

L&Q at
**WILLOW
GROVE**

L&Q



Computer generated image from previous phase

Unlock your home *and invest as you go*

L&Q at Willow Grove is an exciting collection of brand new 2 and 3 bedroom Shared Ownership houses perfect for couples and young families in the charming community of Wixams.

Wixams is a new village that has been created in the traditional way, complete with local shops, schools, a playground, ponds and a green. More amenities are planned for the near future.

Living at L&Q at Willow Grove, you'll enjoy the perfect balance of traditional village life and modern convenience.

Your home will have a fully fitted kitchen, bathrooms featuring contemporary suites and light, spacious living areas. Outside, your two or three bedroom home also offers the enjoyment of your own private garden, turfed and ready all year round.

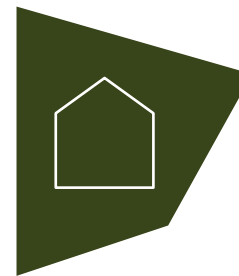
We provide the home
and you make it your own



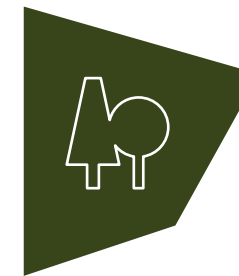
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The essentials you need *and all close at hand*



Homes with plenty
of space to grow



Natural beauty, with rivers, lakes
and countryside



Riverside paths & cycle routes on
your doorstep



20 local bars and riverside
restaurants



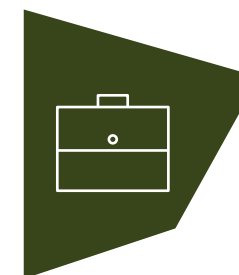
Up to 7 trains an hour
to London*



5 local
supermarkets



Two shopping
centres nearby

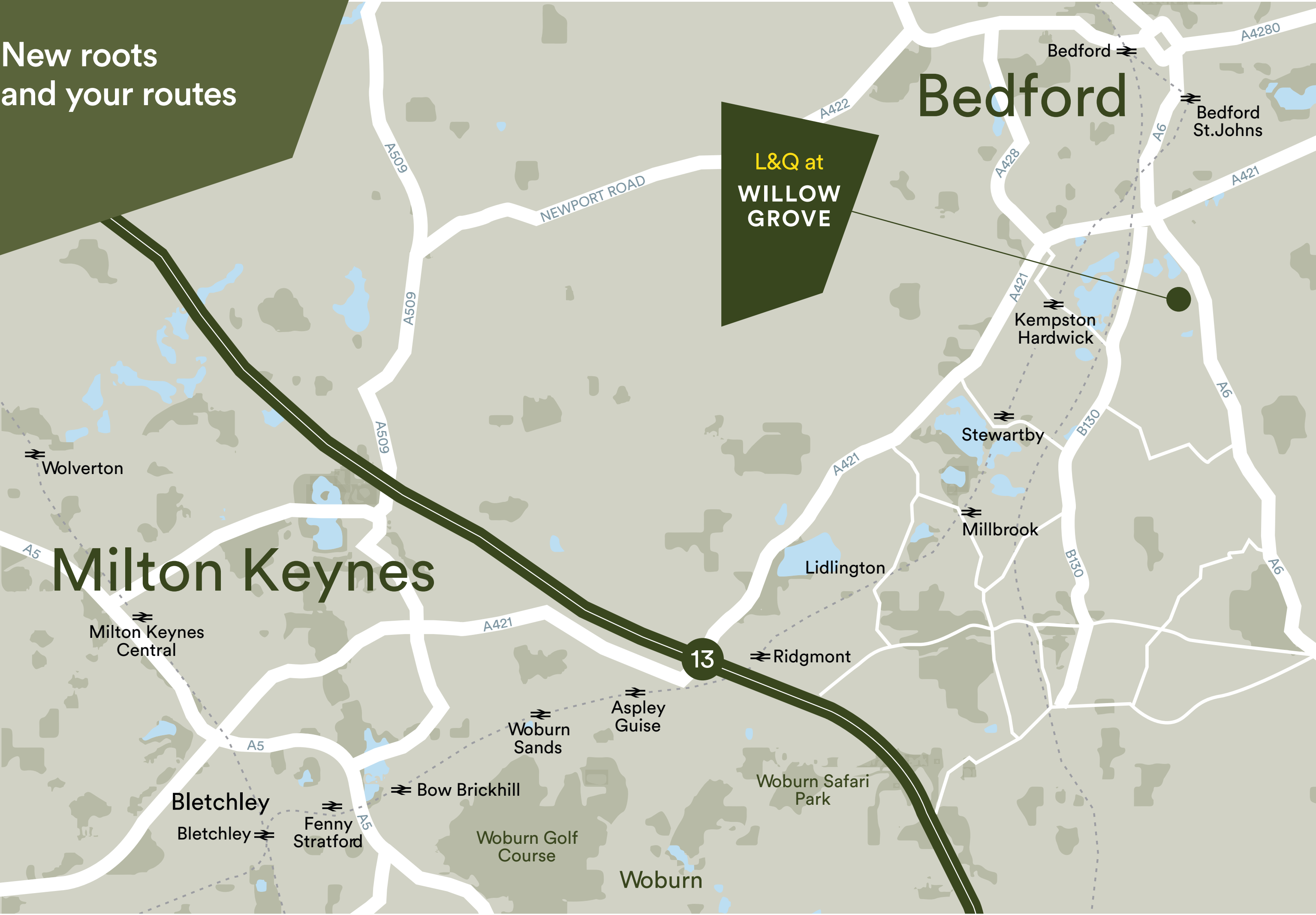


Several business
parks nearby



Handy access to the A6,
M1 and M11

New roots
and your routes





Sports

The Oasis Beach Pool is a tropical paradise that even boasts its own rapids, while the International Athletics Stadium has some of the finest facilities in the country.

Oasis Beach Pool
4.6 miles by bike/car*

Riverside

The Riverside isn't only about the view. This exciting centre includes a wide choice of restaurants – including Wagamama and Zizzi – together with bars, live music and a 7 screen cinema.

