

BROOK VIEW

PERSHORE ROAD • EVESHAM • WORCESTERSHIRE



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

BROOK VIEW

PERSHORE ROAD • EVESHAM • WORCESTERSHIRE

Brook View, is located on the outskirts of the historic market town of Evesham and just 30 minutes from the popular towns of Stratford upon Avon and Cheltenham and the historic city of Worcester.

Brook View is situated just off the B4084 near Evesham town centre, set within the picturesque Worcestershire countryside. Its rural charm, strong community atmosphere, and convenient access to the A46 and Junction 9 of the M5 motorway make this an ideal location from which to explore the surrounding area.

Nearby Evesham offers excellent rail links to Worcester, Oxford, and London. There is a bus route that runs to the town centre and surrounding villages, town and cities. Brook View perfectly blends traditional countryside appeal with modern living, while benefiting from easy access to everyday essential amenities in Evesham Town Centre. Brook View is located in Hampton, Evesham which benefits from local amenities such as a shop, pub, social club, church, chip shop and farm shop.

Worcestershire also offers an excellent range of schooling options. The nearest primary school is St Andrew's C of E School and Nursery, with well-regarded secondary schools including Prince Henry's High School and De Montfort School, along with many other educational facilities in and around the Evesham area.

What is Shared Ownership and do I qualify?

Shared ownership is a fantastic opportunity for those who can't afford to buy a suitable home on the open market.

It allows you to buy a share in a brand new leasehold property on a shared ownership basis and pay a subsidised rent on the

part that you do not own. After the initial purchase it will be possible to purchase further shares and potentially staircase to 100% leasehold/freehold, subject to lease. Please review the Key Information Document provided to confirm your lease type. 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 gross household income must be less than £80,000.
- You are unable to buy a suitable home on the open market.
- 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.

- 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 Metro 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, shared ownership and buy for local people within South Worcestershire and North Gloucestershire.

For over 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 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 Sales Consultant will work closely with you all the way.

Moving in

On the day of completion our Sales Consultant will contact you to arrange a convenient time to meet at the property to handover the keys, as soon as our solicitor has confirmed the funds have been received. We are happy to offer a home demo to help orientate you in your new home.

BROOK VIEW

PERSHORE ROAD • EVESHAM • WORCESTERSHIRE

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.

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

BROOK VIEW

PERSHORE ROAD • EVESHAM • WORCESTERSHIRE

Kitchen

Contemporary fitted kitchen
Single integrated oven and extractor hood
Stainless steel splashback behind
Stainless steel 1 ½ bowl sink with mixer tap
Vinyl floor covering

Bathroom

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

Electrical

TV aerial points to lounge and bedrooms
Mains operated doorbell
Openreach optical network terminal

Heating

Gas

Security

Smoke and carbon monoxide detectors

Externals

Solar PV panels
Electric Vehicle Charger
External tap
Turfed garden
PIR external lighting to front and rear

General

Carpets provided throughout

BROOK VIEW

A modern development of 2 & 3 bedroom new homes



SHARED OWNERSHIP

- **The Tulip**
 Two Bed Terrace House
 Plots 43, 44, 45, 46, 47 & 48
- **The Tulip**
 Two Bed Semi-Detached House
 Plots 11, 30, 31, 37, 38, 56 & 57
- **The Daisy**
 Two Bed Semi-Detached Bungalow
 Plots 23 & 24
- **The Buttercup**
 Three Bed Detached House
 Plot 51 ([Show Home](#))
- **The Buttercup**
 Three Bed End Terrace House
 Plots 62, & 65
- **The Buttercup**
 Three Bed Semi-Detached House
 Plot 12
- **The Lilac**
 Three Bed Terrace House
 Plots 63, 64, 66 & 67
- **The Lilac**
 Three Bed Semi-Detached House
 Plots 21, 22, 52 & 53

