



WILTON
PARK

BEACONSFIELD

SHARED OWNERSHIP
APARTMENTS
& HOUSES
IN AN EXCEPTIONAL LOCATION



ROSEWOOD
HOUSING



Enjoy one of Buckinghamshire's most sought after locations



Beaconsfield has long been held in high regard as a destination that offers a rich quality of life. Lying in the shadow of the Chilterns and full of rustic, characterful charm, the Old Town's thriving high street plays host to a diverse selection of shops, restaurants, inns and traditional tea-rooms, while the New Town has Waitrose and Sainsbury's supermarkets.

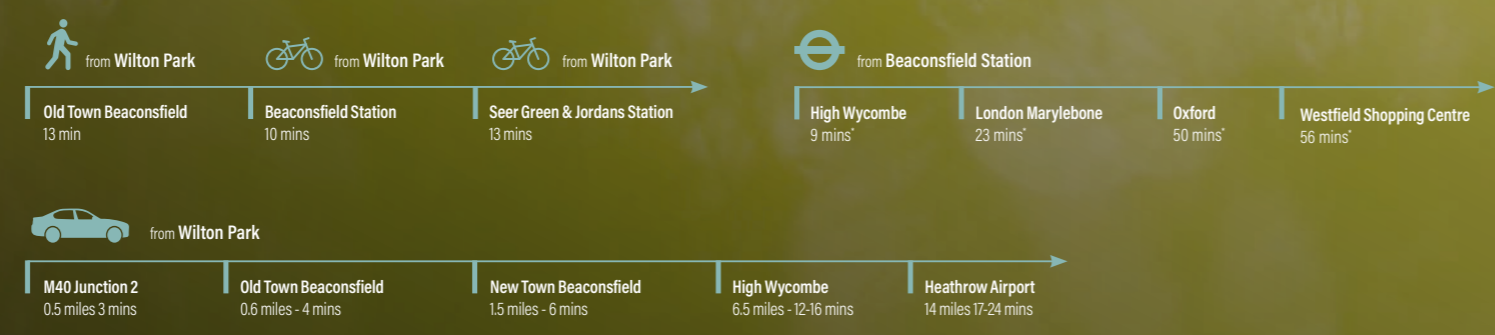
For travelling, Beaconsfield Station is just a couple of miles away and offers a direct service to London Marylebone in as little as 23 minutes*, while the M40 can be reached within half a mile and links to the M25 for Heathrow and Gatwick airports.

Wilton Park is fast becoming a highly desirable new residential destination within Beaconsfield. This new 'English country estate'

benefits from existing mature trees, open grassland and wildflower meadows. Walkers and joggers will enjoy a network of formal pathways while cycleways will link Wilton Park with Beaconsfield Old Town for safe and convenient connections.

Sports pitches and children's play areas are also being created, along with a new community hub to provide facilities for local clubs, as well as a new pavilion with café and gallery overlooking an ornamental pond.†

With Wilton Park set to become the destination of choice for a fulfilling lifestyle, Rosewood are offering the opportunity to make your home in this remarkable environment.



*Source: nationalrail.co.uk †Subject to final planning approval

Buying a home with Shared Ownership

Subject to eligibility, shared ownership is an affordable housing scheme that allows you to part buy and part rent your home. In the future you can purchase additional shares in the property at market value at that time, until you own 100% of the property.

YOU COULD BE ELIGIBLE FOR SHARED OWNERSHIP IF:

- Your household income is between £25,000 and £80,000
- You cannot buy a property on the open market for a variety of reasons
- You meet the local authorities eligibility criteria

SHARED OWNERSHIP - HOW IT WORKS

You will need a mortgage and deposit for your share, and you will pay an affordable rent on the remaining share that Rosewood continues to own. The minimum initial share you could purchase is 25% and the maximum is 75%. However, the shares you can purchase will depend on the development and on your individual circumstances.

We assess applications on an individual basis and we will discuss with you the maximum share you can afford.

HOW IS RENT CALCULATED?

Rent is calculated based on the value of the share retained by Rosewood at the time of your first purchase. The annual rent is set at 2.75% per annum of this value.

For example – you buy a 50% share in a property valued at £200,000. The value of the equity retained by Rosewood is £100,000.

