

Warley Drive

BRENTWOOD, ESSEX

One, two and three bedroom apartments
available through **Shared Ownership**



Contents

Tap or click the buttons to jump to the section you are interested in...

[About Warley Drive >](#)

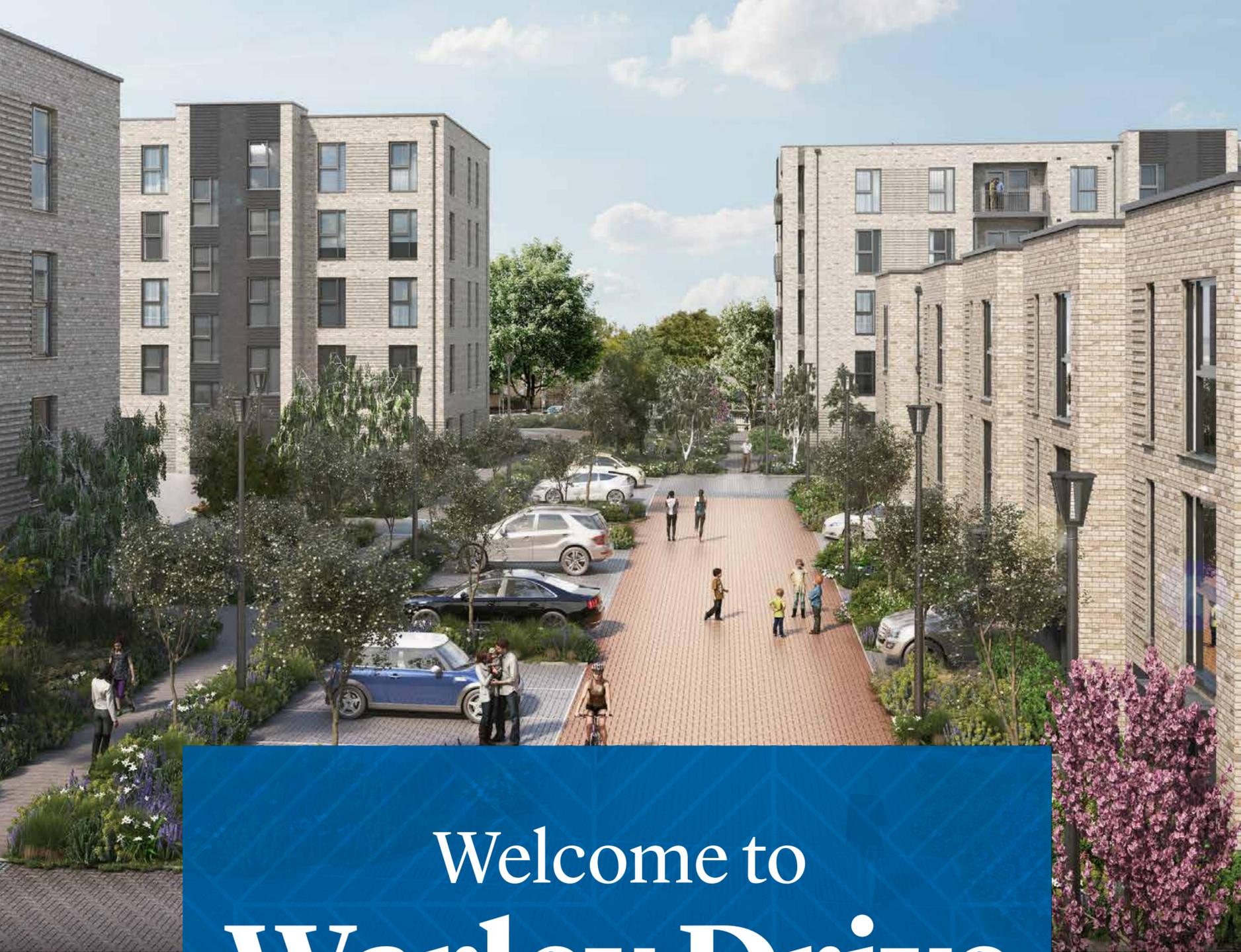
[Transport Links >](#)

[Site Plan & Floor Plans >](#)

[Specification >](#)

[Shared Ownership Explained >](#)





Welcome to **Warley Drive**

BRENTWOOD

**Perfectly placed for
town and country.**

Located in the popular town of Brentwood, Warley Drive is a stylish new development of Shared Ownership homes with excellent amenities and transport options nearby.



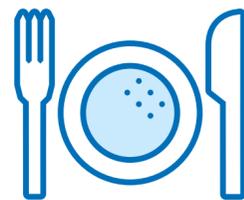


Living at Warley Drive



Established community

A mix of independent and high street shops, GP, dental practice, and leisure facilities.



Local dining

An excellent selection of pubs, restaurants and takeaways nearby.



Schools

Well regarded primary and secondary schools rated 'Good' or above nearby.



Great location

Close to town and nature with stunning country parks nearby.



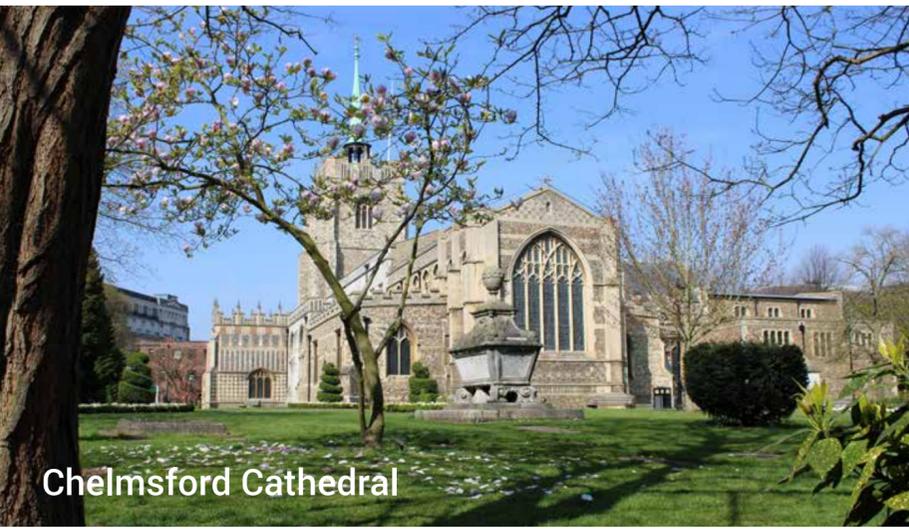


Brentwood

The best of town and country



Thorndon Country Park



Chelmsford Cathedral



South Weald Park





Well connected

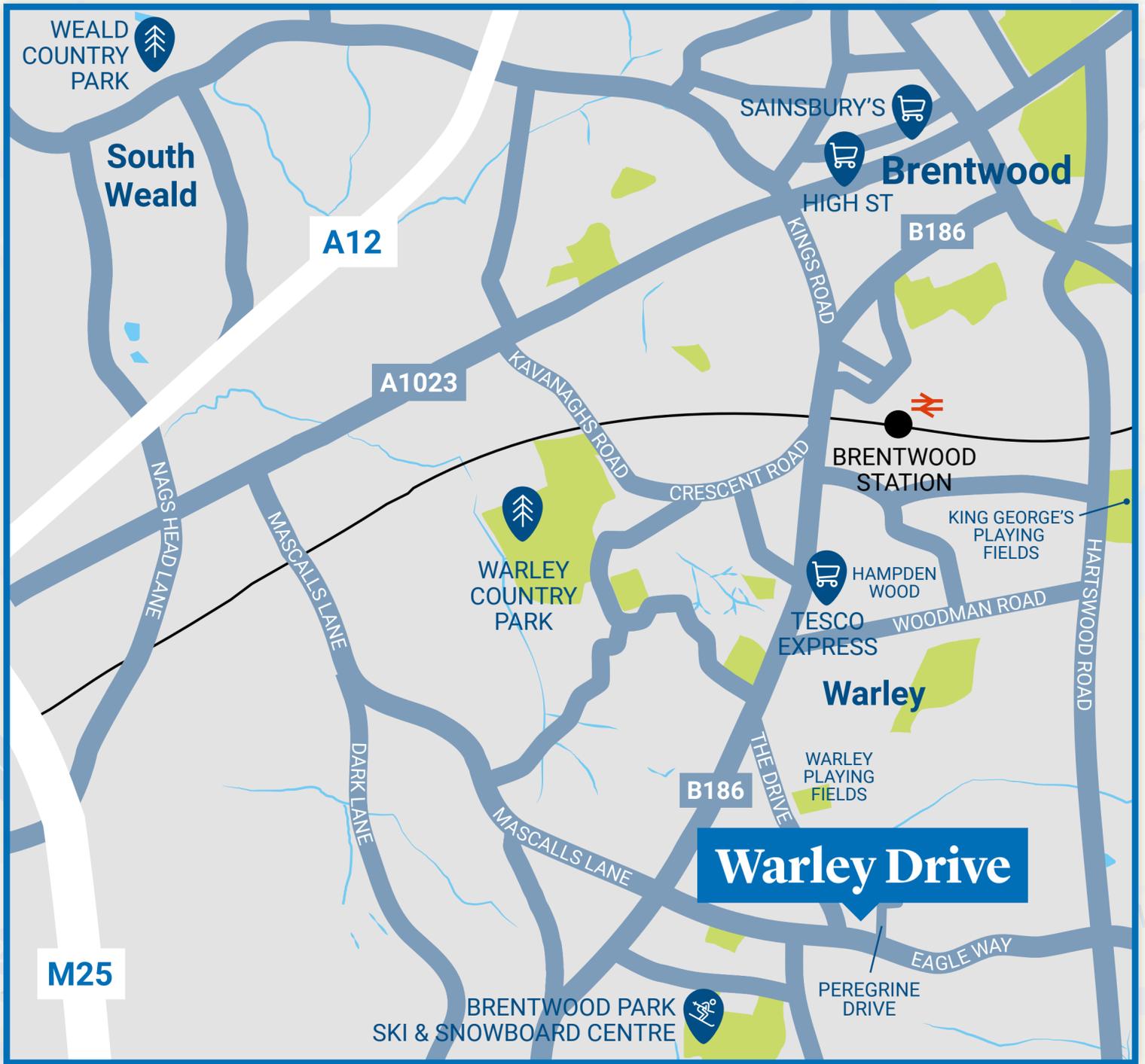
Warley Drive is close to Brentwood town centre and beautiful country parks.

