

Glenvale Park

WELLINGBOROUGH, NORTHAMPTONSHIRE

A collection of beautiful 2 bedroom apartments
and 3 bedroom houses available with Shared Ownership

A home of your own

Contents

Welcome to Glenvale Park	3
Living at Glenvale Park	4
Local area	6
Site plan	10
Floor plans	12
Specification	16
Shared Ownership explained	20
A guide to owning your own home	22
About Legal & General Affordable Homes	24



Welcome to Glenvale Park

Offering a stunning selection of 2 and 3 bedroom homes within the glorious rolling countryside of Northamptonshire, Glenvale Park truly is the ideal location for anyone from large families, first time buyers and those wishing to downsize.

Perched on the edge of the town of Wellingborough, and embraced by Northamptonshire rurality, the development offers all the peace of Britain's green and pleasant pastures, and all the activity of a historic market town. The town of Wellingborough is home to a new local centre, with a range of places to eat and drink – while it's two primary schools, community centre, family play park and acres of parkland ensure your needs, from education, to socialising and exercise, are met.

Legal & General Affordable Homes is offering a unique opportunity to live at Glenvale Park 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 Glenvale Park



Designed around you

Stunning new homes, designed to suit any family or household.



Town and Country

Situated on the cusp of British countryside and the historic market town of Wellingborough, the development boasts the best of both worlds combining undiluted peace with wholesome town activity.



The Personal Touch

The neutral décor allows for the property to be embellished and designed to your own personal taste.



Immersed in Britain's Green Pastures

Nestled in some of Britain's most idyllic countryside and set beside stunning lakes, Glenvale Park makes for the perfect location to enjoy nature at its finest.

Make yourself at home

You'll love
the breathtaking
lakeside

The True Rose of the Shires

With its sprawling countryside and quaint market towns, Northamptonshire seems to be the postcard of quintessential Britain. With Glenvale Park situated in the town of Wellingborough, a brilliant range of shops, cafes, restaurants, bars and attractions are within easy reach. For those looking for live entertainment and activities, the Castle Theatre is also mere minutes away.

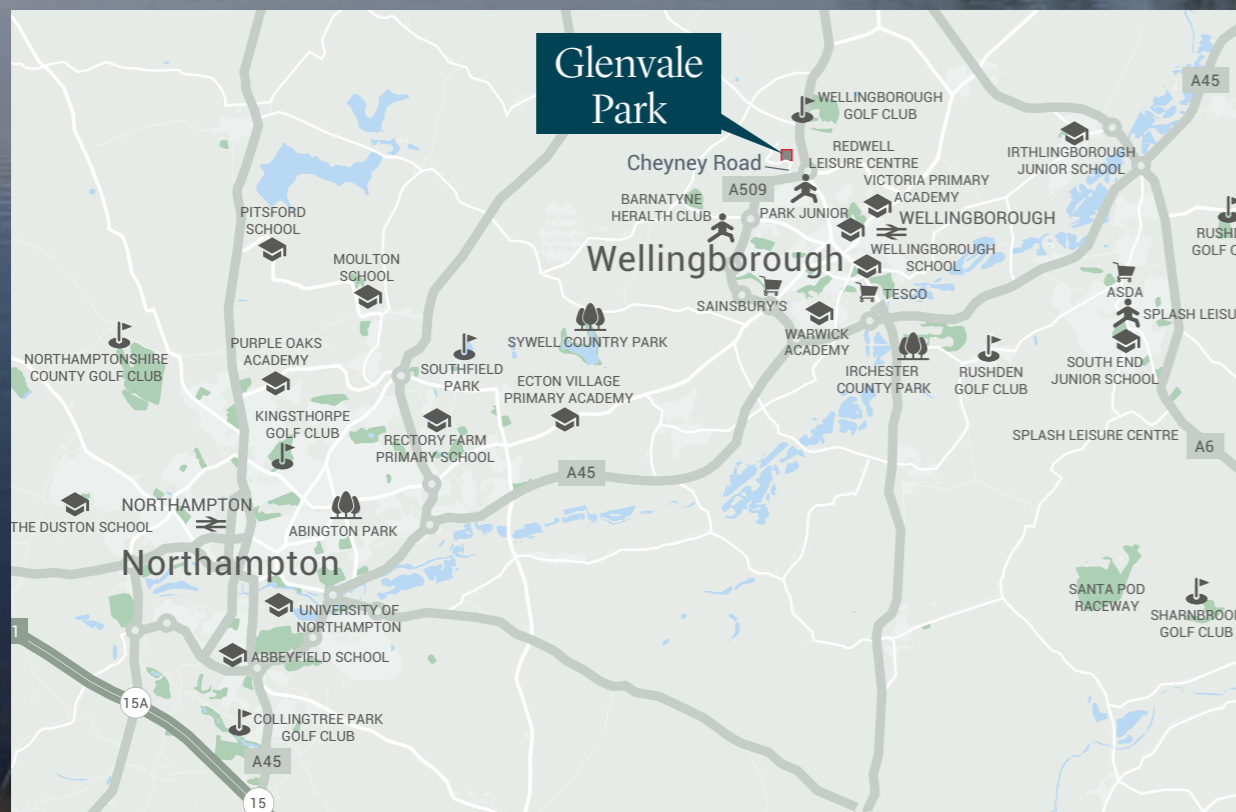
The town also boasts outstanding schools, while Glenvale Park itself offers fantastic local facilities for residents to enjoy. With plenty of places to eat and drink, plus community hubs and 200 acres of sprawling parkland and playparks, the development is perfect for families and those without children alike.

