

WELCOME TO MANOR GARDENS



Artist's impression

CHESTER ROAD, HARTFORD, CW8 1LJ

A range of contemporary 2, 3 & 4-bedroom houses and 2-bedroom bungalows

Creating more places for people to thrive

LIVING AT MANOR GARDENS

DISCOVER THE LOCAL AREA

Start the next chapter of your life at Manor Gardens, nestled in the idyllic, semi-rural community of Hartford in the heart of leafy Cheshire.



CLOSE TO
SCHOOLS AND
NURSERIES



EDUCATION

- Several highly rated primary schools nearby.
- Adjacent to local secondary school
- Close to several pre-school nurseries and a sixth form college.



SHOPPING

- Barons Quay shopping centre is 2 miles away
- Nearby Northwich filled with independent shops & boutiques
- A short drive from several large supermarkets
- A variety of smaller shops in Hartford for daily essentials.

VARIETY OF
SHOPPING
OPTIONS



WIDE RANGE
OF EATERIES



DINING

- An array of nearby bars, bistros, coffee houses and restaurants.
- Chime in Hartford serves international delicacies and turns into a cocktail bar in the later hours
- Walking distance from the highly rated The Hart of Hartford restaurant



TRANSPORT

- 3 train stations within 2-miles offering routes nationwide
- A 15-minute drive from the M56 and M6 motorways
- Several bus routes serving the local community

GREAT
TRANSPORT
LINKS



Local: Anderton Boat Lift

LOTS TO
DO LOCALLY



LOCAL AMENITIES

- A 20 minute drive from Delamere Forest
- Wide range of local sports clubs available
- Active nightlife scene in Northwich town centre
- Close to Vale Royal Abbey golf course, the Anderton Boat Lift and Blakemere Craft Centre.



Local: Delamere Forest




THE DEVELOPMENT

MANOR GARDENS, CHESTER ROAD, HARTFORD, CW8 1LJ



A collection of stylish two, three and four-bedroom homes in a highly desirable village location. Homes at Manor Gardens will be for sale through shared ownership.

Key:

- **The Charleston**
2 Bedroom Bungalow
- **The Hatfield**
2 Bedroom Home
- **The Croft**
3 Bedroom Home
- **The Ashdown**
3 Bedroom Home
- **The Upton**
3 Bedroom Home
- **The Knebworth**
3 Bedroom Home
- **The Kenwood**
3 Bedroom Home
- **The Farnborough**
4 Bedroom Home
- **Bat Box**
- **Bird Box**
- **Lighting Bollard**
- **Show home**
- **Shared Ownership**
- **Play area**
- **Allotment**
- **Bin Storage**
- **Shared Drives**
- **Footpath Link**
- **Substation**



The bat and bird boxes are not to be removed at any time unless agreed with the local authority. Occupiers will be responsible for the maintenance of the wildlife boxes.

This site plan is illustrative and should be used for guidance only. It does not show land contours and gradients, landscaping or boundary treatments.

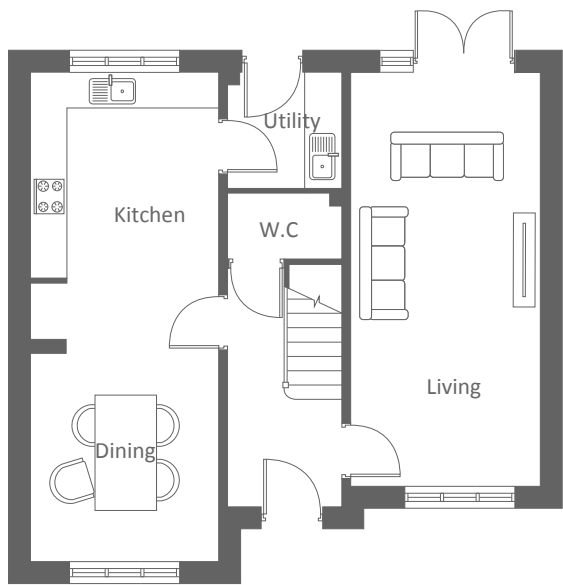
All leaseholders are required to pay a fair and reasonable proportion of the repairs and maintenance of landscaped and communal facilities as detailed in the lease.

