

# Lower Lane

COLEFORD, GLOUCESTERSHIRE

A beautiful collection of 2 bedroom  
homes available with Shared Ownership

*A home of your own*

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Lower Lane - 2 bedroom semi detached house

## Welcome to Lower Lane

Set in the village of Berry Hill near the historic market town of Coleford and on the edge of the Forest of Dean in an area of outstanding natural beauty. Now a new development at Lower Lane is creating a collection of affordable 2 bedroom homes in this attractive, rural location.

Lower Lane features beautifully built homes in a variety of styles set among landscaped grounds and a community park. You'll have all the facilities of Coleford on your doorstep, including a Co-op food store, post office, doctors' surgery, dentist, pharmacy and a choice of good schools from nursery upwards.

Legal & General Affordable Homes is offering a unique opportunity to live at Lower Lane 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 Lower Lane



## A sense of community

A new development beautifully landscaped and built around your needs.



## Located in the heart of Berry Hill

This new neighbourhood will be surrounded by scenic walks on your doorstep.



## Sit back and make plans

Live in a tranquil location, far from the bustle of the city.



## Natural choice

The nearby Forest of Dean and Wye Valley are areas of outstanding natural beauty.



Make yourself at home



## Town and country

Offering you pristine countryside and beautiful beaches just minutes away.



# The best of all worlds

Lower Lane is located on the outskirts of the historic town of Coleford which provides a good choice of shops, restaurants, pubs and even has its own railway museum. Berry Hill itself also offers a few local stores, cafe, a restaurant and a pub. Whether you're enjoying a tree top adventure, admiring the forest sculpture, seeking a glimpse of the native wild boar or taking your bike to one of the challenging forest trails, there is plenty to explore.

The Wye Valley is also nearby, with kayaking, paddle boarding and fishing, not to mention the famous annual festival at Hay-on-Wye.

Gloucester is an easy drive and offers everything you need, including an impressive shopping centre at the Quays. The town has a great choice of restaurants, tea rooms, cinema and live entertainment venues.

*Make every day  
an adventure*



# You'll find everything you need close by

With so many great bike trails starting so close to the village, the most essential form of transport when you live at Lower Lane is your bicycle.

It's also a great location for road connections, with the nearby A40 giving you a direct route to Gloucester and Cheltenham as well as linking you to Bristol and the M4. From here it's easy to reach the towns of South Wales, the Brecon Beacons, the South-West and the Midlands.

The nearest rail station is at Lydney with direct trains to Newport and Gloucester. From Gloucester you can be in London Paddington in less than two hours. There's also a steam railway that takes you from Lydney into the forest.

Living at Berry Hill, on the border of England and Wales, you're well connected to both.



Bells Hotel and Country Club, Coleford



Forest of Dean Sculpture Trail



## By Foot

Berry Hill Primary School  
0.8 miles

Freedom Leisure Centre  
0.7 miles

Amici Italian Restaurant  
1 mile

St John's C of E Academy  
1.1 miles

Coleford town centre  
1.1 miles

Rockets Health & Fitness Club  
1.2 miles



## By Road

Lidl supermarket  
1.3 miles

Coleford Health Centre  
1.3 miles

Puzzlewood Woodlands  
2.1 miles

Go Ape, Forest of Dean  
3.4 miles

Gloucester  
20.4 miles

Bristol Airport  
42.5 miles



## By Train

From Lydney station (9.2 miles)

Gloucester  
20 mins

Newport  
27 mins

Cheltenham Spa  
31 mins

Cardiff Central  
41 mins

Birmingham New Street  
1 hour 22 mins

London Paddington  
1 hour 39 mins (from Newport)



