



# ELLWOOD PLACE

MILKWALL, GLOUCESTERSHIRE

# WELCOME TO ELLWOOD PLACE

**A COLLECTION OF 2, 3 & 4 BEDROOM HOMES AVAILABLE THROUGH SHARED OWNERSHIP AND RENT TO BUY, LOCATED IN MILKWALL, GLOUCESTERSHIRE, BROUGHT TO YOU BY PLATFORM HOME OWNERSHIP**

Nestled in the heart of the Forest of Dean, this modern development combines high-quality design with a countryside setting, creating the perfect place for families to enjoy both comfort and community.

# THE WORLD AROUND YOU

Ellwood Place sits within Milkwall, a safe and welcoming village surrounded by the Forest of Dean's stunning scenery. Homebuyers will find everyday essentials on the doorstep, plus access to the market town of Coleford. With well-rated schools, outdoor attractions and great links to Gloucester, Chepstow and Monmouth, Milkwall is a desirable choice for families.





1. Chepstow, Wales
2. Puzzlewood
3. Royal Forest of Dean
4. Coleford High Street



# ELLWOOD PLACE IS PERFECTLY CONNECTED IN EVERY DIRECTION MAKING IT A HOME BUYERS DREAM

**6 MILES**

LYDNEY

**8 MILES**

MONMOUTH

**12 MILES**

CHEPSTOW


**21 MILES**

GLOUCESTER




# A CONNECTED COMMUNITY

Ellwood Place is ideally located for village life with access to everyday amenities, nearby schools and leisure opportunities. The Forest of Dean provides endless green spaces, while Coleford and Lydney offer wider services. Excellent road and rail connections make travelling to Gloucester, Chepstow and Monmouth easy, ensuring residents benefit from both convenience and countryside living.





## LOCAL AMENITIES

<b>SUPERMARKET</b>	1.3 MILES	4 MIN DRIVE 
<b>DOCTORS</b>	1.4 MILES	5 MIN DRIVE 
<b>GYM</b>	2.1 MILES	6 MIN DRIVE 
<b>CONVENIENCE STORE</b>	0.3 MILES	8 MIN WALK 




## CONNECTIVITY

<b>A4136</b>	5.3 MILES	10 MIN DRIVE 
<b>A466</b>	6.5 MILES	14 MIN DRIVE 
<b>LYDNEY STATION</b>	7.2 MILES	15 MIN DRIVE 

## EDUCATION

<b>COALWAY COMMUNITY INFANT SCHOOL</b>	1.2 MILES	4 MIN DRIVE 
<b>ST JOHN'S C OF E ACADEMY</b>	1.7 MILES	7 MIN DRIVE 
<b>ELLWOOD PRIMARY SCHOOL</b>	0.4 MILES	9 MIN WALK 
<b>FIVE ACRES HIGH SCHOOL</b>	2.8 MILES	10 MIN DRIVE 

## PLACE OF INTEREST

<b>CLEARWELL CAVES</b>	1.1 MILES	3 MIN DRIVE 
<b>FOREST OF DEAN</b>	3.1 MILES	12 MIN DRIVE 
<b>PUZZLEWOOD</b>	0.8 MILES	14 MIN WALK 
<b>CHEPSTOW CASTLE</b>	12.5 MILES	23 MIN DRIVE 



## **BUILDING A BETTER FUTURE THROUGH NEW HOMES**

At Platform Home Ownership, we're passionate about building quality homes for our customers and creating communities that homeowners can be proud of. It's our mission to build a better future for the UK - investing in affordable homes to ensure accessible routes to homeownership for everyone.

# BUYING THROUGH SHARED OWNERSHIP

## BUYING YOUR ELLWOOD PLACE HOME WITH PLATFORM HOME OWNERSHIP

Your dream home is more affordable than you may think with Shared Ownership. Shared Ownership means you can purchase part of your home and then pay rent on the remaining share.

Typically, you can purchase 40-75% of your home, but lower shares are available. What's more, Shared Ownership is flexible, and allows you to increase your level of

ownership over time if you choose to. Whatever you're looking for, we have a wide selection of homes perfect for whatever your needs.

Buying through Shared Ownership at this development means you can purchase between 10-75% of your property and pay a subsidised rent on the remaining share you don't own.

# 1

## BUY THE FIRST SHARE IN YOUR NEW HOME

Purchase an initial share typically between 10% and 75% with a 5-10% deposit on that share

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# 2

## PAY RENT ON THE REMAINING SHARE

Pay subsidised rent on the portion you don't own, often below market rates

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# 3

## BUY MORE SHARES IN YOUR HOME LATER

Increase ownership through 'staircasing' buying additional shares as finances allow

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GET TO KNOW

# ELLWOOD PLACE

MILKWALL, GLOUCESTERSHIRE

Ellwood Place features a collection of 2, 3 & 4 bedroom homes offering the perfect opportunity for first time buyers, downsizers and growing families.

