

settle.

Wolsey Manor

CHESHUNT

2 & 3 bedroom homes available
with Shared Ownership



settle into your new home in Cheshunt

Welcome to Cheshunt, a vibrant town located in the Borough of Broxbourne.

Cheshunt offers a wide range of activities to keep you entertained. You can explore the beautiful Lee Valley Regional Park, perfect for walking, cycling, or enjoying a picnic. If you're a sports enthusiast, head to Cheshunt Park Golf Centre or Cheshunt Community Sports park for some action-packed fun.

Cheshunt is conveniently located near some fantastic places to visit. Just a short drive away, you'll find the historic city of Hertford, known for its charming architecture and picturesque riverside walks. For a dose of retail therapy, head to the nearby Brookfield Retail Park or the bustling town of Waltham Cross.

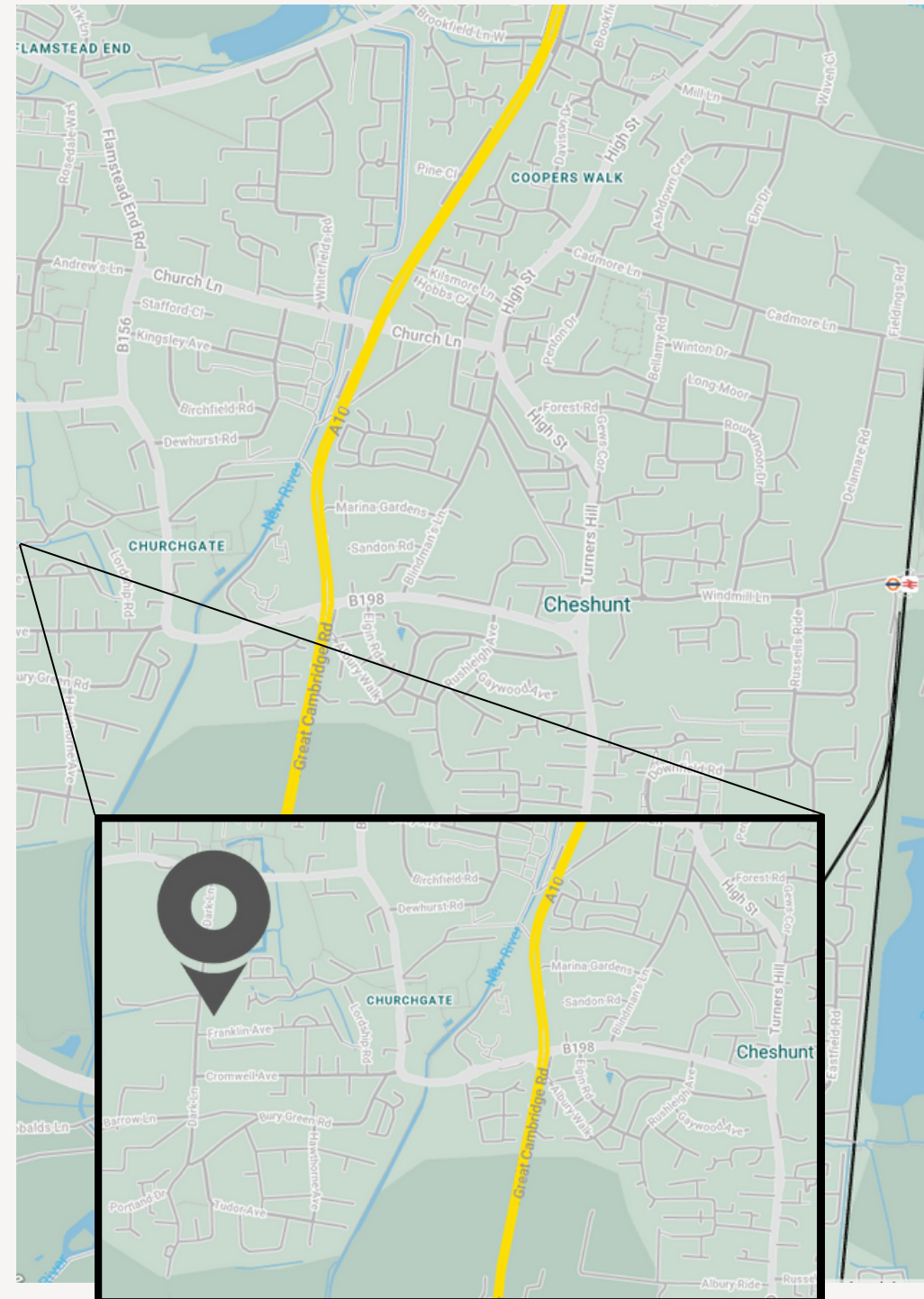
Cheshunt benefits from excellent transport links, making it easy to explore the surrounding areas. The Cheshunt railway station provides regular services to London Liverpool Street, with a journey time of around 25 minutes. Additionally, the town is well-connected to major road networks, including the A10 and M25, making it convenient for both local and long-distance travel.

