ASTON COACHES

Broomhall, Worcester, Worcestershire WR5 3GU

3 bedroom houses with private gardens and allocated parking

AVAILABLE TO RESERVE OFF PLAN

P7717

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Stonewater is proud to present 25 **two and three bedroom homes for shared ownership** at their Bath Road development in Broomhall, close to the village of Kempsey on the outskirts of Worcester. Nine two bedroom semi-detached and terraced houses and 16 three bedroom semi-detached homes are available.

Each home will benefit from the installation of an air-source heat pump and PV solar panels making it potentially more cost-effective to run while also helping to lower carbon emissions. Each house has its own private rear garden and allocated, off-road parking.

The two bedroom houses' interior layout comprises an entrance hall, living room, kitchen/dining room and a cloakroom with WC and hand basin on the ground floor. Two configurations are available: one with the kitchen/dining room at the back of the house opening on to the rear garden, the other with the living room at the back and the kitchen/dining room at the front. Upstairs are two double bedrooms and a contemporary style family bathroom.

The three bedroom houses feature a long entrance hall with an under-stairs cupboard, a living room, a kitchen/dining room and a cloakroom with WC and hand basin. Upstairs are a contemporary style family bathroom, two double bedrooms and a single bedroom which could also serve as a home office.

The village of Kempsey lies just to the south of the development, and offers a range of local amenities including a Morrison's daily store and post office, a doctor's dispensing surgery, a farm shop, a church, playing fields and a community centre. It is also surrounded by open, tranquil countryside which is criss-crossed by a network of footpaths and bridleways.

Kempsey has a primary school for pupils aged five to 11-years-old which is rated 'Good' by Ofsted. Dyson Perrins Church of England Academy, a secondary school also rated 'Good' is located slightly further away in Malvern.

Worcester City centre is approximately two-and-a-half miles or a 10-minute drive from the development. This beautiful, ancient cathedral city, on the banks of the River Severn, is rich in heritage and culture while offering a wealth of modern day amenities. A great choice of shops is on offer including those in the Crowngate Shopping Centre which is home to 60 high street favourites and independent retailers. There is also a regular outdoor market held in Angel Place in the heart of Worcester's shopping district.

In addition to its extensive choice of shops the City centre also offers an excellent selection of cafés, bars and restaurants as well as two multi-screen cinemas, two theatres and the Worcester City Art Gallery and Museum.

Local transport links are excellent, with a number of bus routes to destinations such as Worcester, Upton-upon-Severn and Hanley Castle within walking distance of the site.

The nearest train station is Worcester Parkway, a 'park and ride' station with parking for 500 cars considered one of the best connected in England. The station is served by two lines: Cross Country and the Cotswold Line to Oxford and London. From here passengers can catch regular direct services to Worcester Shrub Hill (eight minutes travelling time), Birmingham New Street (27 minutes), Bristol Parkway (54 minutes) and London Paddington (two hours and one minute).

TRAVEL DISTANCES

- Kempsey Surgery 1.4 miles
- Morrisons Daily store 1.5 miles
- Kempsey Primary School 1.7 miles
- Crowngate Shopping Centre 2.6 miles
- Worcester Parkway station 4.1 miles
- Dyson Perrins CofE Academy 7.5 miles

SITE PLAN

N

Treadway Fields
Hartwright Drive
Winslow Way
52
53
54
74
75
76
73
72

PLOT 52

20 Winslow Way, Broomhall, Worcester, Worcestershire WR5 3GQ

Please note that computer generated images are representative of the house type and not necessarily the specified plot as some details and materials may vary.