River Great Ouse
2.4 miles by bike/car*

Culture

Bedford offers a range of theatres, galleries, live music and an arts centre. There's a choice of museums too, including one dedicated to Glen Miller who was based here during WW2.

Panacea Museum
4.6 miles by bike/car*

Eat & Drink

Whether you're after a romantic dinner or a quick take-away there are a host of excellent restaurants covering the world's cuisines, together with pubs, wine and cocktail bars.

The Knife & Cleaver
2.7 miles by bike/car*

Parks

Wixams Pond, Priory Marina Country Park and Embankment Gardens are great for summer weekends, or maybe you'll prefer to while away the day with a leisurely boat trip down the river.

Wixams Pond
0.4 miles by walking/bike*

Shopping

The local Co-op supermarket is within walking distance, along with the charming shops of The Arcade and big stores in the Howard and Harpur Centres for retail therapy.

Co-op supermarket
0.8 miles by walking/bike*

New routes and fast commutes



Bedford Train Station



Cycle Routes

It's just a short drive from your front door to Bedford Station and the journey to London St Pancras takes less than 40 minutes* on the fast train. There are also handy rail connections to the Midlands, South Coast and Gatwick Airport.

The local area is well served with transport links and there are plans in place for a train station† in Wixams, which would be located close to L&Q at Willow Grove.

By car, it's easy to connect with larger towns such as Milton Keynes (check out the indoor skiing centre) and Cambridge (with its magnificent history). The M1 and A1 are both nearby, so you have a direct motorway route to all parts of the country.

When you're travelling abroad, Luton Airport is close and the Eurostar terminus at St Pancras a short train journey away.

