

L&Q at
**THE WAVENDON
COLLECTION**

L&Q



CGI of L&Q at The Wavendon Collection. Computer generated images are for illustrative purposes only

A well connected neighbourhood *and a community full of life*

Introducing L&Q at The Wavendon Collection, a contemporary new development offering a selection of high-quality homes situated on the outskirts of Milton Keynes.

This stunning collection of 2 & 3 bedroom homes will create a vibrant community where plenty of local amenities are lined up for the future.

The location of L&Q at The Wavendon Collection means you are close enough to enjoy the bustling town of Milton Keynes, but also able to indulge in the peaceful countryside that is within walking

distance of your home. Make your mark as part of this thriving new community.

An exemplary specification is included and we have made sure to include everything that you need in your new home from the very outset. You'll enjoy the comforts of your own private garden, turfed and ready to enjoy all year round.

We provide the home

*and you make
it your own*

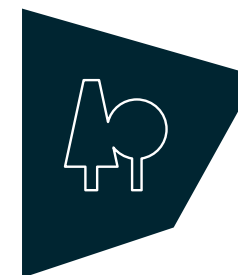




The essentials you need *and all close at hand*



Homes with plenty
of space to grow



Beautiful countryside
in the surrounding area



Paths and cycle routes
on your doorstep



Plenty of restaurants and bars
in central Milton Keynes



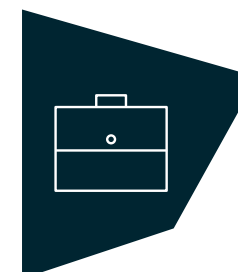
In the catchment of Ofsted
Good primary and
secondary schools



