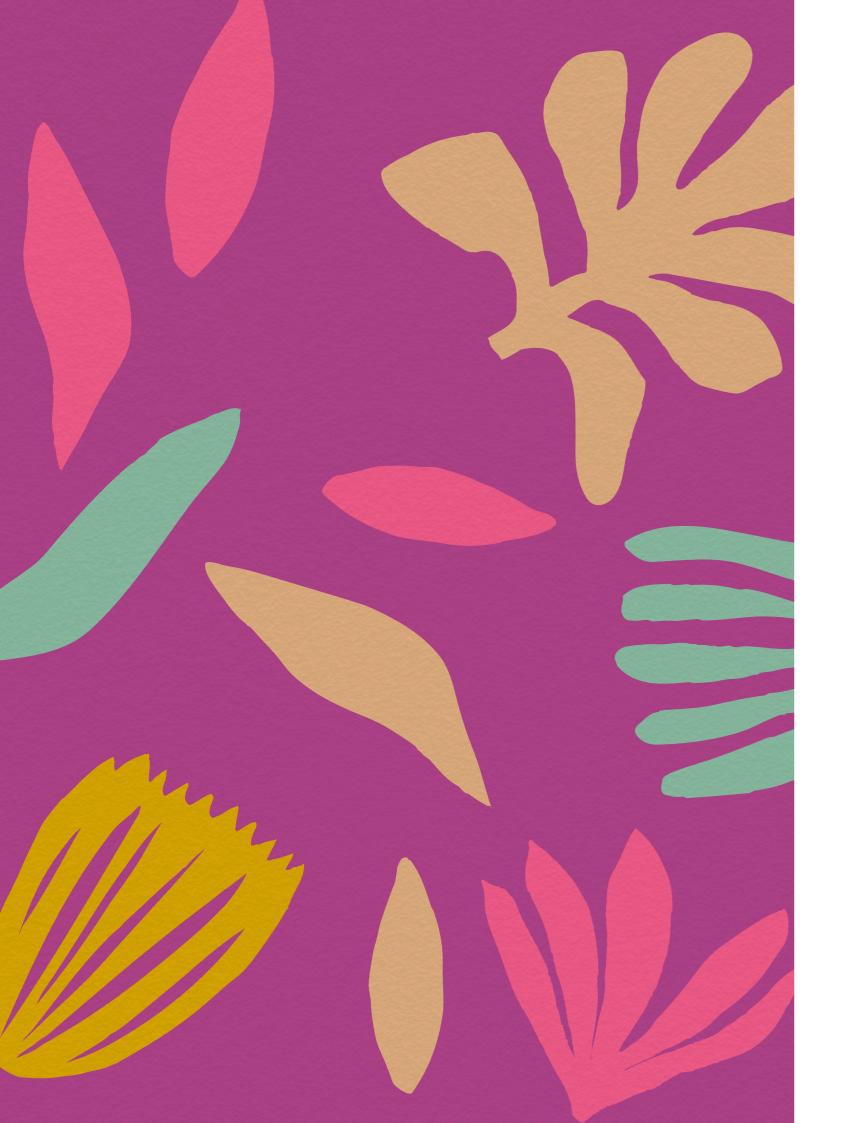
the Volary

SOUTHERN HOUSING

new homes



Home is where your strong begins

A collection of stylish 1, 2 & 3 bedroom homes available with Shared Ownership in Purley, Croydon.





Set on a quiet, leafy street, in a highly sought-after residential location, The Volary comprises two thoughtfully designed blocks, which you will find nestled to the rear of the bijoux development: Skylark Court and Hummingbird Court.

Your new apartment has everything you need to take off in life, with onsite parking and play areas for the little ones. The high-quality contemporary apartments boast an attractive specification, spacious living areas with large windows, and private outdoor balconies.

Land on your feet in this established neighbourhood, and find your perch in The Volary's new community.







A home to make your own

With beautiful, contemporary layouts, fixtures and fittings, your brand-new apartment only needs your finishing touches and personal style added.

Whether you're stepping onto, up, or down the property ladder, it's great to find a perfect base where you can flourish. Your home at The Volary will give you the space to put down roots, spread your interior design wings, and truly make your own place a 'bit you'.



Fluff up your feathers and be 'apartment proud'!





Everything you need close by





The Volary is perfectly positioned for a full and convenient lifestyle. Just a short stroll to Brighton Road, you will find your local newsagent, convenience store, hairdressers, great selection of take-aways, and the delightful Beauty and the Feast café. Within a 7-minute walk, an independent local green-grocers, or a Tesco Extra, perfect for 'the big' shop.

A plethora of retail and day to day amenities abound in the nearby main town centre. Head to one of Purley's top-rated restaurants 4 Locos Argentine Steakhouse, where you will be transported to South America, with locally sourced ingredients and authentic dishes. There's no shortage of local bars and pubs like The Jolly Farmers, Foxley Hatch, The Pear Tree, or Portugese bar Love Purley. Plus a nearby IKEA for furnishing your new apartment!





