

# The Pippins

ASHFORD, KENT

A collection of beautiful 2 & 3 bedroom  
Shared Ownership houses, located in the pretty  
village of Hamstreet in Kent

*A home of your own*

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View of The Royal Military Canal, Hamstreet

# Welcome to The Pippins

Surrounded by open fields and woodland, on the edge of the beautiful weald of Kent, the charming village of Hamstreet is home to traditional weatherboard houses, a collection of shops and a couple of welcoming country pubs. The historic Royal Military Canal, once the first line of defence against Napoleon and his army, runs to the south of the village.

Now you can put down roots in a light, spacious and energy efficient new house close to the edge of the village. You'll have all the peace and quiet of country living, yet with the amenities of a major town down the road at Ashford. The Kent and Sussex coasts are also within easy reach.

Legal & General Affordable Homes is offering a unique opportunity to live at The Pippins 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 Pippins



## Beautifully designed

Attractive new homes built with your lifestyle in mind.



## Sit back in style

You'll immediately feel at home in the well-proportioned dining and living areas.



## Express yourself

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



## Great location

The beauty of the countryside together with all the amenities of a nearby town.



Make yourself at home





*Nature on your  
doorstep*

## Glorious Kent

With the picturesque scenery of the Kentish Weald stretching out around you, and the rolling hills of the South Downs (a designated Area of Outstanding Natural Beauty) close by, it's easy to see why Kent is called The Garden of England when you live in Hamstreet.

The village boasts a supermarket, newsagent, hairdressers, school, medical centre, restaurant and a café in the garden centre. There's local football, tennis, netball and bowls, with golf and fishing nearby. Orlestone Forest and Ham Street Woods Nature Reserve are a few moments away.

Ashford, as well as being a major transport hub, is great for shopping, with a choice of malls, a range of intriguing independent stores and a Designer Outlet with over 90 top name brands at impressive discounts. With excellent bars, clubs, restaurants and a cinema, it's a great town for a night out too.

This is a part of the world full of great places to visit. Godinton House and Leeds Castle both make a great day out. Historic Canterbury with its cathedral and Dover's magnificent castle are also within easy distance.

Living at The Pippins, you have some of the South Coast's greatest beaches and resorts at your disposal. From the cobbled streets of Rye and beaches of Camber Sands to the magnificent seafood of Whitstable and the cannons of Deal Castle, there's so much to discover.

The Royal Military Canal, Hamstreet





The village of Hamstreet



Ashford town centre



Hamstreet Woods National Nature Reserve

# You're connected To Britain and Europe

Whether you're heading up to London, taking a trip abroad or just popping into Ashford, you're served with excellent transport links.

The village has its own railway station and the journey to Ashford International takes under ten minutes. From here you can connect with high speed services to London and the coast.

The nearby A2070 connects you with Romney, Rye and Hastings, or head in the other direction to link up with the M20. This is the direct road to London and the Euro Tunnel, as well as providing quick access to the M25 and national motorway network.

Other options for foreign travel are the ferry terminal at Dover, Gatwick Airport or even the private airfield at Lydd. But rather than charter your own flight, perhaps the most attractive form of transport in these parts is a modest pair of walking boots. Three historic, long distance footpaths run through the village – the canal towpath, Saxon Shore Way and Greensand Way.



## By Foot

- Morrisons Daily  
0.3 miles
- Hamstreet Sports Pavilion  
0.4 miles
- Hamstreet Train Station  
0.5 miles
- Hamstreet Primary Academy  
0.5 miles
- Highways at Hamstreet Kin Pre-School  
0.5 miles
- Hamstreet Woods National Nature Reserve  
0.6 miles



## By Train

(from Hamstreet Station)

- Appledore  
5 mins
- Ashford International  
8 mins
- Rye  
13 mins
- Canterbury  
28 mins
- London St. Pancras (via Ashford Int.)  
52 mins
- Eastbourne  
1 hour 10 mins

