

BREDON VIEW

BROADWAY LANE, FLADBURY • WORCESTERSHIRE



A modern development of 2 & 3 bedroom homes for sale with Shared Ownership

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Broadway Lane is located on the outskirts of the village of Fladbury, a traditional rural village in Worcestershire. The village is conveniently located approximately 5 miles from Pershore, 5 miles from Evesham and 2.8 miles from the Cotswolds area of outstanding natural beauty.

Fladbury is known for its historic buildings, including the 12th-century St. John the Baptist Church, which is a Grade I listed building. The village also has a number of traditional thatched cottages, which add to its charm and character. The village is home to a number of walking and cycling routes, which take visitors through the surrounding fields and woodlands. The River Avon is also a popular spot for fishing and boating. In addition, Fladbury benefits from having its own First School and is home to two pubs, one with a restaurant and a social club.

Fladbury is a vibrant and friendly community, with a number of local events and festivals taking place throughout the year. The village is particularly well-known for its annual Fladbury Walkabout that takes place every July and provides opportunities for everyone to get involved. Other events in Fladbury include the Regatta and a Harvest Festival. There are a number of clubs in the village including football, cricket, tennis, golf and a canoe club.

This development in conjunction with Owl Partnerships will be made up of 34 homes, with 13 two and three-bedroom homes available for Shared Ownership. The sustainable and energy efficient homes will feature a contemporary design blending a traditional build with a modern design in a picturesque location. This development has recently been awarded the Pride in the Job Quality Award 2025.

What is Shared Ownership and do I qualify?

Shared Ownership is a fantastic opportunity for those who want to get a foot on the property ladder but can't afford to buy a home on the open market.

It allows you to buy a share in a brand new leasehold property on a part buy/part rent basis and pay a subsidised rent on the part that you do not own. After the initial purchase it is possible to buy further shares and eventually own these properties outright. Our homes are generally advertised at 50% for illustrative purposes but will be determined by the applicant's affordability. The maximum share is 75% and rent will be charged on the remaining share. The bigger the share you buy, the less rent you have to pay. You will need to be able to raise a mortgage for the share you want to purchase unless you have sufficient money to enable you to purchase without. The combined cost of mortgage and rent is often cheaper than privately renting in the area.

Am I eligible?

Shared Ownership uses the following criteria to help people to get a foot on the housing ladder:

- You must be at least 18 years old.
- Your combined household income must be less than £80,000.
- You don't necessarily need to be a first-time buyer; but you can't own another home at the same time.
Your home must be sold subject to contract and sold by the time you exchange contracts on your new home.
- You are unable to buy a suitable home on the open market.
- You must be able to afford the payments for your share.
- You must be able to demonstrate that you have a good credit history.

- You have savings to cover the mortgage deposit plus approximately £3,000 for legal, survey and mortgage fees plus stamp duty (if applicable).
- For some homes you must have a local connection to the relevant area (live, work or family)

How to apply?

- Applicants must complete a Rooftop Shared Ownership application form. This allows us to confirm eligibility and register your details with us.
- Following confirmation of eligibility, you will be asked to contact Metron Finance to complete an initial (Stage 1) affordability assessment. If you pass the initial affordability assessment we can then "soft hold" the plot of your choice for 5 days, to allow time to submit your documentation and undergo the full (Stage 2) assessment.
- Please note, properties cannot be soft held until the initial affordability assessment has been completed and Rooftop are in receipt of this. Once your soft hold has expired, other applicants are able to proceed with their full assessment and we would offer the property to the first eligible full assessment received.

Once Rooftop receive the completed assessment from Metro we will review and, if successful, we will send you an offer letter.

For further help or information please contact
sales@rooftopgroup.org
or call **01386 420837**

WELCOME TO ROOFTOP HOUSING GROUP



We are one of the leading place-based housing associations within the region, providing a range of homes to rent, part-own and buy for local people within South Worcestershire and North Gloucestershire.

For a quarter of a century we've helped people in housing need get safe secure, and appropriate homes and we are proud of every home that we have helped create. Rooftop are passionate about building high quality, affordable housing. Well designed and



creating warm energy efficient homes which are future proofed allowing our residents to live in their property longer as they grow older.

We don't just care about building great homes, we care about every person who lives within them. Rooftop provide a large range of excellent services and support for all of our customers from financial advice to community engagement and activity groups.



We want to not just give you a great community but high-quality houses for you to build your home in.