10 LOCAL LIFE



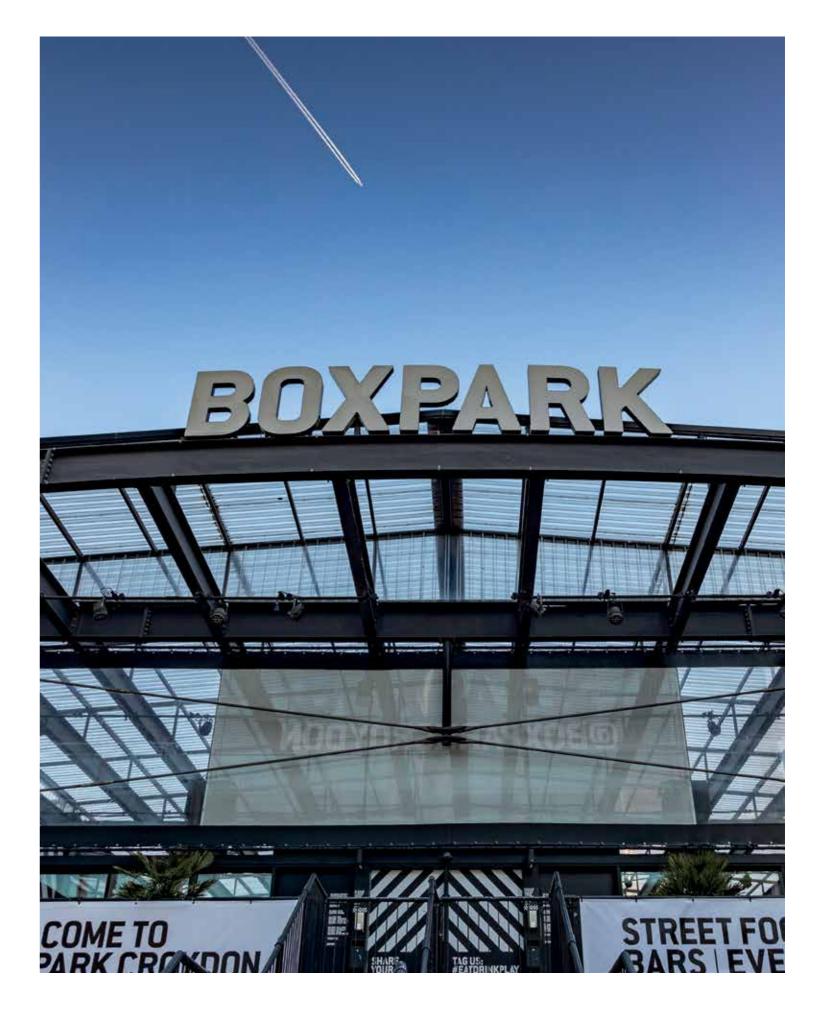
Croydon Calling

Cycling, driving, or hopping on the train, you can be in Croydon in 15 to 30minutes. Whatever you're into, whether it's culture, a spot of retail therapy or simply places to eat and drink, you won't be disappointed. Boxpark is a hive of activity, with cafés, restaurants, bars and music venues. For night owls and art lovers alike Phase is home to a 500 capacity club and gallery space.

For the young ones in the family Kidspace has you covered on rainy days. The new cultural quarter and production centre at Fairfield Halls provides top notch entertainment for both adults and kids year-round, plus initiatives to train next-generation artists and producers. For shopping, head to the Centrale & Whitgift centre. Here you will find everything you need under one roof, from high street favourites to independent retailers.



Culture, clothes or cuisine



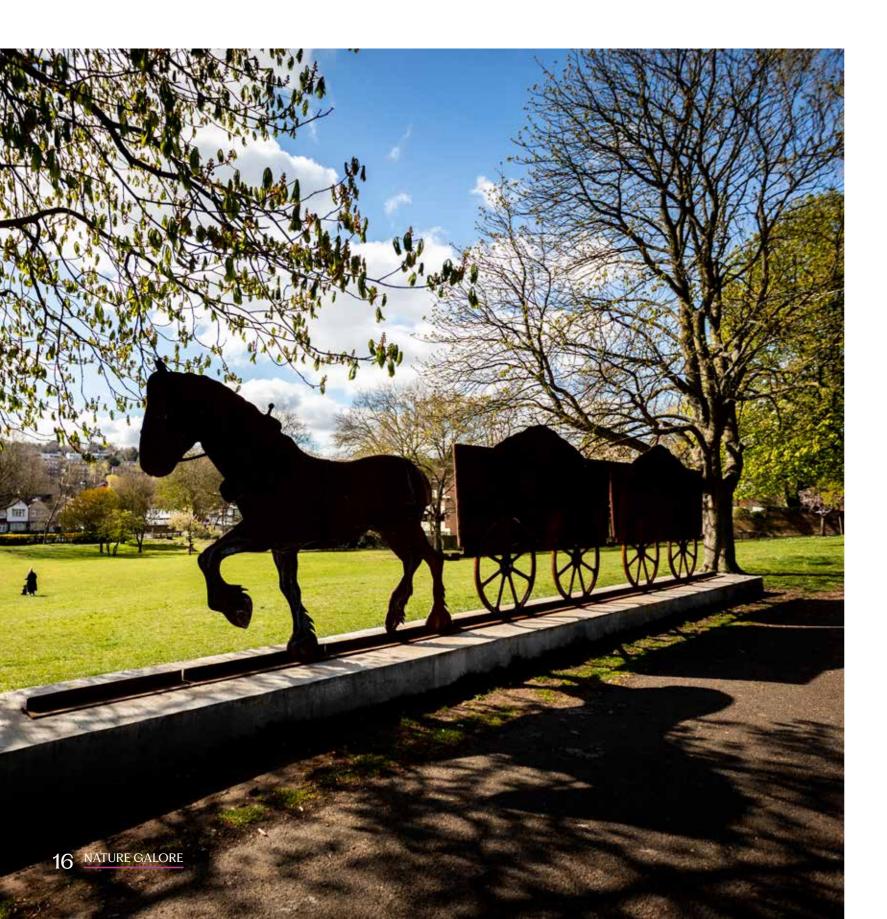
12 LOCAL LIFE

NATURE

Purley has you covered for relaxing, living well and keeping fit. Whether you like a good work-out at a local gym, or to team up at a local sports club, there is plenty on offer. Reconnect and feel on top of the world exploring the bountiful verdant spaces that surround Purley.

GALORE

Take a break in nature







Get your wellies or trainers on, and take your pick in any direction for a nature fix, from the magnificent Surrey Hills to local favourites, Rotary field or High Drive Recreation Ground. Farthing Down and Round Shaw Downs are beautiful, wildlife-rich expanses with panoramic views across London's iconic skyline.

Foxley Wood and Kenley Common are historic nature reserves, ideal for a weekend stroll. Feed the ducks at Waddon or Wandle Ponds. Of course, stepping outside your apartment, the brood can always let off steam in the development's on-site play grounds, or take the little monkeys to see larger wildlife at Chessington Zoo, just 29-minute drive.



Get active

Box your way fit at local 87 Fitness and Fight Club or hip-hop dance off the calories at SinFit Fitness. To wind down, In-joy yoga offers classes conveniently located opposite The Volary, in St Swithun's Church hall.

At Purley Sports Club, there's a variety of pay-as-you-go studio classes, or join as a member for a particular sport, from cricket to hockey, netball, squash or tennis, with discounts offered if joining up for two or more.



