

# ABB CORNER

COLCHESTER

A COLLECTION OF 25 HOUSES  
AVAILABLE WITH SHARED OWNERSHIP



ROTATE TO  
LANDSCAPE





Computer generated image of Abbey Corner

# Belong Somewhere Special

Welcome to Abbey Corner, our collection of two and three-bedroom Shared Ownership houses in Colchester.

Abbey Corner is just a mile from Abbey Field, connecting you to the natural beauty that Colchester has to offer. You're also not far from the town centre, with its shopping, dining out, and entertainment opportunities.

Whether you're a family with little ones, a couple moving into a home together, or simply taking that exciting first step onto the property ladder, you'll have everything you need, right here.

## Contents

- [View Local Area](#)
- [View Map](#)
- [View Transport Links](#)
- [View Specification](#)
- [View Plans](#)
- [About Shared Ownership](#)
- [About Peabody](#)

# Your town, your home, your time

Colchester is a town steeped in history, with its very own castle and Roman walls, but it's far from behind the times. Modern restaurants, shops, and a recently revamped theatre means this is a lively place to live.

Spend a day in the town centre getting lost amongst the unique boutiques on Red Lion Walk or grab a coffee at any of the cosy cafés dotted around Culver Square. Meander through Castle Park and see the beautiful fortress itself, surrounded by seasonal flowers all-year-round.



Shops on Red Lion Walk



Colchester High Street



Castle Park, Colchester



Firstsite Art Gallery

This is a town with its finger on the pulse of culture. Mercury Theatre and Firstsite both offer the latest in theatre, cinema, art and big-name talent - there's always a show you'll want tickets to. Charter Hall at Leisure World also hosts events from gin tasting to live music and comedy.

# From Abbey Corner



0.6  
miles

## DOUGH&co 48 St John's Street, CO2 7AD

Known for their Italian sourced and freshly made pizzas cooked in wood-fired ovens.

0.7  
miles

## Colchester Arts Centre Church Street, CO1 1NF

Live music, plays, comedy shows and other acts in the intimate surrounds of a converted church.

1.0  
miles

## Caffe Sala 5 Eld Lane, CO2 7DA

A one-of-a-kind independent café offering a fully plant-based menu with a range of artisan loose leaf teas and homemade cakes.

1.1  
miles

## Pavilion Restaurant 20-21 Middleborough, CO1 1QX

High-end lounge and bar with swanky interiors and botanical accents, spotlighting Pan-Pacific flavours.

2.1  
miles

## Colchester Leisure World Cowdray Avenue, CO1 1YH

Swim for fitness or fun, workout in the fully equipped gym or take part in a range of fantastic fitness classes.

Dining is a real treat in Colchester, thanks to indie restaurants such as Kintsu and North Hill Noodle Bar and well-known favourites like Ask Italian and Bill's. The town is filled with bars and high-end pubs too, so you can easily plan a great night out.



