LANDSPEED

Martlesham

SUFFOLK

22 new affordable contemporary **one** and **two bedroom apartments** available to buy on a Shared Purchase* basis

Landspeed is working with Taylor Wimpey Homes to deliver 22 affordable apartments on their development at Brightwell Lakes , Martlesham - located in the heart of the Suffolk countryside.

Brightwell Lakes will provide a community of 2,000 homes with plenty of green space located close to retail and leisure facilities and a wide choice of pre-school, primary and secondary schools.

Auster Place forms part of the first phase of homes set in a tree lined boulevard, which will connect to the many other green spaces on offer and is within walking distance of the new facilities and services.

Landspeed is pleased to offer 22 affordable 1 & 2 bed apartments on our flexible shared purchase model which enables buyers to acquire these new homes at up to 75% of their open market value with, most importantly, no rent charged on the discounted sum. Also, there is loan to repay and, subsequently, no interest charged.

All apartments come with allocated car parking (many with two spaces and some with garages) as well as fitted kitchens (with integrated oven, hob and extractor fan) and thermostatic showers over the baths.

Block	Plot No.	Unit Type	No Bedrooms	Level	Sq.ft.
SO2	148	A	2	Coach House (first floor)	707
SO2	149	B	1	Ground Floor	532
SO2	150	C	1	Ground Floor	471
SO2	151	D	2	First Floor	646
SO2	152	E	2	First Floor	646
SO2	153	F	1	Second Floor	606
SO2	154	E	2	Second Floor	646
SO3	161	C	1	Ground Floor	471
SO3	162	B	1	Ground Floor	532
SO3	163	E	2	First Floor	646
SO3	164	D	2	First Floor	646
SO3	165	E	2	Second Floor	646
SO3	166	F	1	Second Floor	646
SO3	167	A	2	Coach House (first floor)	707
SO4	178	A	2	Coach House (first floor)	707
SO4	179	G	1	Ground Floor	471
SO4	180	C	1	Ground Floor	532
SO4	181	H	2	First Floor	646
SO4	182	E	2	First Floor	646
SO4	183	I	1	Second Floor	572
SO4	184	E	2	Second Floor	646
SO4	185	J	2	Coach House (first floor)	641

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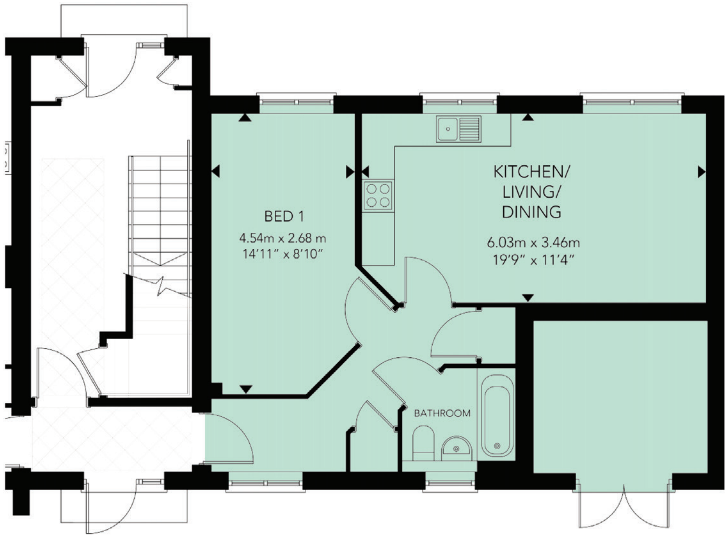
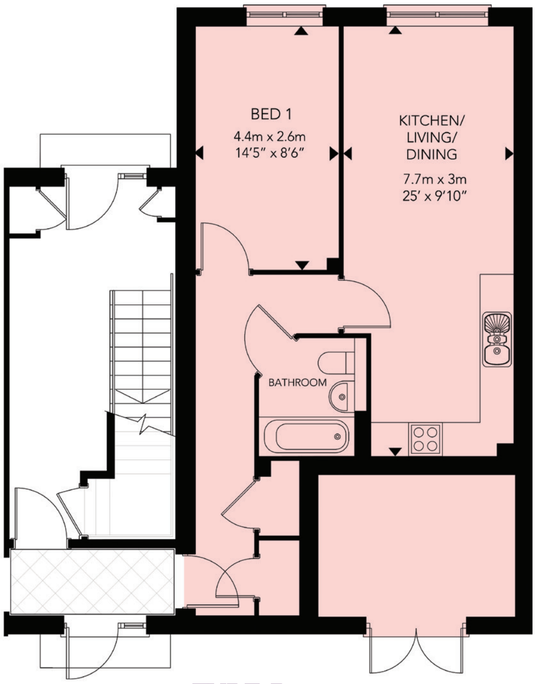
1 bedroom apartments

