

# WEAVER PARK | DEVELOPMENT

## About the development

One Vision Housing is delighted to offer 29 newly built homes at the Weaver Park development, comprising two and three bedroom terraced homes. Weaver Park is well placed, in the historic village of Hartford, a beautiful area of Cheshire. Just outside Northwich, the village enjoys excellent local facilities, yet retains that essential Cheshire charm that makes locations like this so popular and sought after.

## House types available - Phase 1

- The Avon - Two bedroom home  
*Plots: 62, 63, 77, 78*
- The Evesham 2 - Two bedroom home  
*Plot: 53*
- The Evesham 3 - Three bedroom home  
*Plot: 52*
- The Stour - Three bedroom home  
*Plots: 61, 64*
- The Broadway - Three bedroom home  
*Plots: 51, 54*



## Location

Access via School Lane, Hartford, Cheshire CW8 1SG

## Local information

### Education

Family life is well catered for at Weaver Park. There are two primary schools within the locality and a local high school.

### Nearest schools

- Hartford Manor Community Primary School (0.5 miles)
- Hartford Primary School (0.6 miles)
- Hartford High School (0.9 miles)

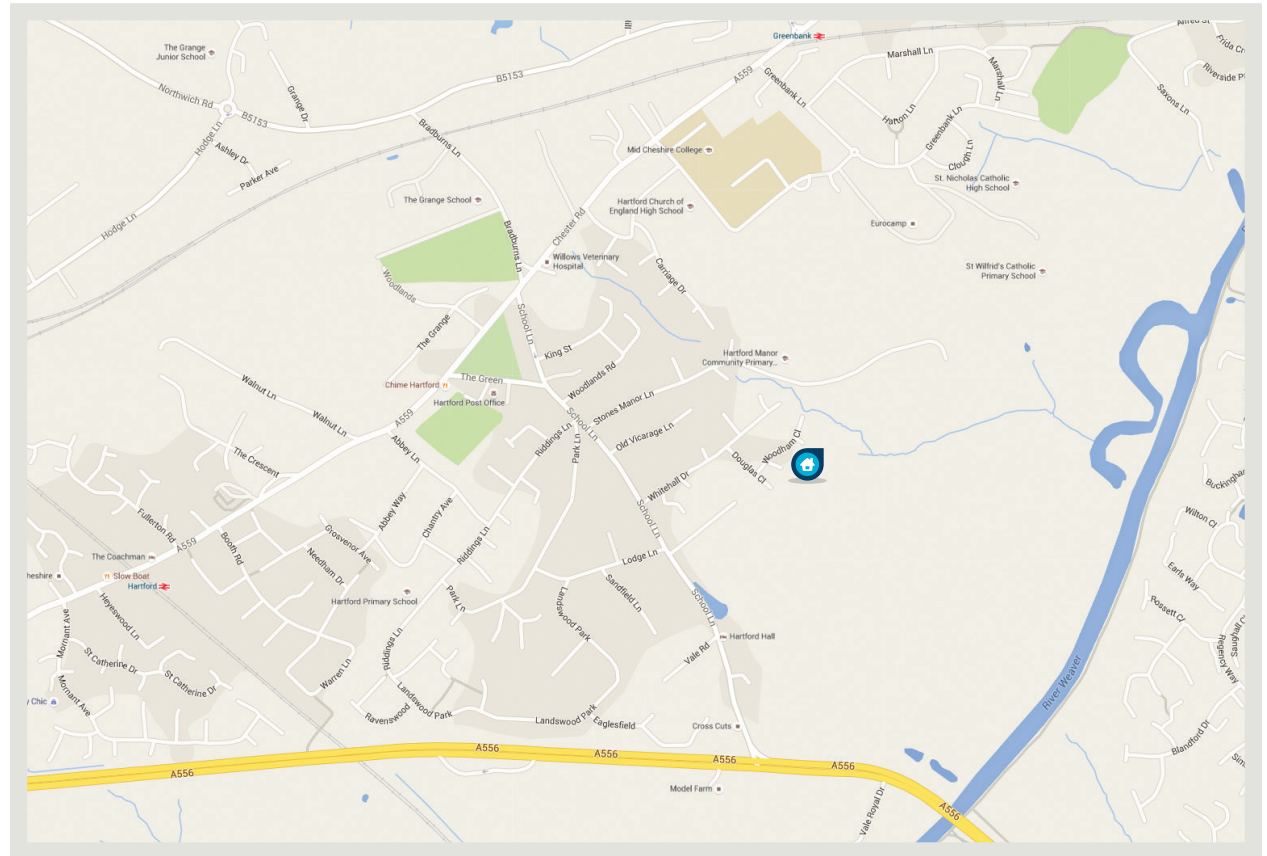
### Transport links

Situated conveniently for the A556 Chester Road, Weaver Park is perfectly located for people wanting to commute to Chester, Liverpool and North Wales in the west and Manchester in the east. If you want to get around on public transport, Hartford Station is just over a mile away, and offers services between Liverpool and Birmingham.

### Nearest train stations

- Hartford station (1 mile)
- Greenbank station (1 mile)

*Distances are straight line measurements from centre of postcode*



### ***Here to help***

*If you'd like more information about shared ownership with One Vision Housing, please visit our website or call a member of our team:*



0333 733 8888



[sales@ovh.org.uk](mailto:sales@ovh.org.uk)



[www.ovh.org.uk/sales](http://www.ovh.org.uk/sales)

## THE AVON | TWO BEDROOM HOUSE



### About the house

The Avon is a delightful two bedroom house, boasting an airy open plan lounge and dining area, and there's a downstairs WC for convenience. Upstairs you'll find two double bedrooms and a family bathroom.

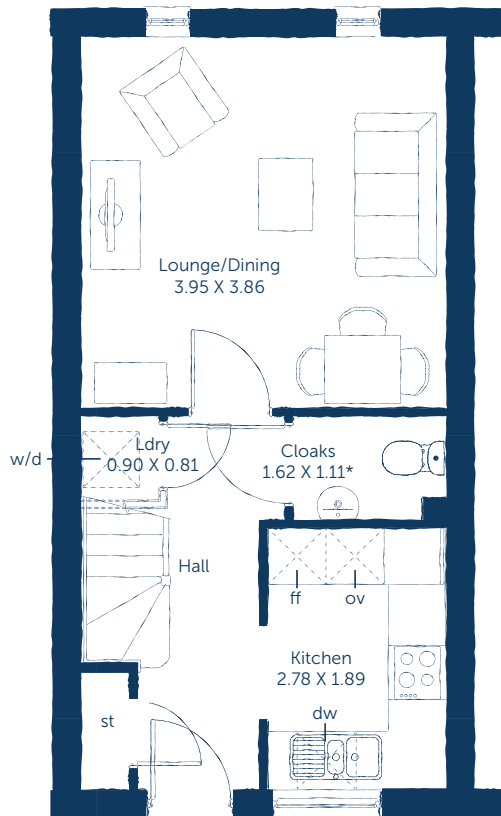
*Render plots: 70, 71, 97 & 98 (Phase 2)*