■ Properties not available to buy through Rooftop Housing Group



The Tulip

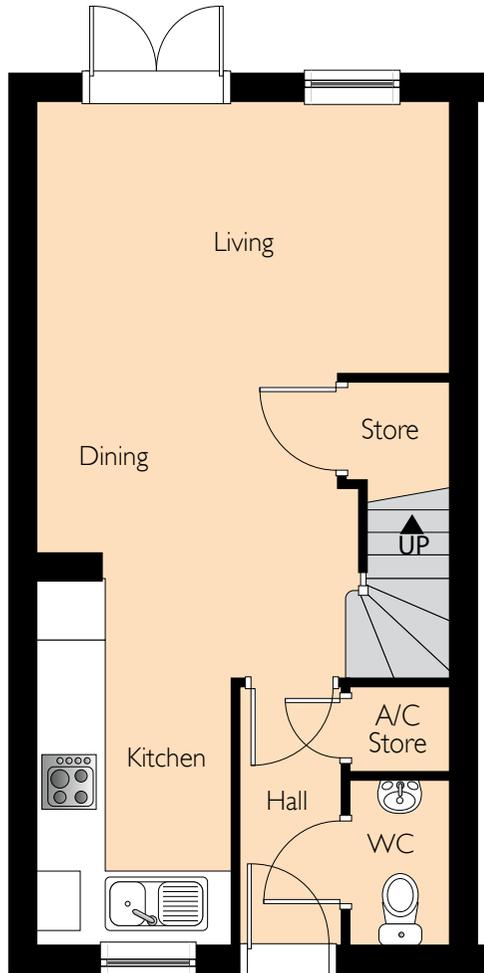
Two Bed Terrace & Semi-Detached Houses



Computer generated image shown of plots 46-48 Terrace Houses

The Tulip

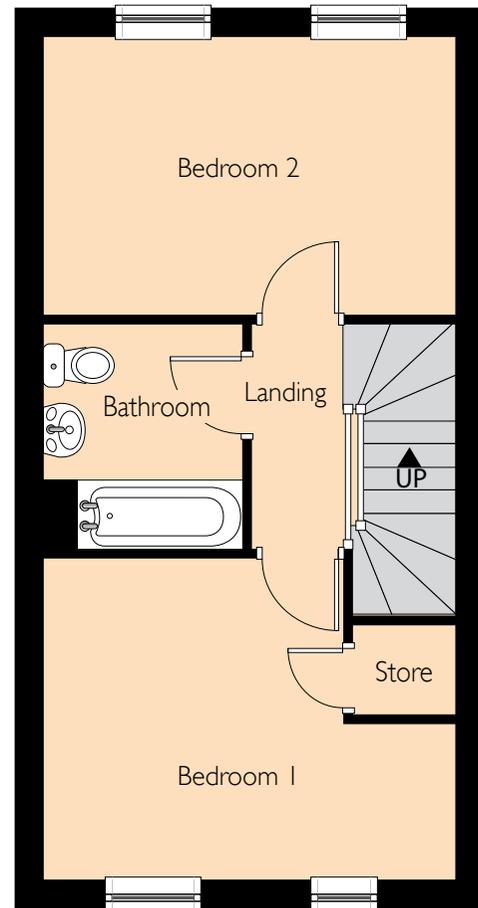
Two Bed Terrace House Plots 43, 44, 45, 46, 47 & 48



Ground Floor

Kitch/Living/Dining

8.61m x 4.24m
28' 3" x 13' 11"



First Floor

Bedroom 1

4.24m x 3.31m
13' 11" x 10' 10"

Bedroom 2

4.24m x 2.85m
13' 11" x 9' 4"

Bathroom

2.33m x 2.05m
7' 8" x 6' 9"

Please note:

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

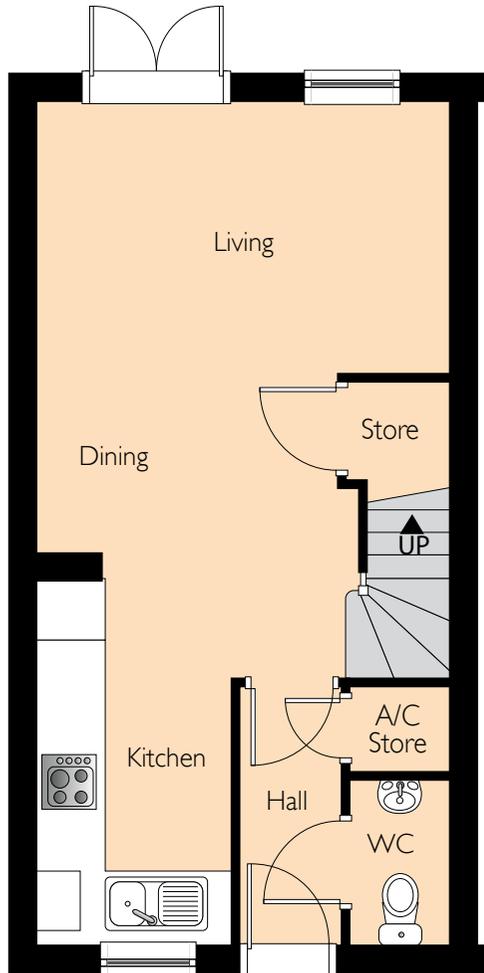
Kitchen layouts are indicative only. Please consult with a member of the sales staff for specific plans, room dimensions and kitchen layouts.

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 measurements shown in metric first followed by imperial underneath.

Total Floor Area: 72.96m² - 785.26 sq.ft

The Tulip

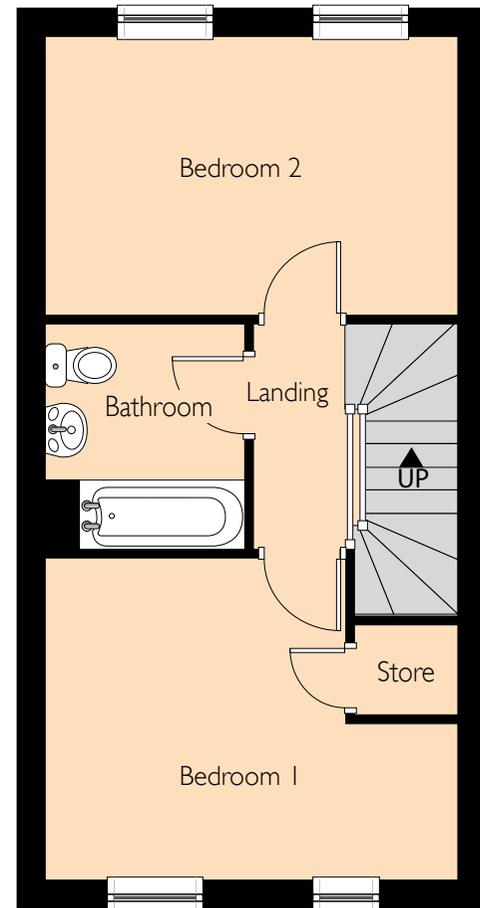
Two Bed Semi-Detached House Plots 11, 30, 31, 37, 38, 56 & 57



