



# Arkall Farm

Tamworth



# Welcome to Arkall Farm

Just 14 miles north-east of Birmingham, where the rivers Tame and Ankar converge, the semi-rural market town of Tamworth in Staffordshire offers a wealth of local history and amenities, open green space and excellent schools.

Within a few miles of the A5, A6 and M42, Arkall Farm offers superb connectivity to the surrounding villages and, whether commuting to work or enjoying fun days out, travel with ease to Walsall (47 mins), Coventry (49 mins), Leicester (57 mins) and beyond.






### A brand you can trust

We are passionate about property and invest time and resources into understanding the needs and expectations of our customers. That's why all of our properties must meet our high standards, which means keeping a finger on the pulse of the latest trends and going above and beyond to create living environments to suit a wide range of lifestyles.

Our role is to make it a smooth and stress-free process. Quality housing and flexible living are two of our top priorities, so you can rest assured that we're always here to offer expert guidance and a wide range of tenancy agreements to help you make the most of your new home.

### Overview

Property types <b>2 &amp; 3 bedroom houses</b>	Number of properties <b>49</b>	Average EPC <b>B</b>
Floorplans available 	Rent to Buy and Shared Ownership 	Unfurnished 

# Specification

All the homes located within Arkall Farm will be covered by Local Authority Building Control (LABC) warranty. Each home will have allocated parking and a turfed garden including paving.

## Living room

Blinds fitted to front facing living room and bedrooms\*  
TV socket

## Bedrooms

Fitted carpet  
Fitted wardrobe to bedroom 1 only  
TV socket to master bedroom

## Kitchen

Contemporary kitchen cabinets and drawers, with a complementary worktop and matching upstand  
Stainless steel splashback behind the hob  
Stainless steel 1.5 bowl sink with accompanying chrome mixer tap  
Integrated appliances including oven, electric hob, fridge/freezer and dishwasher  
Freestanding washing machine and dryer

## Electrical and heating

Low energy pendant lights  
White switches and sockets  
Mains operated mounted smoke, heat and carbon monoxide detectors  
External light to the front of each home

## Bathroom

Modern white sanitaryware including WC and basin with chrome basin tap  
Shower screen over the bath, chrome bath mixer tap, thermostatic shower  
Fitted mirror  
Chrome towel radiator to select plots\*

## Wall and floor finishes

White emulsion painted walls and ceilings  
White architraves and skirting boards  
Amtico flooring to open-plan kitchen/dining areas, cloakroom and ground floor hallways  
Neutral fitted carpets will be fitted to the living room, hall, stairs, landing and bedroom(s)  
Luxury vinyl to bathroom, WC and en-suite  
Full height tiling to bath/shower area, tiled splashback to basin  
Tiled splashback to downstairs WC

## General

LABC 10-year warranty  
Allocated car parking  
White internal doors with chrome door furniture  
Outdoor tap to every home  
Private turfed garden with paved area  
Solar panels to selected plots\*  
Garages and carports to selected plots\*  
EV charging points to selected plots\*

Please speak with your Lloyds Living Representative for clarification on which plots\*  
Curtain pole to be fitted to all Bedrooms with arched window types\*