Four local supermarkets
close to home



Two shopping
centres nearby

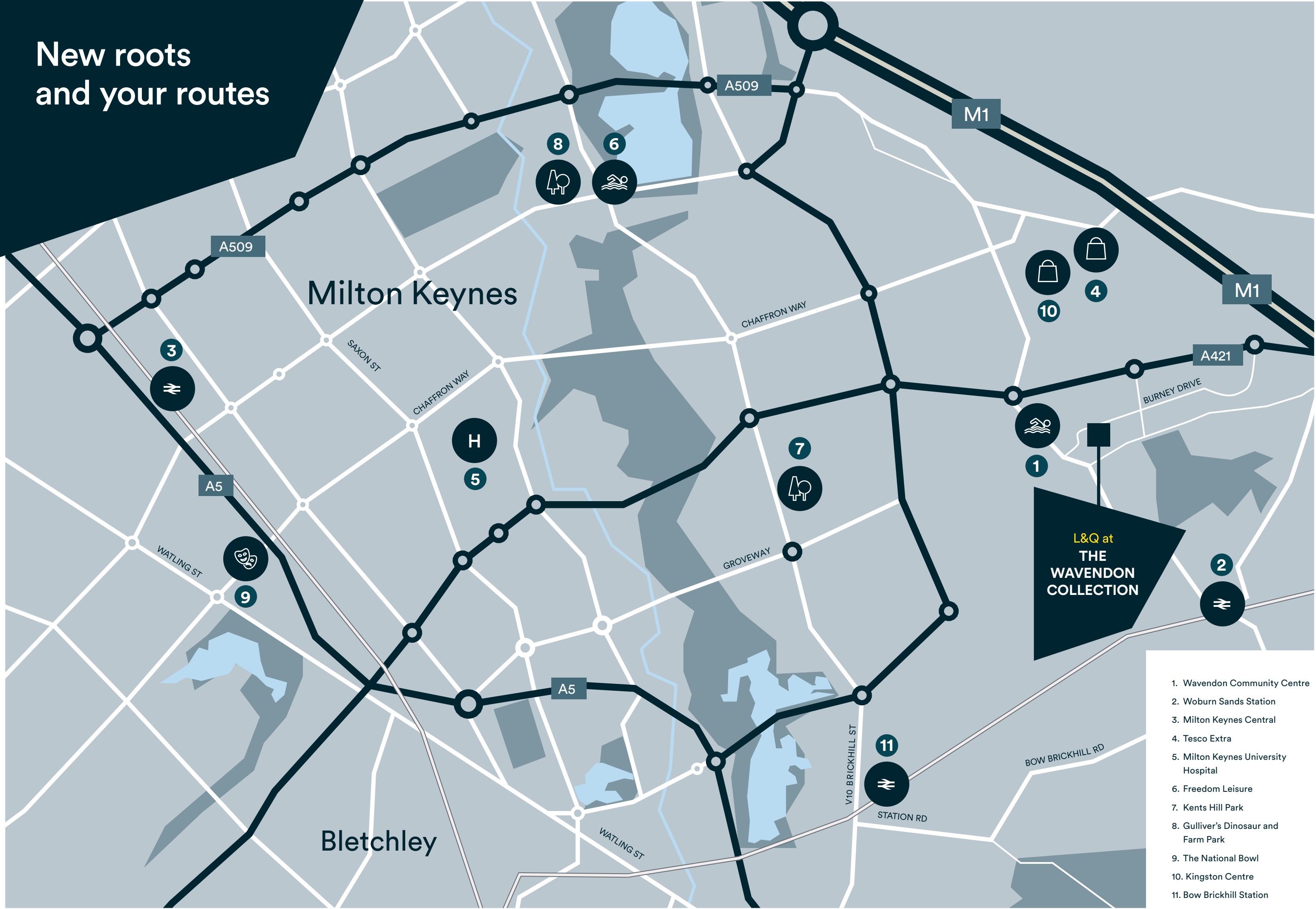


Several business
centres nearby



Handy access
to the A421 and M1

New roots and your routes





Sports

You'll find plenty to keep you physically active in the area with Nuffield Health at Kents Hill Park offering different sport and exercise options.

Nuffield Health Centre
5.6 miles by bike/car*



Riverside

If you're looking for more of a wild ride, take a trip to Woburn Safari Park containing multiple species such as giraffes, tigers, and monkeys, all from the comfort of your own car.

Woburn Safari Park
4.5 miles by car*



Culture

For entertainment of an evening, look no further than The Stables Theatre; an intimate venue that is home to big names in the world of jazz, classical, and rock music.

The Stables Theatre
2.1 miles by bike*



Eat & Drink

Fancy some food and a drink without having to leave the comfort of the village? The Wavendon Arms is a short walk away and offers a bar and restaurant, all rolled into one.

The Wavendon Arms
1 mile by bike/car*



Parks

Enjoy amazing countryside views and scenic walks in and around Wavendon such as in Kents Hill Park. The park is part of 6,000 acres of green space throughout Milton Keynes.

