



# ORCHARD VIEW

Highfield Street, Hugglescote, Coalville, Leicestershire, LE67 3BP







ORCHARD VIEW, HIGHFIELD STREET, HUGGLESCOTE, COALVILLE, LEICS. LE67 3BP

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ABOUT emh

HERE'S A LITTLE BIT  
ABOUT US AND HOW  
WE CAN HELP YOU.



ABOUT emh

## OUR HISTORY & VALUES

Our decisions and actions are  
underpinned by our values:



### Integrity

We work to the highest  
ethical standards



### Diversity

We respect others  
for who they are



### Openness

We are honest and  
straightforward



### Accountability

We are accountable to and  
influenced by our customers



### Clarity

We are clear about what we  
are here to do and why



### Excellence

We strive to be the best  
in everything we do



**EMH GROUP WAS FOUNDED ON  
HOPE, BEGINNING AS EAST MIDLANDS  
HOUSING ASSOCIATION IN 1946  
AND BUILDING A SMALL NUMBER  
OF AFFORDABLE HOMES FOR  
EX-SERVICEMEN AFTER THE WAR.**

Since then, we've been committed to bringing that hope to communities and providing opportunities for people to build better futures for themselves and their families.

Working with reputable housebuilders and contractors, we build affordable homes that we'd be proud to live in; homes that suit the needs of our communities and provide spaces for people to thrive in across the East Midlands.

Guiding you through your home buying journey is just part of what we do. Alongside more than 49 local authorities and hundreds of partners, we put communities first, providing care, support, and employment opportunities to help change lives for the better.



ABOUT emh

# PROFIT FOR PURPOSE

BELIEVE IN POSSIBLE

## What is Profit for Purpose?

Profit for Purpose is the way we describe ourselves and the way we centre our mission to make sure that we're providing homes, care and hope for the communities we work in. We've been providing quality, affordable homes to people in the East Midlands since 1946, and the 'Profit for Purpose' approach is key to us continuing to do that.

## How does it help?

Through Profit for Purpose, we make sure that our commercial performance directly supports and benefits our social impact; the profits we make on our assets helps us to deliver on our commitment to efficiency, value for money and the highest level of service for our customers and stakeholders.

## WHAT DOES BELIEVE IN POSSIBLE MEAN?

**We believe in building for a better tomorrow: homes, futures, hopes and dreams.**

We believe in providing housing and care to improve opportunities for people, to listen to everything you need and to always do our best to find just the right answer. We don't guide you to our desired outcome; we work with you to find the solution that suits you best.

To us, 'believe in possible' is a way of thinking and a way of doing; it's here to remind us all that great things can happen when we work together.

**IT'S PERFECT. WE FEEL TRULY GRATEFUL FOR THE OPPORTUNITY TO LIVE IN THIS BEAUTIFUL DEVELOPMENT**

Craig, Melton Mowbray

**THE COMMUNICATION THROUGHOUT THE WHOLE PROCESS WAS SPOT ON**

Katie Jane, Swadlincote

**GREAT BUILD AND IN A FANTASTIC DEVELOPMENT**

Paul, Leicester

**THE SALES CONSULTANT WAS VERY HELPFUL AND POSITIVE. REALLY APPRECIATED HER HELP.**

Diana, Chesterfield



ABOUT emh

## WHAT IS SHARED OWNERSHIP?

BELIEVE IN  
POSSIBLE

**Shared Ownership is another path to buying a home. You buy a share of the property - usually between 10% and 75% (depending on the development, your affordability and the terms of your lease) - and then pay rent to emh on the percentage that you don't own.**

Shared Ownership is for people from all walks of life; it allows you to get on the property ladder with a smaller deposit, which means less time spent saving and a chance to buy a home that you might not otherwise be able to afford. Buying your own home is closer than you think, and it's our mission to show you how it's possible.

Whether you're an individual, a couple, or a family, we'll provide the support and clarity you need to understand Shared Ownership and whether or not it's right for you, and help you find a home that suits your needs and your situation.

**You can be eligible for Shared Ownership if:**

- Your household income is below £80k (or £90k in London)
- You can't afford all of the deposit and mortgage payments for a home that meets your needs.

- You already own a home, but have accepted an offer with a memorandum of sale in place, and you complete on the sale before or on the same day you complete on the purchase of your new home
- You can prove that you have a good credit history, and you can afford the regular payments that come with buying a home

ABOUT emh

## HOW DOES SHARED OWNERSHIP WORK?

BELIEVE IN  
POSSIBLE

**SHARED OWNERSHIP IS AN OPTION FOR LOTS OF PEOPLE — PROBABLY MORE THAN YOU THINK.**

A smaller deposit makes it easier for first-time buyers to get on the ladder, and it's an easier way for separated couples to buy again with their individual share of joint assets. And with a smaller deposit and smaller mortgage required, it can be a great option for many families looking to get more space with a bigger home than they could afford to buy otherwise.

If you decide to do so, you can buy more shares, this is called staircasing, which may eventually lead to outright home ownership (in most cases, please ask your sales consultant).