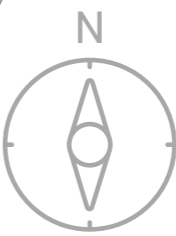


## By Road

- Tesco, Kingsnorth  
6 miles
- Asda Superstore, Ashford  
6.8 miles
- Ashford Town Centre  
7.3 miles
- Port Lympne Safari Park  
7.5 miles
- Eurotunnel  
12.9 miles
- Dover Car Ferry  
25 miles



# Site Plan



**Key to homes**

- Two Bedroom Houses
- Three Bedroom Houses
- LGAH Rented Homes
- Dandara Homes
- VP** Visitor Parking

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 14, 15, 16\*, 23, 24\*, 25, 26\*, 45 & 46\*

\* Plots 16, 24, 26 & 46 are handed from the plan drawn



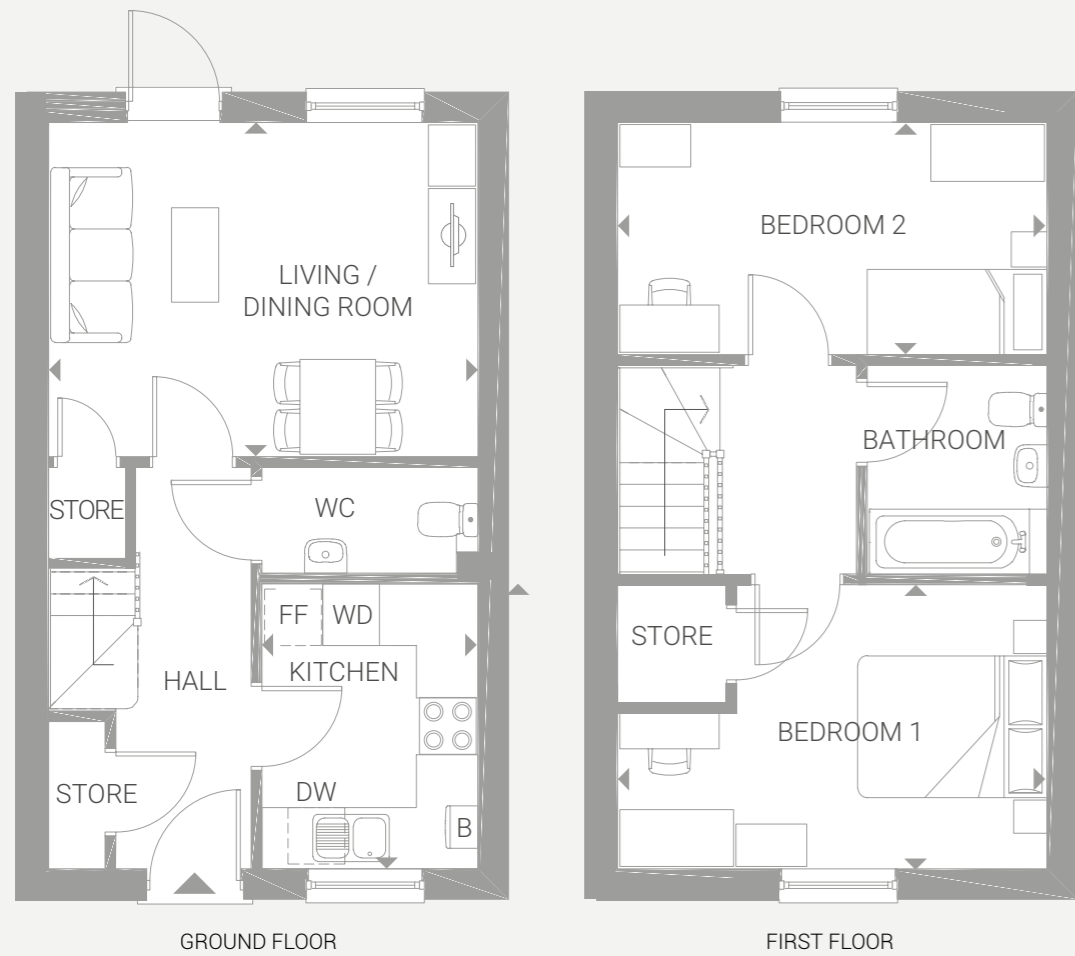