Get Directions

[Google Maps](#)

[clip.firm.rapid](#)





Well connected

Warley Drive is close to Brentwood town centre and beautiful country parks.

Get Directions

[Google Maps](#)

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Well connected

The buzz of the high street is less than two miles away. Major roads including the M25 and A12 are just a short drive away plus excellent public transport networks nearby.

By Bicycle



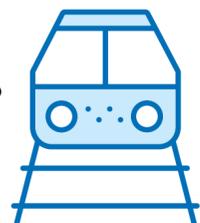
- Morrisons Daily
0.4 miles
- Thorndon Country Park
0.6 miles
- Brentwood Park Ski & Snowboard Centre
0.6 miles
- Hartswood Ancient Woodland
0.9 miles
- Tesco Express
1 mile
- Warley Country Park
1.4 miles
- Brentwood High Street
1.8 miles

By Road



- Brentwood Railway Station
1.3 miles
- Sainsbury's
1.9 miles
- Brentwood Theatre
1.9 miles
- Ab Salute Gym
2.3 miles
- Brentwood Community Hospital
2.6 miles
- Shenfield Railway Station
2.9 miles
- Chelmsford
13.1 miles

By Train



- Ingatstone
17 mins
- Chelmsford
19 mins
- Braintree
51 mins
- Colchester
53 mins

FROM BRENTWOOD STATION - GREATER ANGLIA TRAINLINE

These train times are on the **Greater Anglia trainline**.

The new **Elizabeth Line route** is shown on the next page.

* Times supplied by Google Maps and Trainline are approximate only.



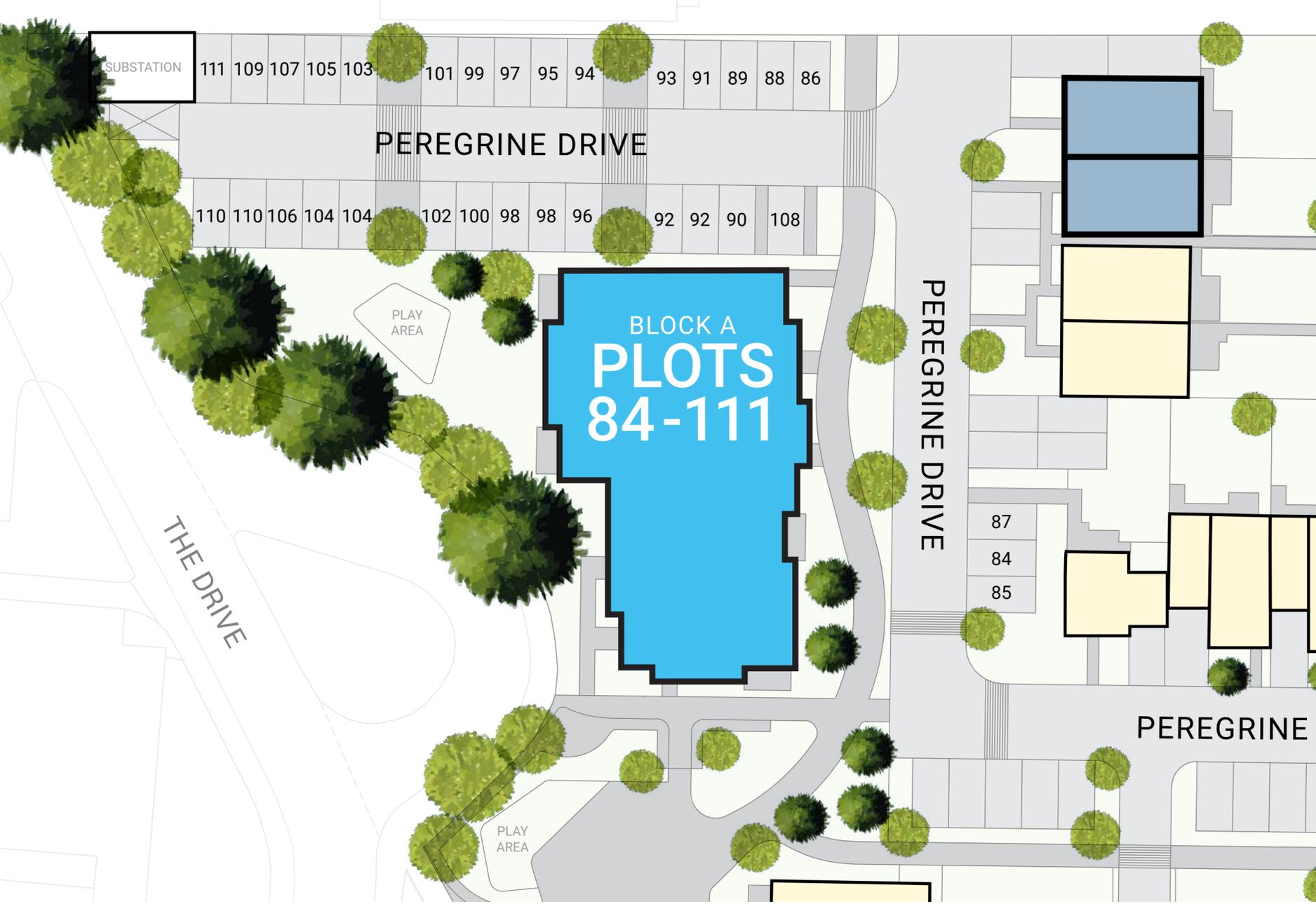
Newly connected

Now the east section of the Elizabeth Line is open, getting around is even easier with shorter journey times on metro-style, air-conditioned trains.



* Times supplied by Trainline are approximate only.





Key

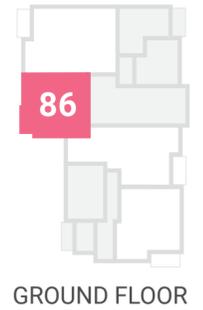
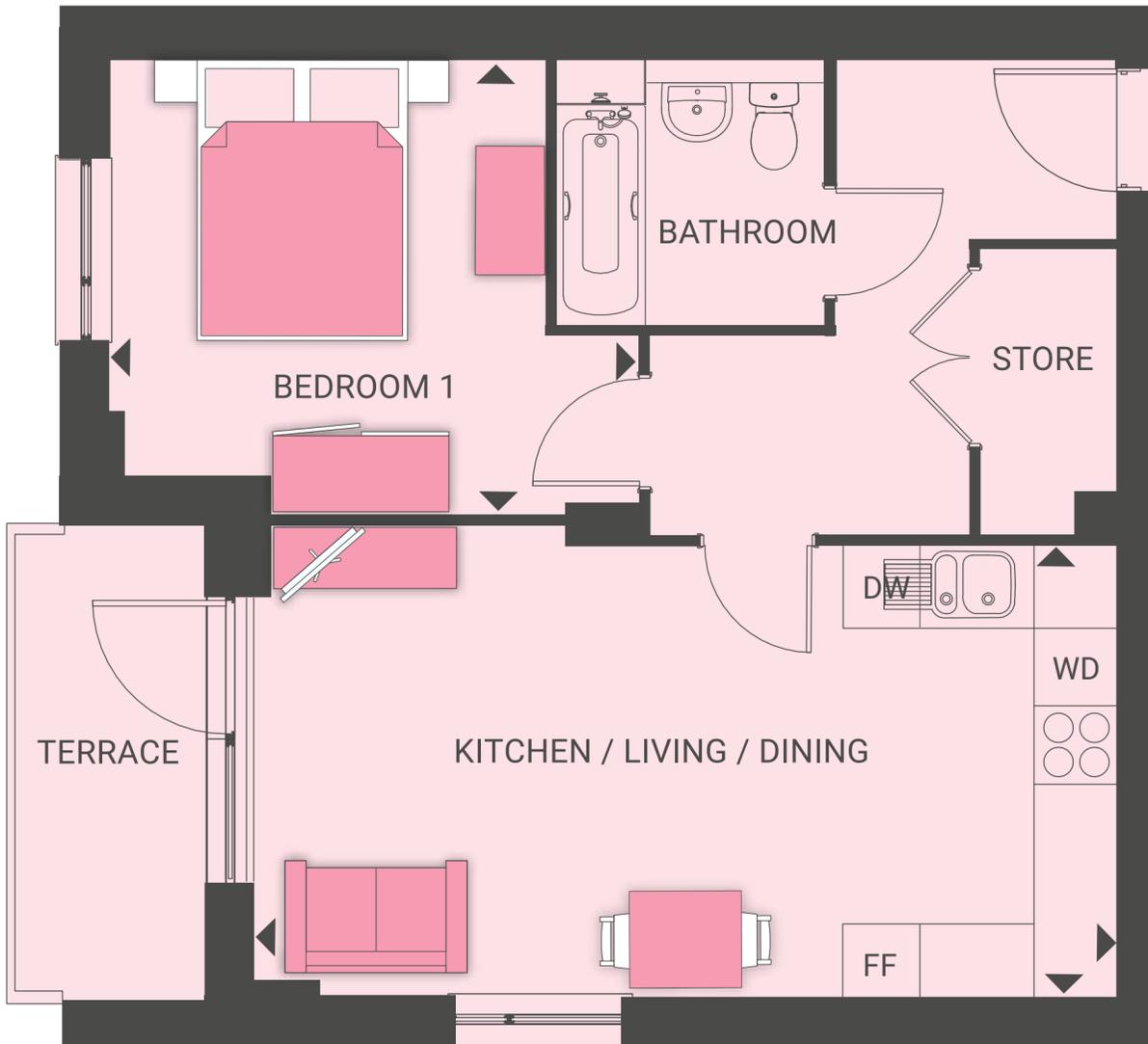
- One, Two & Three Bedroom Apartments
- Four Bedroom Houses
- Fairview New Homes