*Brick plots: 62, 63, 77, 78 (Phase 1) 92, 93 & 94 (Phase 2)*

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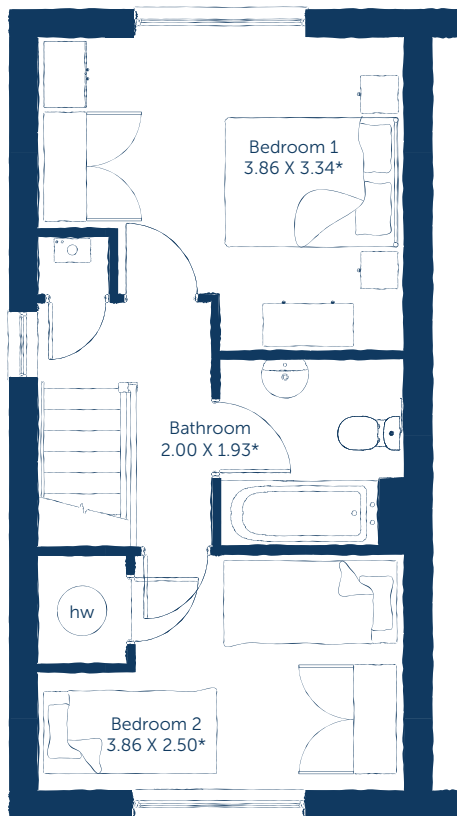


# THE AVON | FLOOR PLANS



## Ground floor

Lounge/Dining	3.95 x 3.86 m / 13'0" x 12'8"
Kitchen	2.78 x 1.89 m / 9'1" x 6'2"
Cloaks	1.62 x 1.11 m* / 5'4" x 3'8"
Laundry	0.90 x 0.81 m / 2'11" x 2'8"



## First floor

Bedroom 1	3.86 x 3.34 m* / 12'8" x 10'11"
Bedroom 2	3.86 x 2.50 m* / 12'8" x 8'2"
Bathroom	2.00 x 1.93 m* / 6'7" x 6'4"

KEY Hob ov Oven ff Fridge/freezer dw Dishwasher space wm Washing machine space td Tumble dryer space hw Hot water cylinder \* Max dimensions

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## THE EVESHAM 2 | TWO BEDROOM HOUSE

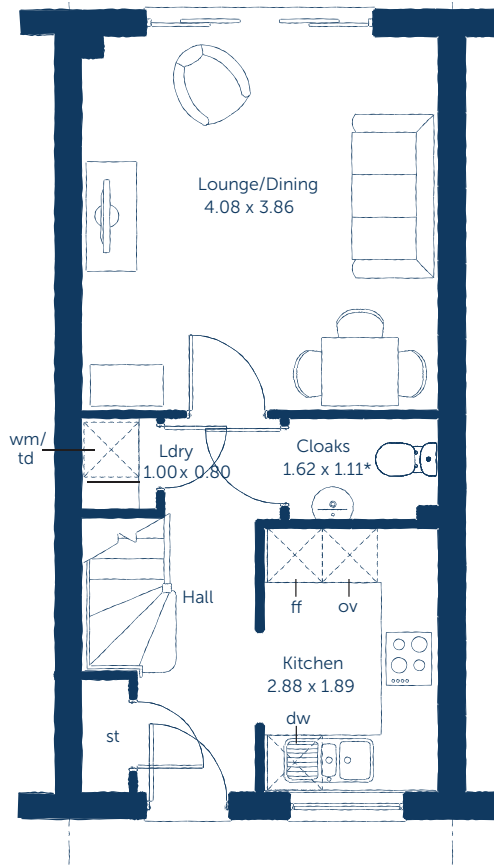


### About the house

The Evesham 2 is a delightful two bedroom house, boasting an airy open plan lounge and dining area, and there's a downstairs WC for convenience. Upstairs you'll find two double bedrooms, each with an ensuite shower room.

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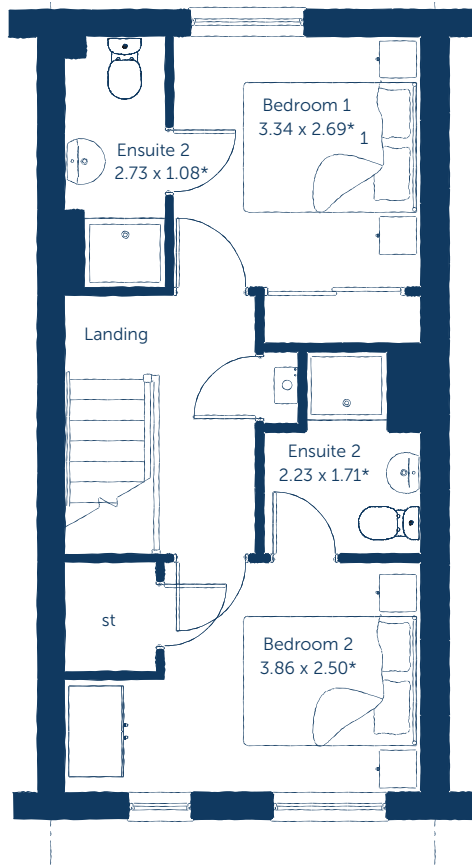
# THE EVESHAM 2 | FLOOR PLANS