Caffe Sala



Mercury Theatre



Pavilion Restaurant

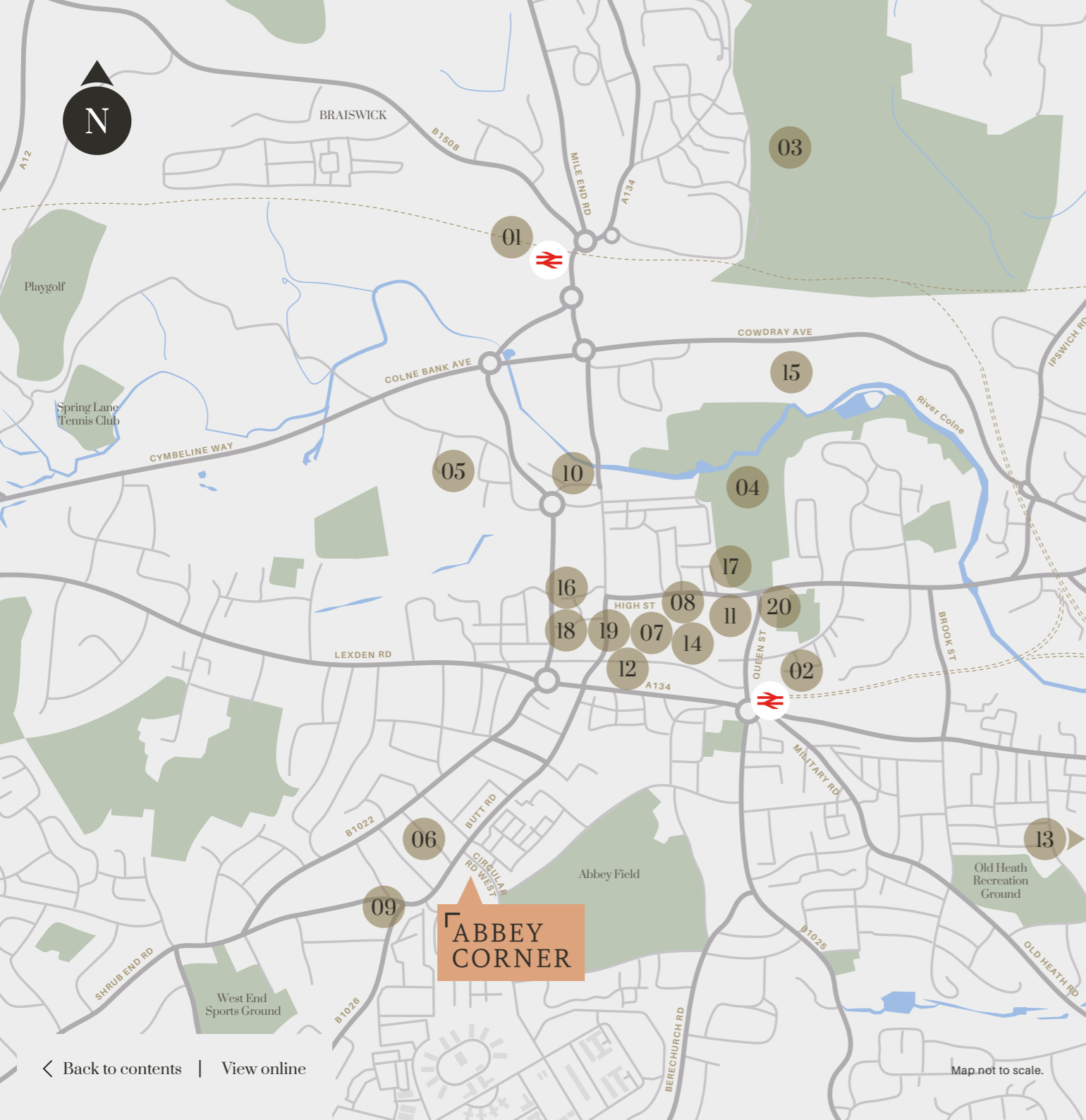


Castle Park



Colchester Arts Centre

And a day out isn't hard to plan either. Colchester Zoo is on your doorstep, with fun for all the family. Areas of natural beauty are also less than an hour's drive away, including the picturesque village of Wivenhoe and coastal Mersea Island with its annual regatta each summer.



## Travel

- 01. Colchester train station  
North Station Road, CO1 1XD
- 02. Colchester Town train station  
St Botolph's Circus, CO2 7EF

## Green Space

- 03. Highwoods Country Park  
174 Turner Road, CO4 5JR
- 04. Castle Park  
CO1 1UD

## Education

- 05. Colchester Institute College  
Sheepen Road, CO3 3LL
- 06. Hamilton Primary School  
Constantine Road, CO3 3GB

## Shopping

- 07. Culver Square Shopping Centre  
Culver Square, CO1 1WG
- 08. Marks & Spencer  
38 High Street, CO1 1DH
- 09. Sainsbury's Local  
1 Layer Road, CO2 7HN

## Dining

- 10. Pavilion Restaurant  
20-21 Middleborough, CO1 1QX
- 11. Three Wise Monkeys  
60 High Street, CO1 1DN
- 12. DOUGH&co  
48 St John's Street, CO2 7AD
- 13. Bambu Restaurant  
95 Quayside Drive, CO2 8GN
- 14. Caffe Sala  
5 Eld Lane, CO2 7DA

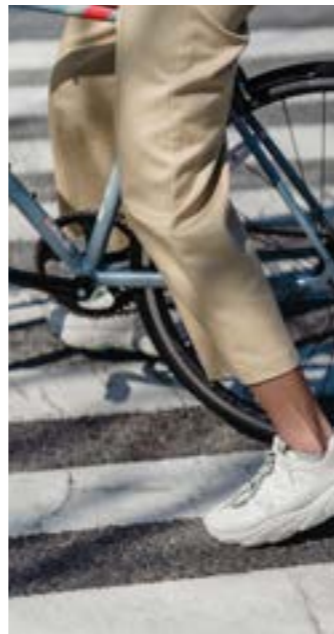
## Art & Culture

- 15. Colchester Leisure World  
Cowdray Avenue, CO1 1YH
- 16. Mercury Theatre  
Balkerne Gate, CO1 1PT
- 17. Colchester Castle  
CO1 1TJ
- 18. Colchester Arts Centre  
Church Street, CO1 1NF
- 19. ODEON Cinema  
29-31 Head Street, CO1 1NH
- 20. Firstsite Art Gallery  
Lewis Gardens, High Street, CO1 1JH

# Travel your way

At Abbey Corner you're close to Colchester Town and Colchester train stations. Both provide links to the surrounding towns and cities. Colchester's train network provides direct access to, amongst other locations, Chelmsford, Ipswich, Clacton-on-Sea, and London Liverpool Street.

Colchester is a well-connected town, no matter how you choose to travel, putting you at the heart of all the action.



## Walk From Abbey Corner

03 min Abbey Field	>	04 min Sainsbury's Local	>	04 min Hamilton Primary School	>	17 min Colchester Town train station
-----------------------	---	-----------------------------	---	-----------------------------------	---	---

## Cycle From Abbey Corner

05 min Colchester Town train station	>	06 min Castle Park	>	08 min Colchester Leisure World	>	16 min Highwoods Country Park
---	---	-----------------------	---	------------------------------------	---	----------------------------------

## Train From Colchester Town train station

07 min Colchester	>	32 min Chelmsford	>	40 min Ipswich	>	59 min Stratford
----------------------	---	----------------------	---	-------------------	---	---------------------

## Car From Abbey Corner

05 min Colchester Town train station	>	07 min Colchester Zoo	>	10 min University of Essex	>	22 min Dedham Vale AONB
---	---	--------------------------	---	-------------------------------	---	----------------------------

# Designed for you

## Kitchen/Living/ Dining Areas

- Grey handleless kitchen units and underside LED spot lighting to wall units
- Light laminate marble effect worktop with 100mm upstand backing
- Stainless steel 1 1/2 bowl sink with drainer and mixer tap
- Zanussi ceramic hob with integrated extractor fan
- Zanussi electric oven built-in to tall housing where space allows or under ceramic hob
- Integrated Bosch dishwasher
- Integrated Zanussi fridge/freezer
- 'Boardwalk Oak' laminate flooring
- Zanussi front loading washing machine

## Bathroom(s)

- White acrylic bath with wall mounted chrome hand shower and bath screen
- Integrated towel rail
- White hand basin with full wall mirror above
- Shelving and additional storage underneath the hand basin
- WC with dual flush chrome push-plate
- Anthracite (dark grey) ceramic tiles to selected walls
- Dark anthracite (dark grey) ceramic floor tiles

## Ensuites/Cloakrooms

- Glass enclosed shower with sliding entry door to selected homes - refer to floorplans
- Wall mounted chrome hand shower
- Pedestal wash hand basin
- WC with dual flush chrome push plate and shower on selected homes
- Anthracite (dark grey) ceramic tiles to selected walls
- Dark anthracite (dark grey) ceramic floor tiles

Whilst every effort has been taken to ensure the accuracy of the information provided, the specifications has been supplied as a guide and Peabody reserve the right to amend the specification as necessary and without notice. Please ask your sales advisor for more information.



