

# Lucas Place

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ACOCKS GREEN, BIRMINGHAM

Two and three bedroom houses  
available through **Shared Ownership**



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Welcome to  
**Lucas Place**

BIRMINGHAM

St Paul's Square,  
Birmingham

## Life on the edge of the city

**An exciting new community,  
on the outskirts of Birmingham.**

Lucas Place is a new community of Shared Ownership homes with a range of excellent nearby amenities and transport options.



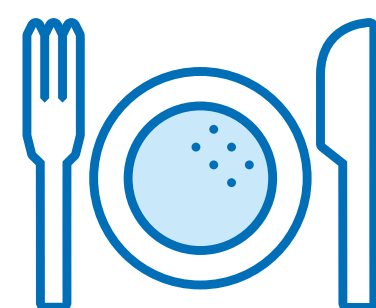


# Living at Lucas Place



## Established community

With shops, GP, dental practice, and leisure facilities.



## Local dining

An excellent selection of pubs, restaurants and takeaways nearby.



## Schools

A choice of well regarded primary and secondary schools within a mile.



## Great location

The nearest rail line and bus stop are just minutes away.

Interior images are computer generated and indicative only





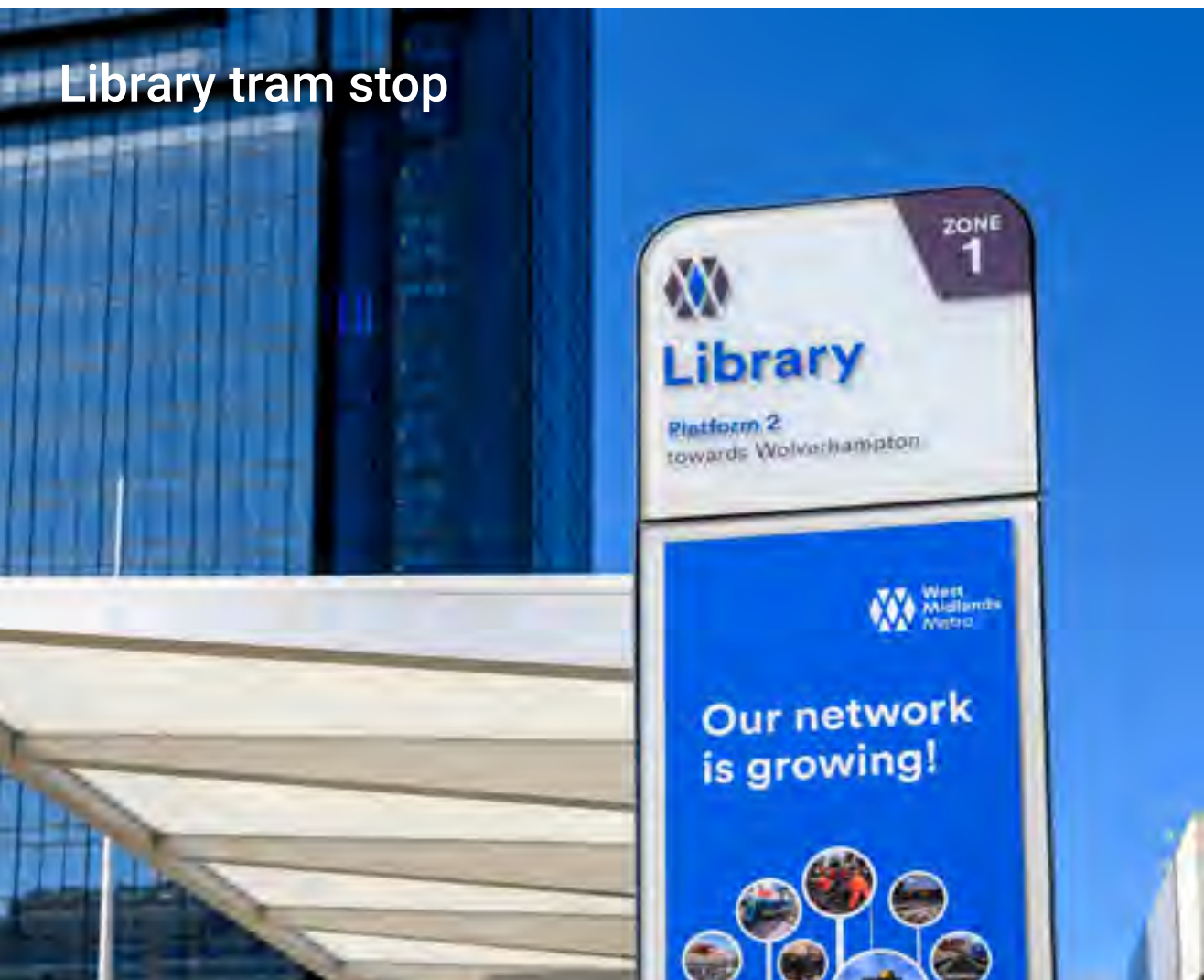
The River Cole



# Endless possibilities on your doorstep



City Centre



Library tram stop



Birmingham Canal



Pioneers of the Industrial Revolution



# The best of both worlds

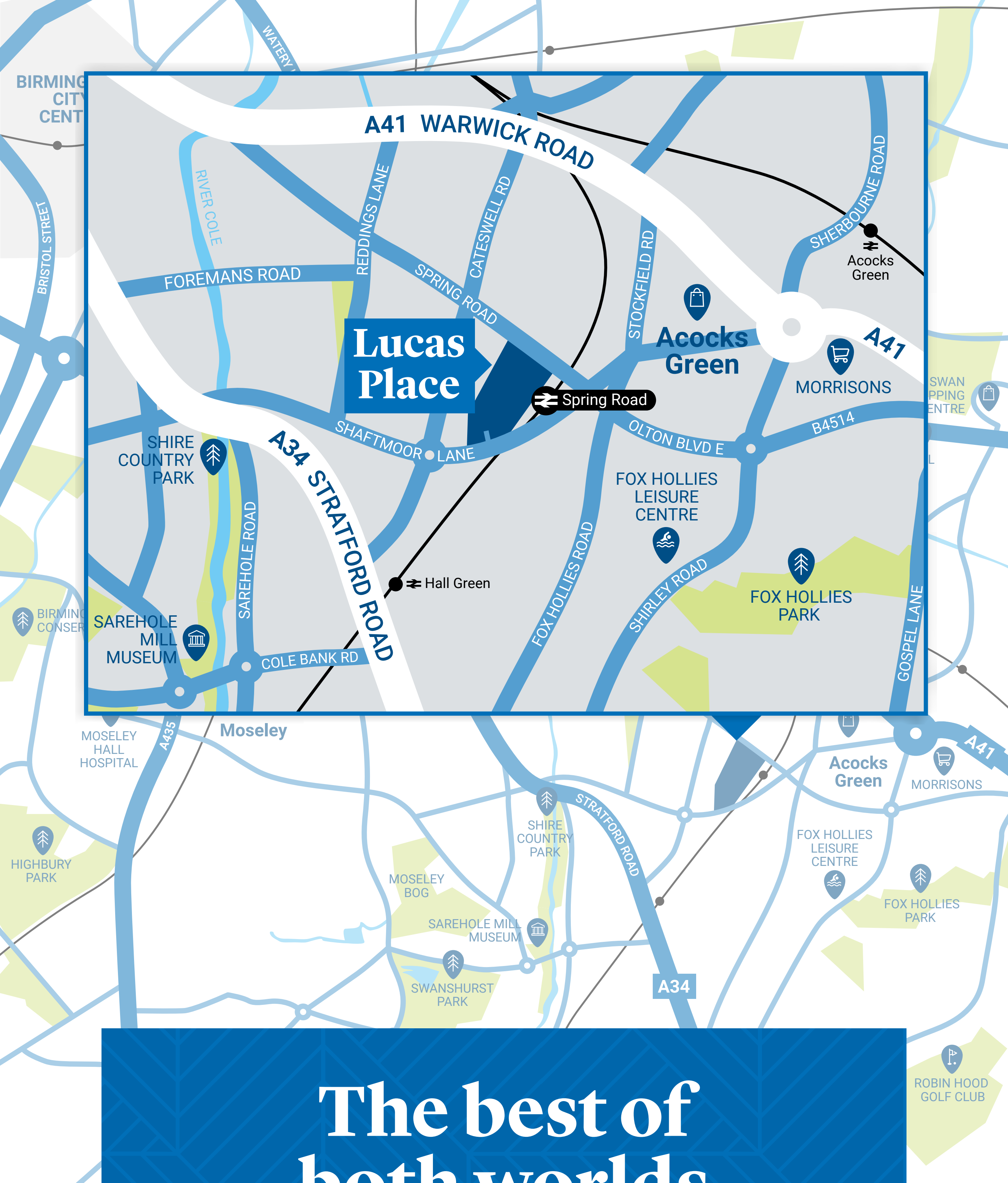
Lucas Place is close to the city centre, but far enough away for a quieter way of life.

## Get Directions

[Google Maps](#)

[zeal.brand.door](http://zeal.brand.door)





# The best of both worlds

Lucas Place is close to the city centre, but far enough away for a quieter way of life.

