

ALMONRY CLOSE

ALMONRY CLOSE, PERSHORE • WORCESTERSHIRE



A beautiful selection of 22 - 1 and 2 apartments for sale via Shared Ownership
exclusively available to the over 55's.

ALMONRY CLOSE

ALMONRY CLOSE, PERSHORE • WORCESTERSHIRE

WELCOME TO ROOFTOP HOUSING GROUP



Almonry Close is situated in the centre of the elegant Georgian market town of Pershore in Worcestershire, situated on the River Avon.

Almonry Close is ideally located within the pleasant town of Pershore, within close proximity to the Grade I listed Pershore Abbey and Abbey Church of Holy Cross with St. Edburgha at the edge of the Pershore Conservation Area.

The development will provide affordable rent and shared ownership accommodation for the over 55s with associated communal spaces, parking, and landscaped gardens.

The scheme will consist of 28 one bedroom and 28 two bedroom apartments, as well as a 'Village Hall' space and several flexible gathering spaces are intended to provide the opportunity for use by the residents and the wider community.

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**



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!



ALMONRY CLOSE

ALMONRY CLOSE, PERSHORE • WORCESTERSHIRE

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.

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

ALMONRY CLOSE

ALMONRY CLOSE, PERSHORE • WORCESTERSHIRE

ALMONRY CLOSE

A modern development of 1 & 2 bedroom new apartments exclusively over 55's



Kitchen
Contemporary fitted kitchen
Vinyl floor covering
Bathroom
White sanitary ware
Vinyl floor covering
Over bath shower with shower screen
Tiled splashback to basin
Tiling to shower
Electrical
Communal digital aerial & BT socket
Secure door entry system
Heating
Electric panel radiators

Security
Smoke and carbon monoxide detectors
Externals
Landscaped communal gardens
General
Communal residents lounge
Lift x2
Emergency call system
Buggy stores
Parking
19 parking spaces

2 dual EV points



SHARED OWNERSHIP

- Block A**
Ground Floor - Two Bed Apartments
Plots 1, 2, 3, 4 & 5

First Floor - Two Bed Apartments
Plots 16, 17, 18, 19 & 20

Second Floor - One Bed Apartments
Plots 36, 37, 38, 39 & 40

- Block B**
Ground Floor - Two Bed Apartments
Plot 10

- Block C**
Ground Floor - One Bed Apartments
Plots 12, & 13 (Plot 11 showhome)

Ground Floor - Two Bed Apartment
Plot 14

- Block F**
First Floor - Two Bed Apartment
Plot 35

Second Floor - Two Bed Apartment
Plot 54



Computer generated image of Block A

Block A

Ground Floor - Two Bed Apartments 1, 2, 3, 4 & 5

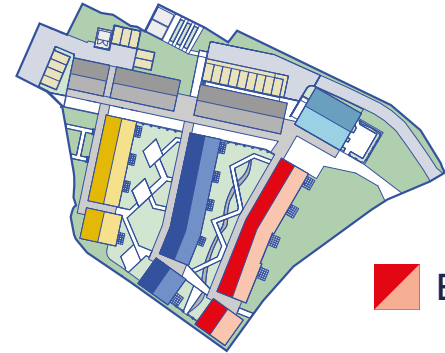


Plot 1			
Living/Kitchen/Dining	7.64m x 3.48m	25' 1" x 11' 5"	
Bedroom 1	4.43m x 3.34m	14' 6" x 10' 11"	
Bedroom 2	3.25m x 2.18m	10' 8" x 7' 2"	
Shower	3.34m x 2.20m	10' 11" x 7' 3"	
Total Floor Area: 65.00m ² - 699.65 sq.ft			

Plot 2			
Living/Kitchen /Dining	7.64m x 3.48m	25' 1" x 11' 5"	
Bedroom 1	4.43m x 3.34m	14' 6" x 10' 11"	
Bedroom 2	3.25m x 2.18m	10' 8" x 7' 2"	
Shower	3.34m x 2.20m	10' 11" x 7' 3"	
Total Floor Area: 65.00m ² - 699.65 sq.ft			