Computer generated image



Computer generated image

## Bedroom(s)

- Soft pile carpet in cape diamond (grey)
- Pendant lighting
- TV point in bedroom 1
- Ensuite to bedroom 1

## Security & Peace Of Mind

- Doorbell to front door
- Timber fencing around back garden except where brick walls are in place
- Combination of both wired smoke detectors & heat alarms
- Single spur outlet in the hallway for future security alarm installation
- Security locks to windows, front & garden doors, except escape windows
- Car parking

## Communal

- Landscaped garden
- Outdoor children play areas

## Utility/Electricals

- Spotlights in lounge, hallway, landing and bathrooms
- Pendant lighting fitted to dining area
- Shaver points to bathrooms
- Individual aerial with Freeview television
- Telephone points to lounge and master bedroom
- External lighting added to rear and front of house



## Sustainability

- Three communal EV charging points across the development as well as provisions for more EV charging points
- Double glazing and insulation
- Cycle storage unit provided within the shed to each house

## General

- White flush internal doors with chrome ironmongery
- Natural gas boiler
- Radiators throughout with thermostatic radiator valves to all radiators except where thermostats located
- 10-year Premier Guarantee Warranty
- 24 month defect liability period
- These properties are freehold



# Sustainability at Abbey Corner



## Somewhere that's green

Abbey Corner promotes health, wellbeing, and a real sense of community. Supporting the local biodiversity, a children's play area, public green space, and private gardens all include native species of flowers, trees, and shrubs.



## Built with the future in mind

Electric vehicle charging points or provisions for a potential charger are available to selected houses\*. So, even if you're only planning for an electric car, you have an accessible and convenient way to keep it charged already in place.



## On your bike

Make the most of the off-road cycle paths that surround the development with a cycle storage unit provided within the shed to each house. Even better, it doesn't take up any house or garden space.



## Energy-efficient by nature

Keeping you warm and your energy bills down matters to us. That's why you'll find double-glazed windows and excellent insulation solutions throughout your new home.





The Spindle

The Bilberry

The Spring

The Hazel

The Heath

Computer generated image of Abbey Corner

[← Back to contents](#)

[← Previous page](#) | [Next page →](#)

# Development site plan



## Key

2 bedroom houses

○ The Spring  
17–20 Joyce Brooks Close

3 bedroom houses

● The Heath  
10–13 Joyce Brooks Close

○ The Hazel  
14–16 Joyce Brooks Close

● The Spindle  
2, 4, 6, 8, 10, 12, 14 & 16  
Circular Road West

● The Bilberry  
1–6 Joyce Brooks Close

⚡ = Electric Vehicle Charging Point

⚡ = Provision for Electric Vehicle Charging Point

■ = Shed

V = Visitor Parking

\*ah/r = Affordable Homes/Rented

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout and is for guidance purposes only. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Play areas are indicative only. Please speak to a member of our Sales Team for more details.

# The Spring

2 Bedroom House





††Gate specific to 18 & 19 Joyce Brooks Close


# The Spring

## Houses 17-20 Joyce Brooks Close

**TOTAL INTERNAL AREA**  
86.96 SQ M | 936 SQ FT

[View prices & availability](#)

### Key

- B - Boiler
- D/W - Dishwasher
- F/F - Fridge Freezer
-  - Shed
- ST - Storage
- WC - Cloakroom
- WM - Washing Machine

### Ground Floor

**Kitchen/Living/Dining Area**  
5.96m x 5.51m | 19'6" x 18'0"

**En-suite**  
2.47m x 1.78m | 8'1" x 5'10"

**Front Patio**  
5.90m x 1.91m | 19'4" x 6'3"

**Rear Garden**  
8.25m x 5.74m | 27'0" x 18'9"

### First Floor

**Bedroom 1**  
4.79m x 2.79m | 15'8" x 9'1"

**Bedroom 2**  
4.79m x 2.85m | 15'8" x 9'4"

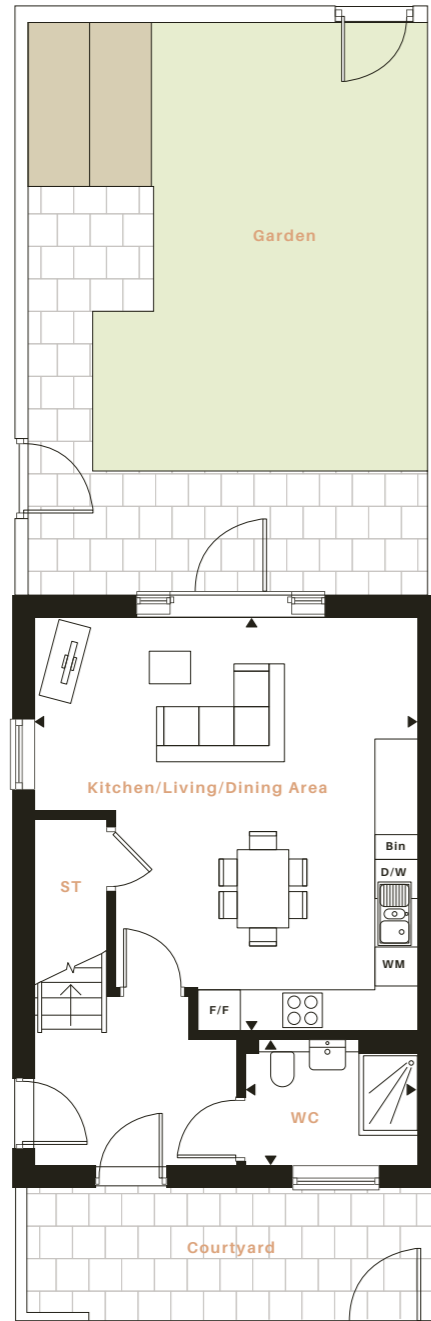
**Bathroom**  
3.15m x 1.96m | 10'4" x 6'5"

