

# The Chancery Shottery

Shottery, Straford-Upon-Avon, CV37 9RZ

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The Chancery is a brand new development consisting of 2 and 3 bedroom homes in Shottery.

# Welcome to The Chancery



The Chancery is a beautiful development of new build homes in Shottery, just under 2 miles from the heart of the historic town of Stratford upon Avon

Situated off the Evesham Road, the development enjoys excellent commuter links by road while the Stratford-upon-Avon train station is less than 2 miles away. Regular trains run directly into London Marylebone taking around 2 hours while you can get to Birmingham Moor Street in about 45 minutes.

The medieval market town of Stratford-upon-Avon offers a rich array of retail, leisure and entertainment. You will find a large Waitrose, Tesco Superstore and Morrisons for weekly grocery shopping while Stratford-upon-Avon town centre offers a great mix of shops for everyone, from unique independents and designer boutiques to national retailers. There are also farmers markets held twice a month, presenting a wide selection of local Warwickshire produce. Stratford also boasts many pubs and bars, Michelin star restaurants and, of course, theatres.

With the rolling Warwickshire countryside and the Cotswolds on your doorstep, awash with historic landmarks, stately homes and National Trust properties, living at The Chancery really does offer everything you'll need for your work life, social life and family life.

Stratford-upon-Avon has many primary schools and nurseries a short distance from the development. It also hosts Stratford Girls' Grammar School, less than 1 mile away and Stratford-upon-Avon Secondary School and College situated less than 2 miles away.

Stratford-Upon-Avon  
**1.3** miles  
11 minutes

Warwick  
**11.7** miles  
24 minutes

Evesham  
**13** miles  
22 minutes

Royal Leamington Spa  
**14.8** miles  
29 minutes

Kenilworth  
**16.8** miles  
28 minutes

Birmingham  
**29.7** miles  
1hr 3 minutes

Please note:  
Miles and times shown are an average based on normal driving conditions.



# Providing excellent homes across the Midlands



whg provide affordable homes for rent, shared ownership and sale across the Midlands. We work in partnership with our customers to keep their homes safe, secure and comfortable.

## Who are we?

whg was formed in 2003 with a mission of being dedicated to the success of our people and places. It's this mission that continues to guide and motivate us.

We started life in Walsall, where most of our homes are, and it is still the place that anchors us.

Today we operate across the Midlands, in local authority areas such as Walsall, Telford, Wolverhampton, Worcestershire and Staffordshire amongst others. We are proud champions of our great region, playing an active role in its future prosperity through regeneration, place shaping and community investment. We specialise in delivery through strategic partnerships, including with Homes England.

## Our homes

We own and maintain around 21,000 homes, from flats in tower blocks to detached family homes and purpose-built wellbeing schemes for people aged 55+.

Every year we invest millions of pounds in our homes and neighbourhoods. Our in-house team of qualified trades colleagues carry out day-to-day repairs and maintenance while trusted commercial partners undertake large scale refurbishment programmes on our behalf. This includes replacing kitchens and bathrooms and fitting energy efficient heating systems.

Our resource and influence to make a positive difference for our customers and communities. We believe passionately that everyone has the right to a safe and secure affordable home and that this is the foundation for a successful life.

## We are committed to doing everything we can



# Buying your new home through shared ownership



We understand that getting on the property ladder in the current market is difficult - whether you're saving for a large deposit or stuck in a rental trap and feel it is an impossible task, then shared ownership can help.

## What is Shared Ownership?

Shared ownership is a popular affordable housing scheme that allows someone to purchase share in a property, paying a mortgage on the share they own and a subsidised rent on the remainder.

Since the purchaser only needs a mortgage based on the share they're purchasing - typically between 10% and 75% of the property's full market value - the deposit required is often much lower than purchasing outright. Likewise, the subsidised rent means it's generally cheaper going through shared ownership rather than privately renting.

At any point, the purchaser can increase their share via 'staircasing', with the ultimate goal being full ownership, however, if the purchaser never wishes to do this, they will always remain as a shared owner.