Ground Floor

Kitch/Living/Dining

8.61m x 4.24m
28' 3" x 13' 11"



First Floor

Bedroom 1

4.24m x 3.31m
13' 11" x 10' 10"

Bedroom 2

4.24m x 2.85m
13' 11" x 9' 4"

Bathroom

2.33m x 2.05m
7' 8" x 6' 9"

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 measurements shown in metric first followed by imperial underneath.

Total Floor Area: 72.96m² - 785.26 sq.ft

The Daisy

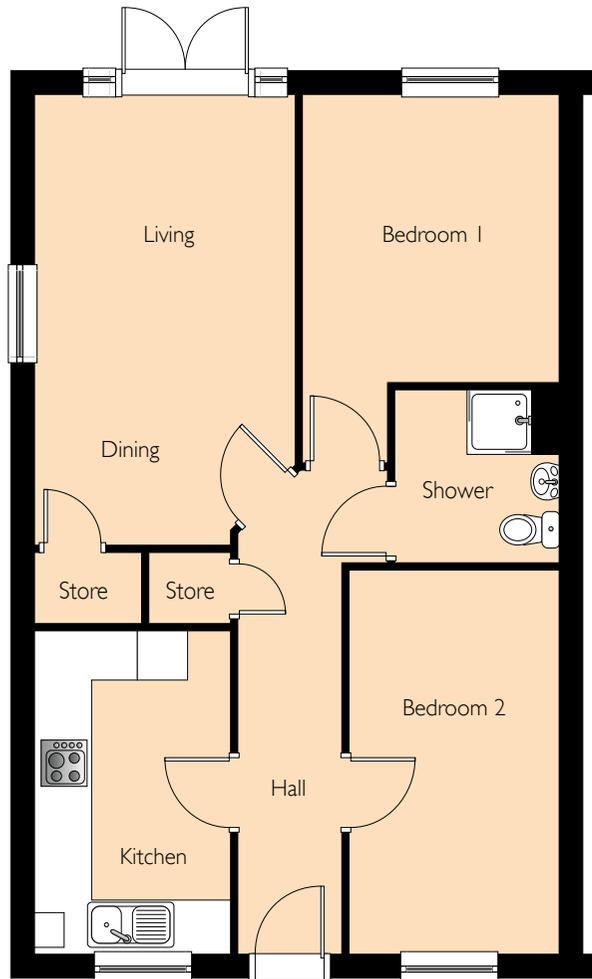
Two Bed Semi-Detached Bungalow



Computer generated image shown of plots 23 & 24 Semi-Detached Bungalow

The Daisy

Two Bed Semi-Detached Bungalow **Plots 23 & 24**



Ground Floor

Living/Dining

5.47m × 3.19m
17' 11" × 10' 6"

Kitchen

3.92m × 2.41m
12' 10" × 7' 11"

Bedroom 1

3.52m × 3.17m
11' 6" × 10' 5"

Bedroom 2

4.64m × 2.61m
15' 2" × 8' 7"

Shower

2.19m × 2.13m
7' 2" × 7' 5"

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: 66.67m² - 717.63 sq.ft

The Buttercup

Three Bed Terrace & Semi-Detached Houses

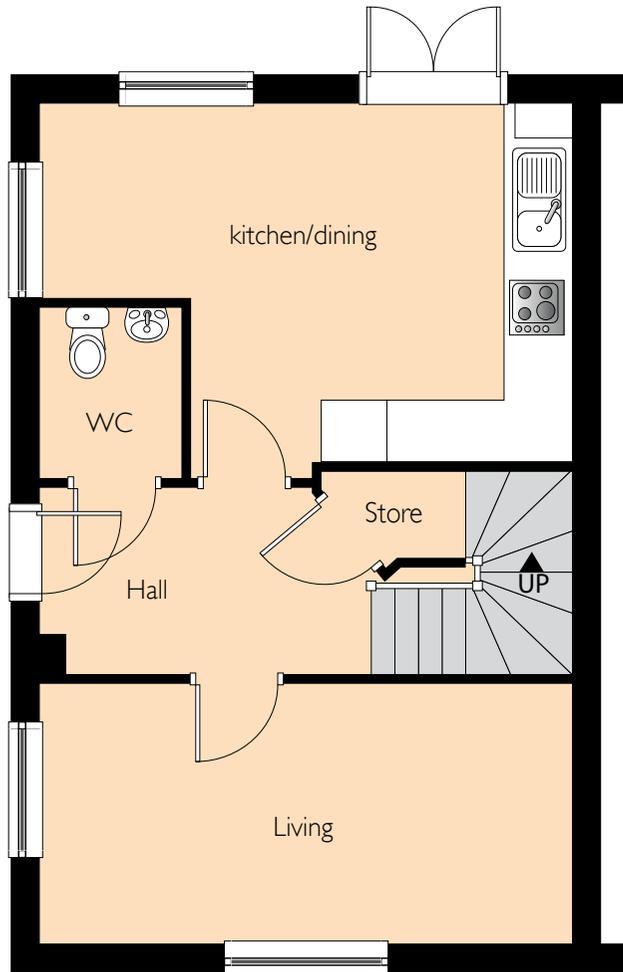
NOTE
Plot 12
Semi-Detached
House
Plot 51
Detached
House



