



LLWYN AETHNEN  
—  
ASPEN GROVE







 Cartrefi Caerdydd  
Cardiff Living

# THIS IS FOR YOU

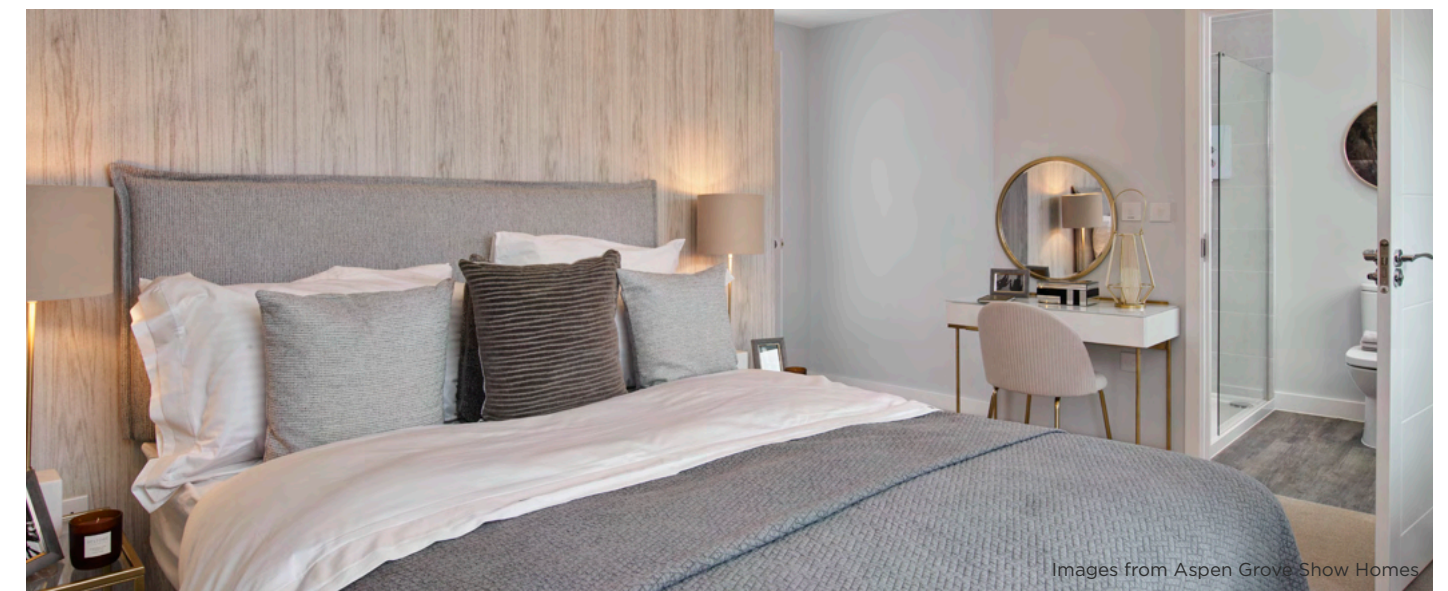
This is for Cardiff. Homes, not houses, that are designed for modern living and built around the way you want to live. Cardiff Living is an innovative and award-winning development partnership between Cardiff Council and Wates Residential that will deliver 1,500 new homes across Cardiff over the next ten years. The programme will include around 600 homes which will be available to rent or buy via the Council's Assisted Home Ownership Scheme, while the remaining homes will be available for sale on the open market. The new homes will offer enhanced living environments that will meet high levels of sustainability and energy efficiency, meaning you're saving money and together we're helping the environment. In addition to delivering vital new homes, we want to invest in our communities to ensure they're connected and provided with everything they need to flourish. That's why this is for you.





Our homes are designed for modern living and the way you want to live. They are spaces that will complement your lifestyle and allow you to grow. High specification, design and unrivalled build quality results in a home that you can live in without compromise.

We've thought long and hard about the design of our homes. We believe the kitchen is the heart of the home, which is why all of our homes have open plan, high specification kitchens, professionally designed by Moores to ensure no corners are cut. The large family bathrooms are all fitted with high-end sanitaryware from Roca and some of the homes benefit from an ensuite to the master bedrooms. We pride ourselves on developing total environments that help to develop communities. That's why we place just as much emphasis on the green spaces around the community and ensure that every home has off-street parking.



