

Oakcroft Chase

STUBBINGTON, HAMPSHIRE

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



Contents

Tap or click the buttons to jump to the section you are interested in...

[About Oakcroft Chase >](#)

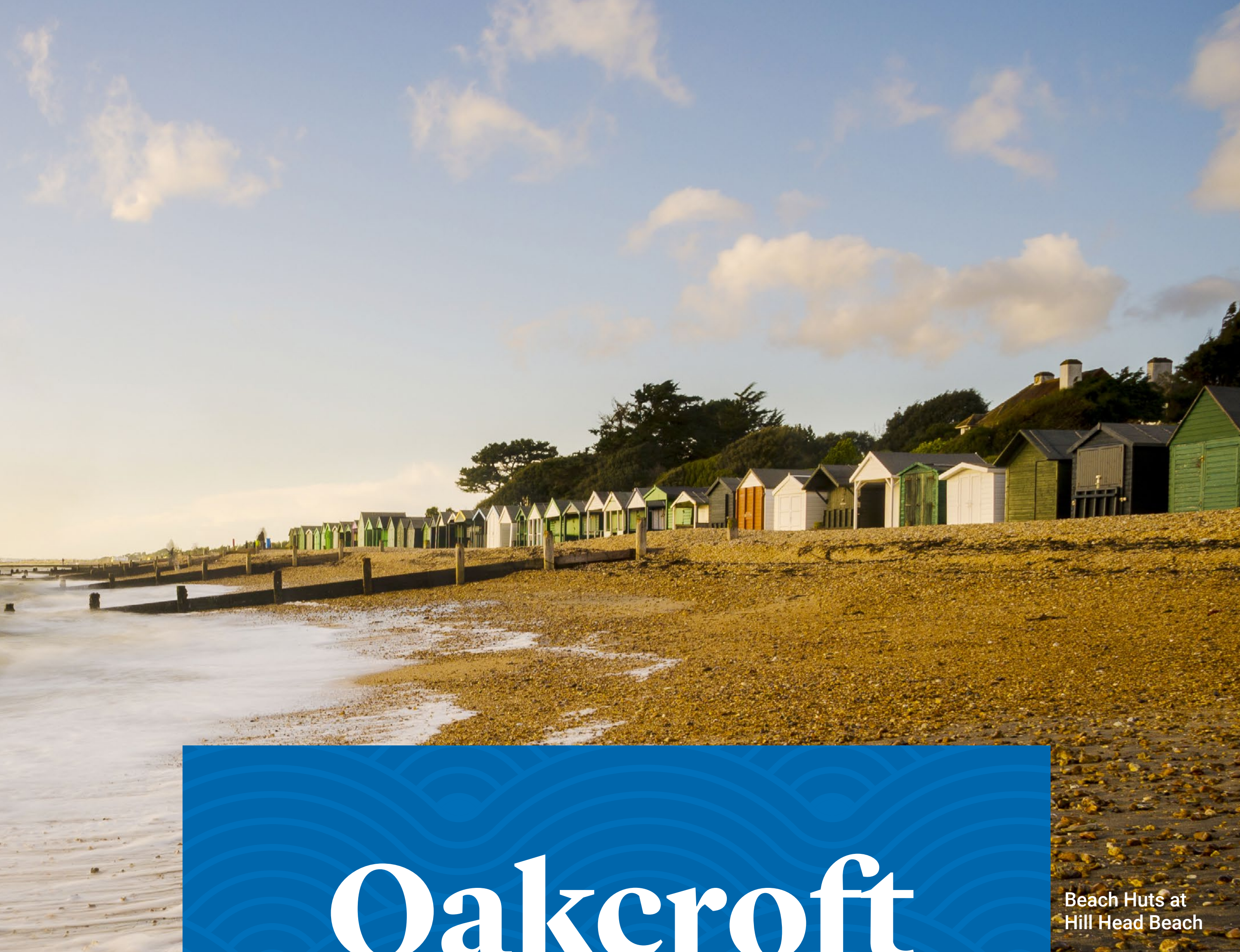
[Transport Links >](#)

[Site Plan & Floor Plans >](#)

[Specification >](#)

[Shared Ownership Explained >](#)





Beach Huts at Hill Head Beach

Oakcroft Chase

STUBBINGTON

Village living with easy access to the coast and two cities.

Located between the charming village of Stubbington and Fareham town.

Oakcroft Chase is an exciting community of Shared Ownership homes with excellent amenities and transport options nearby.





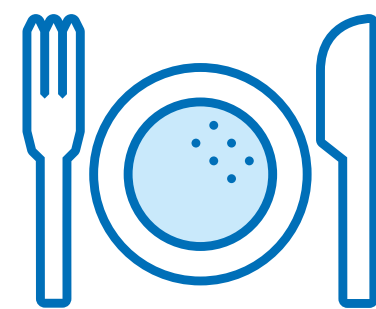
Living

at Oakcroft Chase



Established community

A good selection of local independent shops, GP practices and leisure facilities.



Local dining

An excellent selection of pubs, restaurants and takeaways nearby.



Schools

Offering a choice of well-regarded primary and secondary schools that are rated Good by Ofsted.



Great location

Close to town and the coast with an array of local amenities nearby.