Plot 3			
Living/Kitchen/Dining	7.24m x 4.52m	23' 9" x 14' 10"	
Bedroom 1	3.97m x 3.33m	13' 0" x 10' 11"	
Bedroom 2	2.80m x 2.30m	9' 2" x 7' 7"	
Shower	3.33m x 2.20m	10' 11" x 7' 3"	
Total Floor Area: 67.50m ² - 726.55 sq.ft			

Plot 4			
Living/Kitchen/Dining	7.64m x 4.70m	25' 1" x 15' 5"	
Bedroom 1	4.27m x 3.50m	14' 0" x 11' 6"	
Bedroom 2	3.10m x 2.80m	10' 2" x 9' 2"	
Shower	3.50m x 2.35m	11' 6" x 7' 9"	
Total Floor Area: 78.00m ² - 839.58 sq.ft			



Plot 5			
Living/Kitchen/Dining	7.64m x 3.60m	25' 1" x 11' 10"	
Bedroom 1	4.42m x 3.32m	14' 6" x 10' 11"	
Bedroom 2	3.25m x 2.45m	10' 8" x 8' 0"	
Shower	3.25m x 2.45m	10' 8" x 7' 3"	
Total Floor Area: 66.90m ² - 720.10 sq.ft			

Please note: 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.

Block A

First Floor - Two Bed Apartments Plots 16, 17, 18, 19 & 20

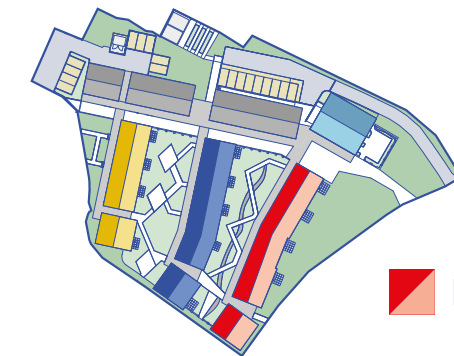


Plot 16			
Living/Kitchen/Dining	7.64m x 3.48m	25' 1" x 11' 5"	
Bedroom 1	4.43m x 3.34m	14' 6" x 10' 11"	
Bedroom 2	3.25m x 2.18m	10' 8" x 7' 2"	
Shower	3.34m x 2.20m	10' 11" x 7' 3"	
Total Floor Area: 65.00m ² - 699.65 sq.ft			

Plot 17			
Living/Kitchen/Dining	7.64m x 3.48m	25' 1" x 11' 5"	
Bedroom 1	4.43m x 3.34m	14' 6" x 10' 11"	
Bedroom 2	3.25m x 2.18m	10' 8" x 7' 2"	
Shower	3.34m x 2.20m	10' 11" x 7' 3"	
Total Floor Area: 65.00m ² - 699.65 sq.ft			

Plot 18			
Living/Kitchen/Dining	7.24m x 4.52m	23' 9" x 14' 10"	
Bedroom 1	3.97m x 3.33m	13' 0" x 10' 11"	
Bedroom 2	2.80m x 2.30m	9' 2" x 7' 7"	
Shower	3.33m x 2.20m	10' 11" x 7' 3"	
Total Floor Area: 67.50m ² - 726.55 sq.ft			

Plot 19			
Living/Kitchen/Dining	7.64m x 4.70m	25' 1" x 15' 5"	
Bedroom 1	4.27m x 3.50m	14' 0" x 11' 6"	
Bedroom 2	3.10m x 2.80m	10' 2" x 9' 2"	
Shower	3.50m x 2.35m	11' 6" x 7' 9"	
Total Floor Area: 78.00m ² - 839.58 sq.ft			



Block A

Plot 20			
Living/Kitchen/Dining	7.64m x 3.60m	25' 1" x 11' 10"	
Bedroom 1	4.42m x 3.32m	14' 6" x 10' 11"	
Bedroom 2	3.25m x 2.45m	10' 8" x 8' 0"	
Shower	3.25m x 2.45m	10' 8" x 7' 3"	
Total Floor Area: 66.90m ² - 720.10 sq.ft			

Please note: 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.