Images from Aspen Grove Show Homes



# COMMITTED TO THE COMMUNITY

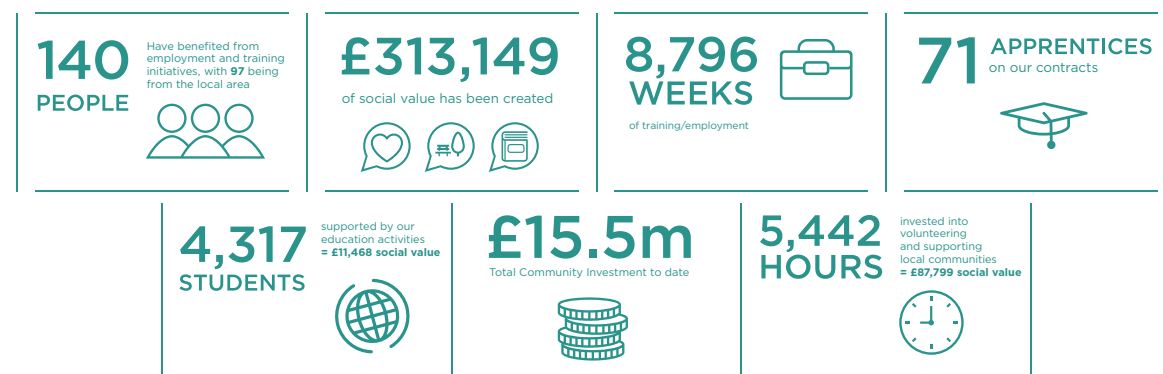
The Cardiff Living partnership is dedicated to delivering far more than high quality homes. We have committed to target our recruitment and training opportunities at the people living in the Cardiff communities in which we are developing.

The opportunities available through our 10 year programme will include employment, apprenticeships, work placements, training and volunteering. We will also be working alongside local groups and local schools and colleges to provide added community benefits, including delivery of our training and curriculum support programmes.

All employment and training opportunities will be advertised through our Current Vacancies or Events pages.



## COMMUNITY INVESTMENT TO DATE



Figures correct as of March 2021

# HOMES FOR TODAY, AND TOMORROW

The Cardiff Living partnership is committed to sustainable and ethical procurement, only purchasing materials which meet the industry's responsible sourcing standards.

We will carefully monitor the carbon impact of the programme and implement energy-efficient resources to minimise pollution and emissions. We will minimise and closely monitor waste levels on our sites and seek new and innovative ways of working to reduce waste and will engage with organisations such as the National Wood Recycling Network.

Building sustainability knowledge and competency across our supply chain. As a Considerate Constructor, we will work to ensure that we are a good neighbour to the communities of Cardiff in which we work.







# WORKING IN PARTNERSHIP

Together as partners we're here for you, to develop future proof and energy efficient homes for the people of Cardiff.

At Cardiff Living we have a strong sense of responsibility towards our customers and the people of Cardiff. That's why we only work with the very best partners, ensuring they share our values and can help to deliver our vision. Together, the Cardiff Living Partners are working towards a zero-carbon future by delivering around 1,500 innovative, sustainable, high quality, energy efficient homes.

As well as the established partnership between Cardiff Council and Wates Residential, Cardiff Living is also working with a range of specialist partners across the different developments. On some of the schemes Sero is bringing the latest technology in energy efficiency, from photo voltaic panels and ground source heat pumps through to control at your fingertips with Sero's Life Comfort Service.

On other developments Passivhaus is using modern methods of construction such as modular systems to reduce the homes' energy output and carbon footprint. This includes very high levels of insulation and extremely high-performance windows with insulated frames.



The UK Passive House Organisation



Images from Aspen Grove Show Homes





LLWYN AETHNEN  
—  
ASPEN GROVE

An exceptional and welcoming environment for people to enjoy their lives and make memories.

Located in Rumney, just off Newport Road and with easy access to Cardiff city centre and the M4. Aspen Grove is a collection of 2, 3, 4 and 5 bedroom green energy homes available through private sale or council rent and Help to Buy will also be available on some homes. Aspen Grove represents a positive new initiative for the area. Aspen Grove is part of our commitment to developing new communities

and new homes that are designed for modern living. The homes are designed to a high specification with unrivalled build quality, and future proof, to maximise energy efficiency. But most importantly, our homes are designed to create communities and the shared facilities help to build neighbourhoods that people are proud to belong to.







