

# Kilnwood Vale

FAYGATE, CRAWLEY, WEST SUSSEX

A collection of 1 & 2 bedroom  
apartments available with Shared Ownership

*A home of your own*

BLOCK E

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Tilgate Park, Crawley, West Sussex

# Welcome to Kilnwood Vale

Surrounded by fields, yet handy for town, Faygate is the perfect place for first time buyers. Now the new collection of affordable, contemporary homes at Kilnwood Vale puts the dream within reach.

Faygate offers exactly what you'd expect from a country village. There's a local shop, village hall, pub and even a railway station, everything you need for day-to-day living. Yet, with both Crawley and Horsham within a few minutes' drive, you also have great shopping and entertainment on your doorstep. Living in the new community at Kilnwood Vale, surrounded by attractive open spaces, you really do have the best of all worlds.

Legal & General Affordable Homes is offering a unique opportunity to live at Kilnwood Vale through Shared Ownership. Thanks to this scheme, you can get on the property ladder with a lower deposit than is required to buy outright or with other buying schemes.

# Living at Kilnwood Vale



## Beautifully designed

Beautiful new homes designed with your lifestyle in mind.



## Express yourself

The neutral décor invites you to add your own touches and create your own look.



## Sit back in style

You'll immediately feel at home in the well-proportioned dining and living areas.



## Unique location

Close to a town yet with the Surrey Hills and South Downs nearby.

Make yourself at home

# A perfect place to live

## Options in every direction

Whether you're browsing the shops in the County Mall, taking a walk through the water gardens, relaxing in Tilgate Park or quad biking at Southern Pursuits, there's always something to discover nearby in Crawley. You'll have a cinema, theatre, pubs, restaurants and bars, together with local football, cricket, rugby, golf and a leisure centre with a pool and gym. Horsham is also close by with its galleries, museum and shops.

Head North and you soon reach the Surrey Hills. This outstanding area of natural beauty offers great walking and fabulous views. There's wonderful countryside to the South as well. Along the Downs you'll encounter charming villages with olde worlde pubs, iron age forts, historic castles, steam railways and mighty chalk cliffs that look out across the channel.

Brighton is a great day out at any time of year. Wander through the Lanes, explore the Royal Pavilion, take the i360 and gaze out to sea, enjoy fresh seafood and candyfloss on the pier and then take in a show or dance the night away. Portsmouth is handy too. And Eastbourne. In fact the whole South Coast, with its wonderful resorts, beaches, forests and historic buildings is in easy reach.

Tilgate Park Lake, Crawley





Memorial Gardens, Crawley



County Mall Shopping Centre, Crawley



High Street, Crawley

# You're connected by road, rail, sea or air

The direct train from Faygate station arrives at London Bridge in just under an hour and Blackfriars a few minutes later. Or take the service to Horsham and connect with trains to Portsmouth and destinations along the coast.

There are regular bus services from the village to Crawley, Horsham and surrounding towns and you couldn't be better placed for road travel. The A264 connects you with the M23, M25 and national motorway network. Join up with the M20 for the channel tunnel, the M3 for Southampton docks or M4 if you're heading West.

With Gatwick so close, air travel is easy. Especially since Heathrow and Southampton airports are also within a straightforward drive. Yet maybe the best form of transport is to pull on your walking boots and explore the countryside or take to your bike and follow the trail through St Leonard's Forest, with a pub at the end of the route.



