

# Meden Meadow

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MARKET WARSOP, MANSFIELD

Two and three bedroom houses  
available through **Shared Ownership**



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Carr Lane Park,  
Mansfield

# Welcome to **Meden Meadow**

MARKET WARSOP, MANSFIELD

## **Scenic Community Living**

**An idyllic new development of  
Shared Ownership houses in the  
semi-rural town of Market Warsop.**

Located in an established community  
with easy access to local amenities,  
good schools and plenty of open spaces.





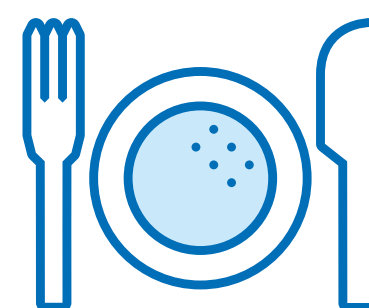


# Living at Meden Meadow



## Established community

A short walk to the town centre with shops and play parks.



## Local dining

A good mix of cafes, pubs, restaurants and takeaways for cosy nights in.



## Schools

Offering a choice of well-regarded primary and secondary schools that are rated Good by Ofsted.



## Great location

Stunning country parks, footpaths, cycleways, and bridle paths.







Buttercross Market Monument, Mansfield

# A perfect balance of town and country



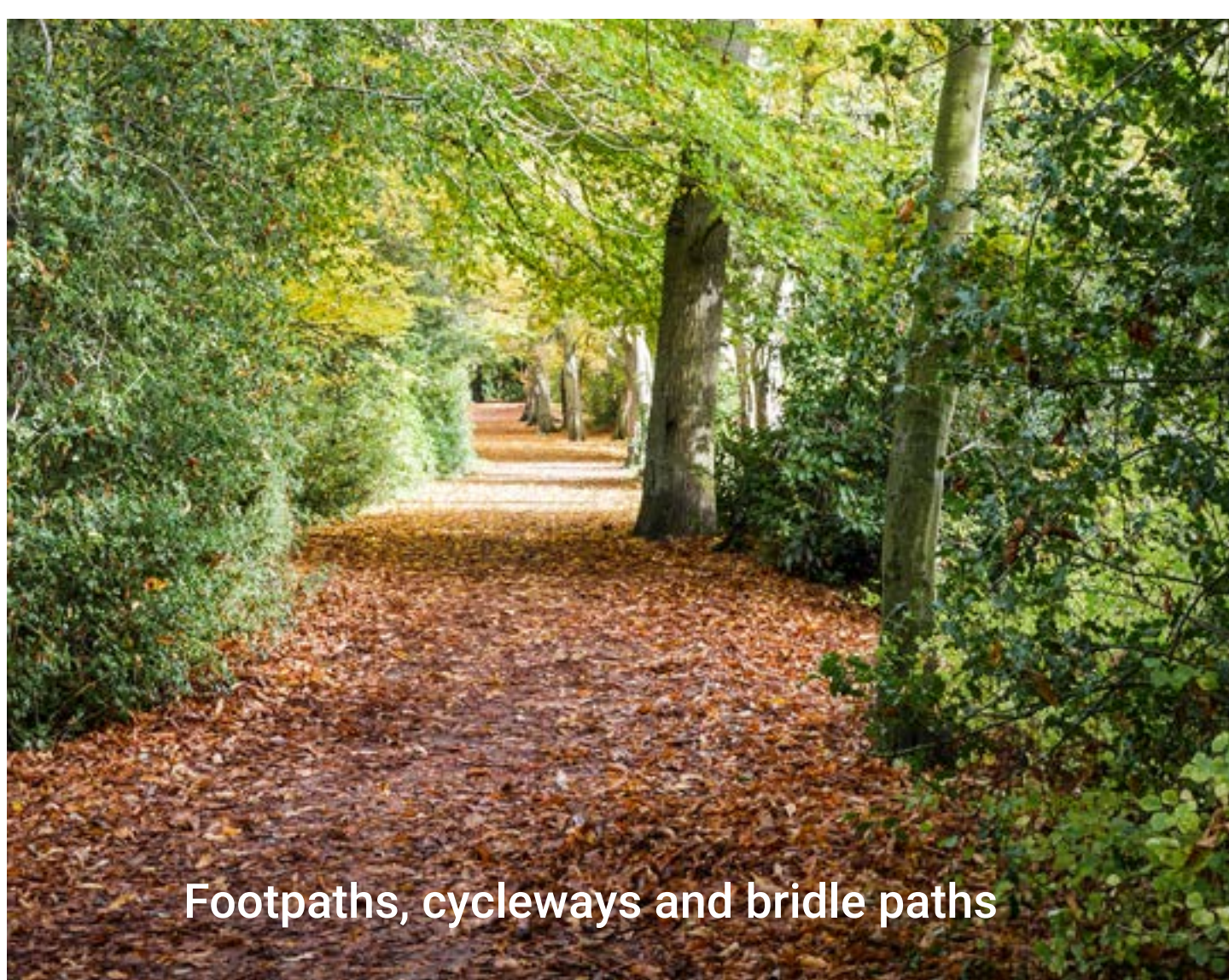
The Carrs Nature Reserve & Park



Aerial view, district in Mansfield



Creswell Crags Gorge & Caves



Footpaths, cycleways and bridle paths





**Meden  
Meadow**

NATIONAL TRUST  
HARDWICK HALL

MARKET  
WARSOP

**MANSFIELD**

SUTTON-IN-  
ASHFIELD

BILSTHORPE

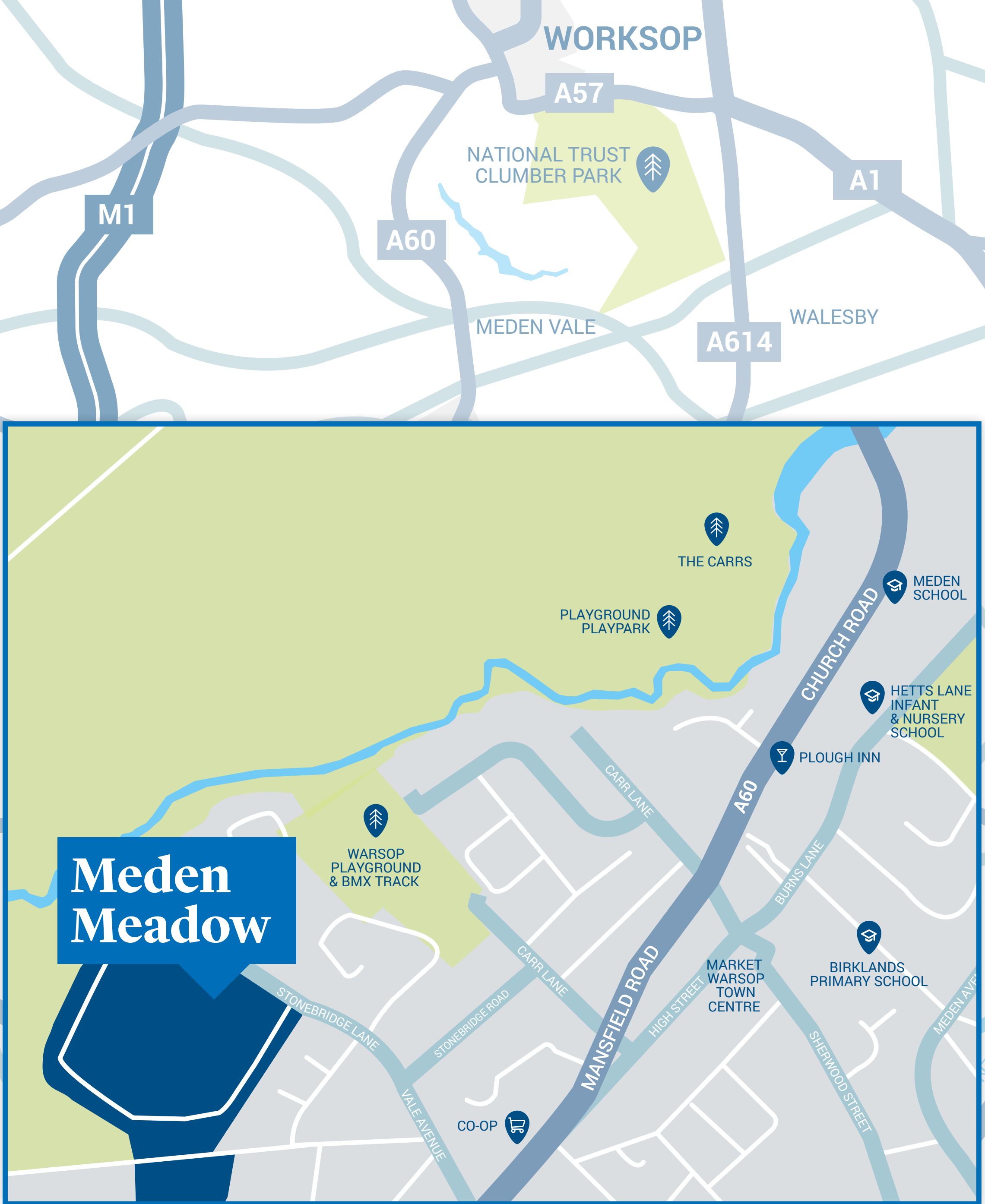
**NOTTINGHAM**

# Freedom to explore & discover

Meden Meadow is well placed  
to enjoy a peaceful and healthier lifestyle,  
with great local activities.

**Get Directions**





# Freedom to explore & discover

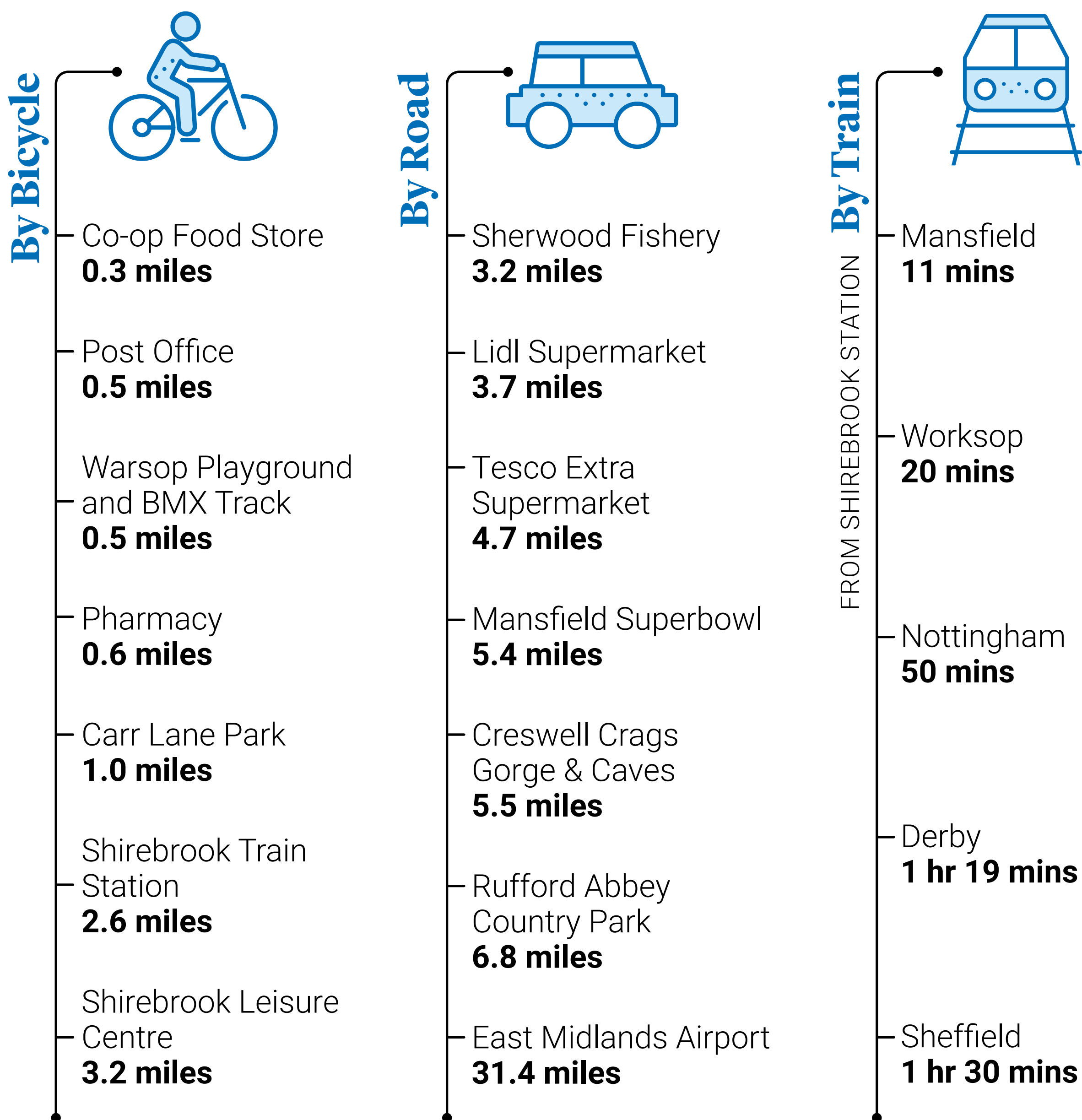
Meden Meadow is well placed to enjoy a peaceful and healthier lifestyle, with great local activities.