$£100,000 \times 2.75\% = £2,750$ per annum, or £52.88 per week.

CAN I BUY MORE SHARES IN MY PROPERTY?

You can purchase additional shares in your property after 1 year from your initial purchase. You can eventually own the property outright and this is called 'staircasing'.

The cost of any further shares will be based on the open market value at the time you apply.

If you do buy more shares, the amount retained by Rosewood will reduce and your rent will be reduced accordingly.

1 AFFORDABILITY & ELIGIBILITY

You will be required to complete a financial assessment with an independent financial advisor.

2 CHOOSE A PROPERTY

A purchase price will need to be specified for your financial assessment based on the property you are looking to purchase.

3 SUBJECT TO QUALIFICATION

You can complete an application form for the home of your choice which will be reviewed in line with the allocations criteria.*

4 YOUR OFFER

If you are eligible, Rosewood will offer you a property and a reservation fee will be required.

5 APPLY FOR MORTGAGE AND INSTRUCT SOLICITOR

With your mortgage principle in place it's time to apply for a mortgage and instruct your solicitor.

6 TIME TO MOVE IN!

Once your property build is complete we'll meet you to hand over the keys.

*All properties are required to be advertised to people living or working in the local area for a 3 month period before allocations can be confirmed.

rosewoodhousing.co.uk

Make your home at Wilton Park

Located at the heart of the estate, Rosewood are offering just four 1 & 2 bedroom apartments and four 2 bedroom houses through Shared Ownership. These homes have a high specification throughout and will benefit from all the advantages that Wilton Park has to offer.



This illustration shows an outline of the proposed new development at Wilton Park, but may be subject to change.