## SHARED OWNERSHIP



**THE ASHMORE**  
2 Bedroom Home

**PLOTS:** COMING SOON



**THE ASHFORD**  
3 Bedroom Home

**PLOTS:** 21, 22, 23, 24



**THE OGMORE**  
2 Bedroom Home

**PLOTS:** 1



**THE SHIPSTON**  
4 Bedroom Home

**PLOTS:** COMING SOON



**THE STANTON**  
4 Bedroom Home

**PLOTS:** 25, 30, 31

## RENT TO BUY



**THE ASHFORD**  
3 Bedroom Home

**PLOTS:** COMING SOON



THE ASHFORD

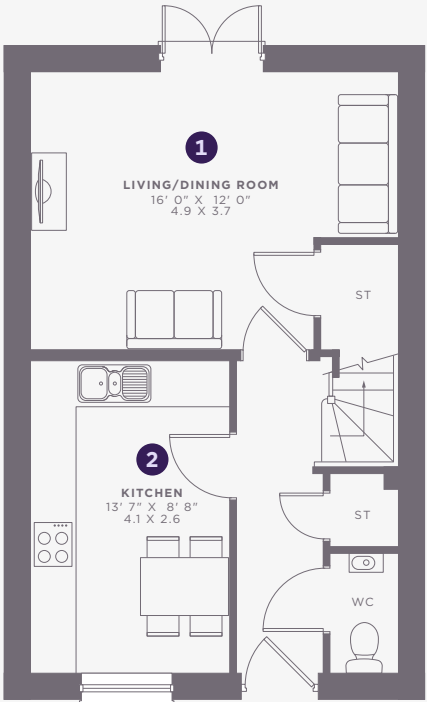


This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Platform Home Ownership home of this type, but there are, however, variances from site to site. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only \*\*\*\*\*. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. External materials, finishes, landscaping, windows and the position of garages, (where provided) may vary throughout the development. Please speak to one of our sales team for further details or specific measurements.

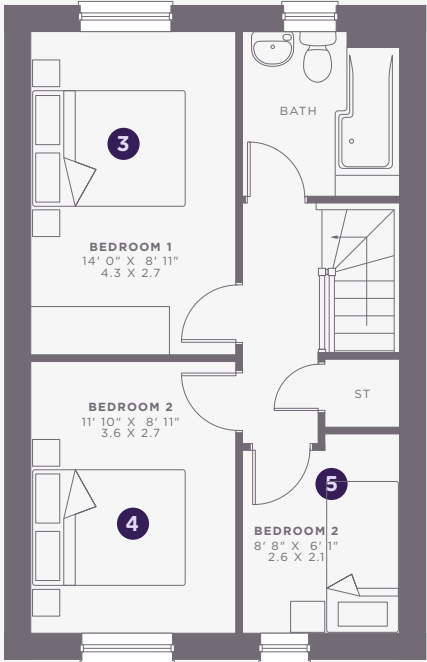
MID/END TERRACE / SEMI-DETACHED

# THE ASHFORD

TOTAL: 847 SQ FT



GROUND



FIRST

## SPECIFICATION

- 10 year build warranty
- Modern fitted kitchen with oven, hob and extractor fan
- Downstairs W/C
- Family bathroom with shower over bath
- Vinyl floor to wet areas
- Gas central heating
- Turfed & fenced rear garden
- Allocated parking
- EV chargings

