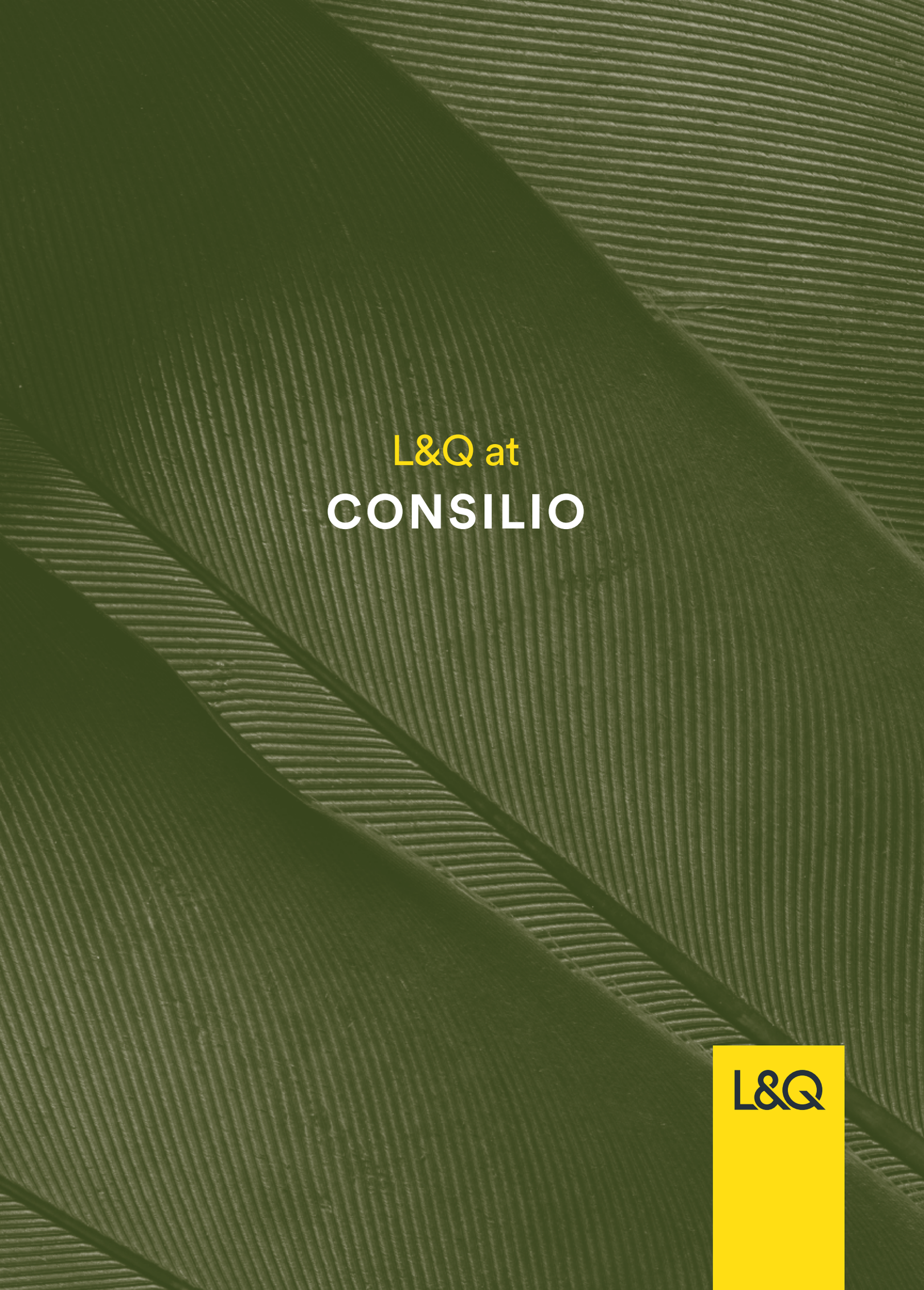


L&Q at

CONSILIO

L&Q

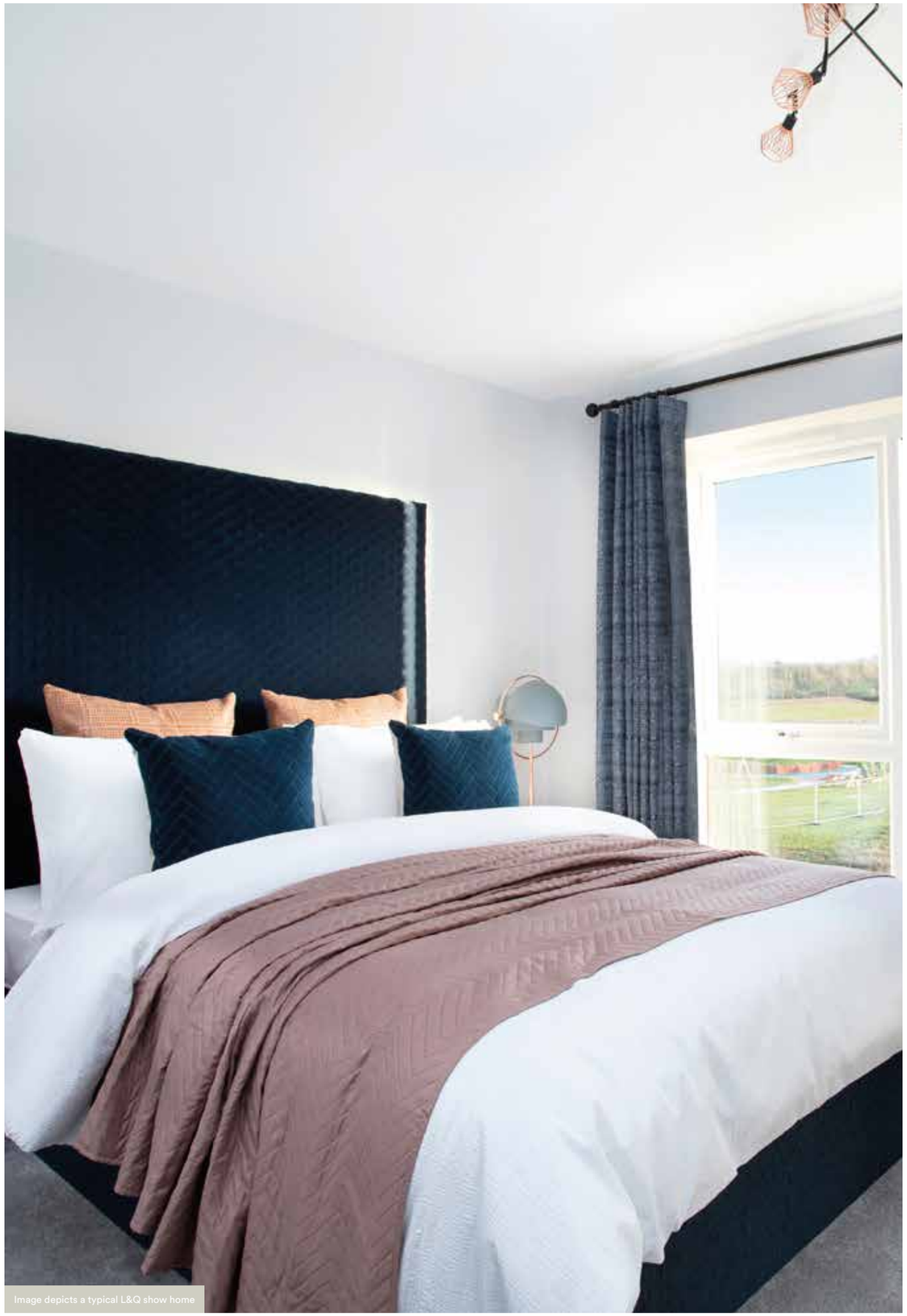


Image depicts a typical L&Q show home

A step on the ladder *and a foot in the door*

L&Q at Consilio presents a new collection of Shared Ownership homes in Stratford-upon-Avon, the birthplace of William Shakespeare.

