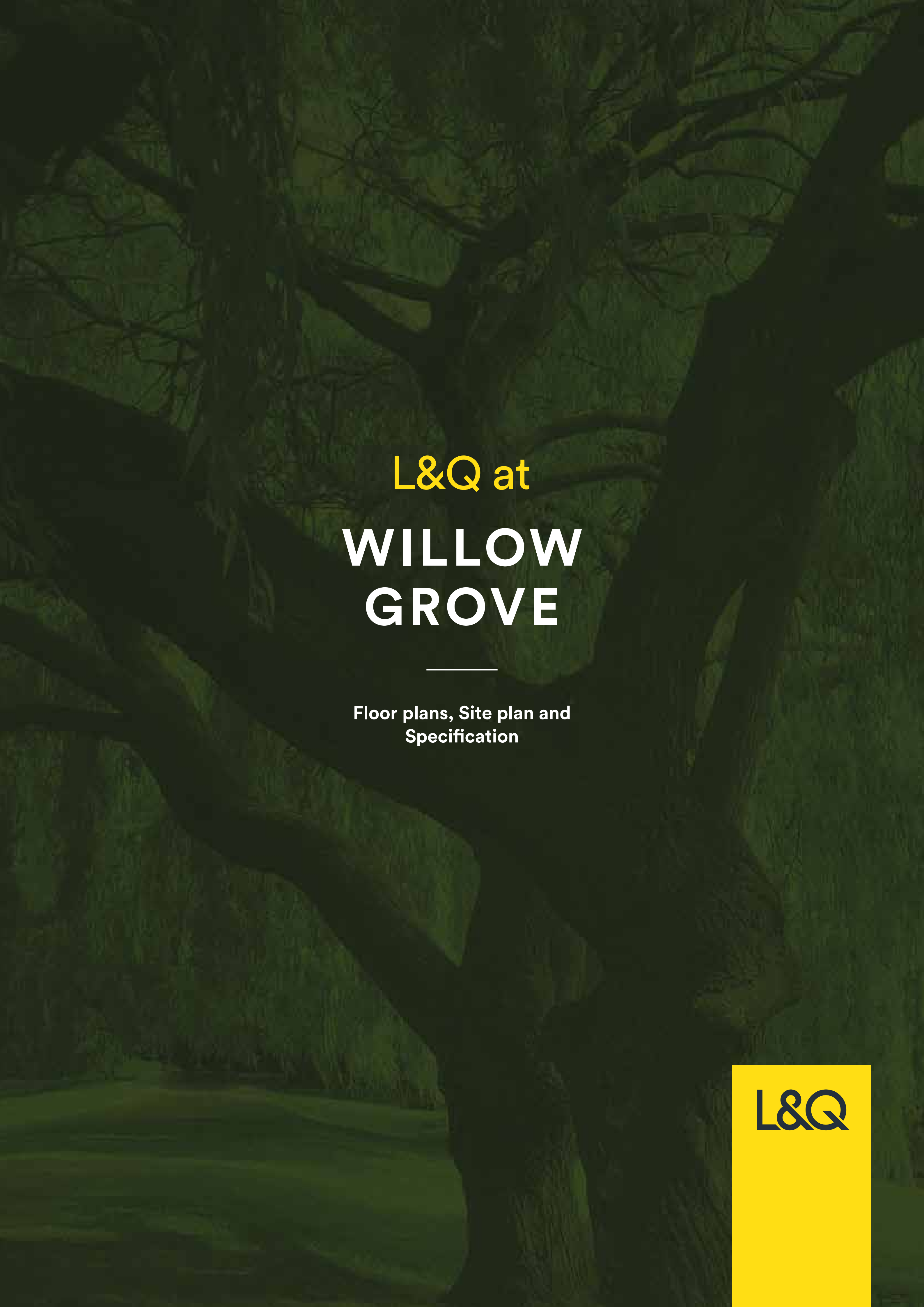


L&Q at

WILLOW GROVE

Floor plans, Site plan and Specification

L&Q

Computer generated images for indicative purposes only

Specification

All the homes located within L&Q at Willow Grove 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

- Modern kitchen cabinets with complimentary worktop and matching upstand
- Fully integrated appliances including oven, hob, extractor hood, fridge/freezer, washing machine and dishwasher
- Stainless steel splashback behind hob
- Stainless steel single bowl sink with a single-lever tap