BUYING YOUR NEW ROOFTOP HOME



Follow our step-by-step purchasing guide and you'll be home in no time!

Once you've chosen your new Rooftop home, you can reserve it by paying a reservation fee which will go towards the purchase price. The fee will ensure the property is reserved in your name and the price is held for an agreed period while the legal processes are completed.

Keeping things moving

Once you've reserved your new home, there are a few things you can do:

- Tell your solicitor and give our Sales Consultant their contact details so we can forward the contract documents.
- At this point you can apply for your mortgage via Metro Finance or your chosen financial advisor.
- Keep in regular contact with your solicitor and financial advisor

Exchanging contracts

Your solicitor will confirm when they are satisfied with their enquiries and your lender will send you a formal mortgage offer. Now it's time to exchange contracts; you sign the documents to make a binding agreement to purchase. Your solicitor will ask you to pay your deposit, which is sent to Rooftop's legal team along with the contract you've signed. To make your move as stress-free as possible, your solicitor should ensure that the sale of your existing home – if you have one – proceeds alongside the purchase of your new one. And remember, our Sales Consultant is always on hand to answer your questions.

You're nearly there

Your new home is ready, but under the terms of the contract, a set period is needed for financial completion.

When this has taken place, our Sales Consultant will notify your solicitor, who will ask you to request the mortgage funds from your lender and pay the remainder of the asking price. This money is forwarded to our solicitors, who complete the deed transferring the property to your name.

Remember that our on-site Sales Consultant will work closely with you all the way. Your mortgage repayments usually start one month after completion.

Moving in

Our Sales Consultant will hand you the keys to your new home as soon as financial completion takes place and you will sign a key receipt form.

The fine tuning...

We pride ourselves on making sure your new home is as individual as it can be. That's why the direction it faces, its exterior details and construction materials may differ from what you see in the brochure. Use our brochure as a style guide – and for detailed information on individual plots, ask our sales team, who will be pleased to help you.

The dimensions in the brochure are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces. You will need to take actual measurements.

We're always trying to improve our new homes, and you may find that individual features such as kitchen and bathroom layouts, doors and windows may vary. Specification details are for guide purposes only and are subject to change without prior notice. Should a replacement be required, this will be to an equal or higher standard.

Consequently these particulars represent a general guide only and cannot be relied upon as accurately describing and of the Specified Matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

Computer generated images are indicative only and may be subject to change. Details are correct at time of going to print. Broadway Lane is a marketing name and may not form part of the final postal address.

This brochure is a purchasing guide and its content is for illustration only and does not form a contract, part of a contract or a warranty.



WHAT'S INCLUDED

BREDON VIEW

BROADWAY LANE , FLADBURY • WORCESTERSHIRE

Kitchen

Contemporary fitted kitchen
Single integrated oven with extractor and hood
Vinyl floor covering
Integrated fridge freezer
Integrated washer
Stainless steel splashback behind hob
Stainless steel 1 ½ bowl sink with mixer tap
Gas hob
Dishwasher

Bathroom

White sanitary ware
Vinyl floor covering
Over bath shower with shower screen
Tiled splashback to basin
Full height tiling to shower
Towel rail
Wetrooms in bungalows

Electrical

TV aerial points to lounge and bedrooms
Mains operated doorbell
BT sockets to hall, lounge, and bedrooms

Heating

Gas boiler

Security

Smoke and carbon monoxide detectors

Externals

Turf to rear
PIR external lighting to front and rear
External tap
Solar PV
EV charging point

