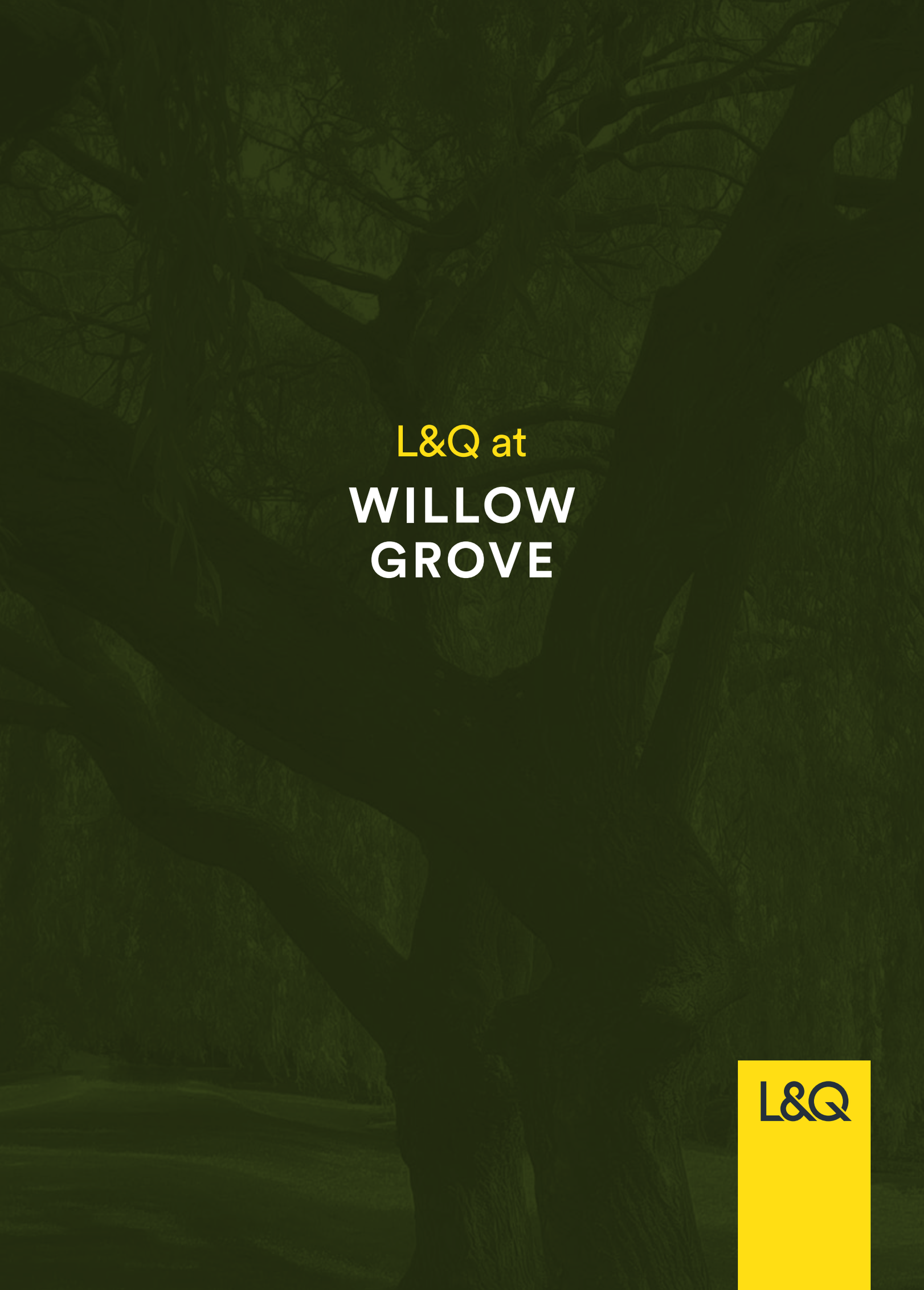


L&Q at

WILLOW GROVE



CGI view of L&Q at Willow Grove

Unlock your home

and invest as you go

L&Q at Willow Grove is an exciting collection of brand new 2 and 3 bedroom homes 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.