## Get Directions

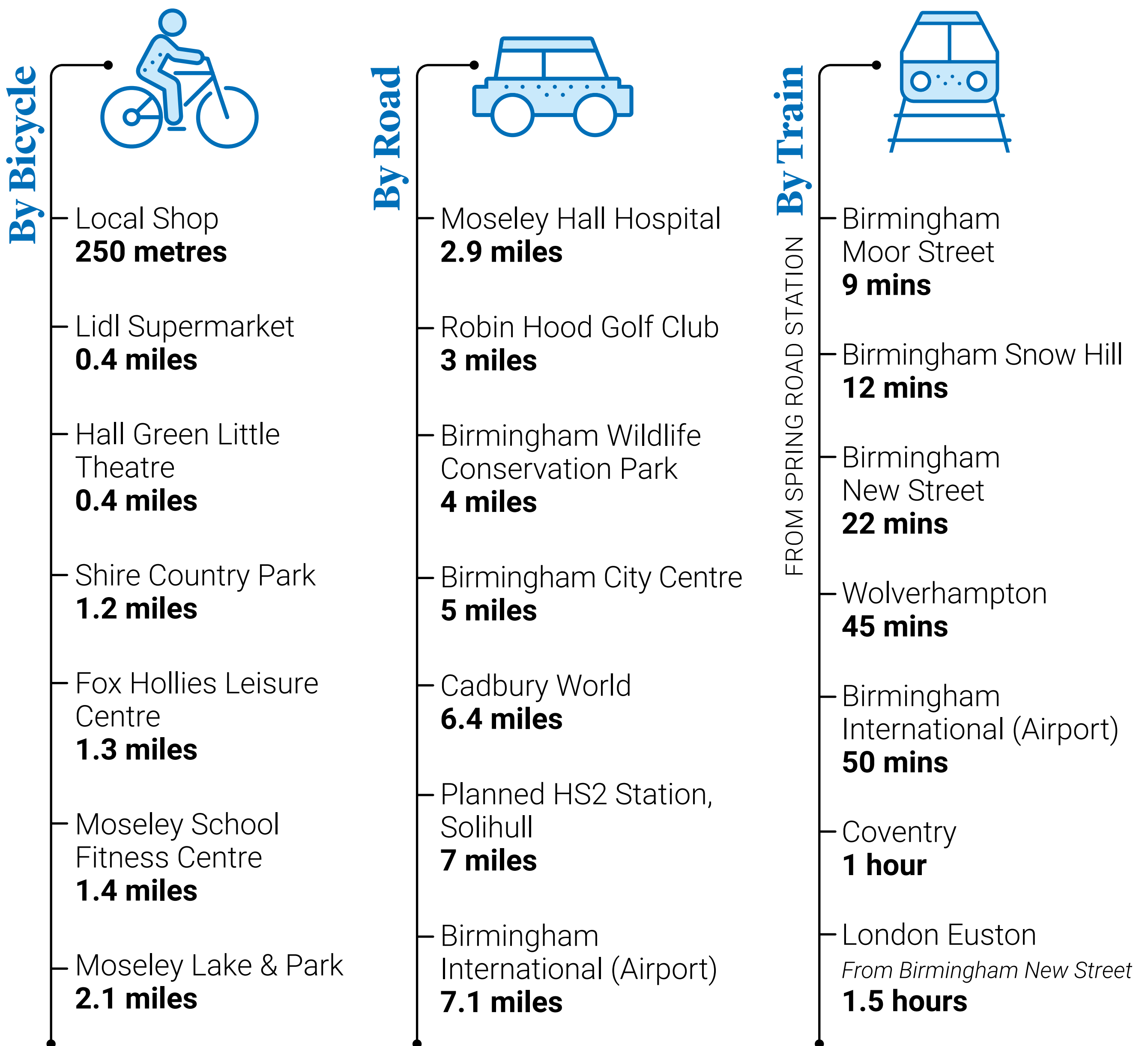
[Google Maps](#)

[zeal.brand.door](http://zeal.brand.door)



# Well connected

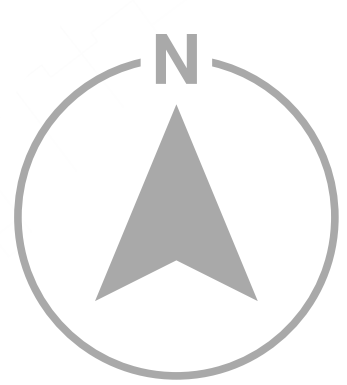
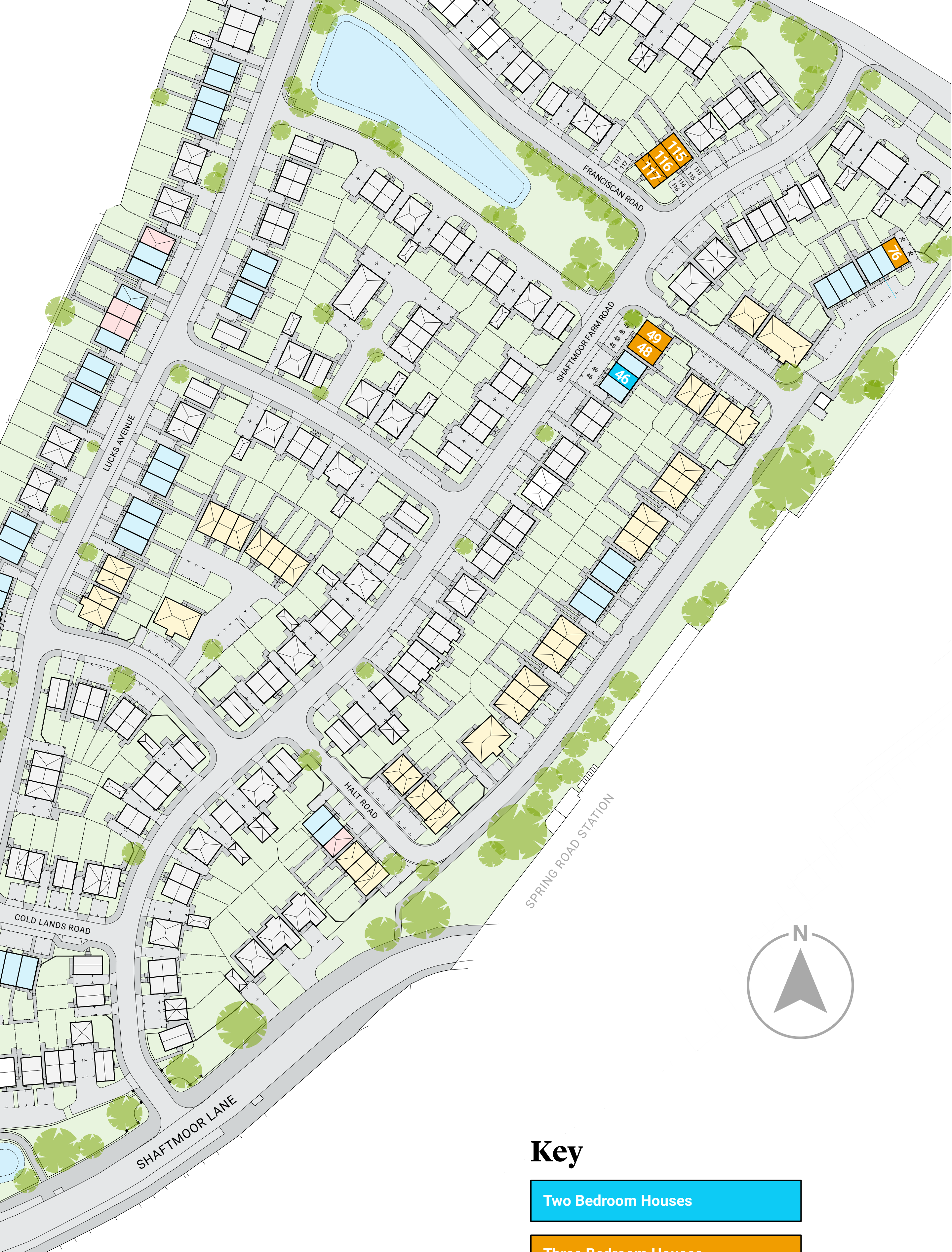
The buzz of the city is just ten minutes away by train. Major roads including the A34 and A41, plus Birmingham's excellent bus network mean that whether by bike, car or public transport, you are easily connected.



Times supplied by Google Maps and Mid Western Railway and are approx only.