Block A

Second Floor - One Bed Apartments Plots 36, 37, 38, 39 & 40

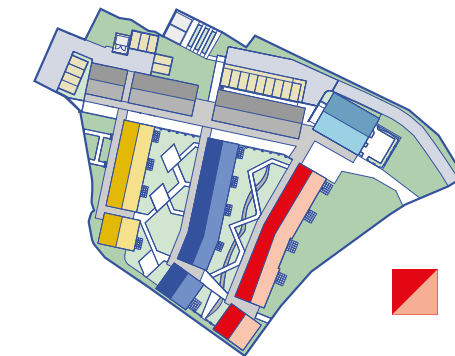


Plot 36			
Living/Kitchen/Dining	7.62m x 3.80m	24' 12" x 12' 6"	
Bedroom 1	5.05m x 4.42m	16' 7" x 14' 6"	
Shower	3.23m x 2.20m	10' 7" x 7' 3"	
Total Floor Area: 62.50m ² - 672.74 sq.ft			

Plot 37			
Living/Kitchen/Dining	7.62m x 3.80m	24' 12" x 12' 6"	
Bedroom 1	5.05m x 4.42m	16' 7" x 14' 6"	
Shower	3.23m x 2.20m	10' 7" x 7' 3"	
Total Floor Area: 62.50m ² - 672.74 sq.ft			

Plot 38			
Living/Kitchen/Dining	7.64m x 4.70m	25' 1" x 15' 5"	
Bedroom 1	5.16m x 3.97m	16' 11" x 13' 0"	
Shower	3.38m x 2.20m	11' 1" x 7' 3"	
Total Floor Area: 64.50m ² - 694.27 sq.ft			

Plot 39			
Living/Kitchen/Dining	7.64m x 4.70m	25' 1" x 15' 5"	
Bedroom 1	5.47m x 4.42m	17' 11" x 14' 6"	
Shower	3.43m x 2.20m	11' 3" x 7' 3"	
Total Floor Area: 74.00m ² - 796.53 sq.ft			



Block A

Plot 40			
Living/Kitchen/Dining	7.64m x 3.69m	25' 1" x 12' 1"	
Bedroom 1	5.35m x 4.42m	17' 7" x 14' 6"	
Shower	3.31m x 2.20m	10' 10" x 7' 3"	
Total Floor Area: 64.50m ² - 694.27 sq.ft			

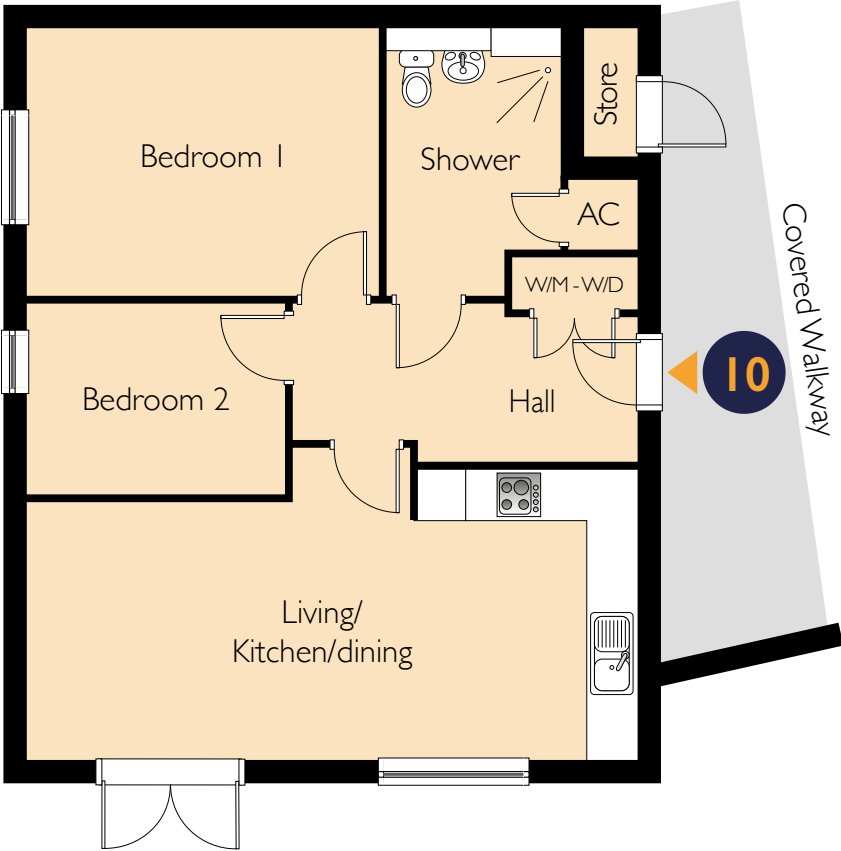
Please note: Kitchen layouts are indicative only. Please consult with a member of the sales staff for specific plans, room dimensions and kitchen layouts. The information is for guidance only and is not to be relied on as statements or representations of fact and they do not make or give representation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



