

Cottam Gardens

COTTAM, LANCASHIRE

A collection of beautiful 2 & 3 bedroom
Shared Ownership houses in the rural
town of Cottam

A home of your own

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Archway on Cottam Way

Welcome to Cottam Gardens

Located within a few minutes of a major town yet even closer to the beautiful limestone countryside of Lancashire, the new development at Cottam Gardens offers the opportunity to own a stunning new house at an affordable price.

You'll have a choice of shops, a local pub, school, community centre and an outstanding local sports centre on hand, with all the amenities of Preston just a little further down the road. No wonder Cottam is becoming such a popular choice for buyers.

Legal & General Homes is offering a unique opportunity to live at Cottam Gardens 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 Cottam Gardens



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 living areas.



Great location

Surrounded by countryside yet within easy reach of Preston, Blackpool and the coast.

Make yourself at home



Natural beauty to enjoy all year round

Cottam is surrounded by beautiful countryside just waiting to be explored. There are waterfalls, woodlands, old mines, historic ruins, monuments and ancient sites, a castle, rivers and canals. In fact the Lancaster Canal runs just to the south of Cottam and continues all the way through the Forest of Bowland and along the Wyre coastline before finishing at Kendal.

Blackpool and the Silverdale coast are within easy distance. Far more than rollercoasters and candyfloss, this coastline offers stunning scenery, a wealth of wildlife, historic villages and inspiring walks. The nearest nature reserve is just down the road.

Head further North and you find yourself in the sublime beauty of the Lake District. Or go West for the imposing peaks of Snowdonia. The Pennines and Yorkshire Dales are also waiting to be explored.

Preston offers a great choice of shops, restaurants, cinema, theatre and plenty to keep the kids amused. It's a town full of history with a choice of museums and beautiful outdoor spaces. Blackburn is a little further and Manchester is also handy for a day out at the shops, an afternoon at the football (or cricket) and a night out on the town.

Coast, countryside
and canals

Preston Marina





Preston Town Centre



Blackpool Beach



Miller Arcade, Preston

You're connected to all the right places

Preston railway station is just 3 miles away, offering you excellent connections right across the country. There are regular services to Blackpool, Manchester, Lancaster and Liverpool. There are also excellent links to Glasgow, Edinburgh, Birmingham, the Lake District and two trains an hour (one direct) to London Euston.

By road, you're perfectly placed for the M55, the direct road to Blackpool. It also links you with the M6, heading North to the Lakes and Scotland or South to the Midlands. The M65 also gives you a quick route to Yorkshire and, wherever you're heading in the country, Cottam Gardens is a great place to start.

There are also regular bus services to Preston and the local area. Manchester and Liverpool Airports are both handy when travelling further afield but maybe the best form of transport in this part of the world is to take a boat, canoe or bicycle and follow the local canal out into the countryside.



By Foot

- Lancaster Canal
0.4 miles
- Cottam Primary School
0.5 miles
- Cottam Co-Op
0.6 miles
- Preston Soccer Centre
0.6 miles
- Ashton & Lea Golf Club
1.5 miles