### Key

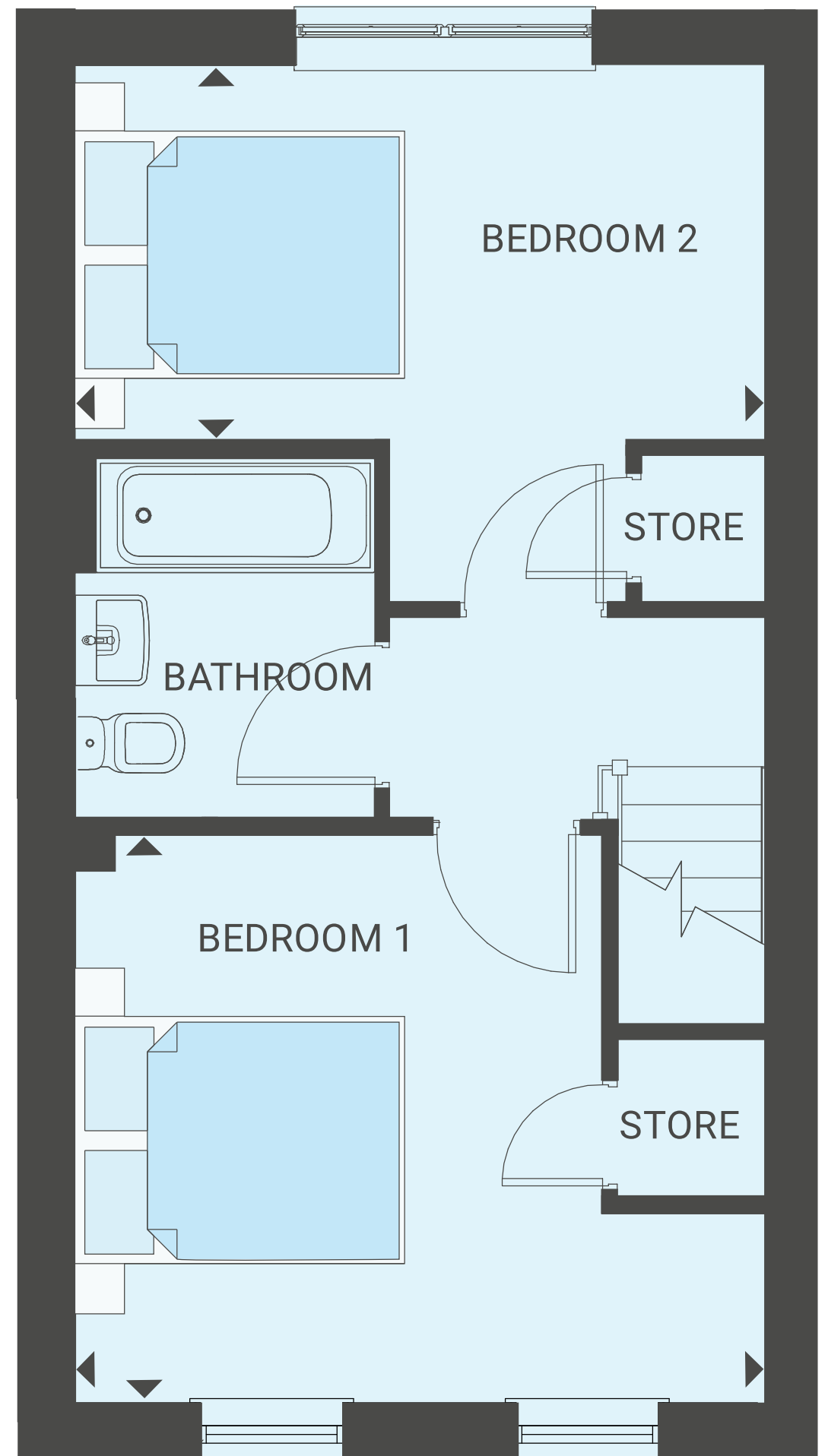
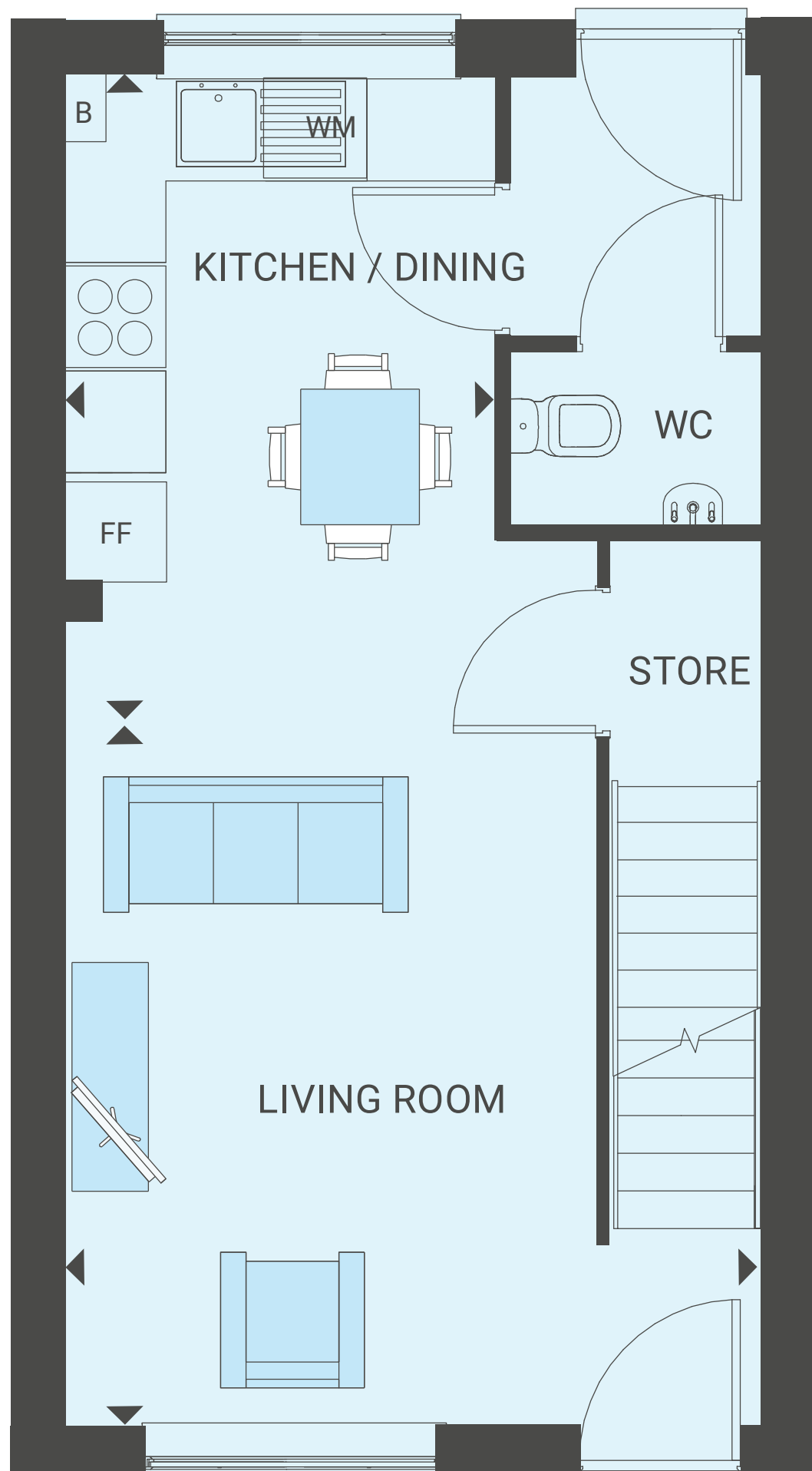
- Two Bedroom Houses
- Three Bedroom Houses
- Shared Ownership Homes
- LGAH Rented Homes
- Barratt & David Wilson Homes
- LGAH Sold Shared Ownership Homes

Layout is indicative only and subject to change by the developer (and subject to detailed design). The developer reserves the right to alter the layout, building style, landscaping and specification at any time.



# Two Bedroom House

PLOT 46



## Dimensions

**Total Area: 69.7 sq m / 750 sq ft**

All measurements are length x width

### KITCHEN/DINING

4.20m x 2.58m    13'7" x 8'4"

### LIVING ROOM

4.60m x 4.24m    15'0" x 13'9"

### BEDROOM 1

3.48m x 4.24m    11'4" x 13'9"

### BEDROOM 2

2.33m x 4.24m    7'6" x 13'9"



**Key** FF Space for fridge/freezer    B Boiler    WM Space for washing machine

The floorplans shown are for approximate measurements only.