## Ground floor

Lounge/Dining	4.08 x 3.86 m / 13'5" x 12'8"
Kitchen	2.88 x 1.89 m / 9'5" x 6'2"
Cloaks	1.62 x 1.11 m* / 5'4" x 3'8"
Laundry	1.00 x 0.80 m / 3'3" x 2'7"

KEY Hob ov Oven ff Fridge/freezer dw Dishwasher space wm Washing machine space td Tumble dryer space \* Max dimensions



## First floor

Bedroom 1	3.34 x 2.69 m* / 10'11" x 8'10"
Ensuite 1	2.73 x 1.08 m* / 8'11" x 3'7"
Bedroom 2	3.86 x 2.50 m* / 12'8" x 8'2"
Ensuite 2	2.23 x 1.71 m* / 7'4" x 5'7"

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## THE EVESHAM 3 | THREE BEDROOM HOUSE

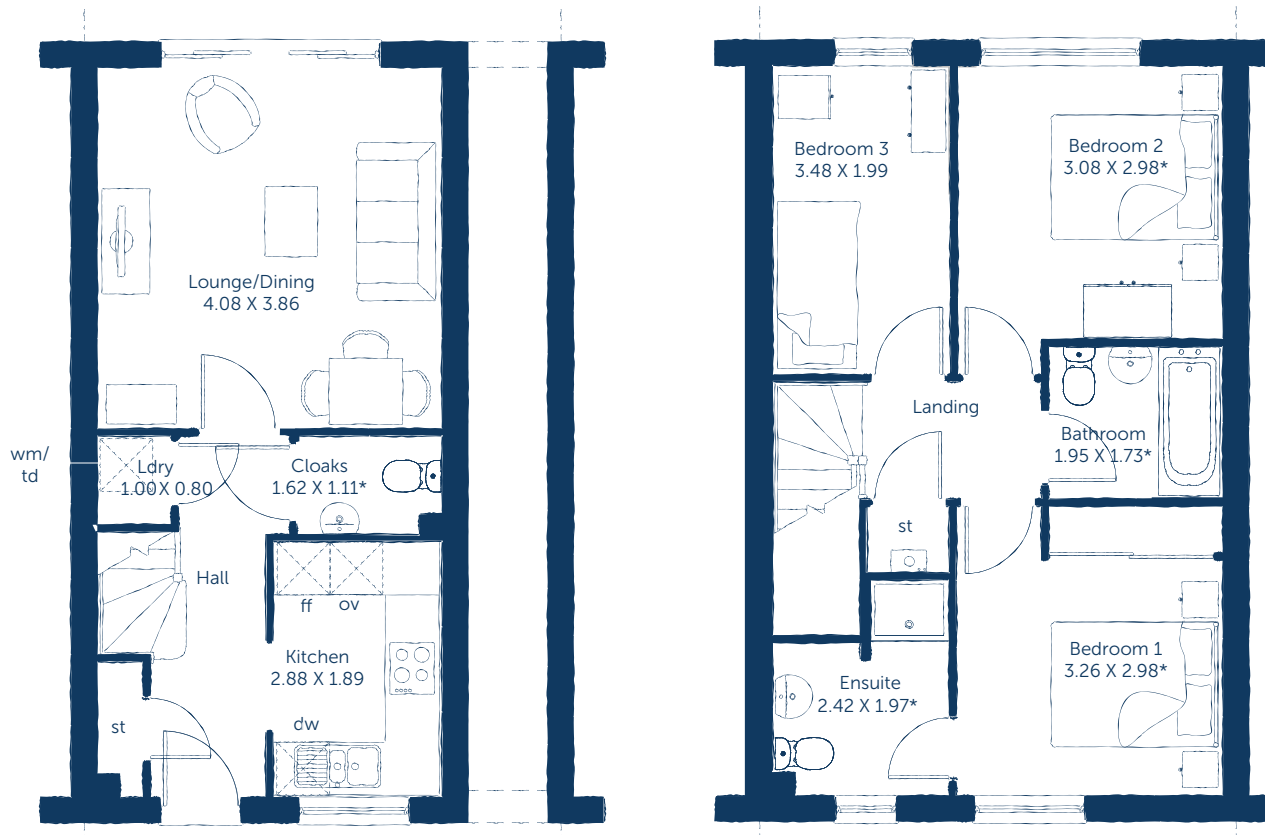