[Get Directions](#)



# Well connected

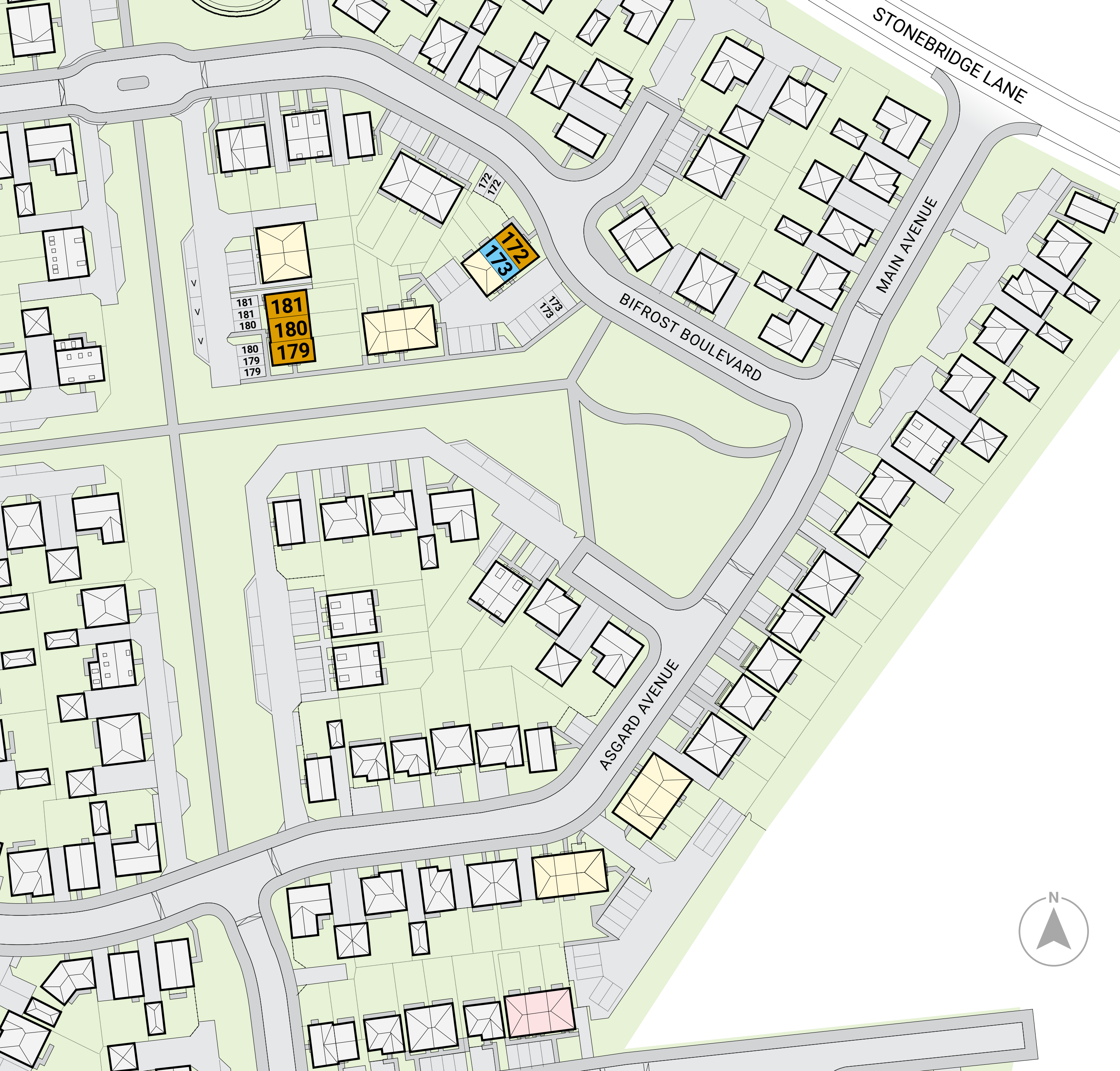
A great location with easy access to nearby towns, villages and country parks. Travel further afield by train, car, bike or by the local regular bus network.



Times supplied by Google maps and Trainline and are approx. only







## Key

- Two Bedroom Houses
- Three Bedroom Houses
- Future Shared Ownership Homes
- LGAH Rented Homes
- Barratt Homes