Interior images are computer generated and indicative only



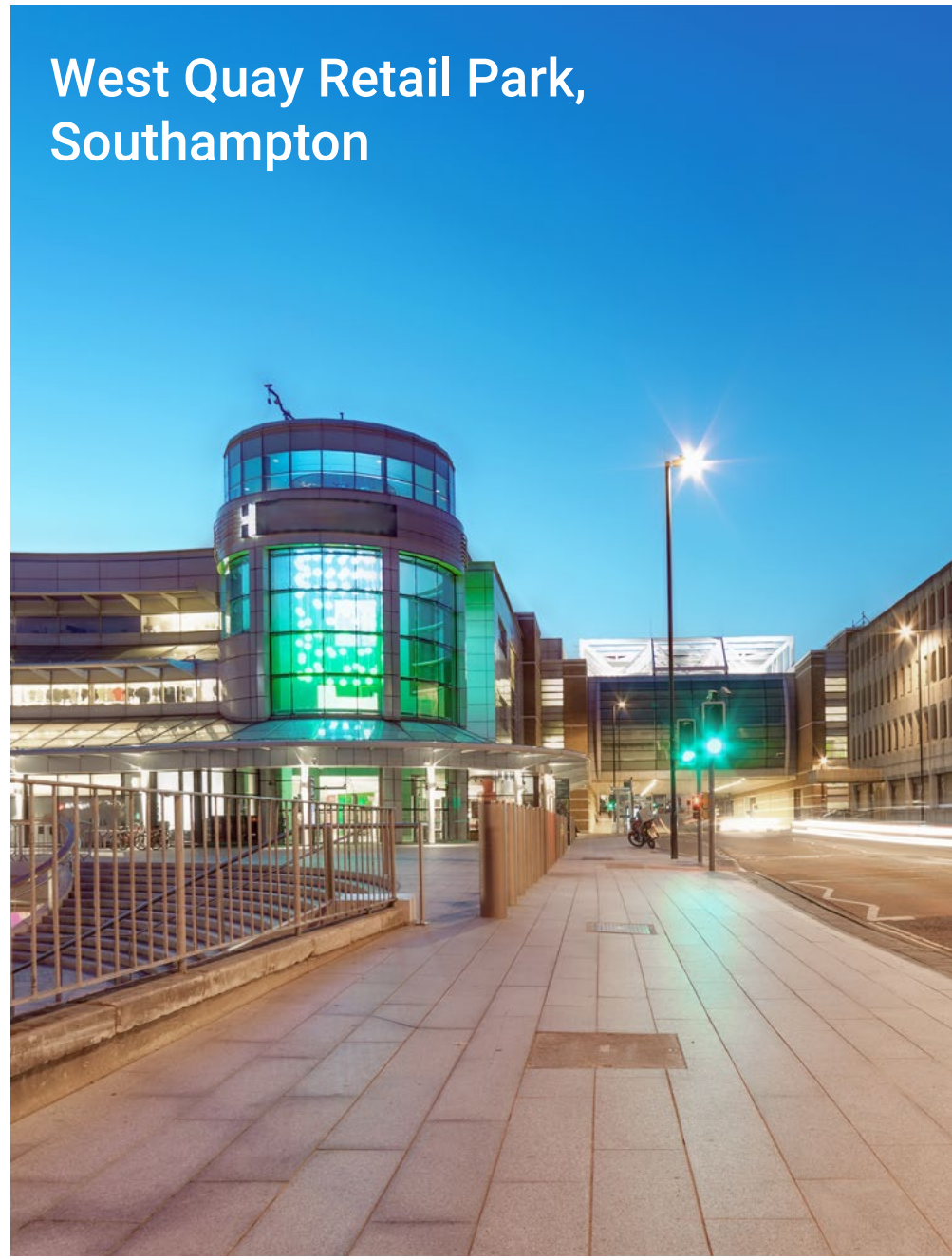


Portchester Castle



Sailing on The Solent

Be beach and town ready



West Quay Retail Park, Southampton



River Hamble Country Park

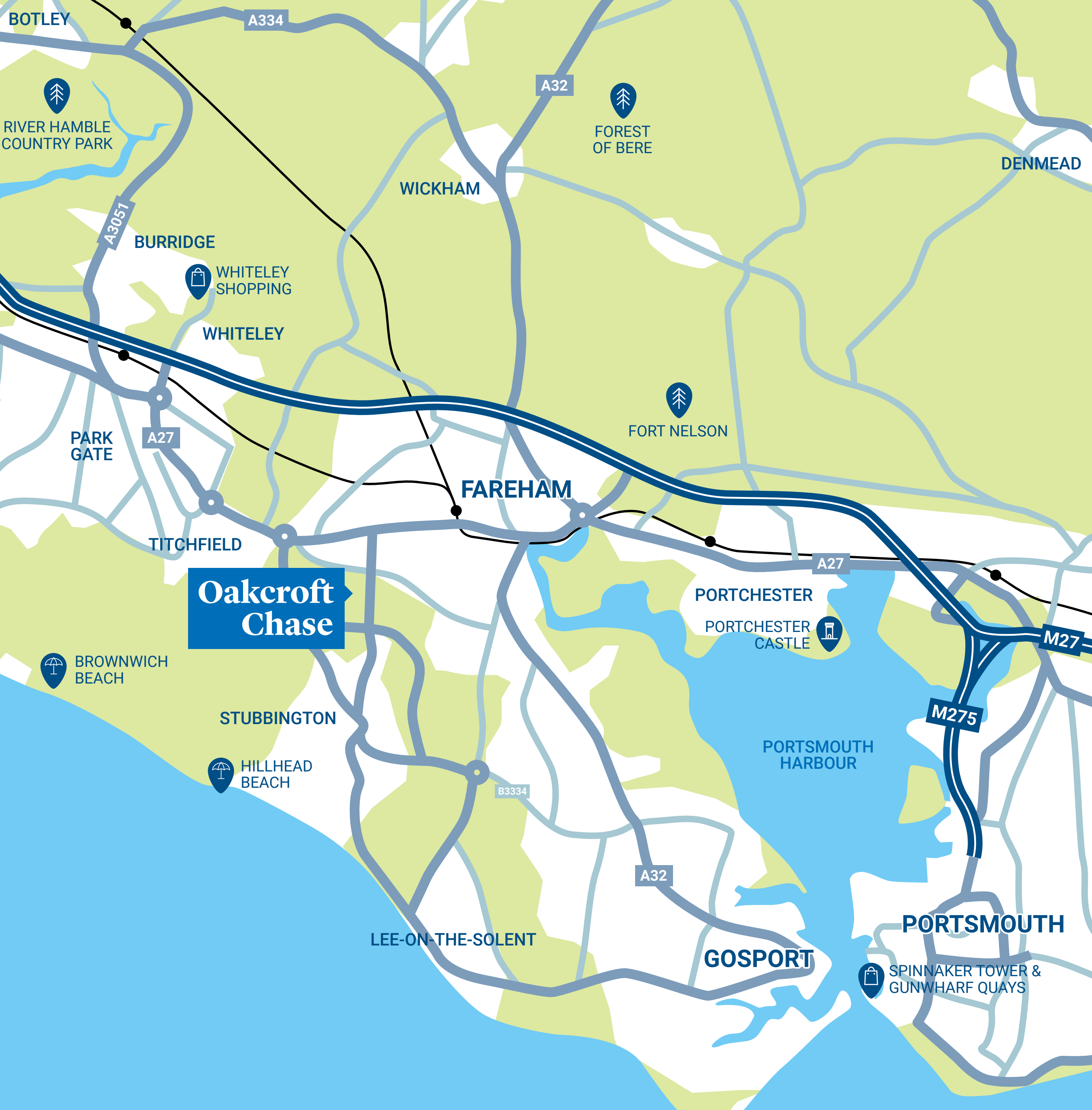


The Millennium Bridge, Gosport



Spinnaker Tower & Gun Wharf Quays, Portsmouth





Convenient for village, town and coast

Oakcroft Chase has the coast on its doorstep, local amenities nearby and is within easy reach of two cities.

Get Directions

[Google Maps](#)

[/// spurring.reconnect.earphones](http://spurring.reconnect.earphones)





Great local area

Stubbington has a variety of independent shops as well as a pharmacy, Co-op, hairdressers and a range of takeaway options.

Get Directions

[Google Maps](#)

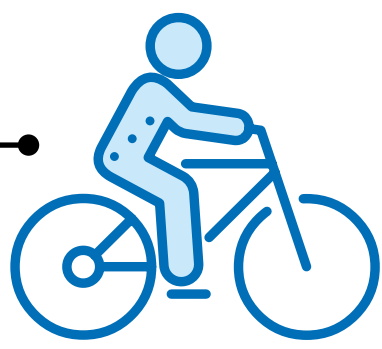
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Well connected

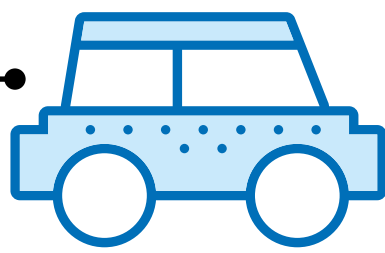
The best of both worlds with the peaceful village of Stubbington just 1 mile away and Fareham, offering a range of essential amenities, just 2 miles away. The M27 is nearby, meaning you are easily connected whether by bike, car or train.

By Bicycle



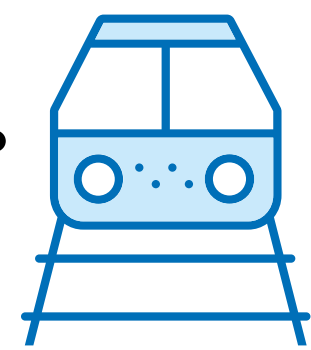
- Village Pharmacy
0.9 mile
- Stubbington Village Centre
1.0 mile
- Stubbington Library
1.1 miles
- Stubbington Recreation Ground
1.2 miles
- Fareham Train Station
1.9 miles
- ALDI
2.2 miles
- Fareham Shopping Centre
2.8 miles