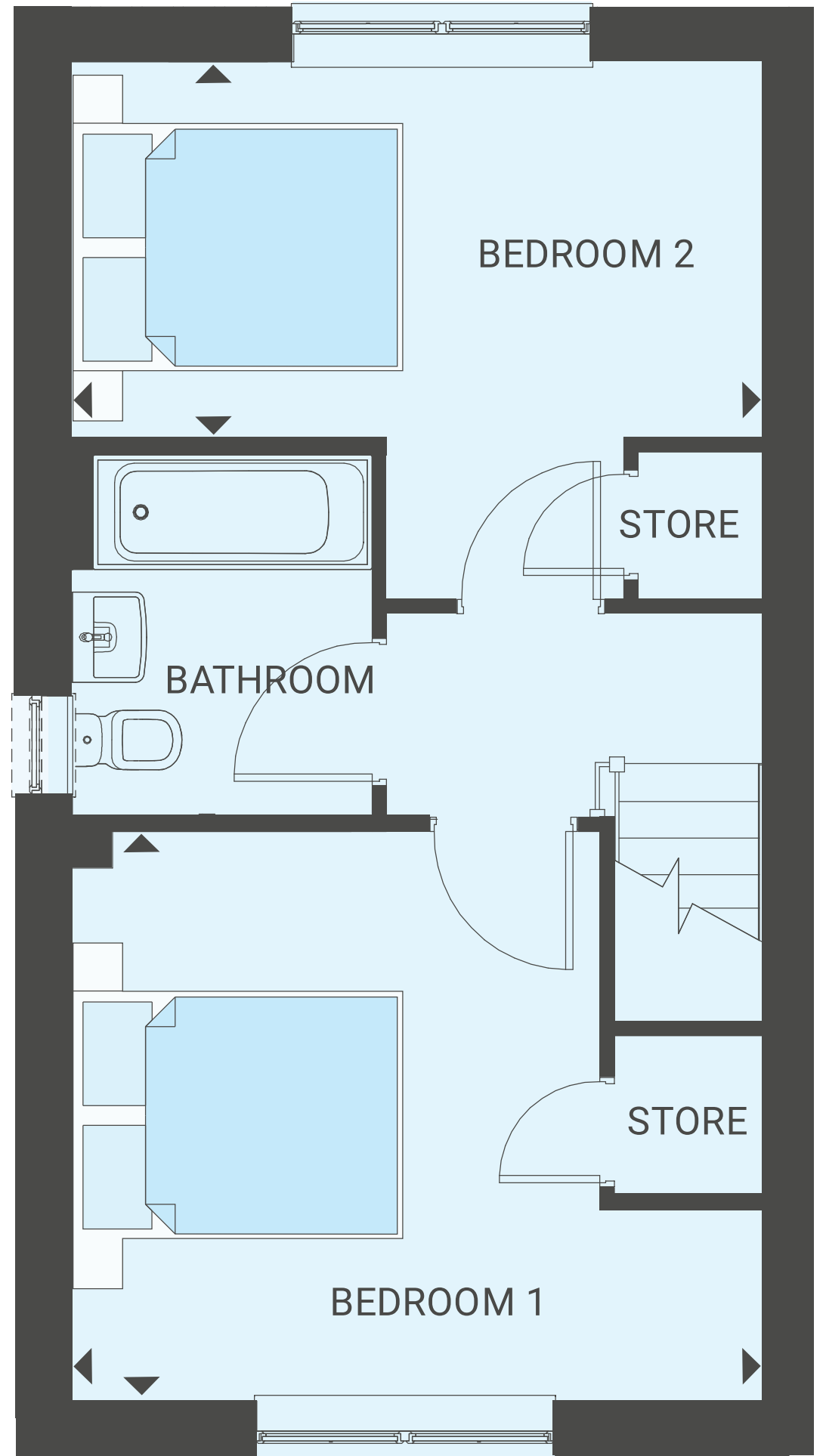
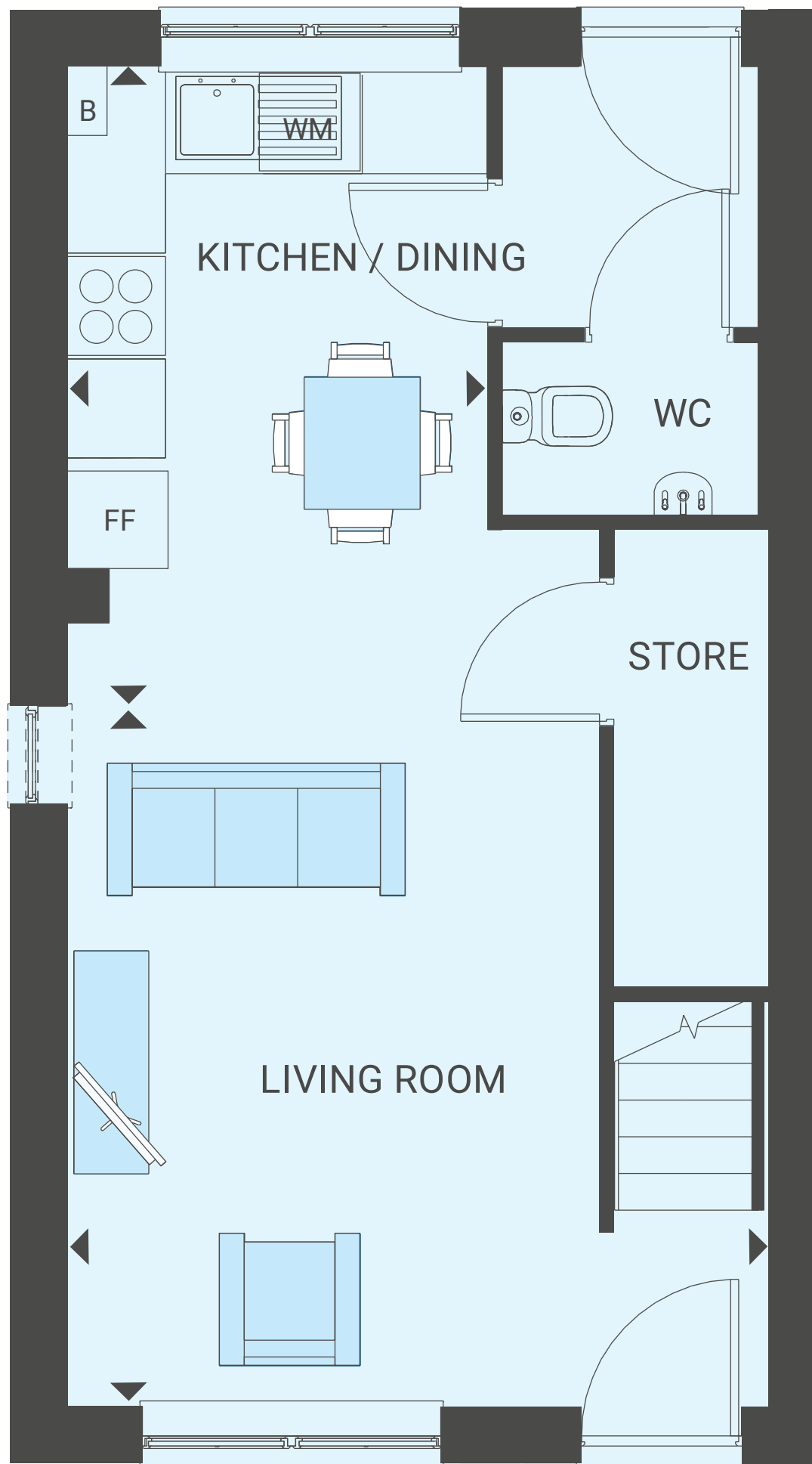
[Read more >](#)



# Two Bedroom House

PLOT 76\*

\*plot is handed to plan drawn



## Dimensions

**Total Area: 69.6 sq m / 749 sq ft**

All measurements are length x width

### KITCHEN/DINING

3.87m x 2.57m      12'8" x 8'4"

### LIVING ROOM

4.27m x 3.24m      14'0" x 10'6"

### BEDROOM 1

4.25m x 3.48m      13'9" x 11'4"

### BEDROOM 2

4.25m x 2.31m      13'9" x 7'7"



**Key** FF Space for fridge/freezer    B Boiler    WM Space for washing machine

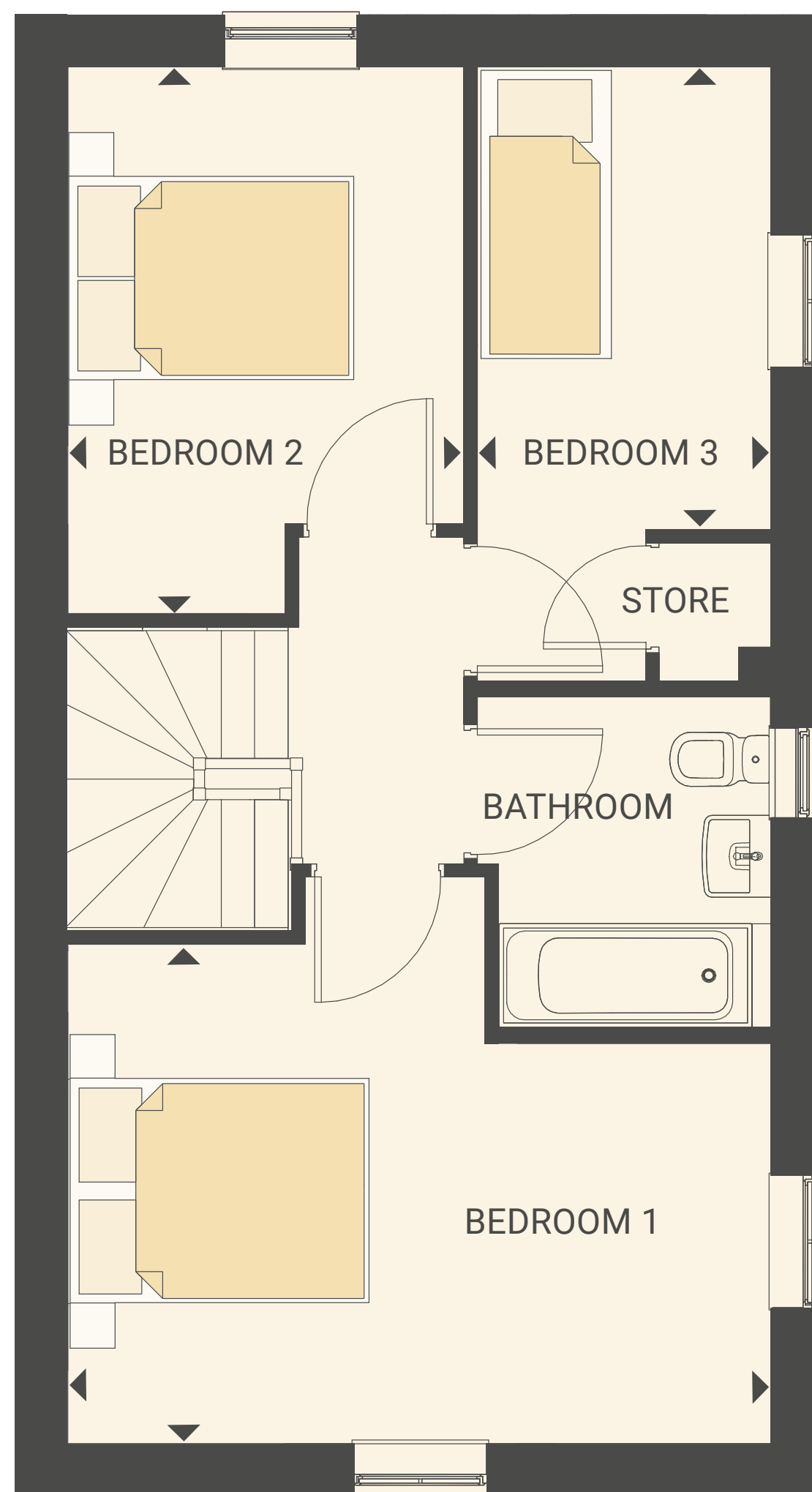
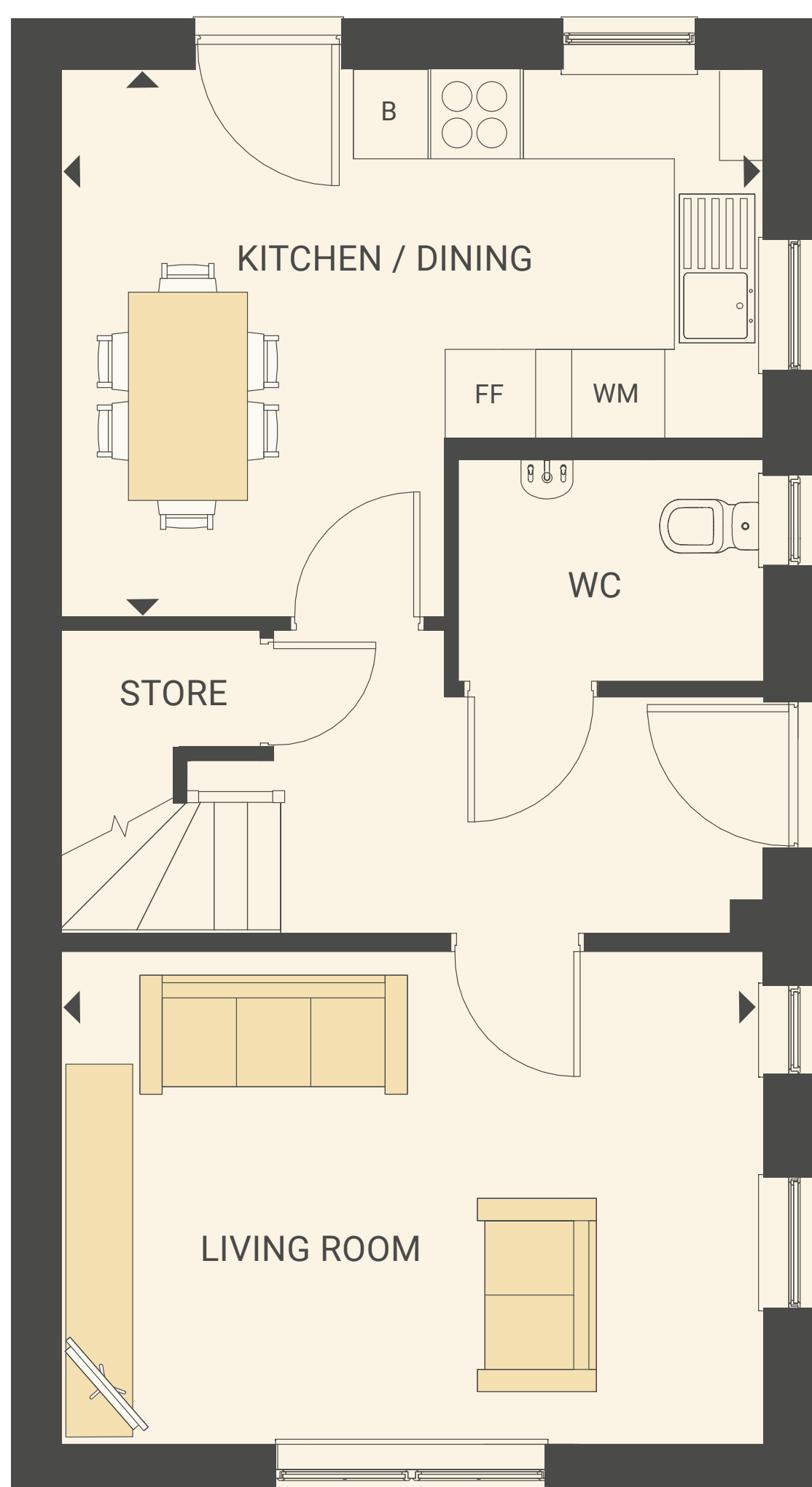
The floorplans shown are for approximate measurements only.