### Ground Floor

†Gate specific to 17 & 20  
Joyce Brooks Close

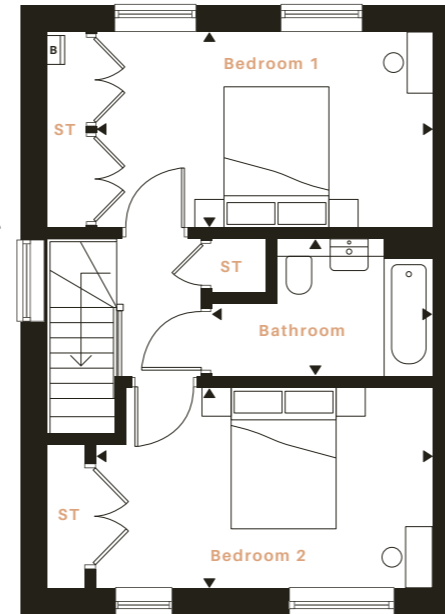
\*Window specific to 17 &  
20 Joyce Brooks Close

\*\*Door specific to 17 & 20  
Joyce Brooks Close



### First Floor

\*\*Window specific to 17 & 20  
Joyce Brooks Close



17 Joyce Brooks Close floorplans are shown, garden layouts differ for other houses. Please speak to a sales executive for exact details. \*House specific windows to 17 & 20 Joyce Brooks Close. \*\*House specific door to 17 & 20 Joyce Brooks Close. †House specific gate to 17 & 20 Joyce Brooks Close. ††House specific gate to 18 & 19 Joyce Brooks Close. 18 & 20 Joyce Brooks Close are handed. Floorplans shown are indicative only. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. Peabody reserves the right to make changes to these plans prior to exchange of contracts. For exact house specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a sales advisor for more details.

# The Heath

3 Bedroom House





# The Heath

## Houses 10-13 Joyce Brooks Close

[View prices & availability](#)

**TOTAL INTERNAL AREA**  
116.17 SQ M | 1,250.4 SQ FT

### Key

- B - Boiler
- D/W - Dishwasher
- F/F - Fridge Freezer
- ST - Storage
- WM - Washing Machine

### Ground Floor

**Kitchen/Living/Dining Area**  
6.86m x 4.05m | 22'6" x 13'4"

**Bedroom 1**  
3.49m x 3.32m | 11'5" x 10'10"

**En-suite**  
3.42m x 2.99m | 11'2" x 9'9"

**Garden**  
14.83m x 12.06m | 48'7" x 39'6"

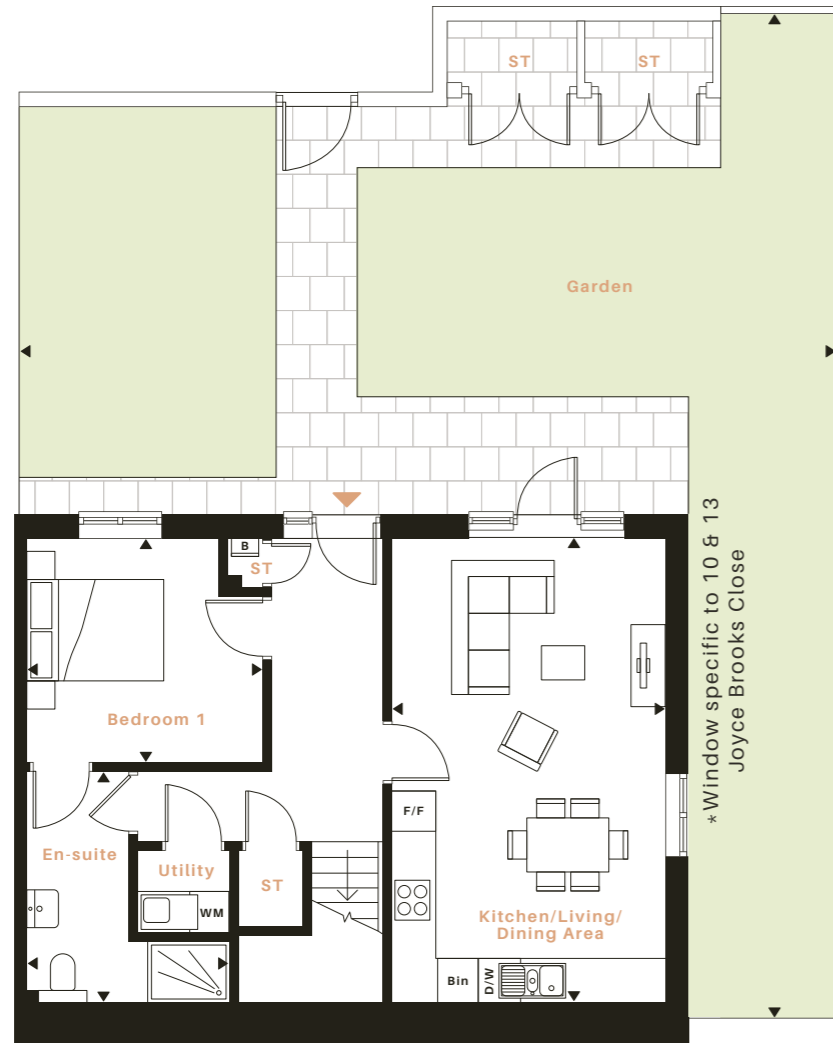
### First Floor

**Bedroom 1**  
4.79m x 2.79m | 15'8" x 9'1"

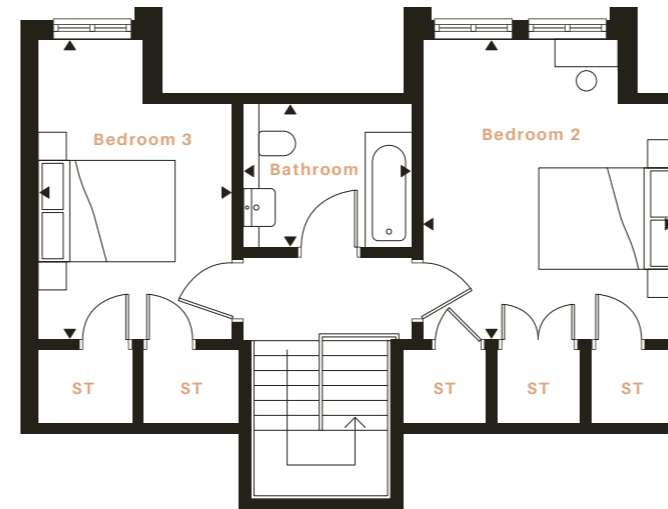
**Bedroom 2**  
4.79m x 2.85m | 15'8" x 9'4"