THE FARNBOROUGH 4-BEDROOM HOME

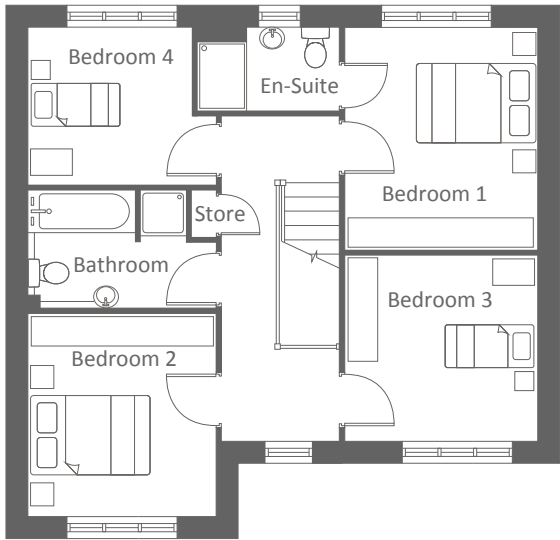


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Artist's impression



Ground Floor	Metric	Imperial
Kitchen	4.6 x 3.1	15'1" x 10'2"
Dining	3.5 x 3.1	11'6" x 10'2"
Utility	1.9 x 1.9	6'3" x 6'3"
W.C	1.9 x 1.1	6'3" x 3'7"
Living	6.9 x 3.2	22'8" x 10'6"



First Floor	Metric	Imperial
Bedroom 1	3.7 x 3.2	12'2" x 10'6"
Bedroom 2	3.4 x 3.1	11'2" x 10'2"
Bedroom 3	3.2 x 3.1	10'6" x 10'2"
Bedroom 4	2.6 x 3.1	8'6" x 10'2"
Bathroom	2.0 x 3.1	6'7" x 10'2"
En-Suite	2.4 x 1.4	7'10" x 4'7"

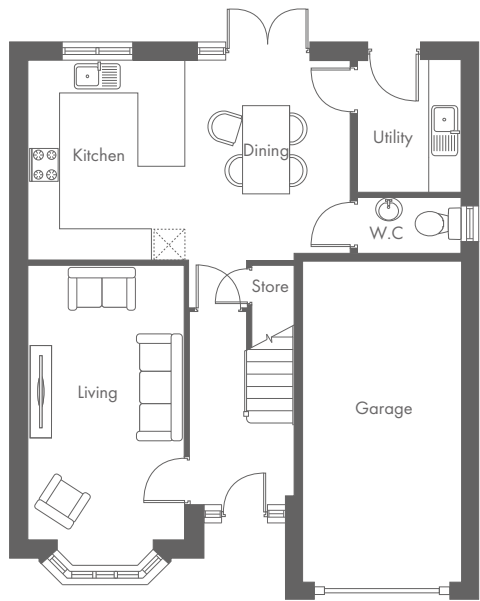
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THE UPTON 3-BEDROOM HOME



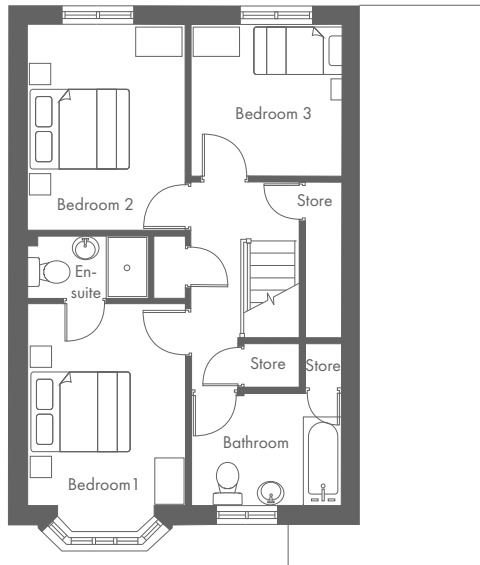
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Artist's impression



Ground Floor	Metric	Imperial
Kitchen/Dining	6.3 x 3.8	20'8" x 12'6"
Utility	2.5 x 2.0	8'2" x 6'7"
Living	3.0 x 5.3	9'10" x 17'5"
W.C	1.1 x 2.0	3'7" x 6'7"
Garage	6.2 x 3.1	20'4" x 10'2"