General

Carpets provided throughout
Two parking spaces

BROADWAY LANE, FLADBURY

A modern development of 2 & 3 bedroom new homes



SHARED OWNERSHIP

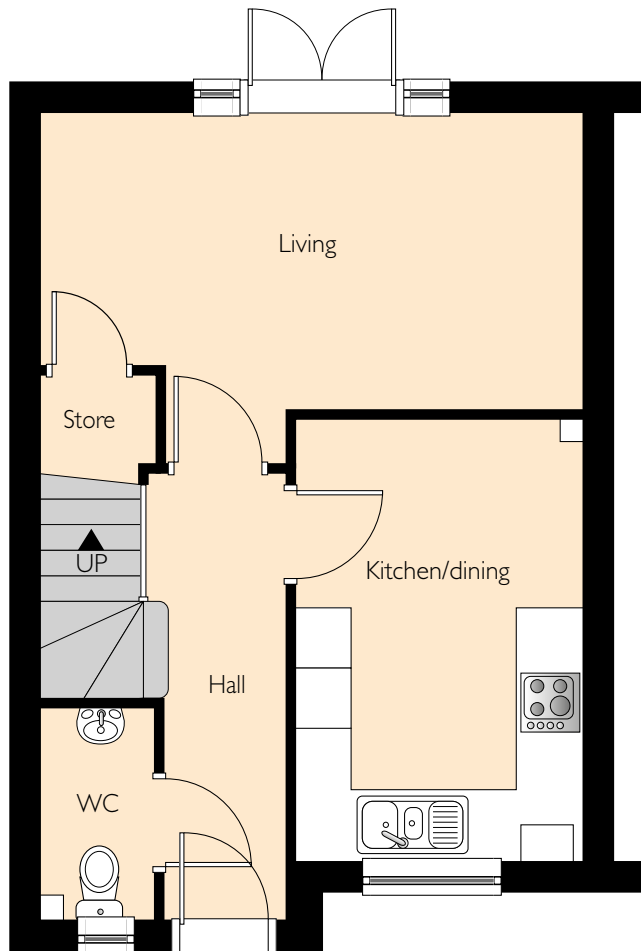
-  **The Langley**
Two Bed Semi-Detached House
Plots 4 & 33
-  **The Lapworth**
Three Bed Semi-Detached House
Plot 5
-  **The Walton**
Three Bed Semi-Detached House
Plot 6
-  **The Loxley**
Three Bed Semi-Detached House
Plots 21, 22, 23, 24, 31 & 32
-  **The Hatton**
Two Bed Semi-Detached Bungalow
Plots 29 & 30
-  **The Rowington**
Two Bed Semi-Detached House
Plot 34
-  *Properties not available to buy through Rooftop Housing Group*



Computer generated image shown of plots 3 & 4

The Langley

Two Bed Semi-Detached **Plots 4 & 33**



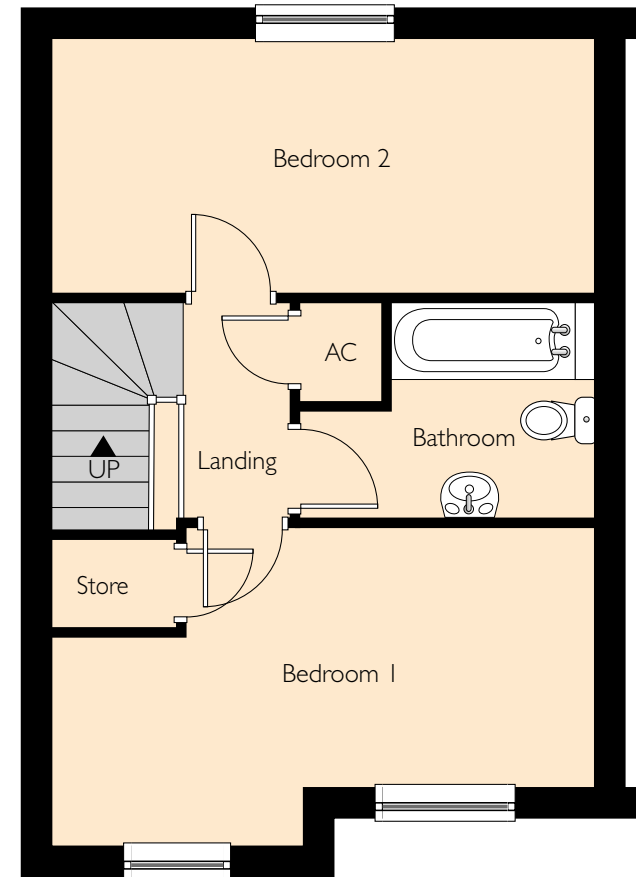
Ground Floor

Kitchen/Dining

4.17m x 2.71m
13' 8" x 8' 11"

Living

5.12m x 2.81m
16' 9" x 9' 3"



First Floor

Bedroom 1

5.12m x 2.46m
16' 9" x 8' 1"

Bedroom 2

5.12m x 2.38m
16' 9" x 7' 10"

Bathroom

2.07m x 1.94m
6' 9" x 6' 4"

Please note:

Some plots will be the opposite floor layout to what is shown above.

Kitchen layouts are indicative only. Please consult with a member of the sales staff for specific plans, room dimensions and kitchen layouts.