## How does Shared Ownership work?

Shared ownership is an affordable house scheme available through housing associations, local councils and private developers.

So, how does shared ownership work? You can apply for a shared ownership mortgage to buy your share or pay using savings, it really depends on what works for you. If you need a deposit, you'll generally need between 5% and 10% of the share amount, not the full market value.

Based on a full property value of £220,000, this means a 5% deposit for a 40% share (£88,000) may be as little as £4400.

This makes shared ownership much more accessible compared with the costs you'd pay through traditional purchase methods.

You then pay mortgage payments based on your share and below-market value rent on the remainder. As you purchase larger shares of the property through staircasing, your rent goes down and your mortgage payments go up.



# The Chancery Site Plan

 **The Hawthorn**  
3 Bed Terrace Houses  
Plots 5, 6, 7, 8 & 41

 **The Hazel**  
2 Bed Terrace Houses  
Plots 42 & 43



# The Hawthorn

## Plots 5, 6, 7, 8 & 41

3 bed Terrace Houses

The Hawthorn is a modern three bed terrace home consisting of a well appointed kitchen with front aspect view, rear spacious living/ dining area downstairs with access to the rear garden. Upstairs there are three bedrooms and a modern bathroom suite fitted.



### Key Features

#### Kitchen

- Modern fitted kitchen with oven hob & extractor
- Space for washing machine & fridge freezer
- Vinyl flooring


#### Bathroom

- Modern white suite with shower over bath and shower screen
- Contemporary
- Vinyl flooring

#### General

- Exciting new development
- Excellent transport links to Stratford-upon-Avon, Warwick, Eevsham & Birmingham
- Within easy reach of major roads

For further information  
contact the **Sales Team**

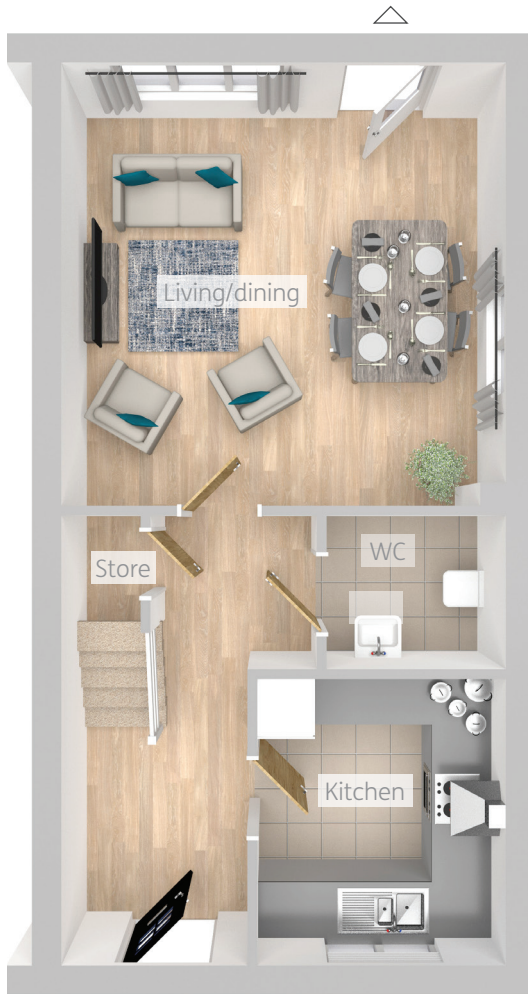
 **0300 555 6666**

 **sales@whgrp.co.uk**

# The Hawthorn

## Plots 5, 6, 7, 8 & 41

### 3 bed Terrace Houses



Ground floor



First floor

#### Ground Floor

|               |               |                 |
|---------------|---------------|-----------------|
| Kitchen       | 2.95m x 2.53m | 9'8" x 8' 3"    |
| Living/dining | 4.58m x 4.54m | 15'0" x 14' 11" |

