

**CROMWELL GARDENS**  
**RASTRICK**



# MAKE A HOME IN YORKSHIRE YOURS



# S P A C E

## H O M E S

Here at Space Homes, we know just how hard buying a house can be. Finding the perfect place to call home requires many big decisions to be made. The process can seem very daunting at times, particularly for our first-time buyers. This is why we are so committed to making your journey as smooth as possible while improving your move.

We are a Yorkshire based developer, so we have dedicated our time to getting to know our customers. We recognise the areas people want to live, and we use this to build high quality homes across the Yorkshire region.

With a reputation you can trust, we offer a wide range of buying options to suit every customer's needs. Whatever your situation may be, we are committed to helping you find the perfect space and deciding on the best way to buy.



# CROMWELL GARDENS

Introducing Cromwell Gardens, our brand-new collection of 2, 3 & 4 bedroom homes for sale in the historic village of Rastrick. Surrounded by a host of different amenities; the village itself neighbours' local towns such as Brighouse and Elland. You'll certainly be spoilt for choice with these beautiful Calderdale views.

Living in Rastrick offers the perfect combination of countryside views with the modern living life. The village has excellent transport connections all just a short drive away. The town of Brighouse is just under 2 miles away, offering direct city links to Leeds and Bradford, and access to other cross Pennine services.

Our development is located perfectly in the catchment area of several 'outstanding' schools. Ofsted reports show a number of locals schools were rated highly in their recent reviews, with all of them within short walking distance from Cromwell Gardens. The village is also home to a wide range of different education centres, with the newly renovated library just around the corner.



## CROMWELL GARDENS



Selected homes at Cromwell Gardens are available with Shared Ownership. Shared Ownership is a great way to get on to the property ladder when you can't quite afford to buy a home on the open market. Based upon your affordability, you can buy an initial share of your home between 35% and 75% and make a small monthly rent payment for the remaining share that we retain.

You can purchase additional shares as and when you can afford it, this is called 'staircasing'. There are no timescales or deadlines on when you must staircase however, the more shares you purchase, the lower your monthly rent payments become. You are eligible for Shared Ownership if:

- You have a household income of less than £80,000
- You have no ties to any other properties on completion
- You are unable to buy on the open market





# DISCOVER RASTRICK

Living in Rastrick, you'll have the best of both worlds. With great motorway links on your doorstep and a range of transport services, you'll be well connected to surrounding towns and cities whilst having all the benefits of village life. On your door step are a wide range of attractions and countryside walks, known for its important wildlife sites in Calderdale; Cromwell Bottom Nature Reserve is within walking distance.

Perfect for commuters, the M62 is a 5-minute drive away giving you easy access to near by cities. The local train station in Brighouse is also within proximity, with direct links to local cities such as Bradford, Leeds and connecting lines to the city of York.

Just a short drive away in the neighbouring town of Brighouse, are multiple large supermarkets including Tesco, Sainsburys, and Lidl. It also houses many authentic shops and mini markets.