Tucked away from the main road and close to the shops, your home will have a fully fitted kitchen, bathrooms featuring contemporary suites and light, spacious living areas.

A collection of two and three bedrooms houses, 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

CGI view of L&Q at Willow Grove



Local area photography

The essentials you need

and all at close 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, plus shopping centres nearby

Close enough to London to make commuting easy, yet surrounded by farmland and fresh air, this is a great place to put down roots. You don't need to travel far to reach the Forest of Marston Vale, with its wetlands nature reserve, bridleways and footpaths.

The rolling hills of the Chilterns are a favourite destination for cycling and Dunstable Downs is a magical place to visit, especially at Christmas.

Bedfordshire has a long and proud history and the jewel in the crown is Woburn Abbey with its magnificent collections of art, furniture, silver and gold, not to mention the famous Safari Park.

This might be a small county, but there are lots of things to do. Whether you fancy paragliding from a hilltop or relaxing in the spa at Luton Hoo, indoor surfing at Twinwoods or taking part in the river festival at Bedford, everything you need is on hand.

New roots and your routes

L&Q at
WILLOW GROVE

Bedford
Bedford St.Johns
Kempston Hardwick
Stewartby
Millbrook
Lidlington
Ridgmont
Aspley Guise
Woburn Sands
Bow Brickhill
Fenny Stratford
Bletchley
Bletchley
Wolverton
Milton Keynes Central
Milton Keynes
Woburn Golf Course
Woburn
Woburn Safari Park
NEWPORT ROAD
A509
A422
A428
A421
A6
A4280
B130
A5
13



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 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 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 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.

Bedford Town Centre
4.5 miles by car*



Parks

Priory Marina Country Park and the charming 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.

Priory Country Park
6.7 miles by car*



Shopping

From the charming shops of The Arcade (the Arcadia Sweet Shop is over 100 years old) to the big stores in the Howard and Harpur Centres, you'll find all the retail therapy you need.

The Harpur Shopping Centre
4.5 miles by car*

* Source: www.google.co.uk/maps. Images depict the local area.
Imagery is of local area and amenities and is correct at time of print, May 2021

You’re on the right track







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*.

Wixams train station completion dates may vary and is not guaranteed.
Travel times are approximate. Source; Google Maps, tfl.gov.uk and nationalrail.co.uk
Imagery is of local area and amenities and is correct at time of print, May 2021



Saint Albans Cathedral



Luton Airport



Kings Cross train station

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 from L&Q at Willow Grove by car

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

By road from L&Q at Willow Grove

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

*Travel times are approximate. Source; Google Maps, tfl.gov.uk and nationalrail.co.uk
Imagery is of local area and amenities and is correct at time of print, May 2021

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.

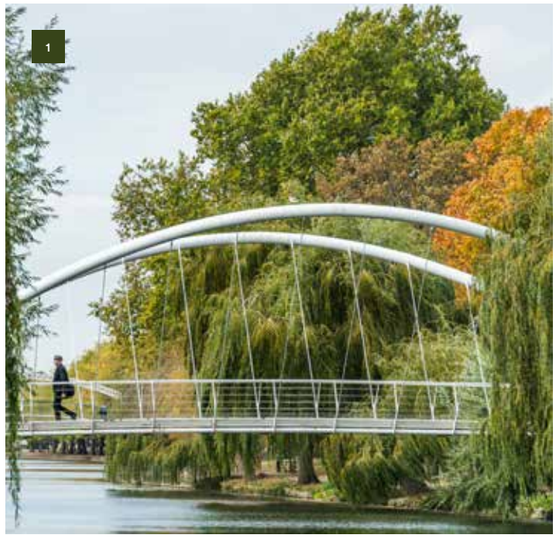
Up the road, the charming historic town of Bedford awaits. There has been a settlement here since Saxon times and the town has always had a flourishing market. Today you'll find shopping centres and an open air market, with a further retail centre just outside town.

