

# The Ostlers

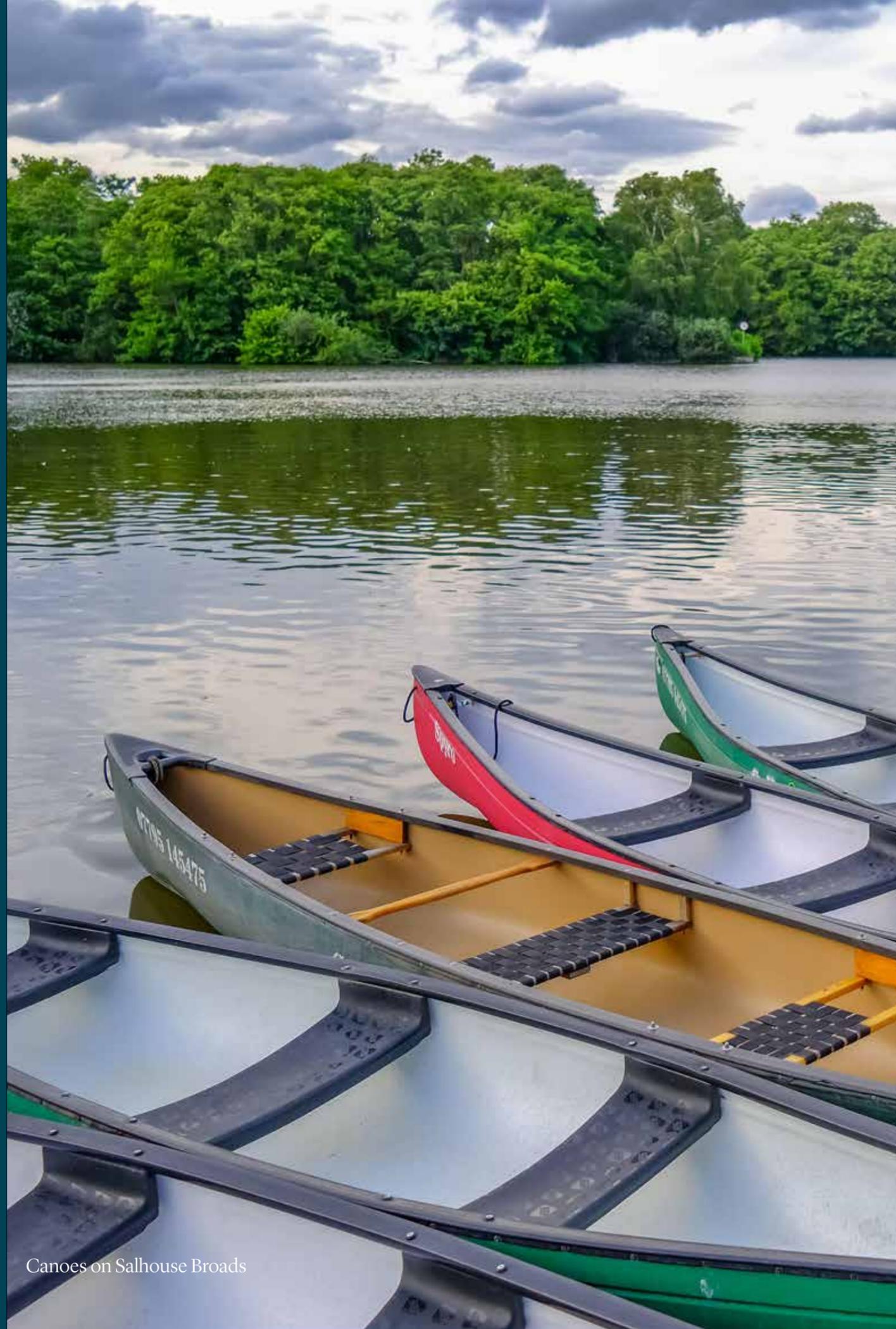
RACKHEATH, NORWICH

A collection of 2 & 3 bedroom homes  
available with Shared Ownership

*A home of your own*

# Contents

Welcome to The Ostlers	3
Living at The Ostlers	4
Local area	6
Site plan	10
Floor plans	12
Specification	16
Shared Ownership explained	18
A guide to owning your own home	20
About Legal & General Affordable Homes	22



Canoes on Salhouse Broads

# Welcome to The Ostlers

With its open countryside and long coastline, Norfolk is a great place to live and the new community at The Ostlers offers an excellent opportunity to get onto the housing ladder in a beautiful, rural location. Surrounded by fields, yet with all the facilities of Norwich nearby and the unique beauty of the Broads just a mile down the road, The Ostlers offers the best of all worlds.