The information is for guidance only and is not to be relied on as statements or representations of fact and they do not make or give representation or warrant whatsoever and do not form part of any contract. All room measurements shown in metric first followed by imperial underneath.

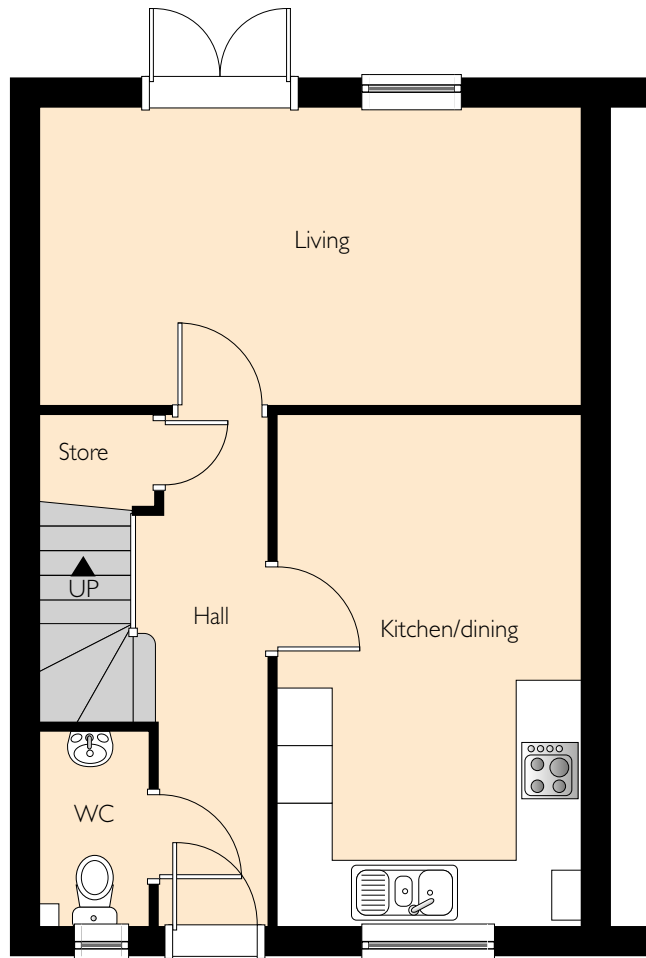
Total Floor Area: 73.20m² - 787.92 sq.ft



Computer generated image shown of plot 5

The Lapworth

Three Bed Semi-Detached Plot 5



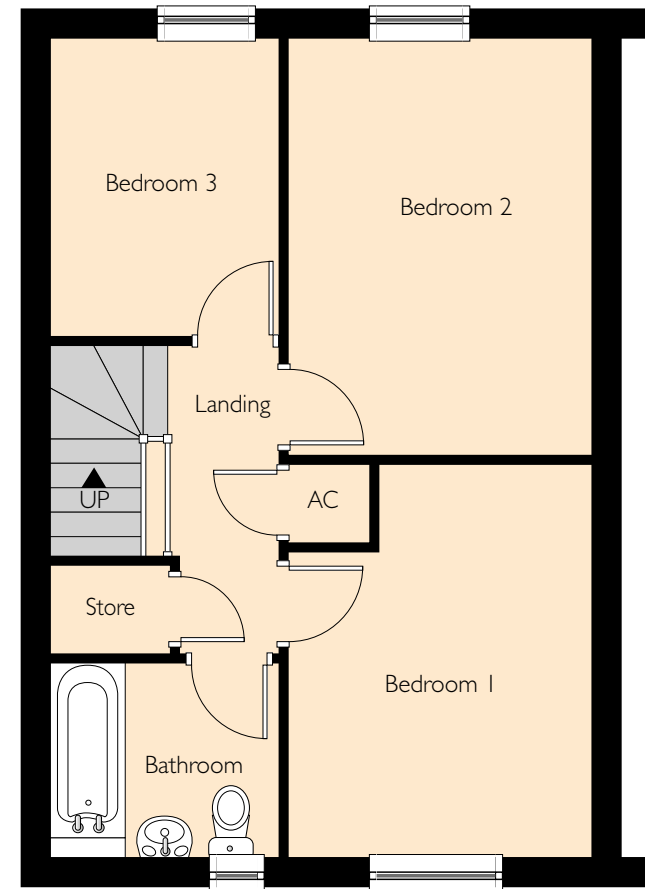
Ground Floor

Kitchen/Dining

5.06m x 3.03m
16' 7" x 9' 11"