By Road



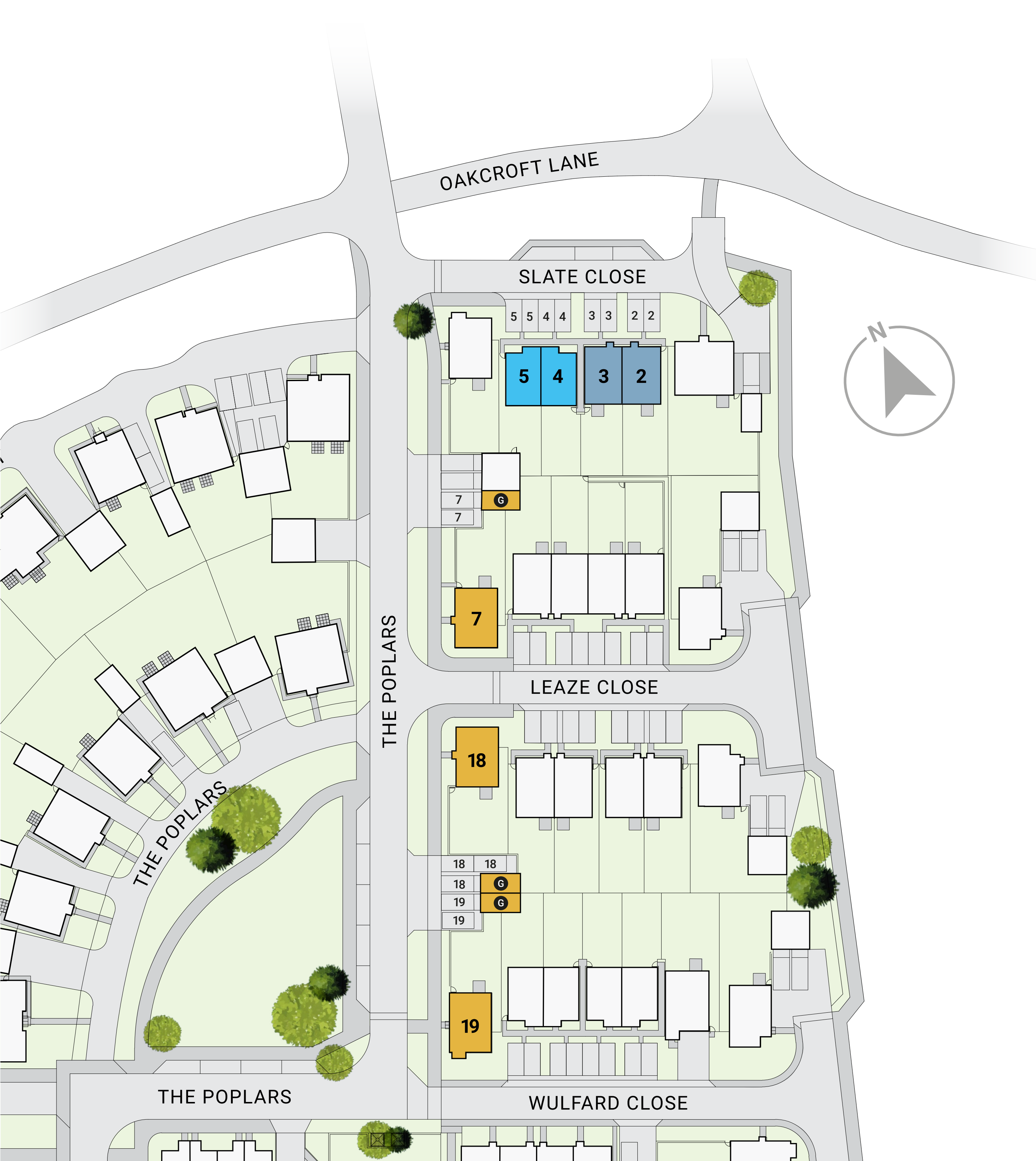
- Solent Airport
2.2 miles
- ASDA Superstore
2.4 miles
- Hill Head Beach
2.4 miles
- Tesco Superstore
2.8 miles
- HMS Collingwood Medical Centre
3.1 miles
- Paw Paddock Dog Park
5.4 miles
- Playzone
8 miles
- Portsmouth
10.5 miles
- Southampton
15.5 miles

By Train



- FROM FAREHAM STATION
- Eastleigh
19 mins
 - Southampton
23 mins
 - Portsmouth
23 mins
 - Chichester
27 mins
 - Winchester
27 mins
 - Salisbury
53 mins
 - London Waterloo
1 hr 42 mins





Key

- Two Bedroom House plus study
- Three Bedroom Houses
- Four Bedroom Houses
- Persimmon Homes
- G** Garage

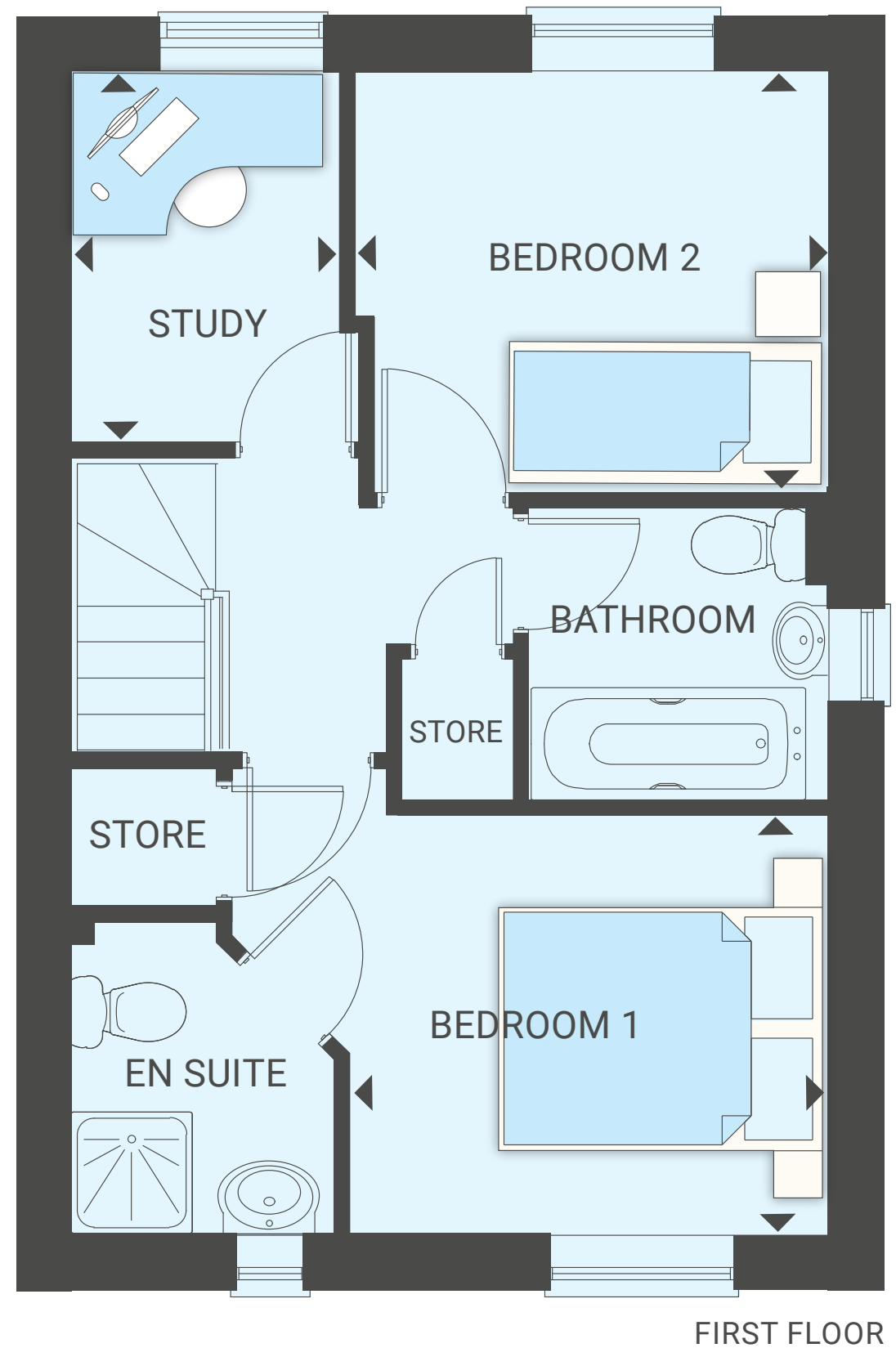
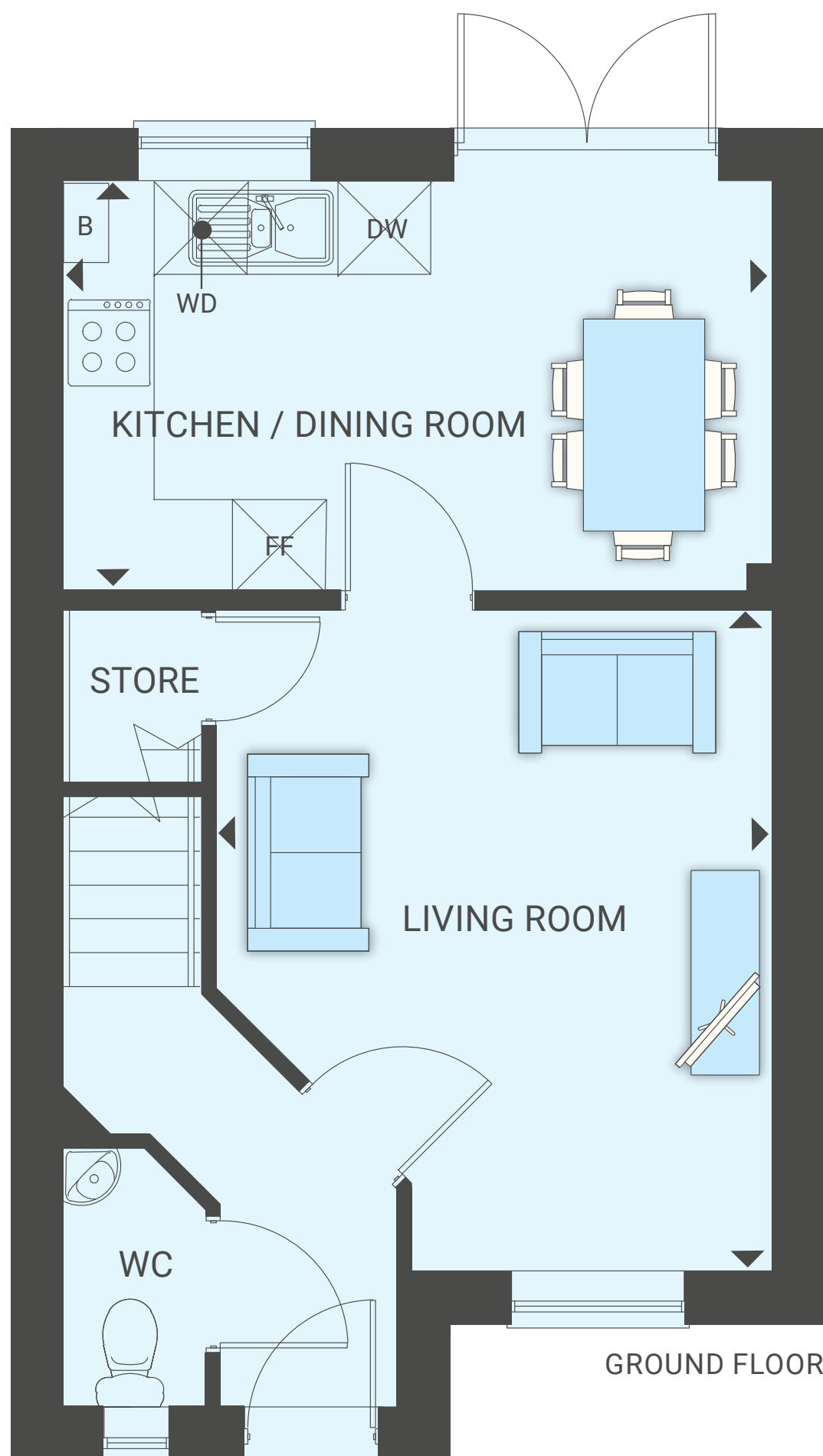
Layout is indicative only and subject to change by the developer (and subject to detailed design). The developer reserves the right to alter the layout, building style, landscaping and specification at any time.