**Bathroom**  
2.50m x 2.12m | 8'2" x 6'11"

Ground Floor



First Floor



# The Hazel

## 3 Bedroom House







# The Hazel

## Houses 14-16 Joyce Brooks Close

**TOTAL INTERNAL AREA**  
115.05 SQ M | 1,238.3 SQ FT

[View prices & availability](#)

### Key

- B - Boiler
- D/W - Dishwasher
- F/F - Fridge Freezer
- ST - Storage
- WM - Washing Machine

### Ground Floor

**Kitchen/Living/Dining Area**  
7.93m x 3.55m | 26'0" x 11'7"

**Bedroom 1**  
3.45m x 2.83m | 11'3" x 9'3"

**En-suite**  
4.36m x 2.14m | 14'3" x 7'0"

**Garden**  
8.26m x 8.21m | 27'1" x 26'11"

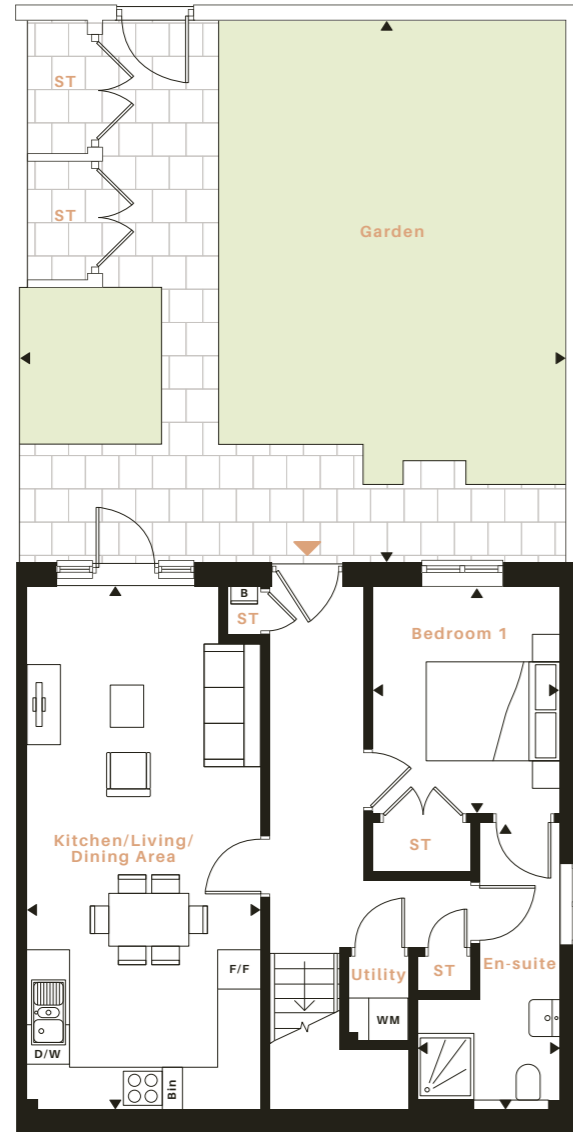
### First Floor

**Bedroom 2**  
4.22m x 3.96m | 13'10" x 12'11"

**Bedroom 3**  
4.22m x 3.96m | 13'10" x 12'11"

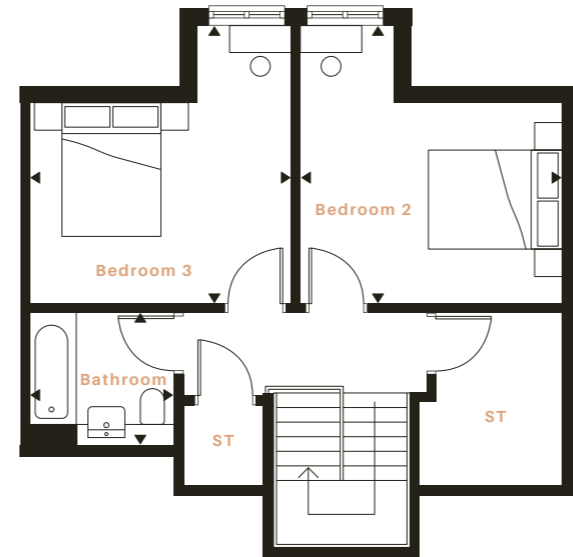
**Bathroom**  
2.18m x 2.01m | 7'1" x 6'7"

Ground Floor



\* Window specific to 14 & 18  
Joyce Brooks Close

First Floor



# The Spindle

3 Bedroom House





# The Spindle


Houses 2, 4, 6, 8, 10, 12, 14 & 16 Circular Road West

**TOTAL INTERNAL AREA**  
110.53 SQ M | 1,189.7 SQ FT

[View prices & availability](#)

[Explore the show home](#)

### Key

- B - Boiler
- D/W - Dishwasher
- F/F - Fridge Freezer
-  - Shed
- ST - Storage
- WC - Cloakroom
- WM - Washing Machine