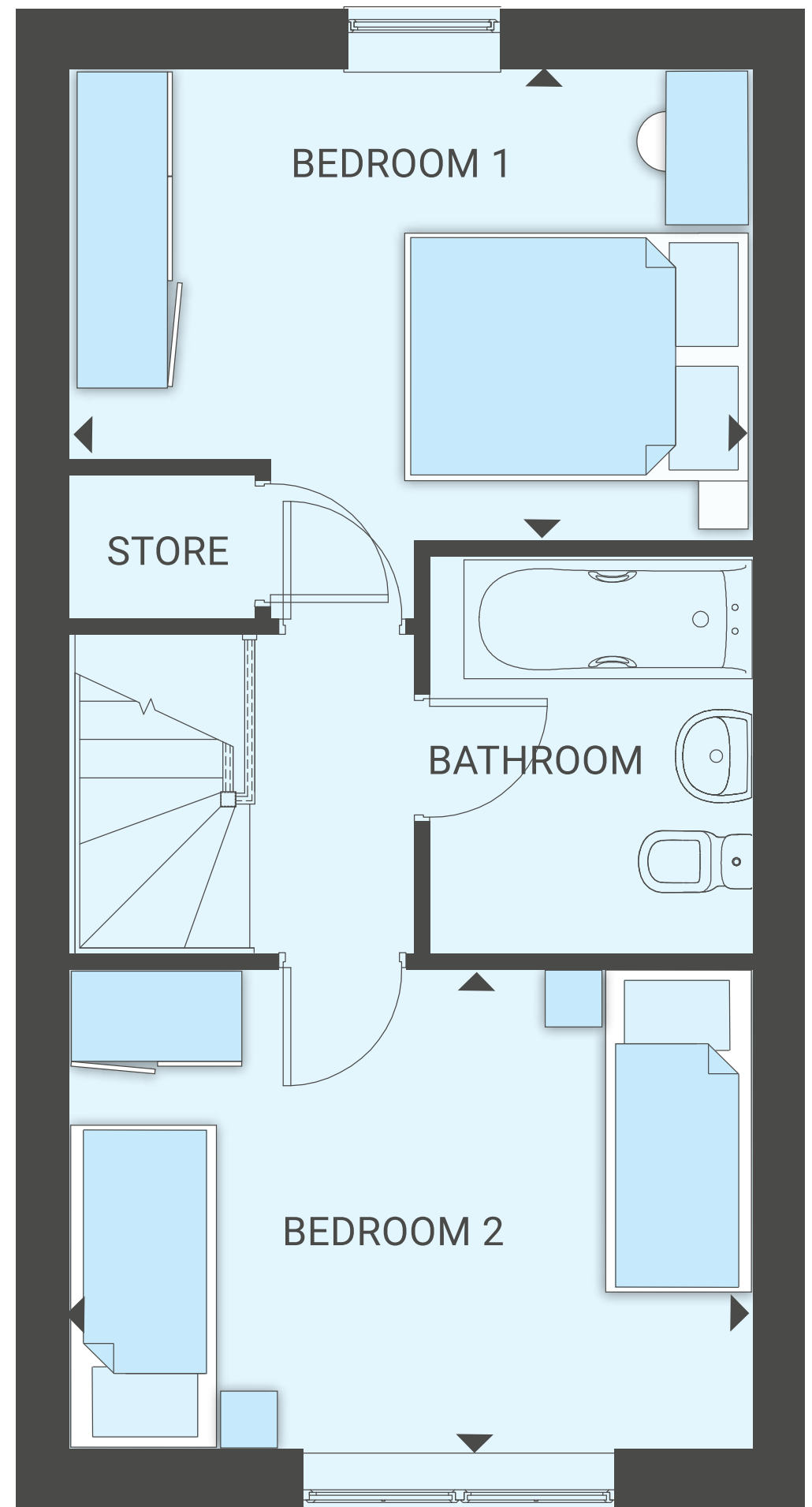
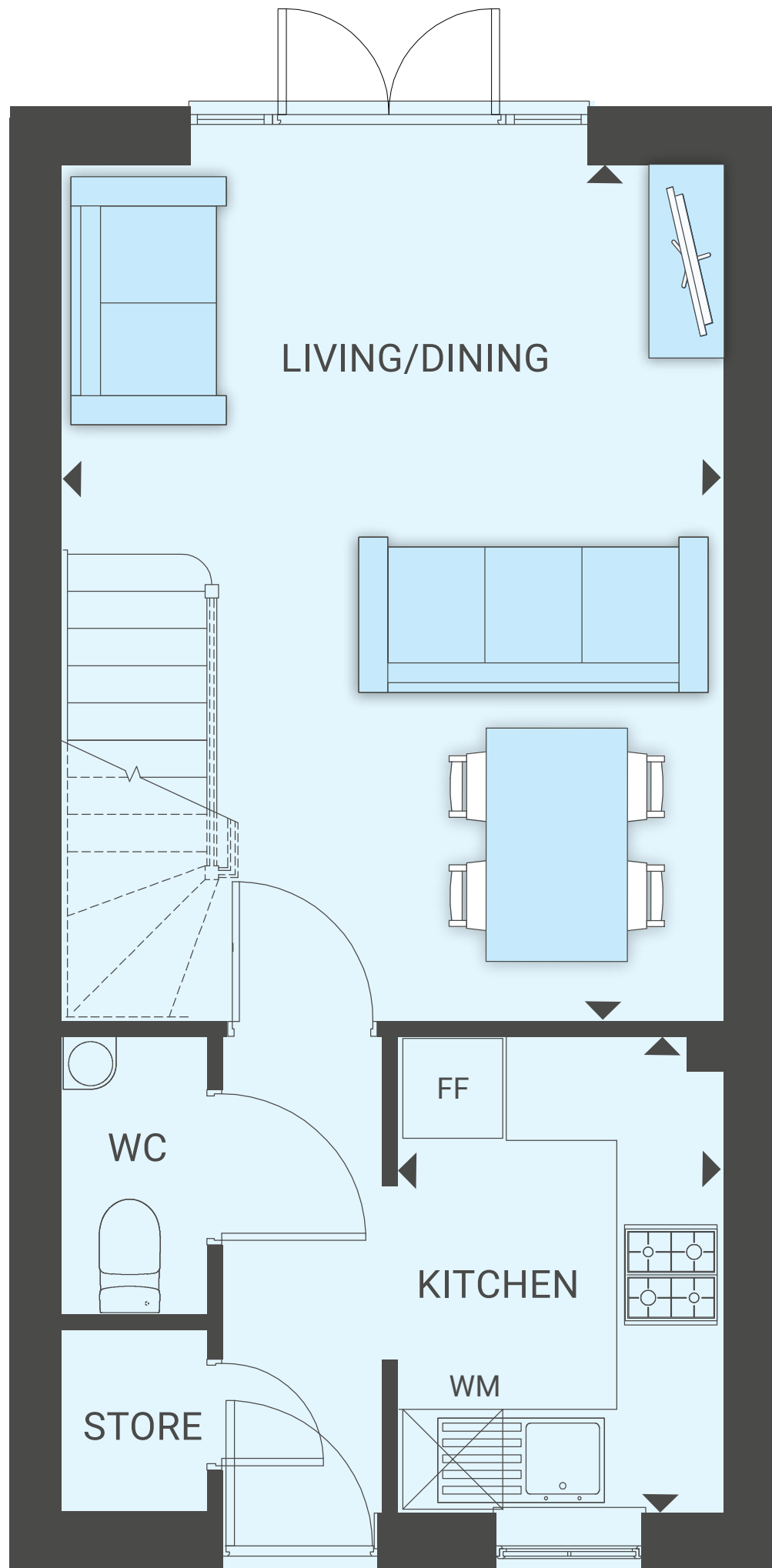
Layout is indicative only and subject to change by the developer (and subject to detailed design). The developer reserves the right to alter the layout, building style, landscaping and specification at any time.