## By Bicycle

Kilnwood Vale Primary  
0.3 miles

Horsham & St Leonard's  
Country side retreat  
7.6 mile trail

Ifield Loop  
6.2 mile circuit

Crawley Circuit  
10 mile trail

Brighton  
Approx. 24 miles



## By Train

From Faygate Railway Station

Crawley  
6 minutes

Horsham  
7 minutes

Gatwick Airport  
16 minutes

London Bridge  
57 minutes

Blackfriars  
1 hour 3minutes

London Victoria  
1 hour 4 minutes



## By Road

Co-op Food Crawley  
1.4 miles

Faygate Railway Station  
1.5miles

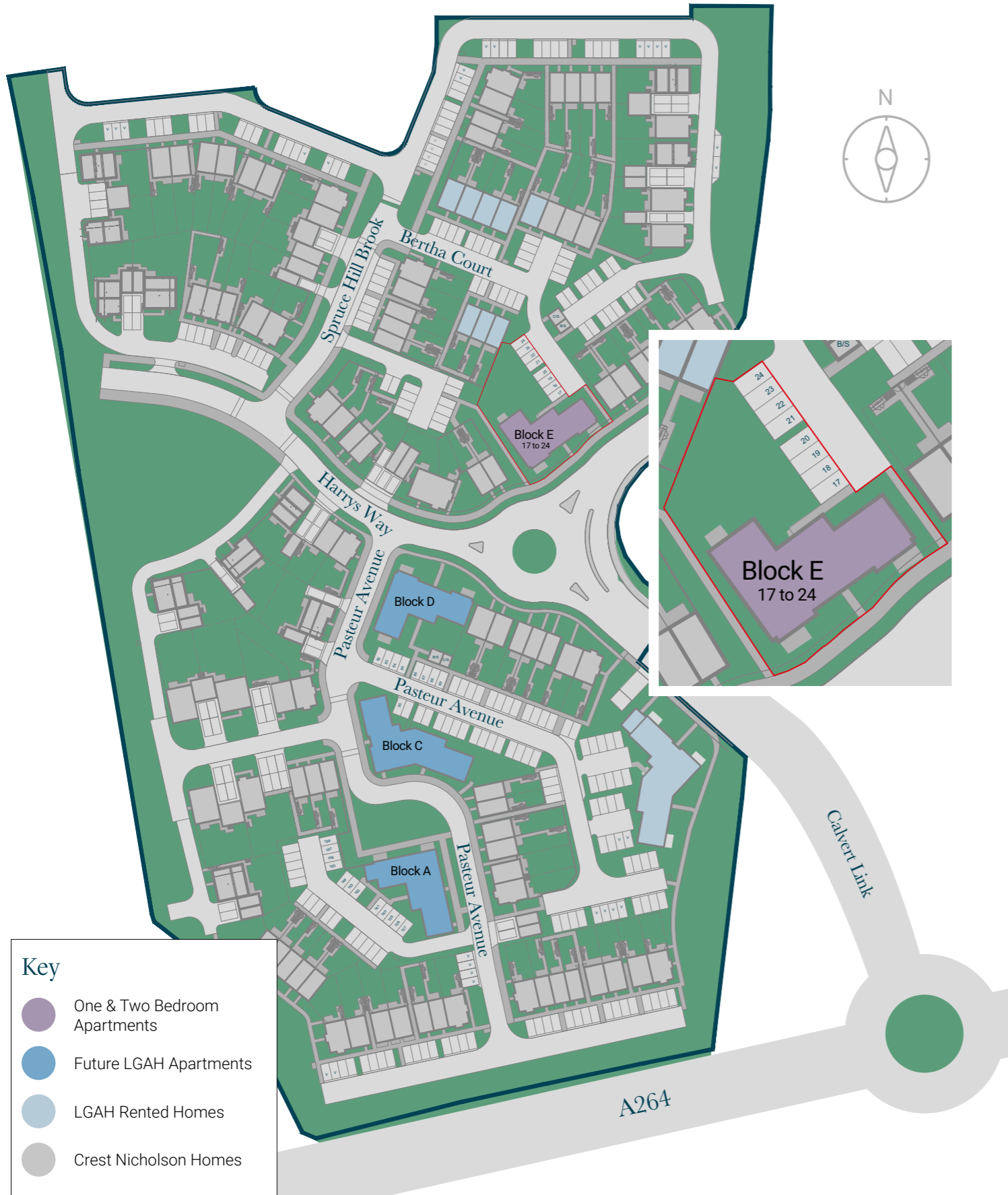
Target Hill Park  
2.2 miles

Ifield Golf Club  
3.7 miles

Tilgate Park  
3.9 miles

Surrey Hills  
17.1 miles

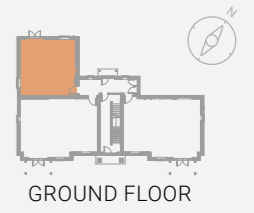
# Site Plan



Layout is indicative only and subject to change by the developer [and subject to detailed design]. Parking positions to be confirmed. The developer reserves the right to alter the layout, building style, landscaping and specification at anytime.

# One Bedroom Apartment

Plot No. 18

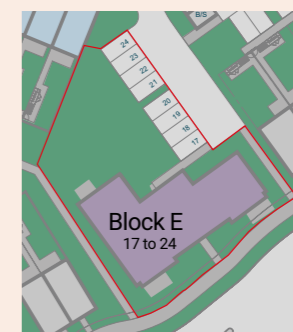


**Key**

FF - FRIDGE/FREEZER B - BOILER

**Dimensions** TOTAL AREA: 50.0 SQ M 538 SQ FT

	Length	Width	Length	Width
Living / Dining / Kitchen	7.18m	x 3.49m	23' 7"	x 11' 6"
Bedroom	4.04m	x 3.68m	13' 3"	x 12' 1"