Just beyond the development, you are spoilt for choice in regard to sport and leisure facilities. The town is home to gyms and sports centres, as well as a choice of golf clubs for those looking to hit a few birdies. For those wishing to explore the natural surroundings, the vast acres of Irchester Country Park are perfect for long, peaceful walks closer to nature.

Even just a short drive away, there are plenty of exciting activities and pastimes to fill up your spare hours. Rushden Lakes Shopping Centre, offers an impressive retail and leisure experience all under one roof, and Beckworth Emporium – a one-of-a-kind garden centre, is located nearby, brimming with local produce to enjoy in their specialist food hall.

Although what seems like a traditionally sleepy county, those with a passion for adrenaline can find activities to truly get the blood pumping in the way of Stanwick Lakes Activity Trail, or Irchester Park's Jungle Parc high ropes. And for those with a need for speed, Santa Pod Raceway is situated on the outskirts of Wellingborough, while the renowned Silverstone Racing circuit is only half an hour away – although this may be quicker if you're in one of the motor racing vehicles...

Stanwick Lakes





Wellingborough Town Centre



Santa Pod Raceway



The Embankment In Wellingborough

You're connected wherever you're heading

Nestled in the heart of the midlands, one of Glenvale Park's most impressive features is its accessibility. Via train, London is under an hour away, while links to Kettering, Leicester & Bedford are mere minutes by rail, perfect for those who want to commute, but also live in the heart of British rurality.

By car, local amenities such as supermarkets and retail opportunities are under 5 miles away, and the local hospital with an accident & emergency unit can be reached in under 20 minutes.

If you're inclined to explore by foot, the development is within walking distance of local schools, shopping facilities, golf courses and nature walks – so no need to start the car if you're looking to venture out in the local area.