# Two Bedroom House

PLOT 173



## Dimensions

**Total Area: 65.10 sq m / 701 sq ft**

All measurements are length x width

### KITCHEN

2.89m x 1.96m      9'4" x 6'3"

### LIVING/DINING ROOM

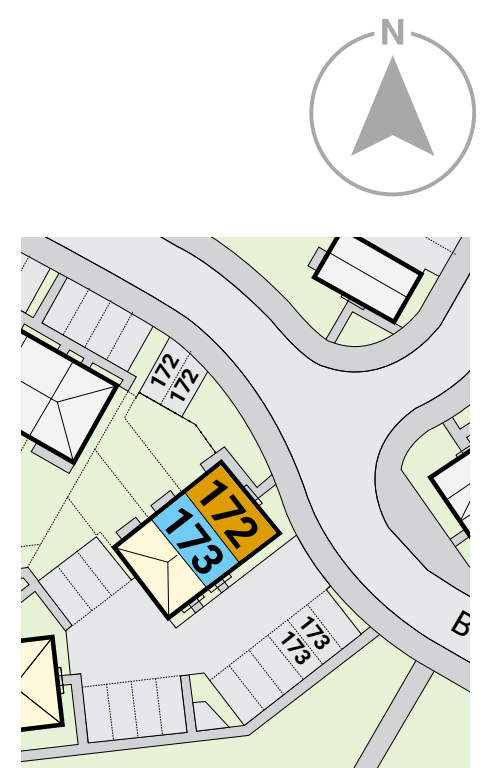
5.19m x 3.99m      17'0" x 13'1"

### BEDROOM 1

2.82m x 3.99m      9'3" x 13'1"

### BEDROOM 2

2.89m x 3.99m      9'5" x 13'1"



**Key** FF Space for fridge/freezer    WM Space for washing machine

The floorplans shown are for approximate measurements only.

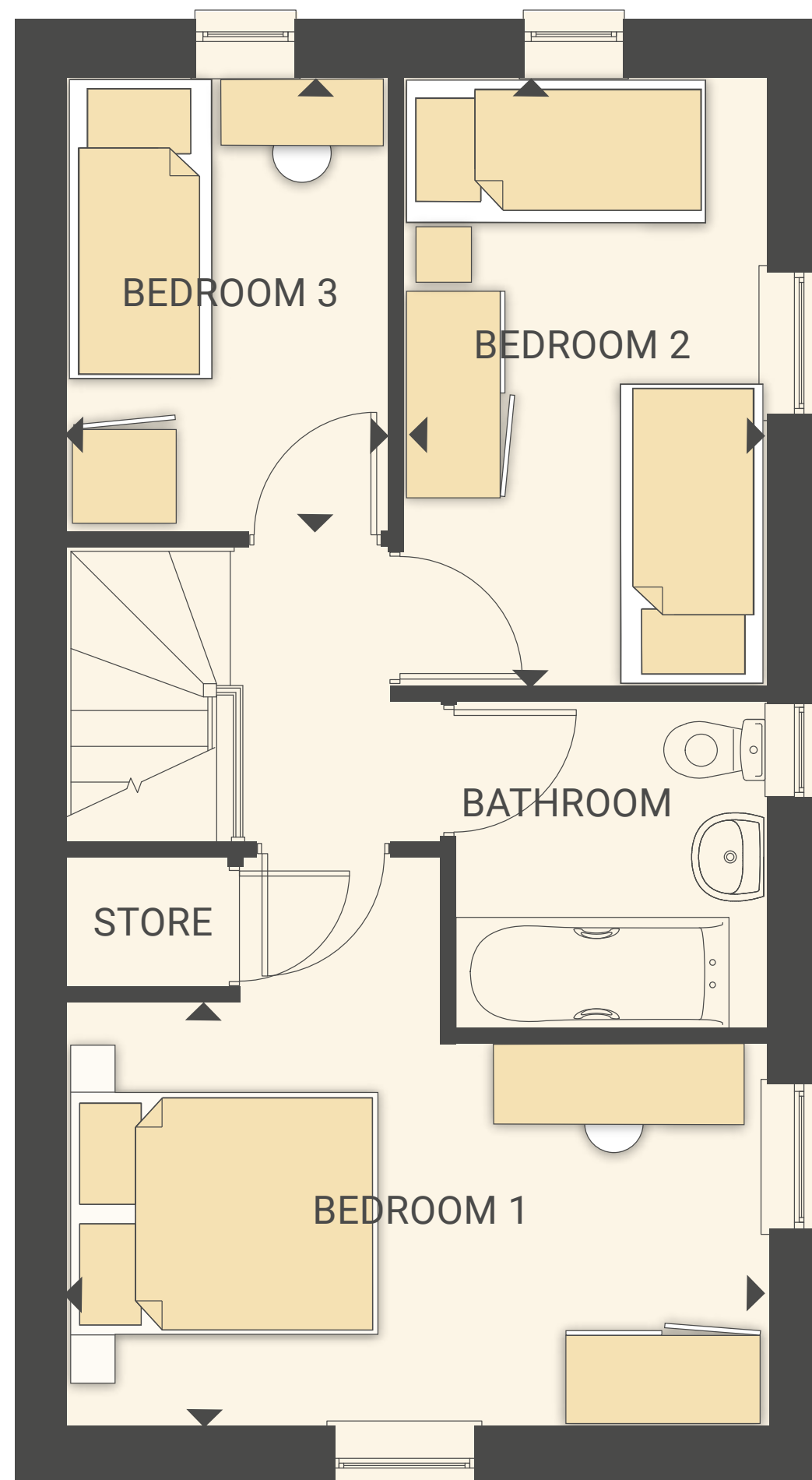
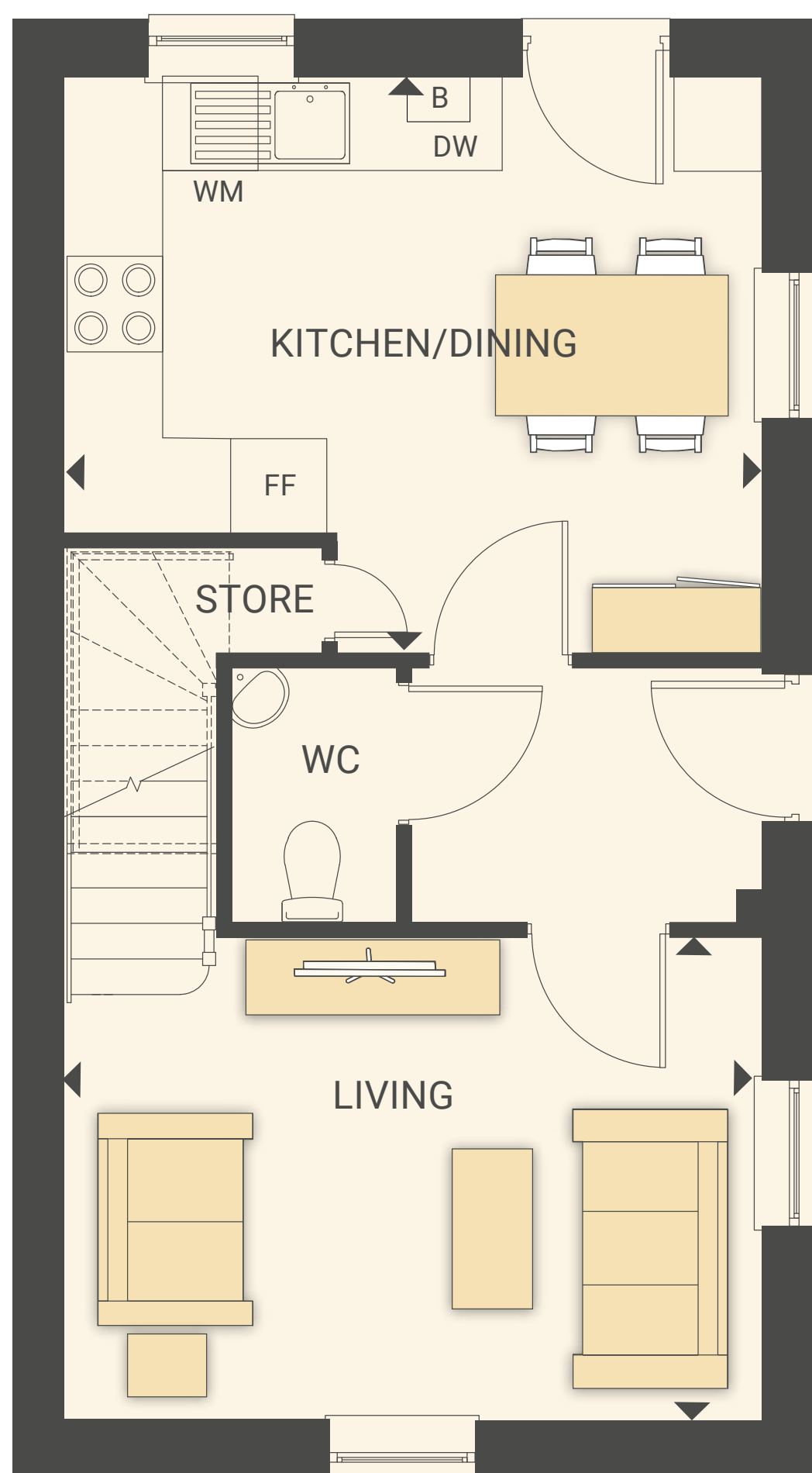
**Read more >**