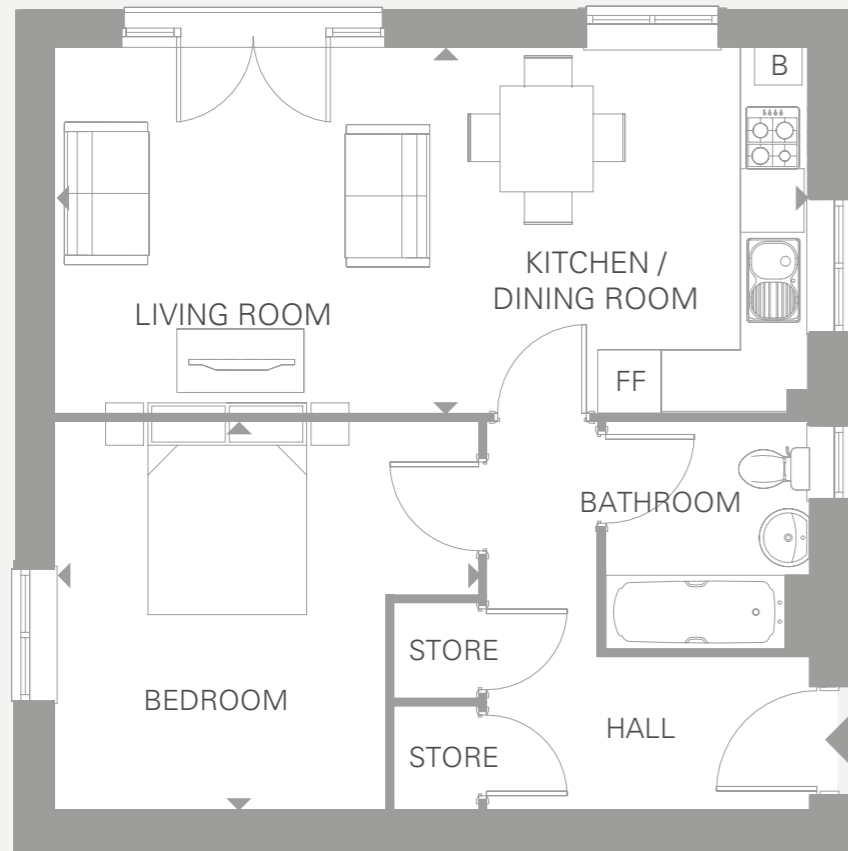


Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide.

The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrance and position of windows and doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change, please ask a Sales Consultant for further information. Computer generated image are for illustrative purposes only, plot specific elevations may vary.

# One Bedroom Apartment

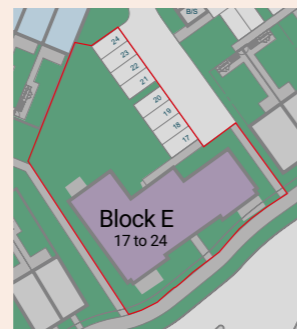
Plot No. 21



## Key

FF - FRIDGE/FREEZER B - BOILER

Dimensions	TOTAL AREA: 50.0 SQ M 538 SQ FT	
	Length	Width
Living / Dining / Kitchen	7.18m x 3.49m	23' 7" x 11' 6"
Bedroom	4.04m x 3.68m	13' 3" x 12' 1"



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# Two Bedroom Apartment

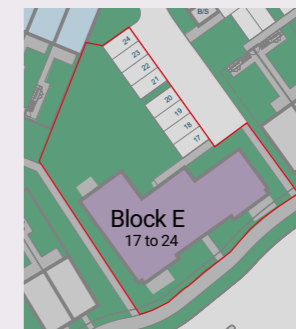
Plot No. 17



## Key

FF - FRIDGE/FREEZER B - BOILER WM - WASHING MACHINE

Dimensions	TOTAL AREA: 70.1 SQ M 755 SQ FT			
	Length	Width	Length	Width
Living / Dining / Kitchen	6.84m x 3.71m	22' 5" x 12' 2"		
Bedroom 1	4.88m x 2.86m	16' 0" x 9' 5"		
Bedroom 2	4.35m x 3.04m	14' 3" x 10' 0"		



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# Two Bedroom Apartment

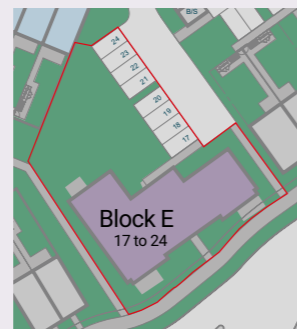
Plot No. 19



Key

FF - FRIDGE/FREEZER B - BOILER WM - WASHING MACHINE

Dimensions	TOTAL AREA: 70.9 SQ M		763 SQ FT	
	Length	Width	Length	Width
Living / Dining / Kitchen	7.52m	x 3.74m	24' 8"	x 12' 3"
Bedroom 1	4.88m	x 2.86m	16' 0"	x 9' 5"
Bedroom 2	4.38m	x 3.04m	14' 4"	x 10' 0"