When it comes to dining out, Cheshunt has a variety of pubs and restaurants to satisfy your taste buds. From traditional British cuisine to international flavors, you'll find something to suit every palate. Some popular spots include The Windmill, The Crocodile, and The Old English Gentleman.

So, whether you're looking for outdoor adventures, exploring nearby towns, convenient transportation, quality education, or a delicious meal, Cheshunt has it all.



MAP



Life in and around Cheshunt



Local Supermarkets

Marks & Spencer	6 minutes (By car)
Tesco Extra	6 minutes (By car)
ALDI	14 minutes (By car)

Source: Google Maps

Local Schools

Arlesdene Nursery (Nursery)	5 minutes (By car) 21 minutes (Walking)
Brookland Junior School (Primary)	7 minutes (By car) 40 minutes (Walking)
Goffs Academy (Secondary)	1 minute (By car) 5 minutes (Walking)

Source: Google Maps

Getting around



By Bus

Source: Google Maps

Goff's Oak	18 minutes
Waltham Cross	25 minutes
Cuffley	28 minutes
Hertford	43 minutes

By Road

Source: Google Maps

Goff's Oak	5 minutes
Cuffley	8 minutes
Waltham Cross	8 minutes
Hertford	18 minutes
St Albans	35 minutes
Chelmsford	45 minutes
London	55 minutes

By Rail

(from Cheshunt station)
Source: Trainline

Waltham Cross	3 minutes
Broxbourne	5 minutes
Hertford	22 minutes
London (Liverpool St)	30 minutes