### About the house

The Evesham 3 is a delightful three bedroom house, boasting an airy open plan lounge and dining area, and there's a downstairs WC for convenience. Upstairs you'll find the master double bedroom with an ensuite shower room, a double bedroom, a single bedroom and a family bathroom.

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# THE EVESHAM 3 | FLOOR PLANS



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## THE STOUR | THREE BEDROOM HOUSE



### About the house

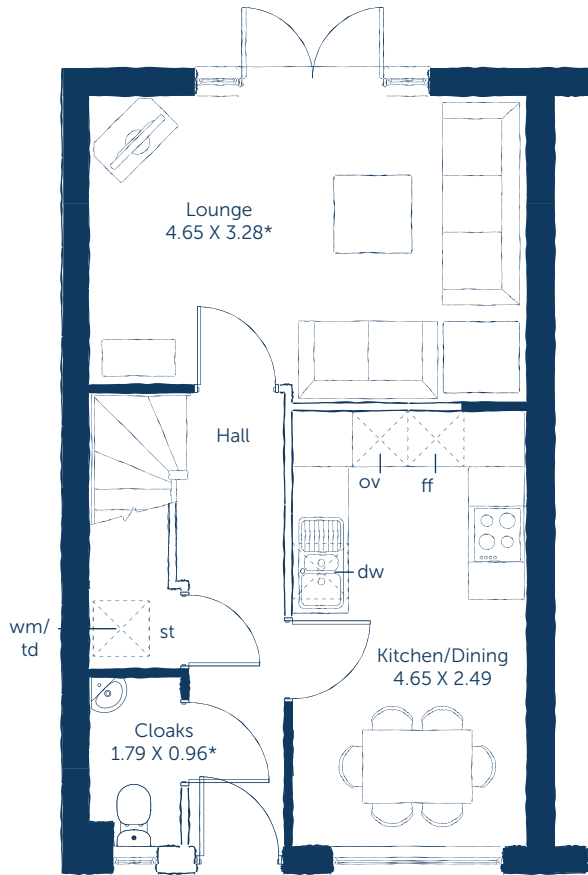
The Stour is a delightful three bedroom home, boasting a spacious lounge and an open plan kitchen-dining area, and there's a downstairs WC for convenience. Upstairs you'll find two double bedrooms, a single bedroom and family bathroom.