Two Bedroom House plus study

PLOTS 4* & 5

**plot is handed to plan drawn*



Dimensions

Total Area: 71 sq m / 764 sq ft

All measurements are length x width

LIVING ROOM

3.73m x 4.41m 12'3" x 14'6"

KITCHEN/DINING

4.74m x 2.75m 15'6" x 9'0"

BEDROOM 1

2.58m x 3.68m 8'5" x 12'0"

BEDROOM 2

2.61m x 2.92m 8'5" x 9'6"

STUDY

2.32m x 1.66m 7'6" x 5'4"



Key FF Fridge/freezer B Boiler WD Washer dryer DW Space for dishwasher

The floorplans shown are for approximate measurements only.

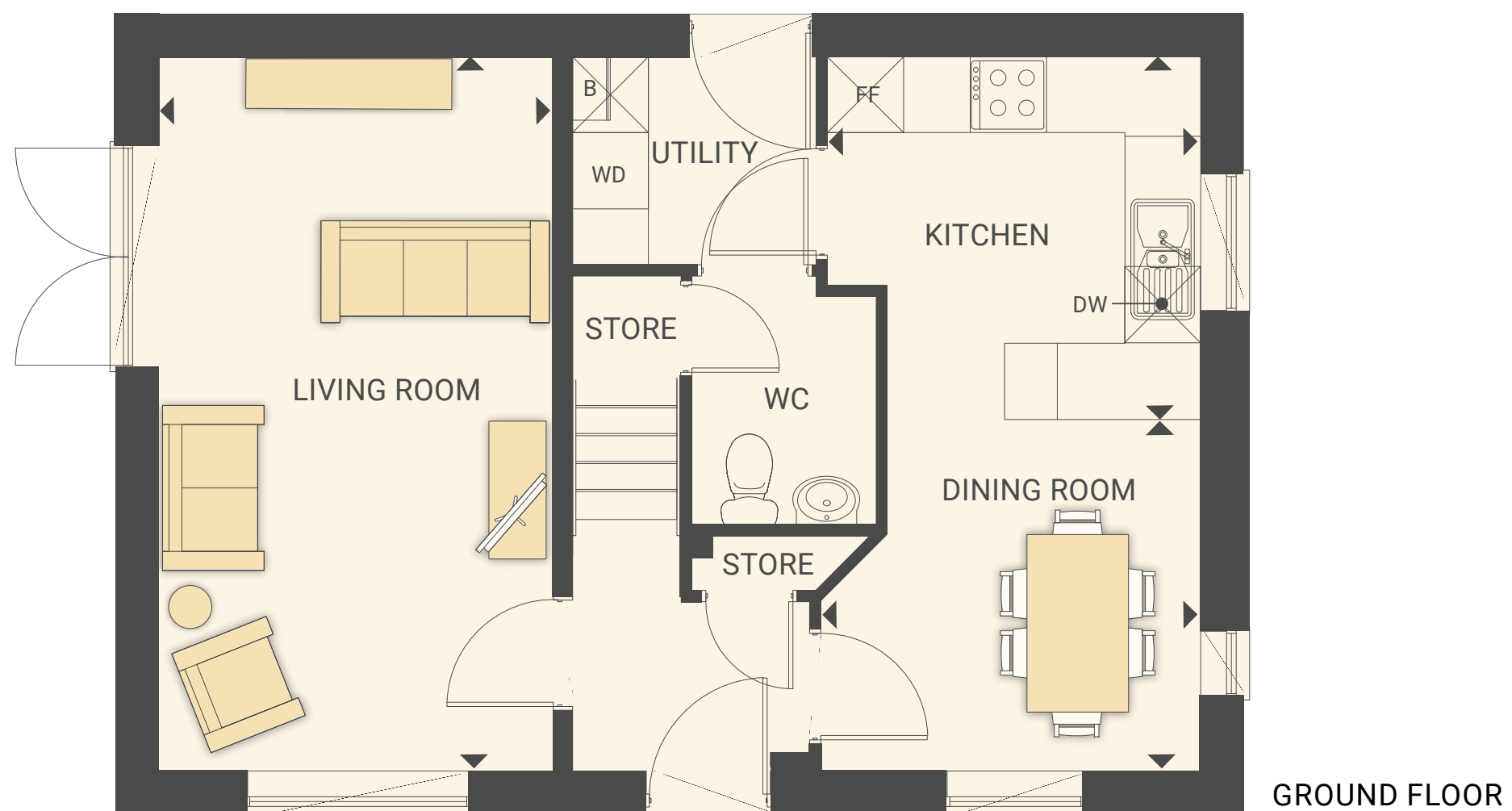
Read more >



Three Bedroom House

PLOTS 7 & 18*

*plot is handed to plan drawn



Dimensions

Total Area: 94 sq m / 1012 sq ft

All measurements are length x width

LIVING ROOM

5.62m x 3.11m 18'6" x 10'2"

KITCHEN/DINING

5.62m x 2.94m 18'4" x 9'6"

BEDROOM 1

3.08m x 3.16m 10'2" x 10'4"

BEDROOM 2

2.88m x 3.13m 9'5" x 10'3"

BEDROOM 3

2.25m x 2.65m 7'5" x 8'9"



Key

FF Fridge/freezer

B Boiler

WD Washer dryer

DW Space for dishwasher

The floorplans shown are for approximate measurements only.

