

The logo for Snugg Living, featuring the word "snugg" in a bold, white, lowercase sans-serif font, with the word "living" in a smaller, white, lowercase sans-serif font directly beneath it. The logo is set against a solid lime green rectangular background.

snugg
living

PINEWOOD

WINSFORD

www.snuggliving.co.uk

PINEWOOD

Pinewood Road, Winsford CW7 2GD

This brand new development offers a desirable collection of three bedroom semi detached and detached properties situated in Winsford in the heart of the Cheshire countryside.

Your Property

These new energy efficient homes offer the buyer a fantastic living accommodation spread over two floors, creating the perfect home for young couples or a growing family. The ground floor offers a welcoming entrance hallway, spacious lounge, downstairs WC, dining area and modern kitchen with integrated appliances. The first floor has well proportioned bedrooms and a contemporary three- piece suite bathroom.

All this is complemented by gas central heating, smoke detectors, uPVC doors & windows finished off with a neutral décor. Externally, the properties benefit from landscaped front and rear gardens as well as driveway parking.

**Get on the property ladder
from as little as £39,499***

The Location

Located near the picturesque banks of the River Weaver, and within short distance to the Nat Lane Retail Park, this location offers the advantage to enjoy both a rural and urban lifestyle.

Local landmarks to explore are St Chad's Church, the Saxon Cross and Winsford flashes, upon which the Winsford flash sailing club operate.

OFSTED rated primary and secondary schools are also within close proximity making these properties ideal for a first time buyer or a growing family.

Local Amenities

There are a host of local amenities all within walking distance which include a local Tesco Express, GP surgery, convenience stores, local pub, takeaways, and local park with plenty of places to eat, drink and socialise.

Transport Links

The development benefits with excellent public transport links and is also a short drive from the M6 motorway.

The properties are also within close proximity of Winsford Rail Station providing rapid connections to Liverpool, Birmingham and beyond.

Arrange a Viewing

The development is set to be completed in January 2018. If you would like to view the property please contact:

Snugg Living

01942 267 819

info@snuggliving.co.uk

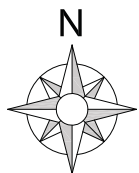


Applications are subject to approval via the Homebuy Agent. Please visit www.helptobuynw.org.uk for more information

*price represents a 25% share of the property

You may also have to pay a service charge if, for example, the property is a flat with a communal area. Details of the rent and service charge payable for each property can be found on our website, or from the housing association who owns the other share of the property. As a home owner, you will be responsible for the maintenance and repairs on your home. If you live in an apartment, your landlord will be responsible for the communal areas.

*Please note: On some developments there is a limit on staircasing, which means you cannot buy 100% of the property. Check with us if you are unsure.



SCHEDULE OF ACCOMMODATION

TYPE	BED ACCOMMODATION / DWELLING TYPE	STOREY HEIGHT	No. OF UNITS
3BP 85	3 BED 5 PERSON - HOUSE	2	12
2BP 70	2 BED 4 PERSON - HOUSE	2	23
1BP 4PT	1 BED 2 PERSON - APARTMENT	2	10
TOTAL NO. OF DWELLINGS			45

DRAWING LEGEND

- Site Boundary
- 1.8m Feathered Edge Timber Screen Fence
- 1.5m Feathered Edge Timber Screen Fence
- 1.8m Timber Gate
- Bin Storage Area with Flaggings Beneath (Storage for 3 Bins)
- Rising Main Easement
- Existing Retained Trees
- Proposed Planting of Pedunculate Oak Tree Standard
- Proposed Planting of Hawthorn Saplings
- Secure Storage Box - Suitable for storing 2 no. cycles Size: - 6'w x 4'd x 6'h
- Cycle Store (Plots 19, 21, 22, 25, 26 & 27) Suitable for storing 12 no. cycles

D	22.03.16	GW	Storage boxes & cycle store indicated.		
C	16.12.15	GW	Six additional parking spaces added.		
B	07.12.15	GW	Locations added for new trees and Hawthorn saplings indicated.		
A	03.12.15	GW	Surrounding existing trees indicated. Parking spaces added to Plots 5, 12 & 32. Rumble strip indicated.		
REV	DATE	DRAWN	DESCRIPTION	ARCH CHECK	ENG CHECK

PROPOSED SITE LAYOUT



MCI Developments Ltd.
1 Beecham Court,
Smithy Brook Road,
Wigan, WN3 6PR
tel: 0844887 1467
fax: 0844887 1468
web: www.mciddevelopments.com
email: admin@mcidevelopments.com

PROJECT				
Pinewood, Winsford				
DRN BY	GW	SCALE	JOB REF	DRAWING NUMBER
DATE	July 15	1:500 @ A2	-	WhitbysLn / SK01
REV	D			

Pinewood

Additional Information

Number of bedrooms	Number of properties	Full open market Value	25% Share	50% share	75% share
3 bedroom detached house	1	£174,995	£43,749	£87,498	£131,246
3 bedroom semi-detached house with large front & rear gardens	1	£165,995	£41,499	£82,998	£124,496
3 bedroom semi-detached house with large rear garden	2	£164,995	£41,249	£82,498	£123,746
3 bedroom semi-detached house	2	£159,995	£39,999	£79,998	£119,996
3 bedroom semi-detached house	1	£157,995	£39,499	£78,998	£118,496
Total	7				

Rent & Service Charges

The rent charge is 2.75% of the unsold equity

{example - £157,995 (OMV) x 75% (unsold equity) x 2.75% (rent charge) / divide by 12 months = £271.55 per month}

Service Charge starts from £25.76 per month.

Please contact Snugg Living if you need any further information regarding shared ownership.

Are you eligible?

Priority will be given to those who have a local connection to Cheshire West & Chester and to those who are in housing need.