Living

5.34m x 2.93m
17' 6" x 9' 8"



First Floor

Bedroom 1

3.88m x 3.03m
12' 9" x 9' 11"

Bedroom 2

4.12m x 3.03m
13' 6" x 9' 11"

Bedroom 3

2.93m x 2.25m
9' 8" x 7' 5"

Bathroom

2.25m x 1.92m
7' 5" x 6' 3"

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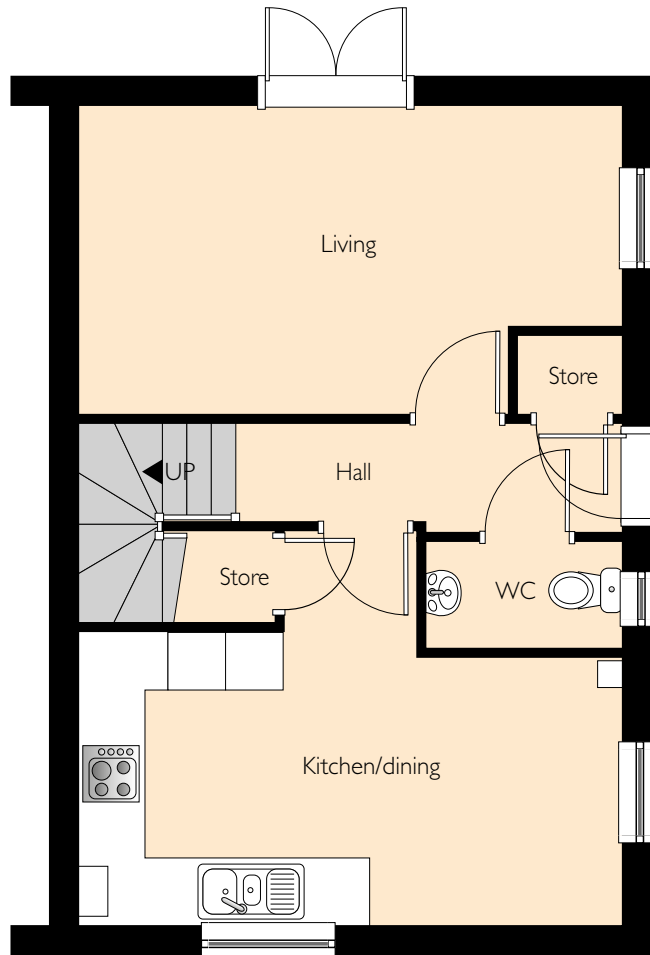
Total Floor Area: 84.50m² - 909.55 sq.ft



Computer generated image shown of plot 6

The Walton

Three Bed Semi-Detached Plot 6



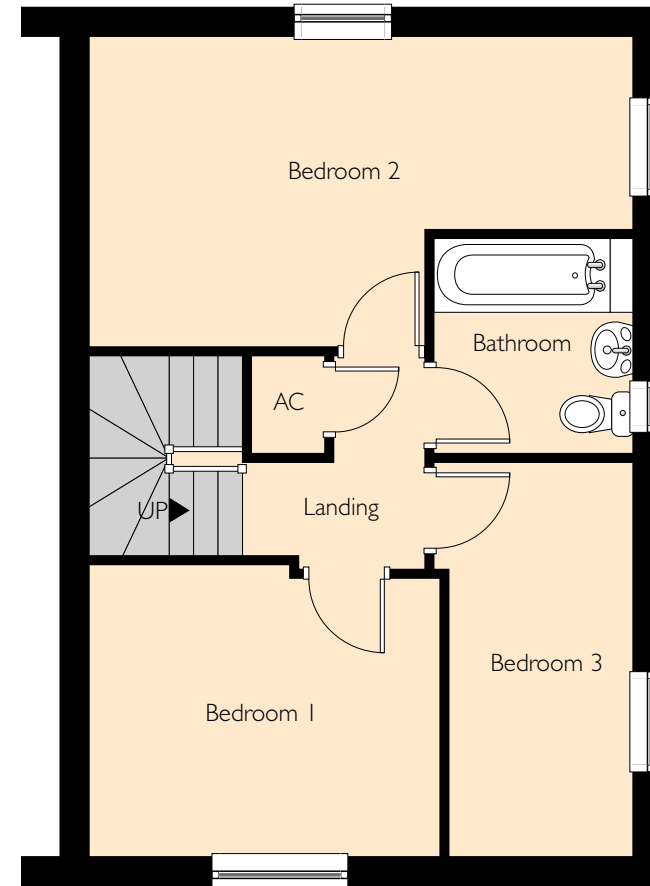
Ground Floor

Kitchen/Dining

5.34m x 2.89m
17' 6" x 9' 6"