Read more >

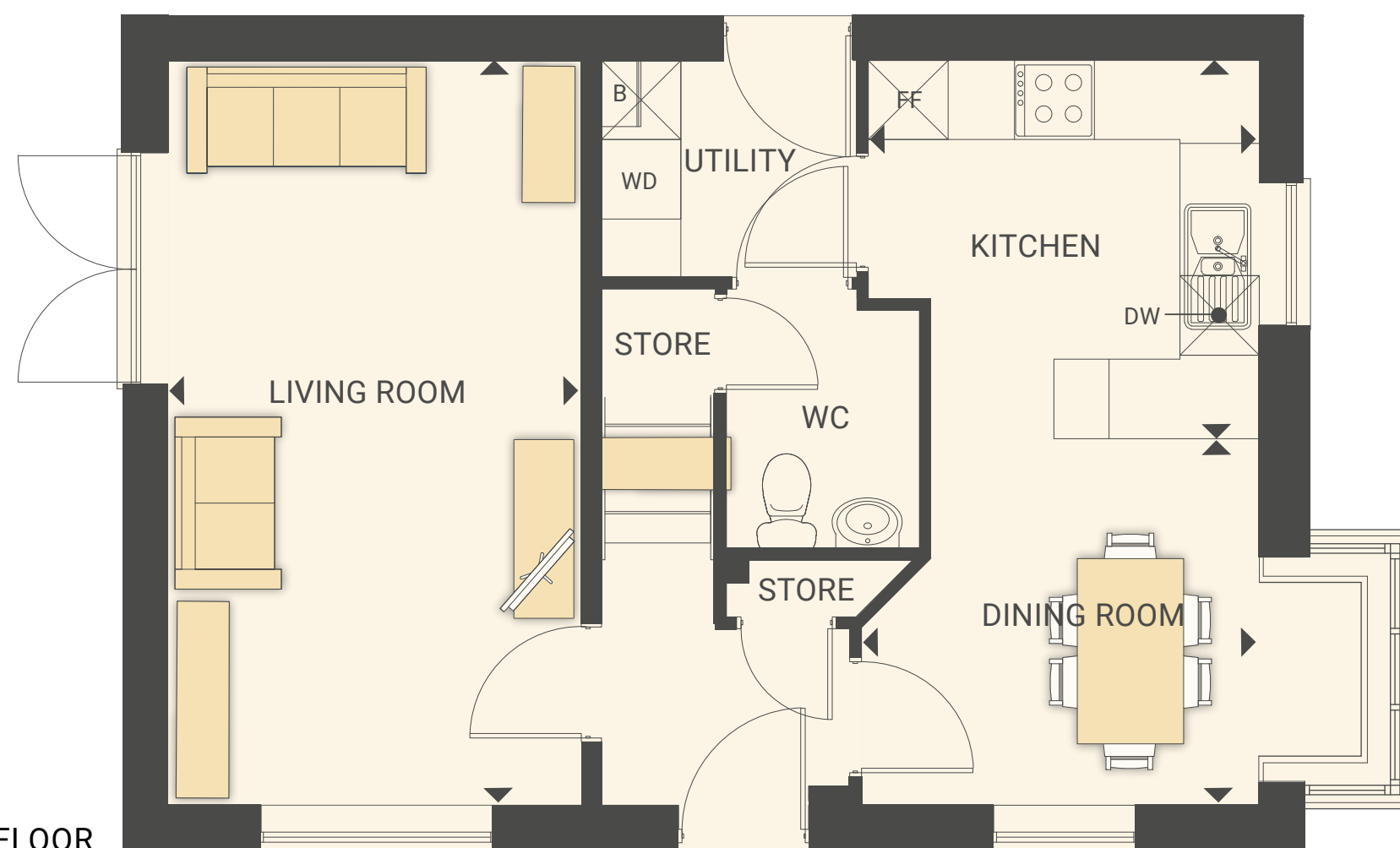


Three Bedroom House

PLOT 19



FIRST FLOOR



GROUND FLOOR

Dimensions

Total Area: 94 sq m / 1012 sq ft

All measurements are length x width

LIVING ROOM

5.62m x 3.11m 18'6" x 10'2"

KITCHEN/DINING

5.62m x 2.94m 18'4" x 9'6"

BEDROOM 1

3.08m x 3.16m 10'2" x 10'4"

BEDROOM 2

2.88m x 3.13m 9'5" x 10'3"

BEDROOM 3

2.25m x 2.65m 7'5" x 8'9"



Key

- FF Fridge/freezer
- B Boiler
- WD Washer dryer
- DW Space for dishwasher

The floorplans shown are for approximate measurements only.

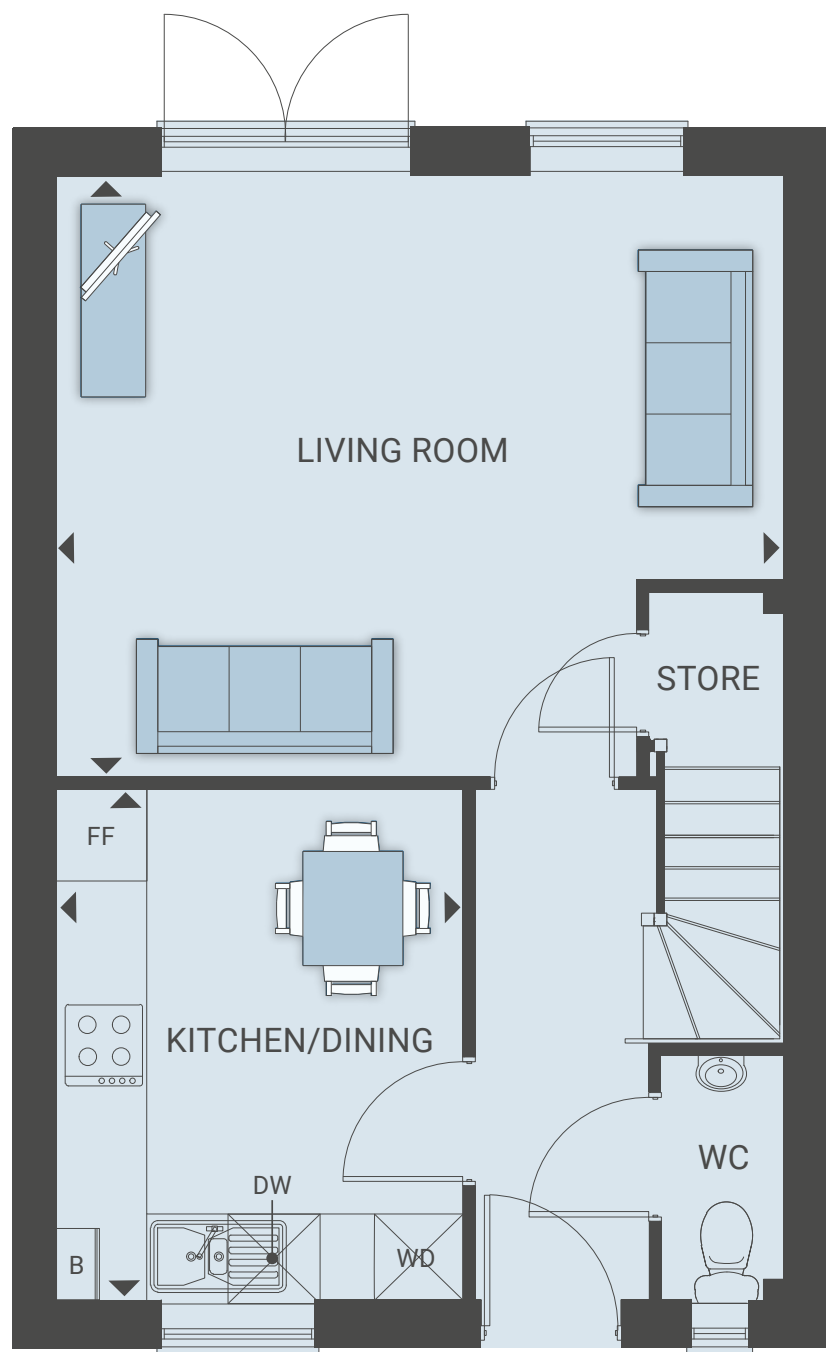
[Read more >](#)