- Water-lily** TWO BEDROOM TERRACE HOUSE
- Carnation** THREE BEDROOM SEMI-DETACHED HOUSE
- Dahlia** THREE BEDROOM SEMI-DETACHED HOUSE
- Appletree** THREE BEDROOM DETACHED HOUSE
- Hazel** FOUR BEDROOM DETACHED HOUSE
- Camomile** FOUR BEDROOM DETACHED HOUSE
- Briar** THREE BEDROOM DETACHED/SEMI-DETACHED HOUSE
- Snowdrop** FOUR BEDROOM DETACHED/SEMI-DETACHED HOUSE
- Oak** FIVE BEDROOM DETACHED HOUSE
- Willow** THREE BEDROOM TOWNHOUSE
- AFFORDABLE HOMES
- ADDISON HOUSE - ASSISTED LIVING

PHASE ONE - 74 UNITS  
ALL SOLD

Site plan is just indicative to show the positioning of the plots.  
 Contact Wates Residential or an appointed Sales Agent for  
 more information. Site Plan issue date December 2022



Rumney is a district located to the east of the city of Cardiff, Wales. Lying to the east of the Rhymney River, it also incorporates the historic Rumney Pottery which is still in use today and the remains of the old Rumney Castle which was formerly a major stronghold on the South Wales coast. The Church in Wales parish church of St Augustine which dates from the 12th century is found on the north side of Church Road.

### LOCAL SCHOOLS

There's a good selection of local primary and secondary schools. Every school in the locality has at least a good Estyn Report.

#### PRIMARY SCHOOLS

##### English Catchment:

Greenway Primary School, is for children from 3 – 11 and have received a good Estyn Report.

##### Welsh Catchment:

Ysgol Gymraeg Bro Eirwg, for children aged 3-11, also has a good Estyn Report.

#### SECONDARY SCHOOLS

##### English Secondary School:

Eastern High, for children aged 11 – 18.

##### Welsh Secondary School:

Ysgol Gyfun Gymraeg Bro Eder, is a designated Welsh speaking school for children aged 11 – 18. It has received a good Estyn Report.

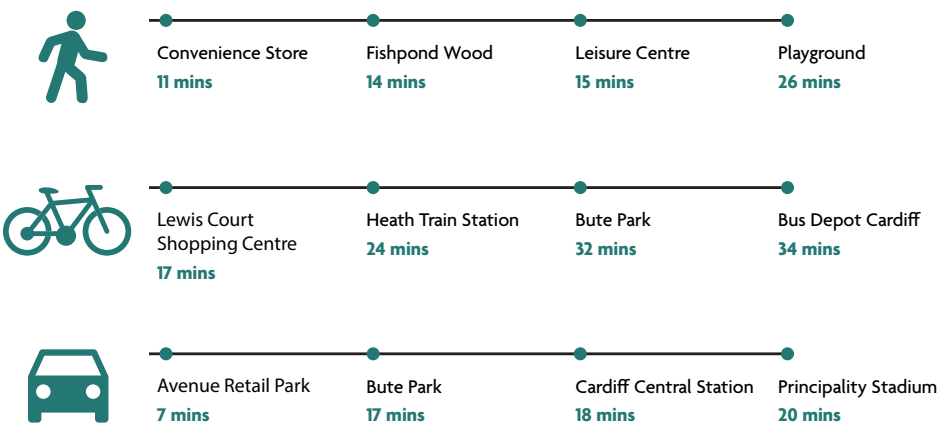


Today, the area is predominantly residential with many shopping outlets situated in Newport Road in addition to a variety of local shops at the top of Rumney Hill and Wentlog Road, Contisbury Avenue in neighbouring Llanrumney. Regeneration has taken place with several new industrial and business centres being created to provide employment opportunities.

The area is fortunate to benefit from a good choice of sport and leisure resources including Eastern Leisure Centre which reopened in 2016 following a £6 million regeneration scheme. Situated in Llanrumney Avenue, Llanrumney it boasts some superb facilities including a swimming pool, gym, fitness classes, spinning and squash. Fishpond Wood, on Fishpond Road, Llanrumney (only a 14 minute walk away), provides a beautiful, open

area of grassland and woods ideal for walking, cycling, running and sport. It also features a popular children's play area. Rumney Hill Gardens is an attractive public park and includes a bowling green and pavilion, tennis courts and a 'Secret Garden'. Rumney also benefits from its own rugby football club, one of the top rugby union teams in Cardiff and Southeast Wales that also offers community rugby for children from the age of 7 upwards.