This collection of 2 and 3 bedroom homes, have been designed in a contemporary style and bring high quality homes to the community.

At L&Q at Consilio you are never far from the bustling town centre which surrounds the stunning River Avon, whilst being in a secluded, friendly village that embodies the best qualities of English country living. A peaceful home in what's certain to become a warm, welcoming community in the green heart of England awaits you.

Placing a large emphasis on quality, all of our homes at L&Q at Consilio come with a high specification so you can move in to your new home hassle-free. Enjoy spacious homes suited to the rich and varied lifestyle you and your family are bound to have here.

We provide the home

and you make it your own

CGI view of L&Q at Consilio is indicative only



Royal Shakespeare Theatre and River Avon

The essentials you need

and all close at hand

Homes with plenty of space to grow

Beautiful countryside in the surrounding areas

Paths and cycle routes along the River Avon

Historic buildings home to restaurants and bars

In the catchment of an Ofsted Outstanding primary school

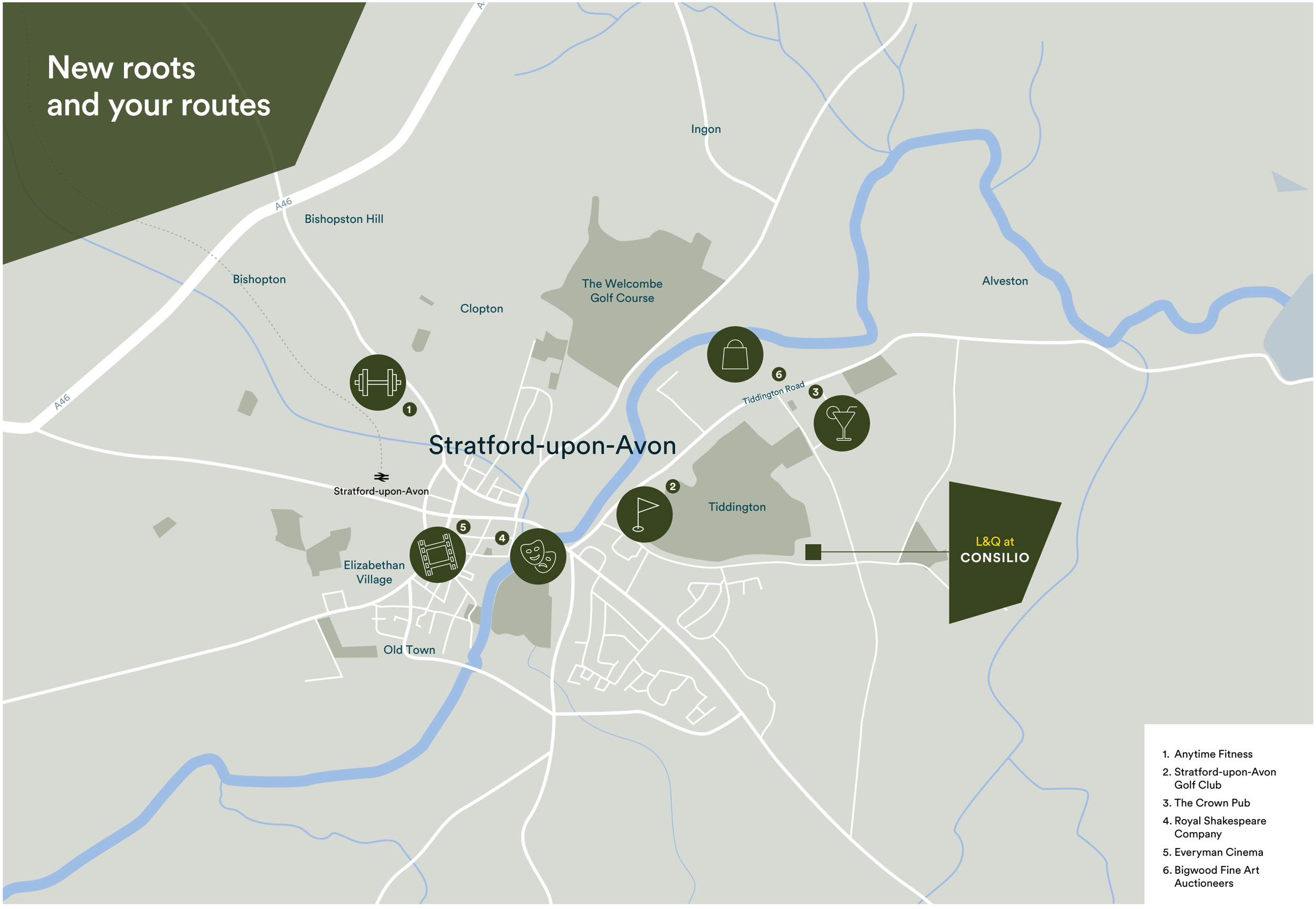
Five local supermarkets close to home

Three shopping centres nearby

Six gyms and sports centres nearby

Handy access to the M40 and Birmingham

New roots and your routes



1. Anytime Fitness