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First Floor	Metric	Imperial
Bedroom 1	3.0 x 3.9	9'10" x 12'9"
Bedroom 2	3.0 x 4.0	9'10" x 13'1"
Bedroom 3	2.9 x 2.7	9'6" x 8'10"
En-suite	2.3 x 1.2	7'7" x 3'11"
Bathroom	2.7 x 2.4	8'10" x 7'10"

THE KENWOOD
3-BEDROOM HOME

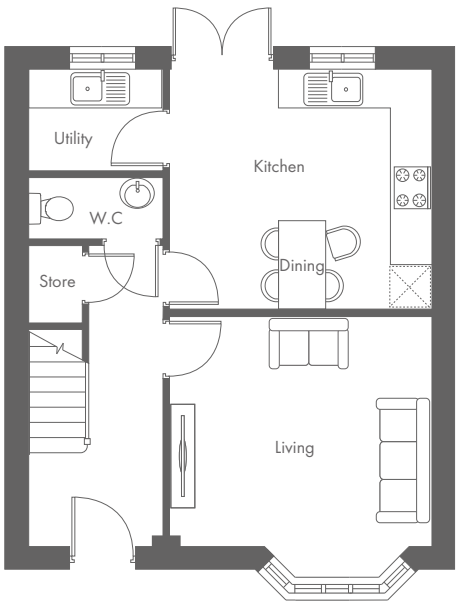


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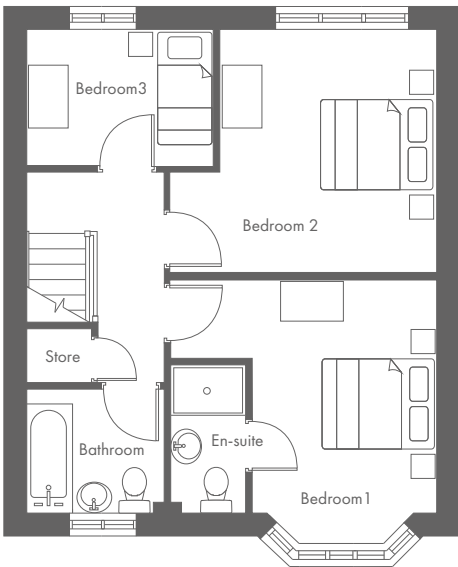
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Artist's impression



Ground Floor	Metric	Imperial
Kitchen	4.0 x 3.8	13'1" x 12'6"
Utility	2.1 x 1.6	6'11" x 5'3"
Living	4.0 x 3.6	13'1" x 11'10"
W.C	2.1 x 1.0	6'11" x 3'4"



First Floor	Metric	Imperial
Bedroom 1	4.1 x 3.6	13'5" x 11'10"
Bedroom 2	4.1 x 3.8	13'5" x 12'6"
Bedroom 3	2.9 x 2.2	9'6" x 7'3"
En-suite	1.2 x 2.3	3'11" x 7'7"
Bathroom	2.2 x 1.9	7'3" x 6'3"