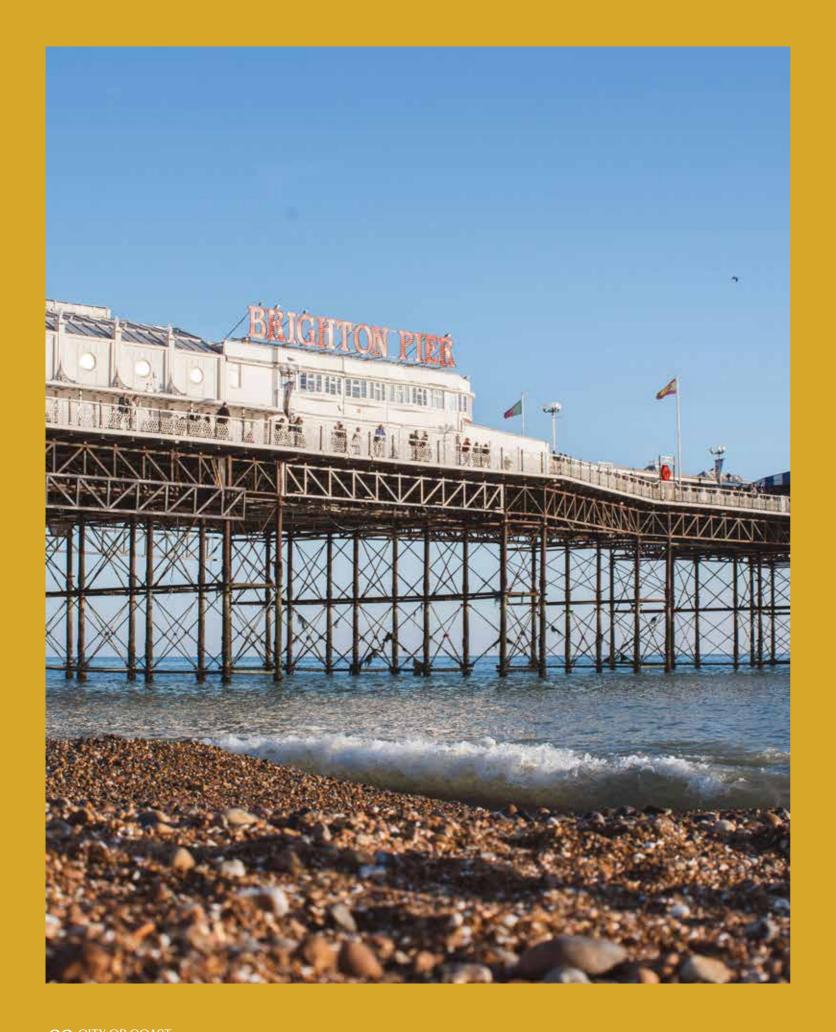


18 NATURE GALORE

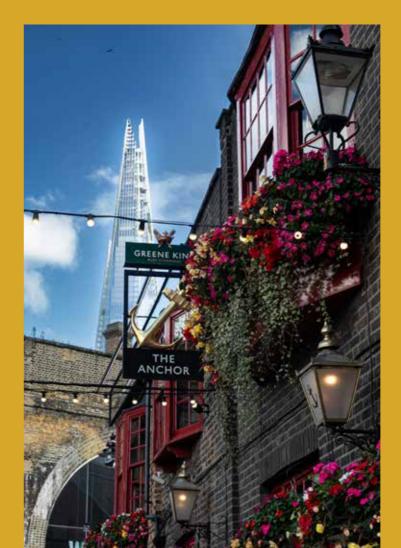
CITY OR

A commuter's paradise, living at The Volary may make you feel like you have wings. You can swiftly go from leafy suburbia to bustling city centre in less than half an hour, making this a top location for those wishing to commute. Residents can get to Croydon in under fifteen minutes, and London Bridge in just over half an hour. You can also reach Brighton easily in just over an hour for those days when you crave an ice-cream on the pier.

COAST?







The development boasts a secluded subterranean car park, with parking to each home, and bike store for those more local trips, plus nearby bus stops and stations for when you want to go by foot.

The local train stations are Reedham, an 8-minute walk and Purley station, 12-minute walk, offering Thameslink and Southern services to Croydon, London Bridge, Blackfriars or Victoria.

When you finish exploring city hotspots like Borough Market why not head further afield? Gatwick is only 36 minutes by train, or for spontaneous seaside trips take the A38 (Brighton Road) which leads all the way to the beach, or read a book while the train takes you there.

Commuting dreams start here

Close to local amenities by foot, but with a choice of frequent trains from Reedham or Purley you can get to London or Gatwick in just over half an hour. Plus with many bus routes just a few minutes-walk from your door, more local travel will be a breeze.

By train from Reedham

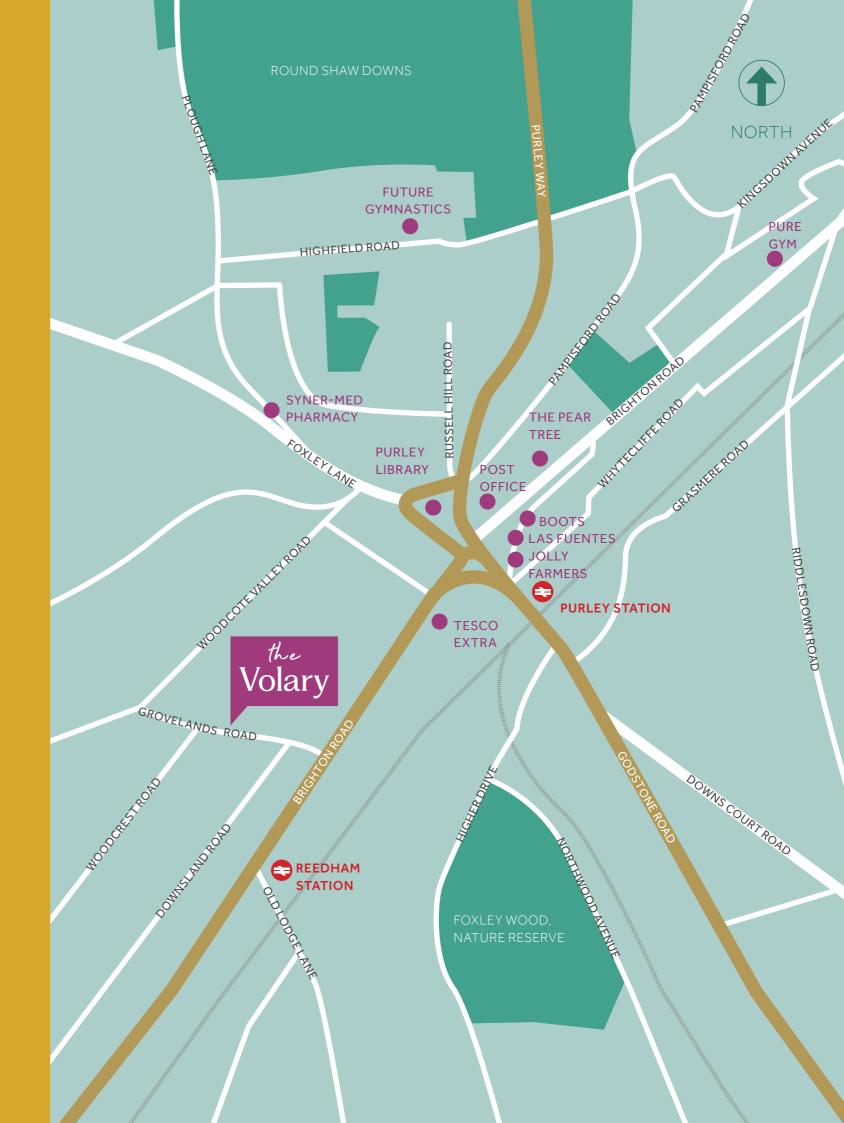
					LONDON		
	PURLEY	CROYDON	BRIDGE	AIRPORT	VICTORIA	ST PANCRAS	BRIGHTON
	0		-	_	_		_
A	3mins	16mins	32mins	36mins	37mins	58mins	1hr 15mins