Living

5.34m x 3.05m
17' 6" x 10' 0"



First Floor

Bedroom 1

3.50m x 2.89m
11' 6" x 9' 6"

Bedroom 2

5.34m x 3.05m
17' 6" x 10' 0"

Bedroom 3

3.90m x 1.78m
12' 10" x 5' 10"

Bathroom

2.15m x 1.93m
7' 0" x 6' 4"

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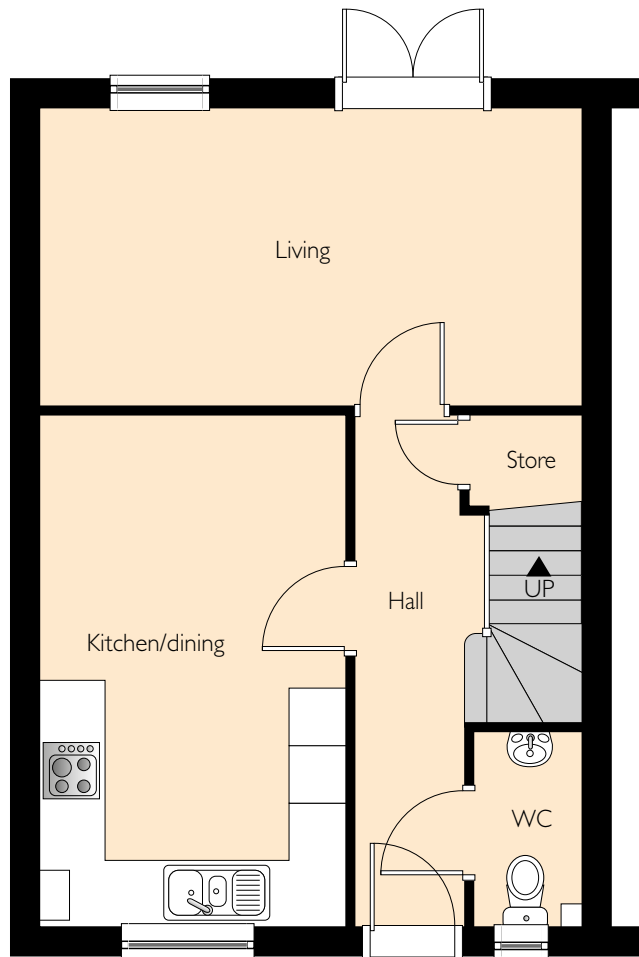
Total Floor Area: 84.50m² - 909.55 sq.ft



Computer generated image shown of plots 23 & 24

The Loxley

Three Bed Semi-Detached Plots 21, 22, 23, 24, 31 & 32



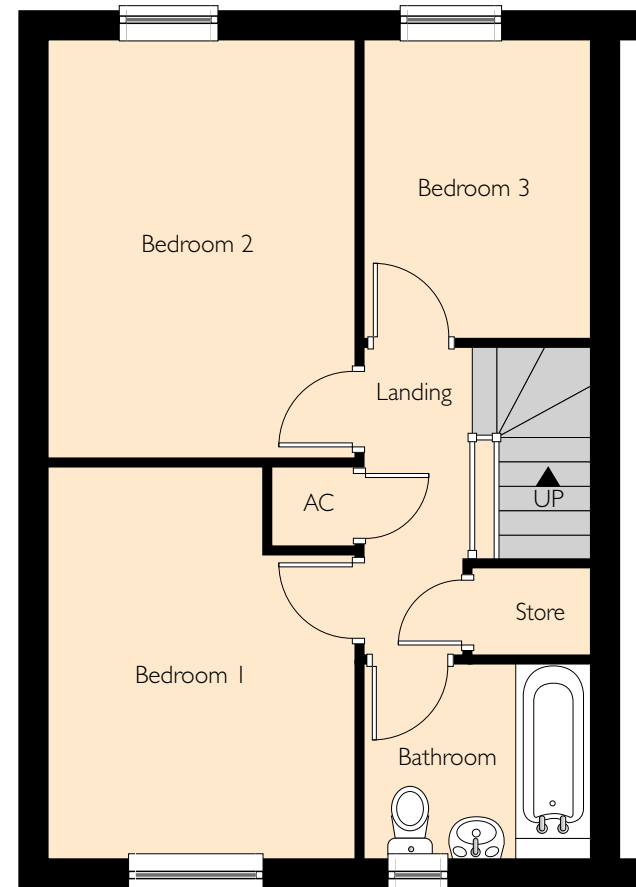
Ground Floor

Kitchen/Dining

5.06m x 3.03m
16' 7" x 9' 11"