Each home is attractively designed in a traditional style and give you everything you need for contemporary living. With two local villages on your doorstep, there's a full range of shops, restaurants, schools and medical facilities close by, together with open farmland, woodlands, parks and public gardens just waiting to be explored.

Legal & General Affordable Homes is offering a unique opportunity to live at The Ostlers through Shared Ownership. Thanks to this scheme, you can get on the property ladder with a lower deposit than is required to buy outright or with other buying schemes.

# Living at The Ostlers



## Beautifully designed

Attractive new homes built with your lifestyle in mind.



## Express yourself

The neutral décor invites you to add your own touches and create your own look.



## Sit back in style

You'll immediately feel at home in the well-proportioned, open plan living areas.



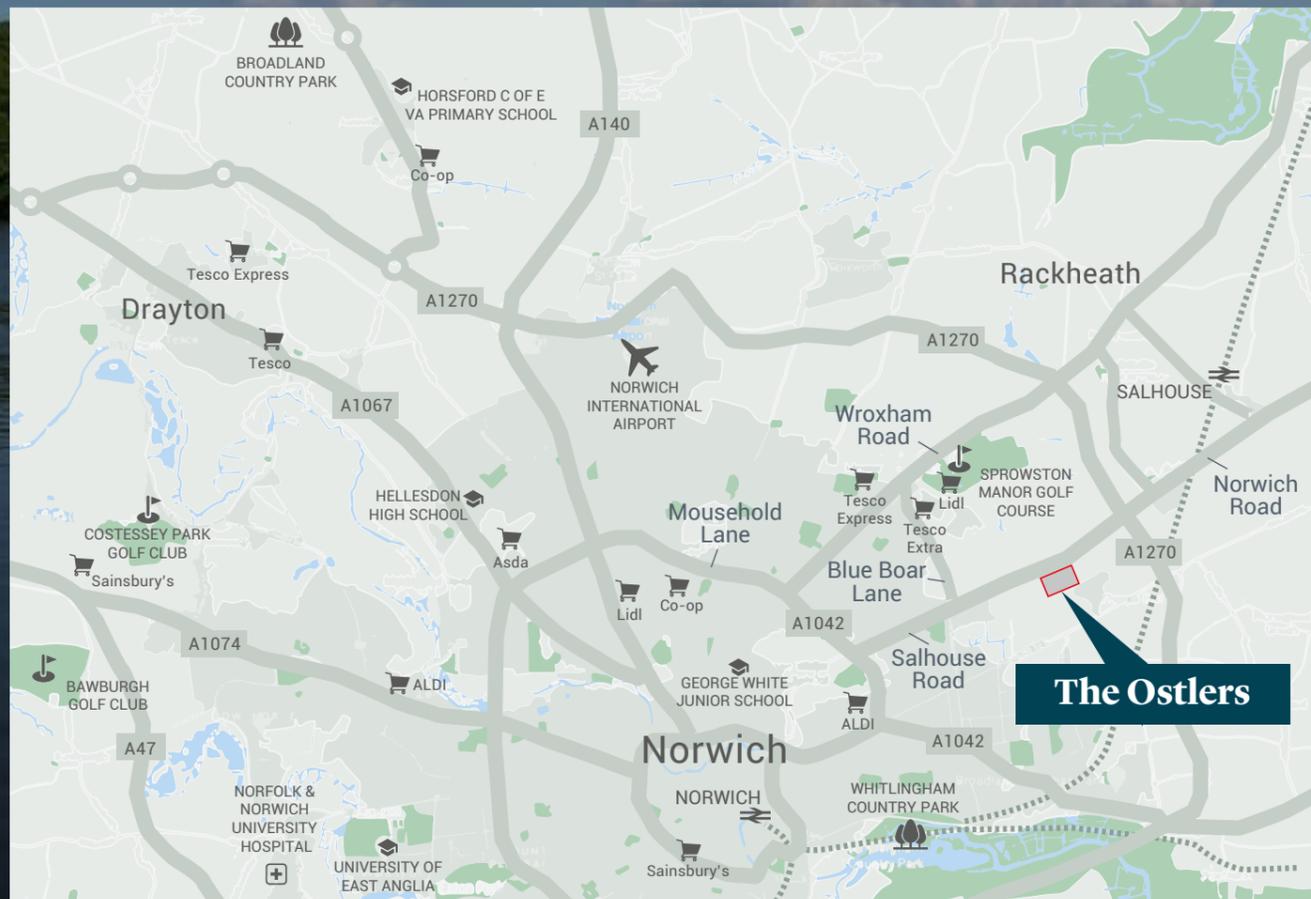
## Well connected

Within a few minutes' drive of Norwich city centre and the local railway station.