2. Stratford-upon-Avon Golf Club
3. The Crown Pub
4. Royal Shakespeare Company
5. Everyman Cinema
6. Bigwood Fine Art Auctioneers



Sports

You'll find branches of Anytime Fitness and Xtreme Gym in the town alongside specialist yoga and pilates studios, plus several independent spa facilities.

Anytime Fitness
2.4 miles by bike*



Riverside

To enjoy a healthy outdoor lifestyle choose from walking or running along the River Avon, cycling in the peaceful Warwickshire countryside or a few rounds at the nearby Stratford-upon-Avon Golf Club.

Stratford-upon-Avon Golf Club
1.2 miles by bike*



Eat & Drink

Should you decide to make your home at L&Q at Consilio, you won't have to leave the village if you'd like to eat out or go for a drink. The Crown is a family-friendly locals' pub and Connolly's tapas bar often has live entertainment.

The Crown pub
0.9 miles by foot*



Theatre

If you fancy your chances of rubbing shoulders with the actors performing at Stratford's Royal Shakespeare Company and Other Place theatres, they sometimes like to unwind at Cox's Yard and the Dirty Duck.

Stratford's Royal Shakespeare Company
1.8 miles by bike*



Shopping

Whether you fancy boutique shopping at the vibrant courtyard of Bell Court, or discovering all your favourite high street chains at The Maybird Centre, there are plenty of chances to find something special.