*Render plots: 61, 64 (Phase 1) 76, 79, 91 & 95 (Phase 2)*

*Brick plots: 69, 72, 96 & 99 (Phase 2)*

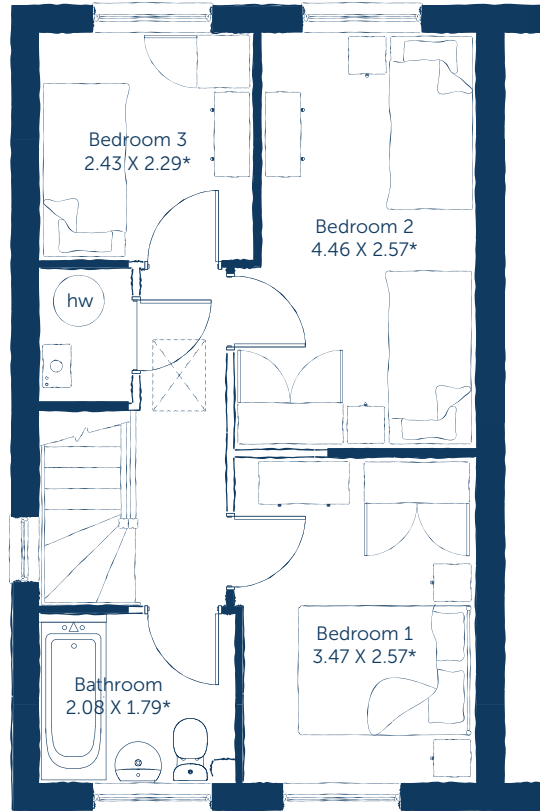
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# THE STOUR | FLOOR PLANS



## Ground floor

Lounge	4.65 x 3.28 m* / 15'3" x 10'9"
Kitchen/Dining	4.65 x 2.49 m / 15'3" x 8'2"
Cloaks	1.79 x 0.96 m* / 5'10" x 3'2"



## First floor

Bedroom 1	3.47 x 2.57 m* / 11'5" x 8'5"
Bedroom 2	4.46 x 2.57 m* / 14'8" x 8'5"
Bedroom 3	2.43 x 2.29 m* / 8'0" x 7'6"
Bathroom	2.08 x 1.79 m* / 6'10" x 5'10"

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## THE BROADWAY | THREE BEDROOM HOUSE

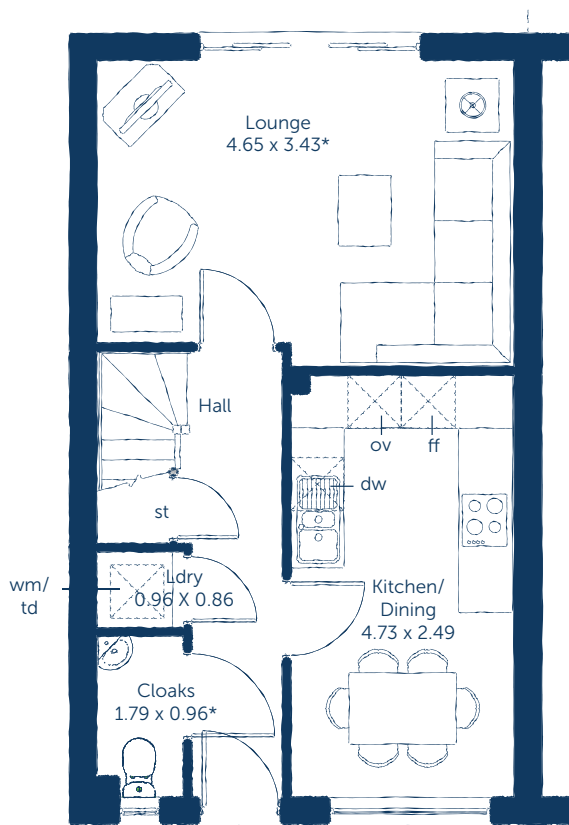


### About the house

The Broadway is a delightful three bedroom home, boasting a spacious lounge and an open plan kitchen-dining area, and there's a downstairs WC for convenience. Upstairs you'll find two double bedrooms, a single bedroom and family bathroom.