Make yourself at home

# Breathtaking Salhouse Broads



## From Broads to Beaches

The village of Rackheath offers a choice of pubs, a pharmacy and a good range of shops. You will also have the facilities of Sprowston and, a little further, the city of Norwich.

Norwich is a thriving city with a magnificent cathedral, historic castle and charming streets filled with intriguing boutiques. There's a great range of bars and restaurants, a cinema, theatre, live music venues, galleries and, of course, a famous football team.

The Norfolk Broads National Park is just a short distance away. This rich tapestry of water, skylines and wildlife is the perfect place to spend a lazy summer's day. Whether boating, walking, cycling or seeking a glimpse of the local wildlife, you'll never be short of new things to explore.

East Anglia is a wonderful part of the country. There are heritage railways and royal palaces, magnificent views and ancient forests. You'll have every type of seaside you could wish for – from the bright lights of Great Yarmouth's Golden Mile to the crab restaurants of Cromer and the quiet beaches in between where you can walk for miles and see more seals than humans.



Lower Goat Lane, Norwich



Norwich Castle



Royal Arcade, Norwich

# You're connected with so many places to explore

From nearby Salhouse Station there are regular trains to Norwich, Cromer and Sheringham. The Norwich service takes just 13 minutes and, from here, you can get to Ipswich in 40 minutes and London Liverpool Street in 1 hour 54 minutes.

The village has good bus services too and you have an easy road connection right into the centre of Norwich. The A47 is easy to access, linking you with destinations throughout East Anglia, the M11 and national motorway network.

Norwich also has an international airport, with flights to destinations across Europe. Yet, with the Norfolk Broads so close by, perhaps the perfect mode of travel is by boat, quietly cruising the waterways and looking for a glimpse of a water vole among the reeds.



## By Bicycle

- White House Farm Shop  
0.8 miles
- Sprowston Garden Centre  
0.9 miles
- Rackheath Primary School  
1.2 miles
- Sprowston Manor Golf  
1.7 miles
- Post Office  
1.7 miles
- Costa Coffee  
1.8 miles
- Thorpe St Andrew School  
2.6 miles