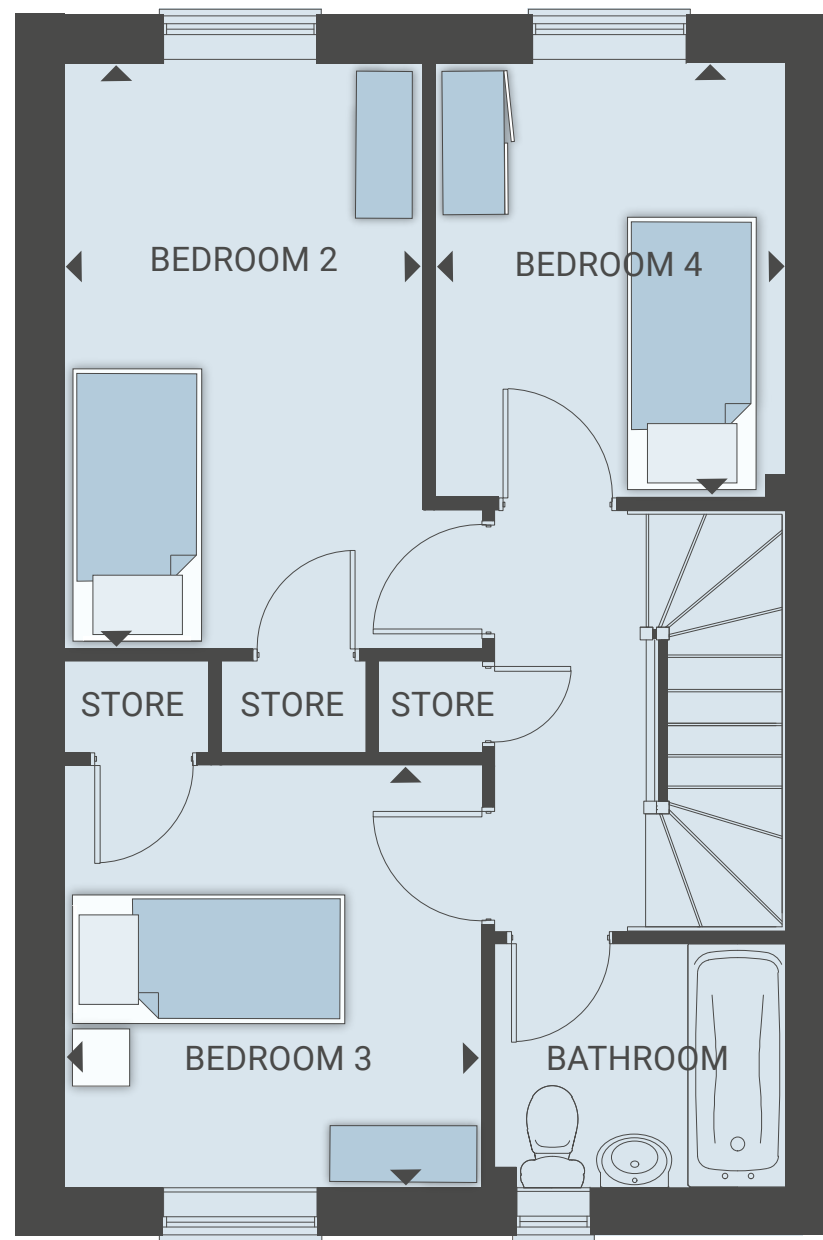
Four Bedroom House

PLOTS 2 & 3*

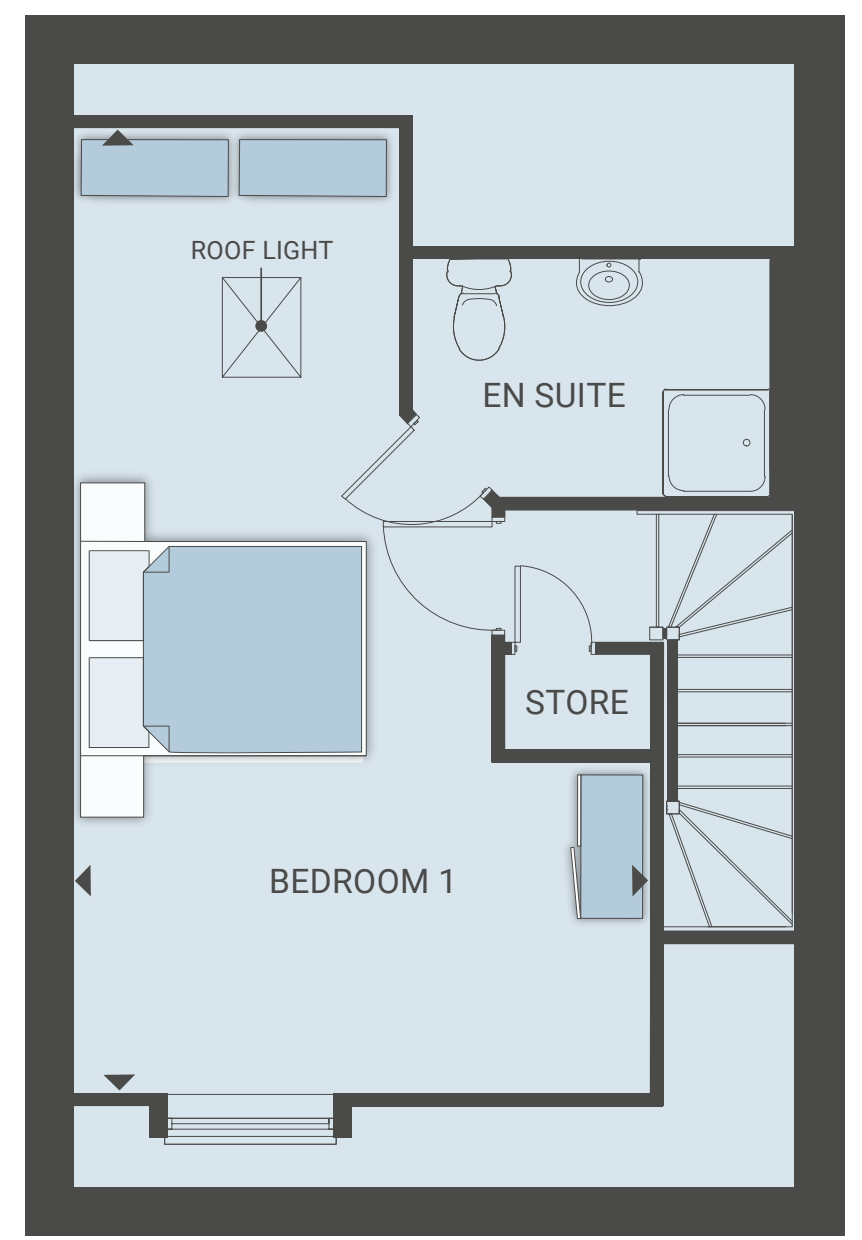
*plot is handed to plan drawn



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Dimensions

Total Area: 110 sq m | 1184 sq ft

All measurements are length x width

LIVING ROOM

5.06m x 4.21m 16'7" x 13'10"

KITCHEN/DINING

3.57m x 2.81m 11'9" x 9'3"

BEDROOM 1

6.76m x 4.04m 22'2" x 13'3"

BEDROOM 2

4.10m x 2.51m 13'5" x 8'3"

BEDROOM 3

2.95m x 2.93m 9'8" x 9'7"

BEDROOM 4

3.04m x 2.45m 10'0" x 8'1"



Key FF Fridge/freezer B Boiler WD Washer dryer DW Space for dishwasher

The floorplans shown are for approximate measurements only.

[Read more >](#)





Specification

Kitchen

- Contemporary white matt kitchen with chrome handles and soft close
- Laminate wood effect worktops with upstand
- Stainless steel sink with chrome mixer tap
- Electrolux electric ceramic hob and stainless steel chimney hood
- Stainless steel splashback to hob
- Electrolux integrated single electric oven
- Electrolux integrated fridge freezer
- Electrolux integrated washer dryer (located in Utility Room in plots 7, 18 & 19)
- Space for future installation of dishwasher

Cloakroom

- Contemporary Ideal Standard white toilet with soft close seat and basin
- Ideal mixer tap with clicker waste
- Johnson ceramic tiles in Clay laid as a splashback to basin

Bathroom & Ensuite

- Contemporary Ideal Standard sanitaryware including white toilet with soft close seat and basin
- Ideal mixer tap to basin with clicker waste
- Ideal bath/shower mixer over bath
- Glass bath screen
- White Mira shower tray with glass screen and Mira thermostatic shower valve to ensuite
- Johnson ceramic tiles laid full height to bath / shower with splashback tiling to basins
- Extractor fan

Flooring

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



Specification

General

- UPVC double glazed white windows
- Internal walls and woodwork painted white
- White internal panel doors with chrome brassware
- 12 year NHBC building warranty

