

# APPLEWOOD GREEN | DEVELOPMENT

## About the development

One Vision Housing is delighted to offer a choice of two and three bedroom, newly built homes at the Applewood Green development, in highly south-after Kelsall.

The beautifully landscaped development is close to local shops and services, including the popular Lord Binning Public House and the Ofsted-rated 'outstanding' Kelsall Primary School.

Mouldsworth is the nearest train station, just eight minutes away.

## House types available - Phase 1

- The Beechcroft - Two bed mews  
*Plots: 32, 33*
- The Ashcroft - Three bed end terrace  
*Plot: 31, 34*
- The Ashcroft - Three bed semi detached  
*Plot: 1, 2, 3, 4*



## Location

Flat Lane, Kelsall, Cheshire CW6 0PU

## Local information

### Education

Families will appreciate Kelsall's proximity to a choice of nearby schools.

### Nearest schools

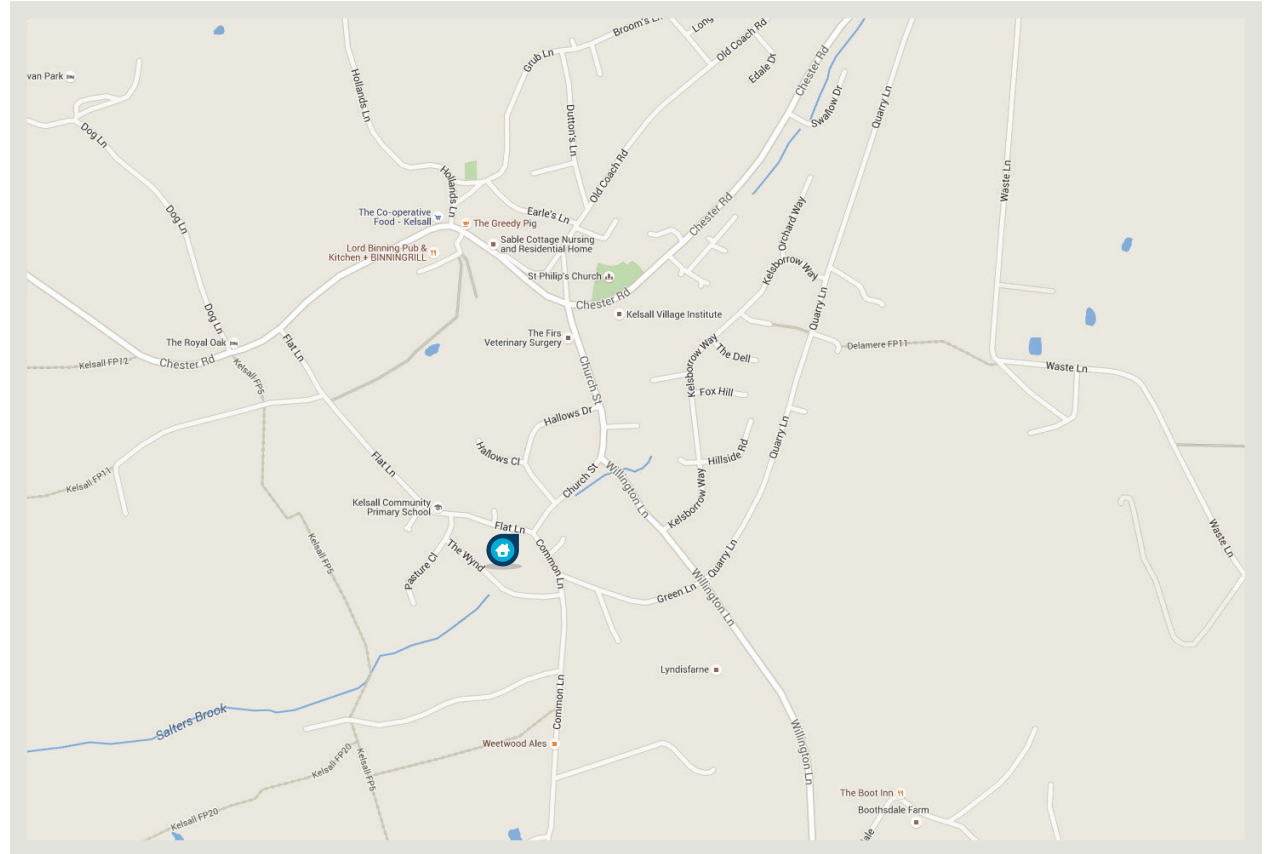
- Kelsall Primary School (1 minute walk away)
- Delamere Church of England Primary School (2.3 miles)
- Duddon St Peters Primary School (3.5 miles)
- Tarporley High School and Sixth Form College (4.7 miles)