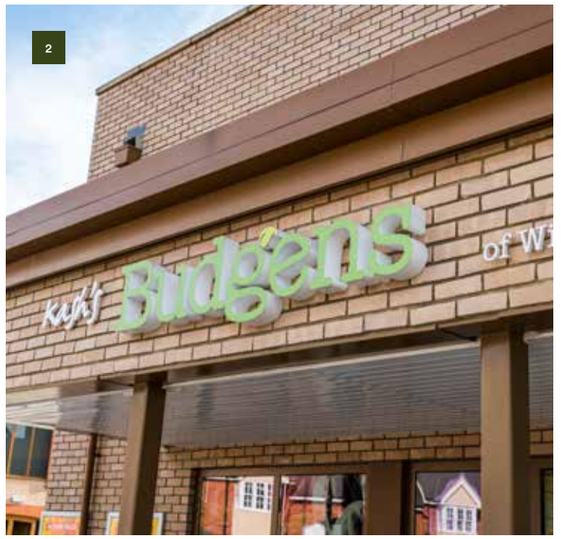
Head over to the Riverside, on the banks of the Great Ouse, and discover a mouth-watering choice of restaurants, bars, cinema and live music. It's a great place for a night out.

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. Budgens Local supermarket
3. Bedford Golf Course
4. The Quay Seafood & Fine Cuts
5. River Great Ouse
6. Bears and Tales Cocktail Bar