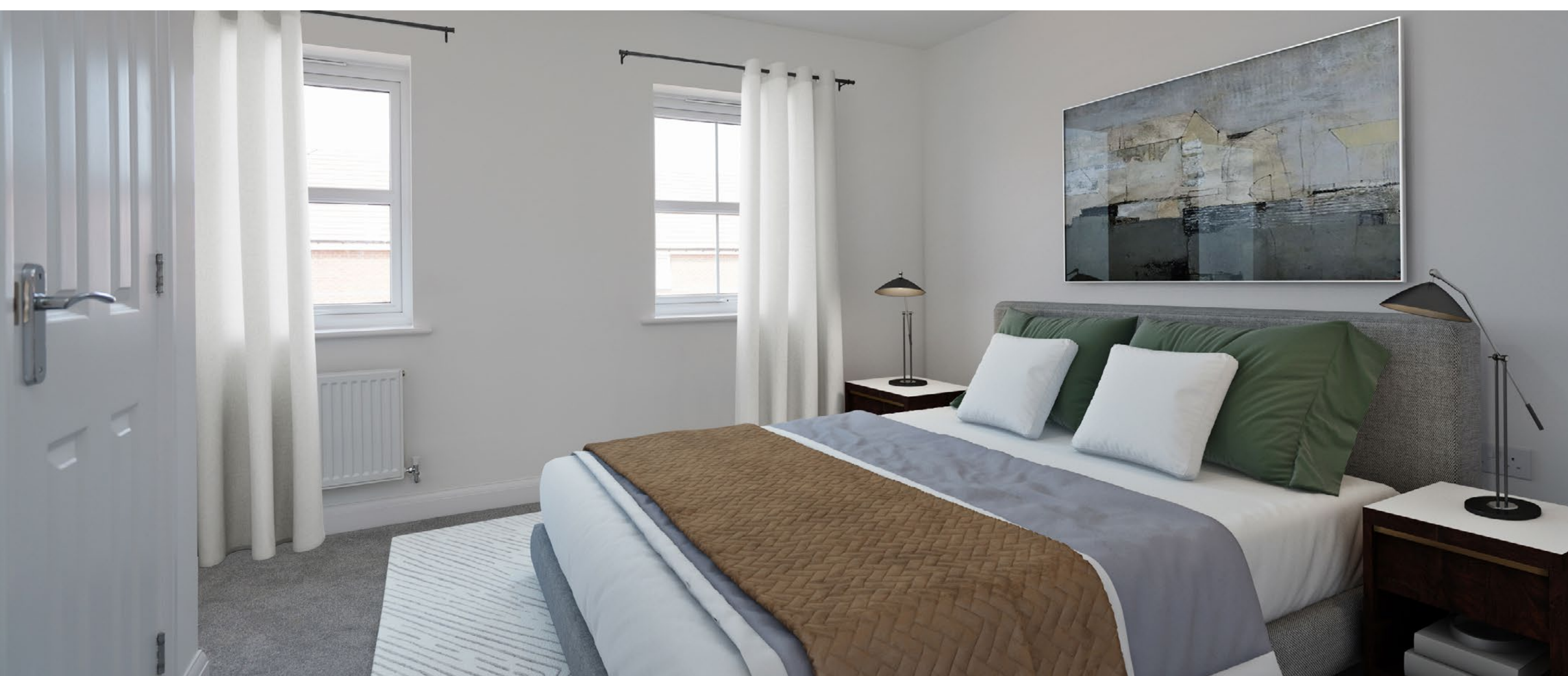
External

- Minimum two parking bays per home
- Garage to plots 7, 18 & 19
- EVC charging point
- Turf to rear garden
- Paved patio area
- 1.8m high wooden fencing
- Shed / Garden storage to plots, 2, 3, 4, 5 only
- Outside tap to rear garden
- Light to front elevation

Electrical

- Ideal Logic gas combination boiler
- Contemporary white radiators
- Chrome heated towel rail to bathroom
- Tracklights to kitchen in plots 7, 18 & 19
- Downlights to kitchen in plots 2, 3, 4 & 5
- Light fitting to bathroom and ensuite in plots 7, 18 & 19
- Downlights to bathroom and ensuite in plots 2, 3, 4 & 5
- Pendant light fitting to all other areas
- White sockets and switches throughout
- Smoke, heat and carbon monoxide detectors
- Telephone point in living room
- TV point in living room
- Door bell

The specification has been compiled with best intentions to provide a guide to the finishes, however, houses are sold as seen and we recommend customers satisfy themselves as to the specification and finishes installed to each home.



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 Oakcroft Chase, 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 CPI (Consumer Price Index) from September of the previous year +1%.

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'. You can staircase in annual 1% increments during the first 15 years of your lease, this is calculated based on the initial purchase price adjusted in line with HPI (House Price Index), or you can staircase in larger proportions (over 5%) with a RICS valuation. You can staircase 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?

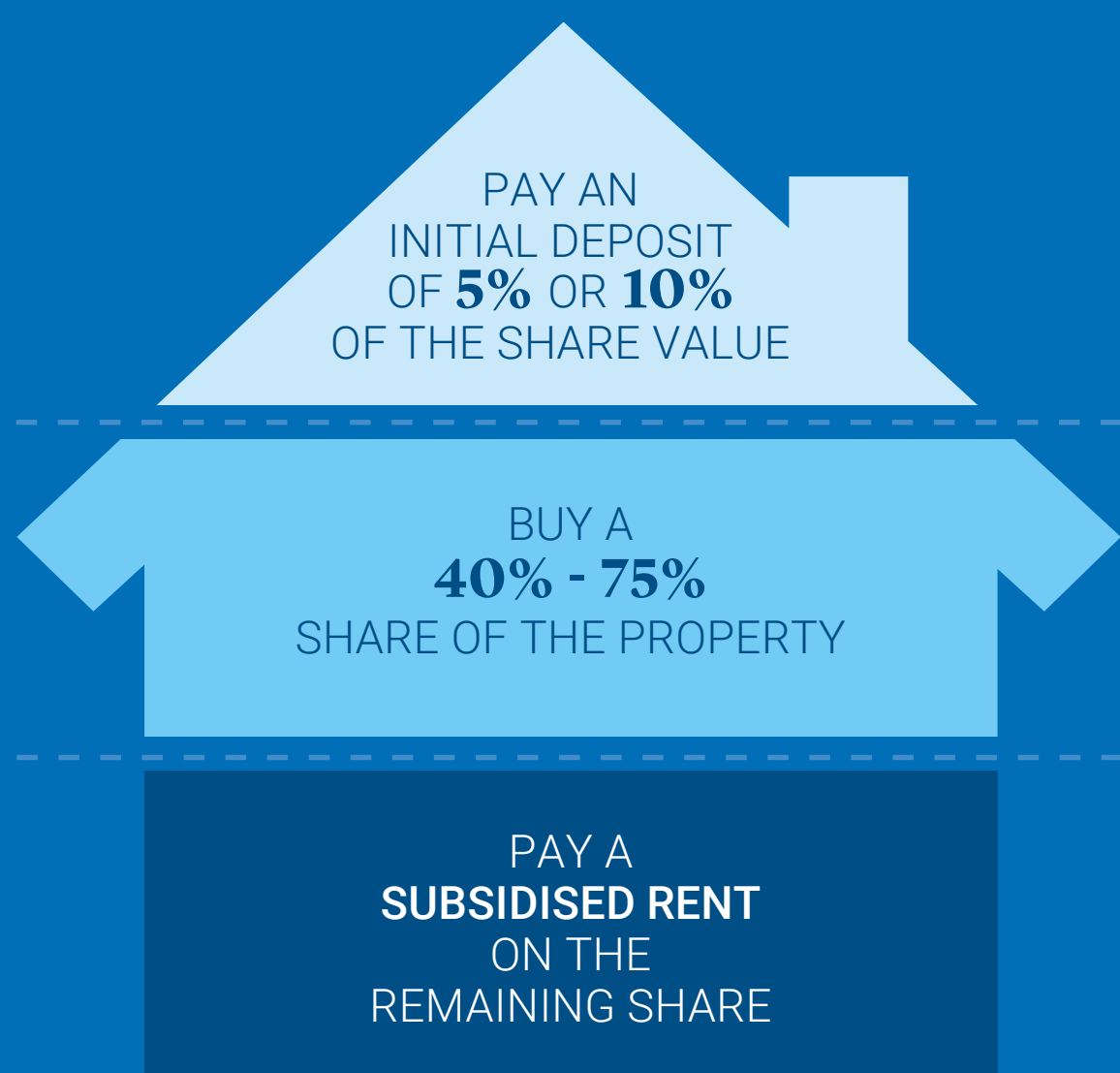
Yes, you still need a deposit, but only on the percentage of the property you are buying. Mortgage deposits are typically 5% or 10% of the share value.

