



| PROPERTY BROCHURE

Connaught Place



Brockenhurst,
Hampshire



New Forest
DISTRICT COUNCIL

Shared Ownership

Our shared ownership homes at Connaught Place, Brockenhurst offer a more affordable way to buy your home. With a New Forest District Council shared ownership home, you buy the share you can afford and pay rent to the council on the rest. This means you will need a smaller deposit and mortgage.

When you are ready you can buy more shares in your home. For homes at Connaught Place, you will be able to purchase up to 80%.

Shared ownership homes are sold as leasehold, with a lease length of 990 years. Rent and service charges are applicable and will be reviewed on an annual basis.

We do require a reservation fee of £500 to secure your interest in a property. This is deducted from the final sale costs on completion of sale.

For further information on the sale of New Forest District Council shared ownership please visit our website.





Connaught Place

Brockenhurst, Hampshire

Connaught Place is a new development of open market and shared ownership homes, set in a small cluster around a central green courtyard. The new homes are located near the train station and are in easy walking distance of local amenities, including shops, infant & primary schools, doctors' surgery and post office.

The village is on a direct train line route to Southampton and on to Winchester and London and Bournemouth and Poole. There are regular bus services connecting Brockenhurst to the wider New Forest District.

Shared ownership homes are offered with a fully fitted kitchen, with hob, oven and integrated fridge/freezer and carpeting and vinyl flooring to kitchens and bathrooms.



The site plan for 1 and 2 Connaught Place shows a large, irregularly shaped plot. The building footprint is outlined in red and includes a central courtyard area. The site is surrounded by existing buildings, including a 'LATCHMORE COURT' building to the north and a 'STATION CAR PARK' to the east. The plan includes numerous annotations for landscaping, such as 'PLANTING' and 'TREES', and parking areas, including 'STATION CAR PARK' and 'EXISTING CAR PARK'. A blue arrow points to a specific area within the building footprint, labeled '1 and 2 Connaught Place'. The plan also shows various boundary lines, including 'EXISTING 2m HIGH ALUMINUM BOUNDARY' and 'EXISTING 2m HIGH ALUMINUM BOUNDARY'.



1 Connaught Place

64m²

2 bedrooms

First floor flat

Allocated parking

Shared ownership price
based on 25% share:

£100,750*

* Based on an open market
value of £403,000.
The initial open market
valuation may be subject to
change.

Monthly rental cost based
on 25% share:

£579.31

Monthly service charges
will apply

2 Connaught Place

60m²

2 bedrooms

Ground floor flat

Small outside patio area

Allocated parking

Shared ownership price
based on 25% share:

£101,750*

* Based on an open market value
of £407,000.
The initial open market
valuation may be subject to
change.

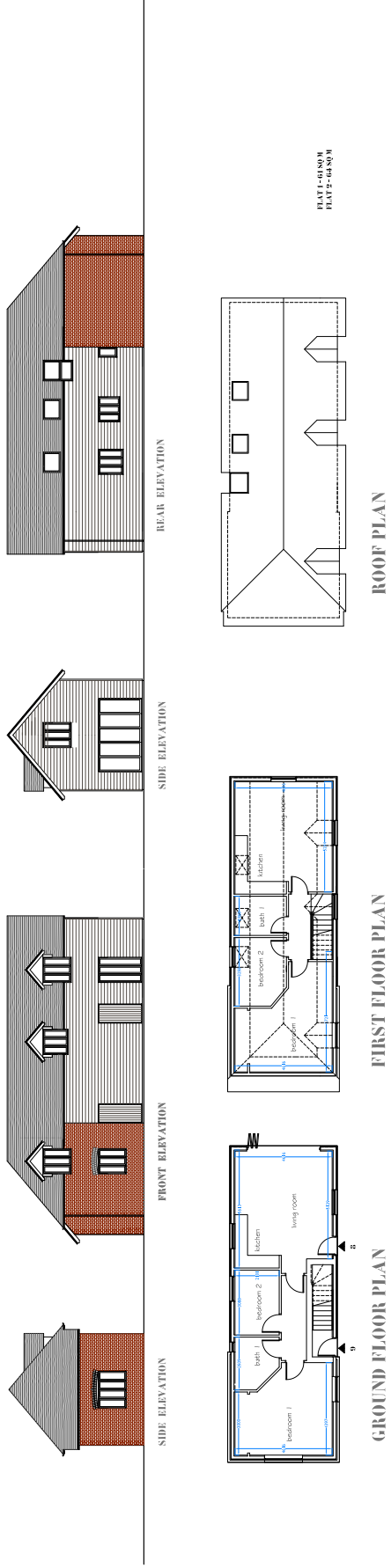
Monthly rental cost based
on 25% share:

£585.06

Monthly service charges will
apply

UNITS 8 & 9

STATION APPROACH : BROCKENHURST



Local connection

As new affordable homes within the National Park the sale of 1 and 2 Connaught Place is subject to a local connection requirement, applications will be processed on a first come first serve basis, based on the priority order:

1. applicant's resident in the parish of Brockenhurst for 2 years or more at the time of application and sale
2. applicants who have been resident for 2 years or more in the parishes immediately adjoining Brockenhurst
3. applicants with a strong local connection to the New Forest Nation Park
4. applicant's resident within the New Forest district area

Applicants will be required to provide supporting documentation to demonstrate their local connection to the area during the application process.