Rumney is well positioned with easy access to Cardiff only 10 minutes/4.6 miles away via the A48 and the M4, 19 minutes/3.9 miles away via the A4161.



Bute Park - two miles from Aspen Grove



# GOOD FOR THE PLANET, AND YOUR POCKET.

At Aspen Grove we are delivering smart energy solutions to enable you to make the most of low carbon energy through seamlessly integrated renewable energy generation and storage systems built into your home, enabling you to use energy when it's low cost and low carbon.

## THE REASSURANCE OR ENERGY EFFICIENCY

But what are the benefits for the end user? The advantages are simply endless. Yes, with an intelligently optimised home you'll be reducing emissions and helping the environment. But it's so much more than the green, feelgood factor:

1. LOWER EMISSIONS AND ENERGY BILLS - With our partner Sero your energy bills could be up to 60% lower than the UK national average.

2. YOU CAN SELL ENERGY BACK TO THE GRID - Your home's battery coupled with PV will meet your energy demands first. If you generate more than you need, it could be sold back to the Grid and offset against your already lower energy bills.

3. CONTROL AT YOUR FINGERTIPS - Sero's Comfort Service is managed by an app and online dashboard. Easy to use, with energy usage insights, you'll have a better handle on your household energy.

4. CUSTOMER SERVICE HERE IN CARDIFF - Based in Cardiff there's also an optional servicing and maintenance plan available.