Bathroom

- Modern white sanitaryware with semi recessed basin and chrome basin tap
- Low water consumption toilet with dual flush
- Bath with thermostatic controlled t-bar shower, fixed shower screen
- Chrome heated towel rail
- Mirror above sink
- Shaver socket
- Ceramic wall tiles

Wall & Floor Finishes

- White emulsion paint to walls and ceilings

Bedroom

- Built in wardrobe to master bedrooms
- Fitted carpet

Electrical and Heating

- LED downlights to the bathroom and kitchen
- Pendant lighting to living room and bedrooms
- TV media plate to living room (Home owners are responsible for subscription services)
- TV and BT point to master bedroom
- Radiators throughout
- Individual boiler to each home
- Ceiling mounted smoke/heat detectors
- Photovoltaic panels to all homes

General

- White internal window frames
- White satin woodwork
- NHBC 12-year warranty
- Allocated car parking
- Private turfed garden and shed

The specification is subject to change without notice. Any images are indicative of the anticipated quality and style of the specification only and, unless specifically incorporated in writing into the sales contract, are 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.

Site plan

Property Key

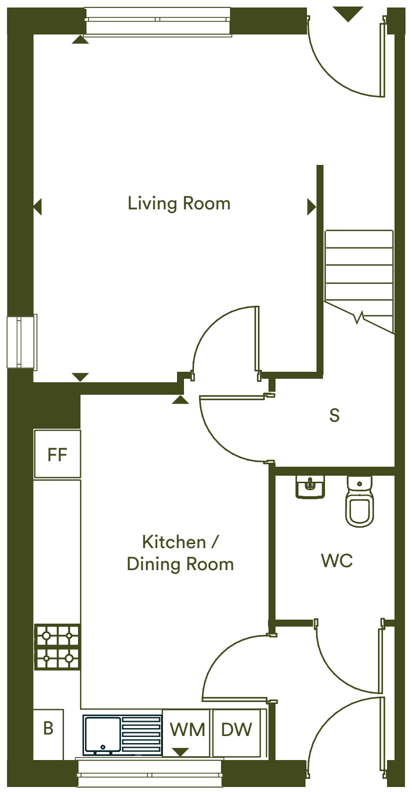
3 bedroom Shared Ownership house

	Type T52 Plot 211
	Type T55 Plot 212
	Market Sale
	Affordable Rent

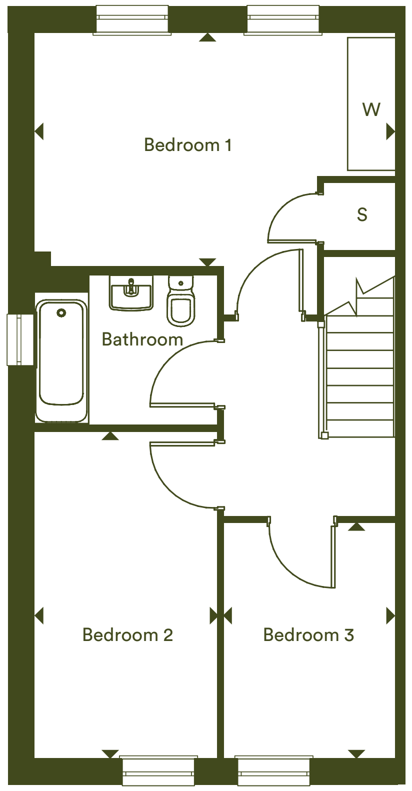
Please note that the properties are currently under construction. For further clarification regarding specific individual plots, please ask our Sales Associates. Any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. 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)

3 bedroom house

House type T52
Plot 211



Ground floor



First floor

Dimensions

Kitchen / Dining	4.71m x 3.03m	15' 4" x 9' 11"
Living room	4.47m x 3.63m	14' 6" x 9' 8"
Bedroom 1	4.65m x 3.01m	15' 3" x 9' 10"
Bedroom 2	4.19m x 2.37m	13' 8" x 13' 8"
Bedroom 3	3.03m x 2.22m	9' 11" x 7' 3"
Total Internal Area	**86 m²**	**929 ft²**