FRONT ELEVATION TO PLOT 14 & 16\*



FRONT ELEVATION TO PLOT 15



FRONT ELEVATION TO PLOT 23, 24\*, 25, 26\*, 45 & 46\*



## Key

FF - FRIDGE / FREEZER DW - DISH WASHER WD - WASHER DRYER B - BOILER

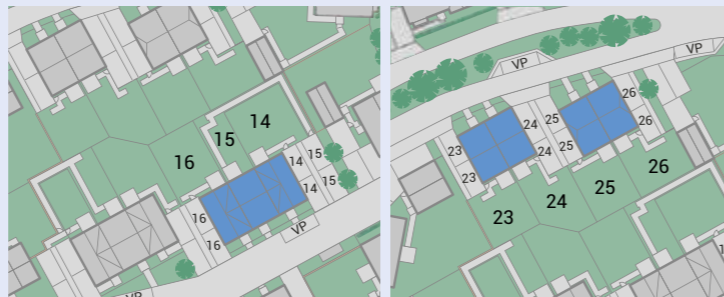
Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide.

The floor plans 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: 71.2 SQ M 766 SQ FT

	Length	Width	Length	Width
Living / Dining Room	4.56m x 3.61m	14' 11" x 11' 10"		
Kitchen	3.04m x 2.32m	10' 0" x 7' 7"		
Bedroom 1	4.56m x 3.04m	14' 11" x 10' 0"		
Bedroom 2	4.56m x 2.51m	14' 11" x 8' 3"		