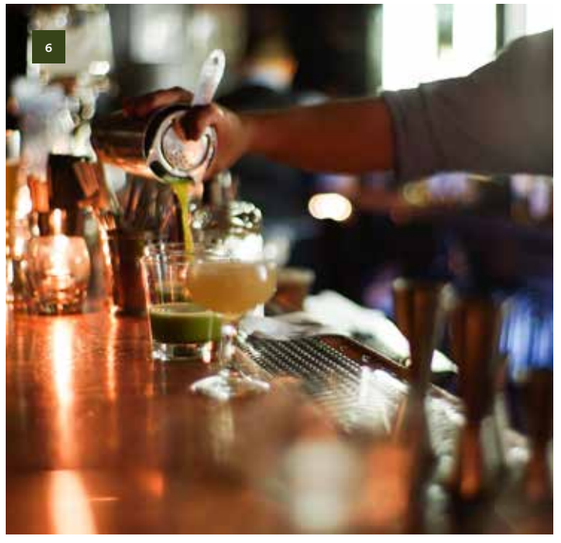




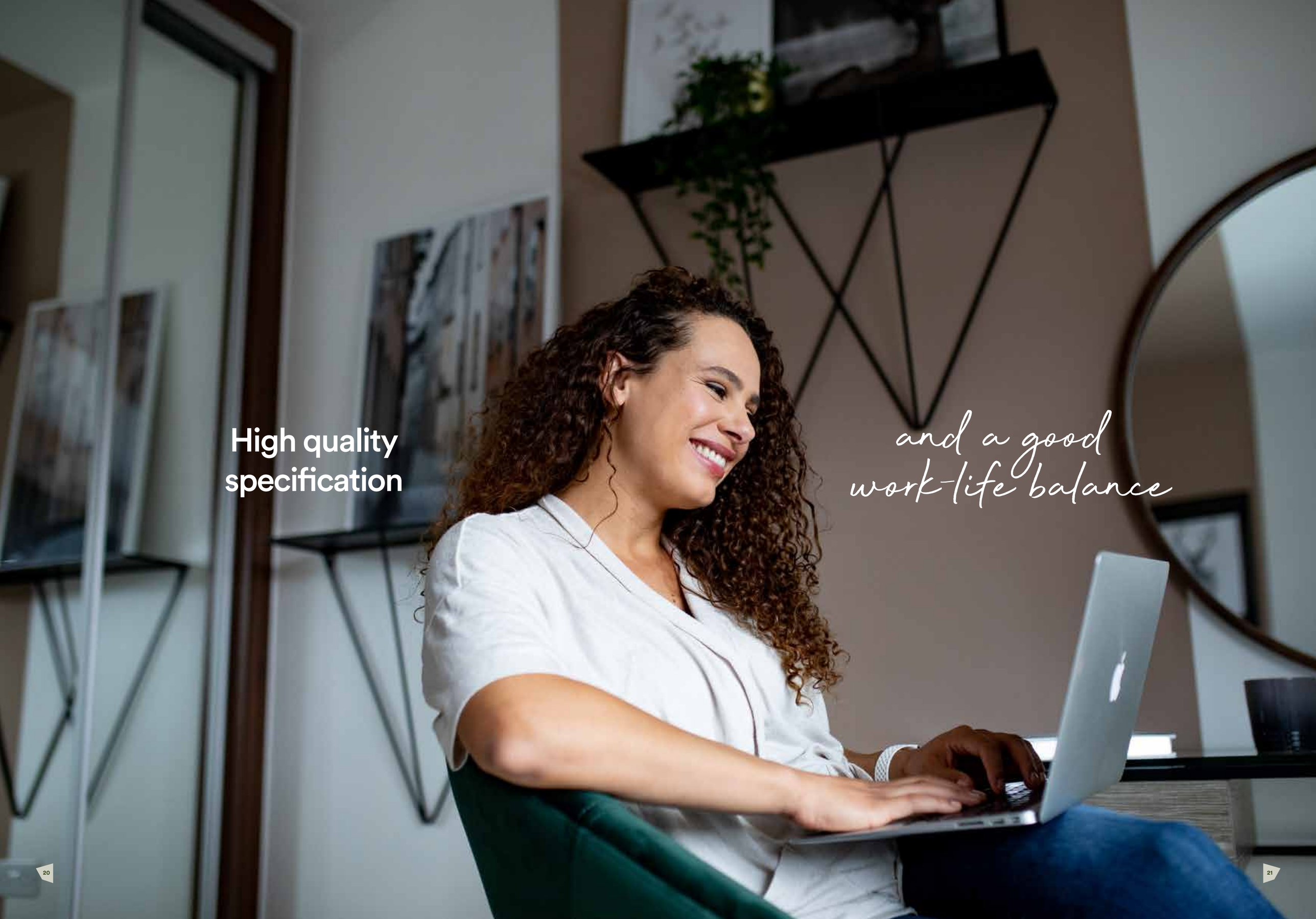








Imagery is of local area and amenities and is correct at time of print, May 2021


High quality specification
and a good work-life balance







Images show a previous L&Q home

Specification

All the homes located within L&Q at Willow Grove have a high quality specification throughout and will be covered by NHBC warranty. Each home will have allocated parking, shed and a turfed garden including paving.

Kitchen

- Contemporary kitchens with gloss units and soft close doors and drawers
- Under cabinet LED lighting
- Laminate worktop with matching upstand
- Stainless steel splashback behind hob*
- Stainless steel 1 ½ bowl sink with chrome mixer tap
- Fully integrated Zanussi appliances including oven, gas hob, washing machine and fridge freezer
- Stainless steel extractor fan*

Bathroom

- Chrome taps to bath, shower and basin
- Contemporary white sanitary-ware
- Glass shower screen to bath
- Chrome heated towel rail
- Mirror above basin
- Shaver socket

Electrical & Heating

- White switches and sockets to all rooms.
- LED downlights to the bathroom and kitchen
- TV media plate, BT and Virgin outlet in living room and master bedroom
- Mains operated ceiling mounted smoke/heat detectors
- Homes are pre-wired for terrestrial aerial installation (homeowners responsibility to fit terrestrial aerial)
- All homes are fibre enabled (subject to subscription with Virgin media)

General

- Amtico flooring to kitchen and bathrooms**
- Ceramic wall tiles in bathroom
- Neutral fitted carpets to all bedrooms and stairs and lounge where separate from the kitchen
- Built in wardrobes to master bedroom with full height mirrored doors
- White emulsion to all walls and ceilings
- White satin woodwork
- White internal window frames

* where applicable ** Amtico flooring to lounge in 2 bedroom houses only

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 individual mortgage advisor (IMA). 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



Saxon Reach – Buckinghamshire
lqhomes.com/saxonreach



Brook View – Bedfordshire
lqhomes.com/brookview



Darwin Green – Cambridgeshire
lqhomes.com/darwingreen

L&Q at Willow Grove
Southern Cross, Wixams, Bedfordshire, MK42 6AW

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

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

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