## Medical & Health

1. Rastrick Health Centre
2. Longroyde Surgery

## Education

3. Highbury School
4. Rastrick High School
5. Old Earth Primary School
6. William Henry Smith School

## Sports & Outdoors

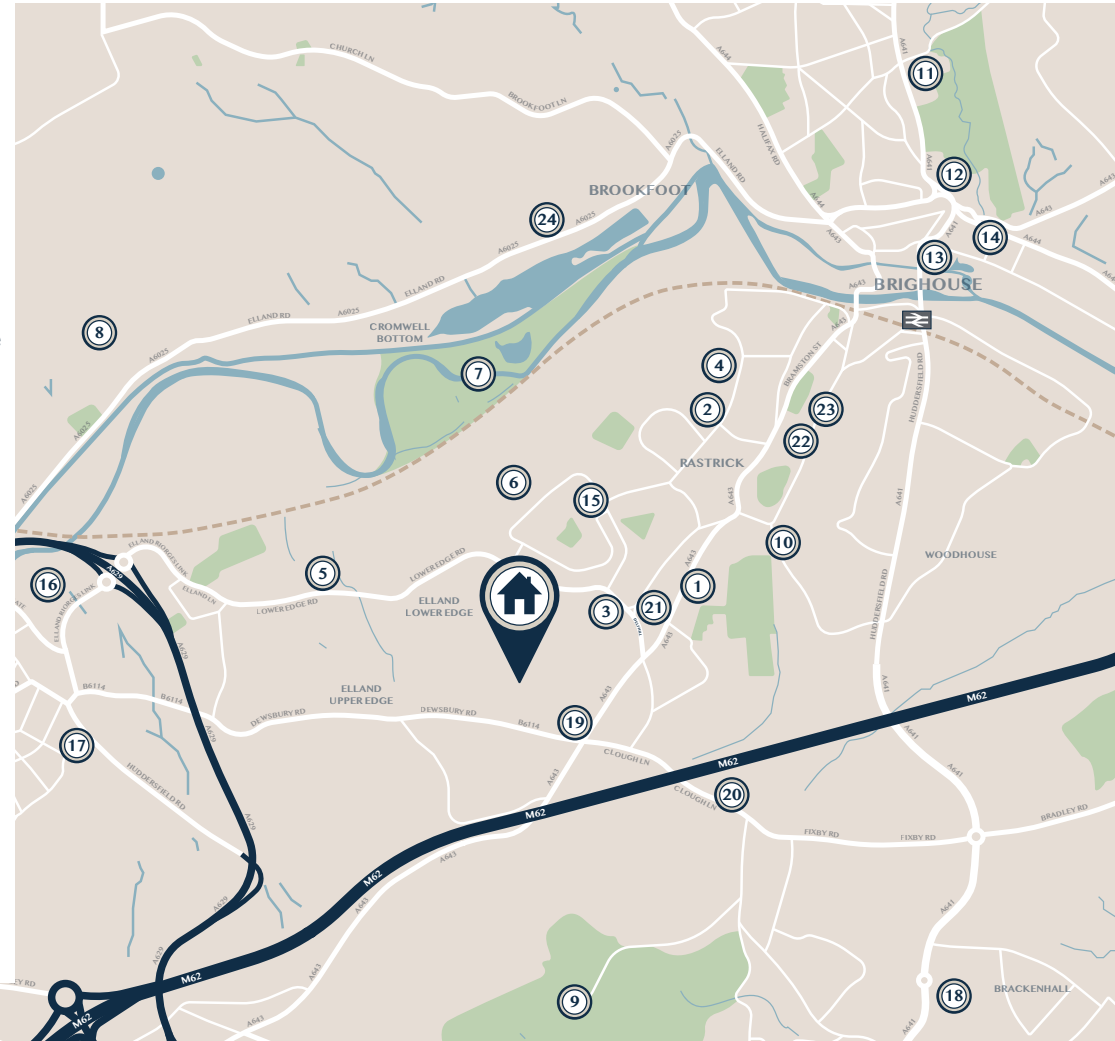
7. Cromwell Bottom Nature Reserve
8. Elland Wood
9. Huddersfield Golf Club
10. Rastrick Bowling & Social Club
11. Brighouse Fitness Centre