Partnering with

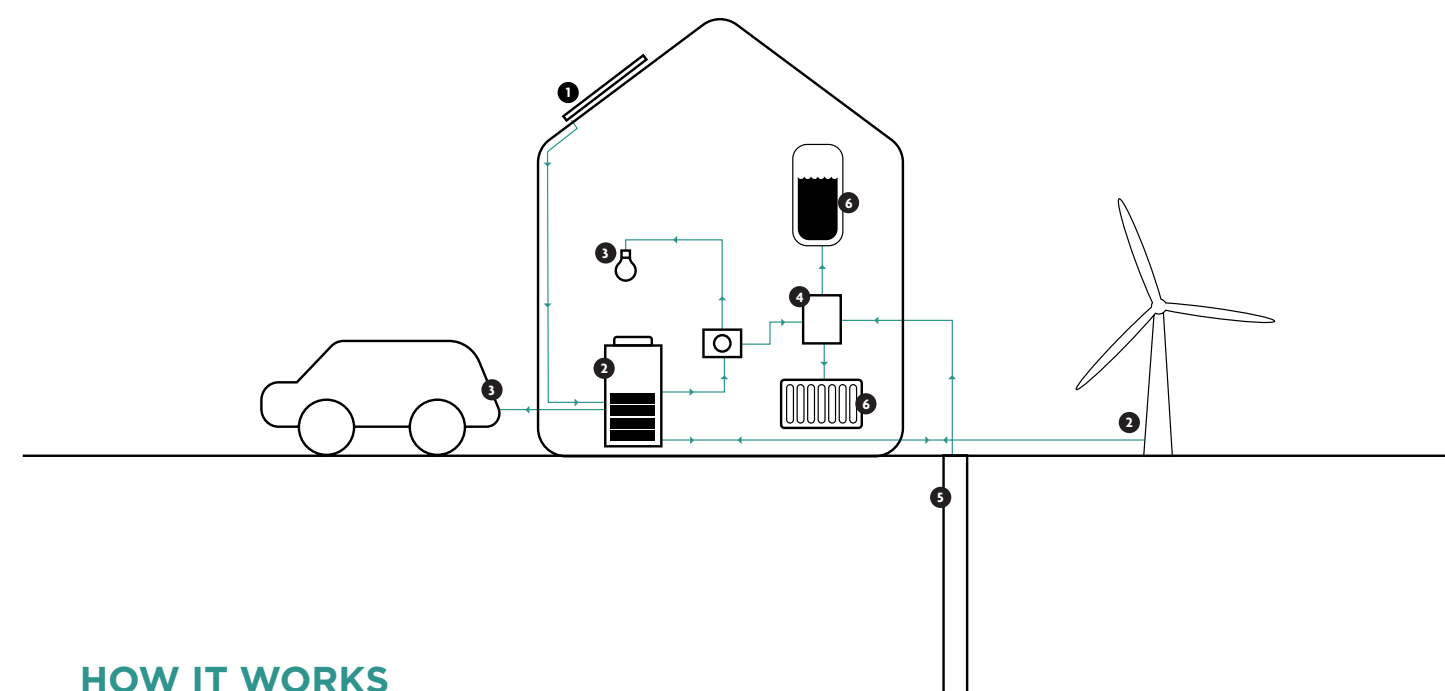
**sero**



WHAT HOUSE AWARD 2022  
BEST SUSTAINABLE DEVELOPMENT



RESI AWARDS 2022  
CLIMATE CRISIS INITIATIVE RESIDENTIAL



## HOW IT WORKS

- 1 Solar Energy is harvested from the sun via photovoltaic (PV) panels on the roof of your home and converted into electricity
- 2 The electricity is stored in a battery installed in your home. When additional electricity is needed to top up the battery it can be drawn from the grid during low-cost/low carbon periods, or excess electricity can be sold back to the grid at high-cost/high carbon periods
- 3 The electricity will be used to power your home as normal (i.e. keep the lights on) but can also be used to charge an electric car via the charging points on the external wall of your home
- 4 The Sero BEE (Building Energy Engine) monitors your home's energy needs, generation, storage and the activity on the grid and optimises the distribution and use of your home's energy for you based on the lifestyle you choose to live
- 5 Heat (for both hot water and central heating) is generated via a ground source heat pump (which runs on electricity), connected to a system of deep underground boreholes. The ground source heat pump is controlled by the Sero BEE (via your App)
- 6 You have a large hot water cylinder connected to the heat pump to store hot water for showers or washing up. The heat pump also connects to low temperature radiators to heat your home







## SPECIFICATION

Outstanding homes finished to an exceptional standard

### GENERAL

- Smooth ceilings and walls painted white
- White pre-finished internal doors, architraves and skirtings
- Polished chrome internal door ironmongery
- TV and telephone points to reception and master bedroom
- Mains powered smoke alarms and heat detector
- Sprinkler system throughout
- Pendant lighting to bedrooms, hall / landing and receptions,
- Ground source heat pump and heat exchanger for heating and hot water
- White panelled radiators

### KITCHEN

- Moore's fitted kitchen in choice of colours \*
- Lighting to underside of wall units
- Colour choice of laminated work surface and upstand \*
- One and half bowl stainless steel sink with mixer taps
- Stainless steel splash back to behind hob
- Range of integrated appliances including:
  - Stainless steel single oven and induction hob
  - Stainless steel and glass extractor hood
  - Fridge / freezer
  - Dishwasher \*\*
  - Washing machine \*\*
- Amtico flooring with choice of colours\*

### BATHROOM & ENSUITES

- Modern white water saving sanitaryware from Roca
- Polished chrome mixer taps to bath and basins
- Chrome/glass shower door to cubicle (ensuite only)
- Shower screen to baths (bathrooms only)
- Partly ceramic tiled walls from Porcelanosa range with a choice of colours \*
- Amtico luxury vinyl flooring with choice of colours \*
- Ladder style chrome heated towel rail
- Inset chrome downlighters

\* Subject to build stage, please ask our Sales Consultant for confirmation  
 \*\* On selected plots, please ask our Sales Consultant for confirmation





# HELPING YOU INTO YOUR NEW HOME



## HELP TO BUY-WALES



With the Help to Buy - Wales: Equity Loan Scheme, you can buy a new home with just 5% deposit and a repayment mortgage for 75% - whether you're a first-time buyer or you're moving on from your existing home.

In this example, if eligible, the Welsh Government lends you up to 20% of the cost of your newly built home, so you'll need a 75% mortgage to make up the remainder of the purchase price. The loan is interest-free for 5 years and can be repaid at any time, or on the sale of the home. The 20% loan has a £1 monthly management fee, and in year 6 a fee of 1.75% of the loan is charged, also paid monthly by direct debit. This fee increases annually, in April, by the

Consumer Price Index (CPI) + 2%. The loan can be repaid at any time at an amount equal to the 20% of the market value at the time you choose to repay, whether the property value has increased or decreased, or partial repayments are allowable. The first part payment must be at a minimum amount of 10% of the market value at the time of repayment. The loan must be repaid on the sale of the property, when you pay off your repayment mortgage or reach the end of your loan term, normally 25 years.