Lease and sale

The property will be sold and leased substantially based on Homes England's Standard Form of shared ownership lease for Designated Protected Areas. An 80% restriction on staircasing will apply to the shared ownership lease.



Specifications

Your home will come with a Q Assure Building Warranty.

Kitchen and living room

- Fully fitted kitchen.
- Space for a washing machine or dishwasher
- Induction hob
- Integrated oven
- Integrated fridge/freezer

Bathroom and cloakrooms

- White bathroom sanitary ware
- Bath, with shower over bath

Heating and hot water

- Energy Efficient Electric Panel Heaters
- Air-source hot water system

Internal finishes

- Decorated throughout
- Carpet to bedrooms and stairs
- Vinyl to kitchen and bathroom

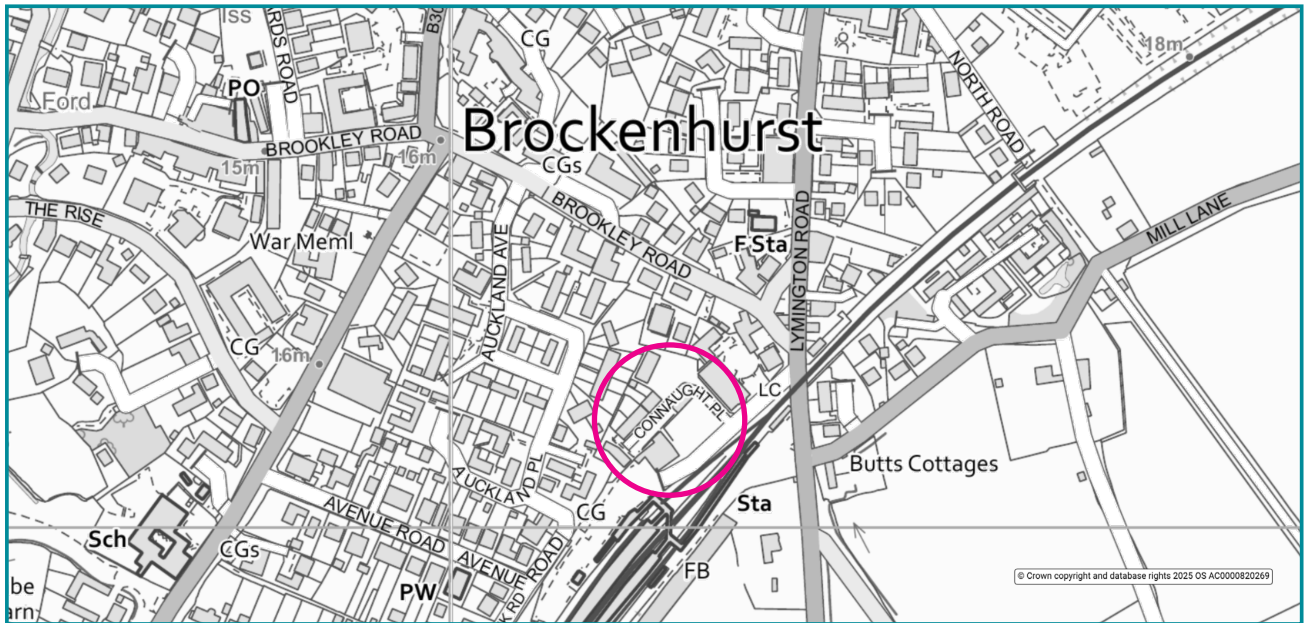
Electrical

- Power sockets throughout
- TV & broadband connection available
- Access to electric vehicle charging point

External

- Communal bike storage
- Designated parking space

2 Connaught Place has a small private patio area adjoining the property.



Finding Connaught Place, Brockenhurst

Connaught Place, Brockenhurst, SO42 7AG



For further information



023 8028 5850



sharedownership@nfdc.gov.uk

The photographs, images and plans are provided to give potential buyers a representation of the houses. They may not be representative of exact plots and in some cases the properties will vary from the images and information shown. The floor plans are not to scale and are indicative only. It is not uncommon for changes during the build programme. The information contained in this brochure does not form part of the sales contract, warranty, or guarantee.