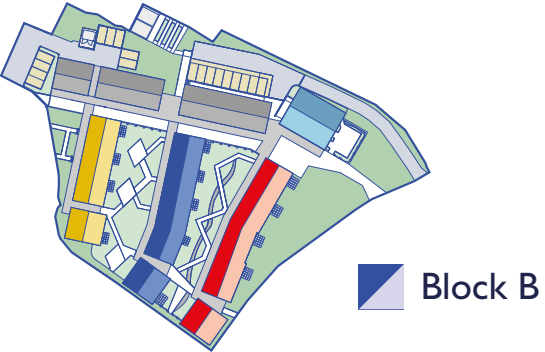
Computer generated image of Block B

Block B

Ground Floor - Two Bed Apartment **Plot 10**



Plot 10			
Living/Kitchen/Dining	7.64m x 3.60m	25' 1" x 11' 10"	
Bedroom 1	4.42m x 3.32m	14' 6" x 10' 11"	
Bedroom 2	3.25m x 2.45m	10' 8" x 8' 0"	
Shower	3.25m x 2.45m	10' 8" x 7' 3"	
Total Floor Area: 66.90m ² - 720.10 sq.ft			



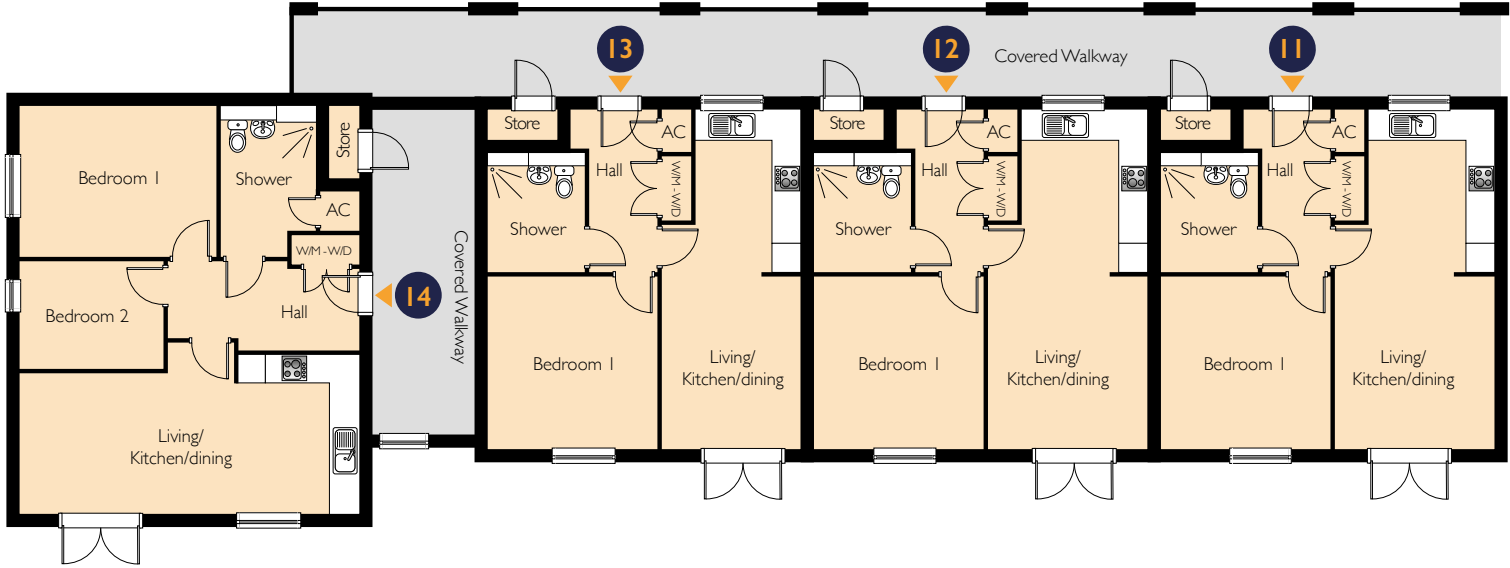
Please note: Kitchen layouts are indicative only. Please consult with a member of the sales staff for specific plans, room dimensions and kitchen layouts. The information is for guidance only and is not to be relied on as statements or representations of fact and they do not make or give representation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