Bell Court
2.0 miles by bike*



Culture

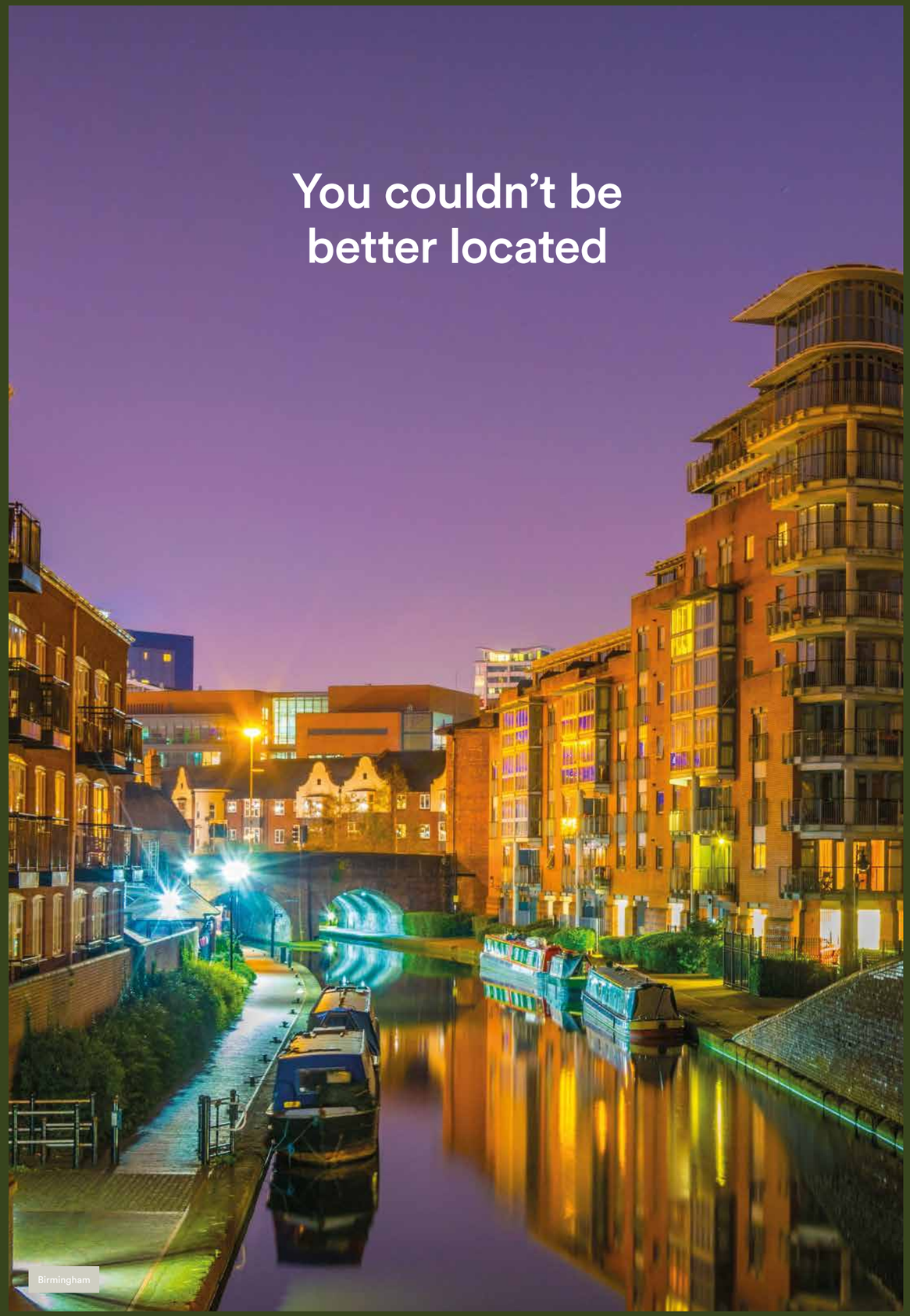
Apart from the delights of the famous theatre, there are excellent independent cinemas such as Everyman at Bell Court and the modern two-screen Stratford-upon-Avon Picturehouse.

Everyman Cinema
1.8 miles by bike*

* Distances taken from google.co.uk/maps

Relax, unwind and make the most of the countryside

You couldn’t be better located



Birmingham



Central Birmingham at night



London Marylebone Station

At L&Q at Consilio, you’re in the heart of the countryside but also well-connected. You’re a few miles from the M40.

Birmingham is roughly 20 miles from Stratford-upon-Avon, which makes the area popular with commuters. There are trains on the hour from Stratford-upon- Avon and the journey takes just under an hour. There is a direct link from Stratford-upon-Avon to London Marylebone, roughly two hours away.

If you’re heading further afield, Birmingham International airport is about 40 minutes from L&Q at Consilio by car.