By Train

From Preston railway station

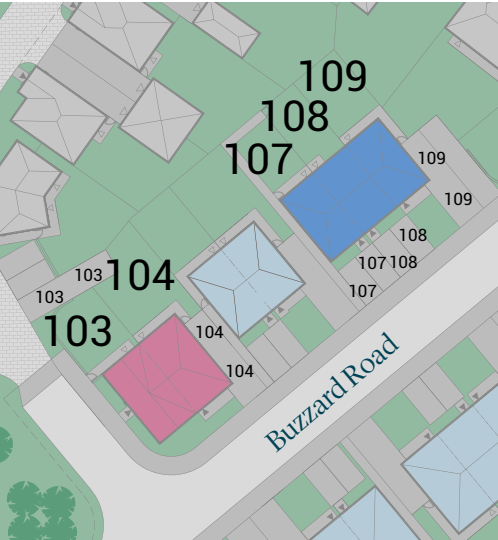
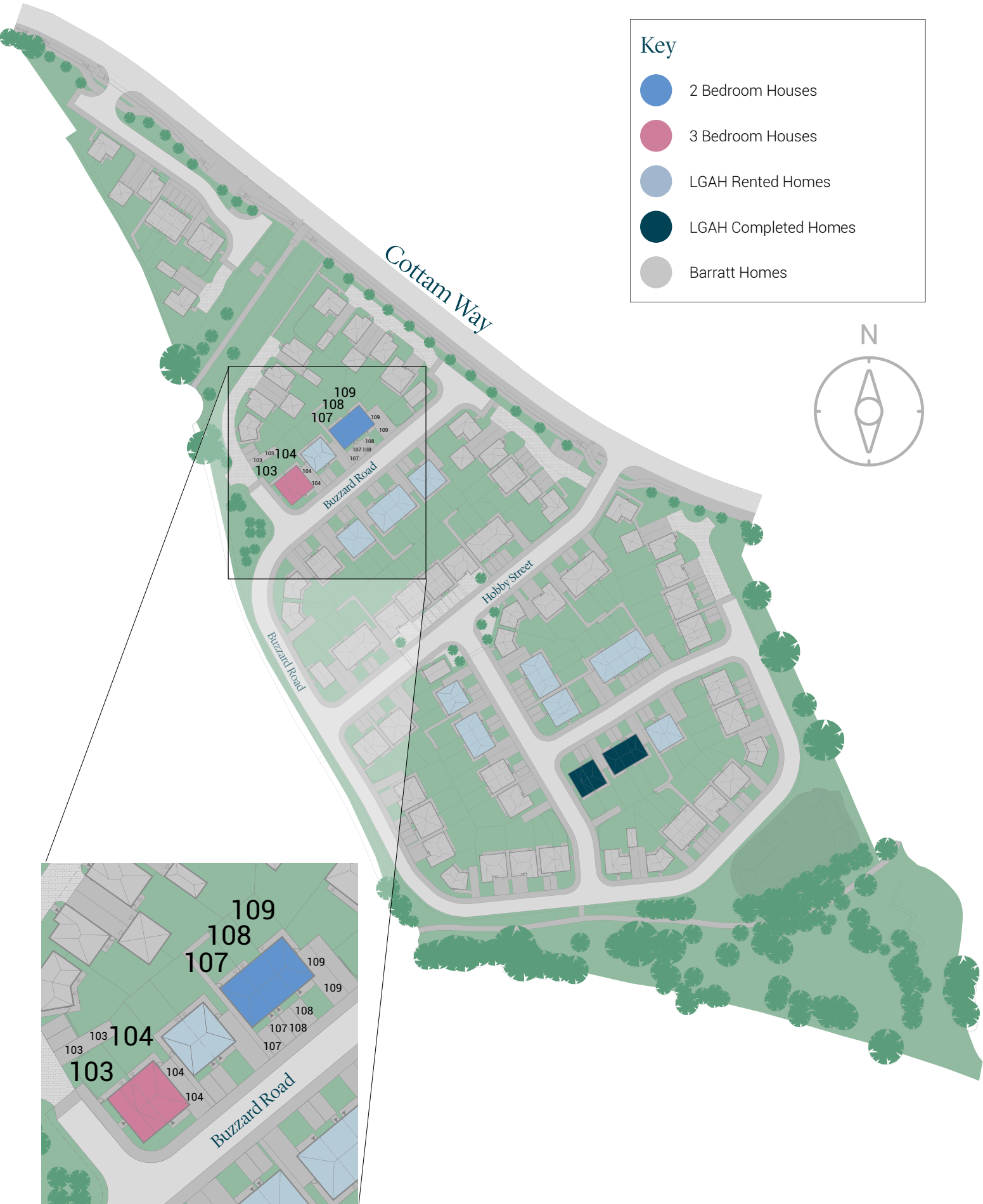
- Blackpool North
22 mins
- Manchester Piccadilly
36 mins
- Liverpool Lime Street
55 mins
- Leeds
1 hour 41 mins
- London Euston
2 hours 31 mins