**Read more >**



# Three Bedroom House

PLOT 49



## Dimensions

**Total Area: 89.9 sq m | 967 sq ft**

All measurements are length x width

### KITCHEN/DINING

4.79m x 3.70m      15'7" x 12'1"

### LIVING ROOM

4.79m x 3.33m      15'7" x 10'9"

### BEDROOM 1

4.79m x 3.68m      15'7" x 12'0"

### BEDROOM 2

3.70m x 2.73m      12'1" x 8'9"

### BEDROOM 3

4.15m x 2.00m      13'6" x 6'5"



**Key** FF Space for fridge/freezer    B Boiler    WM Space for washing machine

The floorplans shown are for approximate measurements only.

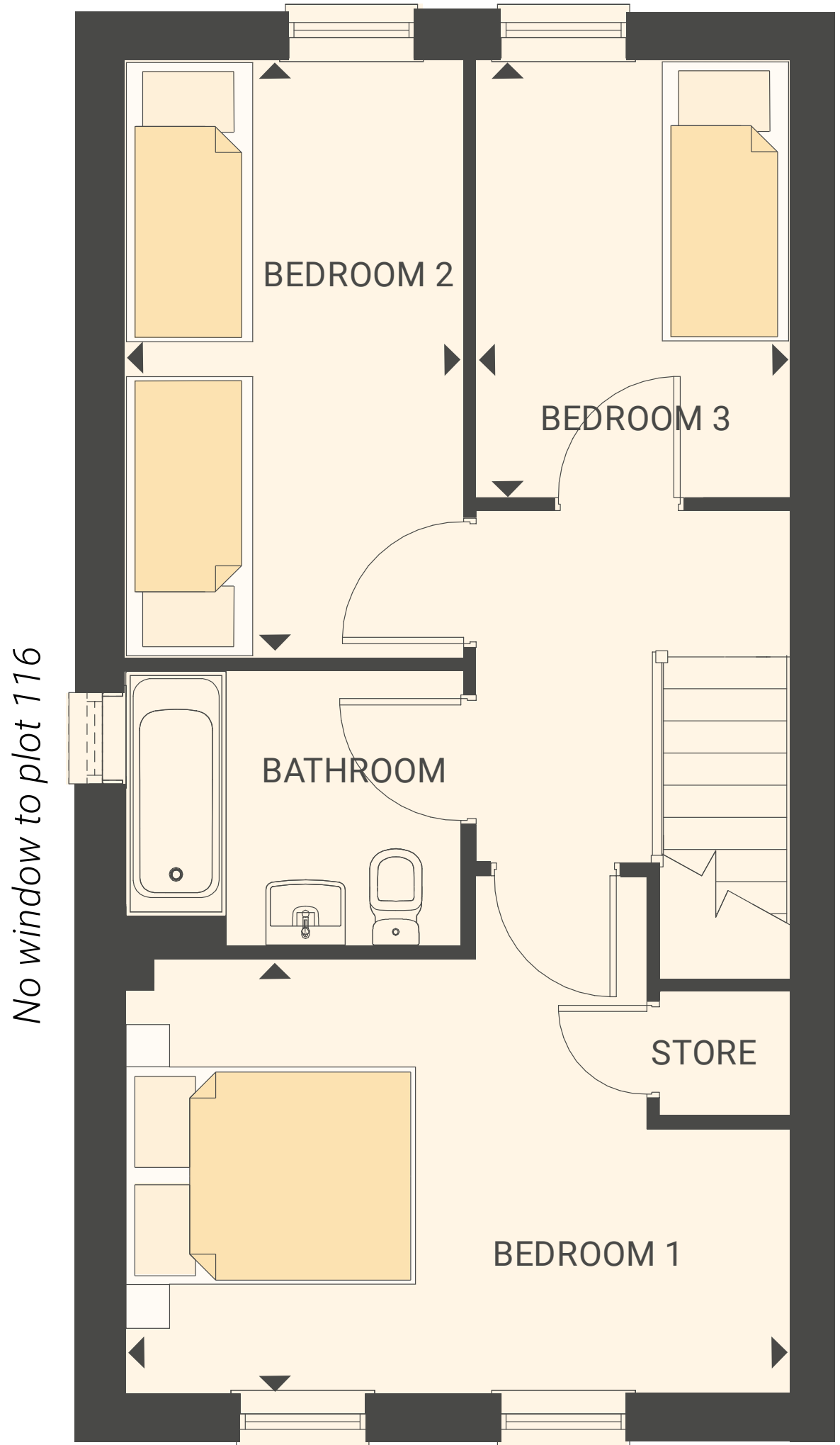
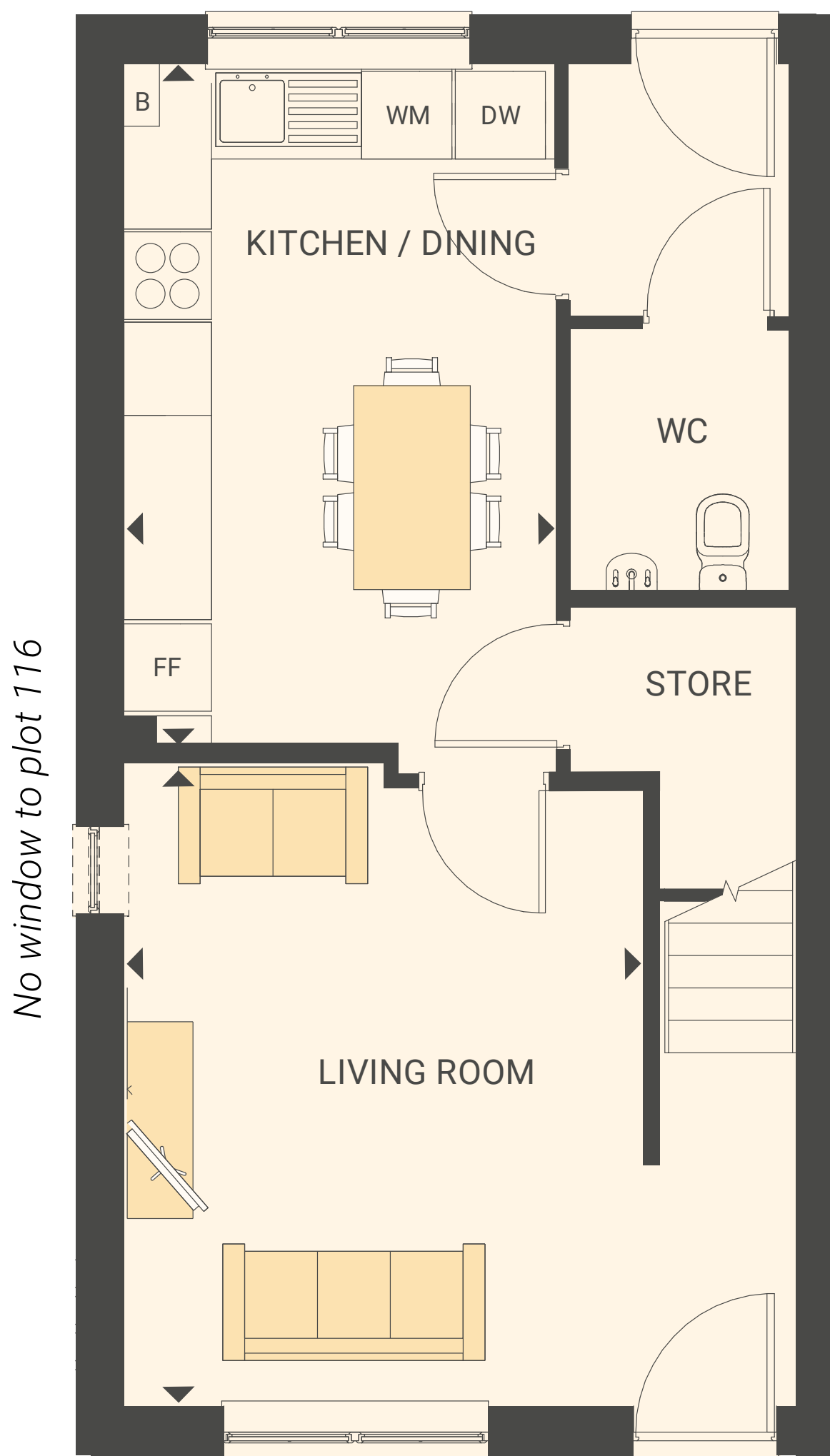
**Read more >**