## By Train

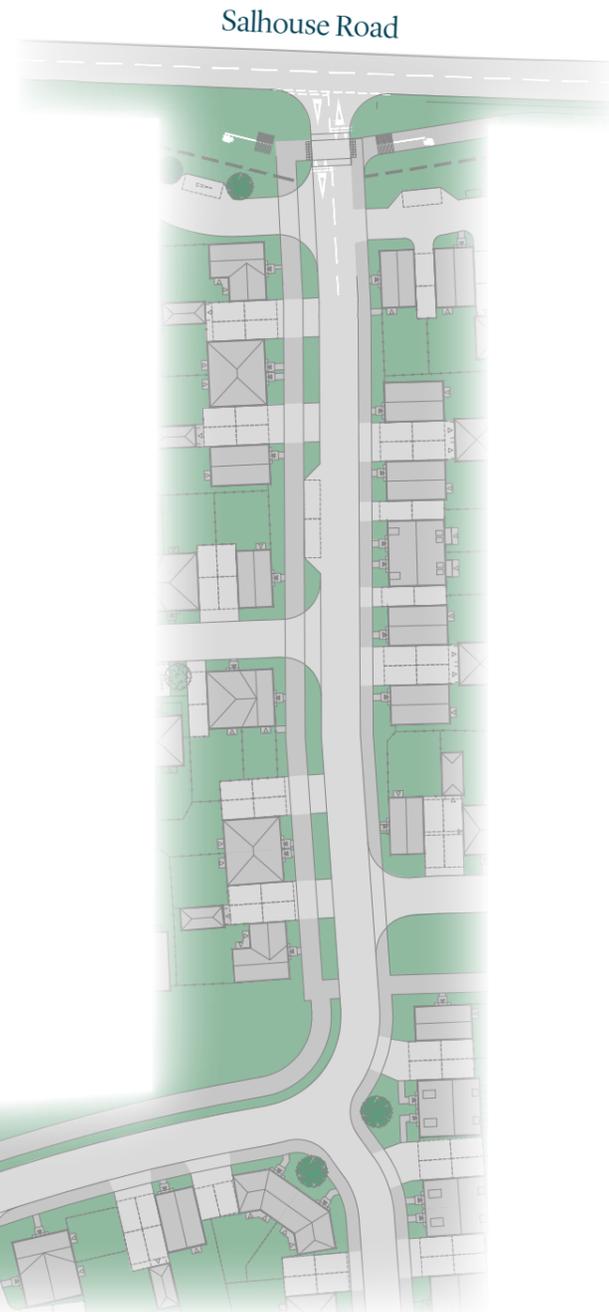
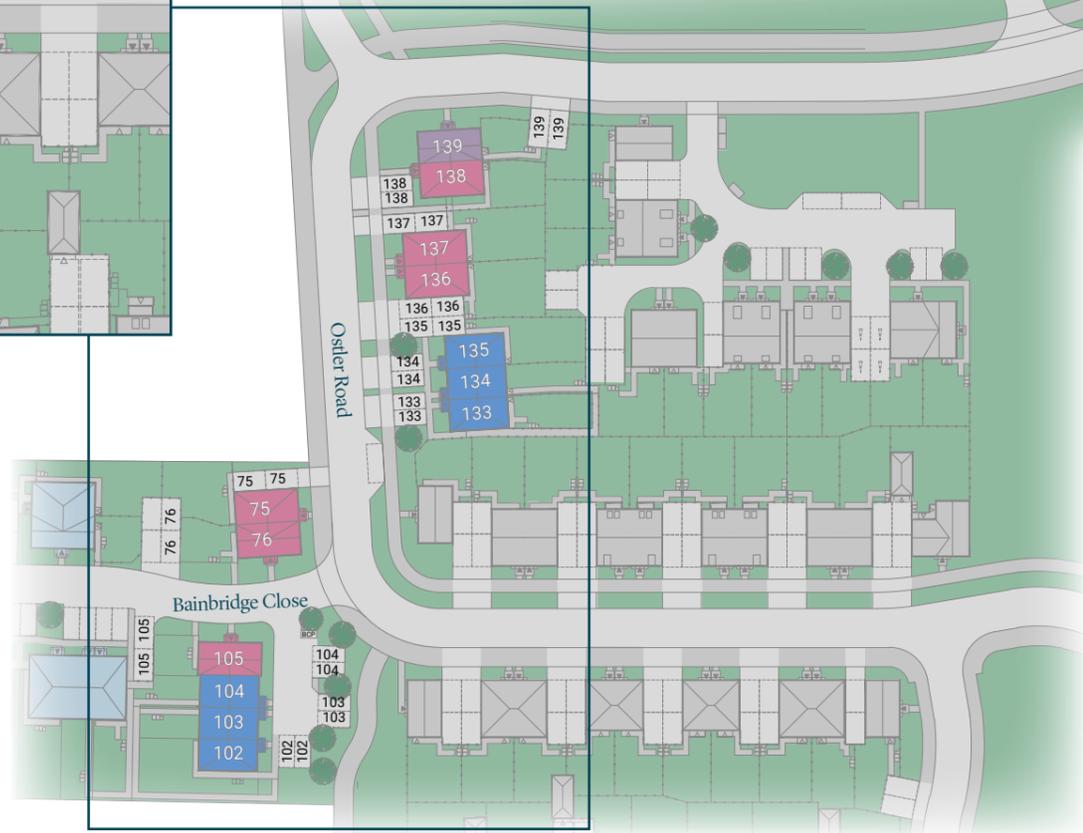
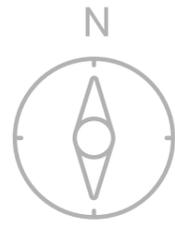
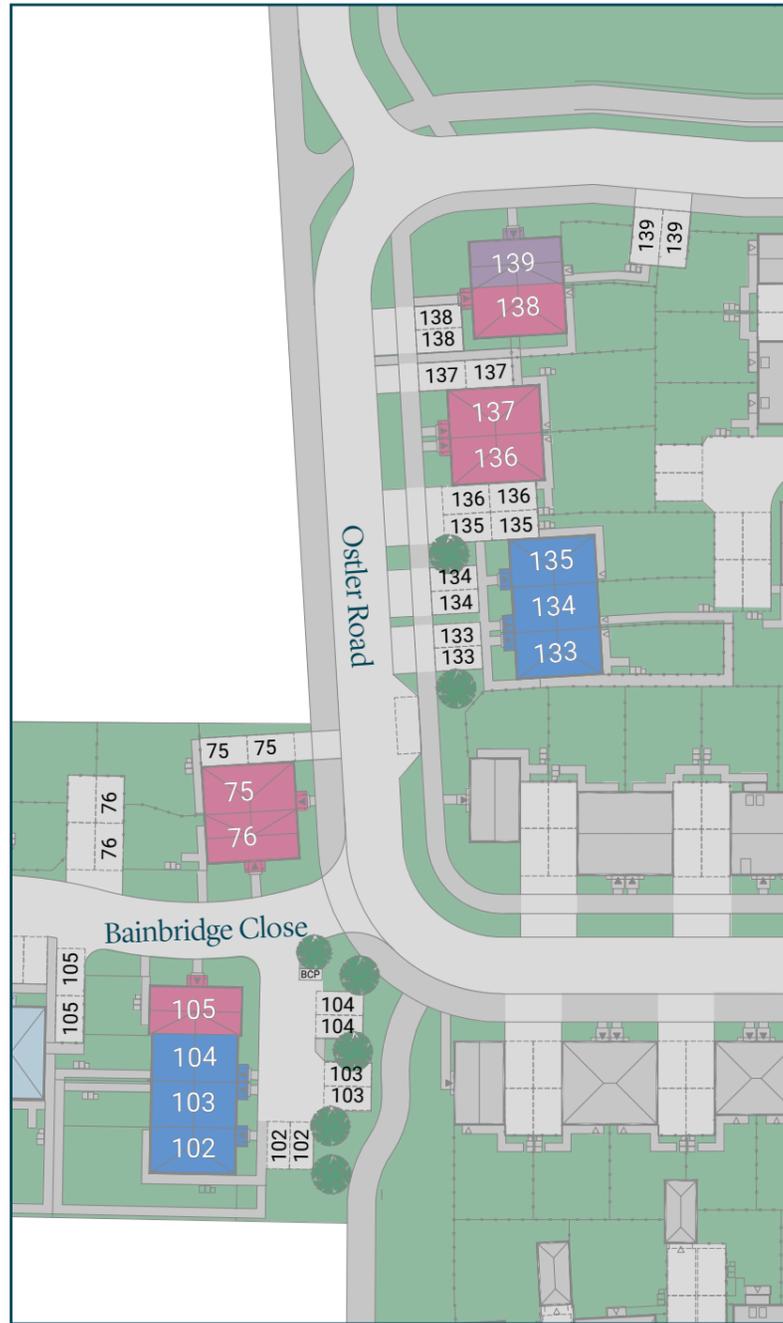
- From Norwich Station
- Norwich  
13 mins (from Salhouse station)
- Great Yarmouth  
33 mins
- Ipswich  
40 mins
- Colchester  
1 hour
- Cambridge  
1 hour 17 mins
- Stratford  
1 hour 45 mins
- London Liverpool Street  
1 hour 54 mins