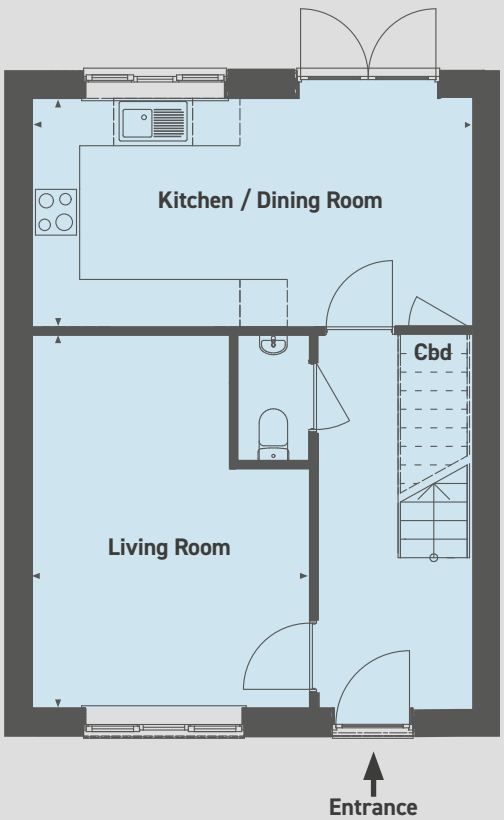
3 bedroom semi-detached house

Driveway parking for 2 cars
Rear garden
Downstairs WC

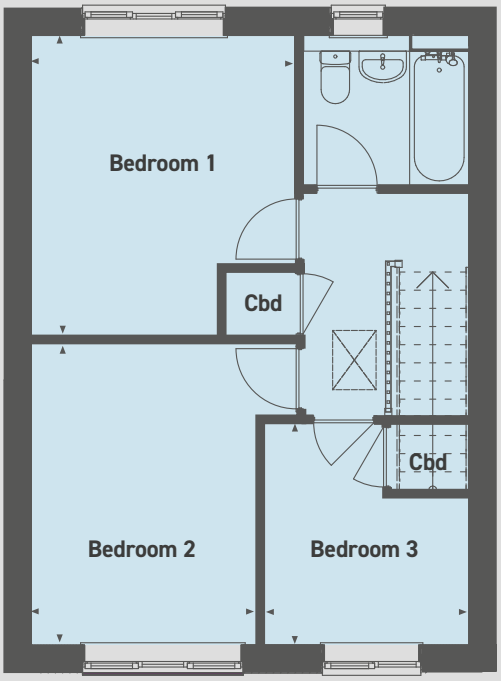
£124,000 for a 40% share

Open Market Value: **£310,000**
Monthly Rent: **£426.25**
Service Charge: **£53.55** per month

Ground floor



First floor



Ground floor

Kitchen / Dining Room
5.59m x 2.93m (18'3" x 9'6")

Living Room
4.77m x 3.54m (15'6" x 11'6")

First floor

Bedroom 1
3.84m x 3.39m (12'5" x 11'1")

Bedroom 2
3.86m x 2.89m (12'6" x 9'4")

Bedroom 3
2.85m x 2.63m (9'3" x 8'6")

Please note that all sales particulars and images are for marketing and illustrative purposes only. Plans may contain elements which are not present upon the final completion of the property. Specification subject to change. All room dimensions are approximate and are for general guidance only.