### GROUND FLOOR

1	Living / Dining Room	18.1 sqm	195 sq ft
2	Kitchen	10.7 sqm	115 sq ft

### FIRST FLOOR

3	Bedroom 1	11.6 sqm	125 sq ft
4	Bedroom 2	9.7 sqm	104 sq ft
5	Bedroom 3	5.5 sqm	59 sq ft

THE OGMORE

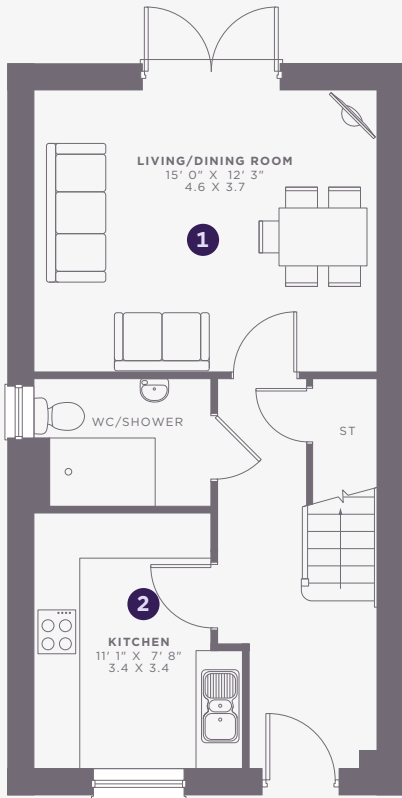


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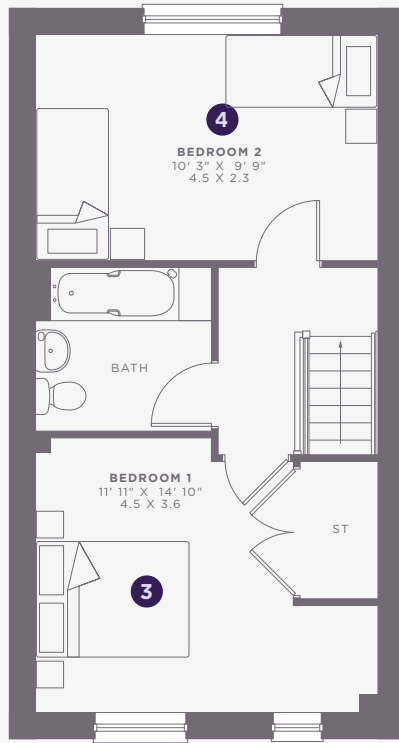
SEMI-DETACHED

# THE OGMORE

TOTAL: 888 SQ FT



GROUND



FIRST

## SPECIFICATION

- 10 year build warranty
- Modern fitted kitchen with oven, hob and extractor fan
- Downstairs W/C
- Family bathroom with shower over bath
- Vinyl floor to wet areas
- Gas central heating
- Turfed & fenced rear garden
- Allocated parking
- EV chargings

### GROUND FLOOR

1	Living / Dining Room	17.0 sqm	183 sq ft
2	Kitchen	11.6 sqm	125 sq ft

### FIRST FLOOR

3	Bedroom 1	16.2 sqm	174 sq ft
4	Bedroom 2	10.4 sqm	112 sq ft

THE STANTON



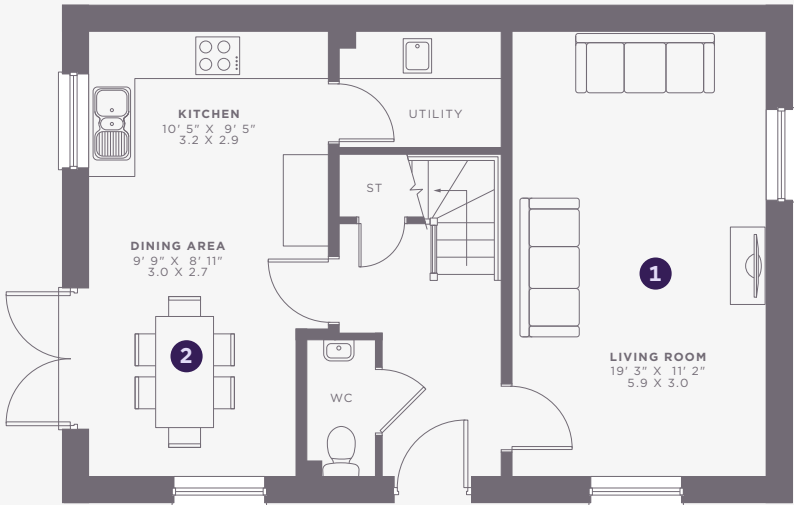
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DETACHED

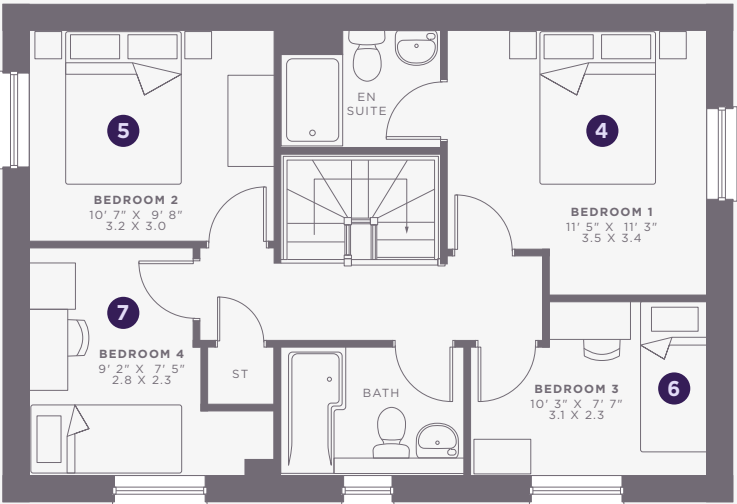
# THE STANTON

TOTAL: 1,146 SQFT

GROUND



FIRST



## SPECIFICATION

- 10 year build warranty
- Modern fitted kitchen with oven, hob and extractor fan
- Downstairs W/C
- Family bathroom with shower over bath
- Vinyl floor to wet areas
- Gas central heating
- Turfed & fenced rear garden
- Allocated parking
- EV chargings

### GROUND FLOOR

1	Living Room	17.7 sqm	190 sq ft
2	Dining Area	8.1 sqm	87 sq ft
3	Kitchen	9.3 sqm	100 sq ft

### FIRST FLOOR

4	Bedroom 1	11.9 sqm	128 sq ft
5	Bedroom 2	9.6 sqm	103 sq ft
6	Bedroom 3	7.1 sqm	76 sq ft
7	Bedroom 4	6.4 sqm	69 sq ft





**Find us at:**  
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# GET IN TOUCH

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