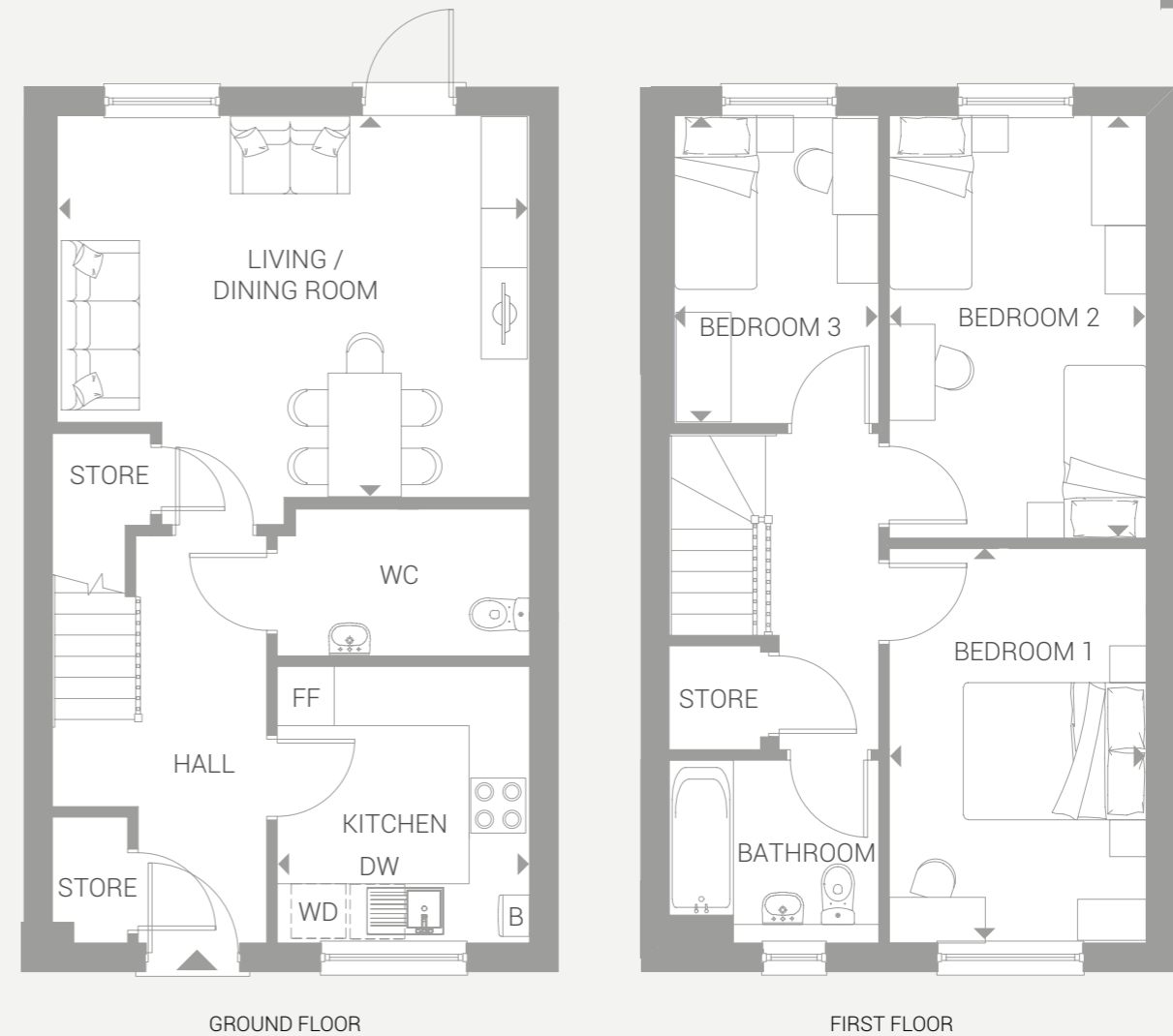
# Three Bedroom Houses

Plots 37, 38\*, 39 & 40\*

\* Plots 38 & 40 are handed from the plan drawn



FRONT ELEVATION



## Key

FF - FRIDGE / FREEZER DW - DISH WASHER WD - WASHER DRYER B - BOILER

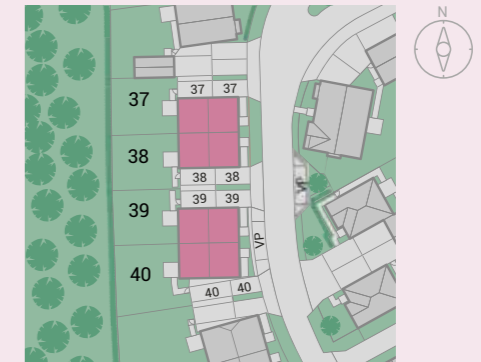
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## Dimensions

TOTAL AREA: 93.5 SQ M 1,006 SQ FT

	Length	Width	Length	Width
Living / Dining Room	5.23m x 4.18m	17' 2" x 13' 8"		
Kitchen	3.05m x 2.78m	10' 0" x 9' 1"		
Bedroom 1	4.33m x 2.83m	14' 3" x 9' 4"		
Bedroom 2	4.64m x 2.83m	15' 3" x 9' 4"		
Bedroom 3	3.42m x 2.30m	11' 3" x 7' 7"		