Kents Hill Park
2.3 miles by bike*



Shopping

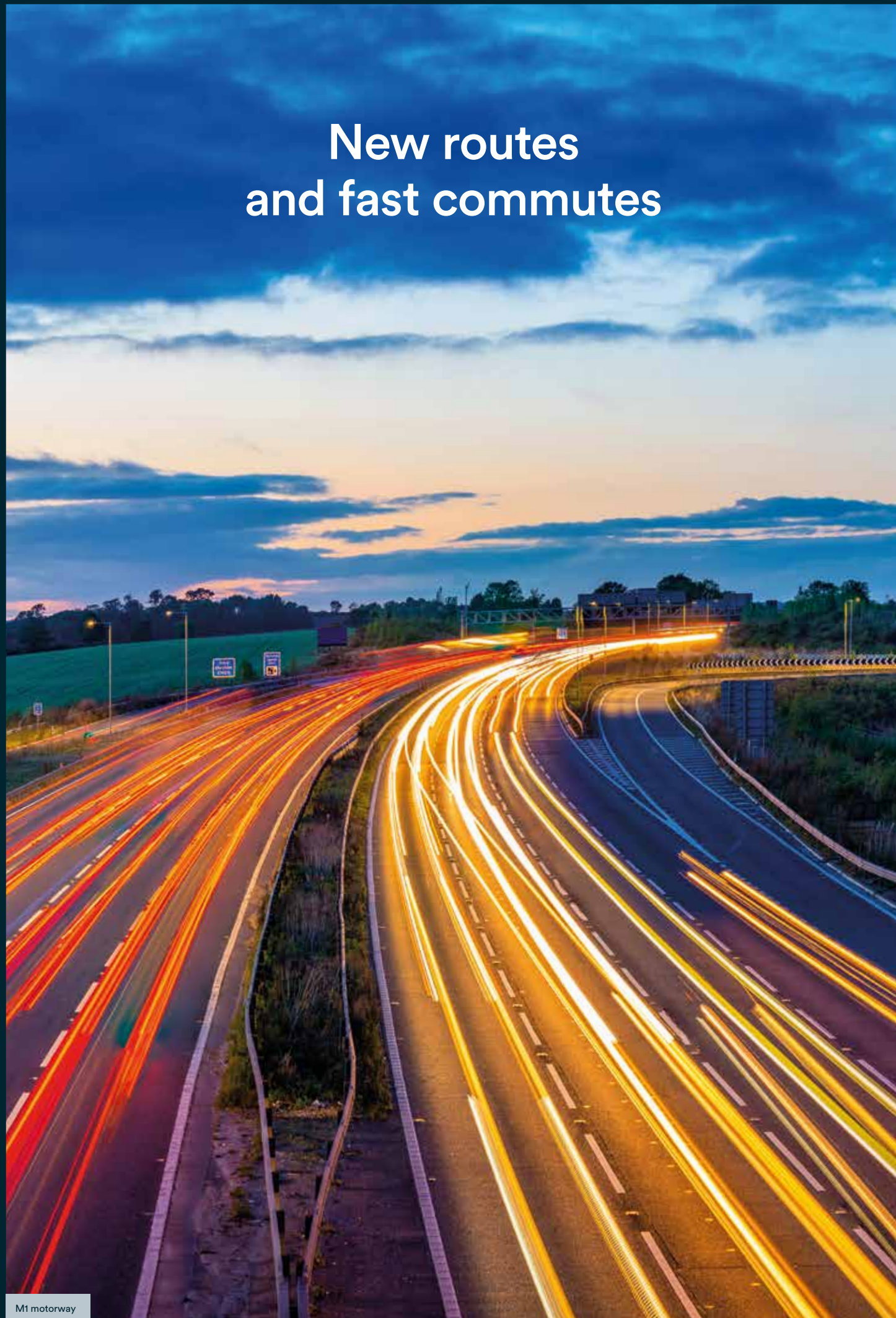
Find a great selection of high street brands and department stores at The Centre:mk shopping centre, housed in a Grade II listed building on Saxon Gate road.

The Centre:mk
4.9 miles by car*

Relax, unwind and
make the most of
the countryside



New routes and fast commutes



M1 motorway



Milton Keynes Central



The Wavendon Arms

At L&Q at The Wavendon Collection, you are very well-connected to the areas around you. With the centre of Milton Keynes just under 6 miles away and Woburn Sands 1.1 miles away, there is plenty to explore.

Having Woburn Sands railway station nearby, you will be easily connected to Bletchley in just 11 minutes and Bedford in 31 minutes.

Milton Keynes Central railway station is convenient for commuters as it sits just 5.5 miles away, reachable in only 11 minutes. With direct trains into London Euston taking 35 minutes, London is easily reached, whether it be for business or leisure.

If you're looking to travel further afield however, London Luton Airport is easily accessible via the M1, with journey times taking just 32 minutes.

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



**By rail from
Milton Keynes Central**

| | |
|------------------|---------|
| Bletchley | 7 mins |
| Leighton Buzzard | 12 mins |
| Berkhamsted | 27 mins |
| Watford Junction | 33 mins |
| London Euston | 35 mins |



**To the airports by car from L&Q at
The Wavendon Collection**

| | |
|-------------|--------------|
| Luton | 32 mins |
| Heathrow | 54 mins |
| Cambridge | 55 mins |
| Stansted | 1 hr 10 mins |
| London City | 1 hr 16 mins |



**By road from L&Q at
The Wavendon Collection**

| | |
|---------------------------|---------|
| Milton Keynes city centre | 10 mins |
| M1 | 12 mins |
| Bedford | 22 mins |
| Northampton | 43 mins |
| Cambridge | 55 mins |