## Shopping

12. Tesco Superstore
13. Sainsburys
14. Lidl
15. Co-Op
16. Morrisons
17. Aldi
18. Asda

## Pubs & Restaurants

19. The Sun Inn
20. The Four Sons Inn
21. The Grove Inn
22. Red Lion Brighouse
23. Madina
24. Casa Brighouse



FROM  
CROMWELL GARDENS  
BY FOOT

THE  
GROVE INN  
10 mins

HIGHBURY  
SCHOOL  
10 mins

CO-OP  
FIELD LN  
15 mins

RASTRICK  
HIGH SCHOOL  
22 mins



FROM  
CROMWELL GARDENS  
BY CAR

TRAIN  
STATION  
6 mins

MORRISONS  
SUPERMARKET  
6 mins

TESCO  
SUPERSTORE  
8 mins

CROMWELL BOTTOM  
NATURE RESERVE  
10 mins



FROM  
CROMWELL GARDENS  
BY TRAIN

HUDDERSFIELD  
13 mins

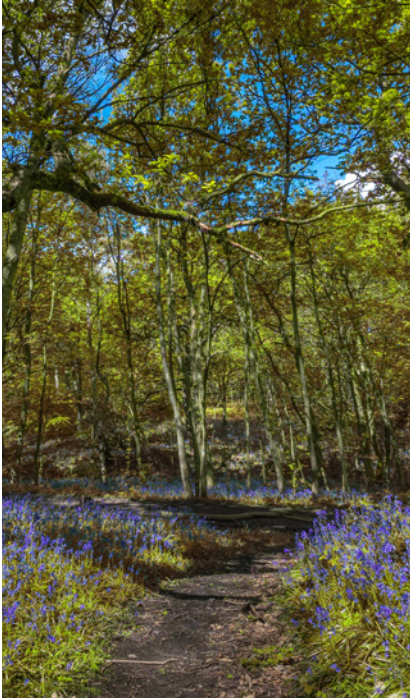
BRADFORD  
26 mins

LEEDS  
35 mins

YORK  
1hr 5 mins



## CROMWELL GARDENS



Just a short drive away is The Piece Hall in Halifax. The immense 66,000 sq ft open-air courtyard is full of a mix of independent bars, restaurants, shops and cafés.

The Piece Hall hosts a huge array of events, from contemporary music concerts, to impressive site-specific performances, circus spectacle and street theatre. Seasonal festivities include markets alongside special food and drink celebrations and fairs.

# THE TOP THREE BENEFITS TO BUYING NEW

## Cheaper and Greener

New-build homes are substantially cheaper to run than many existing properties. They are built to the latest environmental standards, with better insulation, more efficient heating systems and better appliances. According to the Home Builders Federation, more than 80% of new-builds have an A or B energy performance rating, while only 2.2% of older homes have the same.

A and B are the top classifications available, meaning that they are of the highest standards in terms of energy efficiency. This is a huge benefit to buying new, not only for keeping energy bills low but for also doing our bit to protect the environment

### Windows

Windows are 'A+' rated UPVC windows

### External Walls

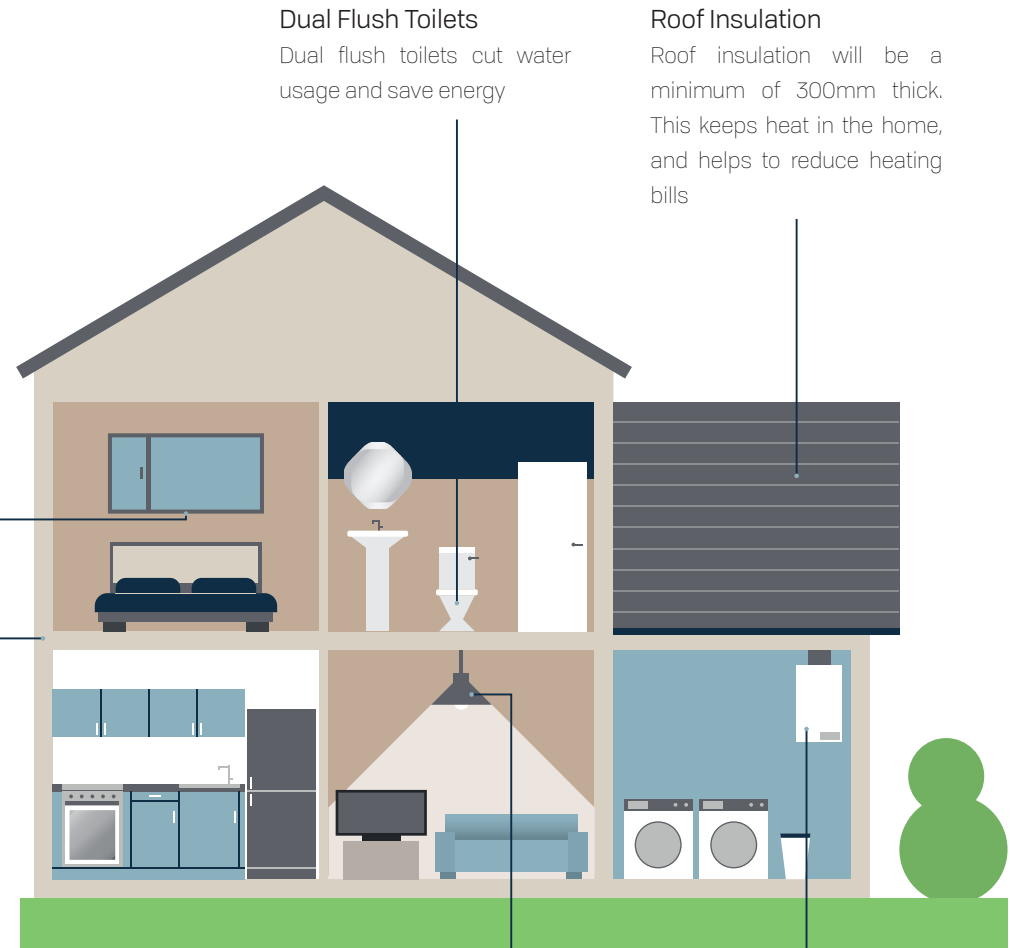
External walls will have a U value that is in excess of building regulations, providing better insulating properties