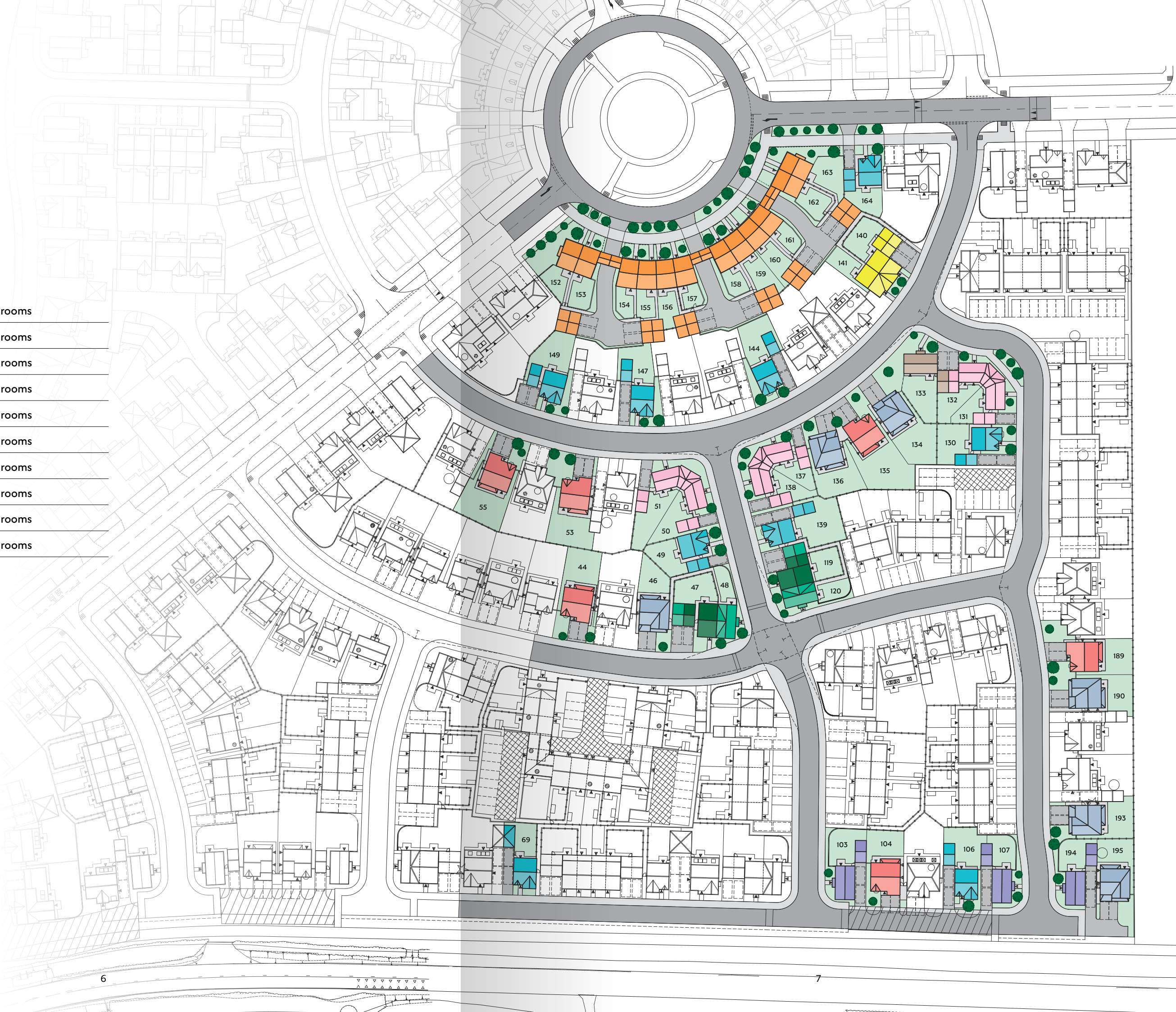
The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.



# Siteplan

## Properties

Daresbury	2 Bedrooms
Daventry End	2 Bedrooms
Axbridge	3 Bedrooms
Capesthorpe	3 Bedrooms
Cotswold	3 Bedrooms
Dalton	3 Bedrooms
Davenham	3 Bedrooms
Knutsford	3 Bedrooms
Melford	3 Bedrooms
Rydale	3 Bedrooms





# Location

## Plenty to do

The development is just 6 minutes’ drive from the vibrant town centre with an enticing mix of cafes, bars, shops and restaurants. Explore the neighbouring villages, towns and cities including Whittington (6.2 miles), Lichfield (8.1 miles), Shenstone (8.9 miles), Sutton Coldfield (9.4 miles) and Ashby-de-la Zouch (12.4 miles).

Christoper’s British Bistro (1.3 miles) promotes the very best locally sourced ingredients while The Riftswood promises pub favourites and a warm welcome. Get your adrenalin rush at SnowDome (2.4 miles) or Drayton Manor Theme Park (4.3 miles). Step back in time at St Editha’s medieval church (1.5 miles) or the 12th century Tamworth Castle (2.2 miles). A host of local nature reserves including Warwickshire Moor (0.8 miles), Tameside (1.1 miles), Belgrave Lakes (1.9 miles) and RSPB Middleton Lakes (3.7 miles) provide plenty of scope for exercise and exploration.



## Useful amenities

Ascent Dental Care	1.2 miles
Masefield Drive Post Office	1.4 miles
Bright Side Vets	1.5 miles
The Four Shires Farm Shop	3.5 miles
Ventura Retail Park	2.8 miles

For those with children, some of the closest and best-rated schools include:

<b>Primary</b>	
Anker Valley Primary Academy	0.3 miles
Ashcroft Infants & Nursery School	0.7 miles
Thomas Barnes County Primary School	2.8 miles
Glascote Primary Academy	3.8 miles
<b>Secondary</b>	
Landau Forte Academy	0.8 miles
The Wilnecote School	4.4 miles
The Polesworth School	5.7 miles





# Connections

## By Rail

Whether commuting to work or discovering the local area, a variety of stations are just minutes from home.



Destination (Tamworth)	Journey time
Birmingham New Street	17 mins
Crewe	43 mins
Nottingham	53 mins
Liverpool	1 hour 6 mins
London Euston	1 hour 28 mins



5 min

Tamworth Station (Avanti/  
Cross Country/West Coast)  
1.4 miles



15 min

Polesworth (West Midlands railway)  
5.7 miles



## By Road

Located close to several main arterial routes, Arkall Farm offers fast and easy access throughout Staffordshire and beyond.