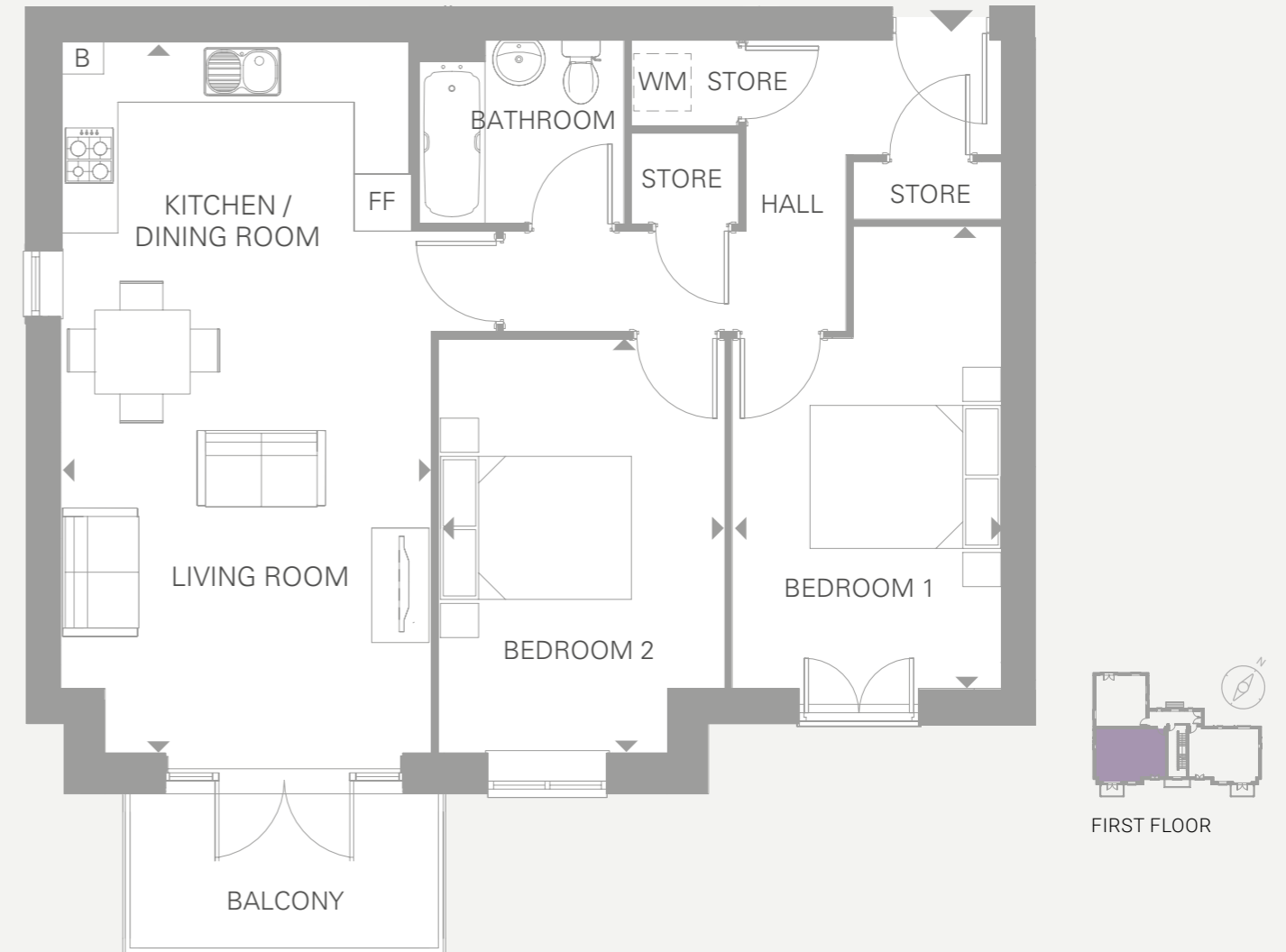


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# Two Bedroom Apartment

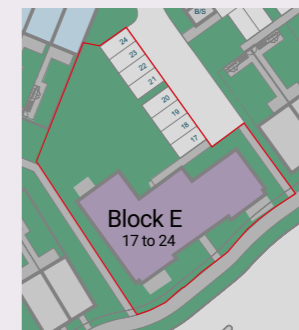
Plot No. 20



Key

FF - FRIDGE/FREEZER B - BOILER WM - WASHING MACHINE

Dimensions	TOTAL AREA: 70.1 SQ M		755 SQ FT	
	Length	Width	Length	Width
Living / Dining / Kitchen	6.84m	x 3.92m	22' 5"	x 12' 10"
Bedroom 1	4.88m	x 2.86m	16' 0"	x 9' 5"
Bedroom 2	4.38m	x 3.02m	14' 4"	x 9' 11"



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# Two Bedroom Apartment

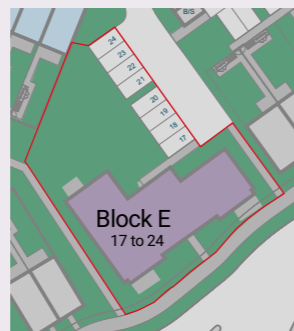
Plot No. 22



Key

FF - FRIDGE/FREEZER B - BOILER WM - WASHING MACHINE

Dimensions	TOTAL AREA: 70.9 SQ M		763 SQ FT	
	Length	Width	Length	Width
Living / Dining / Kitchen	6.84m	3.92m	22' 5"	12' 10"
Bedroom 1	4.88m	2.86m	16' 0"	9' 5"
Bedroom 2	4.38m	3.02m	14' 4"	9' 11"