Go Ape, Forest of Dean

# Site Plan



## Key

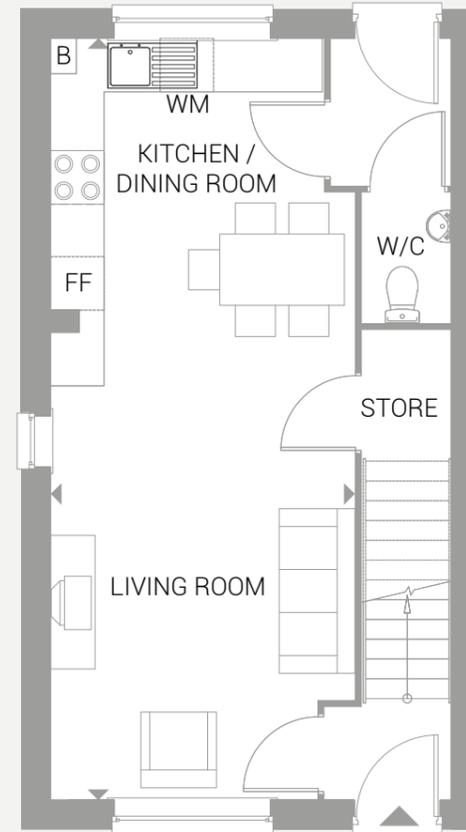
- Two Bedroom Houses
- LGAH Rented Homes
- LGAH Completed Homes
- Barratt Homes

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.

# Two Bedroom Houses

Plot Nos 36, 37\*, 38 & 39\*

\* HANDED FROM THE PLANS DRAWN



GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION

## Key

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

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.

Dimensions	TOTAL AREA: 78.1 SQ M 841 SQ FT	
	Length	Width
Living / Dining / Kitchen	8.60m x 3.41m	28' 3" x 11' 2"
Bedroom 1	4.55m x 3.51m	14' 11" x 11' 6"
Bedroom 2	4.55m x 2.79m	14' 11" x 9' 2"



# Specification

## Kitchen

- Contemporary matt kitchen in grey porcelain with chrome handles and soft close
- Laminate worktop with matching upstand
- Stainless steel splashback to hob
- Stainless steel 1 ½ bowl sink with chrome mixer tap
- Zanussi electric single oven, ceramic hob and stainless-steel chimney hood
- Space for fridge/freezer
- Space for dishwasher
- Space for washing machine

## Cloakroom

- Contemporary white close coupled toilet and basin
- Chrome mixer taps
- Splashback tiling to basin

## Bathroom

- Contemporary white bathroom suite comprising bath, close coupled WC, pedestal basin with chrome mixer taps
- Glass shower screen to bath
- Thermostatic bath/shower mixer over bath
- Johnsons large format wall tiling to bath and splashback tiling to basin area
- Shaver socket
- Bathroom mirror
- White heated towel rail

## Flooring

- Wood effect vinyl flooring to cloakroom, kitchen/diner and bathroom
- Carpet to hall, stairs, landing, living room and bedrooms

## General

- White PVCu 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



Images depict a typical Legal & General Affordable Homes property

## Electrical

- Track light to kitchen
- Light fitting to cloakroom and bathroom
- Pendant lighting to all other areas
- White sockets and switches
- TV point to living room
- Telephone point to hall/cupboard and living room
- Electrical spur for future alarm installation
- Smoke and carbon monoxide detectors
- Extractor fan to bathroom and cloakroom
- Light to front and rear elevation

## External

- 2 parking spaces per home
- Paved patio area
- Turf to rear garden

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 the shares at the current market value, at the time you are buying the shares. You can staircase up to 100%.

### 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.

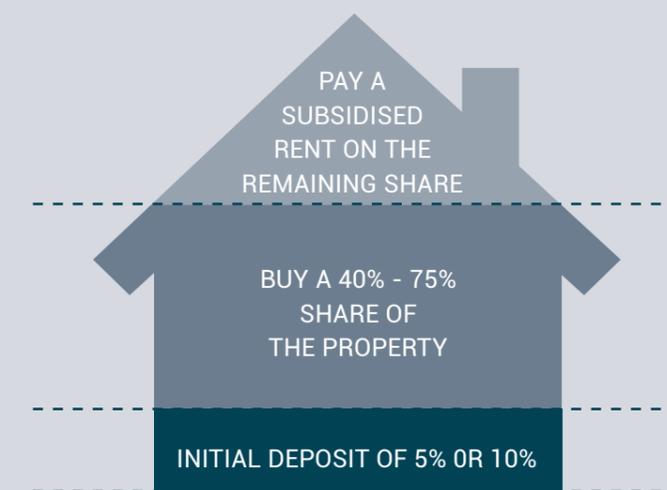
### Will I need a deposit?