By bus from Grovelands and Brighton Road

NUMBER 60	NUMBER 166	NUMBER 405	NUMBER 455	NUMBER 466	
I O-	 O	 O	 O		
 To Streatham and Old	To West Croydon and	To Croydon and Redhill	To Wallington and Purley	To Addington and Caterham	
Coulsdon	Brandstead				

Major highways nearby A23, M23 and M25

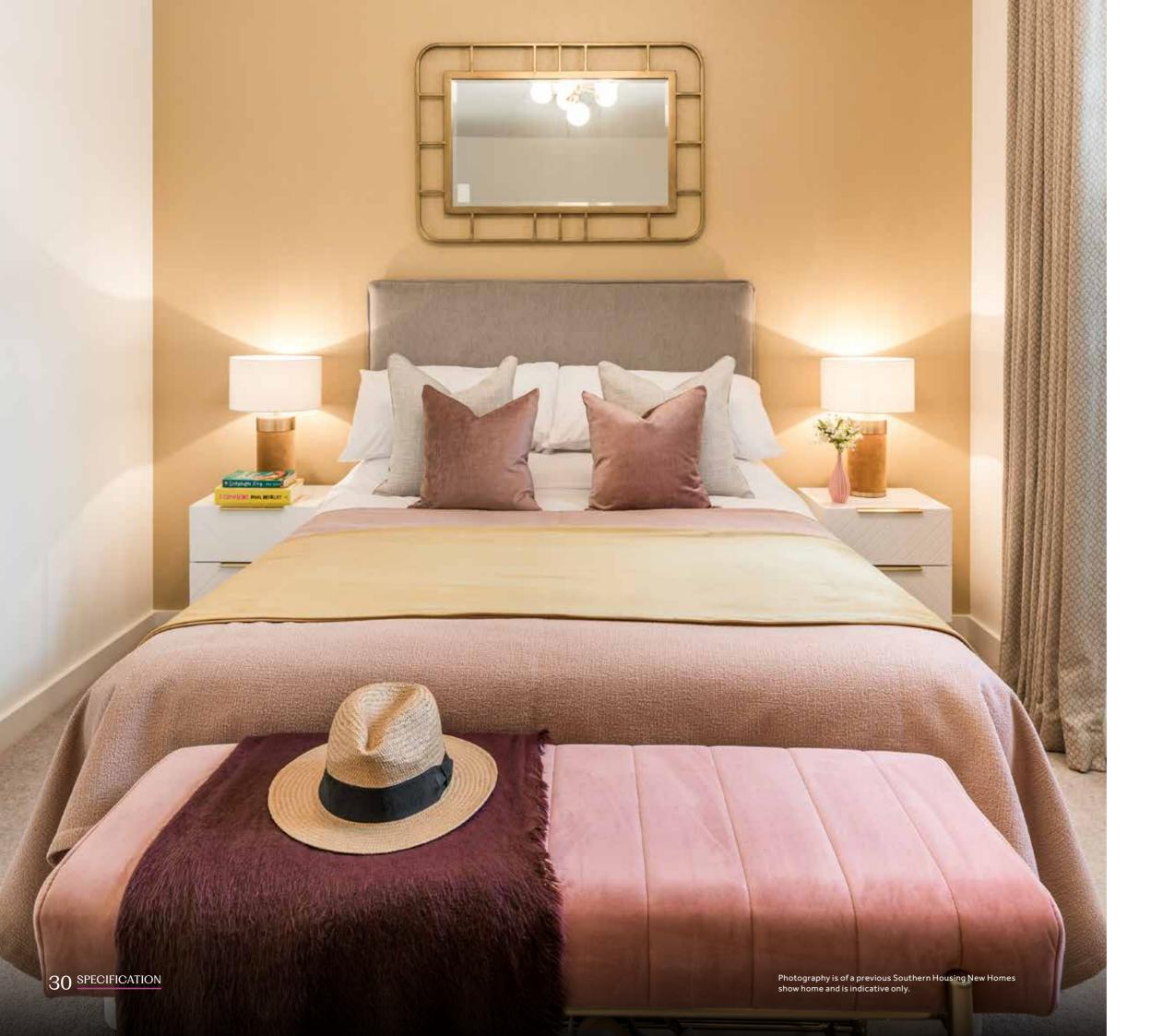
WHITGIFT SHOPPING CENTRE	CENTRAL LONDON	
0	<u> </u>	
14mins	54mins	1hr



The Volary apartments boast a sleek, modern design, setting the perfect stage for your first home with their contemporary specifications and stylish aesthetics. Ideal for starting your homeownership journey.



28 SPECIFICATION 29





The apartments radiate with natural light, boasting an inclusive open-plan layout.

Every home, with its expansive windows, comes with a private balcony or terrace. The kitchens, equipped with integrated Zanussi appliances, make these homes an ideal choice for modern living.

Specification

Designed for those who appreciate finesse in every detail.



KITCHEN

- Howdens Greenwich Handleless kitchen units - Reed Green Matt
- Storm Grey Marble laminate worktops with clear glass behind upstand and hob
- Single bowl stainless steel sink with chrome mixer tap
- Electrolux integrated oven and ceramic hob with Zanussi hood
- Zanussi integrated appliances including; dishwasher, washing machine and fridge freezer
- Robus white downlights

BEDROOM(S)

- Wool mix carpet in Cashmere colour
- Panel style built-in wardrobe to main bedroom

HEATING

- Gas Boiler located in utility cupboard or kitchen
- Predicted Energy Assessment (PEA) rating between 81 - 84 (B)

BATHROOM

- Flax Wave Snow flooring tiles
- Full width mirror above basin and WC
- White bathroom suite with glass shower screen
- Chrome thermostatic shower mixer with matching shower attachment
- Chrome mixer tap to washbasin
- Back-to-wall WC with softclose seat, concealed cistern and chrome dual flush plate
- Chrome towel rail
- White shaver socket

INTERIOR FINISHES

- Karndean oak effect flooring to living/kitchen/dining and hallway
- Brushed Chrome ironmongery throughout
- Matt White finish to walls and ceilings throughout