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



By rail from Stratford-Upon-Avon

Royal Leamington Spa	33 mins
Birmingham New Street	48 mins
London Paddington	2 hrs 27 mins

To the airports by car from L&Q at Consilio

Birmingham	37 mins
East Midlands	1 hr 4 mins
Nottingham	1 hr 16 mins
Luton	1 hr 36 mins

By road from L&Q at Consilio

Stratford-Upon-Avon town centre	10 mins
Warwick	22 mins
Royal Leamington Spa	26 mins
Birmingham New Street	49 mins

By cycle from L&Q at Consilio

Stratford-Upon-Avon Station (2.4 miles)	15 mins

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

Mid morning bites and afternoon delights

Live life to the fullest

When you choose a home at L&Q at Consilio, you introduce yourself to a varied lifestyle with something to suit everyone. Stratford-upon-Avon has been voted one of the top 25 places to live in the UK.

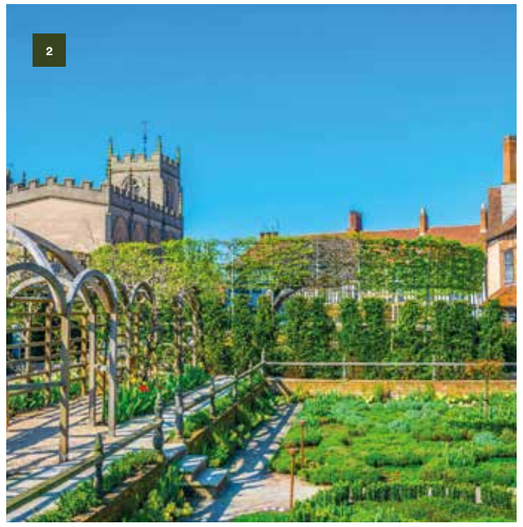
Although it is best known for being the birthplace of William Shakespeare, Stratford-upon-Avon is a surprisingly vibrant, modern town. There are plenty of shopping opportunities in the town, such as Bell Court, home to multiple clothing stores, a boutique cinema and many restaurants.

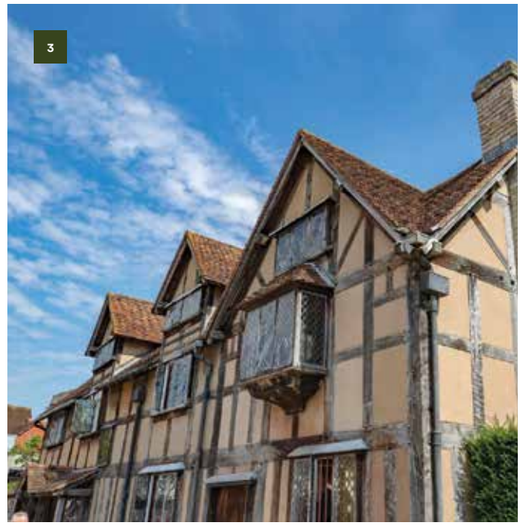
The restaurant and bar scene in Stratford-upon-Avon is lively and varied, with plenty of watering holes to choose from. Popular restaurants include Lambs, a 16th century building that is now a stylish, cosy restaurant with many original features preserved. The Townhouse on Church Street is a restaurant, bar and boutique hotel in a 400-year-old listed building serving your typical British home comforts.

There are plenty of excellent education opportunities around Tiddington, including Stratford-upon-Avon College attracting students from the UK and overseas. Being so close to Stratford upon-Avon is definitely one the great benefits of life at L&Q at Consilio.