Computer generated image shown of plot 65 End-Terrace House

The Buttercup

Three Bed End-Terrace House **Plots 62 & 65**



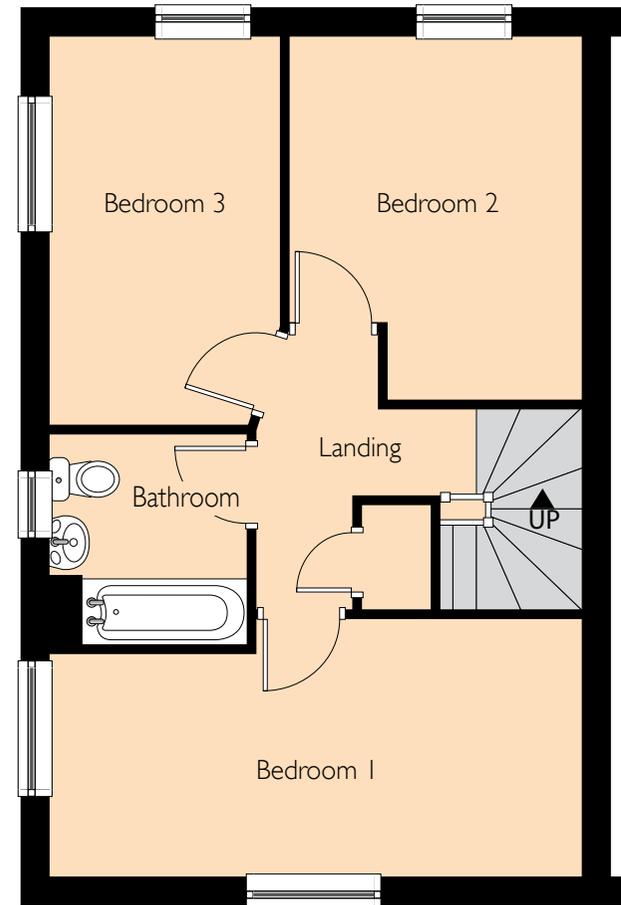
Ground Floor

Kitchen/dining

5.53m x 3.69m
18' 2" x 12' 1"

Living

5.53m x 2.68m
18' 2" x 8' 10"



First Floor

Bedroom 1

5.53m x 2.71m
18' 2" x 8' 11"

Bedroom 2

3.72m x 3.21m
12' 2" x 10' 6"

Bedroom 3

3.97m x 2.39m
13' 0" x 7' 10"

Bathroom

2.19m x 2.12m
7' 2" x 6' 11"

Please note:

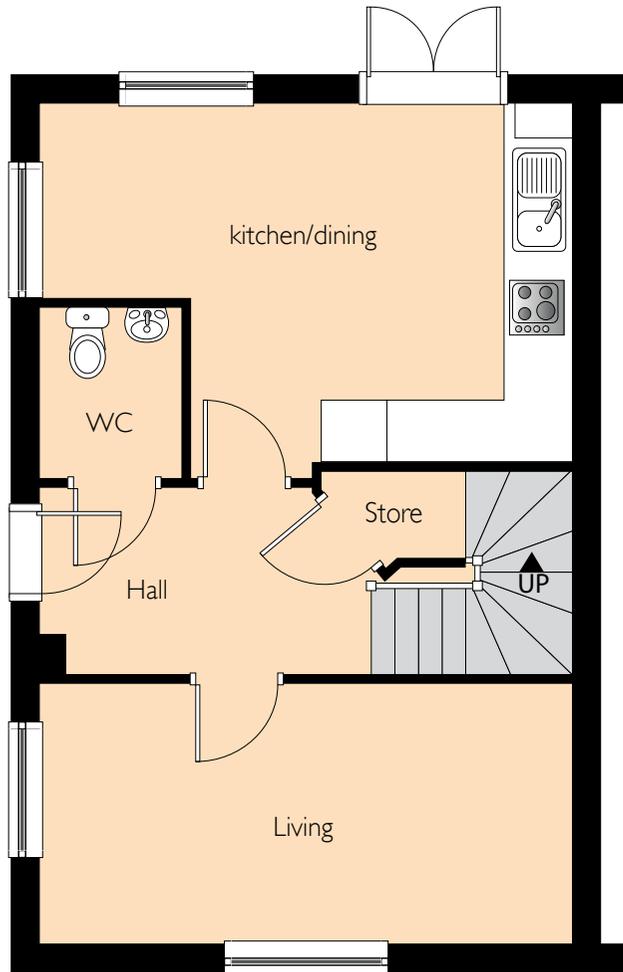
Some plots will be the opposite floor layout to what is shown above.