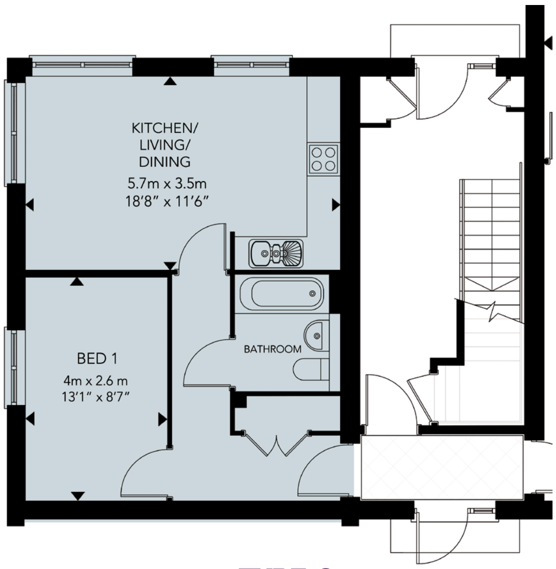
*denotes constructed units will be reversed (handed) from floor plans shown.



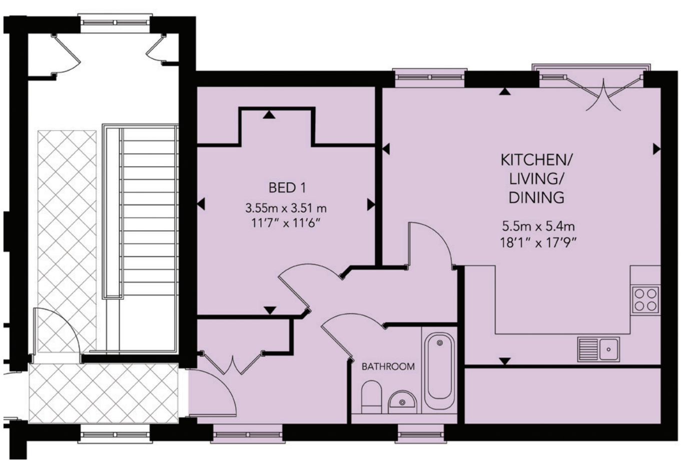
TYPE G
Plot no: 179,



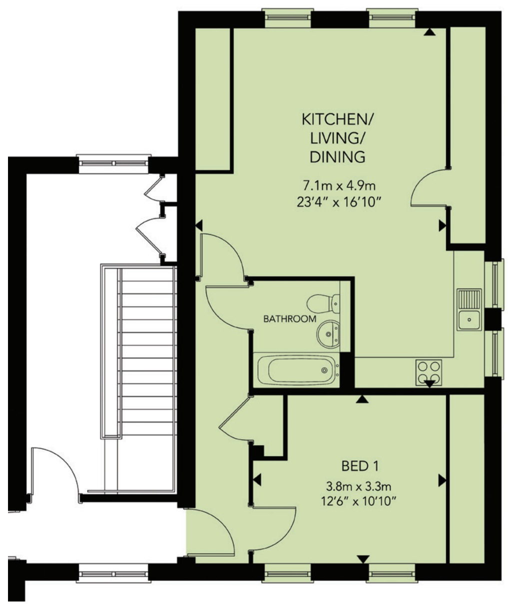
TYPE B
Plot no: 149 & 162*



TYPE C
Plot no: 150, 161* & 180



TYPE I
Plot no: 183