Computer generated image of Block C

Block C

Ground Floor - One & Two Bed Apartments **Plots 11, 12, 13 & 14**

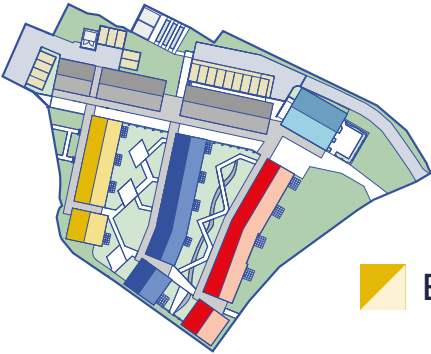


Plot 11		
Living/Kitchen/Dining	7.64m x 3.60m	25' 1" x 11' 10"
Bedroom 1	4.06m x 3.92m	13' 4" x 12' 10"
Shower	2.70m x 2.20m	8' 10" x 7' 3"
Total Floor Area: 55.10m ² - 593.09 sq.ft		

Plot 12		
Living/Kitchen/Dining	7.64m x 3.60m	25' 1" x 11' 10"
Bedroom 1	4.06m x 3.92m	13' 4" x 12' 10"
Shower	2.70m x 2.20m	8' 10" x 7' 3"
Total Floor Area: 55.10m ² - 593.09 sq.ft		

Plot 13			
Living/Kitchen/Dining	7.64m x 3.25m	25' 1" x 10' 8"	
Bedroom 1	3.93m x 3.92m	12' 11" x 12' 10"	
Shower	2.70m x 2.20m	8' 10" x 7' 3"	
Total Floor Area: 52.80m ² - 568.33 sq.ft			

Plot 14			
Living/Kitchen/Dining	7.64m x 3.60m	25' 1" x 11' 10"	
Bedroom 1	4.42m x 3.32m	14' 6" x 10' 11"	
Bedroom 2	3.25m x 2.45m	10' 8" x 8' 0"	
Shower	3.25m x 2.20m	10' 8" x 7' 3"	
Total Floor Area: 66.90m ² - 720.10 sq.ft			