## By Car

- Lidl  
1.6 miles
- Tesco Extra  
1.8 miles
- Salhouse Train Station  
2.3 miles
- Norwich Rugby Football Club  
3.4 miles
- Norwich  
3.6 miles
- Salhouse Broad  
3.7 miles
- Norwich International Airport  
4.9 miles

# Site Plan



## Key

- Two Bedroom Houses
- Three Bedroom Houses
- Future LGAH Shared Ownership Homes
- LGAH Rented Homes
- Barratt Homes
- BCP Bin Collection Point

Layout is indicative only and subject to change by the developer [and subject to detailed design]. Parking positions to be confirmed. The developer reserves the right to alter the layout, building style, landscaping and specification at anytime.

# Two Bedroom Houses

Plots 102, 103<sup>†</sup>, 104\*, 133\*, 134<sup>†</sup> & 135

\* PLOTS 104 & 133 ARE HANDED FROM THE PLANS DRAWN  
<sup>†</sup> PLOTS 103 & 134 DO NOT HAVE SIDE WINDOWS



## Key

FF - SPACE FOR FRIDGE / FREEZER WM - SPACE FOR WASHING MACHINE

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

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 a Sales Consultant for further information. Computer generated image are for illustrative purposes only, plot specific elevations may vary.

Dimensions	TOTAL AREA: 78.2 SQ M		841.74 SQ FT	
	Length	Width	Length	Width
Living / Dining / Kitchen	8.55m	3.55m	28' 0"	11' 8"
Bedroom 1	4.56m	3.48m	14' 11"	11' 5"
Bedroom 2	4.56m	3.70m	14' 11"	12' 2"



# Three Bedroom Houses

Plots 75, 136, 137\* & 138

\* PLOT 137 IS HANDED FROM THE PLANS DRAWN



## Key

FF - SPACE FOR FRIDGE / FREEZER DW - SPACE FOR DISHWASHER WM - SPACE FOR WASHING MACHINE

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

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 a Sales Consultant for further information. Computer generated image are for illustrative purposes only, plot specific elevations may vary.