**By cycle from L&Q at
The Wavendon Collection**

| | |
|-----------------------------------|---------|
| Woburn Sands Station (2.5 miles) | 12 mins |
| Milton Keynes Central (5.5 miles) | 33 mins |

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

Enjoy some
retail therapy all
under one roof



Live life to the fullest

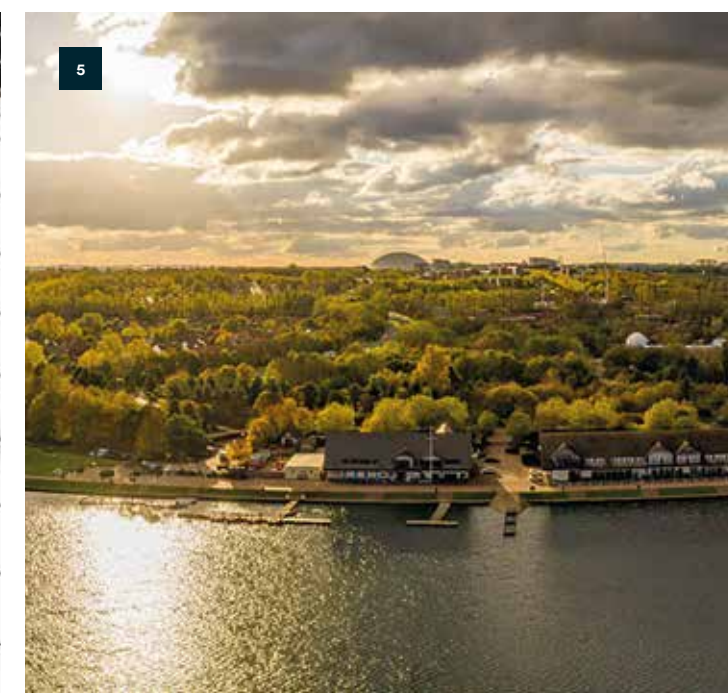
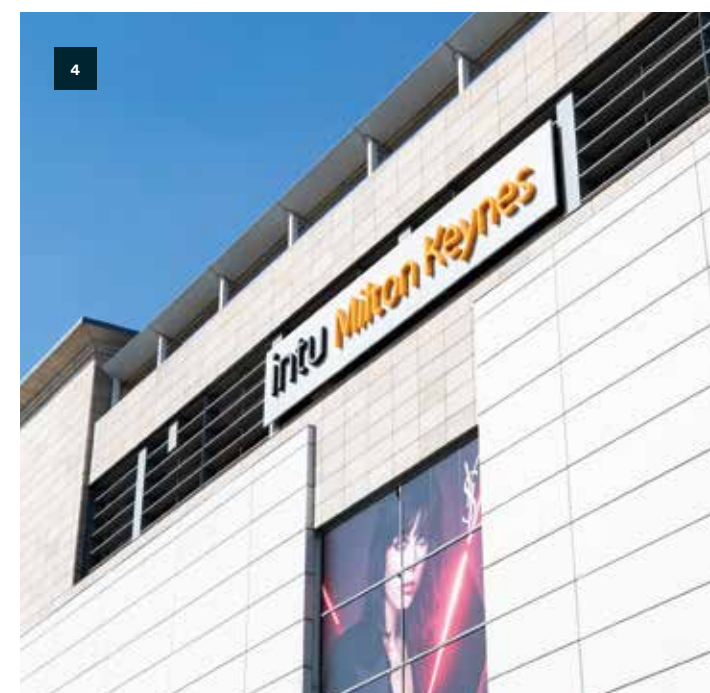
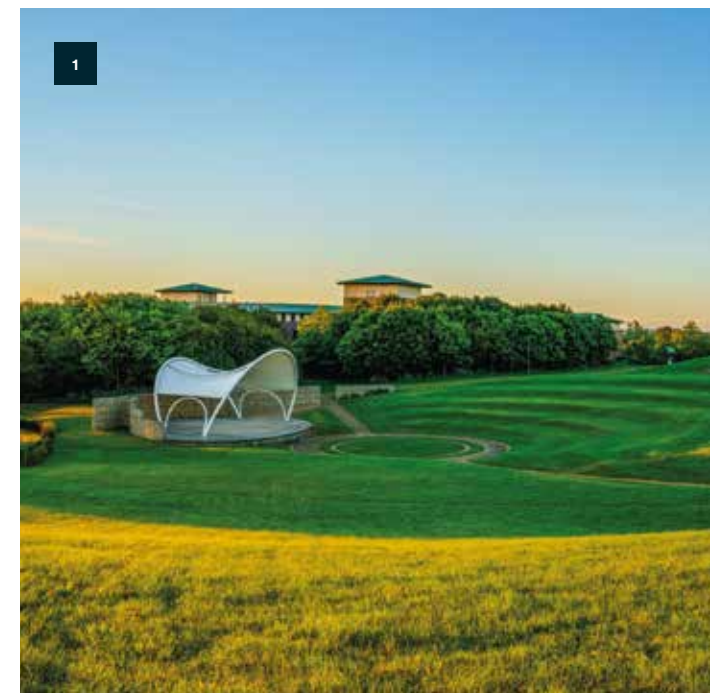
When you choose a home at L&Q at The Wavendon Collection, you introduce yourself to a varied lifestyle with something to suit everyone.