Block C

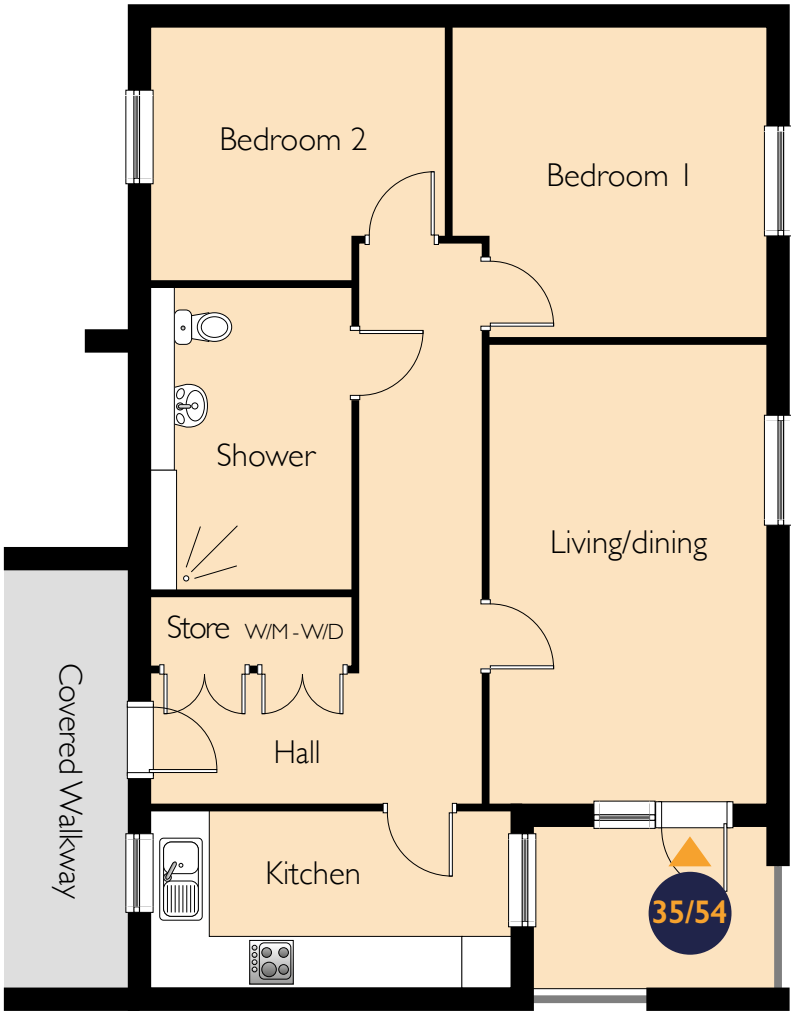
Please note: Kitchen layouts are indicative only. Please consult with a member of the sales staff for specific plans, room dimensions and kitchen layouts. The information is for guidance only and is not to be relied on as statements or representations of fact and they do not make or give representation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



Computer generated image of Block F

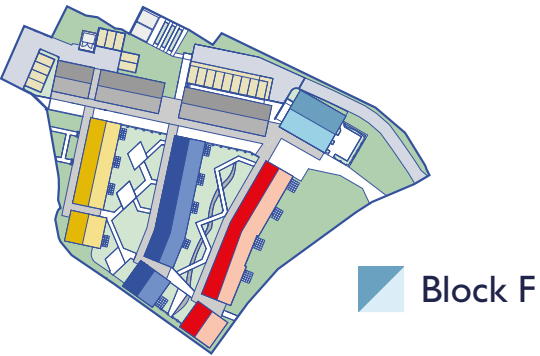
Block F

First & Second Floor - Two Bed Apartments **Plots 35 & 54**



Plot 35			
Living/Dining	5.90m x 3.50m	19' 4" x 11' 6"	
Kitchen	4.49m x 2.30m	14' 9" x 7' 7"	
Bedroom 1	3.99m x 3.93m	13' 1" x 12' 11"	
Bedroom 2	3.70m x 3.20m	12' 2" x 10' 6"	
Shower	3.90m x 2.50m	12' 10" x 8' 2"	
Total Floor Area: 56.30m ² - 606.01 sq.ft			

Plot 54			
Living/Dining	5.90m x 3.50m	19' 4" x 11' 6"	
Kitchen	4.49m x 2.30m	14' 9" x 7' 7"	
Bedroom 1	3.99m x 3.93m	13' 1" x 12' 11"	
Bedroom 2	3.70m x 3.20m	12' 2" x 10' 6"	
Shower	3.90m x 2.50m	12' 10" x 8' 2"	
Total Floor Area: 56.30m ² - 606.01 sq.ft			