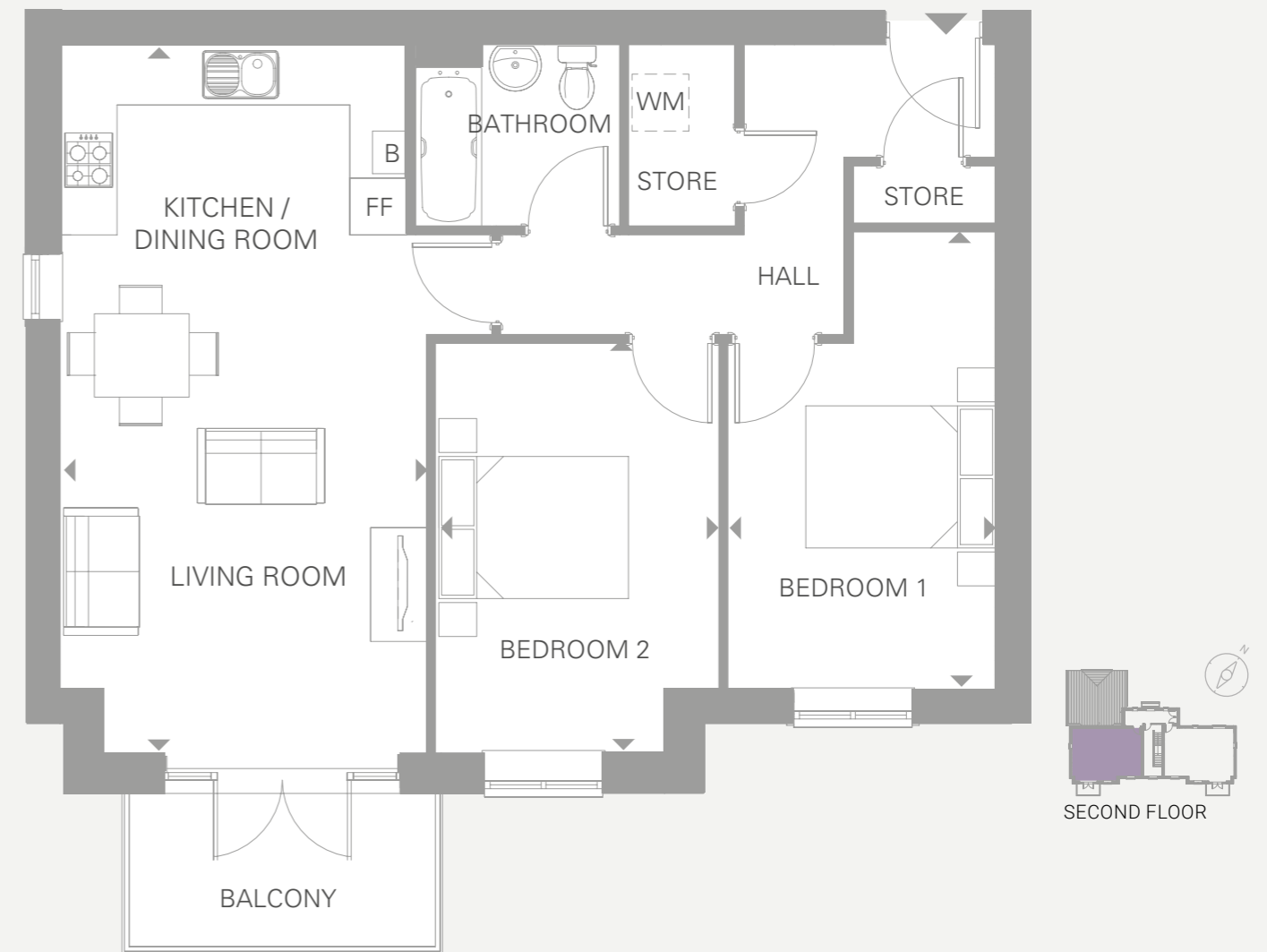


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# Two Bedroom Apartment

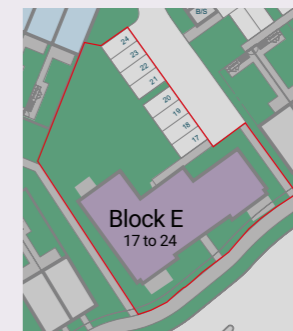
Plot No. 23



Key

FF - FRIDGE/FREEZER B - BOILER WM - WASHING MACHINE

Dimensions	TOTAL AREA: 70.1 SQ M		755 SQ FT	
	Length	Width	Length	Width
Living / Dining / Kitchen	7.55m	3.90m	24' 9"	12' 10"
Bedroom 1	4.84m	2.85m	15' 11"	9' 4"
Bedroom 2	4.34m	3.01m	14' 3"	9' 11"



