

CYGNETS REST

STONEBOW ROAD, DRAKES BROUGHTON • WORCESTERSHIRE



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

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Cygnets Rest, is located on the outskirts of the popular market town of Pershore and just 10 minutes from the bustling historic city of Worcester.

Cygnets Rest situated on the B4084 in the Worcestershire countryside is a village known for its rural charm, community atmosphere, and convenient location to the A44 and junction 7 of the M5 motorway. The village offers a blend of traditional countryside appeal and modern conveniences, with easy access to footpaths, two pubs, a village hall, and a recreation ground, providing a peaceful setting with essential amenities.

There is an excellent range of schools throughout Worcestershire. Drakes Broughton, offers in the centre St Barnabas C of E First and Middle School caters for children between the ages of four and twelve plus there are several other good primary schools within a 5-mile radius. The closest Secondary options are at Evesham, Pershore and Worcester which boasts the excellent King's School and popular Royal Grammar School as well as Tudor Grange Academy and Nunnery Wood High School.

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 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, 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 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.

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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

CYGNETS REST

STONEBOW ROAD, DRAKES BROUGHTON • WORCESTERSHIRE

Kitchen

- Contemporary fitted kitchen
- Single integrated oven, hob and extractor hood
- Integrated washing machine
- Stainless steel splashback behind hob
- Stainless steel 1 ½ bowl sink with mixer tap
- Vinyl floor covering

Bathroom

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

Electrical

- TV aerial points - aerial not supplied, cabling only
- Mains operated doorbell
- Openreach optical network terminal

Heating

- Air source heat pump

Security

- Smoke and carbon monoxide detectors

Externals

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

General

- Carpets provided throughout
- Two parking spaces

CYGNETS REST

A modern development of 2 & 3 bedroom new homes



SHARED OWNERSHIP

-  **The Mallard**
Two Bed End-Terrace House
Plot 24
-  **The Heron**
Three Bed Terrace House
Plots 19, 20 & 21

Existing Residential



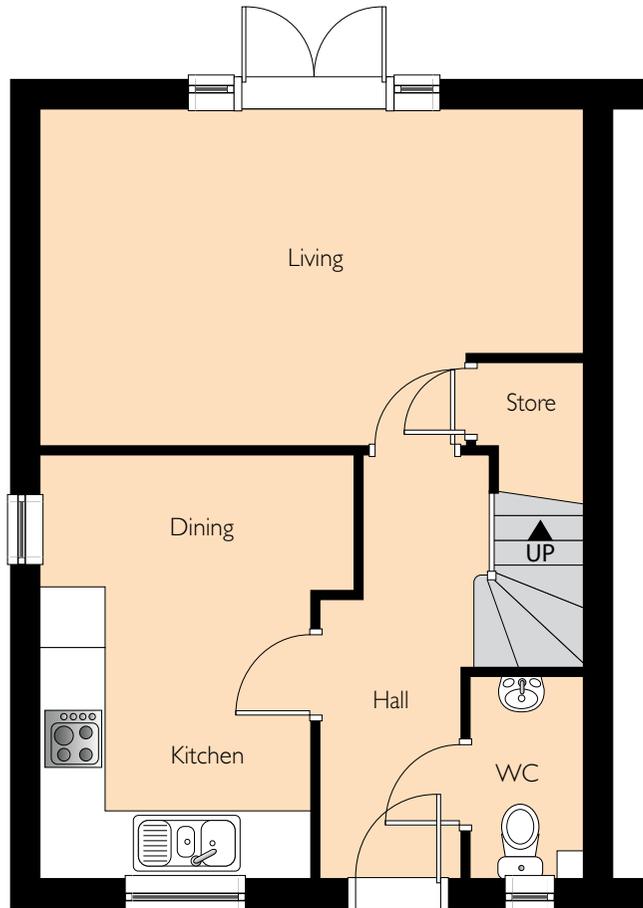
 Properties not available to buy through Rooftop Housing Group



Computer generated image shown of plot 24

The Mallard

Two Bed End-Terrace Plot 24



Ground Floor

Kitchen/Dining

4.14m x 2.66m
13' 7" x 8' 9"

Living

5.33m x 3.27m
16' 9" x 8' 9"