Living

5.34m x 2.93m
17' 6" x 9' 8"



First Floor

Bedroom 1

3.88m x 3.03m
12' 9" x 9' 11"

Bedroom 2

4.12m x 3.03m
13' 6" x 9' 11"

Bedroom 3

2.93m x 2.25m
9' 8" x 7' 5"

Bathroom

2.25m x 1.92m
7' 5" x 6' 3"

Please note:

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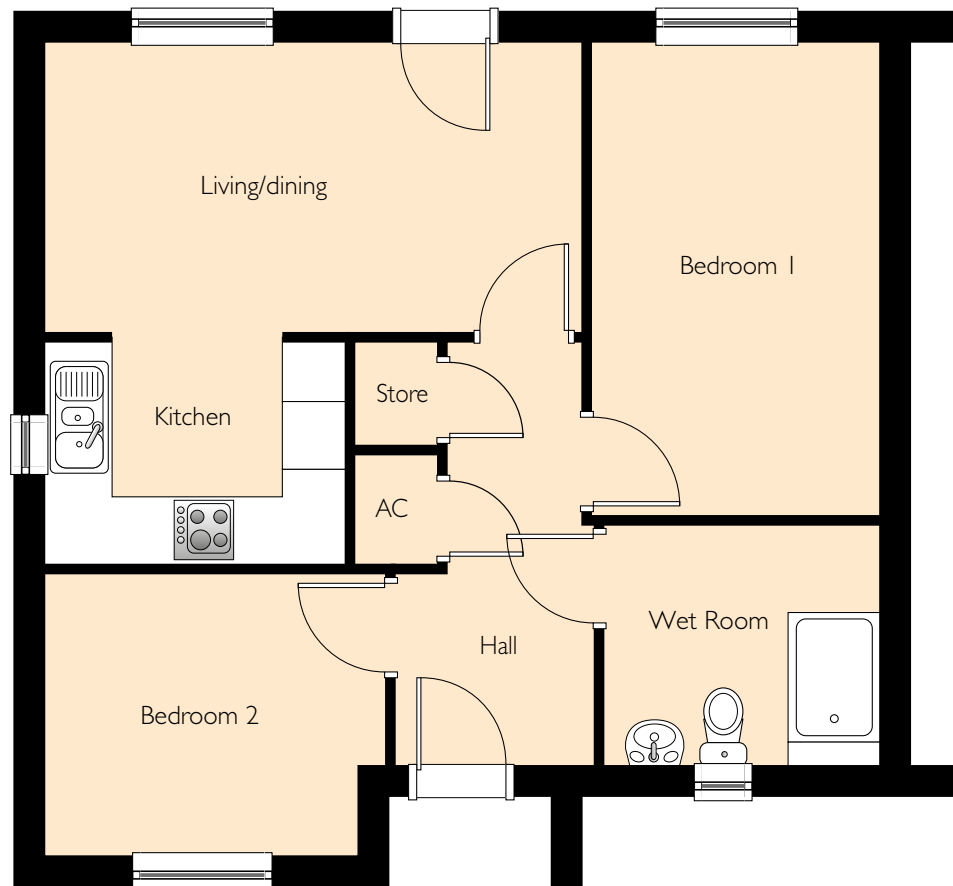
Total Floor Area: 84.50m² - 909.55 sq.ft



Computer generated image shown of plots 29 & 30

The Hatton

Two Bed Semi-Detached Bungalow **Plots 29 & 30**



Ground Floor

Living/Dining

5.03m x 2.71m

16' 6" x 8' 11"

Kitchen

2.80m x 2.12m

9' 2" x 6' 11"

Bedroom 1

4.43m x 2.72m

14' 7" x 8' 11"

Bedroom 2

2.89m x 2.65m

9' 6" x 8' 8"

Wet Room

2.78m x 2.26m

9' 1" x 7' 5"