By Foot

- Local shopping area
0.6 miles
- Redwell Primary School
0.9 miles
- Wellingborough Golf Course
1.4 miles
- Glamis Meadow & Wood
1.5 miles
- Weavers Academy
1.8 miles



By Train

From Wellingborough train station

- Kettering
7 mins
- Bedford
12 mins
- Leicester
36 mins
- London St Pancras Intl
57 mins
- Nottingham
1 hr 5 mins



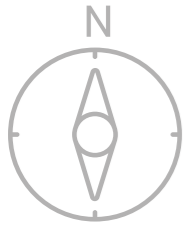
By Road

- Weavers Leisure Centre
2.9 miles
- Wellingborough Train Station
3 miles
- Morrisons Supermarket
4.3 miles
- Rushden Lakes Shopping Centre
7.2 miles
- Stanwick Lakes
8.5 miles

Site Plan

Key

- Three Bedroom Houses
- Two Bedroom Apartments
* Please note plots 83/84/85 on the ground floor of this block are LGAH Affordable Rent
- LGAH Rented Homes
- Keepmoat Homes
- Retaining Wall



Plots 86-94*

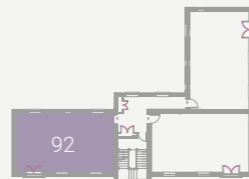
Layout is indicative only and subject to change by the developer [and subject to detailed design]. Parking positions to be confirmed. The developer reserves the right to alter the layout, building style, landscaping and specification at anytime.

Two Bedroom Apartments

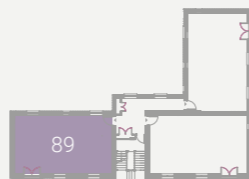
Plots 86, 89 & 92



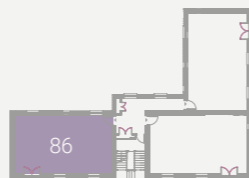
FRONT ELEVATION



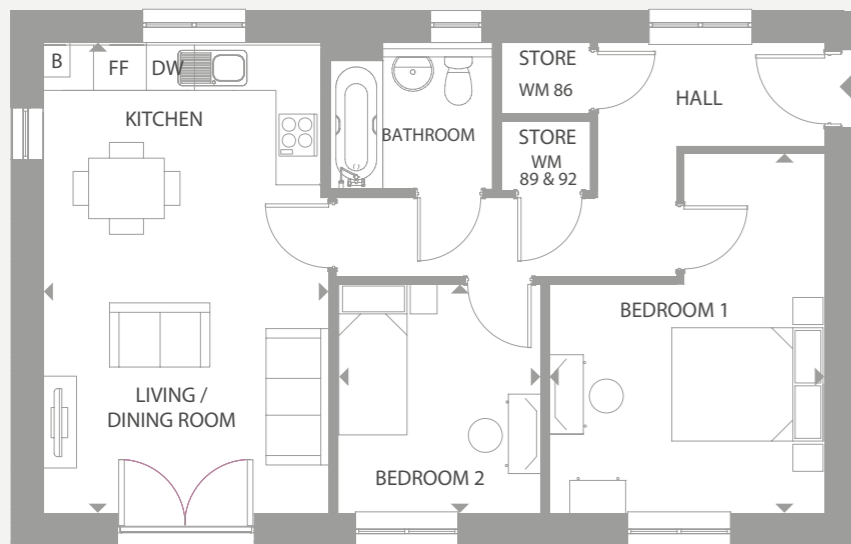
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



Key

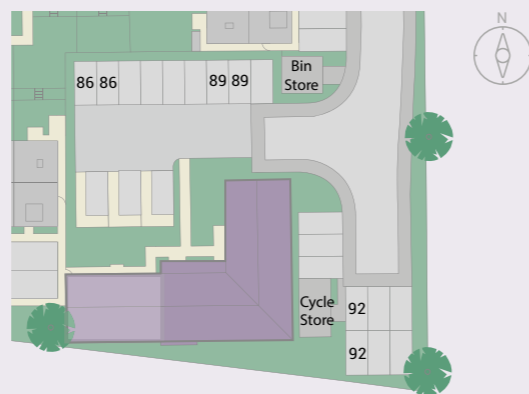
FF - FRIDGE/FREEZER B - BOILER DW - DISHWASHER WM - WASHING MACHINE

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: 63.1 SQ M 679 SQ FT

	Length	Width	Length	Width
Living / Dining / Kitchen	6.28m x 3.83m	20'7" x 12' 6"		
Bedroom 1	4.86m x 3.73m	15' 11" x 12' 3"		
Bedroom 2	3.14m x 2.74m	10' 3" x 9' 0"		