ELECTRICAL

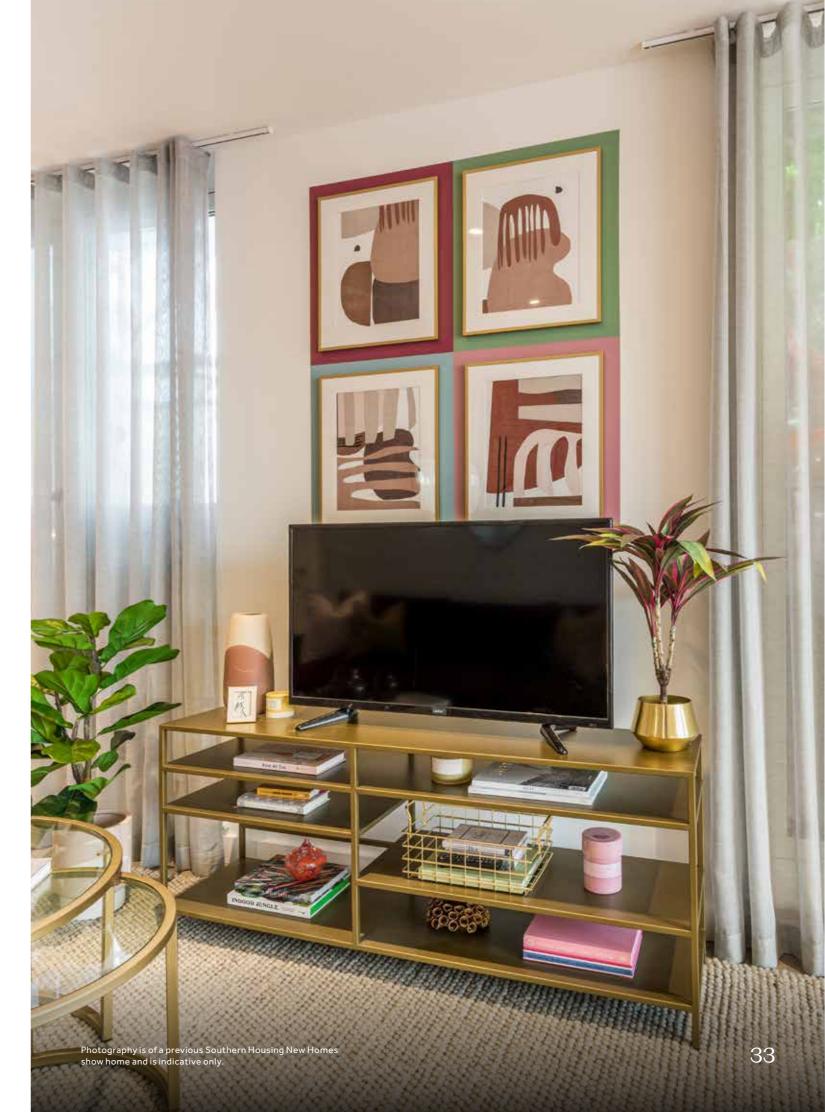
- White sockets throughout with USB socket to main bedroom and living room
- Combination sockets for TV aerial and satellite to living room and bedroom(s)

SECURITY

- Premdor Sound Secure Walnut flush style front door
- Video/phone entry system
- Mains operated smoke, heat and carbon monoxide detectors with battery backup
- Premier warranty 12 years

EXTERIOR

- Private balcony or terrace space to all homes
- Cycle storage
- Communal landscaped gardens and two play areas
- One allocated parking space per plot*





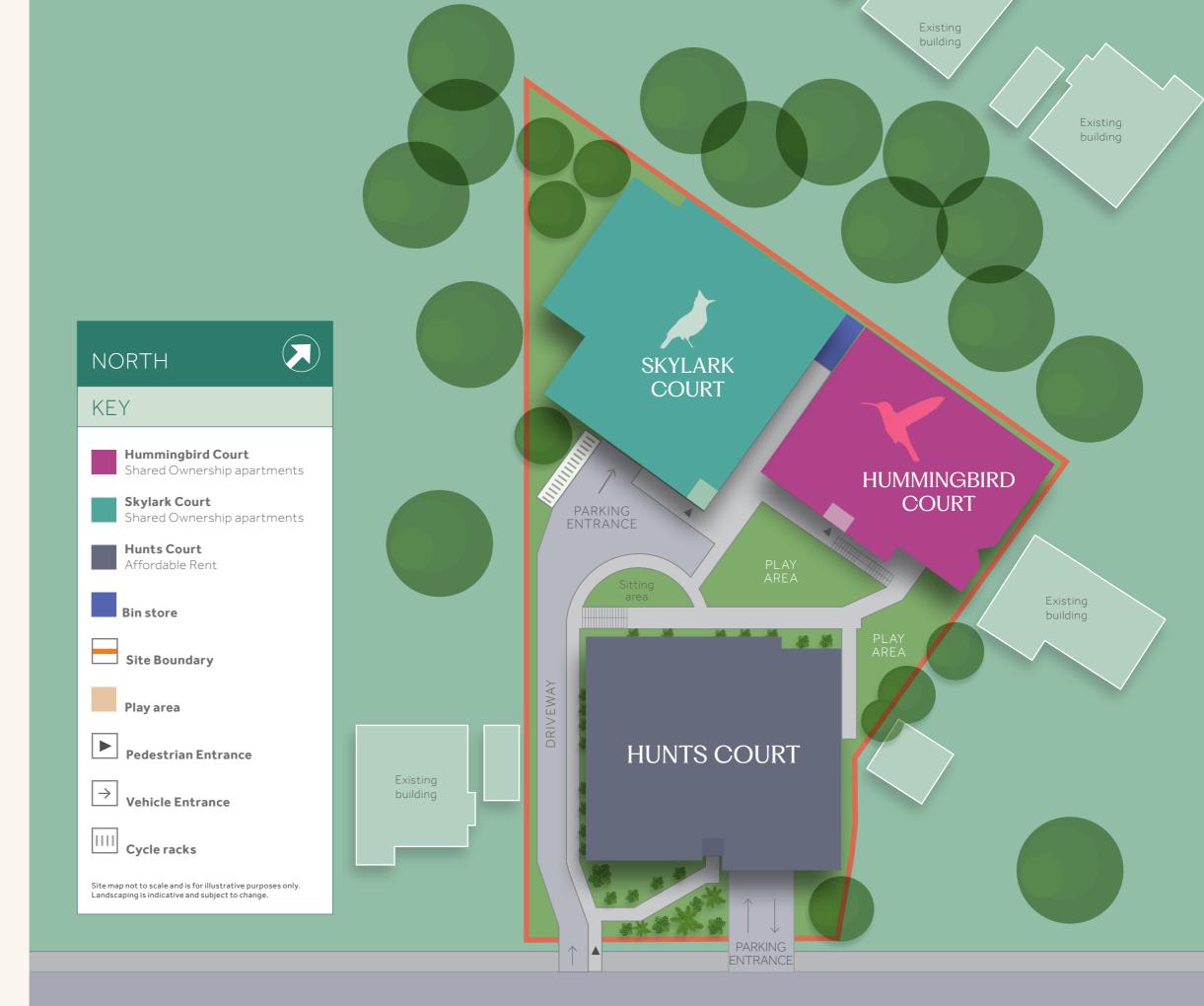
Site map

Nestled in a leafy, residential neighborhood, designed with first-time buyers in mind.