Wavendon is situated close to L&Q at The Wavendon Collection and can trace its history back to its listing as an Anglo Saxon Chronicle of 969, known back then as Wafundun. The village sits to the south east of the borough of Milton Keynes.

Should you choose to make L&Q at The Wavendon Collection your home, you won't have to go very far to find things to fill it with. A short drive away, central Milton Keynes shopping centre, which offers a wide range of shops, department stores, and restaurants. Comprised of two adjacent shopping centres; Centre:MK and Intu Milton Keynes, all of your shopping needs will be covered in one versatile shopping experience.

Wavendon and its surrounding areas offer a variety of schooling options for your child, no matter the level they require. With an array of local primary schools, secondary schools, and grammar schools in the surrounding areas, and The Open University, known for its long distance learning, there are plenty of options available. In addition to this, an all-through school is being built as part of the wider Glebe Farm development and will be situated off Burney Drive.

1. Campbell Park
2. Grand Union Canal
3. Caldecotte Lake
4. Milton Keynes Town Centre
5. Willen Park



Designed for comfort

*and cosy moments
on the sofa*





Images depict a typical L&Q show home

Specification

All the homes located within L&Q at The Wavendon Collection have a high quality specification throughout and will be covered by NHBC warranty.

Kitchen



- Contemporary kitchen with soft close doors and drawers
- 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 appliances including oven, gas hob, extractor hood, fridge/freezer, washing machine and a full-size dishwasher.

Electrical and Heating



- White switches and sockets to all rooms. Kitchen, lounge and the master bedroom feature USB sockets
- LED downlighters to the main bathroom and kitchen
- Pendant lighting to bedrooms, hall, landing and living/ dining areas
- Television points to the lounge and master bedroom
- Mains operated ceiling mounted smoke and heat detector

Bathroom



- Chrome bath, shower and basin taps
- Contemporary white sanitary-ware
- Bath with glass shower screen
- Chrome heated towel rail
- Mirror to bathroom and cloakroom
- Shaver socket to main bathroom
- Ceramic tiles in the bathroom and downstairs cloakroom walls
- Tiling is half-height to the walls where sanitary-ware is fitted but full-height tiling is applied to the bath and shower area

General



- Amtico flooring to open-plan living/ kitchen/ dining areas, ground floor hallways, kitchens and bathrooms
- Neutral fitted carpets to lounge, first and second floor hallways, stairs and bedrooms
- Built in sliding mirrored wardrobes to master bedroom with a shelf and hanging rail
- White emulsion to all walls and ceilings
- White satin woodwork
- To the exterior, houses will include an outdoor tap, house number plaque and front gardens will be landscaped in accordance with the landscape design
- External lighting to the front & rear of houses
- Rear gardens will include turf, a paved area and a shed

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.



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.



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. 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 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



L&Q Achievements



A selection of other L&Q developments



Saxon Reach –
Buckinghamshire
lqhomes.com/saxonreach



L&Q at Wavendon View –
Buckinghamshire
lqhomes.com/wavendonview



L&Q at Willow Grove –
Bedfordshire
lqhomes.com/willowgrove

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