THE KNEBWORTH
3-BEDROOM HOME

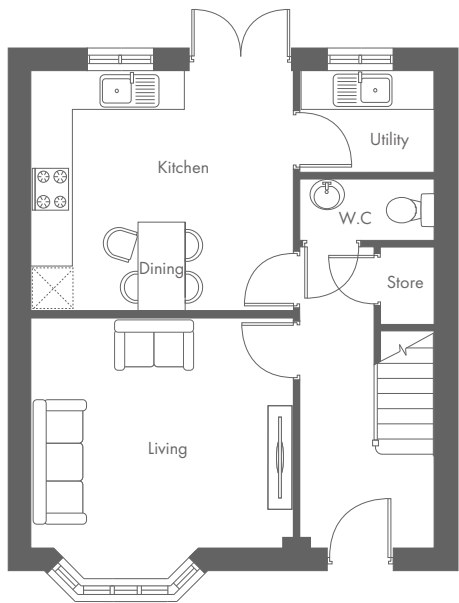


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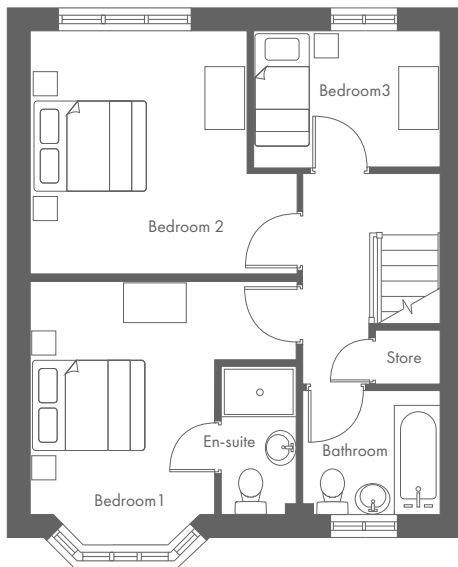
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Artist's impression



Ground Floor	Metric	Imperial
Kitchen	4.0 x 3.8	13'1" x 12'6"
Utility	2.1 x 1.6	6'11" x 5'3"
Living	4.0 x 3.6	13'1" x 11'10"
W.C	2.1 x 1.0	6'11" x 3'4"



First Floor	Metric	Imperial
Bedroom 1	4.1 x 3.6	13'5" x 11'10"
Bedroom 2	4.1 x 3.8	13'5" x 12'6"
Bedroom 3	2.9 x 2.2	9'6" x 7'3"
En-suite	1.2 x 2.3	3'11" x 7'7"
Bathroom	2.2 x 1.9	7'3" x 6'3"

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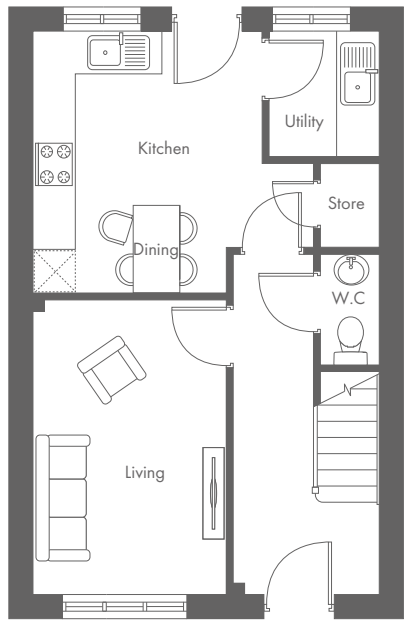
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THE CROFT
3-BEDROOM HOME

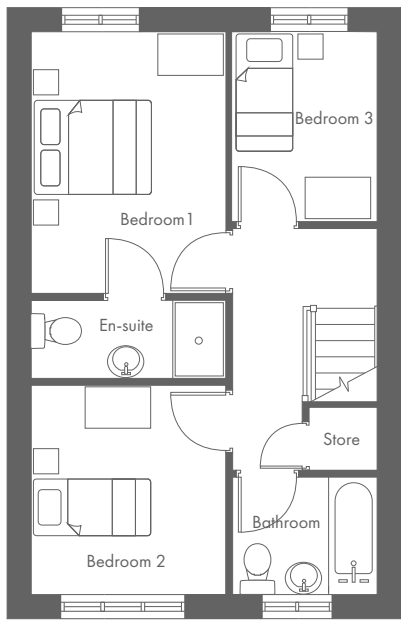


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Artist's impression



Ground Floor	Metric	Imperial
Kitchen	3.9 x 3.4	12'10" x 11'2"
Utility	1.9 x 1.6	6'3" x 5'3"
W.C	0.9 x 1.7	2'11" x 5'7"
Living	4.3 x 2.9	14'1" x 9'6"



First Floor	Metric	Imperial
Bed 1	3.9 x 2.9	12'10" x 9'6"
Bed 2	3.0 x 2.9	9'10" x 9'6"
Bed 3	2.8 x 2.1	9'2" x 6'11"
En-suite	2.9 x 1.2	9'6" x 3'11"
Bathroom	2.1 x 1.8	6'11" x 5'11"