# Three Bedroom House

PLOTS 172 & 179



## Dimensions

**Total Area: 74.80 sq m / 805 sq ft**

All measurements are length x width

### KITCHEN/DINING

3.66m x 4.40m      12'0" x 14'5"

### LIVING ROOM

3.09m x 4.40m      10'1" x 14'5"

### BEDROOM 1

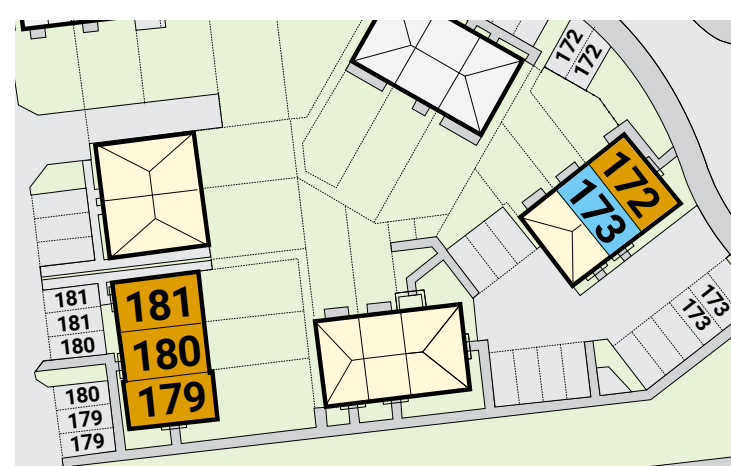
2.69m x 4.40m      8'9" x 14'5"

### BEDROOM 2

3.87m x 2.29m      12'8" x 7'6"

### BEDROOM 3

2.91m x 2.03m      9'6" x 6'7"



**Key** FF Space for fridge/freezer WM Space for washing machine B Boiler DW Space for dishwasher

The floorplans shown are for approximate measurements only.