Layout is indicative only and subject to change by the developer (and subject to detailed design). The developer reserves the right to alter the layout, building style, landscaping and specification at any time.



One Bedroom Apartment

PLOT 86



GROUND FLOOR



Dimensions

Total Area: 50.3 sq m / 541 sq ft

All measurements are length x width

KITCHEN/LIVING/DINING

3.68m x 6.71m 12' 0" x 22' 0"

BEDROOM 1

3.59m x 4.12m 11' 7" x 13' 5"



[VIEW SITEPLAN](#)

Key FF Integrated fridge/freezer WD Integrated washer dryer DW Integrated dishwasher

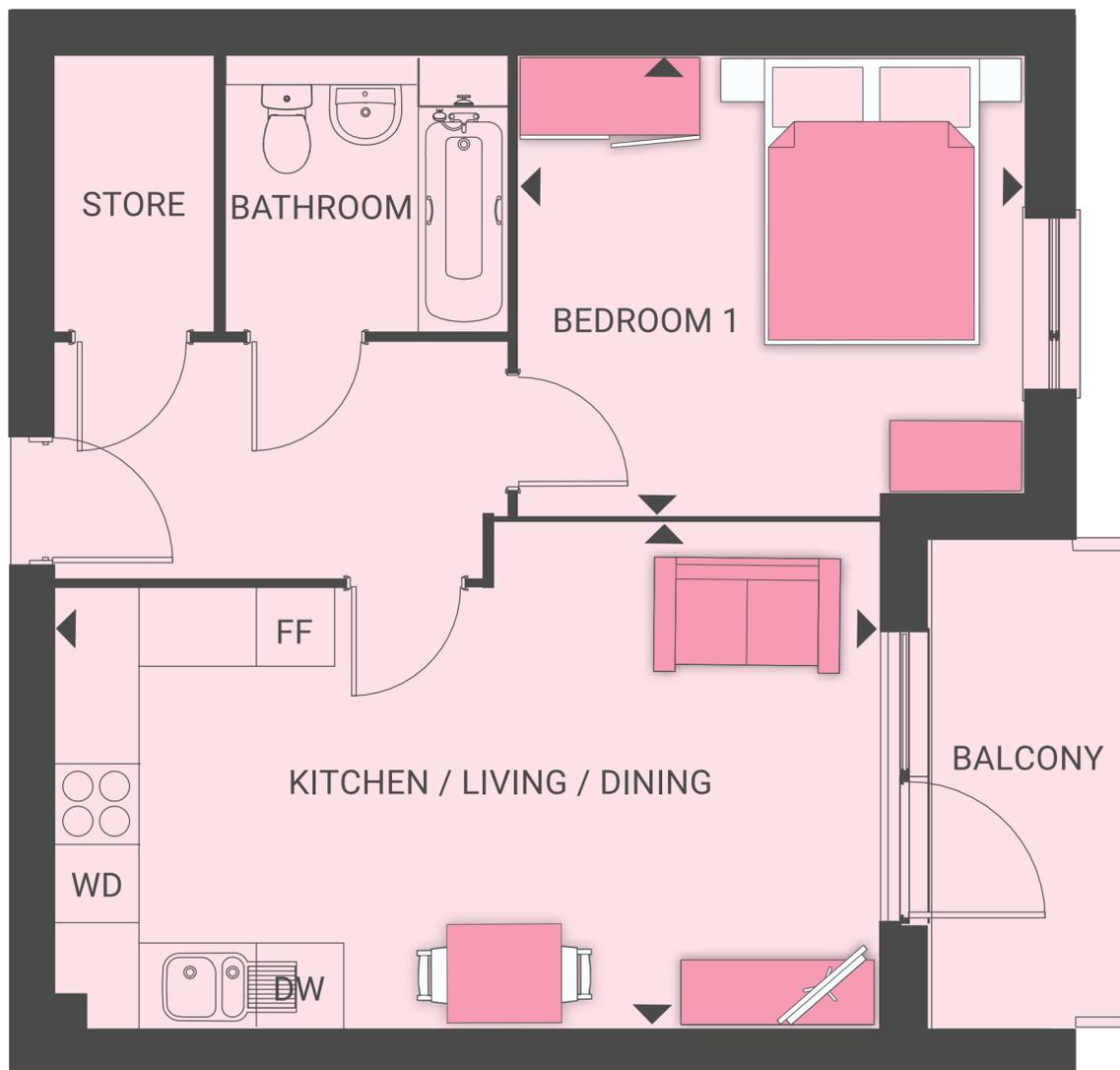
The floorplans shown are for approximate measurements only.

[Read more >](#)



One Bedroom Apartment

PLOTS 88, 94, 100 & 106



Dimensions

Total Area: 50.2 sq m / 540 sq ft

All measurements are length x width

KITCHEN/LIVING/DINING

3.85m x 6.30m 12'7" x 20'8"

BEDROOM 1

3.50m x 3.88m 11'5" x 12'8"



[VIEW SITEPLAN](#)

Key FF Integrated fridge/freezer WD Integrated washer dryer DW Integrated dishwasher

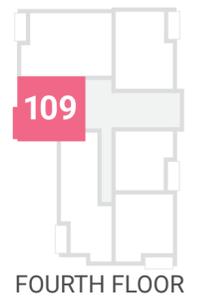
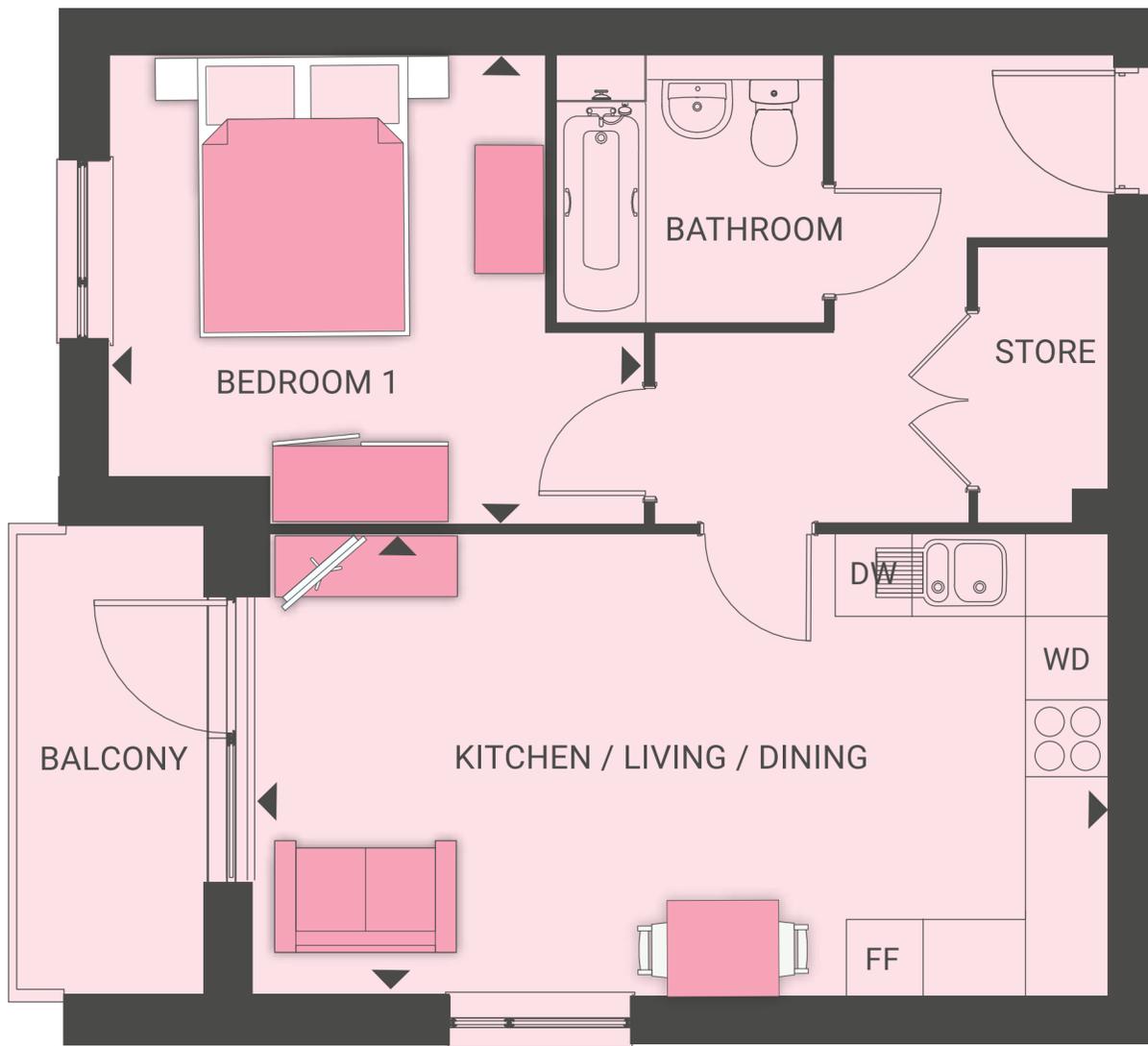
The floorplans shown are for approximate measurements only.