ABOUT THE DEVELOPMENT

## ENOUGH ABOUT US, LET'S TALK ABOUT YOU AND YOUR NEW HOME AT ORCHARD VIEW

ABOUT THE DEVELOPMENT

## WELCOME TO ORCHARD VIEW

Built by

**LOVELL**  
HOMES

📍 **HIGHFIELD STREET, HUGGLESCOTE,  
COALVILLE, LEICS. LE67 3BP**

☎ **0300 123 0918**

The development will consist of two, three, and four-bedroom homes available on a Shared Ownership basis.

Initial percentage shares are available at Orchard View, starting from 25%. The share that you purchase is subject to an affordability assessment.

Life at Orchard View means affordable, comfortable living in a home designed to give you countryside living with the convenience of towns nearby. Every home is complete with fitted kitchens, turfed rear gardens, off-road parking and beautiful fixtures and fittings, and a welcoming community and neighbourhood on your doorstep.

**BELIEVE IN  
POSSIBLE**



ABOUT THE DEVELOPMENT

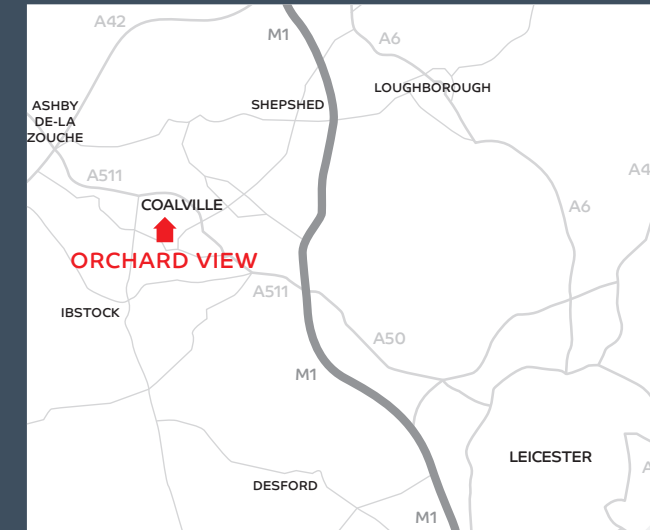
# ABOUT THE AREA

Set in the growing Hugglescote community in the town of Coalville, Orchard View is perfectly located for people who want a little bit of everything. Just a short distance from shops, restaurants, pubs and cafés and surrounded by the beautiful, peaceful Leicestershire countryside, Orchard View benefits from great transport links to keep you connected.

Hugglescote is less than 20 minutes' drive from the historic market town of Ashby-de-la-Zouch, and 25 minutes away from the village of Swadlincote. For those looking to connect with nature, Sence Valley Forest Park is just three miles away, offering 150 acres of natural beauty, wildlife, lakes, and woodland.

ABOUT THE DEVELOPMENT

# ABOUT THE AREA



**PERFECTLY LOCATED ON THE EDGE OF COALVILLE, ORCHARD VIEW IS IDEAL FOR EVERYONE.**

## LOCAL SCHOOLS

There are plenty of well-rated schools in the surrounding areas that cater for children of all ages, from nurseries to secondary schools and academies. Thanks to the connectivity of Hugglescote and Orchard View, all of the schools are within easy reach by road, no more than 20 minutes' drive away.

## TRAVEL

Thanks to Orchard View's proximity to road and rail connections, it's easy to travel to the vibrant city of Leicester or further afield, whether that's for commuting or leisurely days out in Nottingham, Derby, Tamworth, London and more. The nearby M1 offers convenient road travel to major cities, too.



ABOUT THE DEVELOPMENT

# ORCHARD VIEW

## KEY TO AVAILABLE HOMES:

- |  |  |
|--|--|
| ● THE WILLOW<br>4 BEDROOM DETACHED         | ● THE PINE<br>4 BEDROOM DETACHED             |
| ● THE ASH<br>3 BEDROOM SEMI DETACHED       | ● THE LILAC<br>4 BEDROOM SEMI DETACHED       |
| ● THE CYPRUS<br>2 BEDROOM SEMI DETACHED    | ● THE HONEYSUCKLE<br>2 BEDROOM SEMI BUNGALOW |
| ● THE WEEPING WILLOW<br>3 BEDROOM DETACHED | ● THE HOLLY<br>2 BEDROOM SEMI BUNGALOW       |
| ● THE OAK<br>2 BEDROOM SEMI DETACHED       | ● THE SLIVER BIRCH<br>2 BEDROOM TERRACED     |
| ● THE ASPEN<br>3 BEDROOM DETACHED          | ● THE JUNIPER<br>3 BEDROOM MID TERRACED      |
| ● THE MAPLE<br>3 BEDROOM SEMI DETACHED     | ● THE BIRCH<br>2 BEDROOM SEMI DETACHED       |
| ● THE ELM<br>3 BEDROOM SEMI DETACHED       |  |
| ● THE CHERRY<br>3 BEDROOM SEMI DETACHED    |  |
| ● THE CHESTNUT<br>3 BEDROOM SEMI DETACHED  |  |
| ● THE MAGNOLIA<br>3 BEDROOM DETACHED       |  |
| ● THE SYCAMORE<br>3 BEDROOM SEMI DETACHED  |  |
| ● THE CEDAR<br>3 BEDROOM SEMI DETACHED     |  |
| ● THE IVY<br>3 BEDROOM SEMI DETACHED       |  |
| ● THE YEW<br>2 BEDROOM SEMI DETACHED       |  |
| ● THE WALNUT<br>4 BEDROOM DETACHED         |  |
- 
- | RENT TO BUY HOUSE TYPES                    |  |
|--|--|
| ● THE PRIMROSE<br>3 BEDROOM SEMI DETACHED  |  |
| ● THE TULIP<br>3 BEDROOM SEMI DETACHED     |  |
| ● THE LAVENDER<br>3 BEDROOM SEMI DETACHED  |  |
| ● THE LILLY<br>3 BEDROOM SEMI DETACHED     |  |
| ● THE SUNFLOWER<br>2 BEDROOM SEMI DETACHED |  |
| ● THE VIOLET<br>2 BEDROOM SEMI BUNGALOW    |  |
| ● THE DAISY<br>4 BEDROOM DETACHED          |  |