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

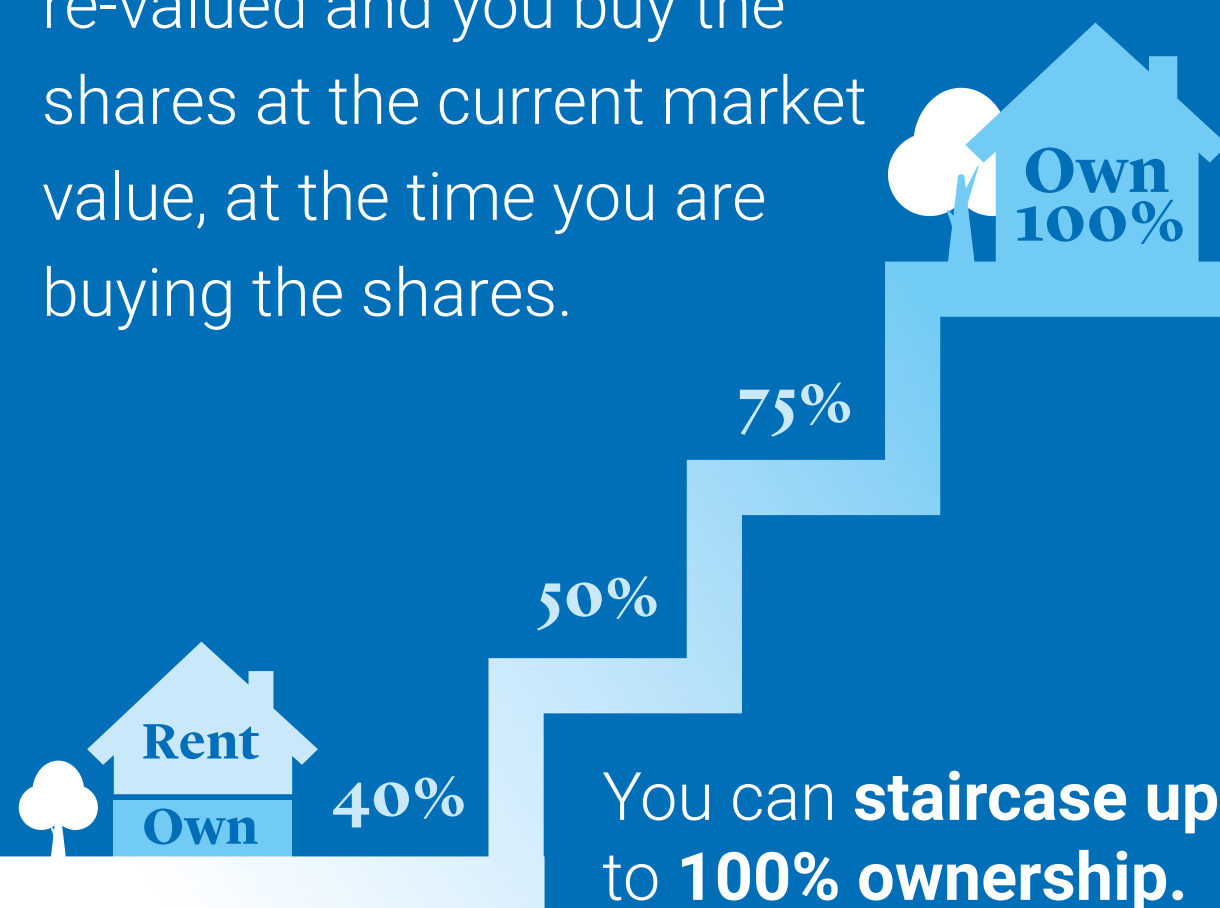
Breakdown example of buying a new home at Oakcroft Chase



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.



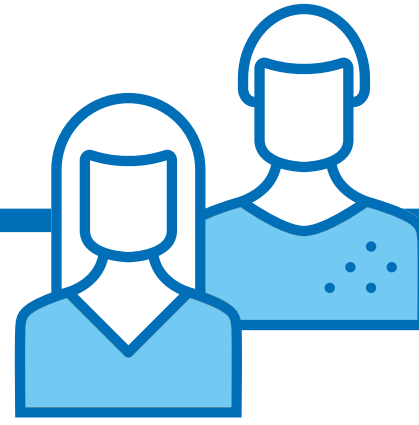
READ MORE

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



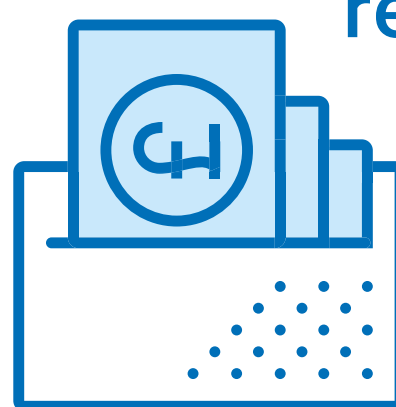
Speak to our recommended **qualified independent financial advisor** to see how much of the home you can buy

4

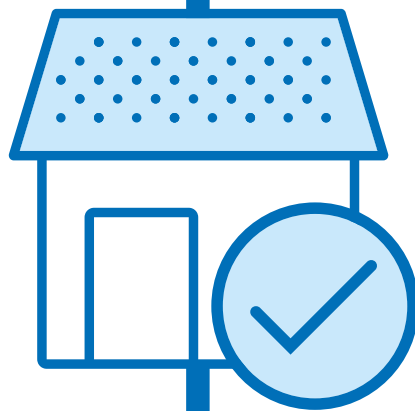


Complete your application and reservation paperwork

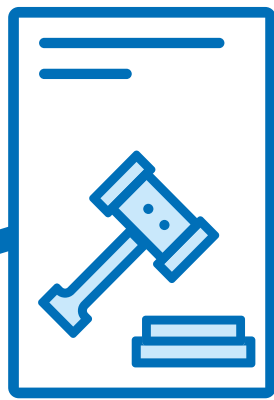
5



Pay your reservation fee

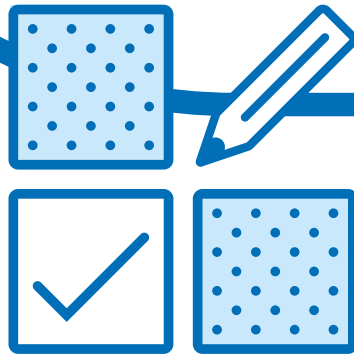


6 Reserve your home



7 Instruct a solicitor and begin your legal paperwork

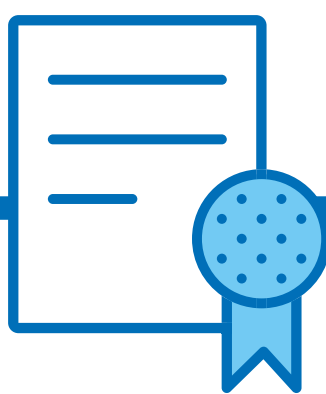
8 Complete your mortgage application



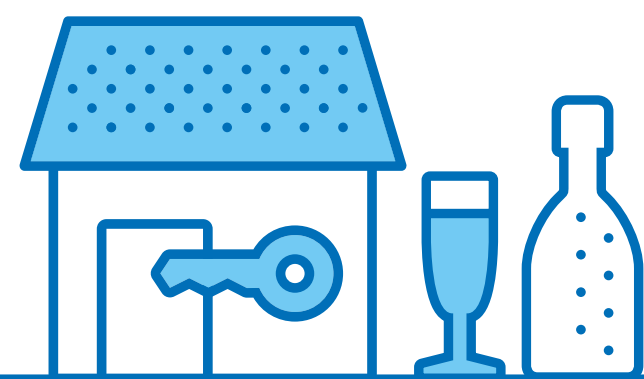
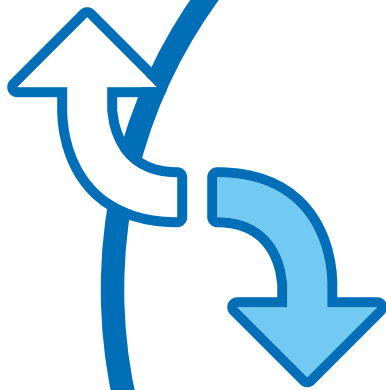
9 Once your valuation is done, receive your mortgage offer



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



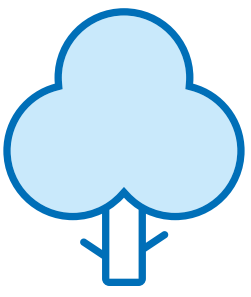
Quality

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.





Oakcroft Chase

OAKCROFT LANE, STUBBINGTON, FAREHAM,
HAMPSHIRE, PO14 2FF

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01329 640 505

landgah.com/oakcroft-chase

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.

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.

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-OC-100124