## Birmingham

40 mins / 19.7 miles  
(via M42 / M6 Toll)

## Walsall

47 mins / 18.1 miles  
(via A51)

## Coventry

49 mins / 24.9 miles  
(via A45)

## Derby

50 mins / 28.2 miles  
(via A38)

## Nottingham

55 mins / 34.3 miles  
(via M6 Toll / M6)

## Leicester

57 mins / 29.3 miles  
(via M6 Toll)



# Why Lloyds Living?

## More than just properties

We are passionate about property and invest time and resources into understanding the needs and expectations of our customers. That's why all of our properties must meet our high standards, which means keeping a finger on the pulse of the latest trends and going above and beyond to create living environments to suit a wide range of lifestyles.

We have properties available in multiple locations around the UK. Locations are chosen for their vibrant surroundings, local amenities, transport infrastructure and friendly communities. This ensures that we can provide welcoming and supportive environments that are a joy to call home. We're also committed to sustainability, which is why all of our properties are designed with energy efficiency and green living at their core.



## We're with you every step of the way

Our role is to make renting a smooth and stress-free process. Quality housing and flexible living are two of our top priorities, so you can rest assured that we're always here to offer expert guidance and a wide range of tenancy agreements to help you make the most of your new home. We welcome questions and make sure to explain everything in simple language, giving you complete peace of mind at every stage of the rental process.

## Begin your property journey with Pathways

As well as providing attractive homes to rent, we also help our customers to take their first steps on the property ladder. Pathways allows you to try before you buy – rent one of our properties for as long as you wish, and then you can buy your home through shared ownership. In most cases, you'll only need a deposit of 5% of the share you buy, which makes buying a property a much more affordable and accessible process.



For all of your questions answered, please visit  
[lloydsliving.co.uk/customer-information](https://lloydsliving.co.uk/customer-information)

# Pathways by Lloyds Living

We provide high quality rental homes in places where people want to live and work, with a focus on new homes for families and professionals. We also recognise that it can be difficult to get your foot on the property ladder and we want to help you own your own home. We offer two routes to home ownership via our Pathways scheme:



## Pathways Rent to Buy

This scheme is available on selected developments and lets you try before you buy. You can choose to rent your home for as long as it suits you, and then after a minimum of 3 months into your tenancy you can start to buy shares in your home through shared ownership.

Shared ownership allows you to buy your home in stages, with a minimum of a 5% deposit.

You can buy 25% to 75% and pay rent on the share that you do not yet own. Over time, you can buy more shares in your home, this is known as staircasing, until you own your home outright. As you buy more shares in your home the amount of rent you pay will go down.



## Pathways Shared Ownership

Works in exactly the same way as Rent to Buy, but you do not need to rent before you buy.

This scheme will be available at selected developments and most homes will be available to reserve off plan, this means that the home you are buying will be under construction when you start the buying process.

For more information, please contact our shared ownership team at [pathways@lloydsliving.co.uk](mailto:pathways@lloydsliving.co.uk) or +44 (0) 345 604 6617.

[www.lloydsliving.co.uk/pathways](http://www.lloydsliving.co.uk/pathways)

# The buying process

Like the idea of owning your own home through Pathways? Here's the buying process from start to finish:

- 1 We'll arrange for an independent mortgage advisor to contact you. They'll do some financial checks and can help you to choose a mortgage.
- 2 You'll need a solicitor to deal with the legal side. It's best to use a company that has experience of shared ownership. We can help you find one from our solicitors' panel if you like.
- 3 Once your solicitor is holding your mortgage offer and signed contract, you'll need to pay your deposit (usually 5% of the price of the share of the home you're buying).
- 4 It's then time to exchange contracts. This takes about a month and means that you're committed to buying the property and we're committed to selling it to you.
- 5 The final step is completion, which should happen within ten days of the contracts being exchanged.
- 6 Congratulations! You're now a homeowner.

Eligibility for Pathways: Lloyds Living has homes in multiple locations all around the UK and many of them are on offer under our Pathways scheme. There are only two requirements: – You don't own another property and you have the right to live in the UK.



Whether it's more information about our modern developments or advice on how to rent or buy a property through Lloyds Living, we're always available for a chat.

To enquire about Shared Ownership, please contact the Pathways team: [pathways@lloydsliving.co.uk](mailto:pathways@lloydsliving.co.uk)

+44 (0) 345 604 6617

Disclaimer

All details provided are indicative and intended to act as a guide only and may change. These details should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order under the Consumer Protection from Unfair Trading Regulations 2008. Nor do they constitute a contract or a warranty. Dimensions should not be used for carpet sizes, appliances or furniture. Lloyds Living operate a policy of continuous product development and individual features such as specification, windows and elevational treatments may vary.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained in this brochure, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and / or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



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