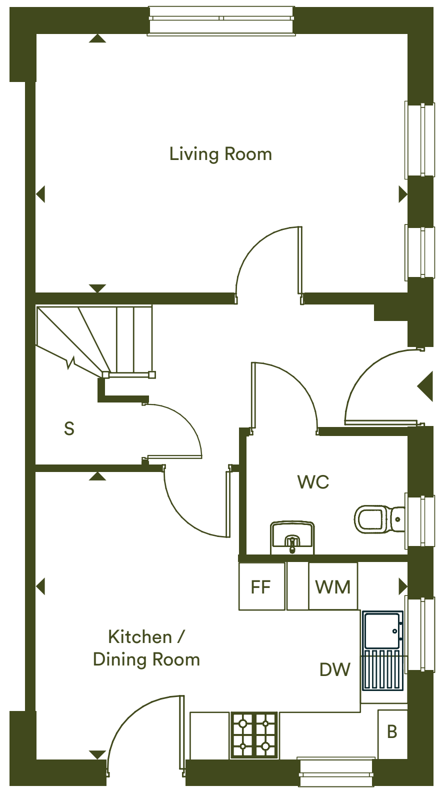
Plot No.	Garden Area	
211	61.51 m²	662 ft²

WM – Washing Machine | F/F – Fridge/Freezer | DW – Dishwasher | S – Storage | W – Wardrobe | B –Boiler

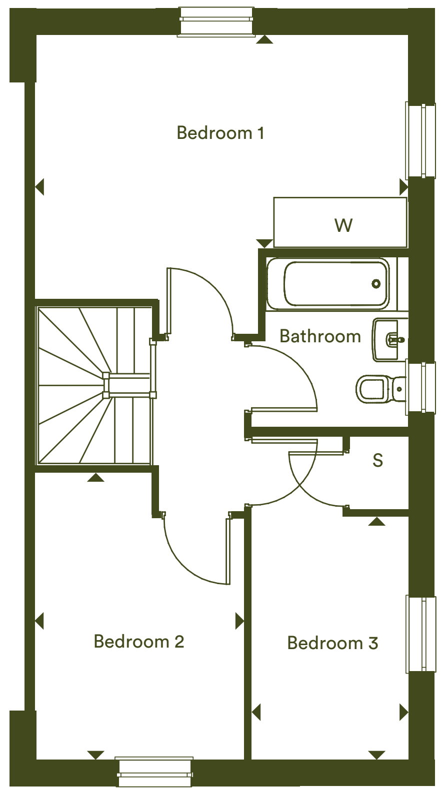
The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. 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. Window sizes may vary. Positions are indicative only and positions may vary. For further clarification regarding specific individual plots, please ask our Sales Associate.

3 bedroom house

House type T55
Plot 212



Ground floor



First floor

Dimensions

Kitchen / Dining	4.79m x 3.70m	15' 8" x 12' 1"
Living room	4.79m x 3.35m	15' 8" x 10' 11"
Bedroom 1	4.79m x 3.40m	15' 8" x 11' 1"
Bedroom 2	3.70m x 2.69m	12' 1" x 8' 9"
Bedroom 3	4.15m x 2.04m	13' 7" x 6' 8"
Total Internal Area	**89 m²**	**957 ft²**

Plot No.	Garden Area	
212	81.41 m²	876 ft²

WM – Washing Machine | F/F – Fridge/Freezer | DW – Dishwasher | S – Storage | W – Wardrobe | B –Boiler

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. Window sizes may vary. Positions are indicative only and positions may vary. For further clarification regarding specific individual plots, please ask our Sales Associate.

Investing in homes *and neighbourhoods*

At L&Q, we believe that everyone deserves a quality home that gives them the chance to live a better life.

Social purpose is central to everything we do. As a not-for-profit organisation, all the money we make is reinvested into helping house those in greatest need.

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.

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.

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 Re-sales 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 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

L&Q achievements

A selection of other L&Q developments

Ashlawn Rise
Rugby
lqhomes.com/ashlawnrise

L&Q at Darwin Green
Cambridge
lqhomes.com/darwingreen

L&Q at Bankside Gardens
Reading
lqhomes.com/banksidegardens

L&Q at Willow Grove
Wixams, Bedford, Bedfordshire, MK42 6FR

willowgrove@lqgroup.org.uk
0333 234 1178
lqhomes.com/willowgrove