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: 95.23m² - 1025.08 sq.ft

The Buttercup

Three Bed Semi-Detached House **Plot 12**



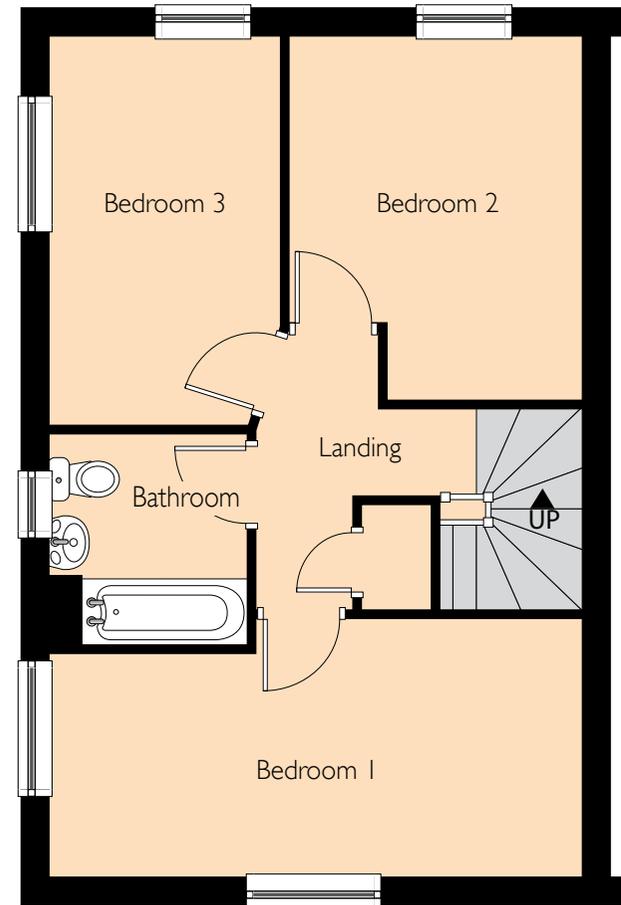
Ground Floor

Kitchen/dining

5.53m x 3.69m
18' 2" x 12' 1"

Living

5.53m x 2.68m
18' 2" x 8' 10"



First Floor

Bedroom 1

5.53m x 2.71m
18' 2" x 8' 11"

Bedroom 2

3.72m x 3.21m
12' 2" x 10' 6"

Bedroom 3

3.97m x 2.39m
13' 0" x 7' 10"

Bathroom

2.19m x 2.12m
7' 2" x 6' 11"

Please note:

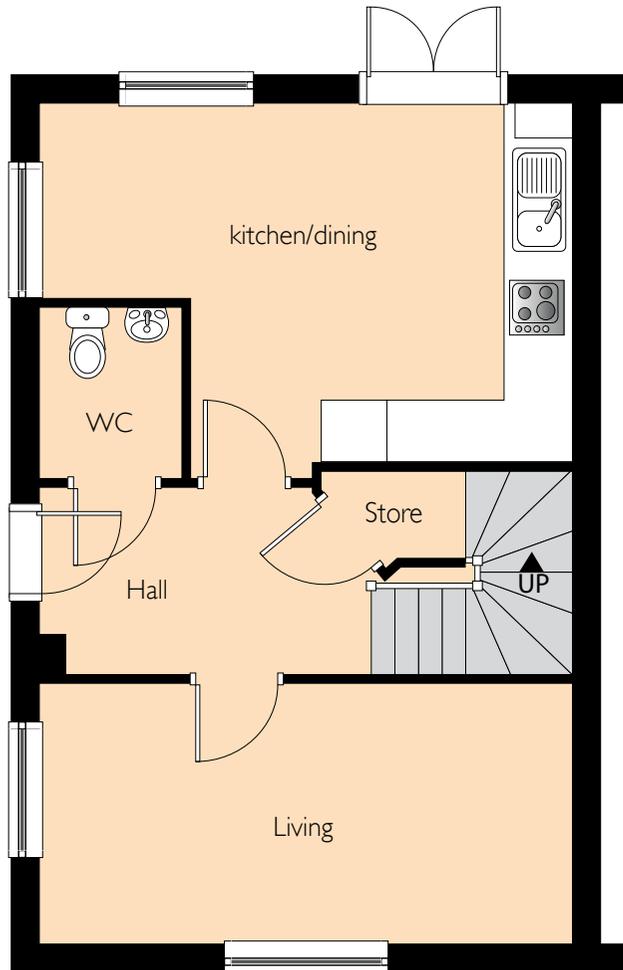
Some plots will be the opposite floor layout to what is shown above.