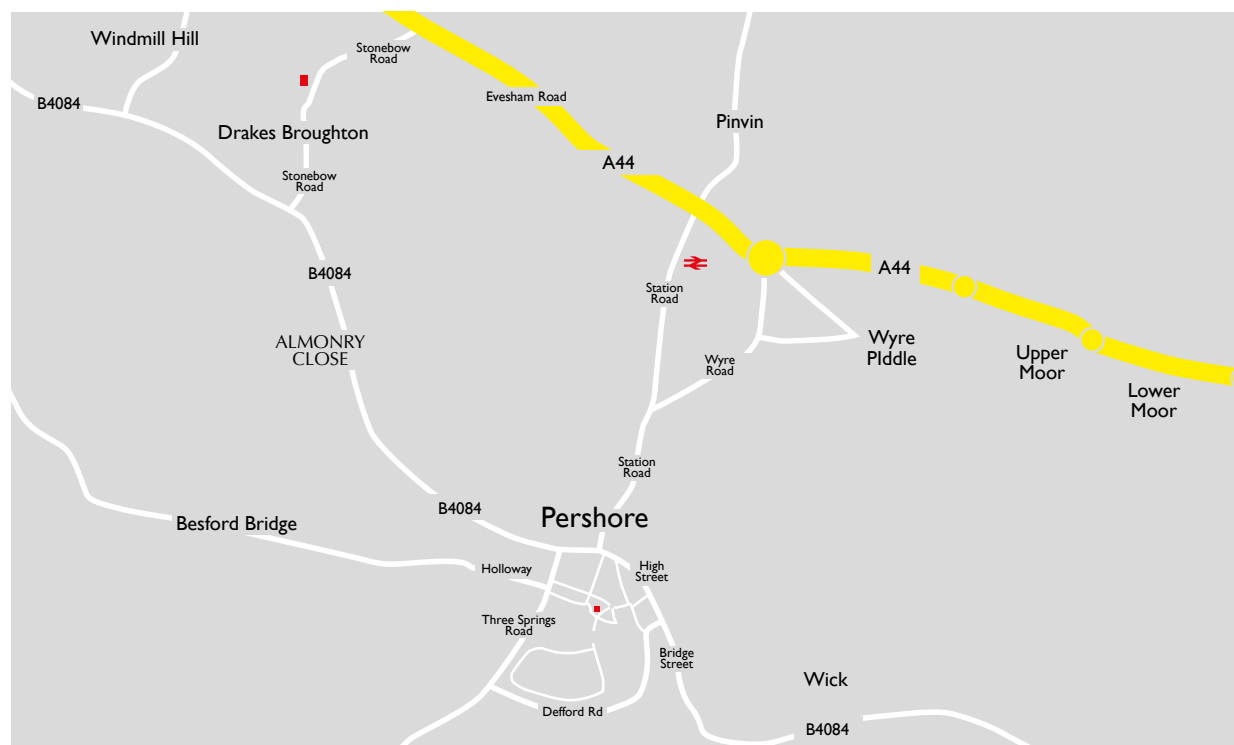
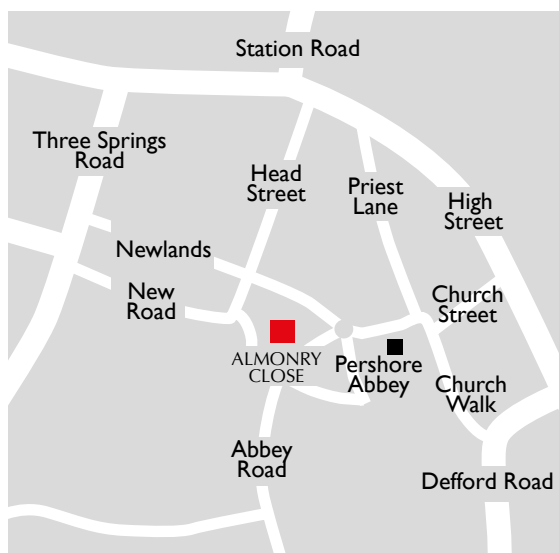
Please note: Kitchen layouts are indicative only. Please consult with a member of the sales staff for specific plans, room dimensions and kitchen layouts. The information is for guidance only and is not to be relied on as statements or representations of fact and they do not make or give representation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

DIRECTIONS

Almonry Close, Pershore,
Worcestershire WR10 1LX

ALMONRY CLOSE

ALMONRY CLOSE, PERSHORE • WORCESTERSHIRE



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