PLOT 53

22 Winslow Way, Broomhall, Worcester, Worcestershire WR5 3GQ

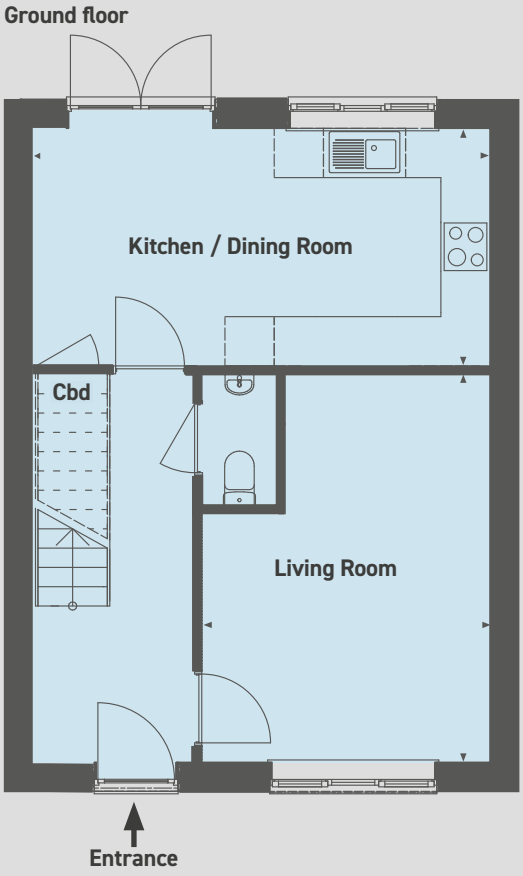
Please note that computer generated images are representative of the house type and not necessarily the specified plot as some details and materials may vary.

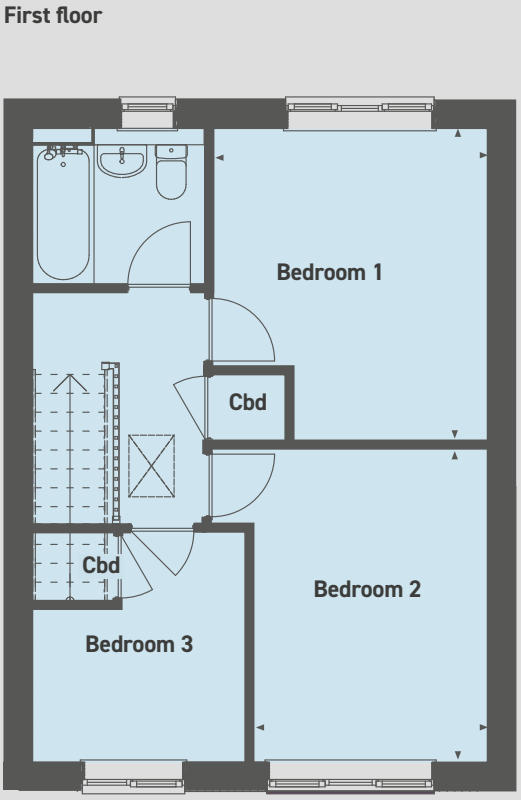
3 bedroom semi-detached house

Driveway parking for 2 cars
Rear garden
Downstairs WC

£124,000 for a 40% share

Open Market Value: **£310,000**
Monthly Rent: **£426.25**
Service Charge: **£53.55** per month





Ground floor

Kitchen / Dining Room
5.59m x 2.93m (18'3" x 9'6")

Living Room
4.77m x 3.54m (15'6" x 11'6")

First floor

Bedroom 1
3.84m x 3.39m (12'5" x 11'1")

Bedroom 2
3.86m x 2.89m (12'6" x 9'4")

Bedroom 3
2.85m x 2.63m (9'3" x 8'6")

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PLOT 54

24 Winslow Way, Broomhall, Worcester, Worcestershire WR5 3GQ

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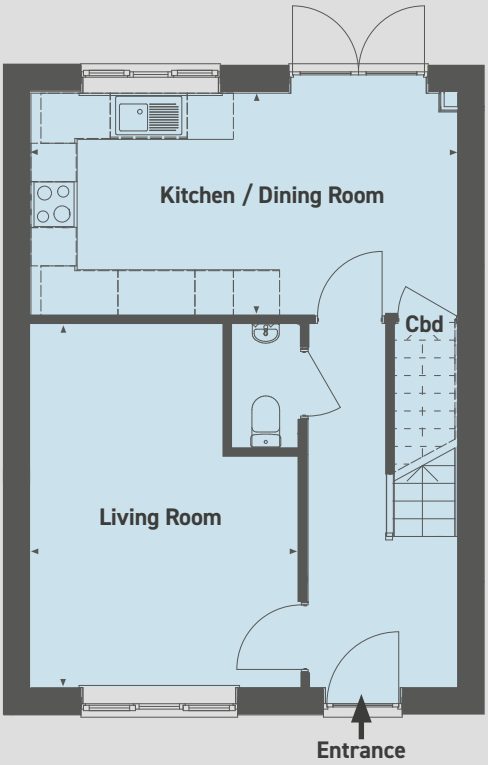
3 bedroom semi-detached house