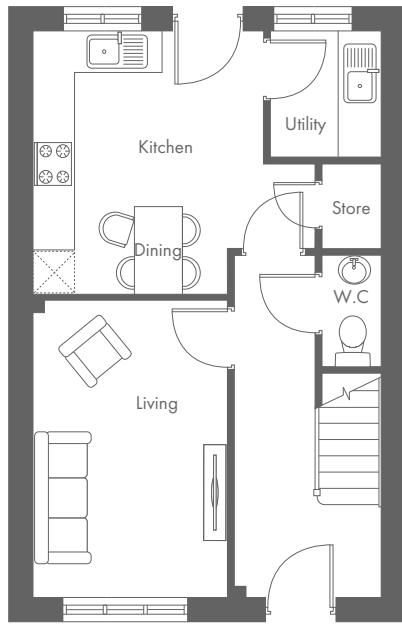
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THE ASHDOWN
3-BEDROOM HOME

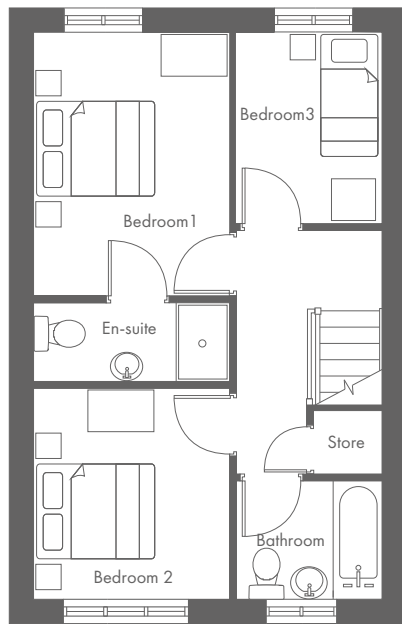


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Artist's impression



Ground Floor	Metric	Imperial
Kitchen	3.9 x 3.4	12'10" x 11'2"
Utility	1.9 x 1.6	6'3" x 5'3"
W.C	0.9 x 1.7	2'11" x 5'7"
Living	4.3 x 2.9	14'1" x 9'6"



First Floor	Metric	Imperial
Bed 1	3.9 x 2.9	12'10" x 9'6"
Bed 2	3.0 x 2.9	9'10" x 9'6"
Bed 3	2.8 x 2.1	9'2" x 6'11"
En-suite	2.9 x 1.2	9'6" x 3'11"
Bathroom	2.1 x 1.8	6'11" x 5'11"

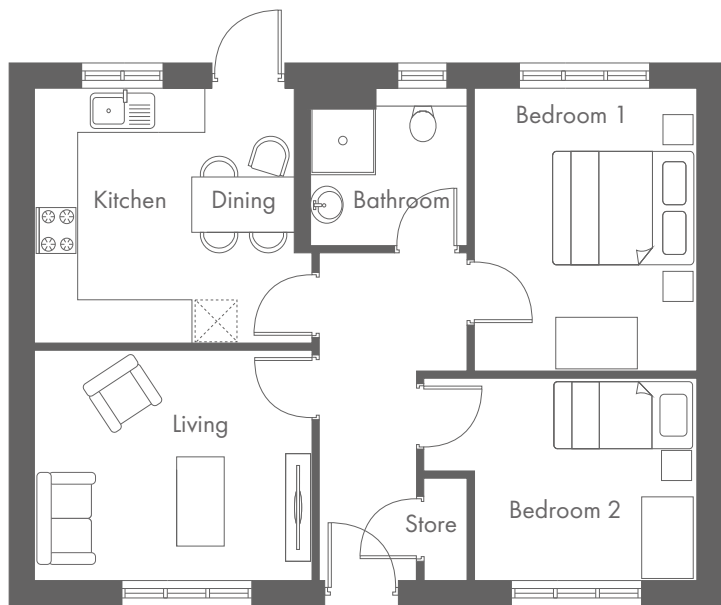
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THE CHARLESTON BUNGALOW



Artist's impression

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Ground Floor	Metric	Imperial
Kitchen	3.6 x 3.5	11'10" x 11'6"
Living	3.9 x 3.2	12'10" x 10'6"
Bedroom 1	4.0 x 3.1	13'1" x 10'2"
Bedroom 2	3.1 x 2.8	10'2" x 9'2"
Bathroom	2.3 x 2.2	7'7" x 7'3"

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DEVELOPMENT DESIGN BUILDING HOMES THAT INSPIRE

At Your Housing Group, our homes are designed to be modern and contemporary.