BELIEVE IN  
POSSIBLE



ABOUT THE DEVELOPMENT

# SPECIFICATIONS

## OUR HOMES COME WITH THE FOLLOWING FEATURES AND SPECIFICATIONS:

- |   |                                      |                               |
|---|--------------------------------------|-------------------------------|
| • Built in stainless steel oven, hob & extractor hood | • Chrome light switches              | • Smoke alarm                 |
| • Vinyl flooring to kitchen, W/C and bathroom         | • Under cupboard lighting            | • Heat alarm                  |
| • Integrated dishwasher                               | • Classic straight chrome towel rail | • CO2 alarm                   |
| • Turfed rear garden                                  | • Integrated washing machine         | • Solar panels                |
| • Integrated fridge freezer                           | • Doorbell chime and bell push       | • Electric car charging ports |



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POSSIBLE



WHAT'S NEXT?

## NOW THAT YOU'VE READ UP ON ORCHARD VIEW, LET'S TALK ABOUT WHAT HAPPENS NEXT



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WHAT'S NEXT?

## WHAT HAPPENS NEXT?

OUR DEDICATED SALES TEAM  
IS ON HAND EVERY STEP OF  
THE WAY TO HELP PEOPLE  
LIKE YOU MOVE INTO THE  
HOME OF THEIR DREAMS.

We know that there's a lot to understand when it comes to buying a home, and it can be difficult to know where to start. That's why we're here to listen, talk and guide you through the entire process; you'll have our support from our first conversation and long after you've picked up the keys. From advice on suitable options to clear, helpful, and jargon-free answers to questions about the home-buying process, you can trust us to be there when you need us.

BELIEVE IN  
POSSIBLE



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WHAT'S NEXT?

## FROM INITIAL ENQUIRY TO MOVING IN

We're here for you every step of the way. To find out more speak to your Sales Consultant.



1. Application



2. Financial  
Qualification  
& Affordability  
Assessment



3. Approval



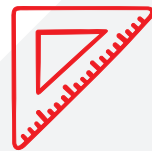
4. Reservation



5. Appointing a  
Solicitor



6. Mortgage  
Valuation  
& Mortgage Offer



7. Measure up  
appointment



8. Completion



9. New Home  
Demonstration &  
handover of keys



10. Aftercare



11. Enjoy your  
new home



12. Staircasing  
or selling your  
property

WHAT'S NEXT?

## FURTHER INFORMATION



### VISITING OUR SHOW HOMES

Any visit to our show homes is by appointment only and must be pre-booked. Please supervise any children with you when visiting our marketing area.

Show homes are decorated and furnished for your enjoyment when you visit, and to give you a taste of how they might look. Please ask the sales team to clarify which items are included as standard.

### PLANS

The site plan and floor plans are provided for illustration only.

For specific house type dimensions please check the individual house sizes with the sales team. It is the intention to build in accordance with this plan. However, there may be occasions where boundaries and layouts can change as the site develops, so please check these details with the sales team and the detailed scheme plans.

The location plan shows general information of the surrounding area

outside of the scheme. For more up-to-date information, please contact the relevant local planning authority.

When purchasing one of our Shared Ownership homes, you will be taken through a reservation checklist, and we will show you the latest plans and revisions which will be noted on the checklist and you will be required to sign prior to your reservation. The deed plan will be sent directly to your solicitors and should be inspected by you during the conveyance process.

### SPECIFICATION

The specification set out in this brochure is applicable to this development. Care has been taken to ensure accuracy of the specification. However, this information does not form part of any contract. Please check the specification in relation to your individual plot at the time of reservation with the sales team.

In the unlikely event of any specification change, we will endeavour to bring it to your attention as soon as possible.





To register your interest call  
emh on: 0300 123 0918\*  
email [sales@emh.co.uk](mailto:sales@emh.co.uk)  
or visit [sales.emh.co.uk](http://sales.emh.co.uk)

\*Local call rate