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: 95.23m² - 1025.08 sq.ft

The Buttercup

Three Bed Detached House **Plot 51**



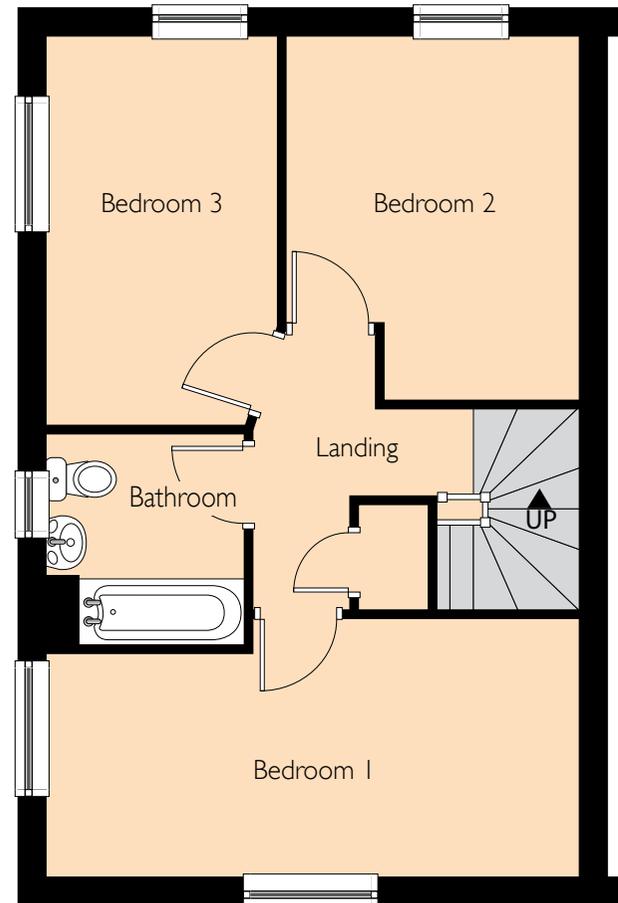
Ground Floor

Kitchen/dining

5.53m x 3.69m
18' 2" x 12' 1"

Living

5.53m x 2.68m
18' 2" x 8' 10"



First Floor

Bedroom 1

5.53m x 2.71m
18' 2" x 8' 11"

Bedroom 2

3.72m x 3.21m
12' 2" x 10' 6"

Bedroom 3

3.97m x 2.39m
13' 0" x 7' 10"

Bathroom

2.19m x 2.12m
7' 2" x 6' 11"

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: 95.23m² - 1025.08 sq.ft

The Lilac

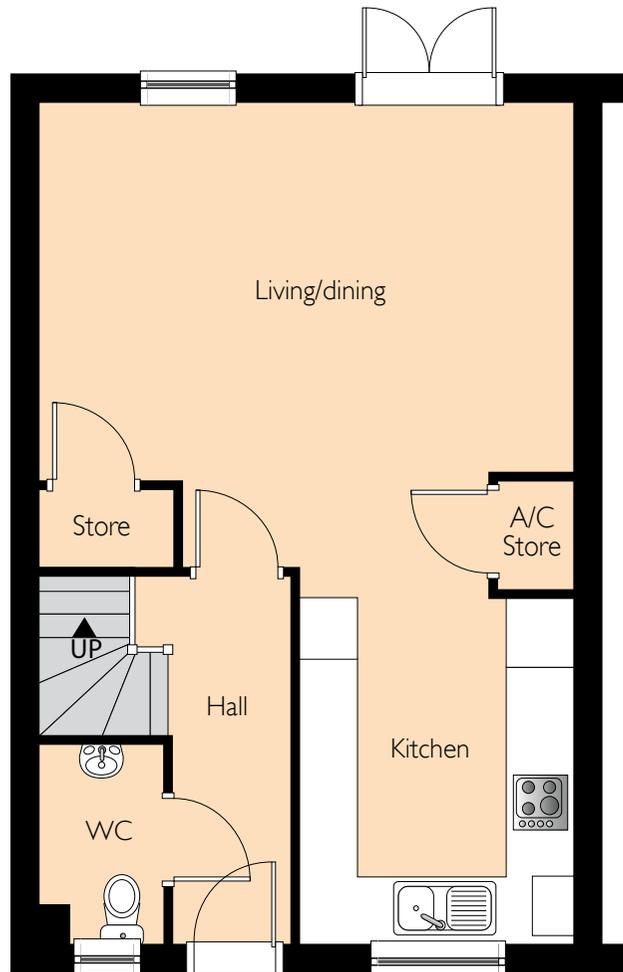
Three Bed Terrace & Semi-Detached Houses