* Source taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk)
† Wixams train station is currently under construction

Well connected



Views across the River Great Ouse towards Bedford town



By rail from Bedford Station

Luton	14 mins
Luton Airport Parkway	15 mins
St Albans City	38 mins
London St Pancras	38 mins
Gatwick	1 hr 45 mins



To the airports by car from Willow Grove

Luton Airport Parkway	32 mins
Stansted	1 hr
Heathrow	1 hr
Gatwick	1 hr 40 mins



By road from Willow Grove

Bedford town centre	15 mins
London Orbital (M25)	35 mins
Milton Keynes	25 mins
Luton	29 mins
Cambridge	1 hr 07 mins



By cycle from Willow Grove

Interchange Retail Park (3.2 miles)	16 mins
Bedford Station (4.8 miles)	25 mins

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



Mid morning bites
and afternoon
delights

Get out and enjoy life

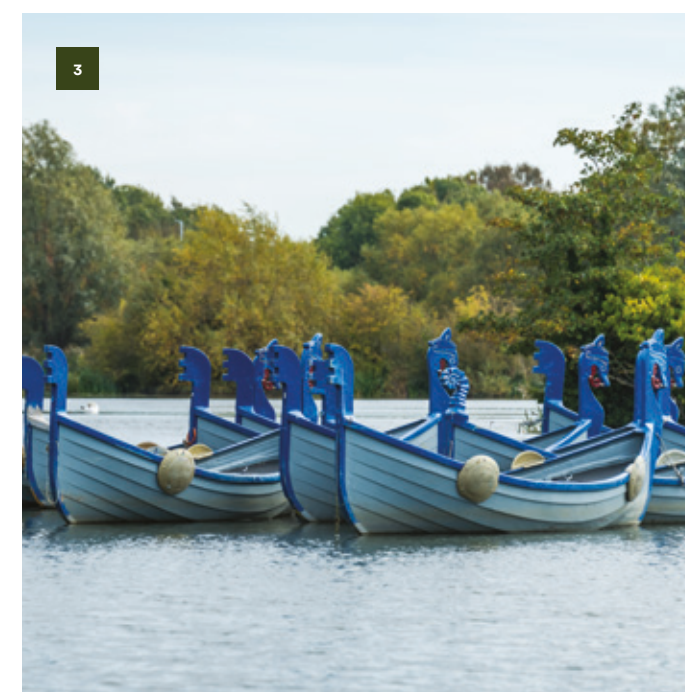
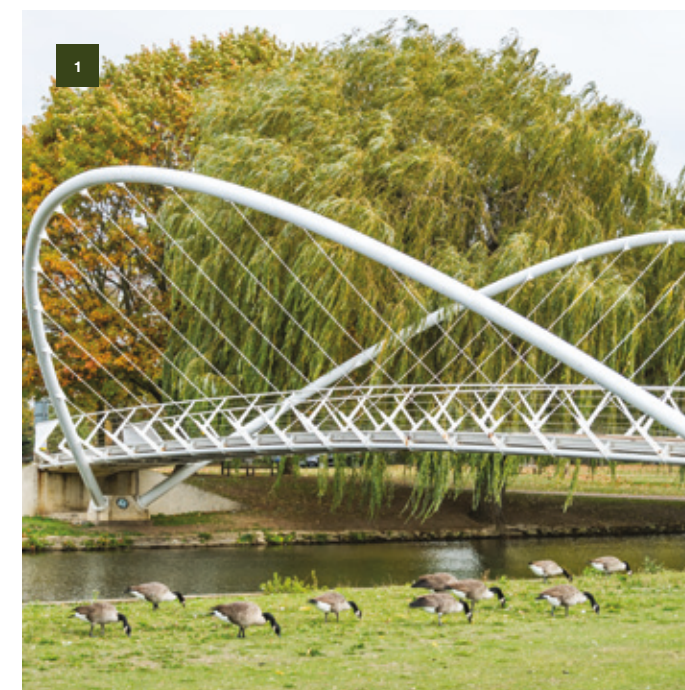
L&Q at Willow Grove is in the flourishing village of Wixams, ensuring that you have everything you need for daily life – including a local supermarket – right on your doorstep

Up the road, the charming historic town of Bedford awaits. There has been a settlement here since Saxon times and the town has always had a flourishing market. Today you'll find shopping centres and an open air market, with a further retail centre just outside town.