TYPE F
Plot no: 153 & 166*

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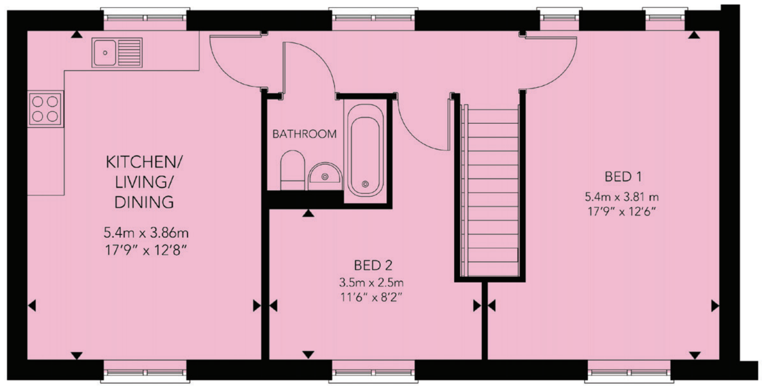
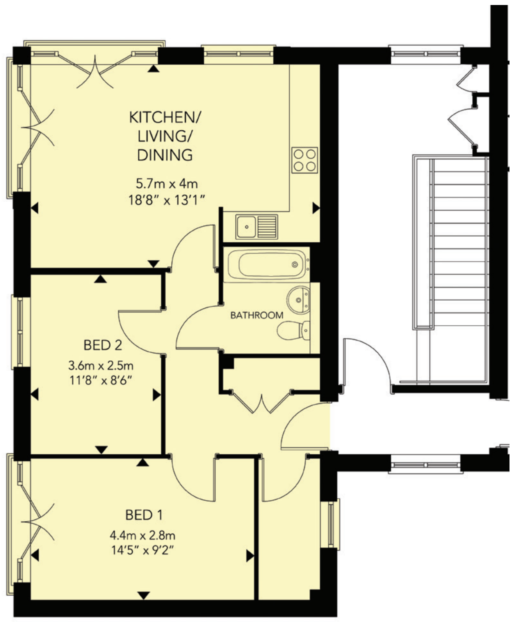
2 bedroom apartments

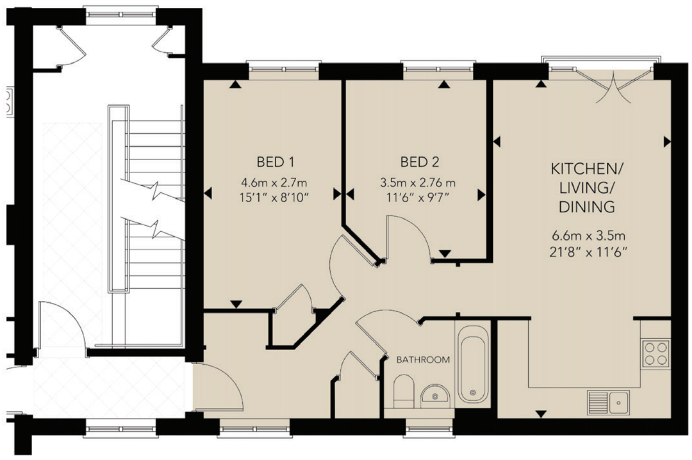
*denotes constructed units will be reversed (handed) from floor plans shown.