### Dual Flush Toilets

Dual flush toilets cut water usage and save energy

### Roof Insulation

Roof insulation will be a minimum of 300mm thick. This keeps heat in the home, and helps to reduce heating bills



### Light Fixtures

Highly efficient LED light bulbs will be used throughout the property

### Boiler

Combi boiler with an A rating for energy efficiency, both for water and heating

### No chain

When buying an existing property, there is often a chain above you, which can add stress as well as slow things down if people higher up the chain pull out, whereas this isn't the case with new-builds. Buying your new build home with Space Homes also means you'll have a dedicated sales consultant who will support you throughout your home buying journey.

### Peace of mind

Our homes come with an NHBC 10-year warranty, which includes a two-year builder warranty followed by an eight-year insurance agreement.





## HOW IT WORKS

**£210,000**

You can choose to step up to 100% share after 1 year

## SHARED OWNERSHIP

Shared Ownership is a great way to get on to the property ladder when you can't quite afford to buy a home on the open market. Based upon your affordability, you can buy an initial share of your home between 35% and 75% and make a small monthly rent payment for the remaining share.

### Eligibility Criteria:

- A household income less than £80,000
- No ties to any other properties on completion
- You are unable to buy on the open market

### The Advantages:

- Buy as much as you can afford
- Get out of the renting cycle
- Purchase without needing a large deposit
- Benefit from increases in value when you sell

### 100% SHARE

### 75% SHARE

SHARE PRICE	5% DEPOSIT	RENT (PCM)
£157,500	£7,875*	£120.31

### 50% SHARE















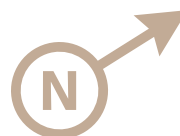
SHARE PRICE	5% DEPOSIT	RENT (PCM)
£105,000	£5,250*	£240.63

### 35% SHARE

SHARE PRICE	5% DEPOSIT	RENT (PCM)
73,500	£3,675*	£312.81

\*5% Deposit based upon mortgage lender. Breakdown is an example of a full market value of £210,000. For more information on service charge, please speak with our sales consultant.



- |  |  |   |   |
|--|--|---|---|
|  THE BARDALE  |  THE LITTONDALE       |  THE SILVERDALE    |  THE WENSLEYDALE |
|  THE BIRKDALE |  THE MALHAMDALE       |  THE STONESDALE    |  THE WHARFEDALE  |
|  THE FOSSDALE |  THE MALHAMDALE SPLIT |  THE STONESDALE 4A |   |
|  THE GARSDALE |  THE RAYDALE          |  THE WALDENDAILE   |                  |





S P A C E

H O M E S

# CROMWELL GARDENS

DEL F H I L L

R A S T R I C K , H D 6 3 N L

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