' 0" x 10' 11"
Bedroom 4	2.15m x 2.26m	7' 1" x 7' 4"
<b>Total Internal Area</b>	<b>102.1 m<sup>2</sup></b>	<b>1099 ft<sup>2</sup></b>

## Gardens

Plot 68	77 m <sup>2</sup>	829 ft <sup>2</sup>
Plot 70	99 m <sup>2</sup>	1,066 ft <sup>2</sup>
Plot 71	90 m <sup>2</sup>	969 ft <sup>2</sup>
Plot 112	93 m <sup>2</sup>	1,001 ft <sup>2</sup>
Plot 113	63 m <sup>2</sup>	678 ft <sup>2</sup>

DW - Dishwasher  
 O - Oven  
 W - Wardrobe  
 WC - Cloakroom  
 FF - Fridge/Freezer  
 WM - Washing Machine  
 S - Storage

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## Investing in homes *and neighbourhoods*

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.

# 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.

## 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.

## 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.

If you have any questions about the application form please contact the Homebuy Application Team at [applications@lqgroup.org.uk](mailto: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](http://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](http://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.

## Getting started with L&Q Shared Ownership

After we have made you an offer



### Step 1: Meet your financial 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 negotiator 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](http://lqgroup.org.uk)



## L&Q Achievements



## A selection of other L&Q developments



Beauchamp Park  
Warwick  
[lqhomes.com/beauchamppark](http://lqhomes.com/beauchamppark)



L&Q at Willow Grove  
Wixams  
[lqhomes.com/willowgrove](http://lqhomes.com/willowgrove)



L&Q at Bankside Gardens  
Reading  
[lqhomes.com/banksidegardens](http://lqhomes.com/banksidegardens)

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📞 0333 321 1778

🌐 [lqhomes.com/ashlawnrise](http://lqhomes.com/ashlawnrise)

Phase 2 Taylor Wimpey

### Disclaimer

All information in this document is correct at the time of publication going to print August 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. 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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Registered Society 30441R Exempt charity.

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