#### First Floor

|           |               |                |
|-----------|---------------|----------------|
| Bedroom 1 | 4.58m x 3.04m | 15'0" x 9' 12" |
| Bedroom 2 | 3.87m x 2.29m | 12'8" x 7' 6"  |
| Bedroom 3 | 2.51m x 2.23m | 8'3" x 7' 4"   |
| Bathroom  | 2.14m x 2.04m | 7'0" x 6' 8"   |

**Total Floor Area:** 84.55m<sup>2</sup> - 910.12 sq.ft

*Room dimensions shown above are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. whg reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice.*

*Please ask your Sales Consultant for current information when reserving your new home. Information correct at time of going to print.*

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# The Hazel

## Plots 42 & 43

2 bed Terrace Houses

The Hazel is a modern two bed terrace home consisting of a well appointed kitchen with front aspect view, rear spacious living/dining area downstairs with access to the rear garden. Upstairs there are two bedrooms and a modern bathroom suite fitted.



### Key Features

#### Kitchen

- Modern fitted kitchen with oven hob & extractor
- Space for washing machine & fridge freezer
- Vinyl flooring

#### Bathroom


- Modern white suite with shower over bath and shower screen
- Contemporary
- Vinyl flooring

#### General

- Exciting new development
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# The Hazel

## Plots 42 & 43

2 bed Terrace Houses



Ground floor



First floor

### Ground Floor

|               |               |                |
|---------------|---------------|----------------|
| Kitchen       | 3.53m x 2.44m | 11'7" x 8' 0"  |
| Living/dining | 4.45m x 3.28m | 14'7" x 10' 9" |

### First Floor

|           |               |                |
|-----------|---------------|----------------|
| Bedroom 1 | 4.45m x 3.03m | 14'7" x 9' 11" |
| Bedroom 2 | 4.45m x 2.87m | 14'7" x 9' 5"  |
| Bathroom  | 2.13m x 1.93m | 6'12" x 6' 4"  |

**Total Floor Area:** 72.68m<sup>2</sup> - 782.37 sq.ft

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# Midsummer Meadow

## Price List



| Plot No        | The Hawthorn - 3 Bedroom Terrace Houses                                    | Full Market Value | 25% Share Value | 25% Monthly Rent Amount |
|----------------|--|-------------------|-----------------|-------------------------|
| <b>Plot 5</b>  | 10 Hewlands Crescent, Shotton, Stratford-upon-Avon, Warwickshire CV37 9YD. | <b>£360,000</b>   | <b>£90,000</b>  | <b>£618.75</b>          |
| <b>Plot 6</b>  | 8 Hewlands Crescent, Shotton, Stratford-upon-Avon, Warwickshire CV37 9YD.  | <b>£355,000</b>   | <b>£88,750</b>  | <b>£610.15</b>          |
| <b>Plot 7</b>  | 6 Hewlands Crescent, Shotton, Stratford-upon-Avon, Warwickshire CV37 9YD.  | <b>£355,000</b>   | <b>£88,750</b>  | <b>£610.15</b>          |
| <b>Plot 8</b>  | <b>SOLD SUBJECT TO CONTRACT EXCHANGE</b>                                   |                   |                 |                         |
| <b>Plot 41</b> | <b>SOLD SUBJECT TO CONTRACT EXCHANGE</b>                                   |                   |                 |                         |
| Plot No        | The Hazel - 2 Bedroom Terrace Houses                                       | Full Market Value | 25% Share Value | 25% Monthly Rent Amount |
| <b>Plot 42</b> | <b>SOLD SUBJECT TO CONTRACT EXCHANGE</b>                                   |                   |                 |                         |
| <b>Plot 43</b> | 7 Hewlands Crescent, Shotton, Stratford-upon-Avon, Warwickshire CV37 9YD.  | <b>£312,500</b>   | <b>£78,875</b>  | <b>£537.10</b>          |

**Please note:**

Prices and dates quoted above where correct at the time of going to print, whg reserve the right to amend the details and prices above without prior consultation. Purchasers are advised to consult with your sales co ordinator.



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