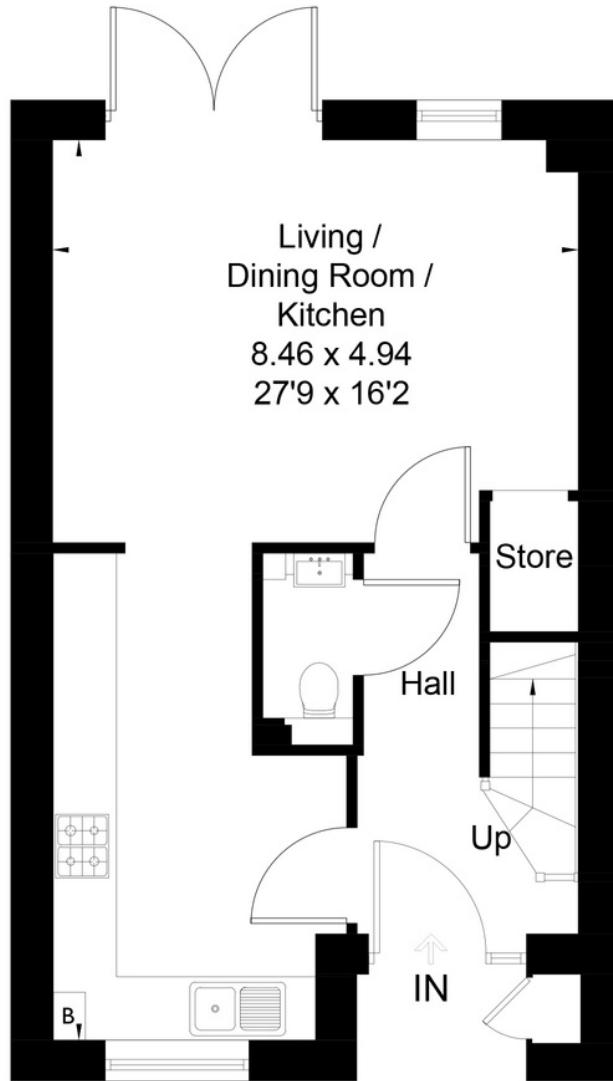




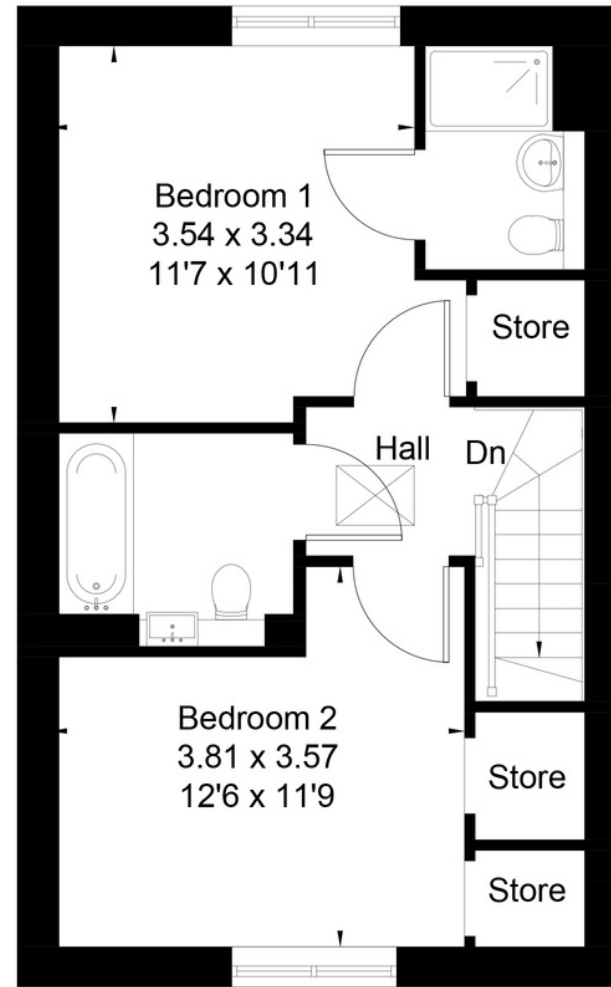
2 - Bedroom House

* handed

Plot 2*, 32* & 33



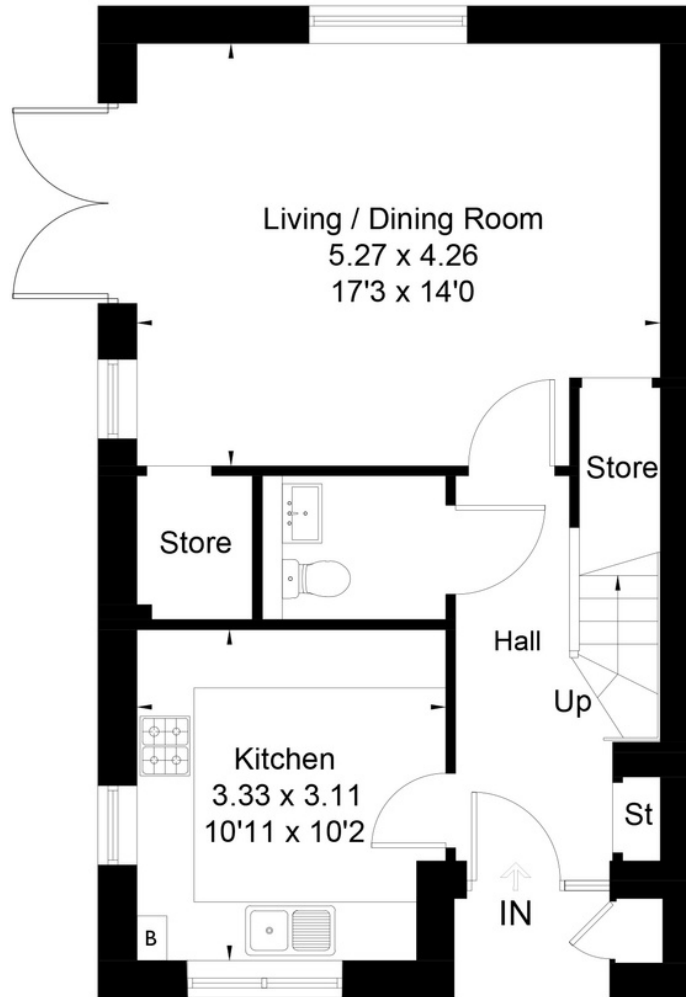
Ground Floor



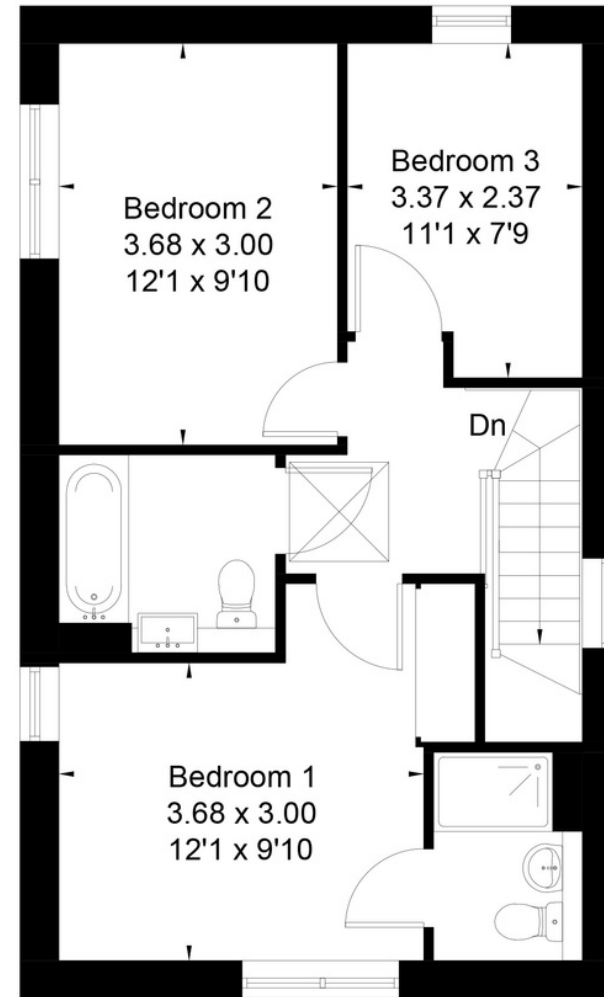
First Floor

3 - Bedroom House

Plots 47, 48 & 49



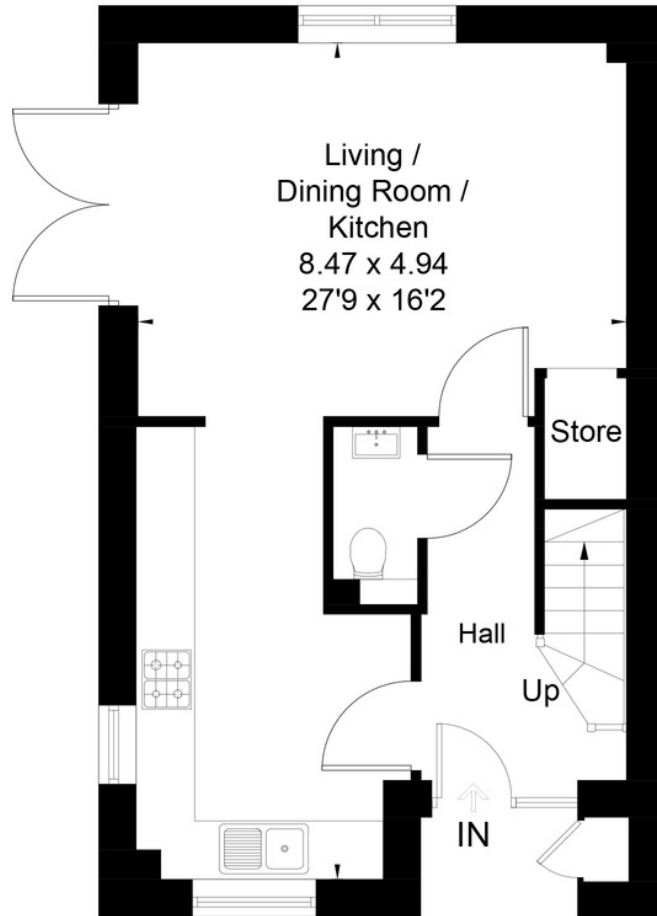
Ground Floor



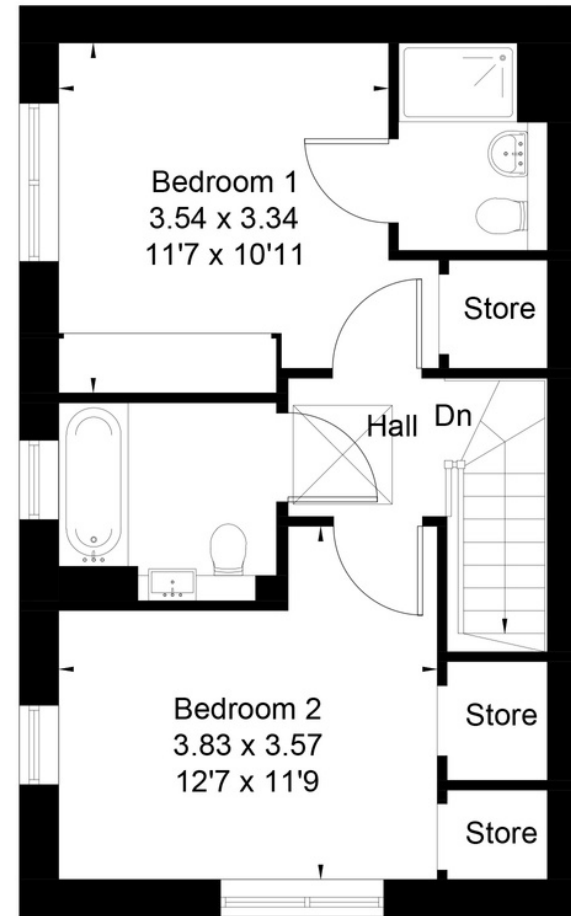
First Floor

2 - Bedroom House

Plot 50



Ground Floor



First Floor

Designed for comfort & convenience



Kitchen

- Stylish fitted kitchen from Symphony in 'Woodbury Cashmere'
- Symphony kitchen worktops & upstands
- Ideal Standard Kitchen Mixer tap in Chrome
- Platinum glass splashback from Symphony
- Gas hob, electric oven and extractor hood
- Fridge/freezer, washing machine and dishwasher

Bathroom

- Modern white bathroom suite from Ideal Standard with chrome taps.
- Wall tiles in 'Blanco' from the Porcelanosa Madagascar range, full height to walls surrounding bath.



Flooring

- "Chaparral Oak" flooring by Leoline to hall, kitchen bathroom & WC.
- Cormar Carpet Apollo Range carpet to stairs, landing, bedrooms and living room where separate.

General

- Private parking.
- EV chargers
- Gas combi boiler
- White, uPVC framed double glazed windows.
- Telephone socket to living room and main bedroom
- TV points to living room and main bedroom. .
- Television aerial.
- Smoke, carbon monoxide and heat detection systems.
- 12-Year NHBC warranty.

please note these images are to be used as a guide only and may not accurately represent the homes at Hatfield East



the legal bit

When issuing the Memorandum of Sale, we are instructing the sale. We will set a deadline for exchange within 42 days.