By Road

- Morrisons
3 miles
- Preston Marina
3.1 miles
- Preston Station
3.3 miles
- Royal Preston Hospital
3.4 miles
- Blackpool
15.2 miles

Site Plan



Two Bedroom Houses

Plots 107*, 108 & 109

* Plot 107 is handed from the plans drawn



GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION

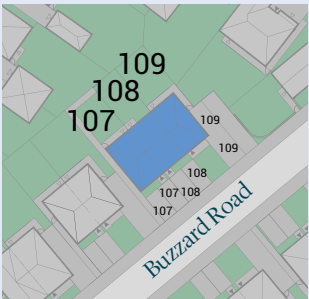
Key

FF - FRIDGE / FREEZER B - BOILER WM - WASHING MACHINE † Plot 108 does not have these side windows

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 images are for illustrative purposes only, plot specific elevations may vary.

Dimensions	TOTAL AREA: 69.6 SQ M 749 SQ FT			
	Length	Width	Length	Width
Living/Dining/Kitchen	8.16m x 3.13m		26' 9" x 10' 3"	
Bedroom 1	4.30m x 3.48m		14' 1" x 11' 1"	
Bedroom 2	4.30m x 2.31m		14' 1" x 7' 7"	



Three Bedroom House

Plot 104



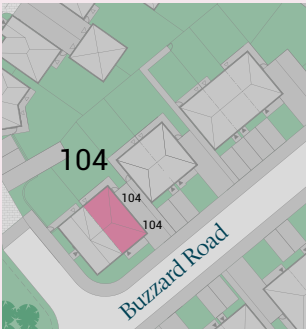
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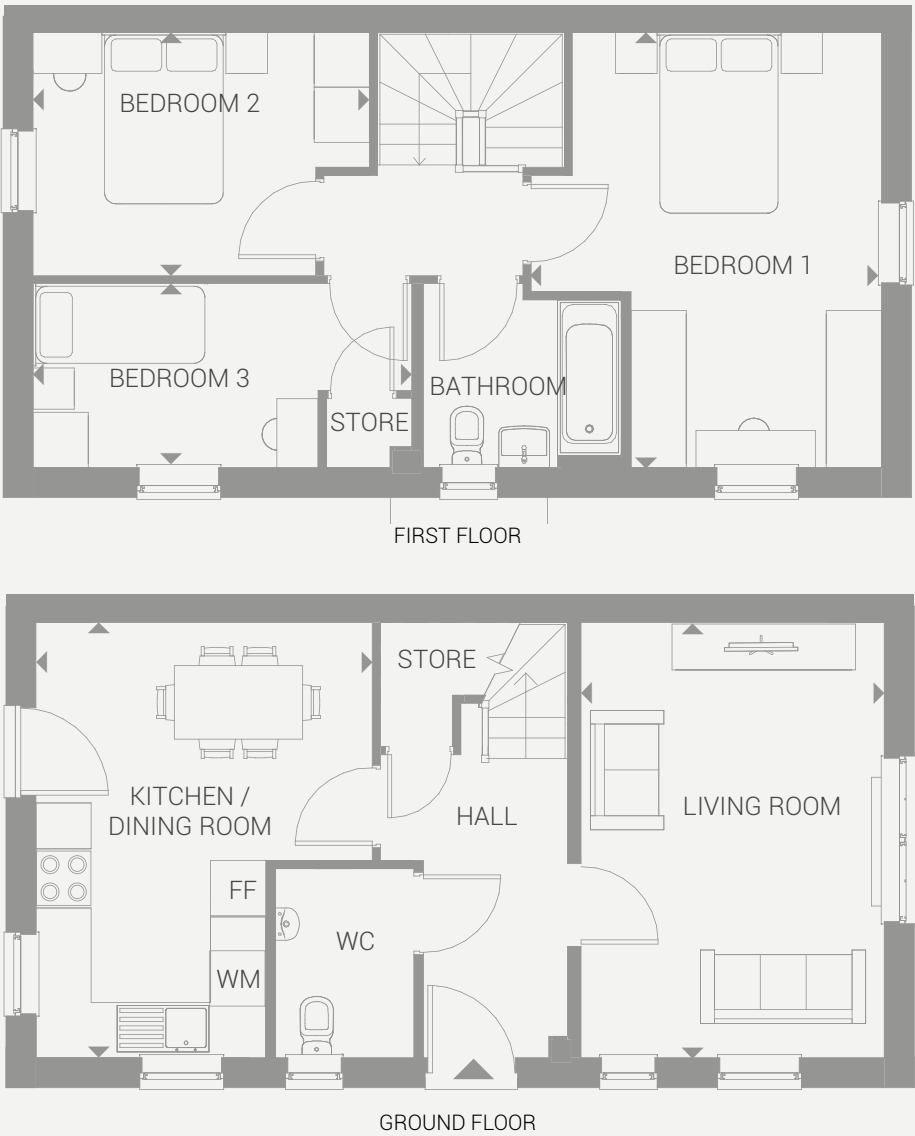
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Dimensions	TOTAL AREA: 86.1 SQ M 927 SQ FT			
	Length	Width	Length	Width
Living Room	4.43m x 3.69m		14' 6" x 14' 8"	
Kitchen / Dining Room	4.73m x 3.03m		15' 6" x 9' 11"	
Bedroom 1	4.70m x 3.02m		15' 5" x 9' 11"	
Bedroom 2	4.16m x 2.42m		13' 8" x 7' 11"	
Bedroom 3	3.05m x 2.21m		10' 0" x 7' 3"	