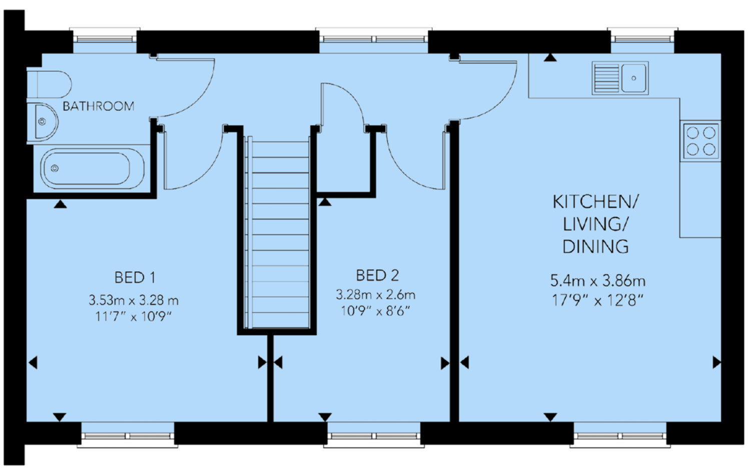
TYPE A
Flats: 148, 167* & 178



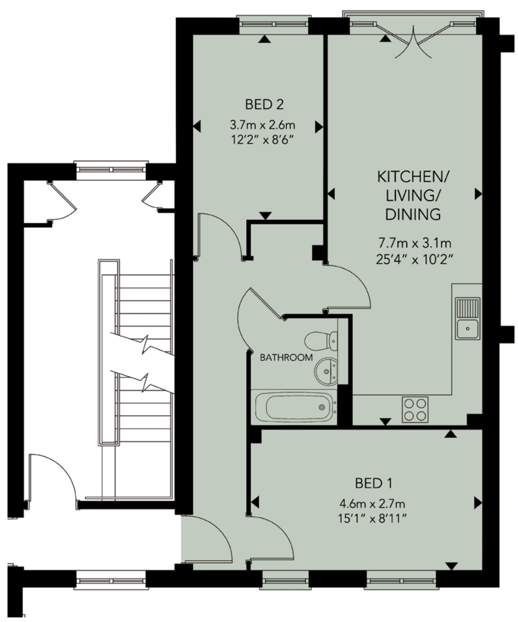
TYPE E
Plot no: 152, 154, 163*, 165*, 182 & 184



TYPE H
Plot no: 181



TYPE J
Flat no: 185



TYPE D
Plot no: 151 & 164*

FREQUENTLY ASKED QUESTIONS

Relevant as at June 2025

Q What is a Landspeed Shared Purchase Home?

An affordable home designed to help you to get on to the property ownership ladder. With a Landspeed home in Crawley you will own a long leasehold interest in the property, but pay no more than 80% of the open market value. The balancing share will be legally secured by Landspeed but, unlike other shared equity/ ownership schemes, we do not charge rent or interest on this share and you are under no obligation whatsoever to pay for this share or buy it at any time in the future. Your purchase can be funded by a mortgage and - with no rent charged on the balancing share - this means that you only have to meet the cost of your mortgage, service charges and other standard home costs.

Q Can anyone buy a Landspeed property?

No. You must be unable to buy an equivalent property on the open market and have a local connection to the area. Equally important, you must be able to afford the cost of buying a new Landspeed home; principally qualifying for a mortgage and having the necessary deposit.

Q How will I know whether I qualify for a Landspeed home?

You have to fill in our application form and we will check that you satisfy the qualifying criteria. The next step will be for us to refer your application form to an independent financial adviser who will carry out checks to ensure that you will qualify for a mortgage and can sustain the purchase of a new home. You will be informed of the result of these checks and if 'approved' we will then advise you of the next steps towards owning a new property with Landspeed.

Q Can I buy if I currently own a property?

Yes, in most instances, so long as you have agreed to sell your existing property (i.e., have accepted an offer) and have a complete chain. If this is not the case then you may not be able to exchange contracts within the timescales required. We will also check your application to ensure that you have a genuine reason for needing to move to a Landspeed property. We will consider all applications on merit; therefore if you are not sure please contact us - we will be happy to discuss your situation.

Q What will the initial costs be?

You are strongly advised to seek independent financial advice, but your costs will ordinarily include legal fees and mortgage application fees. You will also need to pay a deposit, but this could be as low as 5% of the purchase price (your mortgage advisor will tell you exactly much is required). Annual building management charges will apply to cover the cost of maintaining common parts and we will confirm these costs to you (but your solicitor will also advise you of these).

Q I haven't got access to any savings, does this exclude me?

Generally yes, as your only option will be to borrow the money, adding to your monthly costs, unless of course your family can help. If you wish to discuss this in confidence, then please contact us.

Q How do I get a mortgage and ensure that I can afford the repayments?

You are strongly advised to visit a reputable bank, building society or financial adviser, although please be aware that not all mortgage companies will lend on this type of home purchase. We work with independent financial advisers who have experience of arranging shared equity and shared ownership mortgages and have extensive knowledge of the Landspeed product. We will be happy to supply their details as this may be helpful to you, but you are entirely free to talk to other companies.

Q What will be my rights, responsibilities and costs after buying?

The contract will define these and your solicitor will advise you more fully. However, you will be responsible for paying for the maintenance and decoration of your home; council tax; services (gas, water, electricity; regular gas safety checks; any annual building management charge and, of course, your mortgage payments.

Q Can I buy with someone else?

Yes, but you must become legal joint owners and at least one applicant must meet the qualifying criteria. It is important that the application form clearly indicates this and provides details of both applicants' respective savings and incomes.

Q Can I make alterations to the property?