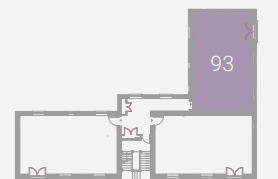


Two Bedroom Apartments

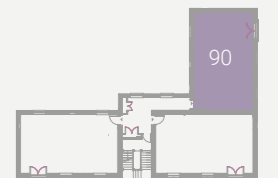
Plots 87, 90 & 93



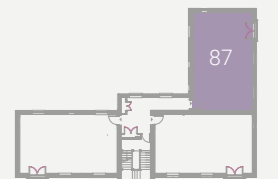
FRONT ELEVATION



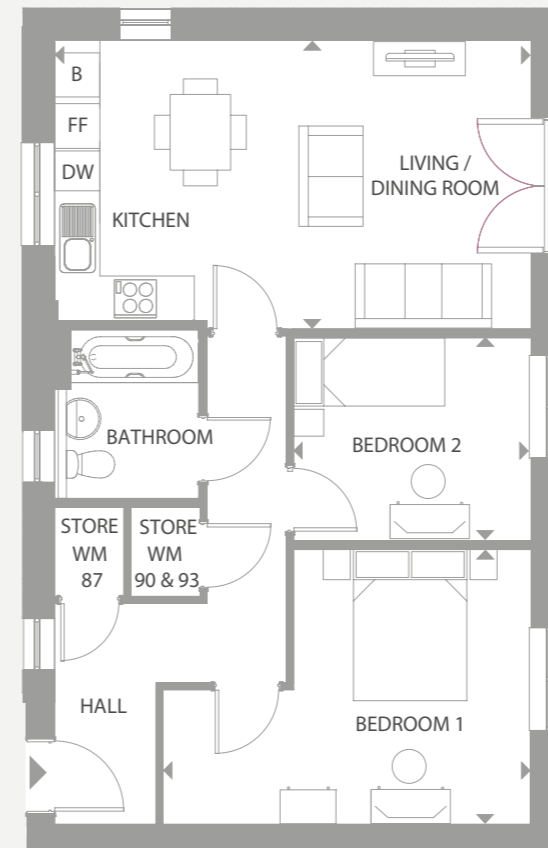
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



Key

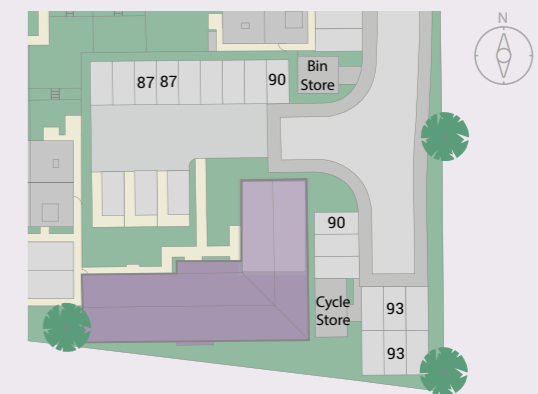
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Dimensions TOTAL AREA: 63.1 SQ M 679 SQ FT

	Length	Width	Length	Width
Living / Dining / Kitchen	6.35m x 3.87m	20' 10" x 12' 8"		
Bedroom 1	4.85m x 3.68m	15' 11" x 12' 1"		
Bedroom 2	3.18m x 2.74m	10' 5" x 9' 0"		