Driveway parking for 2 cars
Rear garden
Downstairs WC

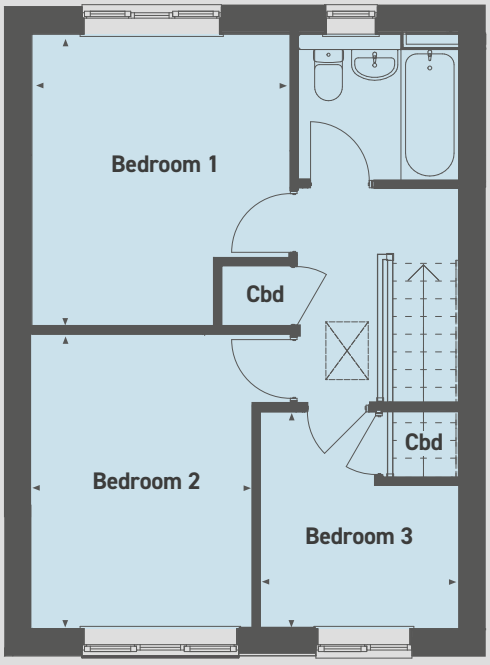
£124,000 for a 40% share

Open Market Value: **£310,000**
Monthly Rent: **£426.25**
Service Charge: **£53.55** per month

Ground floor



First floor



Ground floor

Kitchen / Dining Room
5.59m x 2.93m (18'3" x 9'6")

Living Room
4.77m x 3.54m (15'6" x 11'6")

First floor

Bedroom 1
3.84m x 3.39m (12'5" x 11'1")

Bedroom 2
3.86m x 2.89m (12'6" x 9'4")

Bedroom 3
2.85m x 2.63m (9'3" x 8'6")

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PLOT 72

7 Treadway Fields, Broomhall, Worcester, Worcestershire WR5 3GU

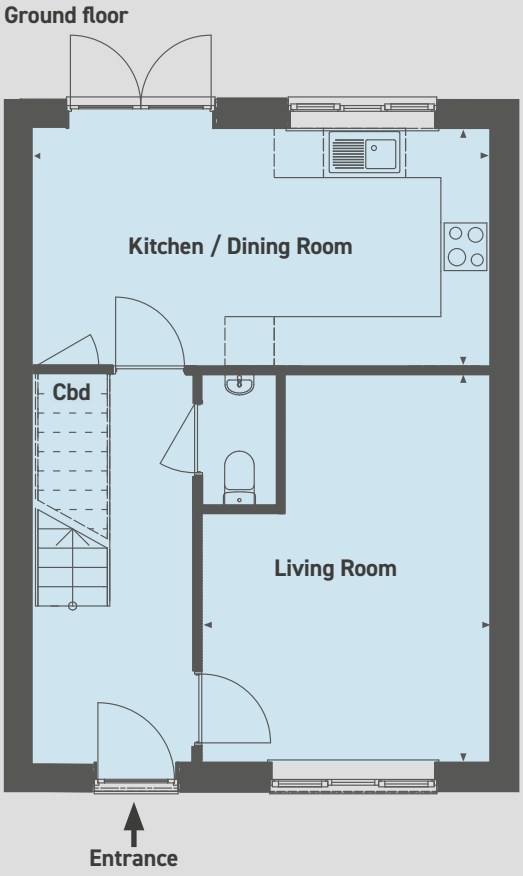
Please note that computer generated images are representative of the house type and not necessarily the specified plot as some details and materials may vary.