[Read more >](#)

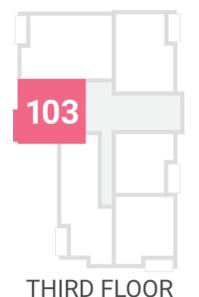


One Bedroom Apartment

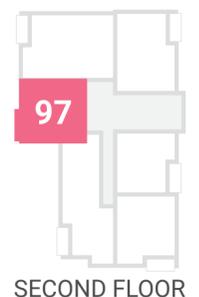
PLOTS 91, 97, 103 & 109



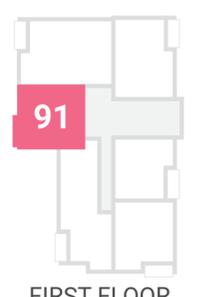
FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



Dimensions

Total Area: 50.3 sq m / 541 sq ft

All measurements are length x width

KITCHEN/LIVING/DINING

3.58m x 6.66m 11'8" x 21'10"

BEDROOM 1

3.69m x 3.40m 12'1" x 11'1"



[VIEW SITEPLAN](#)

Key FF Integrated fridge/freezer WD Integrated washer dryer DW Integrated dishwasher

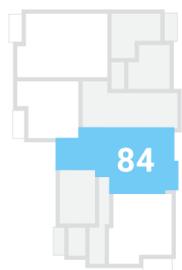
The floorplans shown are for approximate measurements only.

[Read more >](#)



Two Bedroom Apartment

PLOT 84



GROUND FLOOR

Dimensions

Total Area: 71.9 sq m / 774 sq ft

All measurements are length x width

KITCHEN/LIVING/DINING

4.50m x 6.30m 14'9" x 20'8"

BEDROOM 1

3.26m x 4.62m 10'8" x 15'1"

BEDROOM 2

3.34m x 4.55m 10'11" x 14'11"



[VIEW SITEPLAN](#)

Key FF Integrated fridge/freezer WD Integrated washer machine DW Integrated dishwasher

The floorplans shown are for approximate measurements only.

[Read more >](#)



Two Bedroom Apartment

PLOT 85



Dimensions

Total Area: 61.2 sq m / 659 sq ft

All measurements are length x width

KITCHEN/LIVING/DINING

4.16m x 5.02m 13'7" x 16'5"

BEDROOM 1

3.60m x 4.89m 11'9" x 16'0"

BEDROOM 2

3.16m x 3.65m 10'4" x 11'11"



[VIEW SITEPLAN](#)

Key FF Integrated fridge/freezer WD Integrated washer machine DW Integrated dishwasher

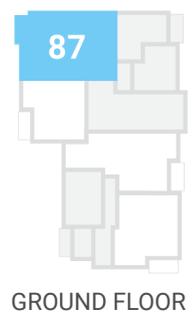
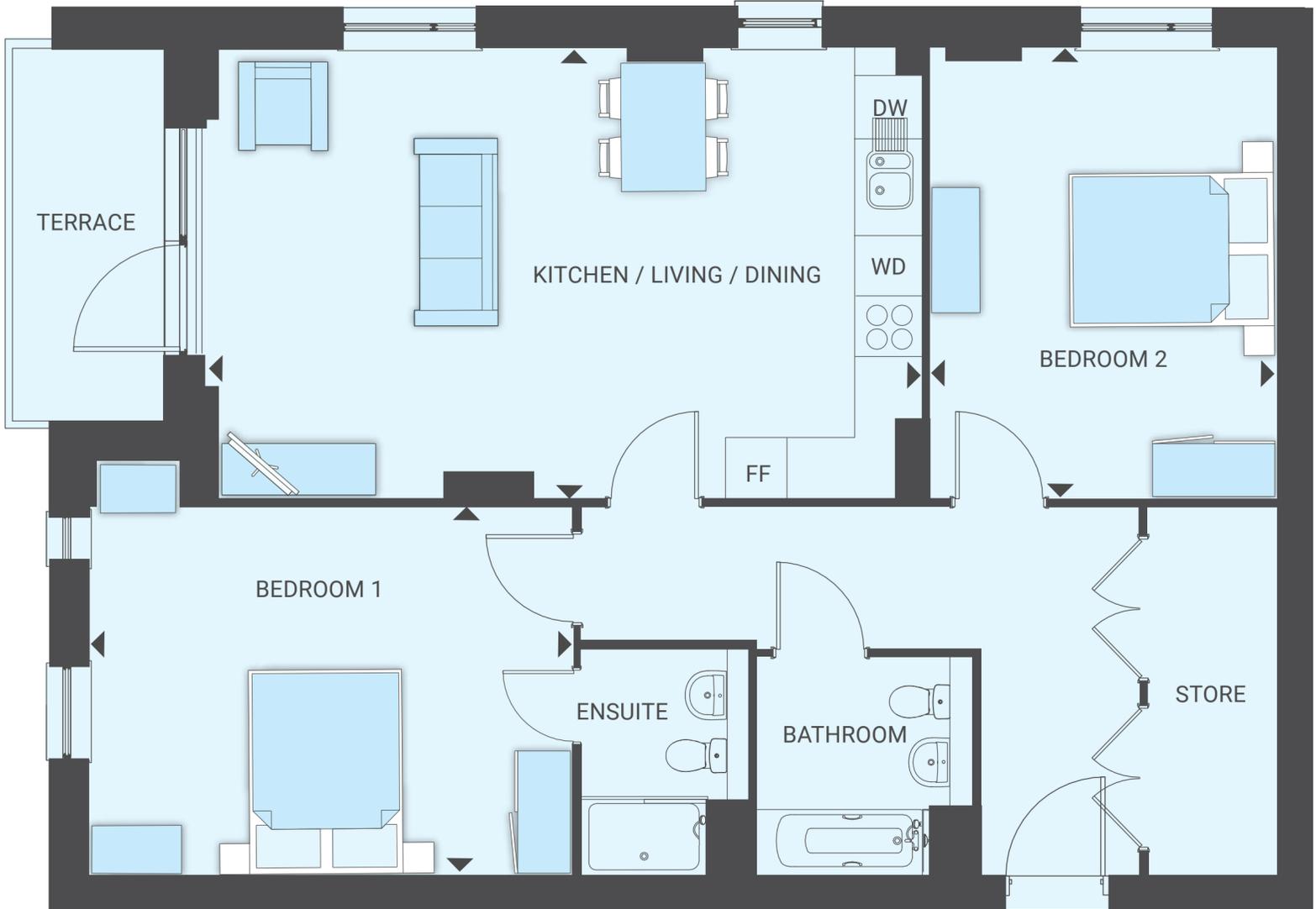
The floorplans shown are for approximate measurements only.

[Read more >](#)



Two Bedroom Apartment

PLOT 87



Dimensions

Total Area: 86.3 sq m / 929 sq ft

All measurements are length x width

KITCHEN/LIVING/DINING

4.41m x 6.99m 14'5" x 22'11"

BEDROOM 1

3.62m x 4.71m 11'10" x 15'5"

BEDROOM 2

4.41m x 3.41m 14'5" x 11'2"



[VIEW SITEPLAN](#)

Key FF Integrated fridge/freezer WD Integrated washer dryer DW Integrated dishwasher