Your home may be repossessed if you do not keep up repayments on your mortgage. A set fee may be payable upon completion of the mortgage when you buy through the Help to Buy - Wales: Shared Equity Loan Scheme. The scheme is not regulated by the Financial Conduct Authority (FCA). For more details visit: [gov.wales/help-buy-wales](http://gov.wales/help-buy-wales)

### HOW IT WORKS

If you purchase a home for

**£200,000**

You must put down a deposit of 5%

**£10,000**

Help to Buy Equity Loan will contribute 20%

**£40,000**

You will need a mortgage for 75%

**£150,000**

## MOVER ASSIST



Our Mover Assist Scheme can help you to move seamlessly into your brand-new, Cardiff Living Home. If you have your heart set on one of our new homes, but still need to sell your current property, we can help you to find the right buyer.

We'll reduce some of the costs and stress of selling your current home, giving you more time and money to spend on your new Cardiff Living Home.

Working with our partner agents, Allen & Harris, we will pay your estate agency fees\* and help you obtain a fast sale at the best possible price.

### THE SIX SIMPLE MOVER ASSIST STEPS TO SECURE YOUR CARDIFF LIVING HOME:



1. Select your perfect Cardiff Living Home



2. We ask our partner agent, Allen & Harris to provide a realistic market price for your home along with a 'Cost of Moving' appointment to ensure all selling and buying costs for your home are explained to you.



3. Together we agree the asking price for your home and Allen & Harris prepare all the property details and website entries on their enhanced marketing package



4. We follow-up on viewings of your home, and keep you fully updated along the way



5. Once we find a buyer for your current home, you can then reserve your Cardiff Living Home



6. When you move into your new Cardiff Living Home, we pay your estate agency's\* fees saving you thousands of pounds

\*Allen & Harris fees are paid up to 1% to a maximum amount of £5,000, all fees are subject to vat at the prevailing rate. Fees are based the contracted price of your home and will be paid separately or deducted from your completion statement on the purchase on your Cardiff Living/Wates Home. Standard £500 reservation fee applied on your chosen Cardiff Living Home and is subject to their Terms and Conditions which can be requested up application. This offer is available on Cardiff Living Home outright sale scheme and not First Homes Cardiff. It is can also not be used in conjunction with other offers and is subject to availability and on selected plots only. Wates reserve the right to withdraw the scheme at any time. Cardiff Living will continue to market your chosen plot and has the right to sell this plot to any prospective purchaser who is in a position to proceed prior to you agreeing a sale on your property. In these circumstances, you will be contacted and offered a suitable replacement plot if available.





**FROM CARDIFF CITY CENTRE**

Leave Cardiff city centre heading east on Newport Rd/A4161. At the roundabout, take the 2nd exit onto Newport Rd/B4487. Travel up Rumney Hill and through Rumney - the development can be found on the right hand side.

**TRAVELLING EAST**

Leave the M4 at Junction 28 and proceed along the A48 towards Newport/Casnewydd/Risca/Brynmawr/A467. Slight left to stay on A48. At the roundabout, take the 2nd exit and stay on A48. At the roundabout, take the 2nd exit and stay on A48. At the roundabout, take the 2nd exit onto Newport Road/B4487 the development can be found on the left hand side.



The Consumer Code for Home Builders gives protection and rights to purchasers of new Homes. It requires all new Home Buyers are treated fairly and are fully informed about their purchase before and after they sign their contract.

The Code applies to all Home Builders registered with the UK's main new Home Warranty Bodies: NHBC; Premier Guarantee; LABC Warranty and Checkmate and consists of 19 Requirements and principles that Home Builders must meet in their marketing and selling of Homes and their after-sales customer service.

For more information visit <https://consumercode.co.uk>



SALES AGENTS



allen & harris

0330 123 0008

[cardiffliving.wales](http://cardiffliving.wales)

 **Cartrefi Caerdydd**  
**Cardiff Living**

PROSIECT TAI  
PARTNERIAETH  
A PARTNERSHIP  
HOUSING PROJECT



**Wates**  
RESIDENTIAL