Experience the warmth of a secluded community, complete with beautifully landscaped gardens, a welcoming communal space, and two play areas that unites individuals, couples, and families in a harmonious living environment.

Benefit from nearby train links to popular destinations, all while having the freedom of your own parking space! Please note, buyers cannot apply for further parking through the council*

*One allocated parking space per plot – buyers are unable to obtain/apply for further parking permits from the council.



GROVELANDS ROAD



One Bedroom

APARTMENT 10 TOTAL AREA 56M²



ROOM	METRIC	IMPERIAL
Kitchen/Living/Dining	4.48 x 6.72	14' 8" x 22' 0"
Bedroom	3.19 x 5.02	10' 5" x 16' 5"
Bathroom	2.09 x 2.14	6' 10" x 7' 0"
Balcony	1.65 x 1.20 2.60 x 0.90	5' 4" x 3' 11" 9' 6" x 2' 11"



BLOCKPLAN - LEVEL: 3

U Utility Cupboard | W Wardrobe | FF Fridge Freezer | WM Washing Machine | DW Dishwasher

APARTMENTS 1 AND 5 TOTAL AREA 70M²



ROOM	METRIC	IMPERIAL	BLOCKPLAN - LEVEL: 1 & 2
Kitchen/Living/Dining	8.11 x 5.20	26' 7" x 17' 0"	
Bedroom 1	2.78 x 4.44	9' 1" x 14' 6"	
Bedroom 2	4.06 x 3.19	13' 3" x 10' 5"	NORTH
Bathroom	1.91 x 2.33	6' 3" x 7' 7"	Apartments
Balcony	1.90 x 4.30	6' 2" x 14' 1"	1 & 5

Two Bedroom

APARTMENTS 2 AND 6 TOTAL AREA 70M²



ROOM	METRIC	IMPERIAL	BLOCKPLAN - LEVEL: 1 & 2
Kitchen/Living/Dining	5.97 x 6.34	19' 7" x 20' 9"	
Bedroom 1	4.65 x 2.87	15' 3" x 9' 4"	
Bedroom 2	3.30 x 3.60	10' 9" x 11' 9"	NORTH
Bathroom	2.02 x 2.19	6' 7" x 7' 2"	Apartments 2 & 6
Balcony	4.16 x 1.83	13'7" x 6'0"	

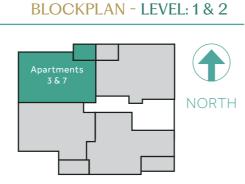
U Utility Cupboard | W Wardrobe | FF Fridge Freezer | WM Washing Machine | DW Dishwasher

U Utility Cupboard | W Wardrobe | FF Fridge Freezer | WM Washing Machine | DW Dishwasher

APARTMENTS 3 AND 7 TOTAL AREA 70M²



ROOM	METRIC	IMPERIAL
Kitchen/Living/Dining	6.48 x 5.81	21' 3" x 19' 0"
Bedroom 1	4.26 x 3.02	13' 11" x 9' 10"
Bedroom 2	3.11 x 3.71	10' 2" x 12' 2"
Bathroom	2.21 x 2.08	7' 3" x 6' 9"
Balcony	3.10 x 1.64	10' 2" x 5' 4"



Two Bedroom

APARTMENTS 4 AND 8 (WHEELCHAIR ACCESSIBLE HOMES)
TOTAL AREA 62M²

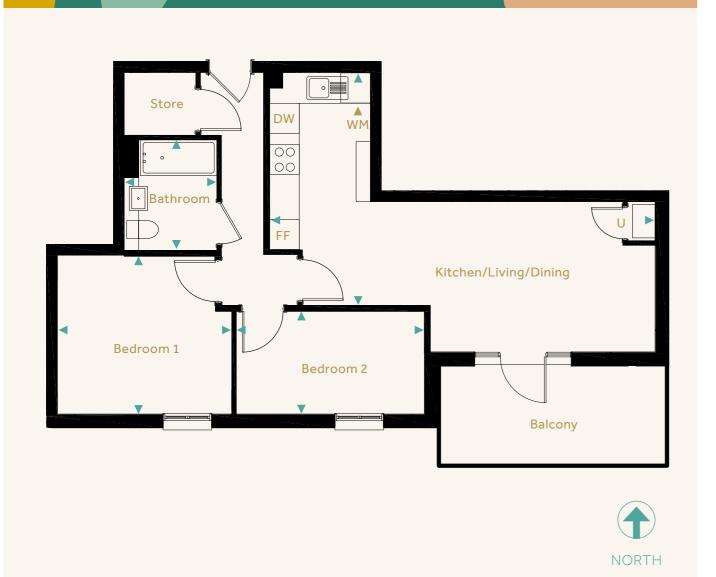


ROOM	METRIC	IMPERIAL	BLOCKPLAN - LEVEL: 1 & 2
Kitchen/Living/Dining	5.97 x 4.78	19' 7" x 15' 8"	
Bedroom 1	2.97 x 3.78	9'8" x 12'4"	Apartments 4 & 8
Bedroom 2	2.97 x 3.53	9' 8" x 11' 6"	NORTH
Bathroom	3.77 x 2.46	12' 4" x 8' 0"	
Balcony	3.10 x 1.64	10' 2" x 5' 4"	

U Utility Cupboard | W Wardrobe | FF Fridge Freezer | WM Washing Machine | DW Dishwasher

U Utility Cupboard | W Wardrobe | FF Fridge Freezer | WM Washing Machine | DW Dishwasher

APARTMENT 9 TOTAL AREA 61M²



ROOM	METRIC	IMPERIAL	BLOCKPLAN - LEVEL: 3
Kitchen/Living/Dining	8.10 x 2.17	26' 6" x 7' 1"	
Bedroom 1	3.65 x 3.35	11' 11" x 10' 11"	
Bedroom 2	3.96 x 2.17	12' 11" x 7' 1"	NOF
Bathroom	1.94 x 2.31	6' 4" x 7' 6"	
Balcony	4.60 x 2.15	15' 1" x 7' 0"	Apartment 9