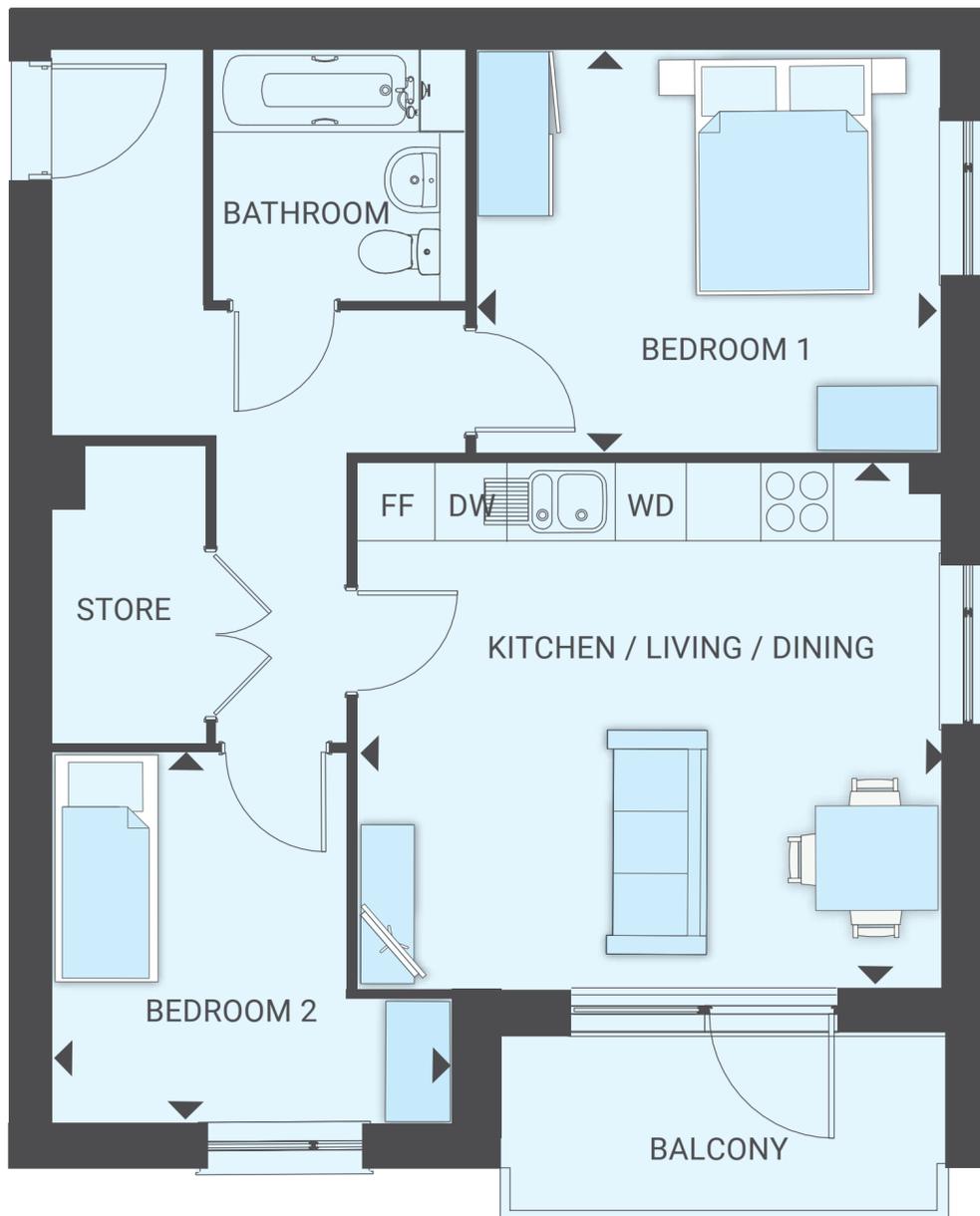
The floorplans shown are for approximate measurements only.

[Read more >](#)



Two Bedroom Apartment

PLOTS 89, 95, 101 & 107



Dimensions

Total Area: 61.2 sq m / 659 sq ft

All measurements are length x width

KITCHEN/LIVING/DINING

4.39m x 4.87m 14'4" x 15'11"

BEDROOM 1

3.37m x 3.88m 11'0" x 12'8"

BEDROOM 2

3.10m x 3.37m 10'2" x 11'6"



[VIEW SITEPLAN](#)

Key FF Integrated fridge/freezer WD Integrated washer dryer DW Integrated dishwasher

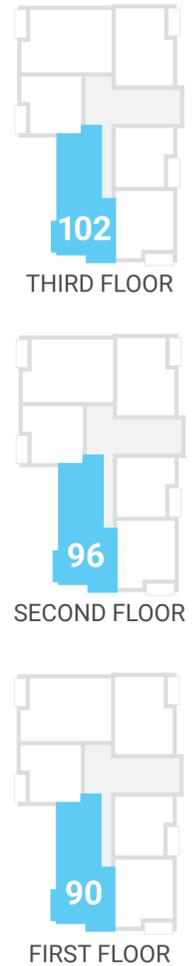
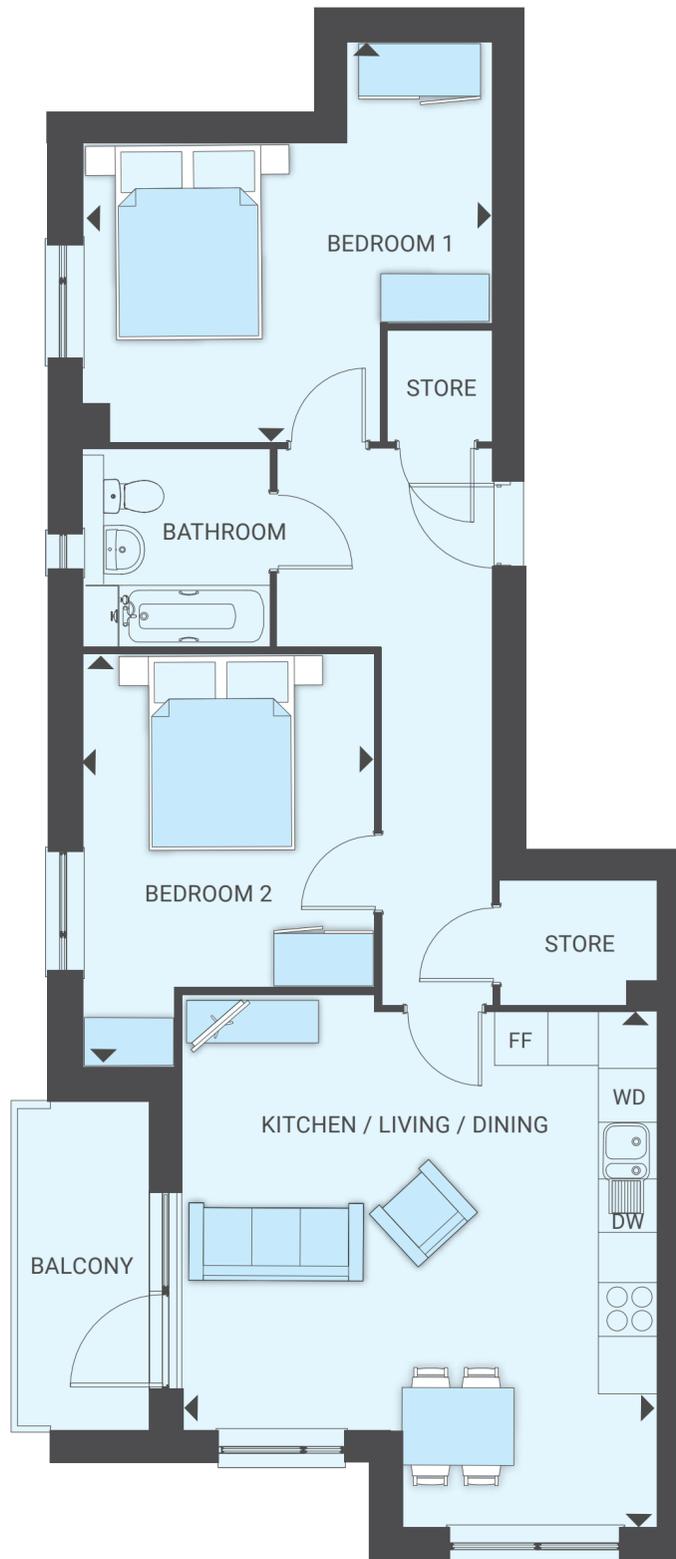
The floorplans shown are for approximate measurements only.

[Read more >](#)



Two Bedroom Apartment

PLOTS 90, 96 & 102



Dimensions

Total Area: 70.1 sq m / 755 sq ft

All measurements are length x width

KITCHEN/LIVING/DINING

5.81m x 5.33m 19'0" x 17'5"

BEDROOM 1

4.49m x 4.62m 14'8" x 15'1"

BEDROOM 2

4.67m x 3.29m 15'3" x 10'9"



[VIEW SITEPLAN](#)

Key FF Integrated fridge/freezer WD Integrated washer dryer DW Integrated dishwasher