**Read more >**

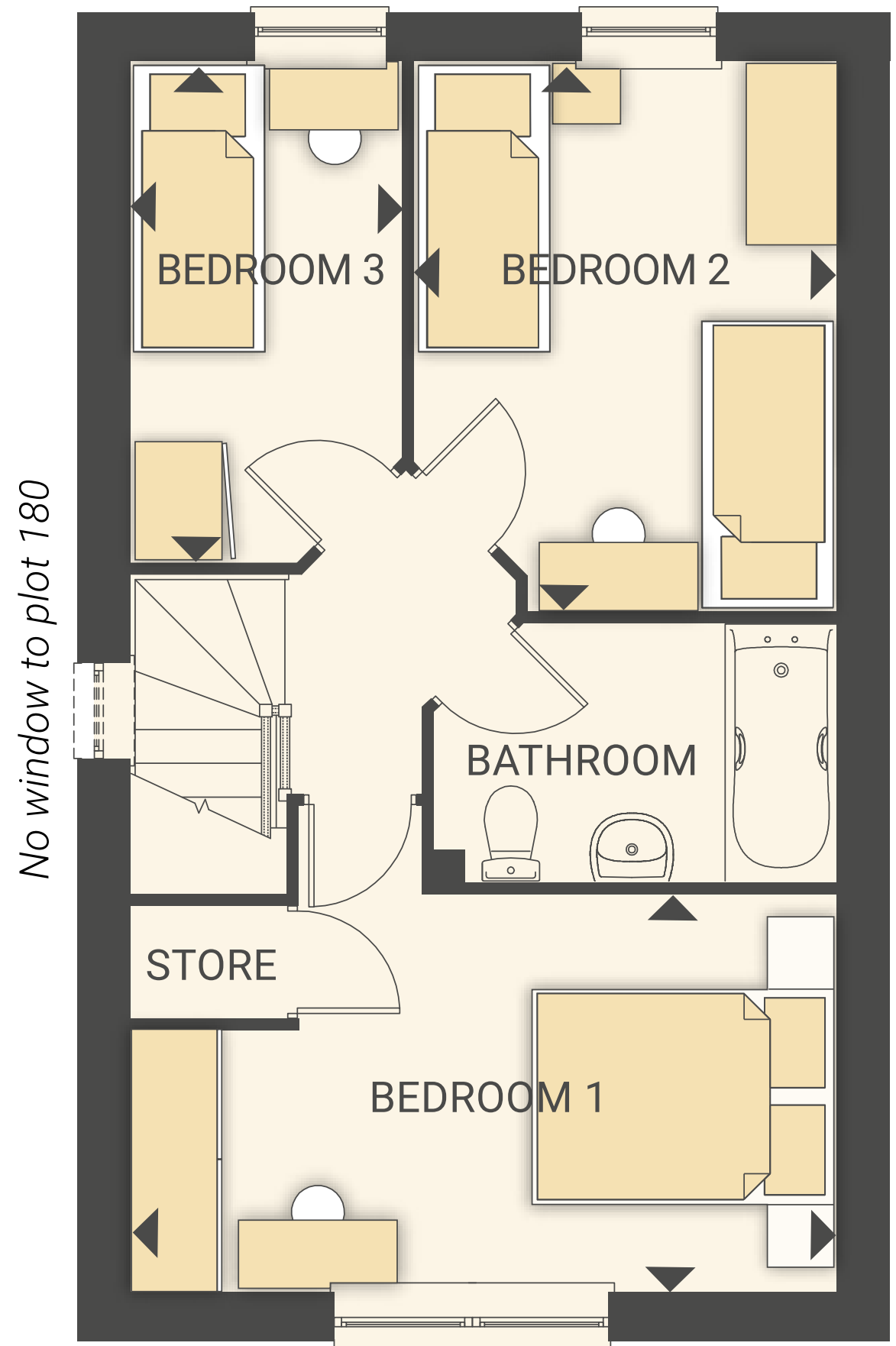
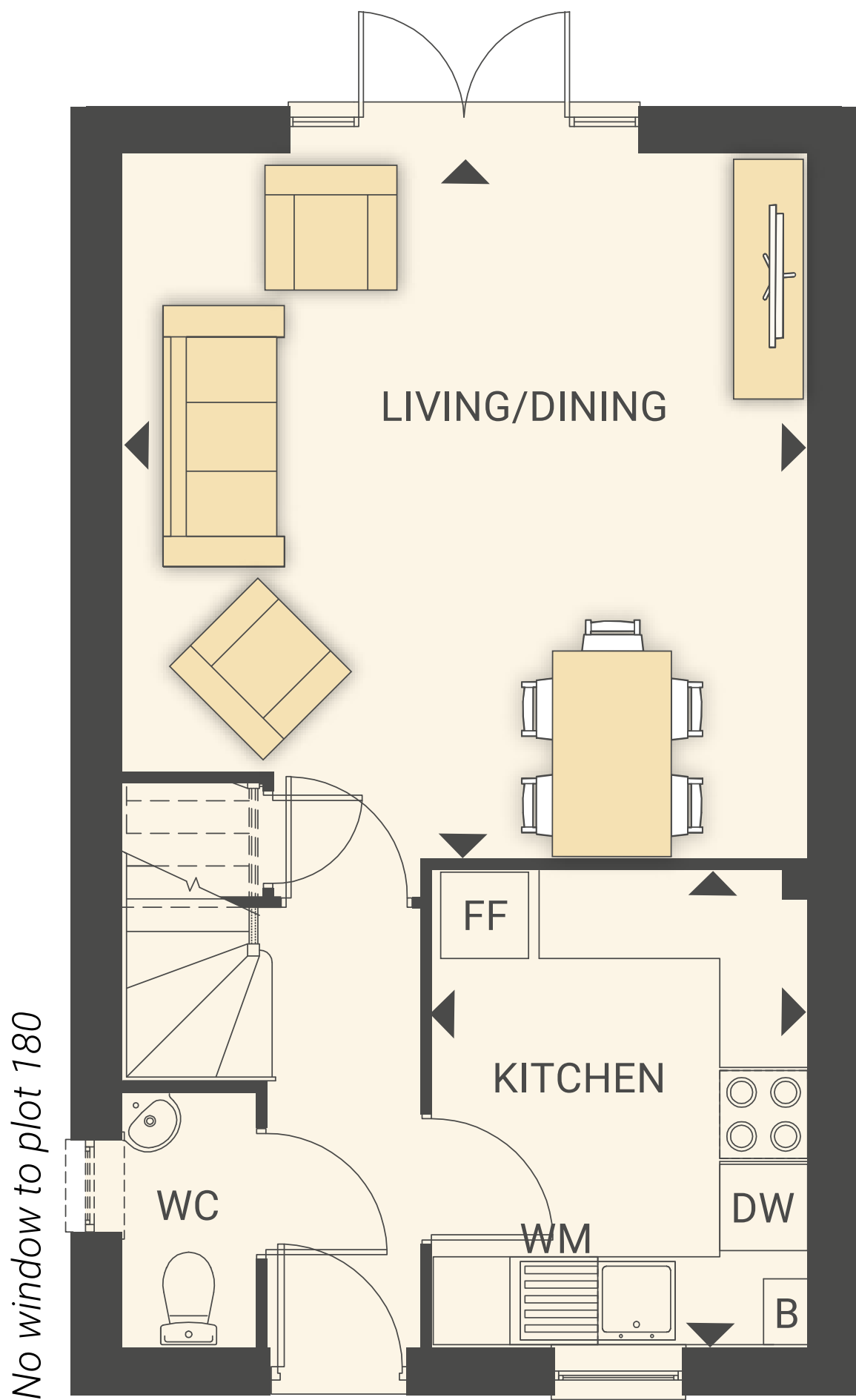




# Three Bedroom House

PLOTS 180\* & 181

*\*plot is handed to plan drawn*



## Dimensions

**Total Area: 76.90 sq m / 828 sq ft**

All measurements are length x width

### KITCHEN

3.27m x 2.59m      10'8" x 8'5"

### LIVING ROOM/DINING

4.83m x 4.72m      15'10" x 15'5"

### BEDROOM 1

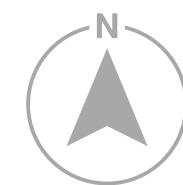
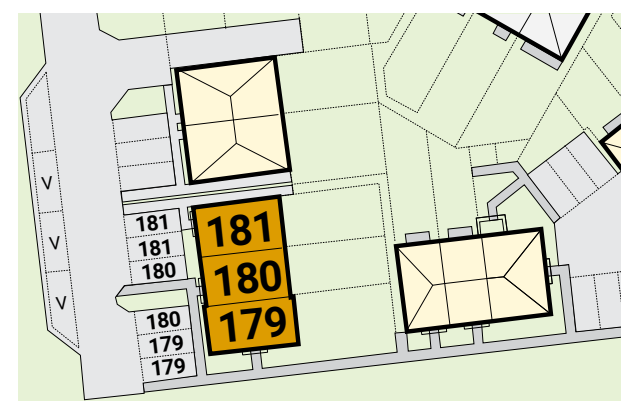
2.65m x 4.72m      8'8" x 15'5"

### BEDROOM 2

3.65m x 2.83m      11'11" x 9'3"

### BEDROOM 3

3.33m x 1.82m      10'11" x 5'11"



**Key** FF Space for fridge/freezer   WM Space for washing machine   B Boiler   DW Space for dishwasher

The floorplans shown are for approximate measurements only.