Three Bedroom House

Plot 103



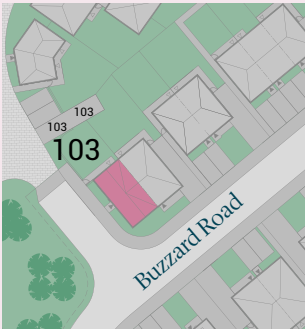
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Dimensions	TOTAL AREA: 88.9 SQ M 957 SQ FT			
	Length	Width	Length	Width
Living Room	4.79m x 3.33m		15' 9" x 10' 11"	
Kitchen / Dining Room	4.79m x 3.70m		15' 9" x 12' 2"	
Bedroom 1	4.79m x 3.36m		15' 9" x 11' 0"	
Bedroom 2	3.70m x 2.73m		12' 2" x 8' 11"	
Bedroom 3	4.15m x 2.05m		13' 7" x 6' 9"	



Specification

Kitchen

- Contemporary white gloss kitchen with chrome handles, under unit lighting and soft close cupboards
- Wood effect laminate worktop with matching upstand
- Stainless steel splashback to hob
- Stainless steel 1 ½ bowl sink with chrome mixer tap
- Zanussi electric single oven, hob and stainless-steel chimney hood
- Space for fridge/freezer
- Space for washing machine
- Removable base unit for future installation of dishwasher to 3 bedroom houses

Cloakroom

- Contemporary white sanitaryware comprising close coupled toilet and basin
- Chrome mixer tap with clicker waste
- Splashback tiling to basin

Bathroom

- Contemporary white bathroom suite comprising bath, close coupled WC and pedestal basin
- Chrome mixer tap with clicker waste
- Glass shower screen to bath
- Aqualisa thermostatic bath/shower mixer over bath
- Large format wall tiling to bath and splashback tiling to basin area
- Chrome heated towel rail

Flooring

Two bed house:

- Wood effect flooring to kitchen, dining, living room, cloakroom and bathroom
- Grey carpet to stairs, landing and bedrooms

Three bed houses:

- Wood effect vinyl to kitchen or kitchen/diner, cloakroom and bathroom
- Grey carpet to living room or living room/diner, stairs, landing and bedrooms