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# Two Bedroom Apartment

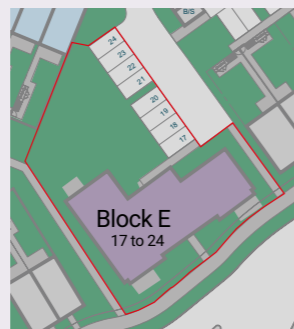
Plot No. 24



**Key**

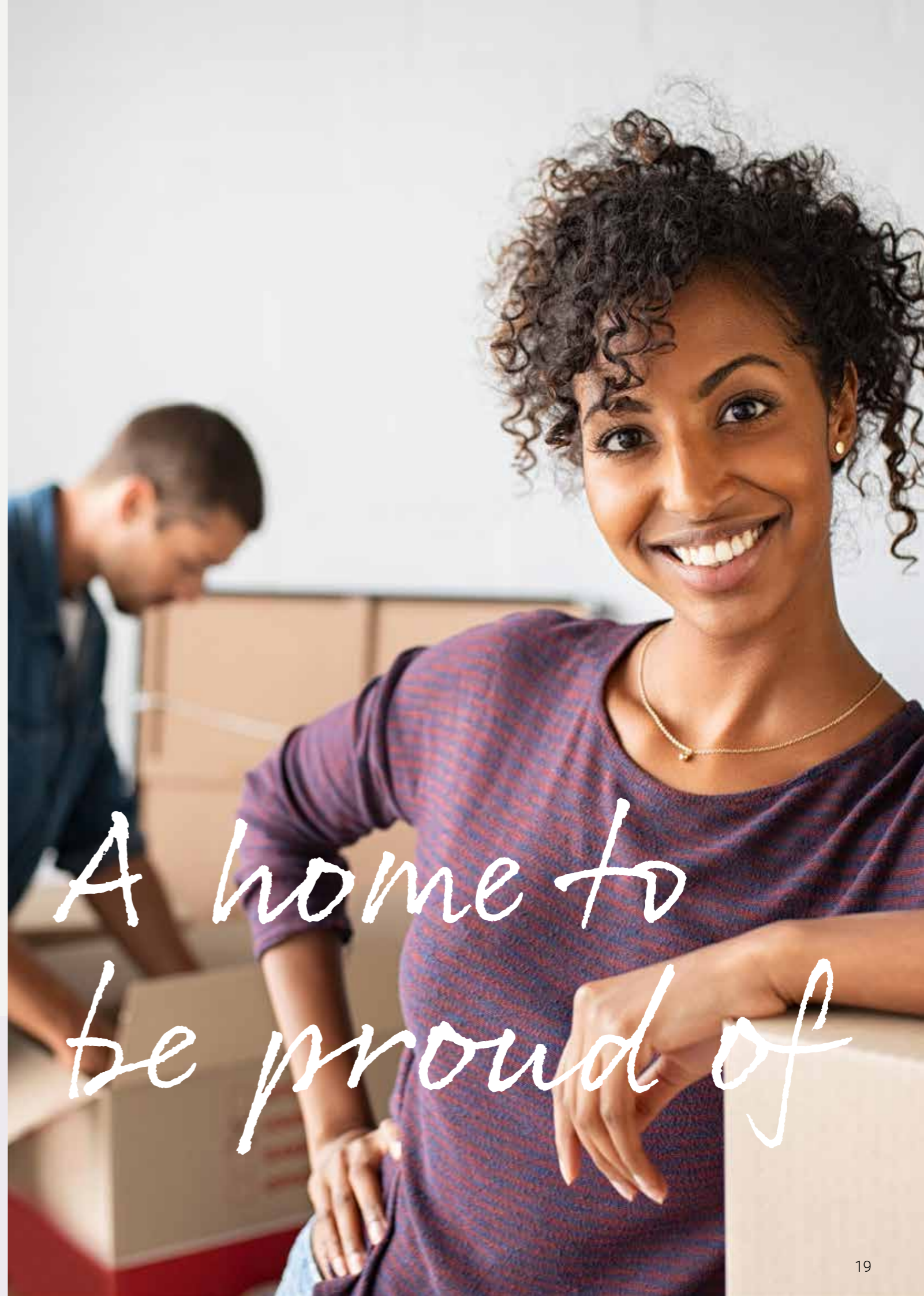
FF - FRIDGE/FREEZER    B - BOILER    WM - WASHING MACHINE

Dimensions	TOTAL AREA: 70.9 SQ M    763 SQ FT	
	Length	Width
Living / Dining / Kitchen	7.55m x 3.90m	24' 9" x 12' 10"
Bedroom 1	4.84m x 2.85m	15' 11" x 9' 4"
Bedroom 2	4.34m x 3.01m	14' 3" x 9' 11"



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*A home to be proud of*

# Specification

## Kitchen

- Contemporary kitchen with chrome handles, soft close and under unit lighting
- Laminate worktops with matching upstand
- Stainless steel 1½ bowl sink with chrome mixer tap
- Indesit electric single oven, gas hob and cooker hood
- Integrated fridge freezer
- Integrated dishwasher
- Integrated washing machine to 1 bedroom apartments
- Freestanding washing machine to 2 bedroom apartments located in hall cupboard

## Bathroom

- Contemporary Roca white bathroom suite comprising bath, close coupled WC, pedestal basin with Bristan chrome mixer tap.
- Glass shower screen to bath
- Thermostatic bath/shower mixer over bath
- Large format wall tiling to bath and splashback tiling to basin area
- Chrome heated towel rail

## Flooring

- Amtico flooring to hall, kitchen, living /dining room and bathroom
- Twist carpet to bedrooms

## General

- White UPVC double glazed windows
- Walls, ceilings, architraves and skirtings painted white
- White four panel internal doors with chrome ironmongery
- Gas central heating via Combi boiler and white contemporary radiators
- NHBC 12 year build warranty

## Electrical

- LED downlighters to kitchen and bathroom
- Pendant lighting to all other areas
- White sockets and switches
- Electric spur for future provision of alarm
- TV point to living room and communal satellite feed



Images depict a typical Legal & General Affordable Homes property

- Telephone point to hall cupboard, living room and bedroom 1
- Smoke, heat and carbon monoxide detectors
- Extractor fan to bathroom
- Shaver socket to bathroom
- Light to balcony

## Communal Area

- One parking space per apartment
- Cycle store
- Audio entry system
- Communal bin store

We take every care to ensure that the correct information is provided. The company employs a policy of continuous improvement and reserves the right to alter or amend the specification at any time and is subject to change. Details are correct at the time of going to print.



Images depict a typical Legal & General Affordable Homes property

# Shared Ownership Explained

## Your essential guide to all things Shared Ownership with Legal & General

Shared Ownership could be your step onto the property ladder. This home ownership scheme allows you to buy a share in your home and rent the remaining share. Over time, you can buy more shares in your home until you own the full 100%.

### How does Shared Ownership work?

The Shared Ownership scheme is simple, you buy an initial share of between 40% and 75% (depending on the development) of the home's full value and pay a subsidised rent on the remainder. You may purchase further shares (up to 100%) as your circumstances change.