Two Bedroom

APARTMENT 11 TOTAL AREA 65M²



ROOM	METRIC	IMPERIAL	BLOCKPLAN - LEVEL: 3
Kitchen/Living/Dining	6.47 x 5.25	21' 2" x 17' 2"	
Bedroom 1	3.52 x 3.02	11' 6" x 9' 10"	Apartment 11
Bedroom 2	3.34 x 2.71	10' 11" x 8' 10"	NO NO
Bathroom	2.08 x 2.08	6'9" x 6'9"	
Balcony	3.20 x 0.90	10' 5" x 2' 11"	

U Utility Cupboard | W Wardrobe | FF Fridge Freezer | WM Washing Machine | DW Dishwasher

U Utility Cupboard | W Wardrobe | FF Fridge Freezer | WM Washing Machine | DW Dishwasher

NORTH

APARTMENT 12 TOTAL AREA 61M²



ROOM	METRIC	IMPERIAL
Kitchen/Living/Dining	4.52 x 6.62	14' 9" x 21' 2"
Bedroom 1	3.31 x 3.61	10' 10" x 11' 10"
Bedroom 2	2.27 x 4.26	7' 5" x 13' 11"
Bathroom	2.17 x 1.98	7' 1" x 6' 5"

BLOCKPLAN - LEVEL: 3



U Utility Cupboard | W Wardrobe | FF Fridge Freezer | WM Washing Machine | DW Dishwasher Floor plans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units, wardrobes and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. External area sizes and locations may differ from those illustrated.





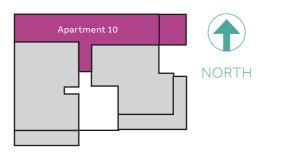
One Bedroom

APARTMENT 10 TOTAL AREA 52M²



ROOM: METRIC:	Kitchen/Living/Dining 3.27 x 7.56
IMPERIAL:	10' 8" x 24' 9"
ROOM:	Bedroom
METRIC:	2.82 x 3.86
IMPERIAL:	9'3" x 12'7"
ROOM:	Bathroom
METRIC:	1.53 x 2.50
IMPERIAL:	5' 0" x 8' 2"
ROOM:	Balcony
METRIC:	3.80 x 1.66
IMPERIAL:	12' 5" x 5' 5"

BLOCKPLAN - LEVEL: 2



U Utility Cupboard W Wardrobe FF Fridge Freezer WM Washing Machine DW Dishwasher

Floor plans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units, wardrobes and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. External area sizes and locations may differ from those illustrated.

One Bedroom

APARTMENT 11*
TOTAL AREA 50M²



ROOM	METRIC	IMPERIAL	BLOCKPLAN - LEVEL: 2
Kitchen/Living/Dining	5.12 x 4.56	16' 9" x 14' 11"	
Bedroom	4.44 x 3.05	14' 6" x 10' 0"	
Bathroom	2.14 x 2.09	7' 0" x 6' 10"	Apartment NORTH
Balcony	7.40 x 9.45	24' 3" x 31' 0"	

U Utility Cupboard | W Wardrobe | FF Fridge Freezer | WM Washing Machine | DW Dishwasher

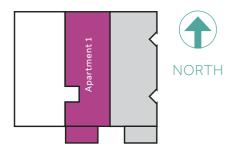
Two Bedroom

APARTMENT 1 TOTAL AREA 67M²



ROOM:	Kitchen/Living/Dining
METRIC:	5.27 x 6.70
IMPERIAL:	17' 3" x 21' 11"
ROOM:	Bedroom 1
METRIC:	2.98 x 3.52
IMPERIAL:	9' 9" x 11' 6"
ROOM:	Bedroom 2
METRIC:	2.19 x 4.62
IMPERIAL:	7' 2" x 15' 1"
ROOM:	Balcony
METRIC:	3.72 x 1.81
IMPERIAL:	12' 2" x 5' 11"

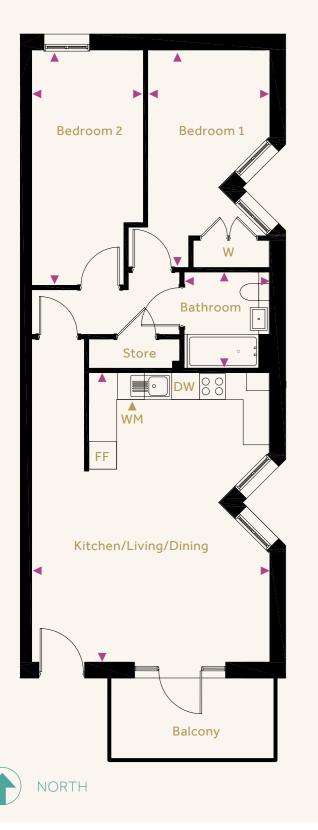
BLOCKPLAN - LEVEL: LG



U Utility Cupboard W Wardrobe FF Fridge Freezer WM Washing Machine DW Dishwasher

Floor plans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units, wardrobes and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. External area sizes and locations may differ from those illustrated.

APARTMENT 2 TOTAL AREA 70M²



ROOM:	Kitchen/Living/Dining
METRIC:	5.32 x 6.47
IMPERIAL:	17' 5" x 21' 2"
ROOM:	Bedroom 1
METRIC:	2.72 x 4.86
IMPERIAL:	8' 11" x 15' 11"
ROOM:	Bedroom 2
METRIC:	2.49 x 5.26
IMPERIAL:	8' 2" x 17' 3"
ROOM:	Bathroom
METRIC:	1.91 x 2.14
IMPERIAL:	6' 3" x 7' 0"
ROOM:	Balcony
METRIC:	3.72 x 1.81
IMPERIAL:	12' 2" x 5' 11"

BLOCKPLAN - LEVEL: LG



U Utility Cupboard W Wardrobe FF Fridge Freezer WM Washing Machine DW Dishwasher

Two Bedroom

APARTMENTS 4, 5 AND 7*
TOTAL AREA 70M²



ROOM:	Kitchen
METRIC:	1.99 x 4.48
IMPERIAL:	6' 6" x 14' 8"
ROOM:	Living/Dining
METRIC:	4.98 x 3.40
IMPERIAL:	16' 4" x 11' 1"
ROOM:	Bedroom 1
METRIC:	2.84 x 3.79
IMPERIAL:	9' 3" x 12' 5"
ROOM:	Bedroom 2
METRIC:	2.57 x 5.71
IMPERIAL:	8' 5" x 18' 8"
ROOM:	Bathroom
METRIC:	2.27 x 2.00
IMPERIAL:	7' 5" x 6' 6"
ROOM:	Balcony
METRIC:	1.68 x 4.61
IMPERIAL:	5' 6" x 15' 1"