General

- White PVCu double glazed windows
- Walls and ceilings painted in 'Almond White'
- Architraves and skirtings painted in white satinwood
- White painted internal doors with chrome ironmongery



- Gas central heating via Combi boiler and white contemporary radiators
- NHBC 10 year build warranty

Electrical

- LED downlights to kitchen, living room, cloakroom and bathroom
- Pendant lighting to all other areas
- White sockets and switches
- Telephone point to hall and living room
- TV point to living room
- Smoke and carbon monoxide detectors
- Extractor fan to bathroom, cloakroom and kitchen
- Shaver socket to bathroom

- Light to front and rear elevation
- Spur for future provision of a burglar alarm

External

- Two parking bays per property with electric vehicle charging
- Paved patio area
- Turf to rear garden
- Outside tap
- 1.8m high timber fencing to rear garden

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.



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.

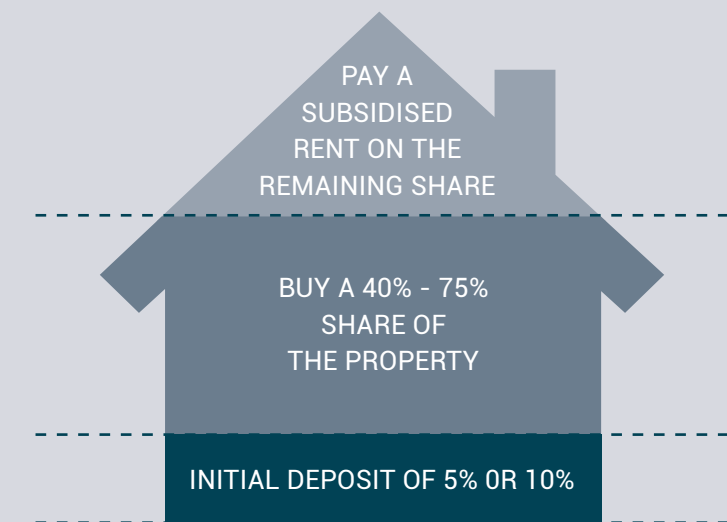
For more frequently answered questions go to www.landgah.com/faq

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



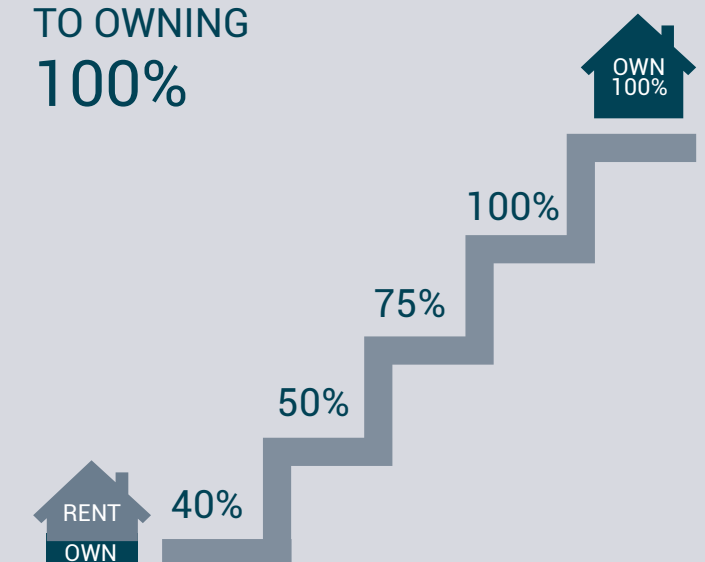
Breakdown example of a new home at Cottam Gardens