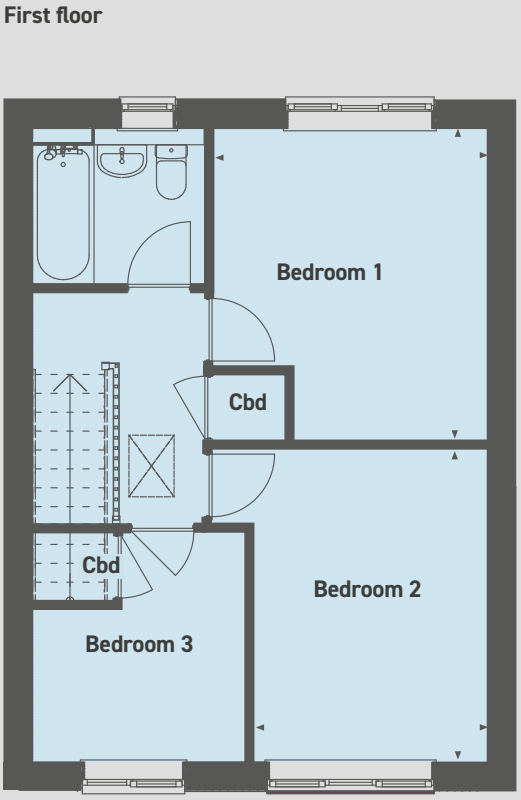
3 bed mid-terrace house

Driveway parking for 2 cars
Rear garden
Downstairs WC

£122,000 for a 40% share

Open Market Value: **£305,000**
Monthly Rent: **£419.37**
Service Charge: **£53.55** per month





Ground floor

Kitchen / Dining Room
5.59m x 2.93m (18'3" x 9'6")

Living Room
4.77m x 3.54m (15'6" x 11'6")

First floor

Bedroom 1
3.84m x 3.39m (12'5" x 11'1")

Bedroom 2
3.86m x 2.89m (12'6" x 9'4")

Bedroom 3
2.85m x 2.63m (9'3" x 8'6")

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PLOT 73

5 Treadway Fields, Broomhall, Worcester, Worcestershire WR5 3GU

Please note that computer generated images are representative of the house type and not necessarily the specified plot as some details and materials may vary.

3 bed end-of-terrace house

Driveway parking for 2 cars
Rear garden
Downstairs WC

£124,000 for a 40% share

Open Market Value: **£310,000**
Monthly Rent: **£426.25**
Service Charge: **£53.55** per month

Ground floor

Kitchen / Dining Room
5.59m x 2.93m (18'3" x 9'6")

Living Room
4.77m x 3.54m (15'6" x 11'6")

First floor

Bedroom 1
3.84m x 3.39m (12'5" x 11'1")

Bedroom 2
3.86m x 2.89m (12'6" x 9'4")

Bedroom 3
2.85m x 2.63m (9'3" x 8'6")