Block E

Plots 134 - 137

134 1 bedroom apartment

The Bletchley

Plots 140 - 143

140 2 bedroom house

141 2 bedroom house

142 2 bedroom house

143 2 bedroom house

Block F

Plots 144 - 147

144 1 bedroom apartment

146 1 bedroom apartment

147 2 bedroom apartment



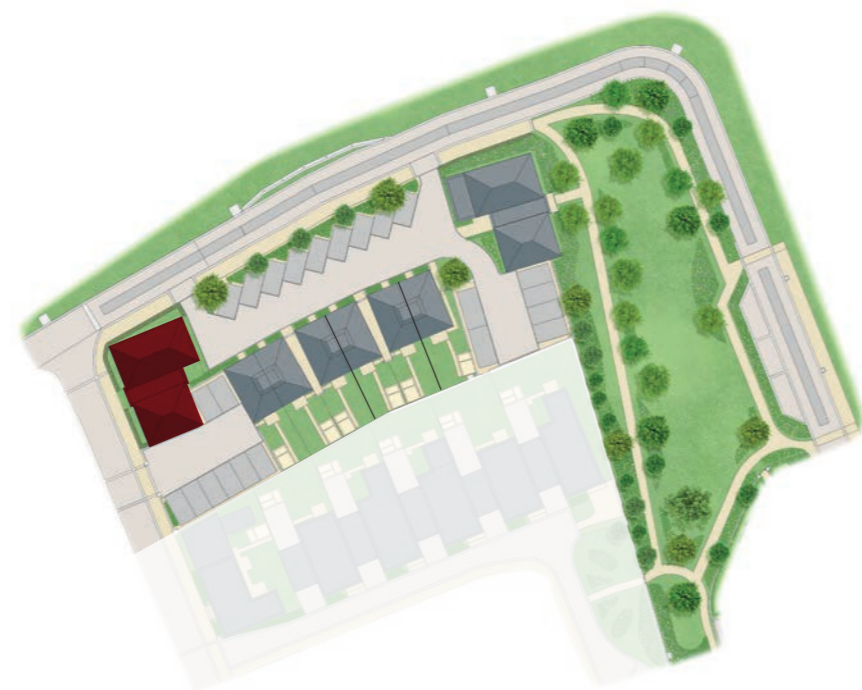
Site plan is indicative only



Block E

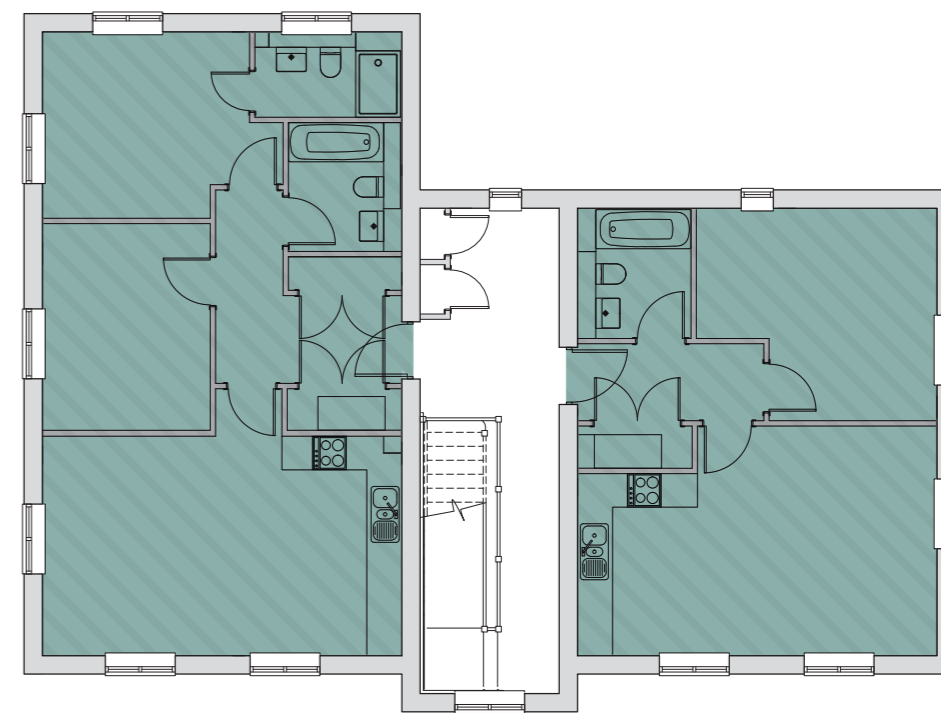
1 BEDROOM APARTMENT

PLOT 134



Computer generated illustration and site plan indicative only

First Floor



Ground Floor

PLOT 134

Living / Dining / Kitchen	6.42m x 4.12m	21'1" x 13'6"
Bedroom	4.31m x 3.81m	14'2" x 12'6"

Affordable housing UC Utility Cupboard CS Cycle store RS Refuse Store

All room dimensions are subject to a +/- 50mm (2") tolerance and may vary from plot to plot. Kitchen and bathroom layouts are indicative only. Please consult the Sales Advisor for specific elevations, room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty. Note: units in Block E comprise Affordable Rent and Shared Ownership tenures.



Computer generated illustration is indicative only

Block F

1 AND 2 BEDROOM APARTMENTS

PLOTS 144 146 147



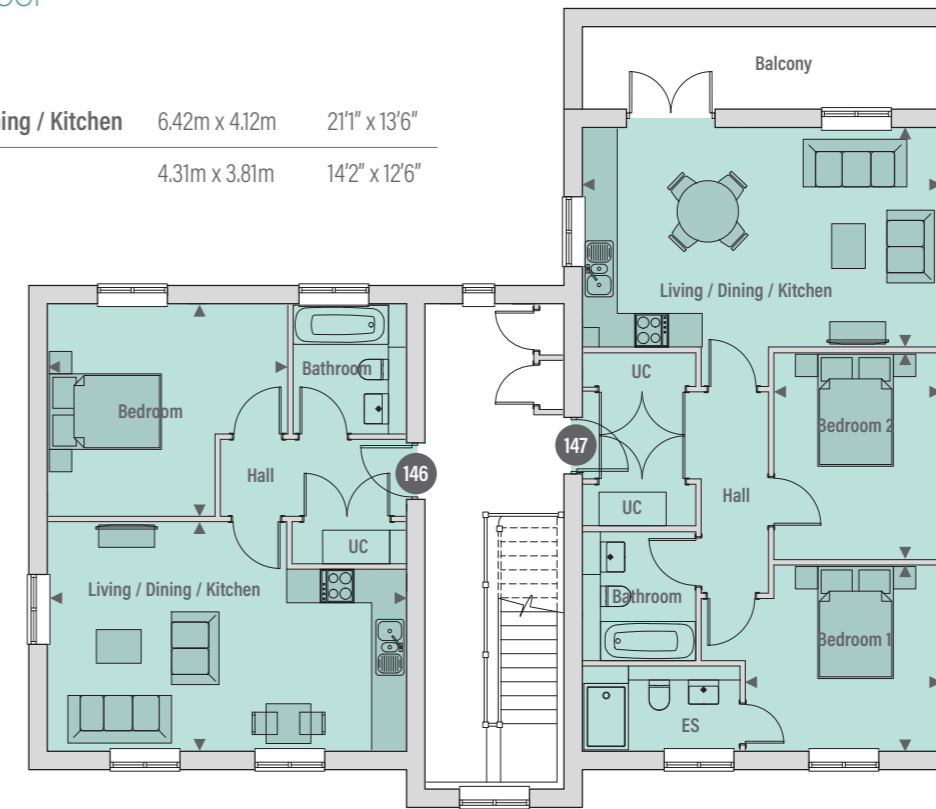
Computer generated illustration and site plan indicative only