First Floor

Bedroom 1

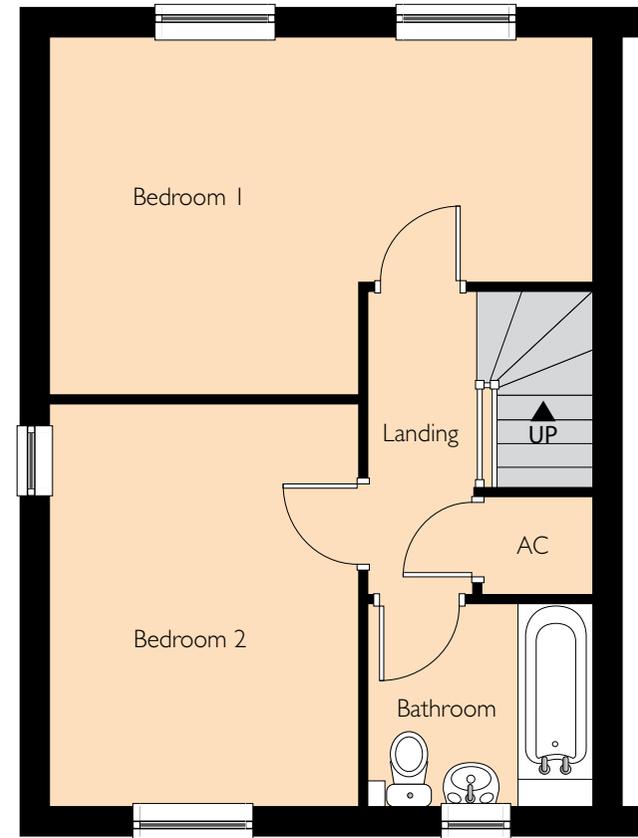
5.33m x 3.49m
17' 6" x 11' 5"

Bedroom 2

3.92m x 3.02m
12' 10" x 9' 11"

Bathroom

2.24m x 1.97m
7' 4" x 6' 5"



Please note:

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

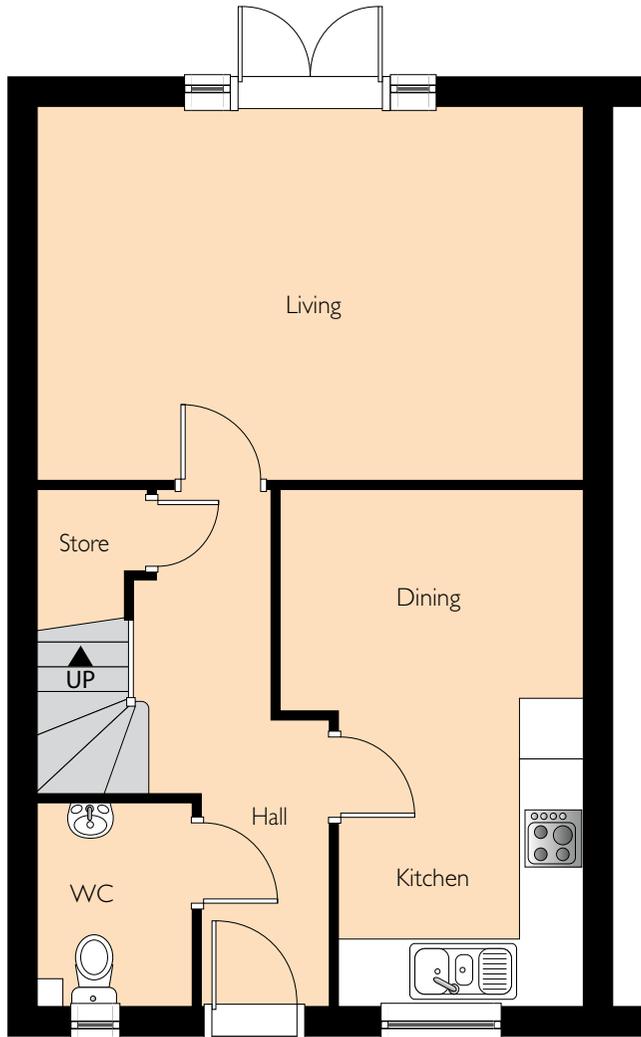
Kitchen layouts are indicative only. Please consult with a member of the sales staff for specific plans, room dimensions and kitchen layouts. The information is for guidance only and is not to be relied on as statements or representations of fact and they do not make or give representation or warrant whatsoever and do not form part of any contract. All room measurements shown in metric first followed by imperial underneath.