### Transport links

The development is just eight miles from historic Chester, eight miles from Northwich town centre and four miles from the pretty Georgian village of Tarporley. It is an ideal for those commuting to Chester, Manchester, Warrington or Liverpool.

### Nearest train stations

- Mouldsworth (3.3 miles)
- Delamere (4.2 miles)



### ***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 BEEHCROFT | TWO BEDROOM HOUSE



### About the house

The Beechcroft is a delightful two bedroom mews home; the ideal first home, with an open plan living area and downstairs WC for convenience.

Flooring is inclusive in all wet areas, and the fitted kitchen area includes a Zanussi Stainless Steel Oven and Hob, and an Electrolux Cooker Hood.

Upstairs you'll find two double bedrooms and a modern family bathroom.

The front and back garden areas will be turfed and each property will have two parking spaces.

All photos, images and computer generated images in these particulars are for illustrative purposes and general guidance only. They do not constitute a contract, part of contract or warranty. External finishes, street configuration and landscaping may vary from plot to plot. Please check with OVH's sales advisor for further details relating to specific plots. Measurements provided are estimated; to ensure accuracy please undertake your own measurements before ordering any flooring, fixtures, fittings or furniture.



# THE BEEHCROFT | FLOOR PLANS



Ground floor

Gross area 64 sq m / 689 sq ft



First floor

Gross area 64 sq m / 689 sq ft

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## THE ASHCROFT | THREE BEDROOM HOUSE



The image shown here is indicative of the three bedroom semi-detached house option. All photos, images and computer generated images in these particulars are for illustrative purposes and general guidance only. They do not constitute a contract, part of contract or warranty. External finishes, street configuration and landscaping may vary from plot to plot. Please check with OVH's sales advisor for further details relating to specific plots. Measurements provided are estimated; to ensure accuracy please undertake your own measurements before ordering any flooring, fixtures, fittings or furniture.

### About the house

The Ashcroft is a lovely three bedroom end terrace/semi-detached house boasting an open plan living and dining room. There's a separate kitchen and a downstairs WC for convenience.

Flooring is inclusive in all wet areas, and the fitted kitchen includes a Zanussi Stainless Steel Oven and Hob, and an Electrolux Cooker Hood.

Upstairs you'll find two double bedrooms, a single bedroom and a modern family bathroom.

The front and back garden areas will be turfed and each property will have two parking spaces.

# THE ASHCROFT | FLOOR PLANS



Ground floor

Gross area 84.6 sq m / 910 sq ft



First floor

Gross area 84.6 sq m / 910 sq ft

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## APPLEWOOD GREEN | 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 Beechcroft will cost you £43,000 and monthly rent payments of £295.63 will be made to us.*

House type	Plots available	Property details	Open market value	% share purchased	Monthly rent payable*
The Beechcroft	32 & 33	Two bed mews	£172,000	25% - £43,000 50% - £86,000 75% - £129,000	25% - £295.63 50% - £197.08 75% - £98.54
The Ashcroft	31 & 34	Three bed end terrace	£232,000	25% - £58,000 50% - £116,000 75% - £174,000	25% - £398.75 50% - £265.83 75% - £132.92
The Ashcroft	1, 2, 3 & 4	Three bed semi detached house	£235,000	25% - £58,750 50% - £117,500 75% - £176,250	25% - £403.91 50% - £269.27 75% - £134.64

\*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.