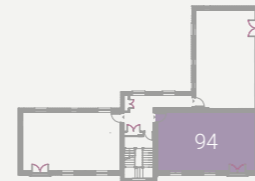


Two Bedroom Apartments

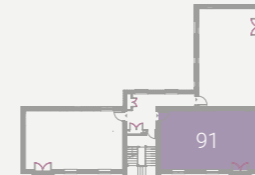
Plots 88, 91 & 94



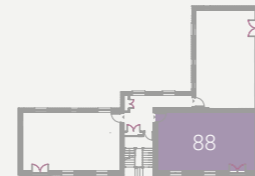
FRONT ELEVATION



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

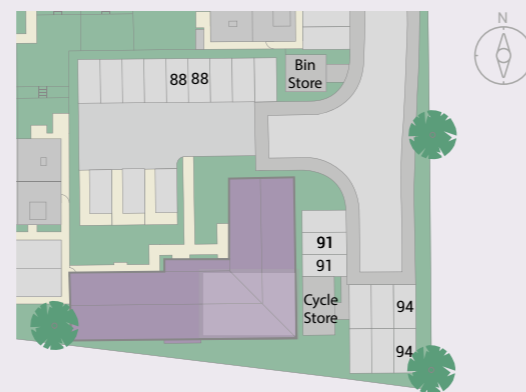
Key

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Dimensions	TOTAL AREA: 63.1 SQ M 679 SQ FT	
	Length	Width
Living / Dining / Kitchen	6.28m x 3.83m	20'7" x 12'7"
Bedroom 1	4.89m x 3.73m	16'1" x 12'3"
Bedroom 2	3.14m x 2.82m	10'4" x 9'3"