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PLOT 74

2 Hartwright Drive, Broomhall, Worcester, Worcestershire WR5 3GX

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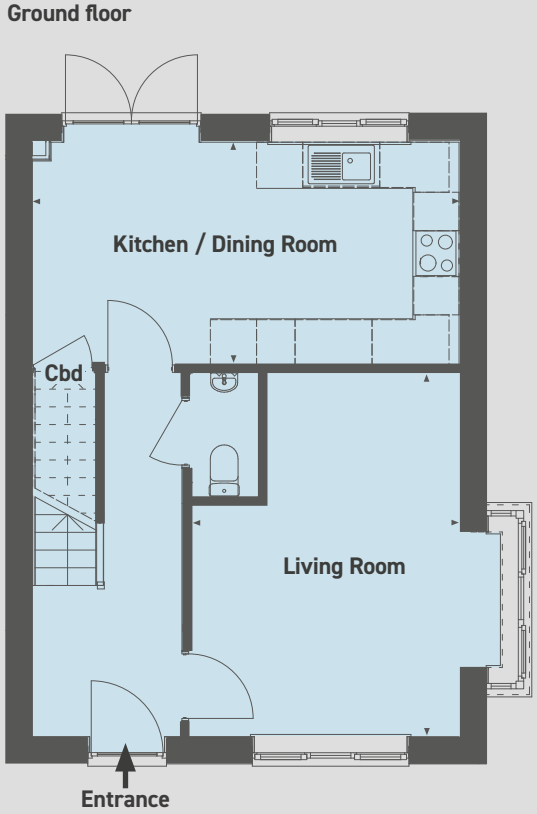
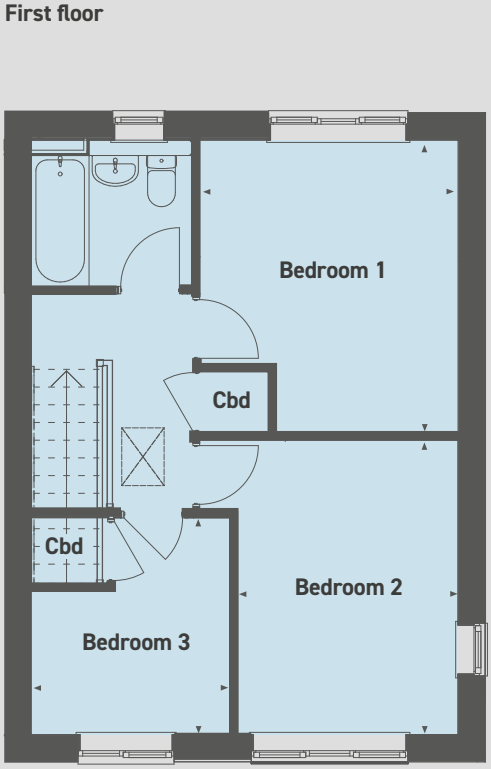
3 bedroom semi-detached house

Driveway parking for 2 cars
Rear garden
Downstairs WC

£124,000 for a 40% share

Open Market Value: **£310,000**
Monthly Rent: **£426.25**
Service Charge: **£53.55** per month





Ground floor

Kitchen / Dining Room
5.59m x 2.93m (18'3" x 9'6")

Living Room
4.77m x 3.54m (15'6" x 11'6")

First floor

Bedroom 1
3.84m x 3.39m (12'5" x 11'1")

Bedroom 2
3.86m x 2.89m (12'6" x 9'4")

Bedroom 3
2.85m x 2.63m (9'3" x 8'6")

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PLOT 75

4 Hartwright Drive, Broomhall, Worcester, Worcestershire WR5 3GX

Please note that computer generated images are representative of the house type and not necessarily the specified plot as some details and materials may vary.