## Ground Floor

**Kitchen/Dining Area**  
6.86m × 3.48m | 22'6" × 11'5"

**Living Room**  
4.73m × 2.67m | 15'6" × 8'9"

**Cloakroom**  
2.00m × 1.66m | 6'6" × 5'5"

**Front Garden**  
5.19m × 1.84m | 17'0" × 6'0"

**Rear Garden**  
9.67m × 5.63m | 31'8" × 18'5"

## First Floor

**Bedroom 1**  
5.13m × 2.70m | 16'9" × 8'10"

**En-suite**  
2.68m × 1.59m | 8'9" × 5'2"

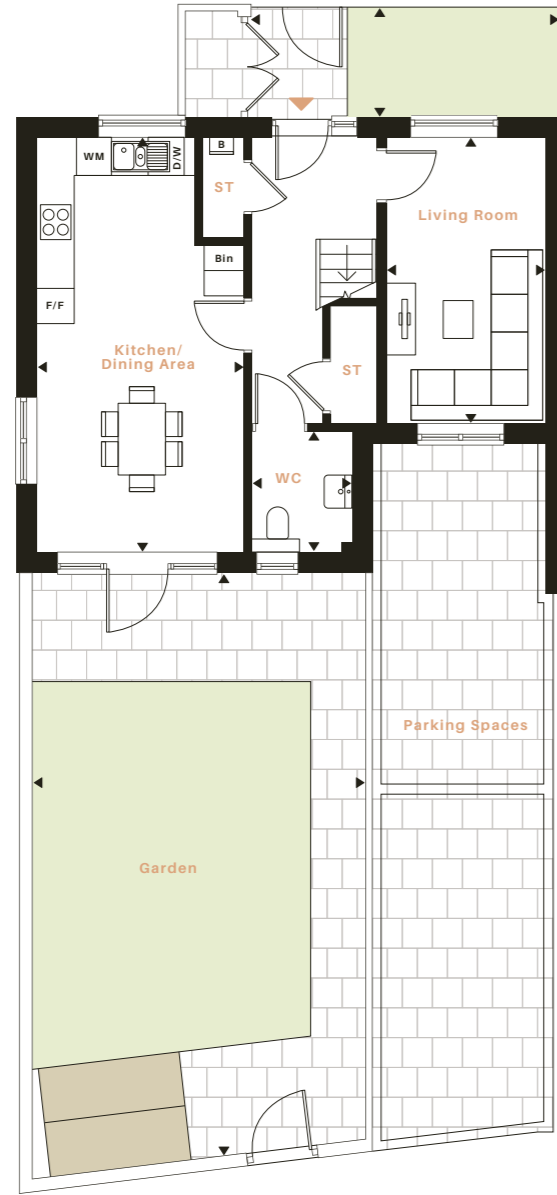
**Bedroom 2**  
3.54m × 3.48m | 11'7" × 11'5"

**Bedroom 3**  
3.48m × 3.20m | 11'5" × 10'6"

**Bathroom**  
2.08m × 1.99m | 6'9" × 6'6"

## Ground Floor

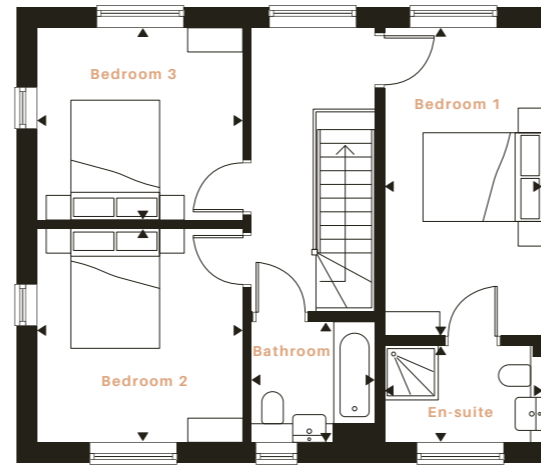
\*Window specific to 10 & 12 Circular Road West



\*\*16 Circular Road West has grass instead of parking spaces

## First Floor

\*Windows specific to 10 & 12 Circular Road West



# The Bilberry

3 Bedroom House





# The Bilberry


## Houses 1-6 Joyce Brooks Close

**TOTAL INTERNAL AREA**  
121.75 SQ M | 1310.5 SQ FT

[View prices & availability](#)

[Explore the show home](#)

### Key

- B - Boiler
- D/W - Dishwasher
- F/F - Fridge Freezer
-  - Shed
- ST - Storage
- WC - Cloakroom
- WM - Washing Machine