1. Lambs Restaurant
2. New Place Gardens
3. Shakespeare's Birthplace
4. Royal Shakespeare Centre
5. Picnicking on the River Avon
6. Stratford-Upon-Avon Golf Course

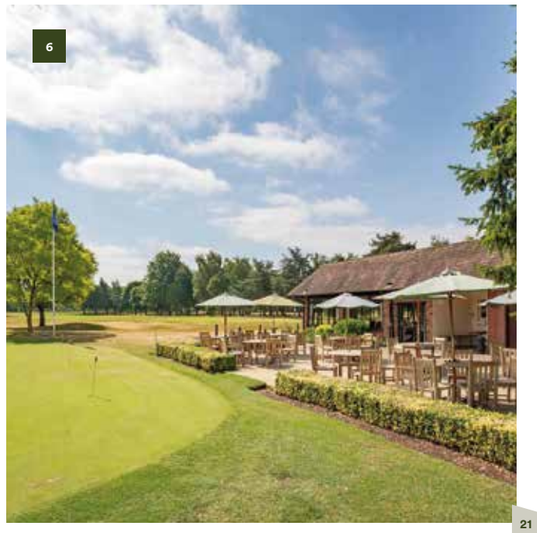


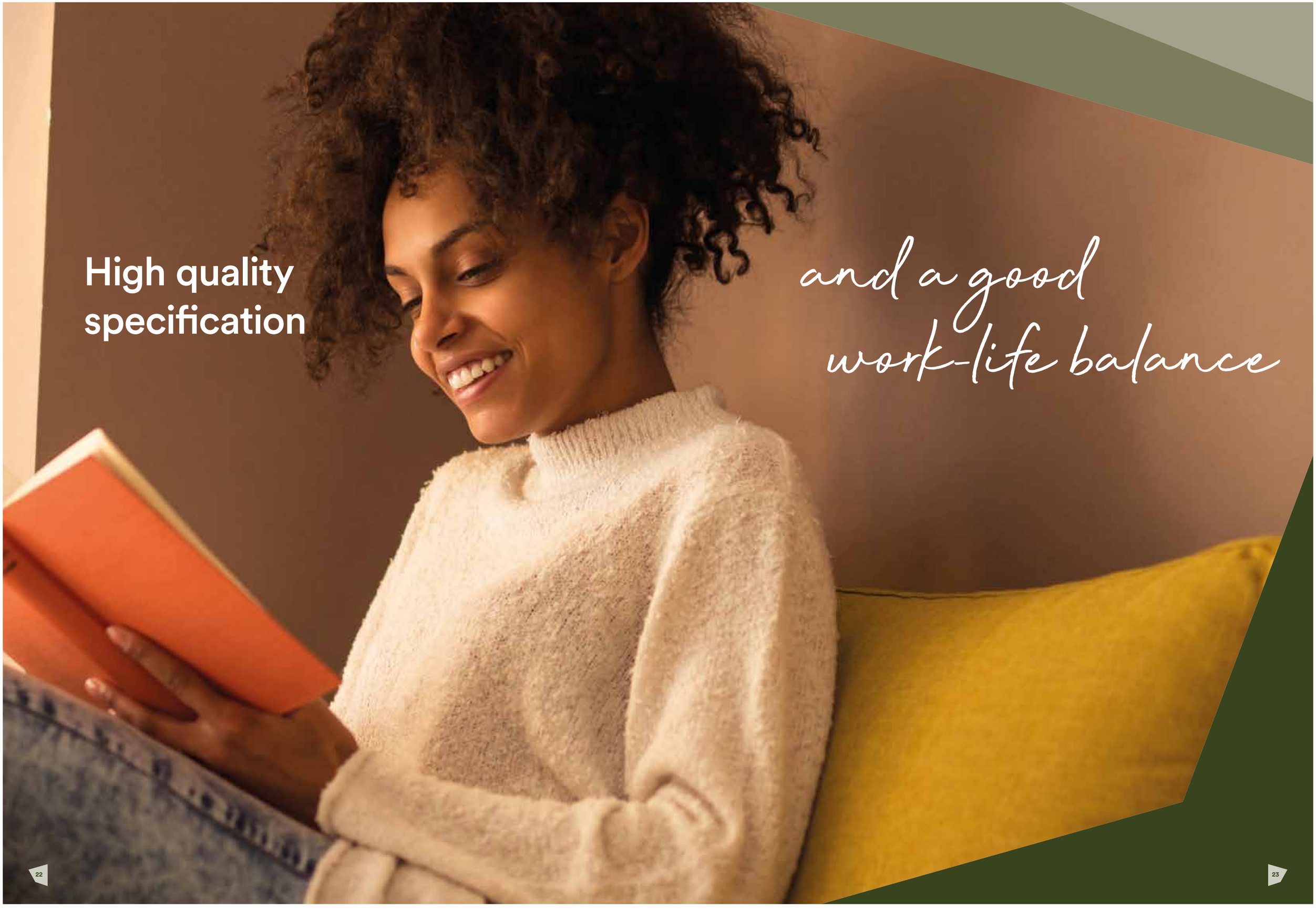











High quality specification
and a good work-life balance





Images depict a typical L&Q show home



Specification

General

- Karndean flooring to open-plan living/ kitchen/ dining areas, ground floor hallways and kitchens
- Neutral fitted carpets to lounge, first floor hallways, stairs and bedrooms
- Tiles to bathroom, cloakroom and en suite floor
- Built in sliding wardrobes to master bedroom with a shelf and hanging rail
- White emulsion to all walls and ceilings
- White satin woodwork
- To the exterior, homes will include an outdoor tap, chrome door number and front gardens will be landscaped in accordance with the landscape design
- External lighting to the front & rear of the property
- Rear gardens will include outdoor tap, turf and a paved area

Electrical and Heating

- Chrome switches and sockets to all rooms.
- LED chrome downlighters to the main bathroom, kitchen and en suite if applicable. Where a house features an open-plan kitchen / dining / lounge, there will be downlighters throughout this area.
- Pendant lighting to bedrooms, hall, landing and living/ dining areas
- Television points to the lounge and master bedroom
- Mains operated ceiling mounted smoke detector

Kitchen

- Contemporary Symphony kitchen with soft close doors and drawers
- ‘Dark Ash’ worktop with matching upstand
- Under cabinet LED lighting
- Stainless steel splashback behind hob
- Stainless steel 1 ½ bowl sink with chrome mixer tap
- Fully integrated BEKO appliances including oven, induction hob, extractor hood, fridge/freezer, washing machine and a full-size dishwasher

Bathroom