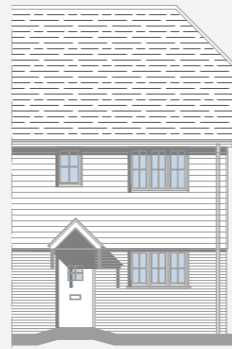




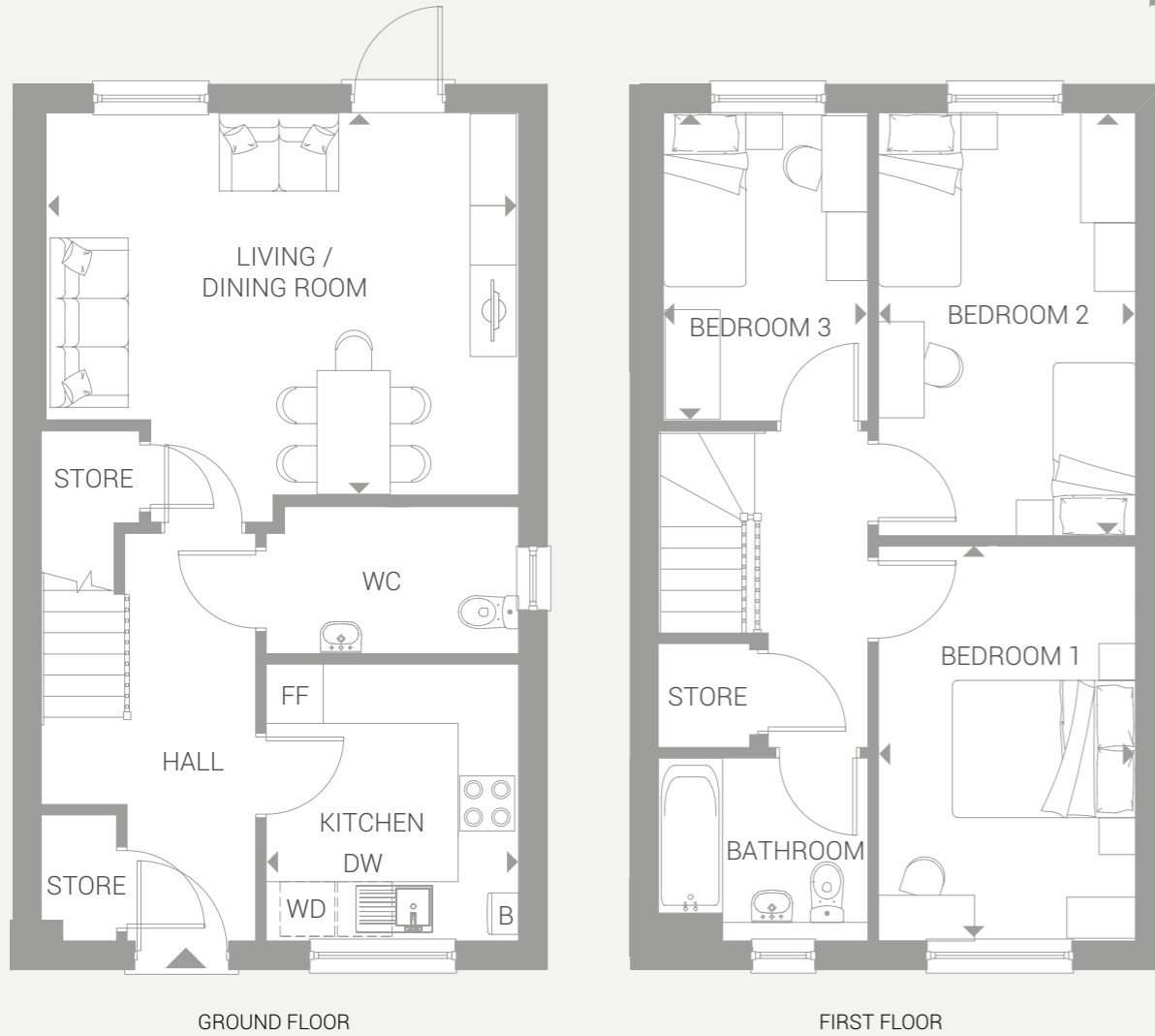
# Three Bedroom Houses

Plots 41 & 42\*

\* Plot 42 is handed from the plan drawn



FRONT ELEVATION



GROUND FLOOR

FIRST FLOOR

## Key

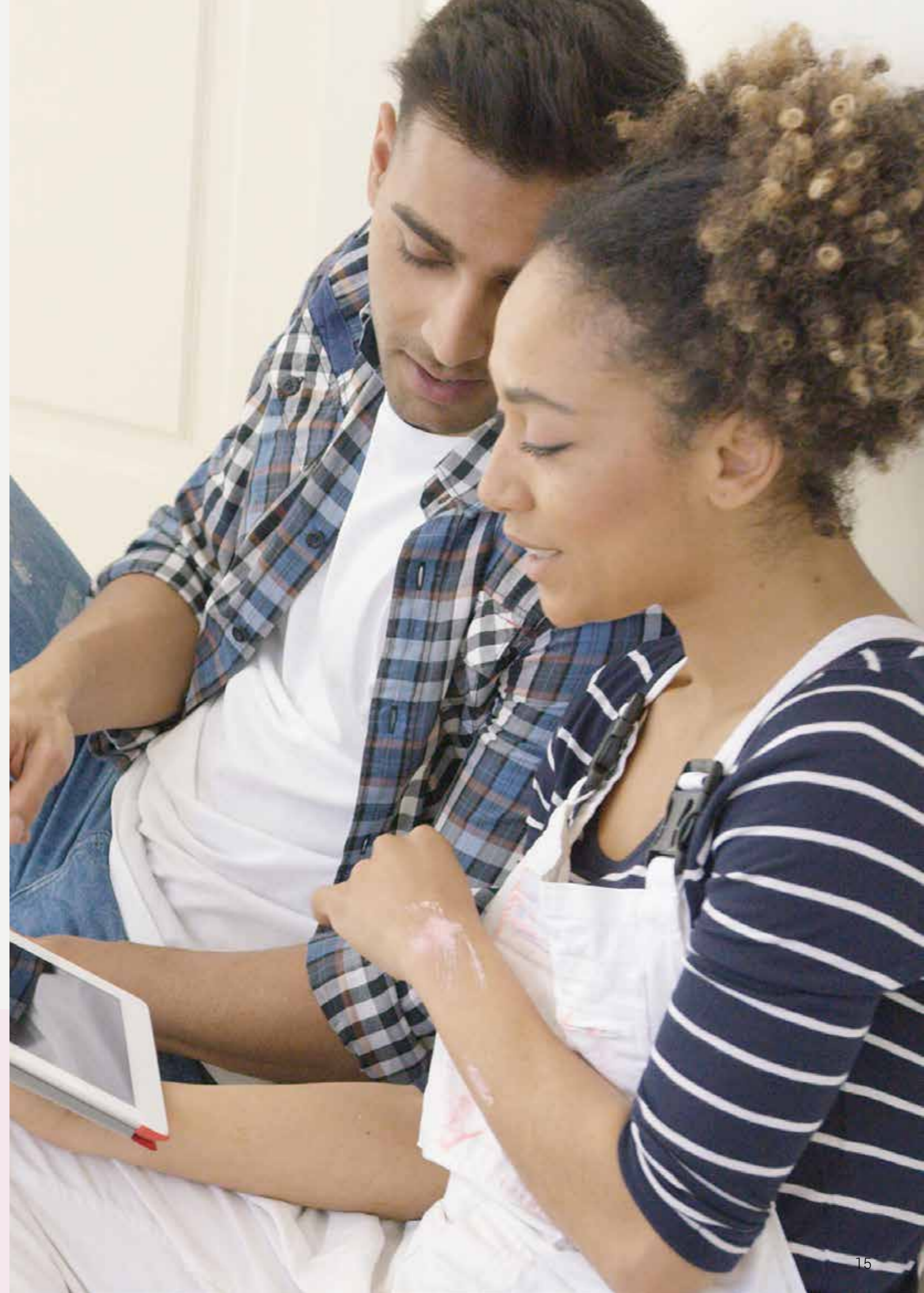
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# Specification

## Kitchen

- Contemporary shaker style kitchen in Sage Green with chrome handles, under unit lighting and soft close
- Wood effect laminate worktop with matching upstand
- Stainless steel splashback to hob
- Stainless steel sink with chrome Leisure mixer tap
- Hoover electric single oven, gas hob and cooker hood
- Hoover integrated fridge/freezer
- Hoover integrated washer/dryer
- Hoover integrated dishwasher
- Integrated eco bin

## Cloakroom

- Contemporary Roca white sanitaryware comprising semi pedestal basin, close coupled toilet with soft close seat
- Chrome Vado mixer tap with push down waste

## Bathroom

- Contemporary Roca white sanitaryware comprising pedestal basin, bath and close coupled toilet with soft close seat
- Chrome Vado mixer tap with push down waste
- Glass shower screen to bath
- Vado thermostatic bath/shower mixer over bath
- Porcelanosa large format wall tiling to bath and splashback tiling to basin area
- Chrome heated towel rail