# Three Bedroom House

PLOTS 48\*, 115\* & 116

\*plot is handed to plan drawn



## Dimensions

**Total Area: 86.4 sq m | 930 sq ft**

All measurements are length x width

### KITCHEN/DINING

4.71m x 3.03m      15'6" x 9'11"

### LIVING ROOM

4.65m x 4.47m      15'3" x 14'8"

### BEDROOM 1

4.65m x 3.05m      15'3" x 10'0"

### BEDROOM 2

4.15m x 2.37m      13'8" x 7'9"

### BEDROOM 3

3.03m x 2.21m      9'11" x 7'3"



**Key** FF Space for fridge/freezer    B Boiler    WM Space for washing machine  
DW Space for dishwasher

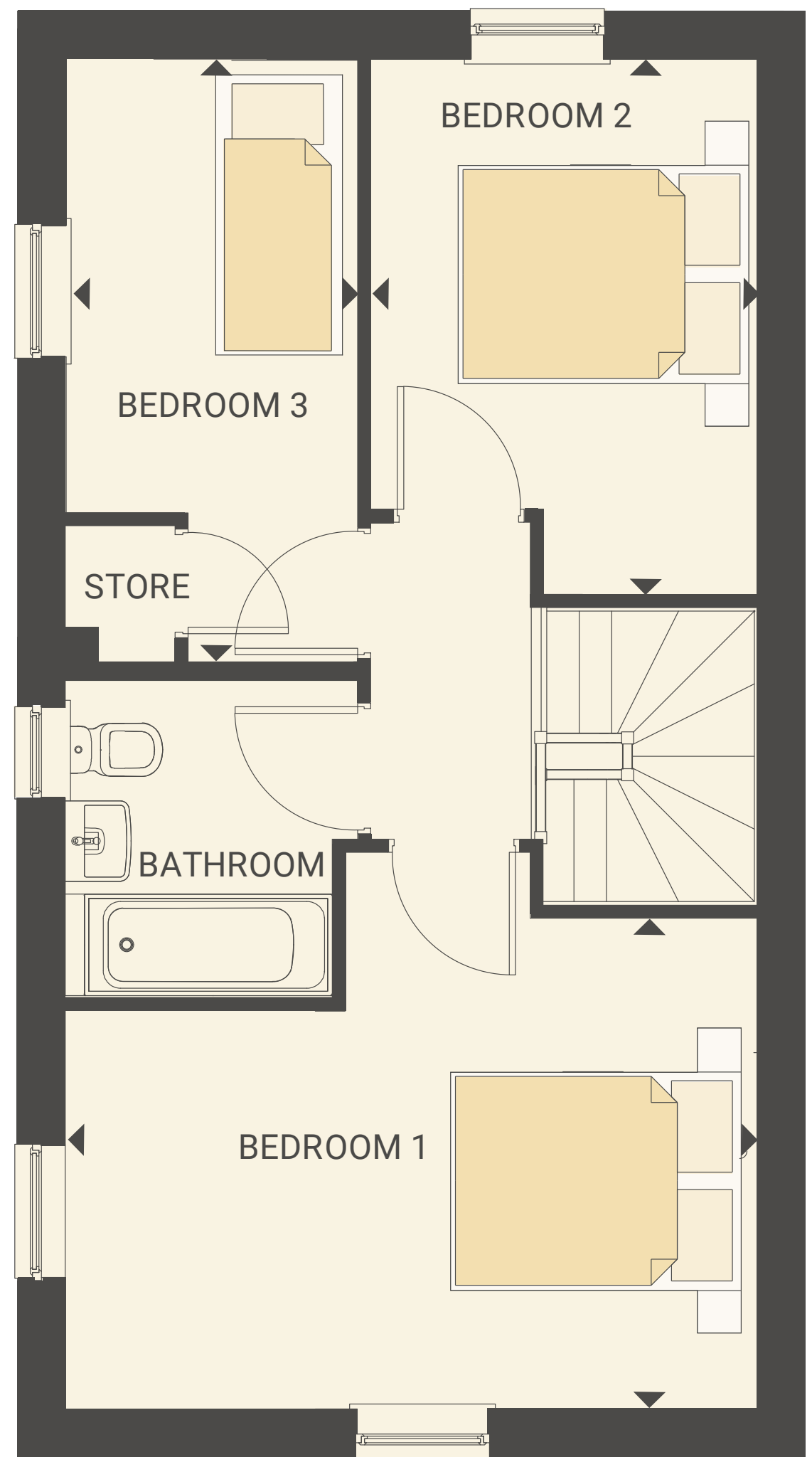
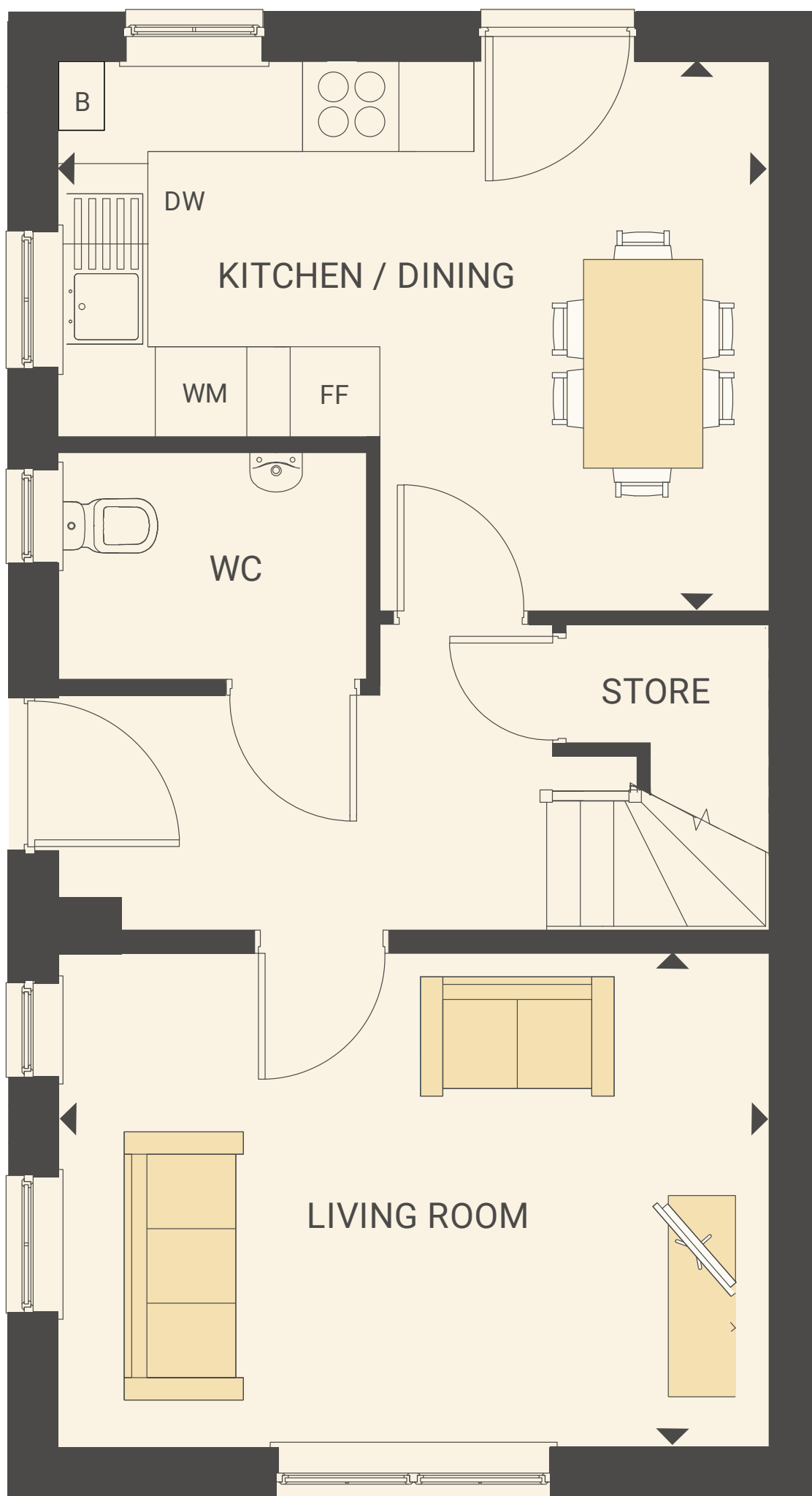
The floorplans shown are for approximate measurements only.