- Chrome bath, shower and basin taps
- Contemporary white sanitary-ware
- Bath with glass shower screen
- Chrome heated towel rail
- Full height width mirror to wall and above toilet and basin (if they are on the same wall)
- Chrome shaver socket in the bathroom and en suite if applicable
- Tiling is half-height to the walls where sanitary-ware is fitted but full-height tiling is applied to the bath and shower area

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.

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 subsidised 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. You will also need to apply with your local Help to Buy agent. Details can be found on the development listing on our website.

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 your financial advisor

When you accept the offer, we will arrange an interview with an independent financial advisor (IFA). They will help you choose a solicitor and decide on the right mortgage for you.

Step 2: You appoint a solicitor

Everyone who buys a home needs to appoint a solicitor to work on their behalf throughout the conveyancing process.

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

An L&Q Customer Liaison Manager will make an appointment to meet you at your home and hand over your keys. They 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



Birnam Mews – Warwickshire
lqhomes.com/birnammews



Beauchamp Park – Warwickshire
lqhomes.com/beauchamppark



Saxon Reach – Buckinghamshire
lqhomes.com/saxonreach

L&Q at Consilio

Loxley Road
Stratford-upon-Avon
CV37 7DU

consilio@lqgroup.org.uk
0333 999 8387
lqhomes.com/consilio

Disclaimer
All information in this document is correct at the time of publication going to print January 2021. 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 January 2021. 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.