BLOCKPLAN - LEVEL: G & 1



U Utility Cupboard W Wardrobe FF Fridge Freezer WM Washing Machine DW Dishwasher

APARTMENT 8*
TOTAL AREA 70M²



ROOM	METRIC	IMPERIAL
Kitchen	3.14 x 2.05	10'3" x 6'8"
Living/Dining	4.16 x 3.93	13' 7" x 12' 10"
Bedroom 1	3.90 x 3.35	12' 9" x 10' 11"
Bedroom 2	2.97 x 4.42	9'8" x 14'6"
Bathroom	2.00 x 2.17	6' 6" x 7' 1"
Balcony	4.28 x 1.58	14' 0" x 5' 2"



BLOCKPLAN - LEVEL: G & 1

NORTH

U Utility Cupboard | W Wardrobe | FF Fridge Freezer | WM Washing Machine | DW Dishwasher

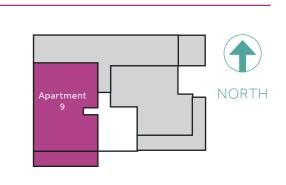
Two Bedroom

APARTMENT 9*
TOTAL AREA 62M²





ROOM	METRIC	IMPERIAL
Kitchen/Living/Dining	6.70 x 3.87	21' 11" x 12' 8"
Bedroom 1	3.52 x 3.19	11' 6" x 10' 5"
Bedroom 2	3.70 x 2.35	12' 1" x 7' 8"
Bathroom	2.12 x 2.16	6' 11" x 7' 1"
Balcony	6.71 x 1.67	22' 0" x 5' 5"



BLOCKPLAN - LEVEL: 2

U Utility Cupboard | W Wardrobe | FF Fridge Freezer | WM Washing Machine | DW Dishwasher

kitchen units, wardrobes and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. External area sizes and locations may differ from those illustrated.

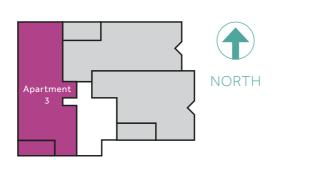
Three Bedroom

APARTMENT 3 TOTAL AREA 78M²



ROOM:	Kitchen/Living/Dining
METRIC:	6.71 x 3.62
IMPERIAL:	22' 0" x 11' 10"
ROOM:	Bedroom 1
METRIC:	3.66 x 3.07
IMPERIAL:	12'0" x 10'0"
ROOM:	Bedroom 2
METRIC:	2.30 x 4.58
IMPERIAL:	7' 6" x 15' 0"
ROOM:	Bedroom 3
METRIC:	2.29 x 3.25
IMPERIAL:	7' 6" x 10' 7"
ROOM:	Bathroom
METRIC:	2.30 x 2.1
IMPERIAL:	7' 6" x 6' 10"
ROOM:	Balcony
METRIC:	4.14 x 1.50
IMPERIAL:	13' 6" x 4' 11"

BLOCKPLAN - LEVEL: G



U Utility Cupboard W Wardrobe FF Fridge Freezer WM Washing Machine **DW** Dishwasher



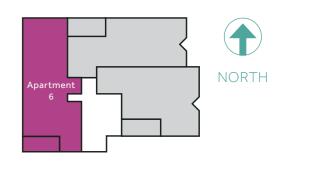
Three Bedroom

APARTMENT 6* TOTAL AREA 78M²



ROOM: METRIC:	Kitchen/Living/Dining 6.71 x 3.62
IMPERIAL:	22' 0" x 11' 10"
ROOM:	Bedroom 1
METRIC:	3.66 x 3.36
IMPERIAL:	12'0" x 11'0"
ROOM:	Bedroom 2
METRIC:	2.59 x 3.53
IMPERIAL:	8' 5" x 11' 6"
ROOM:	Bedroom 3
METRIC:	3.66 x 2.86
IMPERIAL:	12'0" x 9' 4"
ROOM:	Bathroom
METRIC:	1.99 x 2.26
IMPERIAL:	6' 6" x 7' 4"
ROOM:	Balcony
METRIC:	4.14 x 1.50
IMPERIAL:	13' 6" x 4' 11"

BLOCKPLAN - LEVEL: 1



U Utility Cupboard W Wardrobe FF Fridge Freezer **WM** Washing Machine **DW** Dishwasher



ABOUT SHARED OWNERSHIP

Now that you have found your dream property you're probably asking, "is Shared Ownership right for me?"

WHAT IS SHARED OWNERSHIP?

Shared Ownership is a Government-backed scheme to help you get onto or along the property ladder. The key advantage is that you only need a mortgage for the share you buy, which means you require a much smaller deposit compared to buying on the open market.

HOW DOES IT WORK?

You initially purchase between 25% and 75% of the home's market value. You then pay subsidised rent on the remainder. In the future, if your circumstances change and you'd like to, you can purchase more shares in your home, right up to 100%. As your share increases, the rent you pay decreases.

Through Shared Ownership you become a leaseholder and there will be a service charge to pay towards the management and maintenance of the development, which is shown on our price list.

AM I ELIGIBLE?

To be considered eligible for Shared Ownership your yearly income must be below £90,000 within London, or £80,000 outside of London. You cannot buy with Shared Ownership whilst you own another home.

Other eligibility criteria may apply which our sales team will be able to advise on.

WHAT ELSE DO I NEED TO KNOW?

Once you start your journey with us we'll provide you a number of key information documents about the home, the costs involved and about Shared Ownership as a product. Make sure you take the time to digest the information with these, and, of course, we'll be on hand every step of the way to answer any questions you may have.

ABOUT SOUTHERN HOUSING new homes

At Southern Housing New Homes we know how important it is to find the perfect home. Our mission is to help you do just that by providing the best quality, affordable homes, while creating communities that people love.

As an organisation we're one of the largest housing providers in the UK with over 77,000 homes across London, the South East, the Isle of Wight and the Midlands, giving over 167,000 people somewhere to call their own.

Within our Southern Housing New Homes team, we provide homes to suit families of all sizes, through Shared Ownership, London Living Rent and Open Market Sale.

Read more about who we are and what we do as a housing association at **shnewhomes.co.uk**

WANT MORE INFORMATION? YOU CAN:

EMAIL US: SALES@SOUTHERNHOUSING.ORG.UK
GIVE US A CALL: 0800 012 1442
VISIT OUR WEBSITE: SHNEWHOMES.CO.UK

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