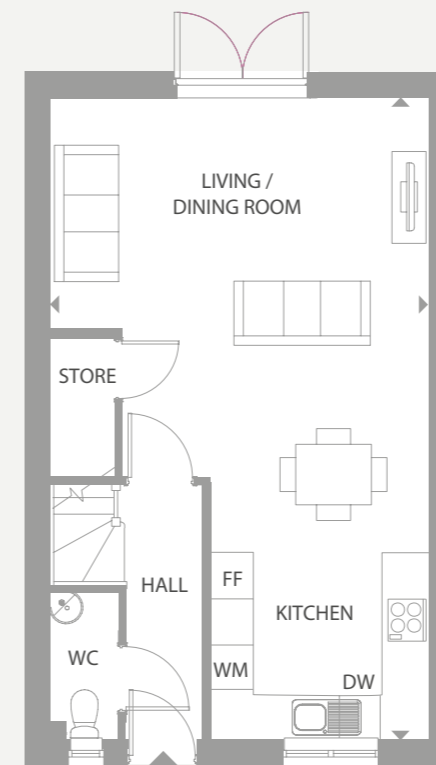
Three Bedroom Houses

Plots 105, 106 & 107*

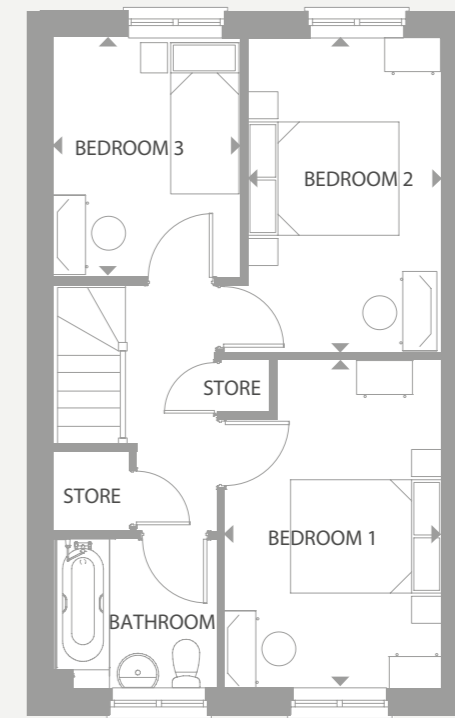
* PLOT 107 IS HANDED



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

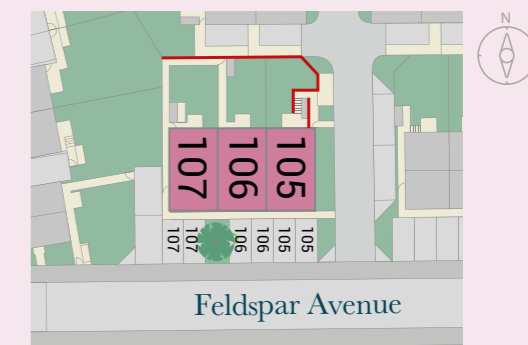
Key

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Dimensions	TOTAL AREA: 84.6 SQ M 910 SQ FT	
	Length	Width
Living / Dining / Kitchen	8.50m x 5.05m	27' 11" x 16' 7"
Bedroom 1	4.29m x 2.88m	14' 0" x 9' 5"
Bedroom 2	4.14m x 2.53m	13' 7" x 8' 4"
Bedroom 3	3.15m x 2.46m	10' 4" x 8' 1"



Specification

Houses

Kitchen

- White matt contemporary style kitchen with brushed nickel handles and soft close
- Curtain LED under unit lighting
- Coordinating grey laminate worktop with matching upstand
- Glass splashback to hob
- Stainless steel sink with Vado chrome mixer tap
- Zanussi electric single oven and gas hob
- Electrolux cooker hood
- Electrolux integrated fridge/freezer
- Zanussi integrated washing machine
- Zanussi integrated dishwasher

Cloakroom

- Twyford contemporary white basin and close coupled toilet with soft close seat
- Twyford chrome lever mixer tap
- Splashback tiling to basin

Bathroom

- Twyford contemporary white bathroom suite comprising bath, close coupled WC, pedestal basin with Twyford chrome lever mixer tap
- Glass shower screen to bath
- Twyford thermostatic shower valve and Twyford bath taps to bath
- Porcelanosa large format wall tiling to bath and half height tiling to basin area
- Chrome heated towel rail

Flooring

- Wood effect vinyl flooring to the ground floor and bathroom
- Grey twist carpet to stairs, landing and bedrooms

General

- Grey UPVC double glazed windows
- Architraves and skirtings painted satin white
- Walls and ceilings painted matt white
- White four panel internal doors with chrome lever on rose 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

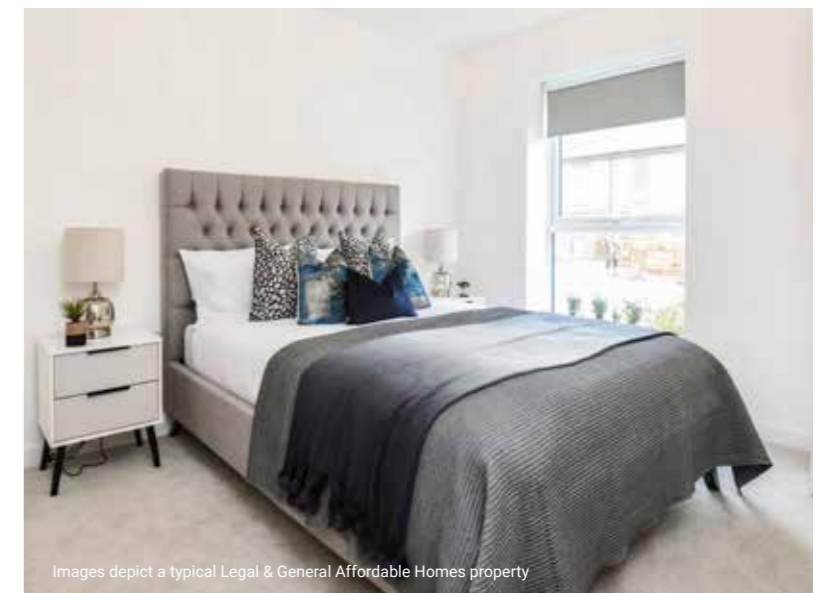
Electrical

- Door bell
- LED downlighters to hall, kitchen, lounge/diner and bathroom
- Pendant lighting to all other areas
- White sockets and switches throughout
- TV socket to living room
- Telephone point to living room
- Smoke and carbon monoxide detectors
- Extractor fan to bathroom
- Shaver socket to bathroom
- Light to front entrance