Total Floor Area: 79.57m² - 856.49 sq.ft



Computer generated image shown of plots 19, 20 & 21

The Heron Three Bed Terrace Plots 19, 20 & 21



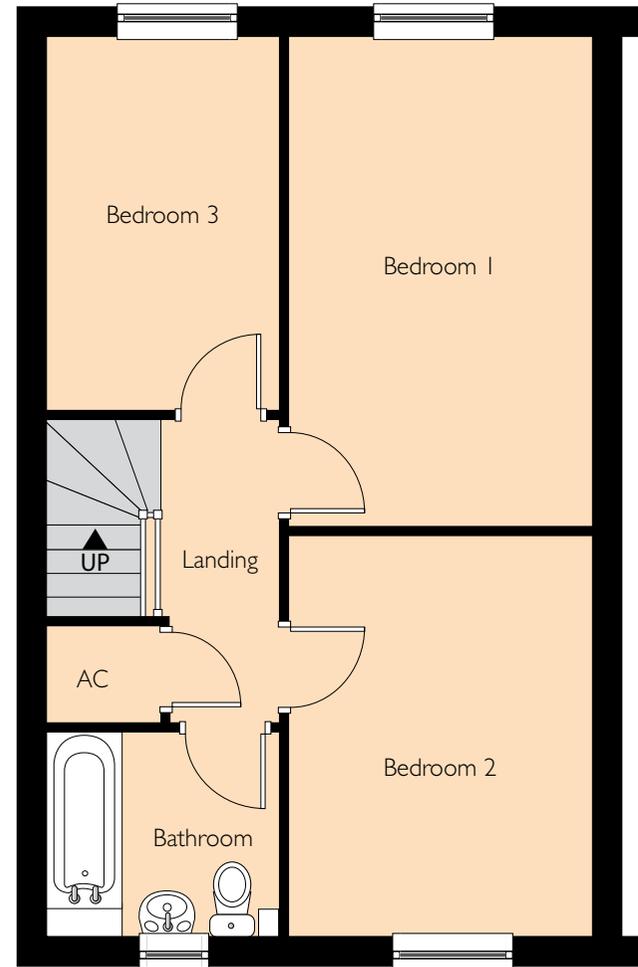
Ground Floor

Kitchen/Dining

5.03m × 2.40m
16' 6" × 7' 10"

Living

5.34m × 3.64m
17' 6" × 11' 11"



First Floor

Bedroom 1

4.77m × 3.02m
15' 8" × 9' 11"

Bedroom 2

3.90m × 3.02m
12' 10" × 9' 11"

Bedroom 3

3.64m × 2.25m
11' 11" × 7' 5"

Bathroom

2.25m × 1.97m
7' 5" × 6' 5"

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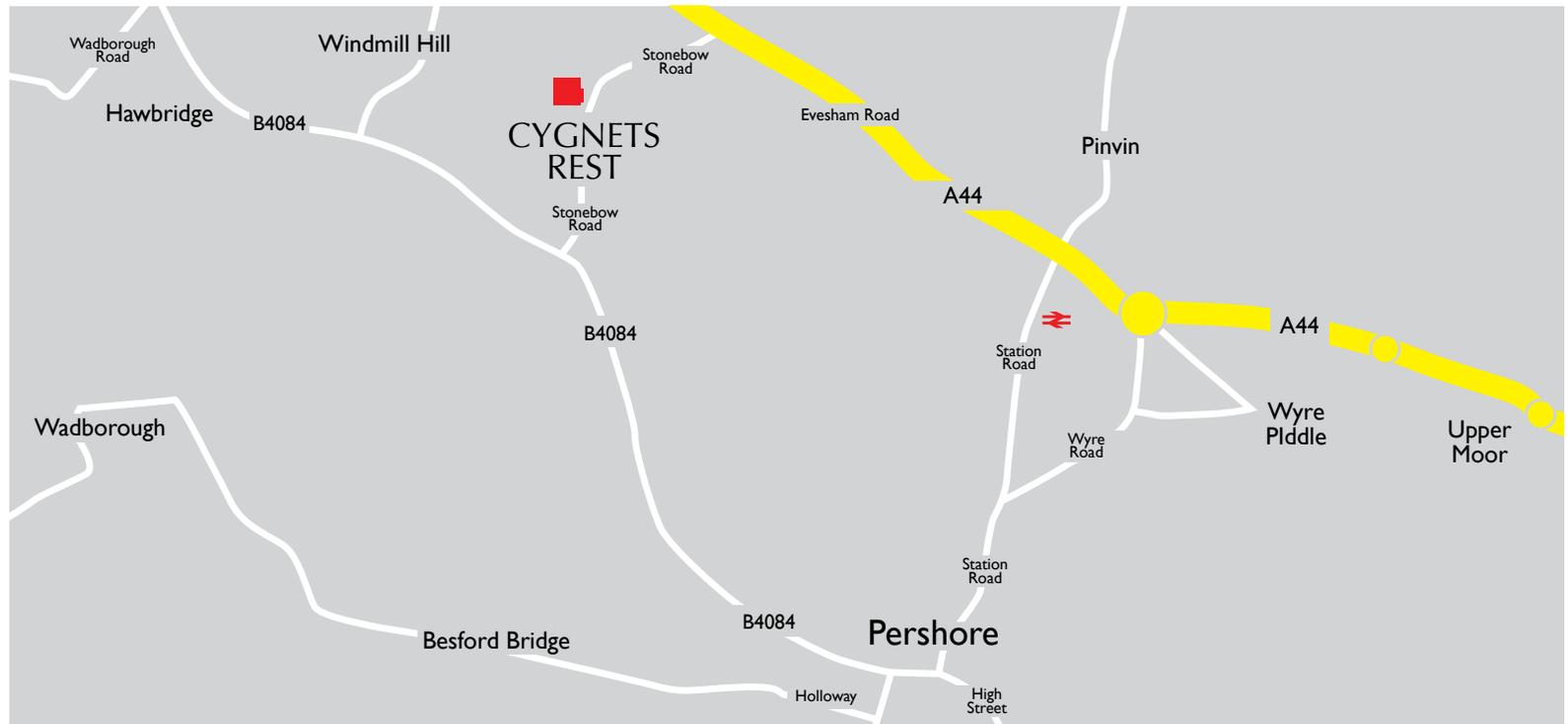
Total Floor Area: 93.23m² - 1003.52 sq.ft

DIRECTIONS

Cygnets Rest, Stonebow Road, Drakes Broughton,
Worcestershire WR10 2AP

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