First Floor

PLOT 146

Living / Dining / Kitchen 6.42m x 4.12m 21'1" x 13'6"

Bedroom 4.31m x 3.81m 14'2" x 12'6"



PLOT 147

Living / Dining / Kitchen 6.42m x 3.93m 21'1" x 12'11"

Bedroom 1 3.52m x 3.34m 11'7" x 10'11"

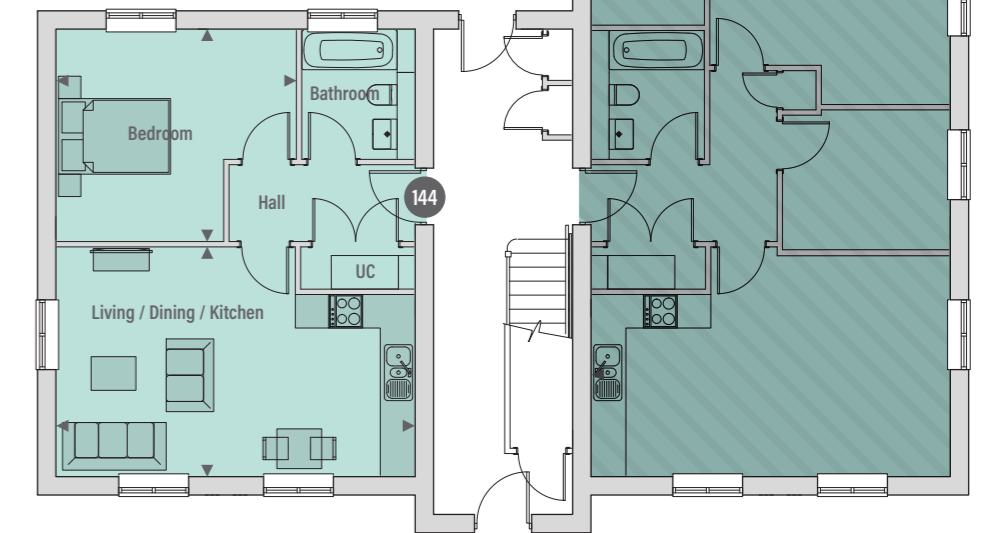
Bedroom 2 3.72m x 3.01m 12'2" x 9'10"