Head over to the Riverside, on the banks of the Great Ouse, and discover a mouth-watering choice of restaurants, bars, cinema and live music. It's a great place for a night out. Bedford has gyms, football, a famous athletics track, swimming pools, rowing club and local golf. If you're after an adventure, have a go at the world's largest indoor sky diving centre.

There's parkland to explore and towpath walks to enjoy. This is a part of the green belt where you really can get out and enjoy the fresh air.

1. Butterfly Bridge, River Great Ouse
2. Welcome Wixams supermarket
3. Longholme Lake
4. Vue Cinema, Riverside Square
5. River Great Ouse
6. The Embankment Pub



A man with dark hair and a beard, wearing a dark blue button-down shirt, is sitting at a desk. He is smiling and looking towards the left. He is holding a light blue mug with his right hand. A laptop is open in front of him on the left. The background is a bright, out-of-focus office or home workspace.

Fully inclusive
specification

*and good
work-life balance*

A woman with dark curly hair, wearing a mustard-colored sweater, is hugging a young child with curly hair. The child is wearing a white cable-knit sweater and blue jeans, and is smiling broadly while holding a small orange toy. The background is a soft, out-of-focus indoor setting.

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.



Invest for the future
and own your own 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 scan the QR code and read:
Our Complete Guide to 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 usually 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 12 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



The Arbour
Beaulieu
lqhomes.com/thearbour



L&Q at Marleigh
Cambridge
lqhomes.com/marleigh



Darwin Green
Cambridgeshire
lqhomes.com/darwingreen

Disclaimers

Please note that these properties are currently under construction. All images and photographs are used for illustrative purposes only and depict typical L&Q interiors from previous developments, computer generated images and/or general local area photography. For further clarification, please ask our Sales Associates. Individual features such as windows, brick, other materials, heating and electrical layouts and internal positioning may vary.

Please note that any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. The house designs, boundaries, landscaping and positions of roads and footpaths, play areas and other facilities or amenities may change as the development proceeds.

No image or photograph (whether computer generated or otherwise artificially generated) 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. All images (whether computer generated or otherwise artificially generated) are for illustrative and guidance purposes only and the quality of this technology may vary. In relation to computer generated images, maximum/minimum dimensions have been used to generate this image and as a result dimensions may vary (and should not be relied on by you). In relation to real images, this property has been photographed as an example only and, the size/colour/furniture/any other variable in the photograph may differ from that shown.

All information in this document is correct at the time of publication and is subject to change. Computer (or other advanced technology) generated images are for illustrative purposes only and dimensions are not intended to form part of any contract or warranty. Individual features such as windows, bricks and other material colours may vary, as may heating and electrical layouts. Images provided of the proposed development do not show final details of gradients of land, boundary treatments, local authority street lighting or landscaping.

We aim to build according to the layout, but occasionally we do have to change property designs, boundaries, landscaping and the position of roads, footpaths, street lighting, tenures and other features as the development proceeds. All services and facilities may not be available on completion of the property. We will inform you any significant changes that affect the property you are looking to purchase.

Whilst we pride ourselves in providing you with accurate and informative representations relating to all of our properties, the information contained within this brochure is for guidance purposes only and should not be considered material information for the purposes of purchasing a home. You should make sure you are satisfied with all details of any of our homes by carrying out your own enquiries before going ahead with any purchase.

For the avoidance of doubt, the information contained within this brochure does not form part of the contract between you and us. Should you have any queries, please direct them through your legal representatives.

Registered office: L&Q, 29-35 West Ham Lane, Stratford, London E15 4PH. Homes & Communities Agency L4517. Registered Society 30441R Exempt charity. 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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☎ 0333 234 1178

🌐 lqhomes.com/willowgrove