External

- Two parking bays per home
- Paved patio area
- Turf to rear garden
- Timber fencing to rear garden
- Garden storage

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

Specification

Apartments

Kitchen

- White matt contemporary style kitchen with brushed nickel handles and soft close
- Curtain LED under unit lighting
- Coordinating grey laminate worktop with matching upstand
- Glass splashback to hob
- Stainless steel sink with Vado chrome mixer tap
- Zanussi electric single oven and gas hob
- Electrolux cooker hood
- Electrolux integrated fridge/freezer
- Zanussi integrated washing machine
- Zanussi integrated dishwasher

Bathroom

- Twyford contemporary white bathroom suite comprising bath, close coupled WC, pedestal basin with Twyford chrome lever mixer tap
- Glass shower screen to bath
- Twyford thermostatic shower valve and Twyford bath taps to bath
- Porcelanosa large format wall tiling to bath and half height tiling to basin area
- Chrome heated towel rail

Flooring

- Wood effect vinyl flooring to hall, kitchen, living/dining room and bathroom
- Grey twist carpet to bedrooms

General

- Grey UPVC double glazed windows
- Juliette balcony
- Walls, and ceilings painted matt white
- Architraves and skirtings painted satin white
- Zanussi washing machine to hall cupboard
- White four panel internal doors with chrome lever on rose 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

- Video door entry system
- LED downlighters to hall, kitchen, lounge/diner and bathroom
- Pendant lighting to all other areas
- White sockets and switches
- TV socket to living room
- Communal satellite dish with SkyQ capability, subject to purchaser subscription
- Telephone point to living room
- Smoke and carbon monoxide detectors
- Extractor fan to bathroom
- Shaver socket to bathroom

Communal Areas

- Two parking bays
- Carpet to communal areas
- Lockable letter boxes to lobby
- Refuse store
- Cycle store

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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