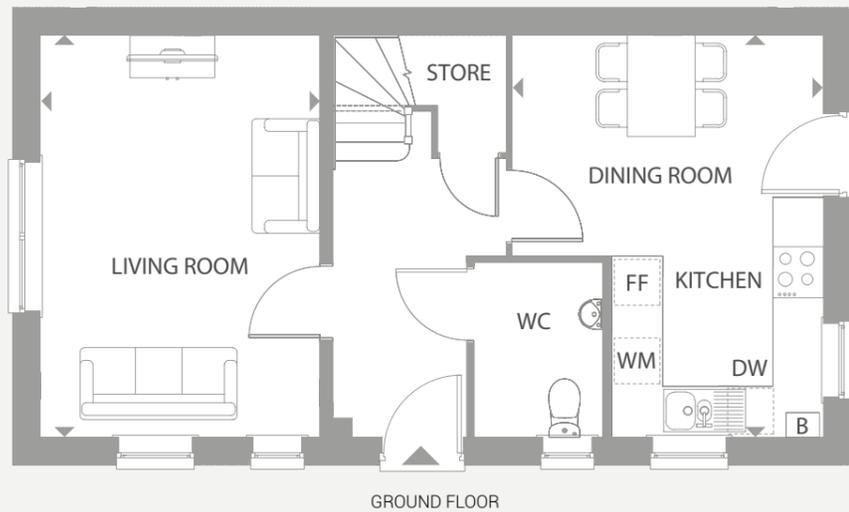
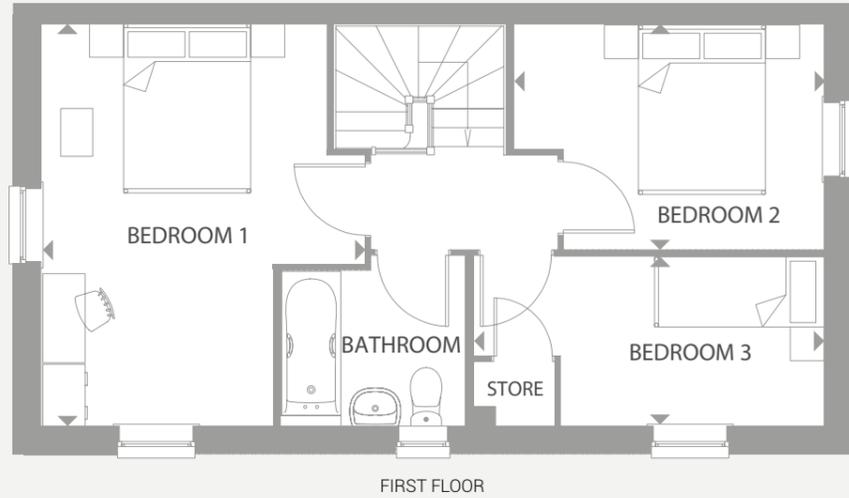
Dimensions	TOTAL AREA: 86.4 SQ M		930 SQ FT	
	Length	Width	Length	Width
Living Room	4.42m	3.65m	14' 6"	12' 0"
Kitchen / Dining Room	4.72m	2.99m	15' 6"	9' 10"
Bedroom 1	4.66m	3.61m	15' 3"	11' 10"
Bedroom 2	4.17m	2.38m	13' 8"	7' 10"
Bedroom 3	3.06m	2.21m	10' 0"	7' 3"