Your annual rent is charged at 2.75% of the residual value of your home, which is reviewed annually each April. This is capped at RPI (Retail Price Index) from September of the previous year + 0.5%.

### Am I eligible for Shared Ownership?

If you earn or have a household income up to a maximum of £80,000 (or £90,000 in London) per annum, you could be eligible. You can also use Shared Ownership to buy alone or with another person as long as your joint incomes don't exceed the maximum earnings bracket.

Some developments have eligibility or prioritisation requirements around where you live and/or work. Please speak to our Sales Consultant for further information.

### What other charges will be payable?

Your home will be subject to a management fee - this is a fee payable monthly to cover the administrative costs of Legal & General Affordable Homes and our

Management Provider. You will also be charged for the Buildings Insurance required to cover your home. Finally, all homes pay an Estate Charge which contributes to the maintenance of the wider estate, play areas or unadopted roads etc.

### Can I buy additional shares in the property?

Yes you can. This is known as 'staircasing'. When you buy more shares in your home, your home is re-valued and you buy shares at the current market value, at the time you are buying the shares. You can staircase up to 100% ownership.

### Is it cheaper than renting?

Shared Ownership can be cheaper than renting privately as the mortgage cost and low rent usually add up to less than the equivalent rental payments to a landlord.

### What if I already have a home?

If you already own a property you would need to have confirmed the sale of your home when you apply to buy via Shared Ownership.

Your application would be assessed based on your housing need for you to be considered for Shared Ownership.

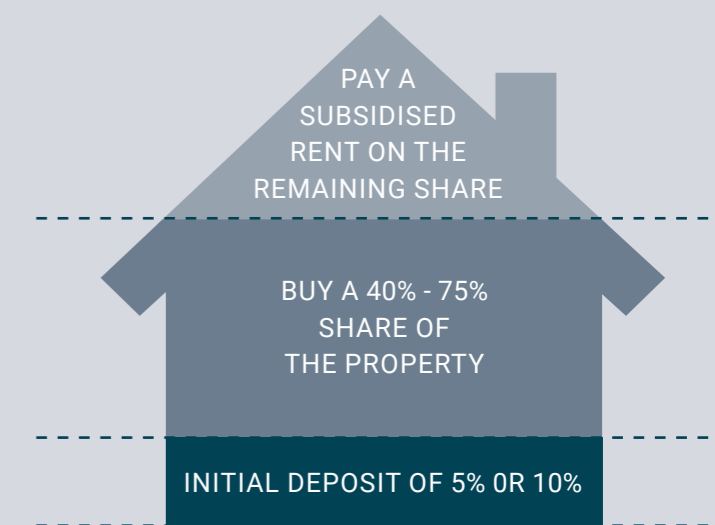
### Will I need a deposit?

Yes you still need a deposit, but only on the percentage of the property you are buying. Mortgage deposits are typically 5% or 10% of the share value.

For more frequently answered questions go to [www.landgah.com/faq](http://www.landgah.com/faq)



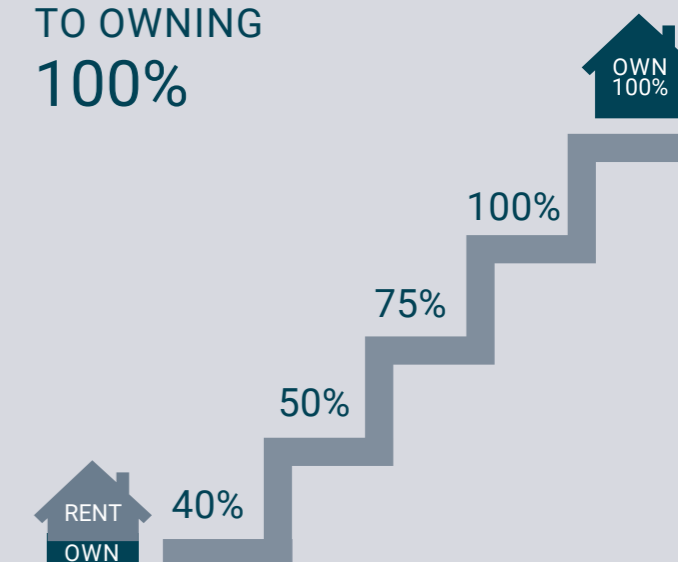
## Breakdown example of a new home at Kilnwood Vale



For a full breakdown of costs, please speak to one of our Sales Consultants.

## Buying more shares

### STAIRCASE YOUR WAY TO OWNING 100%



When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to **100% ownership**.