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

Buying more shares

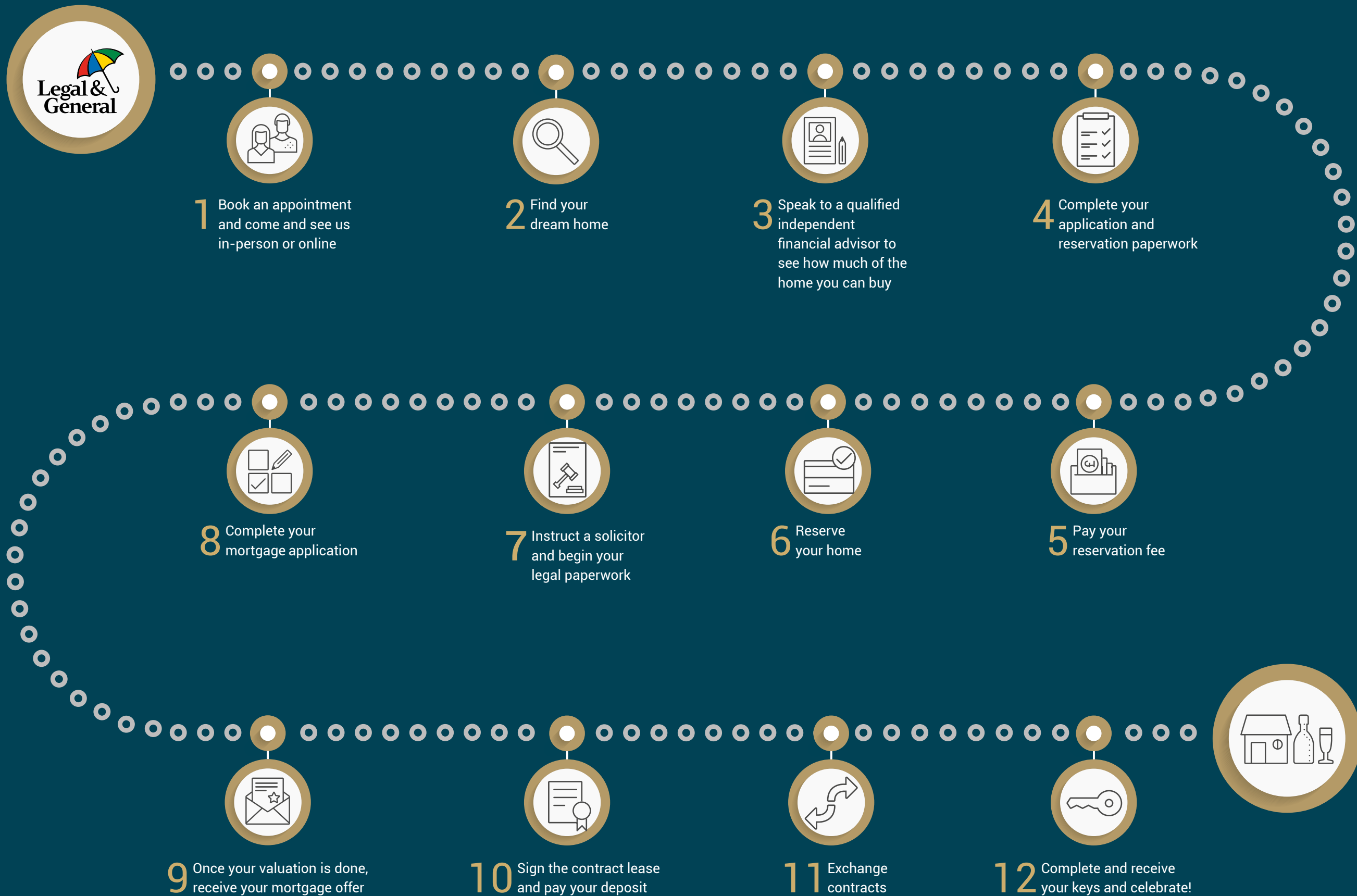
STAIRCASE YOUR WAY TO OWNING 100%



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**.

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.








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.

Cottam Gardens

COTTAM WAY, COTTAM, PRESTON, LANCASHIRE PR4 0AZ

Call to book an appointment



01772 341 548



landgah.com/cottam-gardens



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.