**Read more >**



# Three Bedroom House

PLOT 117



## Dimensions

**Total Area: 89.9 sq m | 967 sq ft**

All measurements are length x width

### KITCHEN/DINING

4.79m x 3.70m      15'9" x 12'2"

### LIVING ROOM

4.79m x 3.34m      15'9" x 11'0"

### BEDROOM 1

4.79m x 3.40m      15'9" x 11'2"

### BEDROOM 2

3.70m x 2.69m      13'1" x 8'10"

### BEDROOM 3

4.16m x 2.04m      13'8" x 6'8"



**Key** FF Space for fridge/freezer    B Boiler    WM Space for washing machine  
DW Space for dishwasher

The floorplans shown are for approximate measurements only.

[Read more >](#)



Interior images are computer generated and indicative only



# Specification

## Kitchen

- Contemporary kitchen with chrome handles and soft close cupboards
- Wood-effect laminate worktop with matching upstand
- Stainless steel splashback to hob
- Stainless steel 1½ bowl sink with chrome mixer tap
- Zanussi electric single oven, hob and stainless-steel chimney hood
- Space for fridge/freezer
- Space for washing machine
- Removable base unit for future installation of dishwasher to 3 bedroom houses

## Cloakroom

- Contemporary white sanitaryware comprising close-coupled toilet and basin
- Chrome mixer tap with clicker waste
- Splashback tiling to basin
- Mirror

## Bathroom

- Contemporary white bathroom suite comprising bath, close-coupled WC and pedestal basin
- Chrome mixer tap with clicker waste
- Glass shower screen to bath
- Thermostatic bath/shower mixer over bath
- Large format wall tiling to bath and splashback tiling to basin area
- Mirror
- Heated towel rail

## Flooring

- 2 bedroom homes have wood effect vinyl flooring throughout the ground floor and carpet to stairs, landing and bedrooms
- 3 bedroom homes have wood effect vinyl flooring to kitchen or kitchen/diner, cloakroom and bathroom and carpet to living room or living room/diner, stairs, landing and bedrooms



# Specification

## General

- White PVCu double-glazed windows
- Walls and ceilings painted in 'Almond White'
- Architraves and skirtings painted in white satinwood
- White panelled internal doors with chrome ironmongery
- Gas central heating via Combi boiler and white contemporary radiators
- NHBC 12-year build warranty

## External

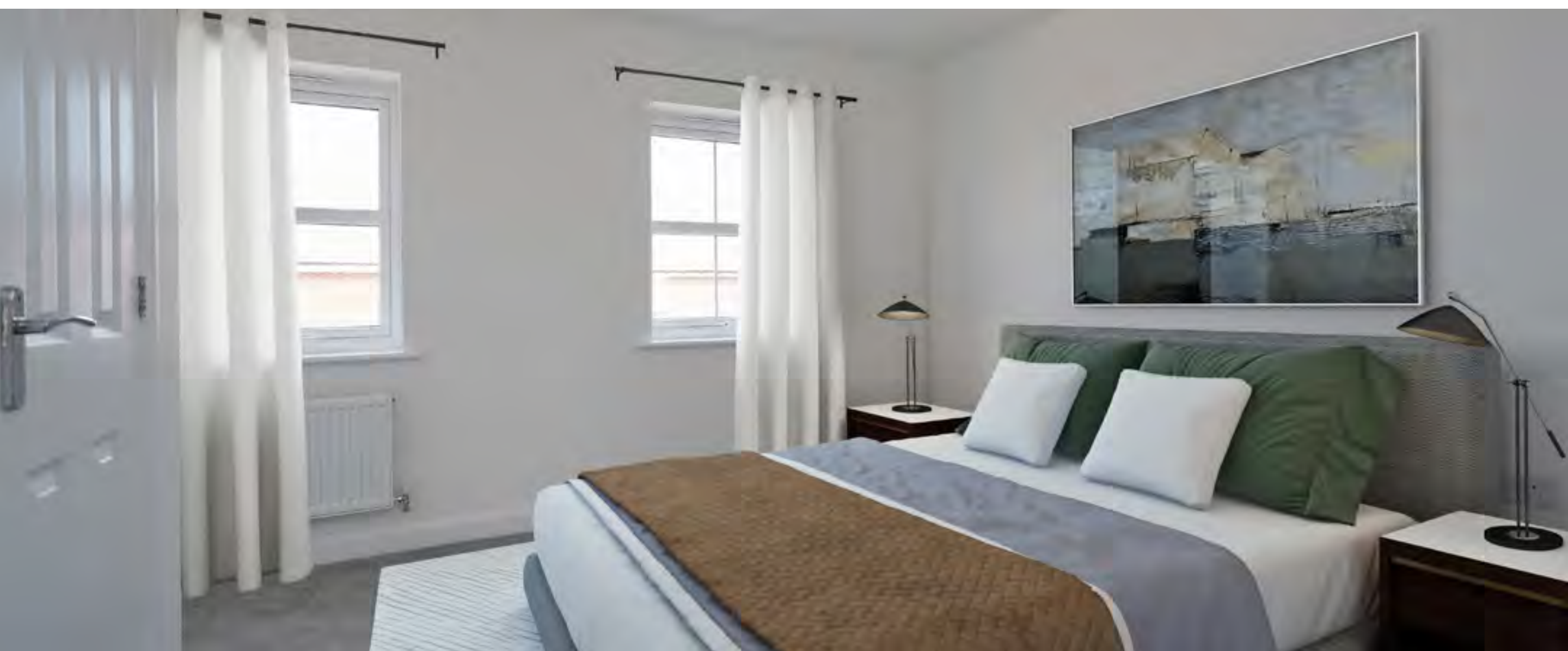
- Parking bay to all homes. Please check site plan for number of bays per plot
- Paved patio area
- Turf to rear garden
- Outside tap
- 1.8m high timber fencing to rear garden

## Electrical

- Track light to kitchen
- Light fitting to cloakroom and bathroom
- Pendant lighting to all other areas
- White sockets and switches
- Telephone point to hall and living room
- TV point to living room
- Smoke and carbon monoxide detectors
- Extractor fan to bathroom, cloakroom and kitchen
- Shaver socket to bathroom
- Light to front and rear elevation
- Photovoltaic roof panels to selected plots\*

*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.*

\* Please speak to the Sales Team for details of plots with PV panels



Interior images are computer generated and indicative only







# Shared Ownership explained

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

### **How does Shared Ownership work?**

At Lucas Place, you can buy an initial share between 40% and 75% of the home's full value and pay a subsidised rent on the remainder. You can 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 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.



# Shared Ownership explained

## 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?

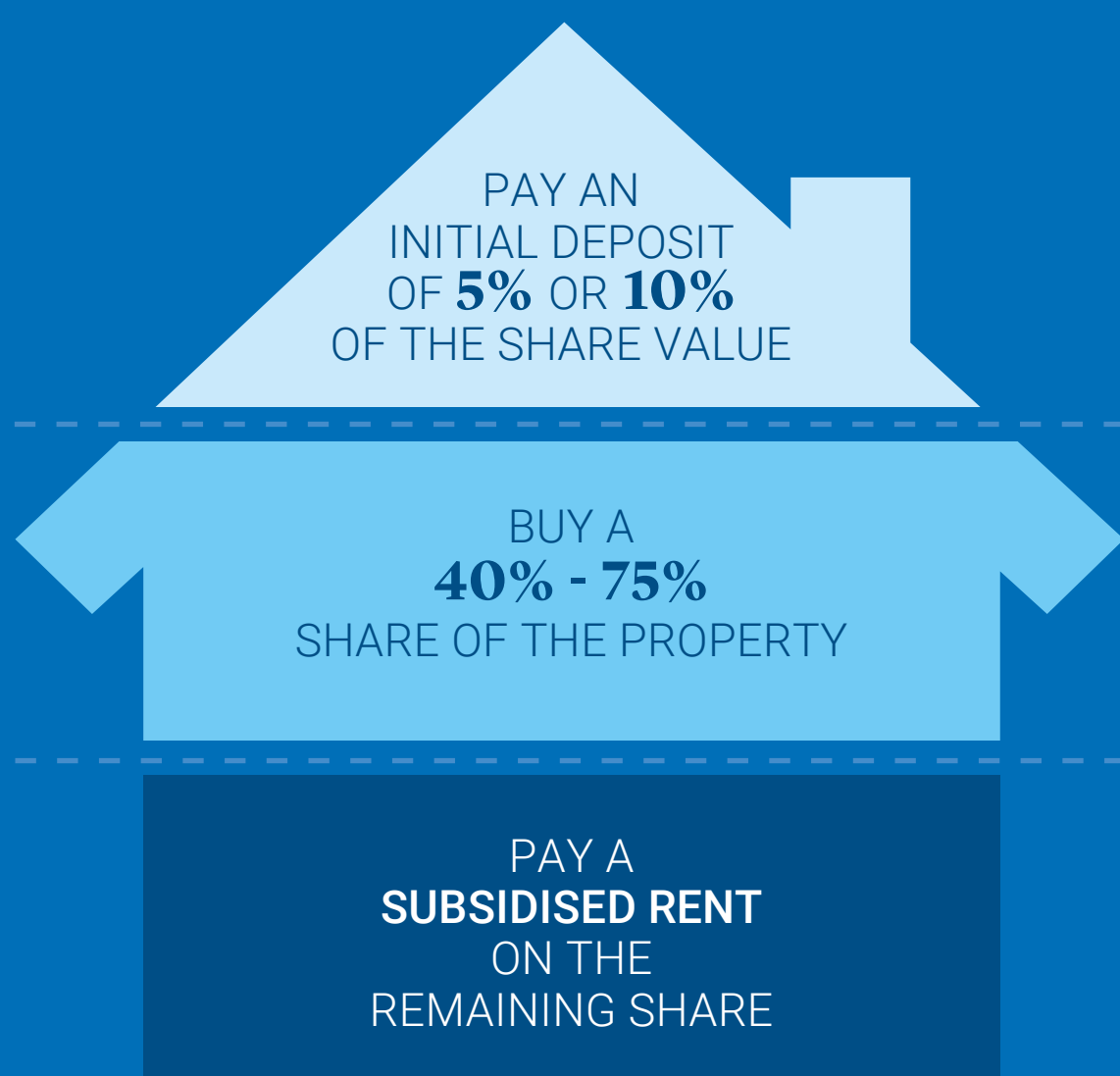
Yes, you still need a deposit, but only on the percentage of the property you are buying. Mortgage deposits are typically 5% or 10% of the share value.