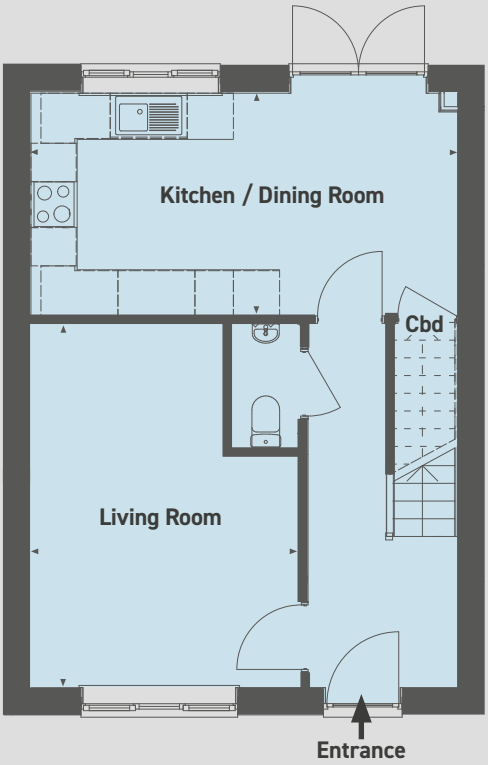
3 bedroom semi-detached house

Off-road parking for 2 cars
Rear garden
Downstairs WC

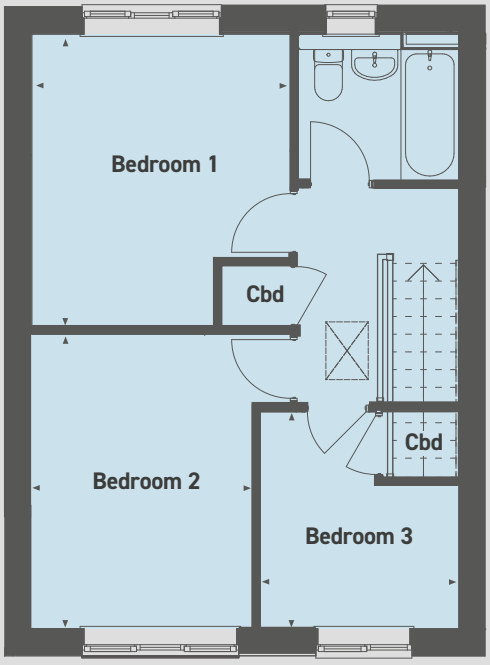
£124,000 for a 40% share

Open Market Value: **£310,000**
Monthly Rent: **£426.25**
Service Charge: **£53.55** per month

Ground floor



First floor



Ground floor

Kitchen / Dining Room
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Living Room
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First floor

Bedroom 1
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Bedroom 3
2.85m x 2.63m (9'3" x 8'6")

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PLOT 76

6 Hartwright Drive, Broomhall, Worcester, Worcestershire WR5 3GX

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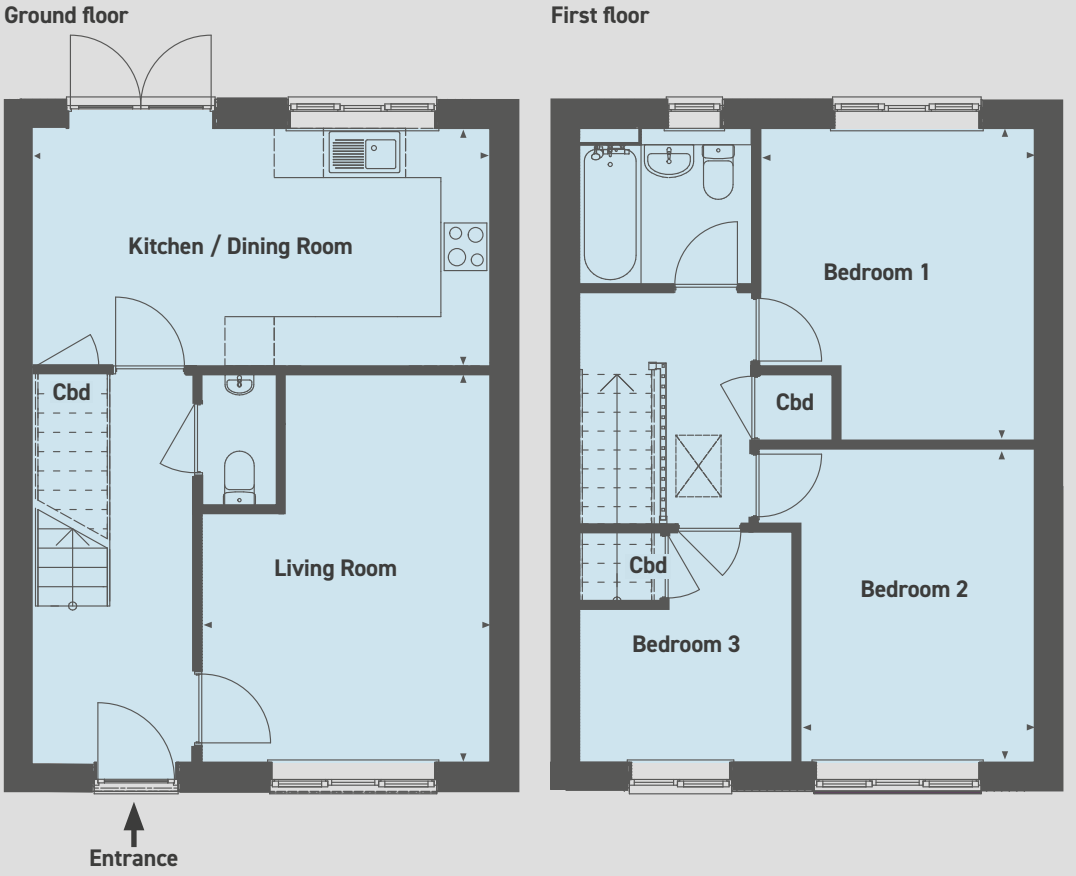
3 bedroom semi-detached house