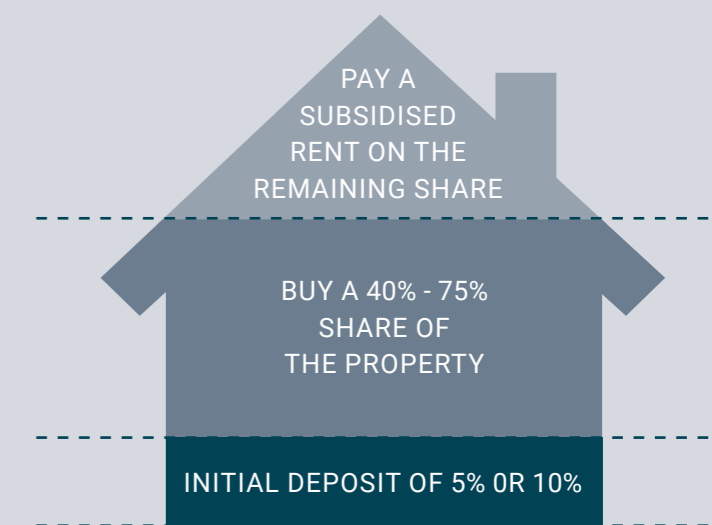
We're here to help

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



Breakdown example of a new home at Glenvale Park



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

Buying more shares

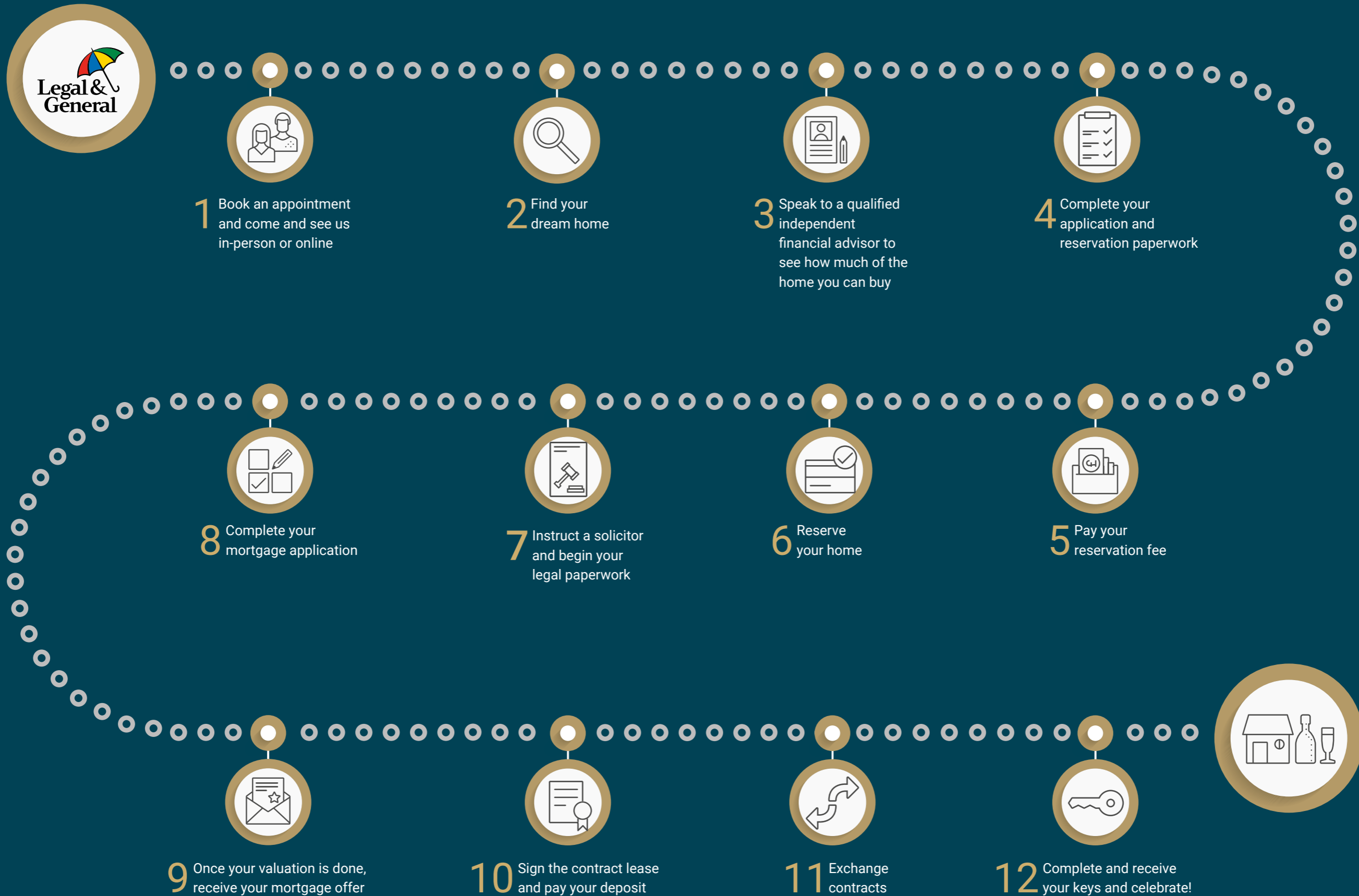
STAIRCASE YOUR WAY TO OWNING 100%



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**.

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.

Glenvale Park

FITZHUGH RISE, WELLINGBOROUGH NN8 6BW

Call to book an appointment

 01933 558 535

 landgah.com/glenvale-park



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-GP-V121023.