Please note:

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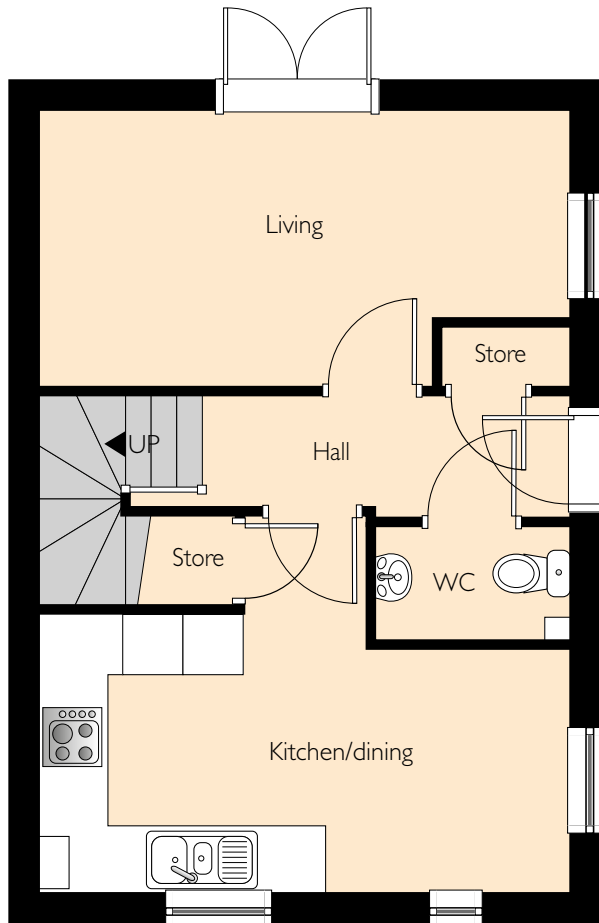
Total Floor Area: 54.60m² - 587.71 sq.ft



Computer generated image shown of plot 34

The Rowington

Two Bed Semi-Detached Plot 34



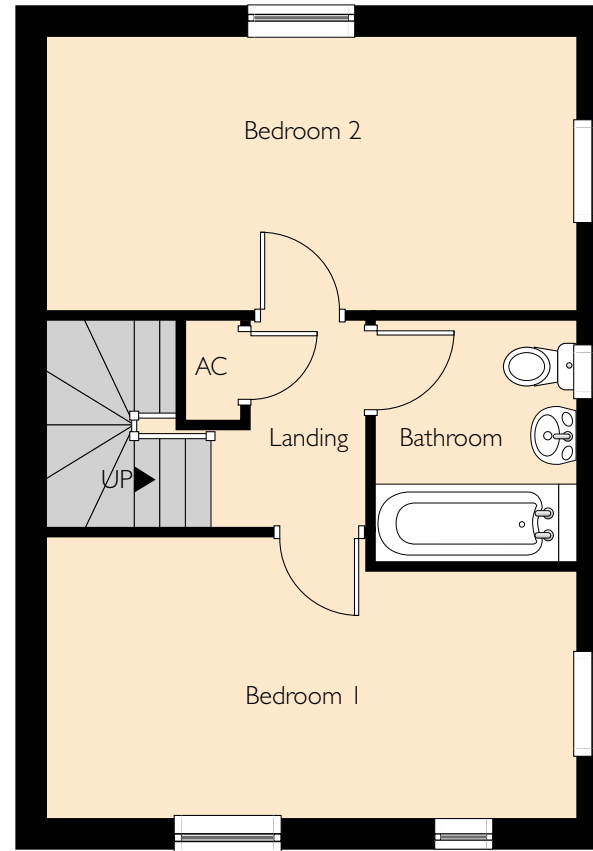
Ground Floor

Kitchen/Dining

5.01m x 2.64m
16' 5" x 8' 8"

Living

5.01m x 2.62m
16' 5" x 8' 7"



First Floor

Bedroom 1

5.01m x 2.64m
16' 5" x 8' 8"

Bedroom 2

5.01m x 2.62m
16' 5" x 8' 7"

Bathroom

2.33m x 1.90m
7' 8" x 6' 3"

Please note:

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Total Floor Area: 72.40m² - 779.31 sq.ft

DIRECTIONS

Bredon View , Broadway Lane, Fladbury, Worcestershire WR10 2QQ

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Further details please email
sales@rooftopgroup.org or **01386 420837**