## Flooring

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

## General

- Anthracite PVCu double glazed windows with white finish internally
- Walls and ceilings painted in white
- Architraves and skirtings painted in white
- White flush painted internal doors with chrome ironmongery
- LPG central heating via Combi boiler and white contemporary radiators
- Premier 12-year build warranty
- Doorbell and chime



## Electrical

- LED downlights to kitchen and bathroom
- Batten light fitting to cloakroom
- Pendant lighting to hall, landing, living/dining room and bedrooms
- White sockets and switches
- Telephone and data point to living room
- TV point to living room
- Smoke and carbon monoxide detectors
- Extractor fan to bathroom and cloakroom
- Shaver socket to bathroom
- Light to front and rear elevation

## External

- Two parking bays per property
- Electric vehicle charging point
- Paved patio area
- Turf to rear garden
- Outside tap
- 1.8m high timber fencing to rear garden
- Shed to rear garden
- Photovoltaic panels to roof \*

\* Please check provision with the sales team

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 25% 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 shares at the current market value, at the time you are buying the shares. You can staircase up to 100% ownership.

### 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.

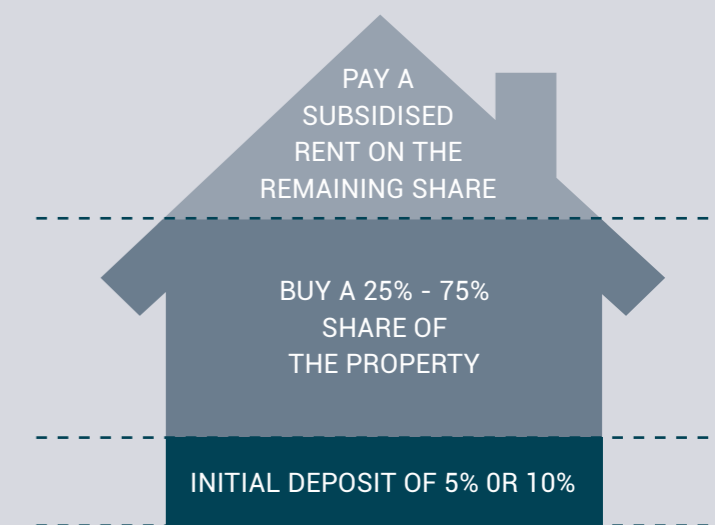
### Will I need a deposit?

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)



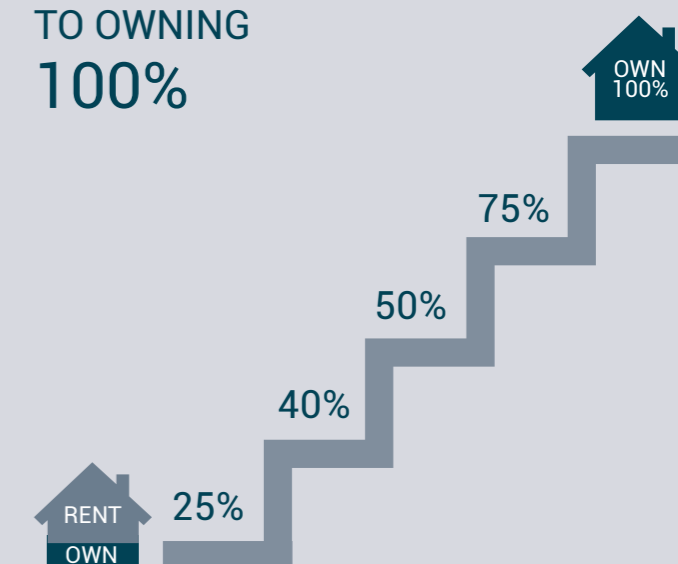
## Breakdown example of a new home at The Pippins