# Three Bedroom Houses

Plots 76\* & 105

\* PLOT 76 IS HANDED FROM THE PLANS DRAWN



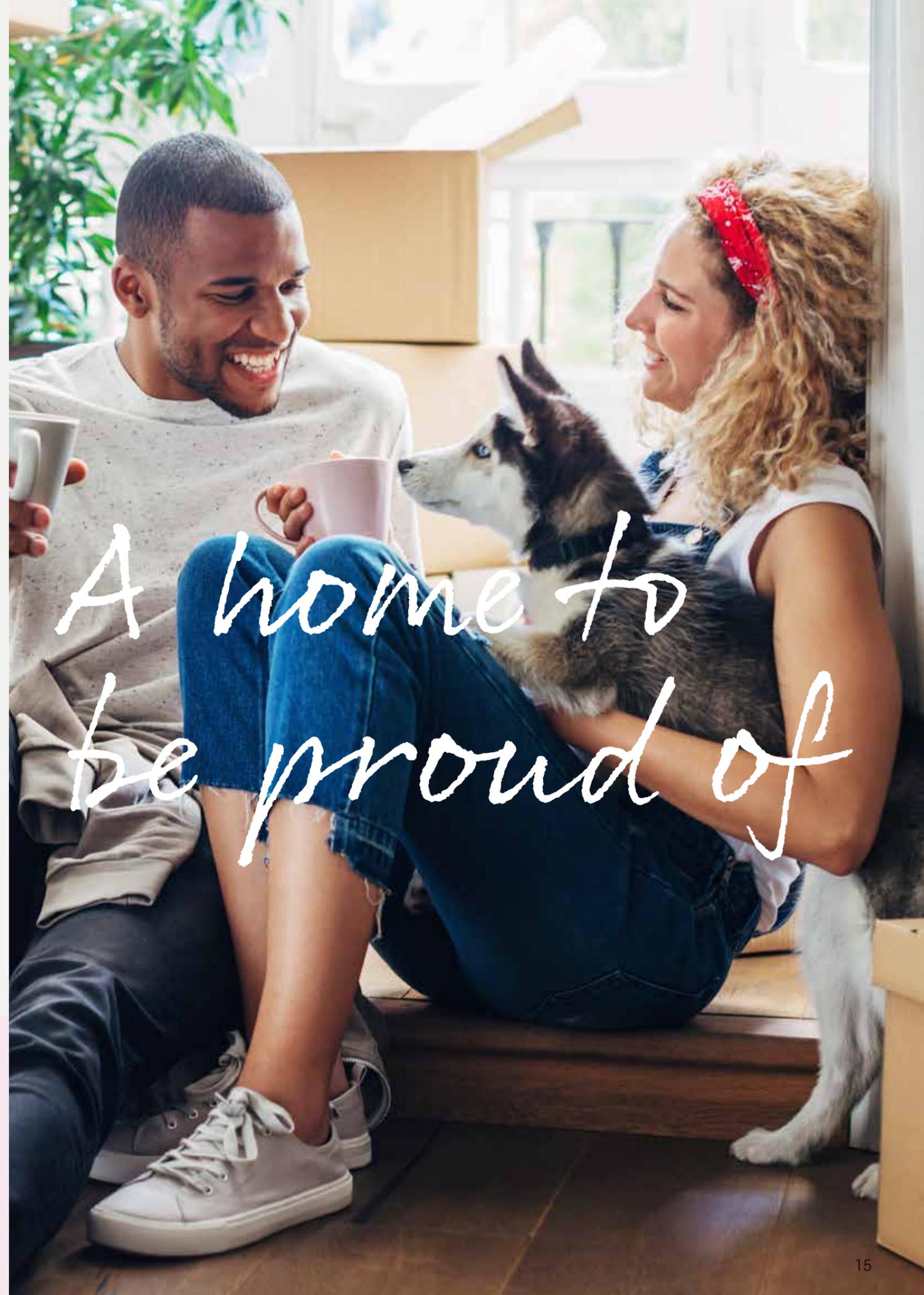
## Key

FF - SPACE FOR FRIDGE / FREEZER DW - SPACE FOR DISHWASHER WM - SPACE FOR WASHING MACHINE

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

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 a Sales Consultant for further information. Computer generated image are for illustrative purposes only, plot specific elevations may vary.

Dimensions	TOTAL AREA: 89.0 SQ M 958 SQ FT			
	Length	Width	Length	Width
Living Room	4.80m	x 3.33m	15' 9"	x 10' 11"
Kitchen / Dining Room	4.80m	x 3.70m	15' 9"	x 12' 2"
Bedroom 1	4.80m	x 3.37m	15' 9"	x 11' 1"
Bedroom 2	3.70m	x 2.73m	12' 2"	x 8' 11"
Bedroom 3	4.15m	x 2.00m	13' 7"	x 6' 7"



*A home to be proud of*

# Specification

## Kitchen

- Contemporary kitchen with chrome handles and soft close cupboards
- Laminate worktop with matching upstand
- Stainless steel splashback to hob
- Stainless steel 1 ½ bowl sink with chrome mixer tap
- Stainless steel multi-function oven, gas hob and stainless steel chimney hood
- Space for fridge/freezer
- Space for washing machine
- Removable base unit with plumbing for dishwasher to 3 bedroom houses

## Cloakroom

- Contemporary white close coupled toilet and basin with chrome mixer tap
- Splashback tiling to basin

## Bathroom

- Contemporary white bathroom suite comprising bath, close coupled WC, pedestal basin with chrome mixer tap.
- Glass shower screen to bath
- Thermostatic shower over bath
- Wall tiling to bath and splashback tiling to basin area
- White heated towel rail
- Mirror

## Flooring

- 2 Bedroom Houses: Wood effect vinyl flooring to ground floor and bathroom. Carpet to stairs, landing and bedrooms
- 3 Bedroom Houses: Wood effect vinyl flooring to kitchen/diner, cloakroom and bathroom. Carpet to hall, stairs, landing and bedrooms

## General

- White PVCu double glazed windows
- Ceilings, architraves and skirtings painted white
- Walls painted in 'Almond' white matt emulsion
- White panel internal doors with chrome ironmongery
- Gas central heating via Combi boiler and white contemporary radiators
- NHBC 10 year build warranty