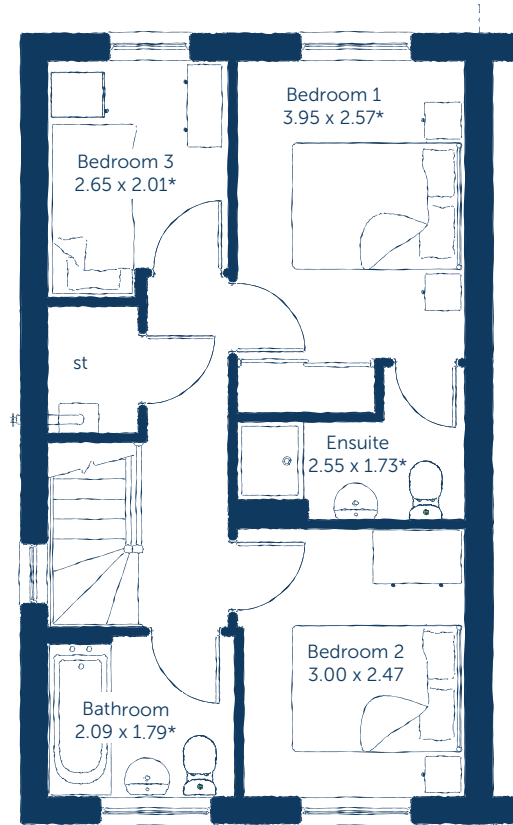
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# THE BROADWAY | FLOOR PLANS



## Ground floor

Lounge	4.65 x 3.43 m* / 15'3" x 11'3"
Kitchen/Dining	4.73 x 2.49 m / 15'6" x 8'2"
Cloaks	1.79 x 0.96 m* / 5'10" x 3'2"
Laundry	0.96 x 0.86 m / 3'2" x 2'10"



## First floor

Bedroom 1	3.95 x 2.57 m* / 13'0" x 8'5"
Ensuite	2.55 x 1.73 m* / 8'4" x 5'8"
Bedroom 2	3.00 x 2.47 m / 9'10" x 8'1"
Bedroom 3	2.65 x 2.01 m* / 8'8" x 6'7"
Bathroom	2.09 x 1.79 m* / 6'10" x 5'10"

KEY Hob ov Oven ff Fridge/freezer dw Dishwasher space wm Washing machine space td Tumble dryer space hw Hot water cylinder \* Max dimensions

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## WEAVER PARK | PRICE LIST

Here is an explanation of how much you will pay, depending on the percentage of a property purchased.

Buyers can purchase different amounts depending on what they can afford as long as it is between 25% and 75% to begin with.

Buyers are able to purchase more shares in the future and can purchase 100% when they can afford to do so. The shared ownership rent decreases the more you purchase.

Further information can be found in 'Shared ownership - A simple guide'.

***For example:*** A 25% share of a Stour will cost you £49,250 and monthly rent payments of £339 will be made to us.

House type	Plots available	Property details	Open market value	% share purchased	Monthly rent payable*
The Avon	62, 63, 77, 78	Two bed mid terrace	£165,000	25% - £41,250 50% - £82,500 75% - £123,750	25% - £284 50% - £189 75% - £95
The Evesham 2	53	Two bed mid terrace	£165,000	25% - £41,250 50% - £82,500 75% - £123,750	25% - £284 50% - £189 75% - £95

Continued overleaf

# WEAVER PARK | PRICE LIST *continued*

House type	Plots available	Property details	Open market value	% share purchased	Monthly rent payable*
The Evesham 3	52	Three bed mid terrace	£195,000	25% - £48,750 50% - £97,500 75% - £146,250	25% - £335 50% - £223 75% - £112
The Stour	61, 64	Three bed end terrace	£197,000	25% - £49,250 50% - £98,500 75% - £147,750	25% - £339 50% - £248 75% - £113
The Broadway	51, 54	Three bed end terrace	£199,000	25% - £49,750 50%- £99,500 75% - £149,250	25% - £342 50% - £228 75% - £114

*\*In addition to the shared ownership rent a service charge will also be payable for estate management services and buildings insurance. An estimate of this will be provided in the sale pack.*