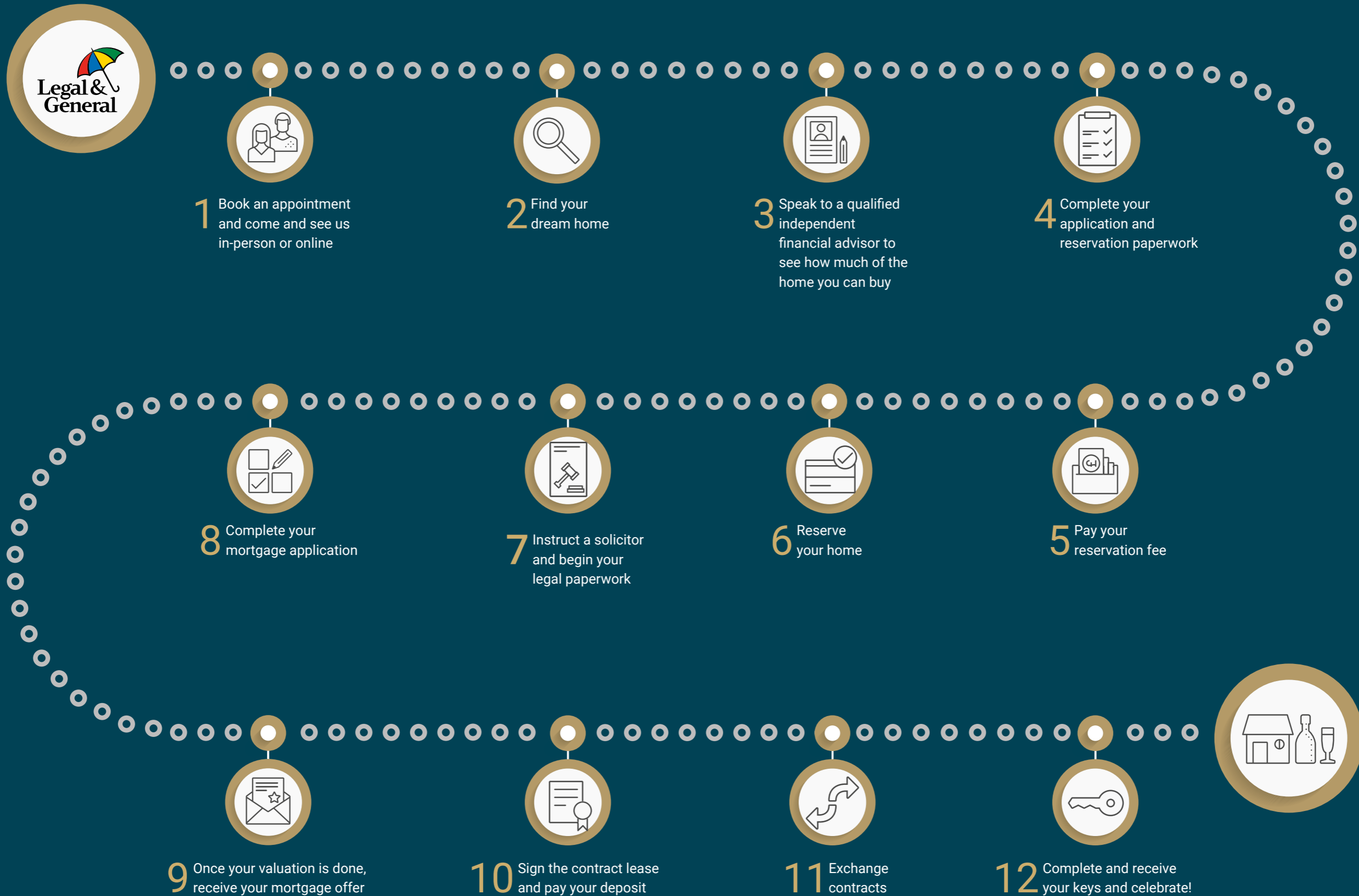
### We're here to help

If you're interested in viewing or applying for a property, or if you simply have some more questions around Shared Ownership, visit

[www.landgah.com](http://www.landgah.com)

# A step by step guide to owning your own home

Find a Legal & General Shared Ownership property you'd like to buy and follow our step by step guide to turn your home-buying dreams into reality.





Enjoy your  
new home,  
your way

## People come first. It's been the Legal & General way for almost 200 years.

Legal & General began in a coffee house on London's Chancery Lane back in 1836. Almost 200 years later we are investing in new homes for all ages, social groups and housing tenures.

The shortage of housing in the UK, and high deposits required to buy a property outright, mean many people can't afford a new home. Our mission is to better people's lives by offering opportunities to those who need a helping hand. Whether it's a first-time buyer, young couple or growing family, it's important that everyone has a safe and secure space to call their own.

Our mission is to become the leading private affordable housing provider in the UK and to make a positive difference to the affordable housing sector. As a company, we have never stopped moving forward, but our position of being a byword for reliability, integrity and trust, is one we will never move from. That's why our key principles underpin everything we do:



**Quality** We aim to bring you the best possible experience in every aspect of your new home. That's in location, design, finishes, environment and, above all, value.



**Customer Service** We're committed to providing first-class customer service, from the moment you arrive to when you open the door of your new home.



**Sustainability** We work to minimise the environmental impact of what we do. That means reducing carbon emissions, using renewable materials and following sustainable design and building processes.

# Kilnwood Vale

FAYGATE, CRAWLEY, WEST SUSSEX RH12 4SE

Call to book an appointment

 01293 900 048

 [landgah.com/kilnwood-vale](https://landgah.com/kilnwood-vale)



We take every care to ensure that the correct information is given. We hope you find it useful, however complete accuracy is not guaranteed and the information is expressly excluded from any contract. The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. Do not use these measurements for appliance spaces or items of furniture. Kitchen, utility layouts and bathroom may differ to build. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty. We would like to point out that the computer-generated images, floor plans, sizes, specification and any other layouts are for guidance only. LGAH-KVBLOCKE-V030223.