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

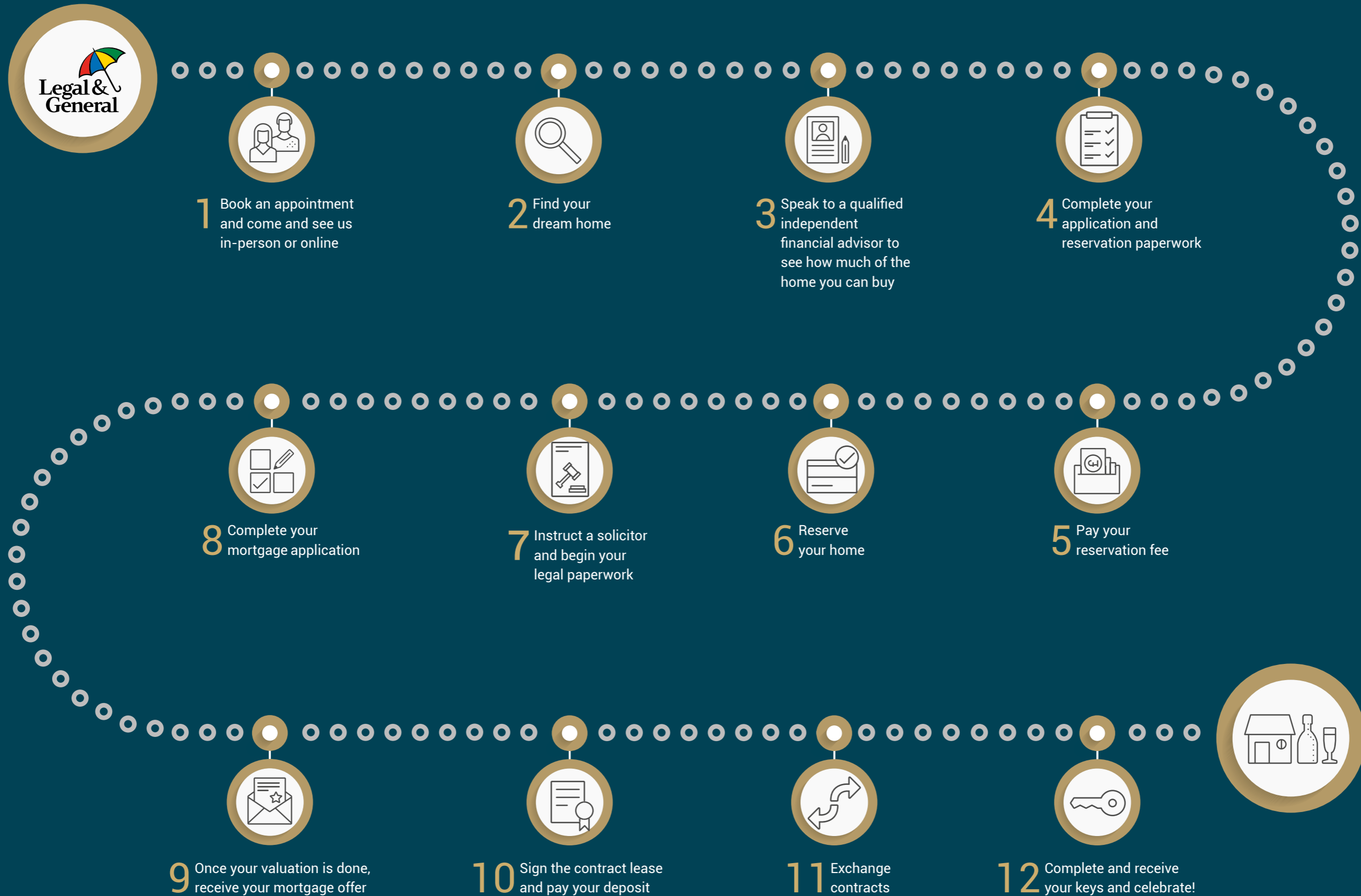
If you're interested in viewing or applying for a property, or if you simply have some more questions around Shared Ownership, visit

[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.







## 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 Pippins

HAMSTREET, ASHFORD, KENT, TN26 2JR

Call to book an appointment

 01233 438 568

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



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. LGAH-TP-V050623.