Driveway parking for 2 cars
Rear garden
Downstairs WC

£124,000 for a 40% share

Open Market Value: **£310,000**
Monthly Rent: **£426.25**
Service Charge: **£53.55** per month



Ground floor

Kitchen / Dining Room
5.59m x 2.93m (18'3" x 9'6")

Living Room
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First floor

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Eligibility criteria:

In the case of Shared Ownership Housing Units a person who is in need of Affordable Housing and meets the eligibility criteria set by Government (from time to time) as approved by the Registered Provider and:

(a) has lived in the Parish by choice for a certain time (for six months out of the last twelve months or for three years out of the last five years); or

(b) has close family living in the Parish, who have been permanently resident for at least the previous five years (close family is specifically mother, father, brother, sister, adult son or adult daughter); or

(c) has permanent paid employment in the Parish; or

(d) has a local connection to the Parish as a result of special circumstances (subject to the approval by the Head of Housing Services) to the extent that no persons qualify pursuant to (a) – (d) above then a person who is in need of Affordable Housing and meets the eligibility criteria of Homes England (from time to time) and:

(e) has lived in any of the Parishes by choice for a certain time (for six months out of the last twelve months or for three years out of the last five years); or

(f) has close family living in any of the Parishes, who have been permanently resident for at least the previous five years (close family is specifically mother, father, brother, sister, adult son or adult daughter); or

(g) has permanent paid employment in any of the Parishes; or

(h) has a local connection to the Parishes as a result of special circumstances (subject to the approval by the Head of Housing Services) to the extent that no persons qualify pursuant (e) to (h) above then a person who is in need of Affordable Housing and meets the eligibility criteria of Homes England (from time to time) and: (i) has lived in the District of Malvern Hills by choice for a certain time (for six months out of the last twelve months or for three years out of the last five years); or (j) has close family living in the District of Malvern Hills, who have been permanently resident for at least the previous five years (close family is specifically mother, father, brother, sister, adult son or adult daughter); or (k) has permanent paid employment in the District of Malvern Hills; or (l) has a local connection to the District of Malvern Hills as a result of special circumstances (subject to the approval by the Head of Housing Services)

If the above cannot be satisfied;

Then any person who is ordinarily resident in the United Kingdom who meets the eligibility criteria of Homes England (from time to time) as being in need of Affordable Housing with written prior consent from the Local Authority and Homes England

ASTON COACHES

Broomhall, Worcester, Worcestershire WR5 3GU

Please note the most up-to-date availability can be found on our website www.stonewaterhomes.co.uk. Alternatively call the New Homes team to find out more on 02380 658 836

Further details are available upon request.

FIND OUT ABOUT SHARED OWNERSHIP

Stonewater, as a responsible Landlord, takes the safety of all of our customers seriously. During the process of purchasing shares in your home, we want to make sure you have considered how you will evacuate the home in the event of a fire. Please make sure you have fully considered the suitability of the property for you and all household members and ensure you have considered how you will evacuate quickly and safely in the event of a fire. If you require any support from Stonewater, please let us know.

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STONEWATER