### Ground Floor

**Kitchen/Dining Area**  
5.86m x 4.43m | 19'2" x 14'6"

**Cloakroom**  
2.30m x 2.14m | 7'6" x 7'0"

**Garden**  
10.23m x 7.69m | 33'6" x 25'2"

### First Floor

**Living Room**  
4.43m x 3.28m | 14'6" x 10'9"

**Bedroom 1**  
4.43m x 3.73m | 14'6" x 12'3"

**En-suite**  
2.16m x 2.10m | 7'1" x 6'10"

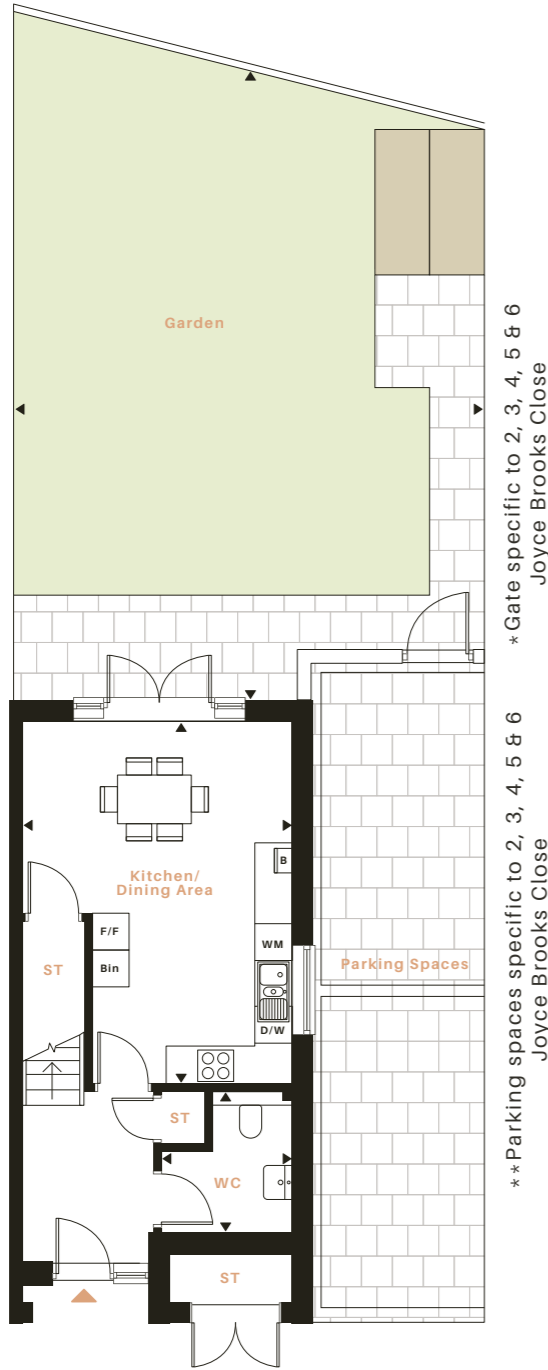
### Second Floor

**Bedroom 2**  
4.43m x 3.25m | 14'6" x 10'7"

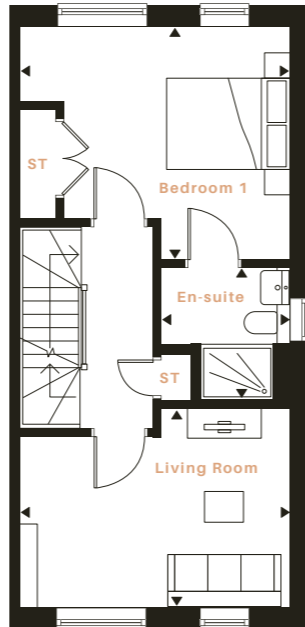
**Bedroom 3**  
4.43m x 3.07m | 14'6" x 10'0"

**Bathroom**  
2.41m x 1.95m | 7'10" x 6'4"

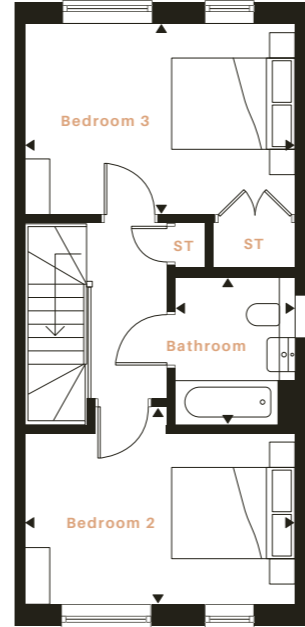
### Ground Floor



### First Floor



### Second Floor



# There's more to life with Shared Ownership

Shared Ownership is designed to help people get onto the property ladder who otherwise could not afford to on the open market. Your journey to owning your own home...

## 1. Register your interest in Abbey Corner

Once you have found a place you love, get in touch with the Peabody team by completing an application form to let us know you are interested.

[Register your interest](#)

## 2. Take a quick financial assessment

Before you can view any homes, we'll need to make sure that you meet all the criteria. This is so we can help make sure the home is right for you.

We'll arrange for you to have an initial assessment with an Independent Mortgage Advisor (IMA) to understand a bit more about your financial position and whether Shared Ownership is the best option for you.

## 3. View the home, in person or virtually, and reserve for £500

Once the show home is ready, we will invite you to book a property viewing either in person or online from the comfort of your own home, whatever suits you best.

If you like what you see, you can reserve a home for £500. When making a reservation, you can choose a selection of homes including your preferred choices. This will give you a higher chance of being offered a home if we receive more than one reservation for any single property.

## 4. Offering you a home

Within seven days of you making a reservation we will confirm whether we are able to offer you a Shared Ownership home with an offer letter.

If we receive more than one reservation for the home, we will make a decision based on who best meets the eligibility criteria and the minimum affordability requirements.

## 5. Full financial assessment

Once you have been offered a property, you will be invited to meet an Independent Mortgage Advisor (IMA) from our selected panel of experts. During this meeting, they'll do a more in-depth check to ensure you are able to afford the home and double-check you meet the eligibility criteria. They will also help you work out how much of the home you could buy initially.

You will need to bring some ID, bank statements and payslips. This is a detailed discussion and may take up to an hour. You must complete the Financial Assessment within five days of being offered a property. You are under no obligation to use the Mortgage Advisor to obtain your mortgage.



## 6. Appoint a solicitor & mortgage advisor

You will need to formally instruct a solicitor and mortgage advisor on the day of your financial assessment. Once you've instructed a solicitor and mortgage advisor, you will need to complete an Offer Acceptance Form. It's at this stage your reservation fee will be non-refundable up to completion. We recommend using an independent solicitor and mortgage broker who specialise in Shared Ownership as they are experienced in the process of purchasing a home through this scheme.

You can choose from our selected panel of Independent Mortgage Advisors and solicitors if you wish, or appoint your own. Some Mortgage Advisors will offer this service free of charge while others charge a small fee, so please check before choosing.

## 7. Apply for a mortgage

You will need to submit a mortgage application within two working days of your financial assessment. If you are going directly to a lender to obtain your mortgage, you may need to book an appointment with them in advance of your financial assessment to make sure you're able to meet this timescale.

An independent valuation of your new home will be carried out on behalf of the mortgage lender. If they are satisfied with the valuation and financial checks, they will present you with a mortgage offer.

## 8. The paperwork

While you arrange your mortgage, Peabody's solicitor will be in communication with your solicitor to provide legal paperwork and respond to any legal enquiries. Once we receive an offer acceptance form following a successful financial assessment, we will send a Memorandum of Sale to your solicitors.

After all legal enquiries have been satisfied, your solicitor will contact you to arrange exchange of contracts. Upon exchange, you're legally bound to buy the home and Peabody is legally required to sell you the property. This is usually within six weeks of you being offered the home, or within five working days of receiving your mortgage offer (whichever date is earliest).

As soon as the property is ready to move into, a completion date will be arranged.

## 9. Completion

On completion day, the money to buy your home is transferred to our solicitors. This is typically within 10 days of exchanging contracts if your home is ready, or longer if the home is still being built. Prior to your completion date, we will be in contact with you to arrange a time to collect your keys, usually late afternoon.

Once completion has taken place, you will legally own your home through Shared Ownership!

## 10. Move in and start enjoying your new home!

When you move in, our team will be on hand to welcome you and show you how everything works in your new home. They will also help you take meter readings and answer any questions you may have about your new home.

You will also receive a New Home Guide with useful information about your new home, including what is considered a defect and the process to follow, as well as any applicable certificates for your home.

Watch our video  
to find out more

# Shared Ownership Q&A

## 1. Am I eligible?

This will vary depending on the home you purchase. There are however, some general, over-arching criteria you will need to meet.