Ground Floor

PLOT 144

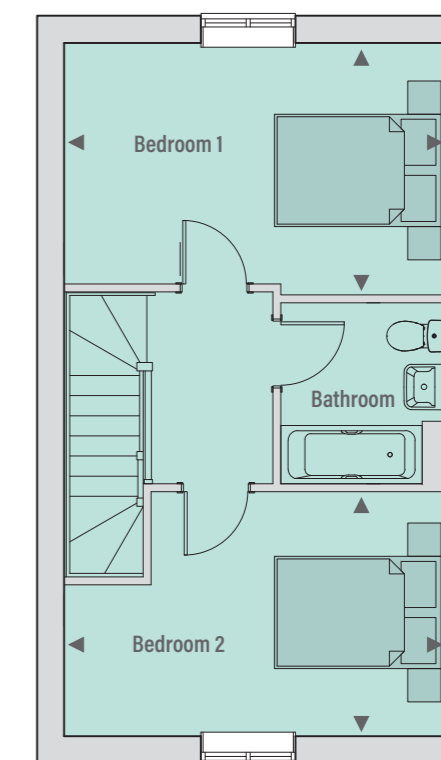
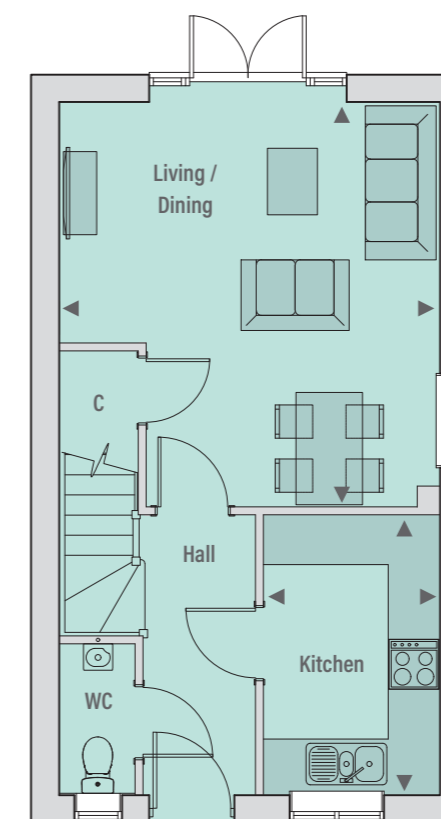
Living / Dining / Kitchen 6.42m x 4.12m 21'1" x 13'6"

Bedroom 4.31m x 3.81m 14'2" x 12'6"



Affordable housing UC Utility Cupboard ES Ensuite CS Cycle store RS Refuse Store

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GROUND FLOOR

Kitchen
 3.38m x 2.14m 11'1" x 7'0"

Living / Dining
 4.88m x 4.58m 16'0" x 15'0"

Plots 140 & 142 Shown
 Plots 141 & 143 mirrored

FIRST FLOOR

Bedroom 1
 4.58m x 3.04m 15'0" x 10'0"

Bedroom 2
 4.58m x 2.95m 15'0" x 9'8"



The Bletchley

2 BEDROOM HOUSES

PLOTS 140 141 142 143

Computer generated illustration and site plan indicative only

C Cupboard

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Specification

KITCHENS

- Contemporary handleless kitchen units
- Slimline quartz worktops with matching upstand & splashback
- Stainless steel sink and Frank Bern mono mixer tap
- Built in single oven, gas hob and integrated extractor hood
- Integrated appliances to include 70/30 fridge freezer and dishwasher
- Integrated washer/dryer to houses
- Freestanding washer/dryer to apartments

BATHROOMS

- Contemporary white sanitaryware with chrome accessories
- Vanity units under sink
- Fully recessed mirrors
- Concealed cistern with soft close seat and chrome push plate
- Panelled bath with thermostatic bath tap and full height shower riser over bath
- Clear glass shower screens to baths
- Porcelanosa wall tiling around bath
- Karndean flooring
- Shaver point
- Chrome ladder style towel rail

INTERNAL FEATURES/DECORATION

- Solid light grey internal doors with chrome ironmongery
- Skirting boards and architraves in white
- Internal walls and ceilings finished in smooth white emulsion
- Downlighters to hall, kitchen and bathroom
- Pendant lighting to bedrooms
- Flooring throughout
- Mains control smoke alarm

COMMUNAL/EXTERNAL FEATURES

- Video entry phone to apartments
- Decorated and carpeted corridors to apartment communal areas

PEACE OF MIND

10 Year NHBC warranty. Each home will be independently surveyed during the construction process and a certificate will be issued on completion of the home.





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rosewoodhousing.co.uk

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Disclaimer: Plans and illustrations used in this brochure are intended to be a general guide to the appearance of the development. However, from time to time, it is necessary for us to make architectural changes, therefore prospective purchasers should check the latest plans with our sales office. Due to our policy of continual improvement, we reserve the right to vary the specification as and when it may become necessary. Whilst all statements contained in this brochure are believed to be correct, they are not to be regarded as statements or representations of fact and neither the agents nor their clients guarantee their accuracy. The statements are not intended to form any part of an offer or a contract.
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