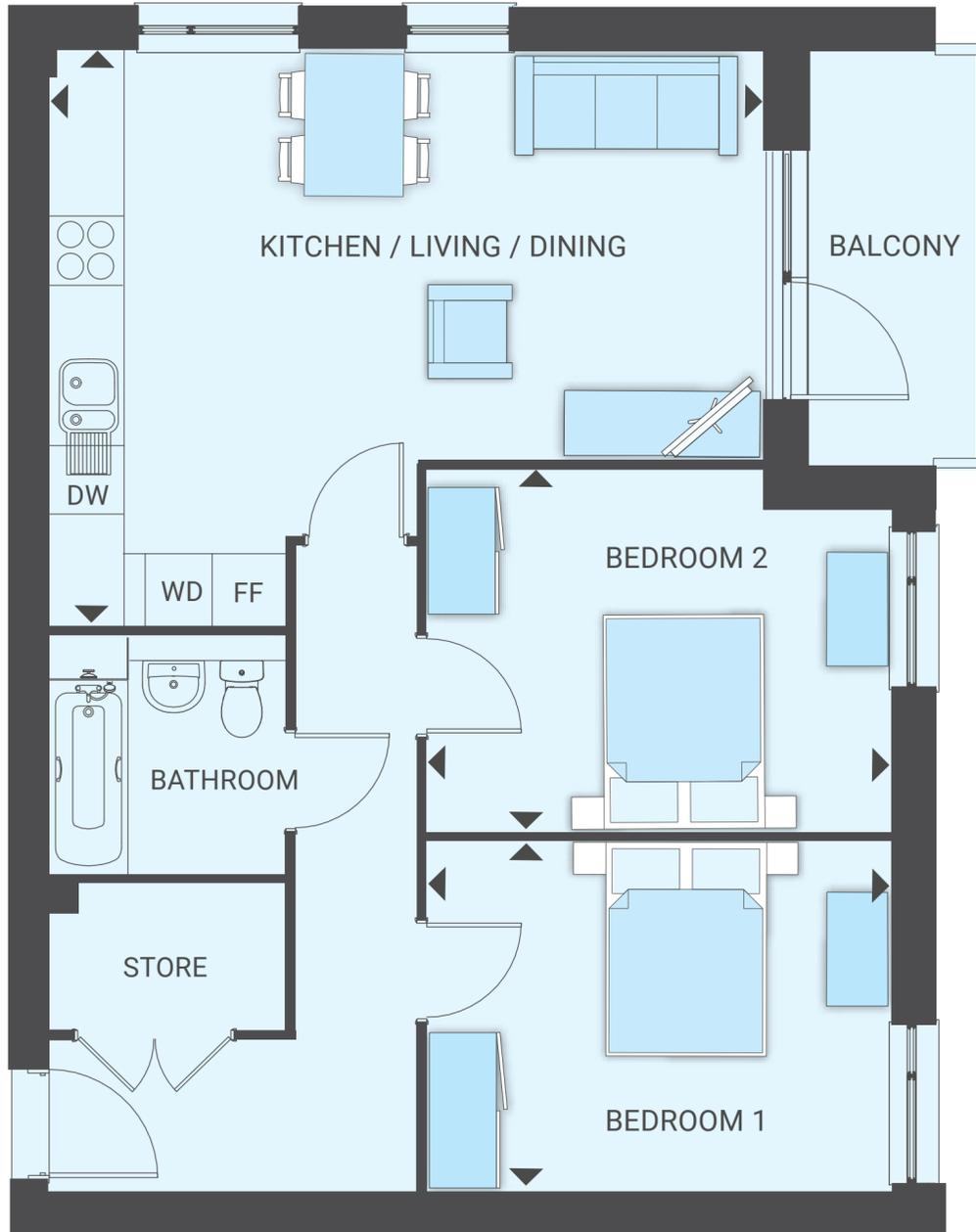
The floorplans shown are for approximate measurements only.

[Read more >](#)



Two Bedroom Apartment

PLOTS 93, 99, 105 & 111



Dimensions

Total Area: 70.3 sq m / 757 sq ft

All measurements are length x width

KITCHEN/LIVING/DINING

5.08m x 6.30m 16'8" x 20'8"

BEDROOM 1

3.21m x 4.10m 10'6" x 13'5"

BEDROOM 2

3.10m x 4.10m 10'2" x 13'5"



[VIEW SITEPLAN](#)

Key FF Integrated fridge/freezer WD Integrated washer dryer DW Integrated dishwasher

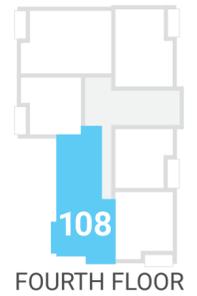
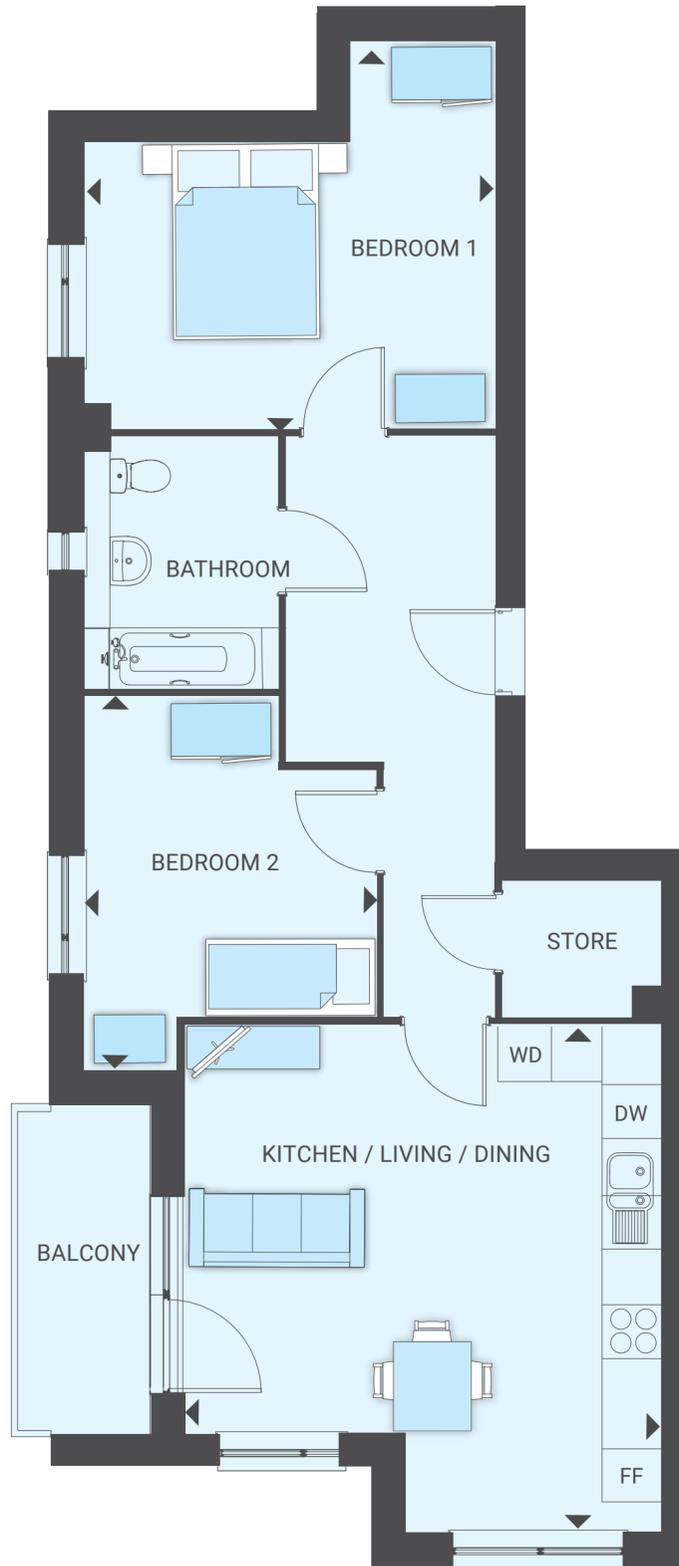
The floorplans shown are for approximate measurements only.

[Read more >](#)



Two Bedroom Apartment

PLOT 108 (WHEELCHAIR ADAPTABLE)



FOURTH FLOOR

Dimensions

Total Area: 70.1 sq m / 755 sq ft

All measurements are length x width

KITCHEN/LIVING/DINING

5.69m x 5.33m 18'8" x 17'5"

BEDROOM 1

4.36m x 4.62m 14'3" x 15'1"

BEDROOM 2

4.18m x 3.29m 13'8" x 10'9"



[VIEW SITEPLAN](#)

Key FF Integrated fridge/freezer WD Integrated washer dryer DW Integrated dishwasher