You must obtain the consent of any legal chargee of your home (i.e., mortgage provider and ourselves) if you want to make any improvements. The contract will cover this aspect in greater detail.

Q Can I rent the property out?

In general the answer is no, although if you encounter particular circumstances that will leave the property empty (a short term employment relocation for example) then we will be happy to discuss this with you, subject also to your mortgage provider's approval.

Q Can I buy more equity in the property?

There is no obligation for you to purchase extra shares in the future if you do not want to. However, if you wish to own more or all of your Landspeed home then you can choose to buy additional equity. Once you have bought the balance you will own the leasehold interest in your home outright and our legal interest will be removed. Your solicitor will advise you in greater detail on this aspect.

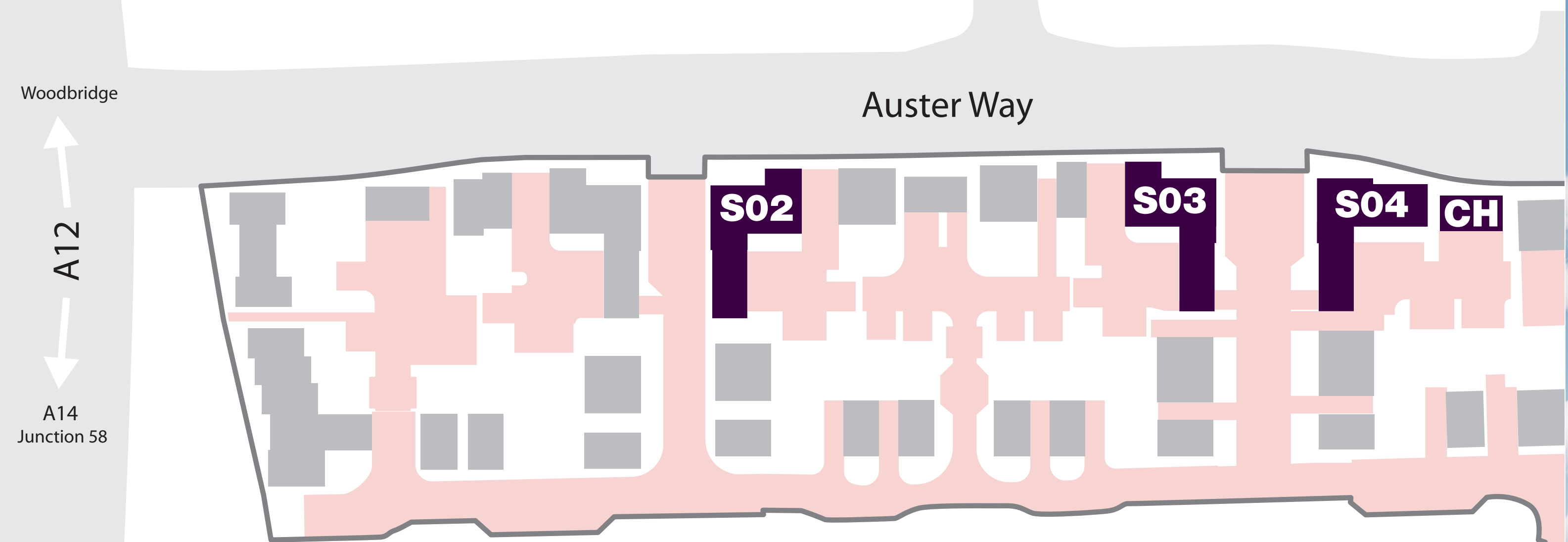
Q What about when I want to sell?

You can sell at any time but you must notify us in writing. There is then a set period within which we seek a buyer who qualifies in the same manner in which you yourself did. You will benefit from any increase in the value of your share of the property at that point in time, although you should be aware that you will also be affected by any fall in values. You will be required to pay for an independent valuation and any other costs associated with the sale of your home.


S02 Plots 148-154


S03 Plots 161-167


S04 Plots 179-184




CH COACH HOUSE Plot 185

Martlesham is situated only 3 miles from the popular town of Woodbridge, which in itself offers numerous facilities and attractions. Ipswich, Colchester and Felixstowe are all within easy reach from the immediately adjacent A12 and close A14 junction.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED ON IT.

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Call us on **01329 284109** or email sales@landspeedhomes.uk
www.landspeedhomes.uk