Images depict a typical Legal & General Affordable Homes property

## Electrical

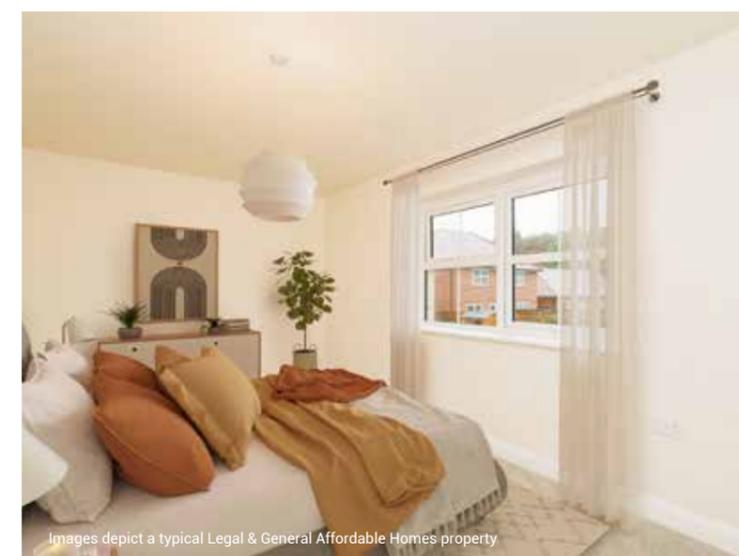
- Track light to kitchen
- Light fitting to cloakroom and bathroom
- Pendant lighting to all other areas
- White sockets and switches throughout
- TV point to living room
- Telephone point to hall
- Smoke detectors
- Extractor fan to kitchen, cloakroom and bathroom
- Shaver socket to bathroom

## External

- Two parking bays per property
- Paved patio area

- Turf to rear garden
- 1.8m high timber fencing to rear garden
- Light to front and rear elevations
- Shed to rear garden
- Outside tap

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.



Images depict a typical Legal & General Affordable Homes property

# Shared Ownership Explained

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

Shared Ownership could be your step onto the property ladder. This home ownership scheme allows you to buy a share in your home and rent the remaining share. Over time, you can buy more shares in your home until you own the full 100%.

### How does Shared Ownership work?

The Shared Ownership scheme is simple, you buy an initial share of between 40% and 75% (depending on the development) of the home's full value and pay a subsidised rent on the remainder. You may 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 (or £90,000 in London) 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.

### 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.

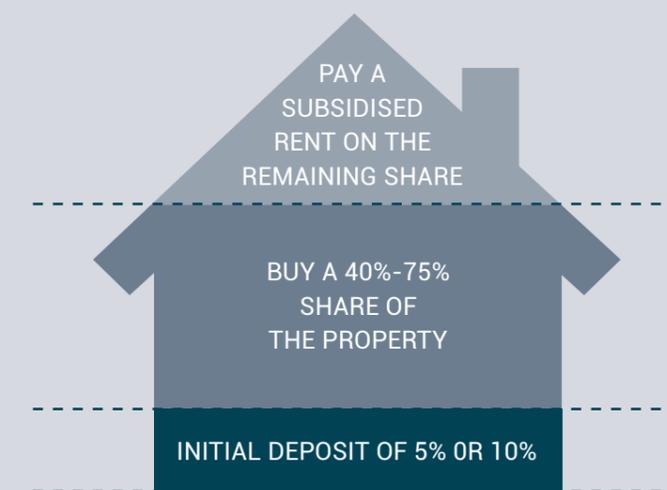
### Will I need a deposit?

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.

For more frequently answered questions go to [www.landgah.com/faq](http://www.landgah.com/faq)



## Breakdown example of a new home at The Ostlers



For a full breakdown of costs, please speak to one of our Sales Consultants.

## 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. You can staircase up to **100% ownership**.

### 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](http://www.landgah.com)

# 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 your mortgage broker to see how much of the home you can buy



**4** Complete your application and reservation paperwork



**8** Complete your mortgage application



**7** Instruct a solicitor and begin your legal paperwork



**6** Reserve your home



**5** Pay your reservation fee



**9** Once your valuation is done, receive your mortgage offer



**10** Sign the contract lease and pay your deposit



**11** Exchange contracts



**12** Complete and receive your keys and celebrate!





## 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. Our mission 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:



**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.

# The Ostlers

RACKHEATH, NORWICH NR13 6NR

Call to book an appointment

 01603 385 225

 [landgah.com/the-ostlers](https://landgah.com/the-ostlers)



We take every care to ensure that the correct information is given. We hope you find it useful, however complete accuracy is not guaranteed and the information is expressly excluded from any contract. The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. Do not use these measurements for appliance spaces or items of furniture. Kitchen, utility layouts and bathroom may differ to build. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty. We would like to point out that the computer-generated images, floor plans, sizes, specification and any other layouts are for guidance only.