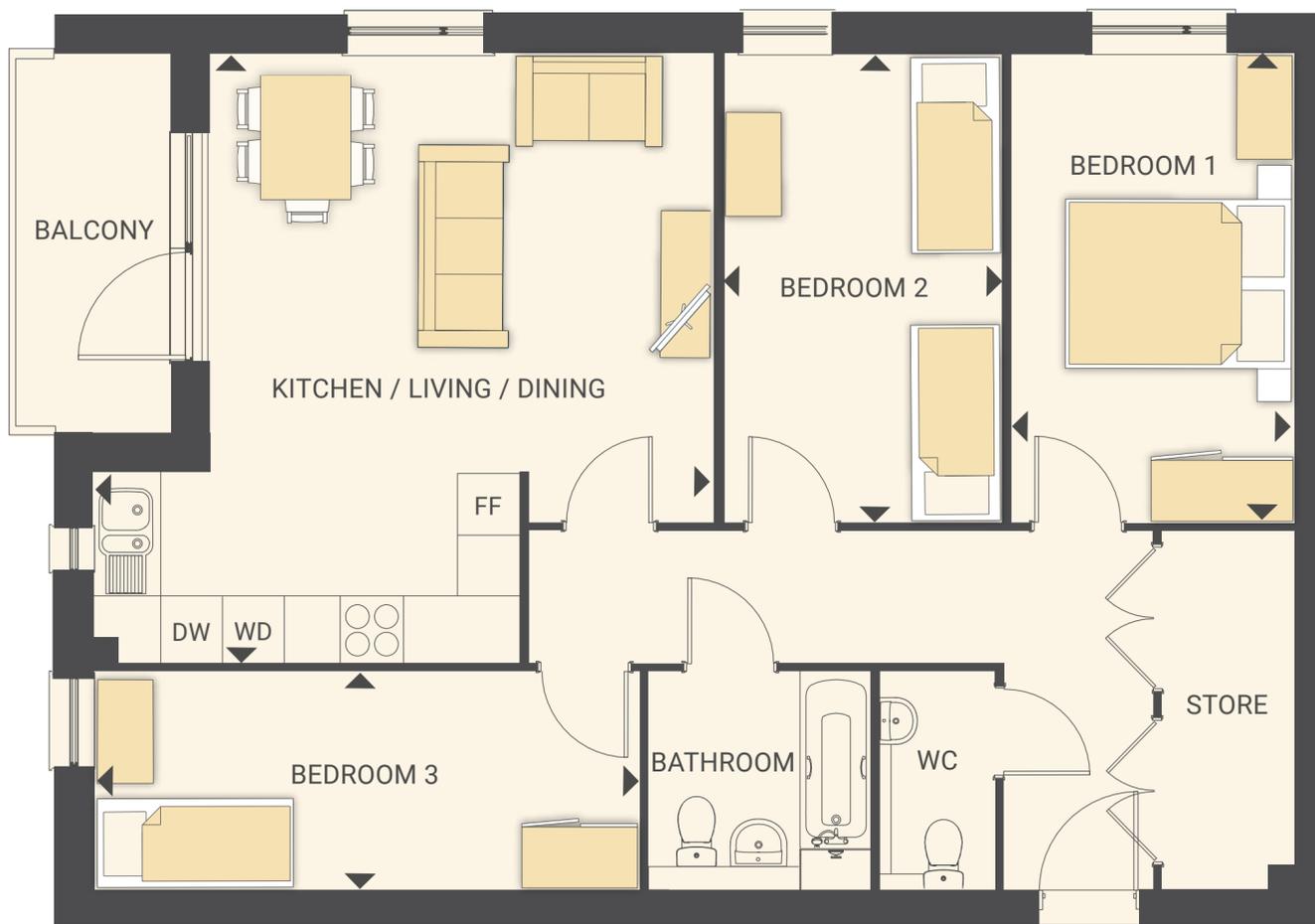
The floorplans shown are for approximate measurements only.

[Read more >](#)



Three Bedroom Apartment

PLOTS 92, 98, 104 & 110



Dimensions

Total Area: 86.3 sq m / 929 sq ft

All measurements are length x width

KITCHEN/LIVING/DINING

5.91m x 6.01m 19'4" x 19'8"

BEDROOM 1

4.55m x 2.75m 14'11" x 9'0"

BEDROOM 2

4.55m x 2.71m 14'11" x 8'10"

BEDROOM 3

2.12m x 5.29m 6'11" x 17'4"



[VIEW SITEPLAN](#)

Key FF Integrated fridge/freezer WD Integrated washer dryer DW Integrated dishwasher

The floorplans shown are for approximate measurements only.

[Read more >](#)





Apartments Specification

Kitchen

- Contemporary white gloss handle-less kitchen with under unit lighting
- Laminate marble effect worktop with matching upstand
- Glass splashback to hob
- Blanco stainless steel 1½ bowl sink with Blanco chrome monoblock mixer tap
- Zanussi electric single oven, touch control induction hob and cooker hood
- Zanussi integrated fridge/freezer
- Zanussi integrated washer/dryer
- Zanussi integrated dishwasher

Cloakroom

- Ideal Standard contemporary white sanitaryware comprising close coupled WC, pedestal basin with chrome mixer tap
- Large format splashback tiling to basin area

Bathroom & Ensuite

- Ideal Standard contemporary white bathroom suite comprising bath, close coupled WC, pedestal basin with chrome mixer tap
- Glass shower screen over bath
- Shower enclosure to ensuite with chrome frame and thermostatic shower valve
- Large format light grey wall tiling at half height to all walls and full height to bath area and shower enclosure
- Chrome heated towel rail

Flooring

- Amtico wood effect flooring to hall, kitchen and dining/living room
- Ceramic floor tiles to bathroom, ensuite and cloakroom
- Twist pile grey carpet to bedrooms



Apartments Specification

General

- Double glazed windows with white finish internally
- Ceilings, architraves and skirtings painted white
- Walls painted in Dulux Timeless
- White 4 line internal doors with chrome ironmongery
- Balcony or terrace area to each apartment
- Electric heating
- NHBC 12-year build warranty

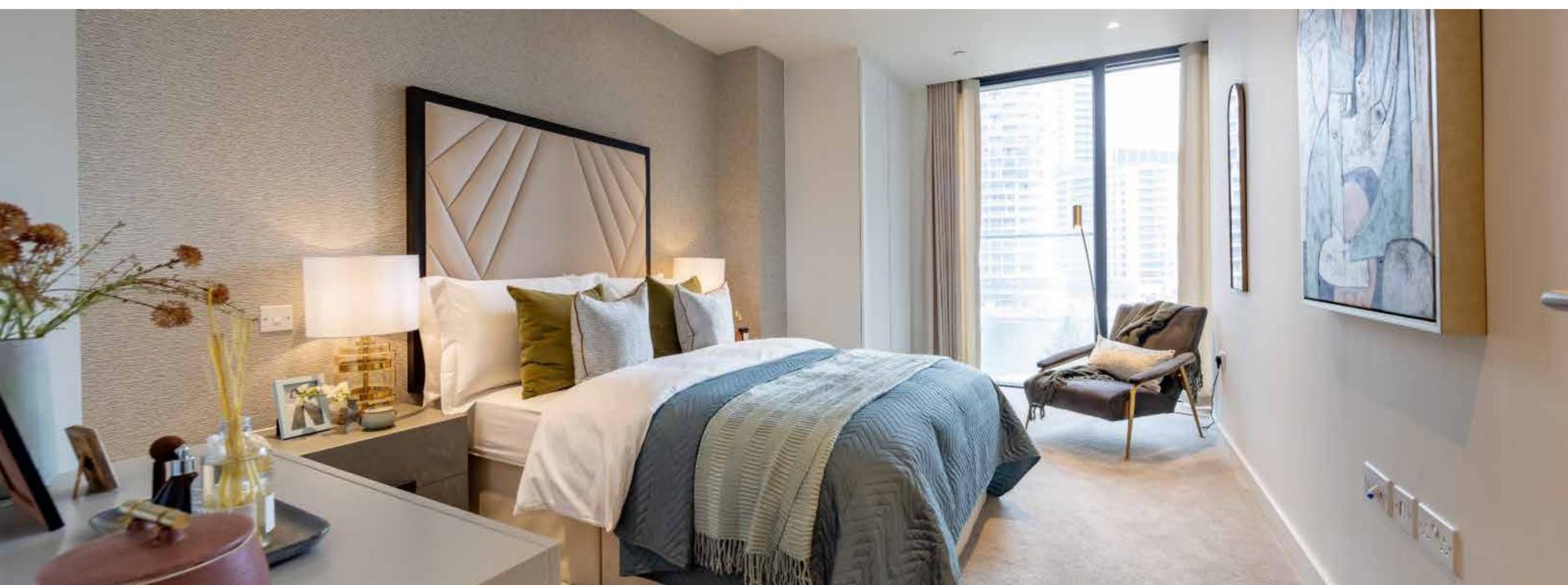
Electrical

- Video door entry system
- Downlights to kitchen, bathroom and ensuite
- Light fitting to cloakroom
- Pendant lighting to all other areas
- White sockets and switches throughout except kitchen
- Brushed stainless steel sockets and switches to kitchen
- Media plate to living room

- TV socket to bedroom one
- Telephone point to store cupboard and media plate
- Smoke, heat and carbon monoxide detectors
- Extractor fan to kitchen, bathroom and ensuite
- Shaver socket to bathroom and ensuite
- Light to balcony or terrace

Communal Areas

- One parking bay
- Cycle stores
- Lift to all floors
- Bin stores
- Lockable post boxes to ground floor lobby
- Floor tiles to lobby area, carpet to corridors
- PV panels to green roof providing energy to communal area





Shared Ownership explained

Your essential guide to all things Shared Ownership with Legal & General

How does Shared Ownership work?

At Warley Drive, you can buy an initial share between 25% and 75% of the home's full value and pay a subsidised rent on the remainder. You can purchase further shares (up to 100%) as your circumstances change. Your annual rent is charged at 2.75% of the residual value of your home, which is reviewed annually each April. This is capped at RPI (Retail Price Index) from September of the previous year + 0.5%.

Am I eligible for Shared Ownership?

If you earn or have a household income up to a maximum of £80,000 per annum, you could be eligible. You can also use Shared Ownership to buy alone or with another person as long as your joint incomes don't exceed the maximum

earnings bracket. Some developments have eligibility or prioritisation requirements around where you live and/or work. Please speak to our Sales Consultant for further information.

What other charges will be payable?

Your home will be subject to a management fee - this is a fee payable monthly to cover the administrative costs of Legal & General Affordable Homes and our Management Provider. You will also be charged for the Buildings Insurance required to cover your home. Finally, all homes pay an Estate Charge which contributes to the maintenance of the wider estate, play areas or unadopted roads etc.



Shared Ownership explained

Can I buy additional shares in the property?

Yes, you can. This is known as 'staircasing'. When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to 100%.

Is it cheaper than renting?

Shared Ownership can be cheaper than renting privately as the mortgage cost and low rent usually add up to less than the equivalent rental payments to a landlord.

What if I already have a home?

If you already own a property you would need to have confirmed the sale of your home when you apply

to buy via Shared Ownership. Your application would be assessed based on your housing need for you to be considered for Shared Ownership.