Combining beautiful ergonomically designed details along with flexible sales options to suit your lifestyle. Each one of our homes offers a unique layout, thoughtfully designed to ensure natural light and optimised space to maximise an open plan, modern way of living.

We take pride in shaping every aspect of your home to ensure it meets your every need, which is why your new home will be full of products and finishes of the highest quality.



SHARED OWNERSHIP SPECIFICATION

WHAT CAN YOU EXPECT?



Typical YHG interior



Typical YHG interior

GENERAL:

- Double glazing throughout
- Driveway parking for all properties
- Garages on selected house types*
- Vinyl flooring to kitchen, bathroom, en-suites and cloaks
- Patio doors to turfed rear garden on selected house types

BATHROOM:

- Contemporary 3-piece bathroom suites
- Heated towel rail
- Over bath thermostatic shower fitted to main bathrooms
- Porcelanosa designer tiling
- Bristan taps and sanitaryware
- LED downlighters
- En-suites fitted to selected house types*

LIVING:

- Telephone and broadband internet sockets
- TV sockets

KITCHEN:

- Symphony fitted units and work surfaces
- Integrated fridge freezer
- Zanussi integrated electric oven and gas hob with stainless steel extractor hood
- Worcester Bosch boiler

COMMUNAL:

All leaseholders are required to pay a fair and reasonable proportion of the repairs and maintenance of landscaped areas and communal facilities as detailed in the lease.

External Maintenance

Refer to service charge and sinking fund breakdown.

Communal Facilities

Shared private drives, Shared footpaths, Lighting, Shared bin areas, Boundary treatments or any additional facilities which the Landlord sees fit.

* Garages, en-suite bathrooms, and patio doors are dependent on the house type. Please seek clarity from our Sales Advisor for specific plots. The above images are for representative purposes only.



Local area: Vale Royal Abbey Golf Course

SHARED OWNERSHIP

PROCESS GUIDE



1. Discover a Home



2. Confirm Your Eligibility



3. Financial Assessment



4. Reservation



5. Approval Process



6. Reservation Fee



7. Sale Formally Agreed



8. During the Sale



9. Exchange and Completion



10. Moving in Day

1. Discover a Home

Visit our website www.yourhousinggroup.co.uk/im-looking-for-a-home/new-build-developments and view our available developments to find your new home.

When applying for **Affordable Home Ownership** please check you are shared ownership eligible online, please apply at: www.gov.uk/shared-ownership-scheme/apply

2. Confirm Your Eligibility

To confirm you meet the shared ownership eligibility criteria, please complete our online application form if you want to apply to buy a shared ownership home, once completed, we will be able to review your application. www.yourhousinggroup.co.uk/im-looking-for-a-home/homes-to-buy/shared-ownership

By submitting this form, you have read and accepted the **Standard Shared Ownership Key Information Documents** here: <https://bit.ly/SharedOwnershipKeyInfo>

3. Financial Assessment

If you are eligible for shared ownership, you will be required to complete a financial assessment with our recommended Regulated Mortgage Provider to confirm you are financially eligible to proceed.

4. Reservation

Once you have been approved we will call you to pay the reservation fee of £350 and request your Solicitor details. The reservation fee will be deducted from the final completion monies.

5. Approval Process

Once you have completed your full affordability assessment, determined the share purchase and maximum mortgage available and we have received from the Mortgage Provider the sign off sheet completed and signed by the relevant parties, your application will be submitted to the Home Ownership Team who will contact you to carry out their approval, this will be conducted over the phone.

As well as assessing your application they will go through the Shared Ownership Key Information Document, lease obligations, terms and conditions which can be found here: <https://bit.ly/SharedOwnershipKeyInfo>

6. Reservation Fee

Once you have been approved, we will call you to pay your £350 reservation fee and request your solicitor details. The reservation fee will be deducted from the final completion monies.

7. Sale Formally Agreed

Solicitors will be formally instructed. YHG can provide you with a list of solicitors who specialise in shared ownership to assist you with a smoother conveyancing process.