NOTE
Plots 21, 22
52 & 53
Semi-Detached
House



Computer generated image shown of plots 66-67 Terrace House

The Lilac Three Bed Terrace House Plots 63, 64, 66 & 67



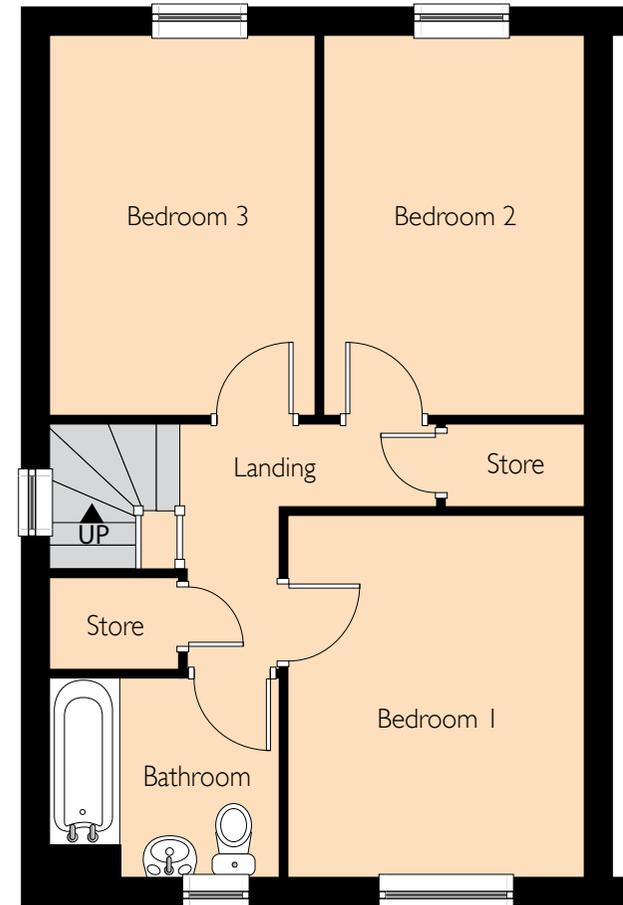
Ground Floor

Living/dining

5.53m × 3.89m
18' 2" × 12' 9"

Kitchen

3.55m × 2.88m
11' 8" × 9' 6"



First Floor

Bedroom 1

3.72m × 3.11m
12' 2" × 10' 2"

Bedroom 2

3.89m × 2.72m
12' 9" × 8' 11"

Bedroom 3

3.89m × 2.75m
12' 9" × 9' 0"

Bathroom

2.36m × 2.05m
7' 9" × 6' 9"

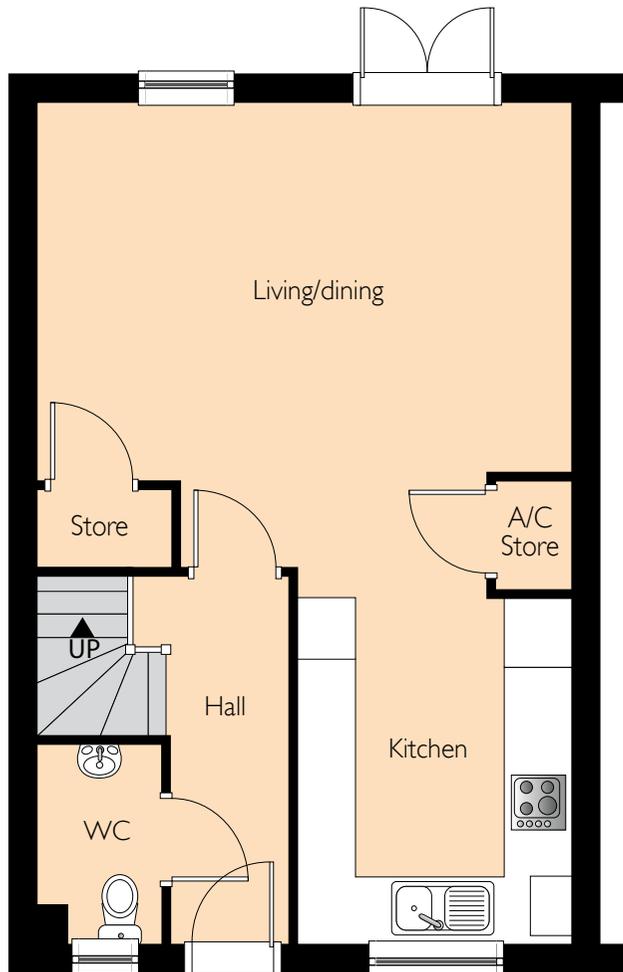
Please note:

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: 95.23m² - 1025.08 sq.ft

The Lilac Three Bed Semi-Detached House Plots 21, 22, 52 & 53



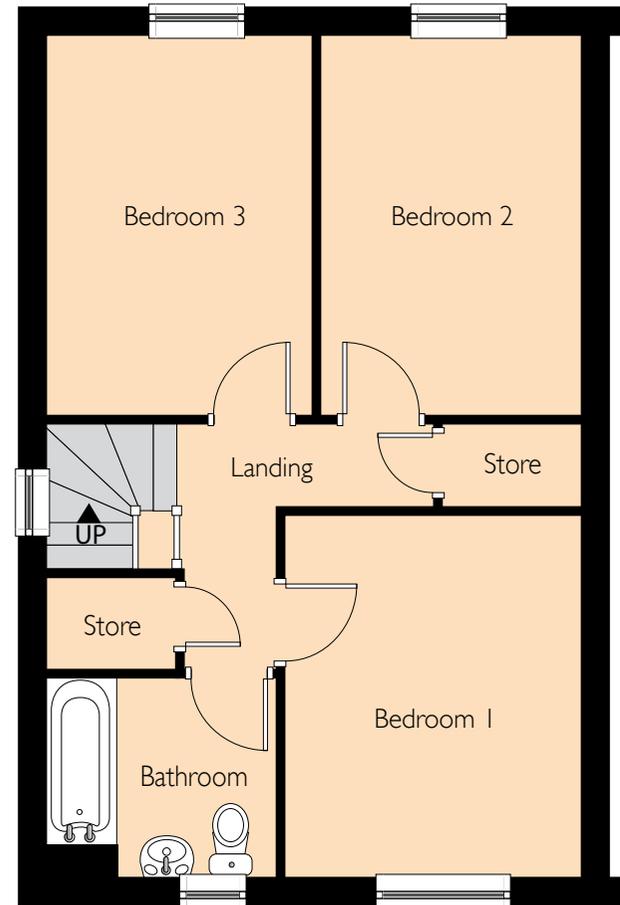
Ground Floor

Living/dining

5.53m x 3.89m
18' 2" x 12' 9"

Kitchen

3.55m x 2.88m
11' 8" x 9' 6"



First Floor

Bedroom 1

3.72m x 3.11m
12' 2" x 10' 2"

Bedroom 2

3.89m x 2.72m
12' 9" x 8' 11"

Bedroom 3

3.89m x 2.75m
12' 9" x 9' 0"

Bathroom

2.36m x 2.05m
7' 9" x 6' 9"

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.

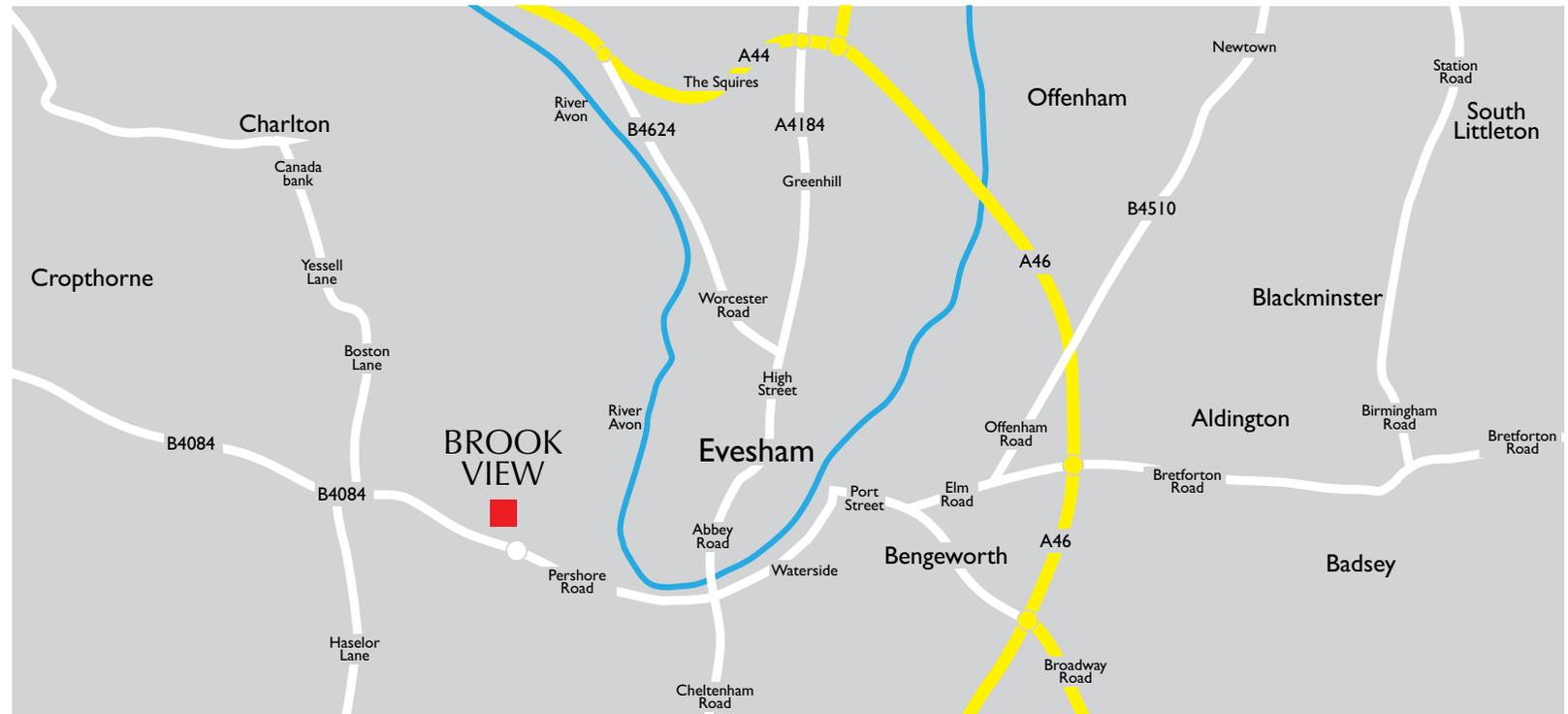
Total Floor Area: 95.23m² - 1025.08 sq.ft

DIRECTIONS

Pershore Road, Evesham
Worcestershire, WR11 2AA

BROOK VIEW

PERSHORE ROAD • EVESHAM • WORCESTERSHIRE



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