## 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)

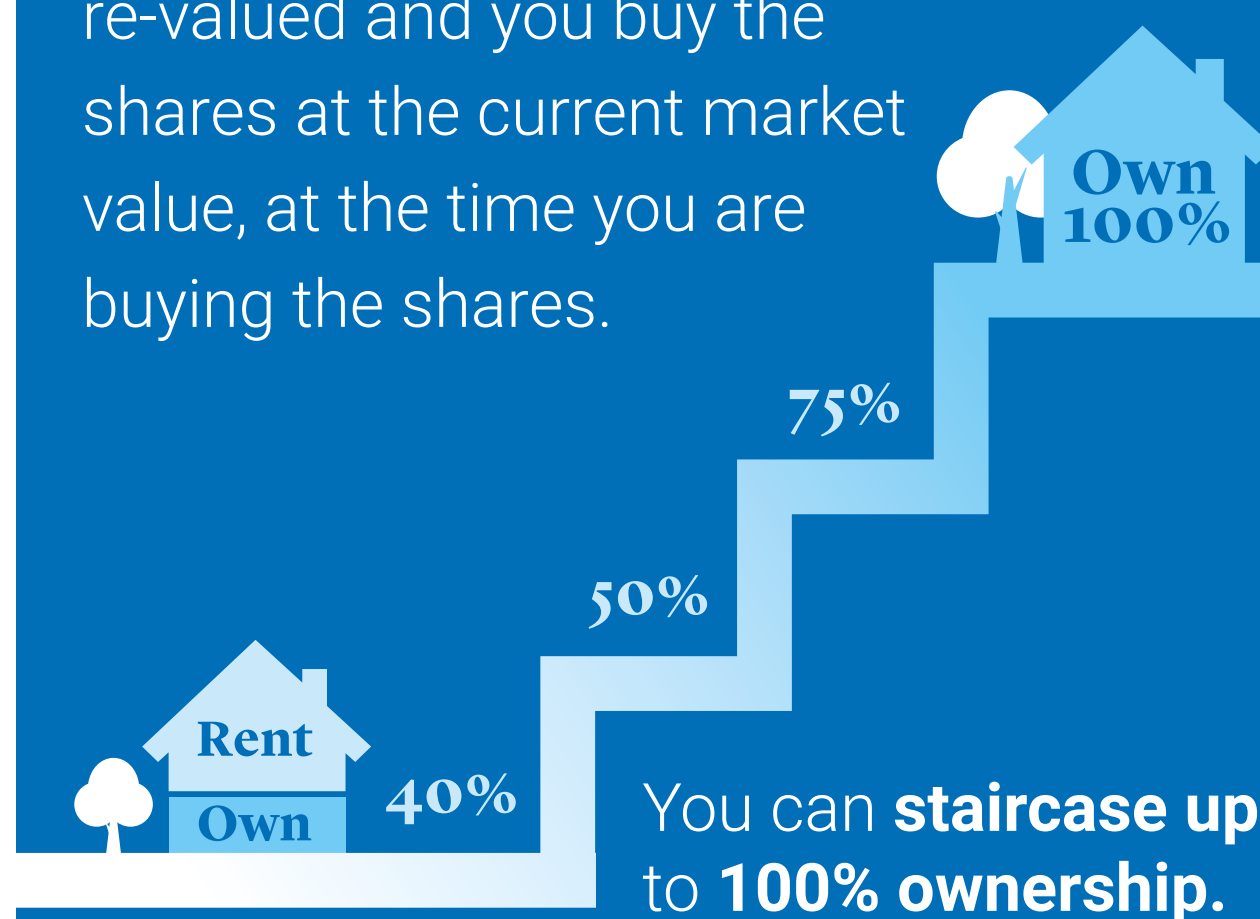
## Breakdown example of buying a new home at Lucas Place



## 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.



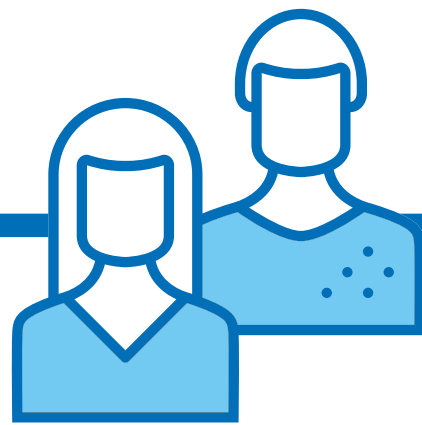
[READ MORE](#)

# 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.

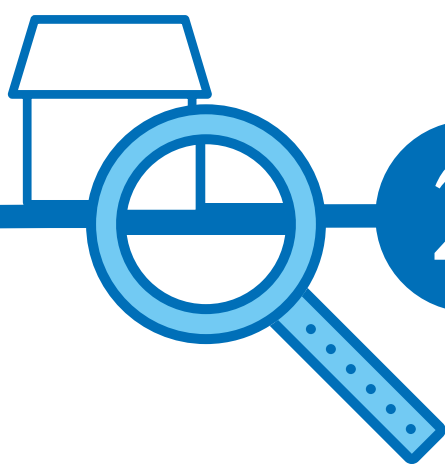


1



Book an appointment and **come and see us** in person or online

2



Find your dream home

3



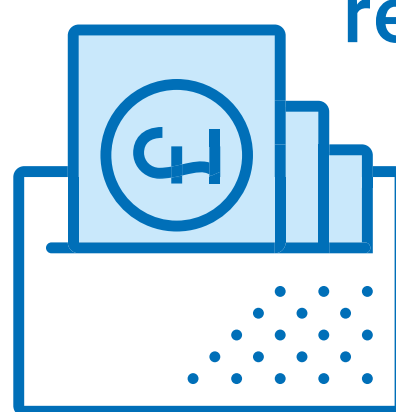
Speak to your mortgage broker to see how much of the home you can buy

4

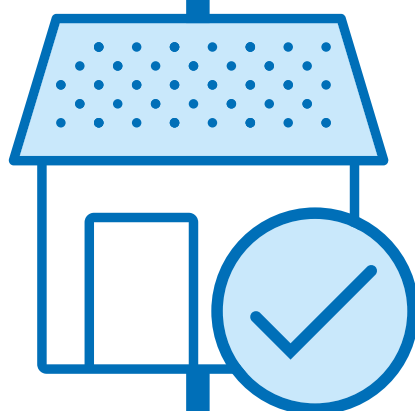


Complete your application and reservation paperwork

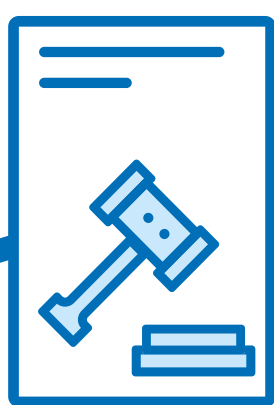
5



Pay your reservation fee

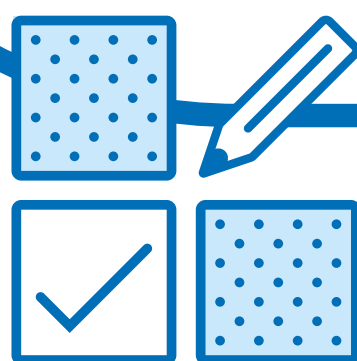


**6** Reserve your home



**7** Instruct a solicitor and begin your legal paperwork

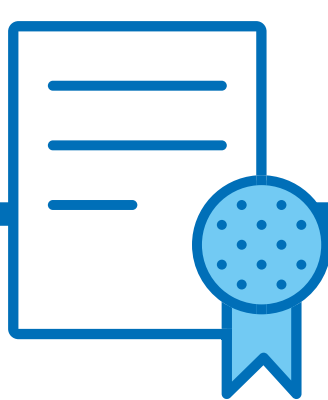
**8** Complete your mortgage application



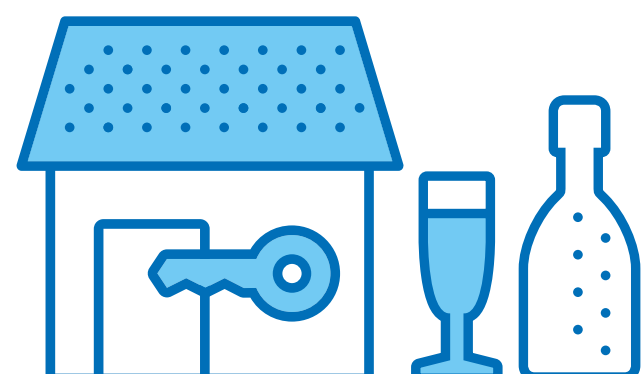
**9** Once your valuation is done, receive your mortgage offer



**10** Sign the Contract lease and pay your deposit



**11** Exchange Contracts



**12**

**Congratulations** Complete and receive your keys and celebrate!





# 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. That's why our aim 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...



# Our key principles



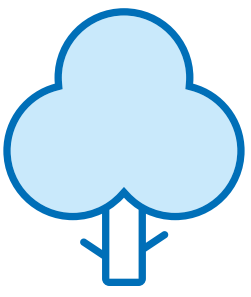
## Quality

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.





# Lucas Place

SHAFTMOOR LANE, BIRMINGHAM B28 8SW

/// [zeal.brand.door](http://zeal.brand.door)

**0121 756 9136**

[landgah.com/lucas-place](http://landgah.com/lucas-place)

**GET MOVING TODAY**

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

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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 your Sales Consultant for further information. Computer generated images are for illustrative purposes only – plot specific elevations may vary. LGAH-LP-05042024