- You must be aged 18 or older.
- You will normally be a first-time buyer or be in the process of selling your home.
- You must not own any other property at the time you buy your new home.
- You should not be able to afford to buy a home on the open market which is suitable for your housing needs.
- You must be able to show you are not in rent or mortgage arrears.
- You must be able to demonstrate that you have a good credit history (no County Court Judgments or bad debts) and can afford the costs and regular payments involved in buying a home.

## 2. How much will I pay in rent?

The rent you pay is based on the share you don't own, so the higher the share you own, the smaller your rental rate is. These figures are dependent on the cost of your property.

## 3. How much can I borrow?

As you will be purchasing a share of the home between 30%-75% of the total value, you'd only pay a mortgage on the share amount that you own. You will then pay rent on the remaining share value that we own.

## 4. Can I increase my share in the future?

For as long as you live in the property, you have the opportunity to purchase more shares going up to 100% of the property, meaning you'd own your property outright. Buying more shares is referred to as staircasing. For more information please speak to one of our sales advisors.

## 5. How much deposit will I need to pay?

Depending on your home, you'll be able to put as little as a 10% deposit down on your dream home, based upon the mortgage for the share you're purchasing.

For example:  
£11,250 deposit\* for 30% share in a 2 bedroom house at Abbey Corner.  
You could live here for £1,283 a month.\*\*

## 6. How much do I need to earn to qualify?

For all Shared Ownership homes your total household income will need to be £80,000 or less outside London.

At Abbey Corner the guidance income starts at £43,239.†







# Shared Ownership

## Keeps First-Time Buyers Close To Home

Buyer demand has rocketed this year standing at 16% higher than January 2021, meaning first time buyers are increasingly looking to other financial options to help them step onto the property ladder. For Amy (24), the Shared Ownership scheme enabled her to purchase her first property at Peabody's Limebrook Walk. Amy found everything she was searching for and more at the Maldon development and most importantly, she was able to stay in the area she had grown up in.

As a mortgage broker specialising in Shared Ownership schemes in high rise flats in London, Amy was well informed about the property market and had previously worked closely with Peabody. Amy comments: "With the nature of my job, I was very aware of the difficulty for first time buyers to purchase a home and I also know the ins and outs of the scheme. I knew Shared Ownership was going to be invaluable in allowing me to purchase my first home so I signed up to Share to Buy and began my search."

From a young age, Amy knew her dream was to own a home so she began saving as soon as she was a qualified broker by living off her basic salary and saving any commission made. Under the Shared Ownership scheme Amy was able to purchase a 30% share of her 2-bedroom semi-detached home on a 2-year fixed rate. Her monthly outgoings are £924 and she hopes to staircase in the future to own a higher proportion of her home and lower her rent.

Amy continues: "The size of each room of my home is so impressive and all the furnishings are such high quality - it makes me feel that I am getting a lot for my money. I really like how the kitchen and living area are separate as so many homes now are completely open-plan but the partitioned layout works best for me. The appliances in the kitchen are incredible, I have a fridge freezer, washing machine and dishwasher which allows my day-to-day to flow seamlessly. There is a wonderful large window in the kitchen which lets

" I knew Shared Ownership was going to be invaluable in allowing me to purchase my first home so I signed up to Share to Buy and began my search. "

" Peabody made the process a straightforward and easy one. "

Although Amy had lots of knowledge on the property industry, it was vital to have a helpful and patient sales team on hand to offer advice and support. Amy comments: "Peabody made the process a straightforward and easy one and I really appreciated their efficient communication. They allowed me to enjoy this monumental journey rather than feeling stressed or out of my depth."

[View our video >](#)

[Find your place](#)



Peabody creates great places where people want to live, adding value by upholding high design standards, building sustainable, high-quality new homes that stand the test of time and making a positive difference through ongoing commitment to our communities.

Our mission is to help people flourish

### Building history

Formed 160 years ago by the American financier and philanthropist George Peabody, Peabody is one of the UK's oldest and largest housing associations. Together with Catalyst Housing who joined the Group in 2022, we are responsible for more than 104,000 homes across London and the Home Counties.

### Social impact

In line with our social purpose, Peabody re-invests its surplus to provide more homes and services. We deliver services to 220,000 residents, supporting customers and the wider communities in which we work. We focus on those who need our help the most, working with people and communities to build resilience and promote wellbeing. We invest around £11m each year through our Community Foundation, to support people to be healthier, wealthier and happier.

### Strong growth

With a growing pipeline, Peabody continues to invest in building quality new homes with high design standards. We create homes in great locations which are safe, easy to maintain and long-lasting. Peabody delivers long-term returns on investment. With an asset base of £8.3bn, Peabody is well placed to build thousands more top quality, well-maintained homes each year.

### Customer focus

Over 90% of customers said they would recommend Peabody. Our customers' feedback helps shape the design of our homes and community services based on the needs of each neighbourhood. We value our customers and listen to what they have to tell us. Peabody are proud to have achieved 'Gold' in the independent customer satisfaction awards three times in a row and strive for excellence in all that we do.

### Quality, sustainability & innovative design

Peabody's reputation is one of the most respected in the housing industry, renowned for high quality, innovative design. We work with industry experts and continually monitor quality throughout the design, procurement and development process. We aim to make a positive impact on climate change for our residents, communities and the environment, with an ambition to achieve net zero carbon in our new and existing homes by 2050.

### Award-winning

In recent years, Peabody has been recognised and awarded more than 60 prestigious awards, including the Sunday Times 'Homebuilder of the Year' and the Grand Prix award at the Evening Standard New Homes Awards. We also work with award winning partners who share our values, high design standards and focus on great customer experience.

Computer generated image of the award-winning Peabody development, Stonelea Gardens in Waltham Forest, London

[Back to contents](#)

[Previous page](#) | [Next page](#) >

Register  
your interest



Every care has been taken in the preparation of this brochure. The details contained herein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warranty. The developer operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. Computer generated images and photography used within this brochure are indicative only. Abbey Corner is a marketing name and may not form part of the postal address for these properties. Home layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. July 2022.

ABBEY CORNER  
BUTT ROAD  
COLCHESTER  
ESSEX, C03 3DR

020 8832 3128  
PEABODYSALES.CO.UK/  
ABBEYCORNER

[← Back to contents](#)

[← Previous page](#)