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 Lower Lane



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**.

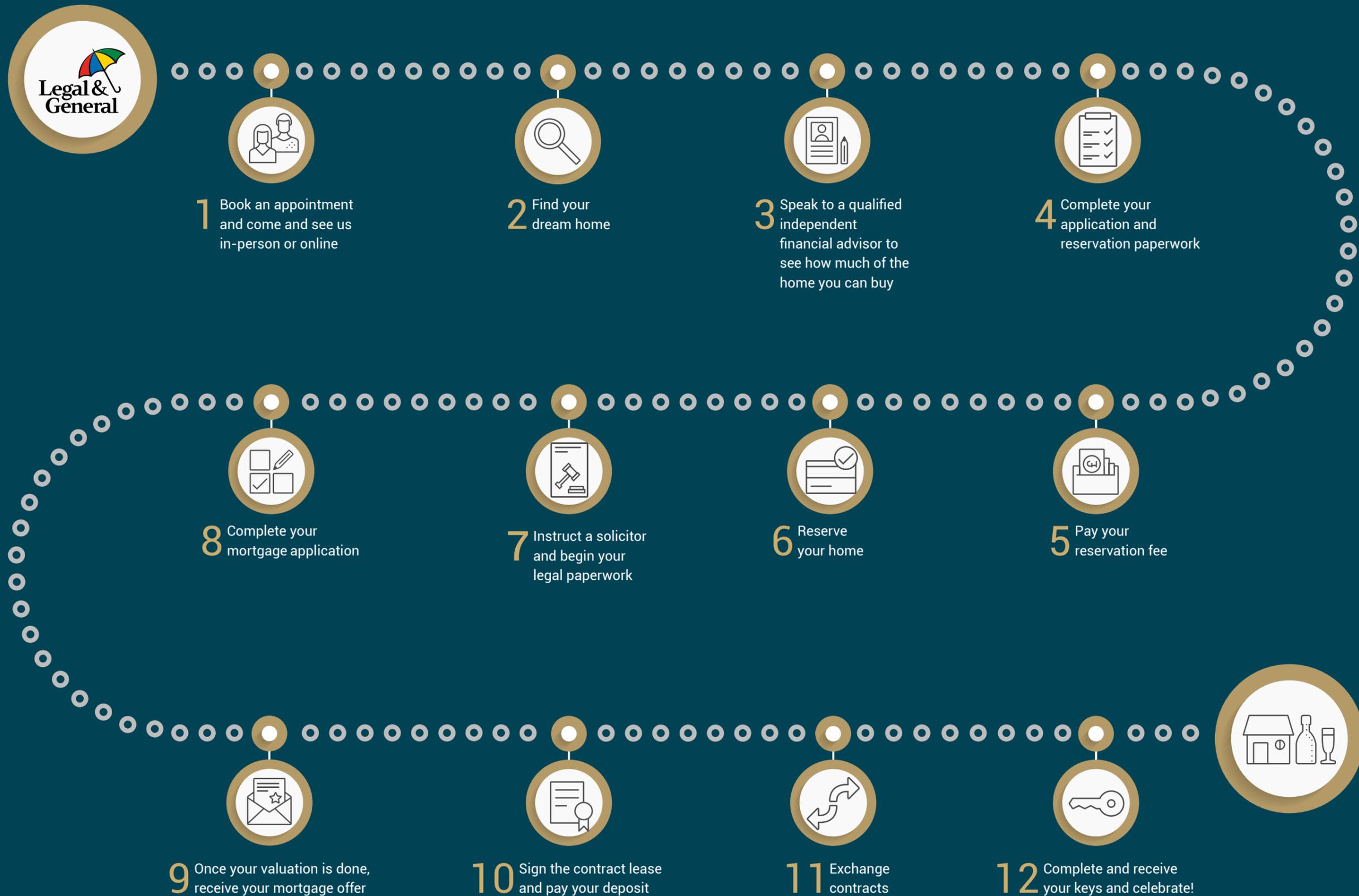
### We're here to help

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.





## 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.

# Lower Lane

LOWER LANE, BERRY HILL, COLEFORD GL16 8QQ

Call to book an appointment



01594 480 027



[landgah.com/lower-lane](https://landgah.com/lower-lane)



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.