The legal process:

- Your solicitor will raise any enquiries they have regarding the purchase
- Your mortgage lender will instruct a valuation on the property you are purchasing
- You will receive a copy of your mortgage offer
- Your solicitor will prepare the relevant documents for you to sign and will also ask you to send them your full deposit amount, which will be 5% or 10% of your share purchase, dependent on your mortgage.
- We will then exchange contracts with completion on notice. 'Completion on notice' means that, as soon as the properties are ready to move into, we will issue notice to solicitors and expect completion to happen within 10 working days of that notice having been served.
- Our sales team will keep you updated regularly on the progress of the build and will keep you informed about expected completion dates. If your property is ready to move in, we expect exchange and completion within 8 weeks.
- Your reservation fee will go towards your payments at completion.

when can I move in?

This date will be set when you exchange contracts, unless properties are not built, in this instance we will complete on notice, this means once the property is built we will issue you with 10 working days' notice to confirm a completion date.

On the day of completion, we will get in touch and arrange a time that suits you to meet you at the property and handover keys. A time cannot be confirmed until we have confirmation from the solicitor that the funds have been received.

Here we will take any meter readings so that you can set up your utility accounts with suppliers and provide you with a helpful homeowner user guide.

You will then need to contact the utility suppliers and council tax department to confirm your completion date and provide opening readings.

After this, all that is left to do is enjoy living in your new home!

Why buy from settle?

As the name suggests, we want to help you settle in a new community – by delivering new homes that meet local needs and creating diverse new neighbourhoods that let you live the life you choose. At settle we are proud providers of high-quality, affordable homes across Hertfordshire, Bedfordshire and Cambridgeshire. We provide a variety of tenures to suit everyone's needs, including offering affordable rent and shared ownership options.

What is Shared Ownership?

Shared ownership is a great way to get your foot on the housing ladder if you're unable to purchase a home on the open market.

The Government backed scheme allows you to purchase between 40-75%* of a home available for shared ownership and you'll usually pay a mortgage on the part you own.

You'll then pay a subsidised rent of 2.75% on the remaining share of your home. This figure is reviewed annually in line with the Retail Price Index (RPI).

The deposit required for a shared ownership mortgage is a lot lower than if you were purchasing the property outright. This is because it is calculated on the initial share you are purchasing, rather than the full value of the property and can be as little as 5%.

The artist's impressions in this brochure have been created to give a general indication of the finished properties. During the construction process it may be necessary to make certain changes. Landscaping, ground levels, steps, retaining walls, planting and material colours are indicative only. All room dimensions are given in metres and are between finished plastered faces. Dimensions are the maximum measurements and include window recesses. All dimensions are taken from architect's plans and are likely to vary during the construction process. Please consult your sales advisor for plot specific details on elevation treatments, floorplans, window/external door locations, parking details and garage positions. Kitchen and bathroom layouts are indicative only, these details do not form part of any contract. The specification outlined in this brochure is subject to the construction stage and may change, please consult your sales advisor for further plot specific details. Correct at time of print.

Am I eligible?

You'll need to meet the following criteria to qualify for shared ownership:

- Have a household income of less than £80,000
- Unable to buy a home on the open market that satisfies your housing need
- You can pay for the mortgage deposit, legal, surveying and mortgage fee and stamp duty (if applicable).
- Have an eligible local connection to the Borough of Broxbourne

You won't be able to purchase a shared ownership property if:

- You already own a home in the UK, or abroad, that you are unable or willing to sell
- You have any outstanding credit issues (i.e. unsatisfied defaults or County Court judgements)
- You have had a home repossessed within 6 years prior to the application or any mortgage arrears in the past 3 years.

Priority is given to buyers who are in, or have been in, eligible roles within the Ministry of Defence, current council or housing association tenants, those who live in the local authority and those who work in the local authority .

*lower share percentages may be available – please speak to a member of the sales team for more information.



(MONDAY- F R I DAY, 9AM TO 5 P M)

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settle.