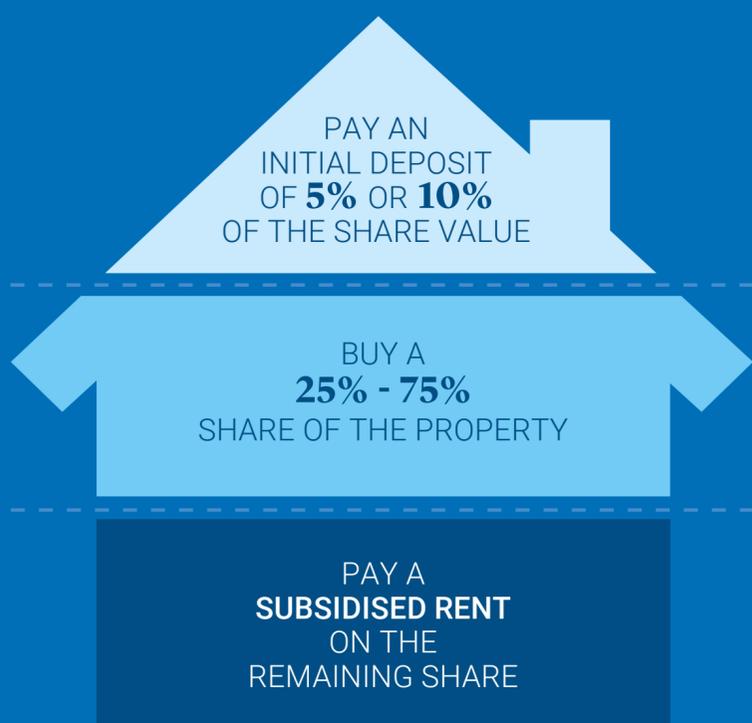
Will I need a deposit?

Yes, you still need a deposit, but only on the percentage of the property you are buying. Mortgage deposits are typically 5% or 10% of the share value.

We're here to help

If you're interested in viewing or applying for a property, or if you simply have some more questions around Shared Ownership, visit www.landgah.com

Breakdown example of buying a new home at Warley Drive



Buying more shares

Staircase your way to owning **100%**

When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares.



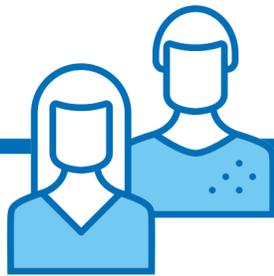
READ MORE

A step by step guide to owning your own home

Find a Legal & General Shared Ownership property you'd like to buy and follow our step by step guide to turn your home-buying dreams into reality.



1



Book an appointment and **come and see us** in person or online

2



Find your dream home

3



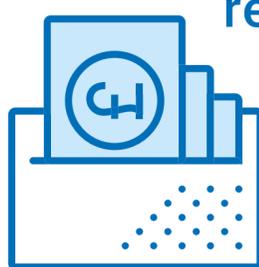
Speak to our recommended **qualified independent financial advisor** to see how much of the home you can buy

4



Complete your application and reservation paperwork

5



Pay your reservation fee



6 Reserve your home

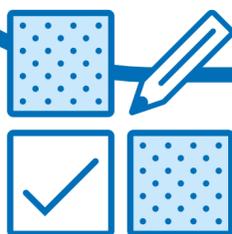


7

Instruct a solicitor and begin your legal paperwork

8

Complete your mortgage application



9



Once your valuation is done, receive your mortgage offer

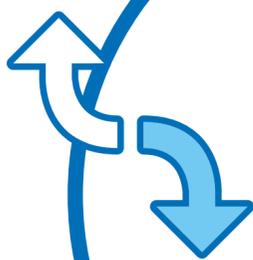
10

Sign the Contract lease and pay your deposit



11

Exchange Contracts

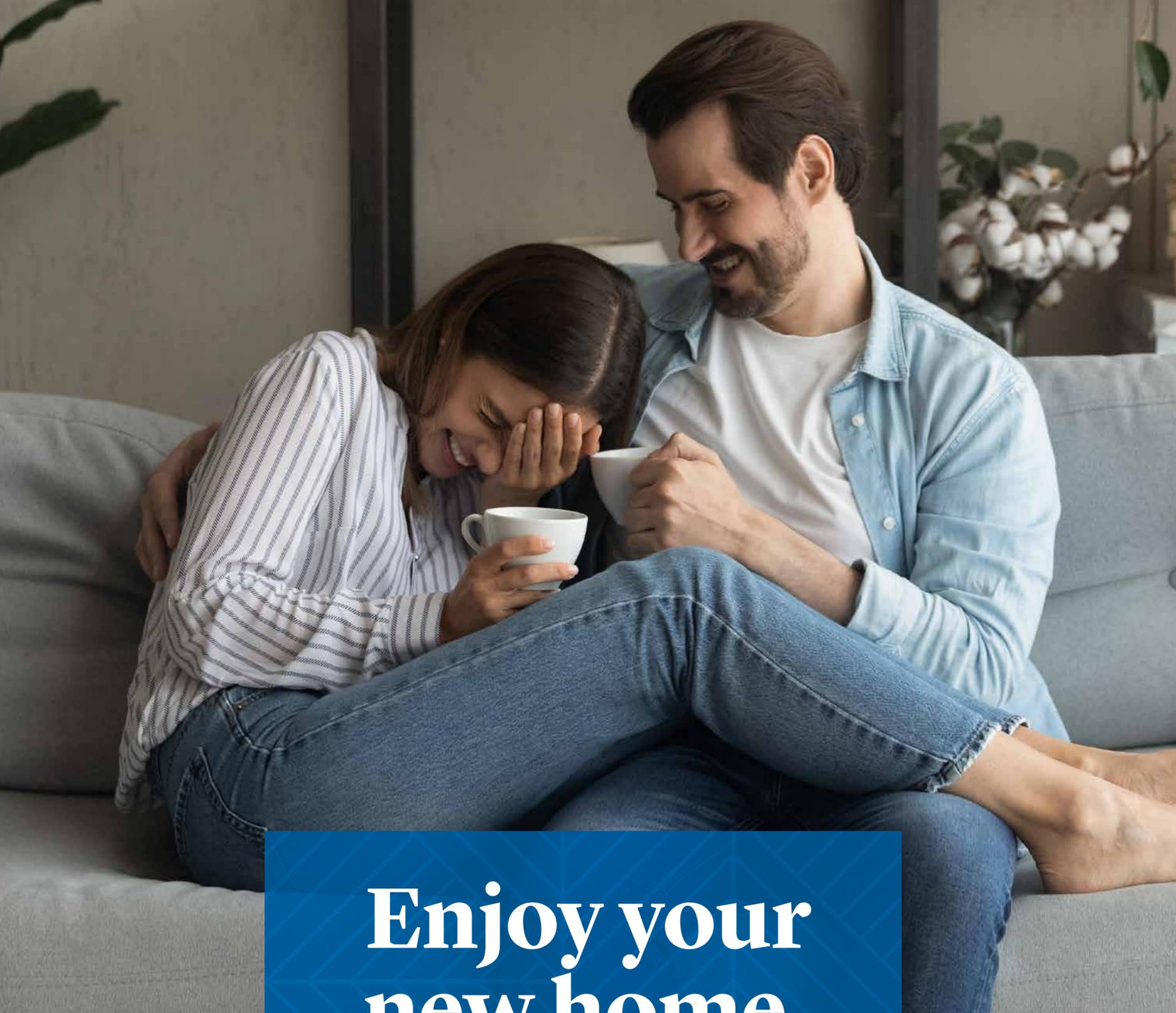


12

Congratulations

Complete and receive your keys and celebrate!





Enjoy your new home, your way

People come first. It's been the Legal & General way for almost 200 years.

Legal & General began in a coffee house on London's Chancery Lane back in 1836. Almost 200 years later we are investing in new homes for all ages, social groups and housing tenures.

The shortage of housing in the UK, and high deposits required to buy a property outright, mean many people can't afford a new home. That's why our aim is to better people's lives by offering opportunities to those who need a helping hand. Whether it's a first-time buyer, young

couple or growing family, it's important that everyone has a safe and secure space to call their own.

Our mission is to become the leading private affordable housing provider in the UK and to make a positive difference to the affordable housing sector. As a company, we have never stopped moving forward, but our position of being a byword for reliability, integrity and trust. is one we will never move from. That's why our key principles underpin everything we do...



Our key principles



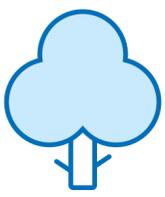
Quality

We aim to bring you the best possible experience in every aspect of your new home. That's in location, design, finishes, environment and, above all, value.



Customer Service

We're committed to providing first-class customer service, from the moment you arrive to when you open the door of your new home.



Sustainability

We work to minimise the environmental impact of what we do. That means reducing carbon emissions, using renewable materials and following sustainable design and building processes.





Warley Drive

EAGLE WAY, BRENTWOOD, ESSEX CM13 3BW

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landgah.com/warley-drive

GET MOVING TODAY

Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide.

We take every care to ensure that the correct information is provided. The company employs a policy of continuous improvement and reserves the right to alter or amend the specification at any time and is subject to change. Details are correct at the time of going to print.

The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrance and position of windows and doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change. Please ask your Sales Consultant for further information. Computer generated images are for illustrative purposes only – plot specific elevations may vary.