The Memorandum of sale and Homes England Key Information Documents will be issued to our solicitor who will issue the legal paperwork to your solicitor.

8. During the Sale

It is your responsibility to keep in touch with your solicitor to ensure they are working towards the deadline. We will require to see sight of your mortgage offer for approval (if applicable). Your Solicitors will carry out, searches, raise enquiries via our solicitors. Should you have any queries, please contact your allocated Property Sales & Conveyancing Officer.

9. Exchange and Completion

Once Solicitors have carried out their searches and the offer has been approved and an exchange date will be set.

You will have the opportunity to view your property between exchange and completion. On completion you will be expected to pay an apportion of the rent and service charge from the date of completion until the end of the month plus a further one month's charge. Once Solicitors have confirmed that completion has taken place the keys will be released.

10. Moving In Day

Your YHG Sales Advisor will meet you at your brand new home to hand over your keys.

SHARED OWNERSHIP EXPLAINED AT MANOR GARDENS

Shared ownership is another way to buy your home. You buy a percentage and pay rent on the rest.

Who is eligible for shared ownership?

Shared ownership is an option for lots of people. In brief:

- Your household income is £80,000 a year or less
- Must be a first time buyer
- Previously owned a home and can't afford to purchase a property outright
- Returning to the property market for example after a relationship breakdown
- If living in a current shared ownership property then the property must be sold
- You must pass a financial assessment, proving financial capability to buy the minimum share value and monthly payments
- Must have a deposit of at least 5% of the share-value of the home

Part mortgage/part rent, how does that work?

Shared ownership is part buy, part rent. This means you will have a mortgage on the share you own and pay rent on the remaining share. For instance, if you buy a 50% share of the property, you'll pay a mortgage on the 50% share, and rent on the remaining 50% share. Usually, you can also carry on buying shares, to own it 100%.

You'll have a lease, which is essentially the contract for the share you've bought. It means you've got the right to keep your home for the Lease Term of 990 years, but the land belongs to Your Housing Limited as illustrated on the site plan. Your lease also sets out how much you need to pay each month, and your responsibilities as a shared owner. Please apply at: www.gov.uk/shared-ownership-scheme/apply

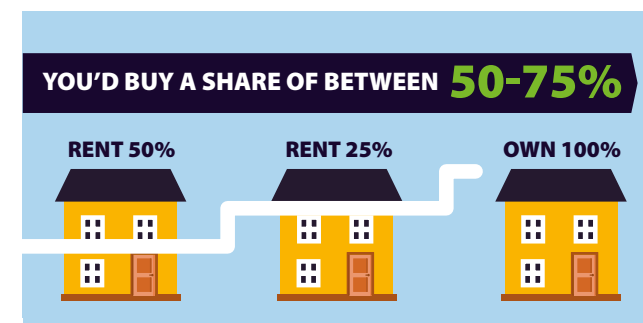
What are the benefits?

- You need a smaller mortgage and a smaller deposit
- You get the home that you have always dreamed of at a price that is affordable
- You can buy more shares in your home, when you can afford it.

Can I buy more shares?

You have the option to buy further shares in the property at the market value when financially possible. This is referred to as 'staircasing'. The more shares you purchase, the less rent you will pay and once you have successfully staircased fully you will no longer pay us rent and you own the property outright.

Following this we will dissolve your lease agreement, meaning you're a full-fledged homeowner. We've so far helped hundreds of aspiring homeowners to purchase a new build home through shared ownership and a number of our homeowners have already 'staircased' to 100% already!



To apply

In order to reserve a plot and confirm your shared ownership eligibility please complete the shared ownership eligibility application form online please visit www.yourhousinggroup.co.uk/find-a-home/homes-to-buy/shared-ownership/

We will assess your eligibility for shared ownership and you will receive an email within 5 working days with confirmation of your acceptance or refusal.

Once confirmed eligible a member of the Sales Team will contact you with next steps, talk you through the options, confirm availability and arrange a viewing.

At Your Housing Group, our focus is on *comfort and style*.



MANOR GARDENS HARTFORD

Chester Road, Hartford CW8 1LJ

Get in touch

 **01606 822 936**

 **[yourhousinggroup.co.uk](https://www.yourhousinggroup.co.uk)**

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