**Read more >**







# Specification

## Kitchen

- Contemporary white gloss kitchen with chrome handles, soft close and under unit lighting
- Wood effect laminate worktop with matching upstand
- Glass splashback
- Stainless steel 1½ bowl sink with chrome mixer tap
- Zanussi electric single oven, gas hob and Electrolux cooker hood
- Space for fridge/freezer
- Zanussi integrated washer/dryer
- Removable base unit for future installation of a dishwasher to 3 bedroom houses only

## Cloakroom

- Contemporary white basin and toilet with soft close toilet seat
- Johnsons large format splashback tiling to basin
- Mirror
- Toilet roll holder

## Bathroom

- Contemporary white bathroom suite with soft close toilet seat
- Glass shower screen
- Thermostatic bath/shower mixer over bath
- Johnsons large format wall tiling to bath and splashback tiling to basin area
- Chrome heated towel rail
- Mirror
- Toilet roll holder

## Flooring

- Wood effect Amtico Click flooring to kitchen or kitchen/diner, cloakroom and bathroom
- Twist pile carpet to hall, stairs, landing, lounge or lounge/diner and bedrooms





# Specification

## General

- White UPVC double glazed windows and doors
- Walls, ceilings, architraves and skirtings painted white
- White internal doors with chrome ironmongery
- Gas central heating via Combi Boiler and white contemporary radiators
- Door bell
- 12-year NHBC build warranty

## Electrical

- Tracklight to kitchen
- Light fitting to bathroom
- Pendant lighting to all other areas
- White sockets and switches
- TV socket to living room

- Telephone point to living room and hall
- Smoke and carbon monoxide detectors
- Extractor fan to bathroom and cloakroom
- Shaver socket to bathroom

## External

- Two parking bays per home with an EV charging facility
- Turf to rear garden
- 1.8m high timber fencing to garden with patio area
- Garden storage box
- Outside tap to all houses
- External light to front and rear elevations







# Shared Ownership explained

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

### **How does Shared Ownership work?**

At Meden Meadow, you can buy an initial share between 40% - 75% of the home's full value and pay a subsidised rent on the remainder. You can 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 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.





# Shared Ownership explained

## 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.

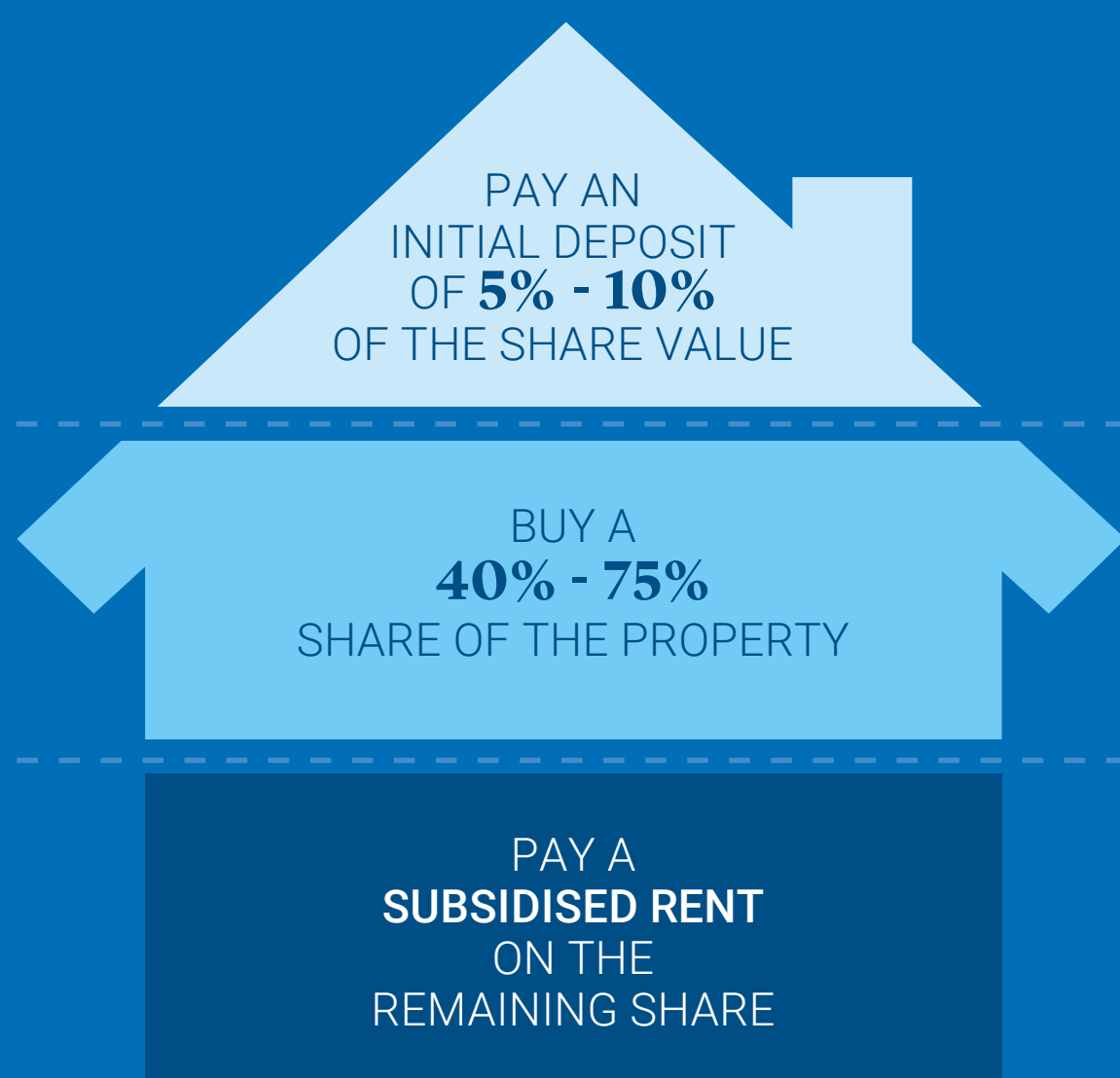
## Will I need a deposit?

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.

## 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)

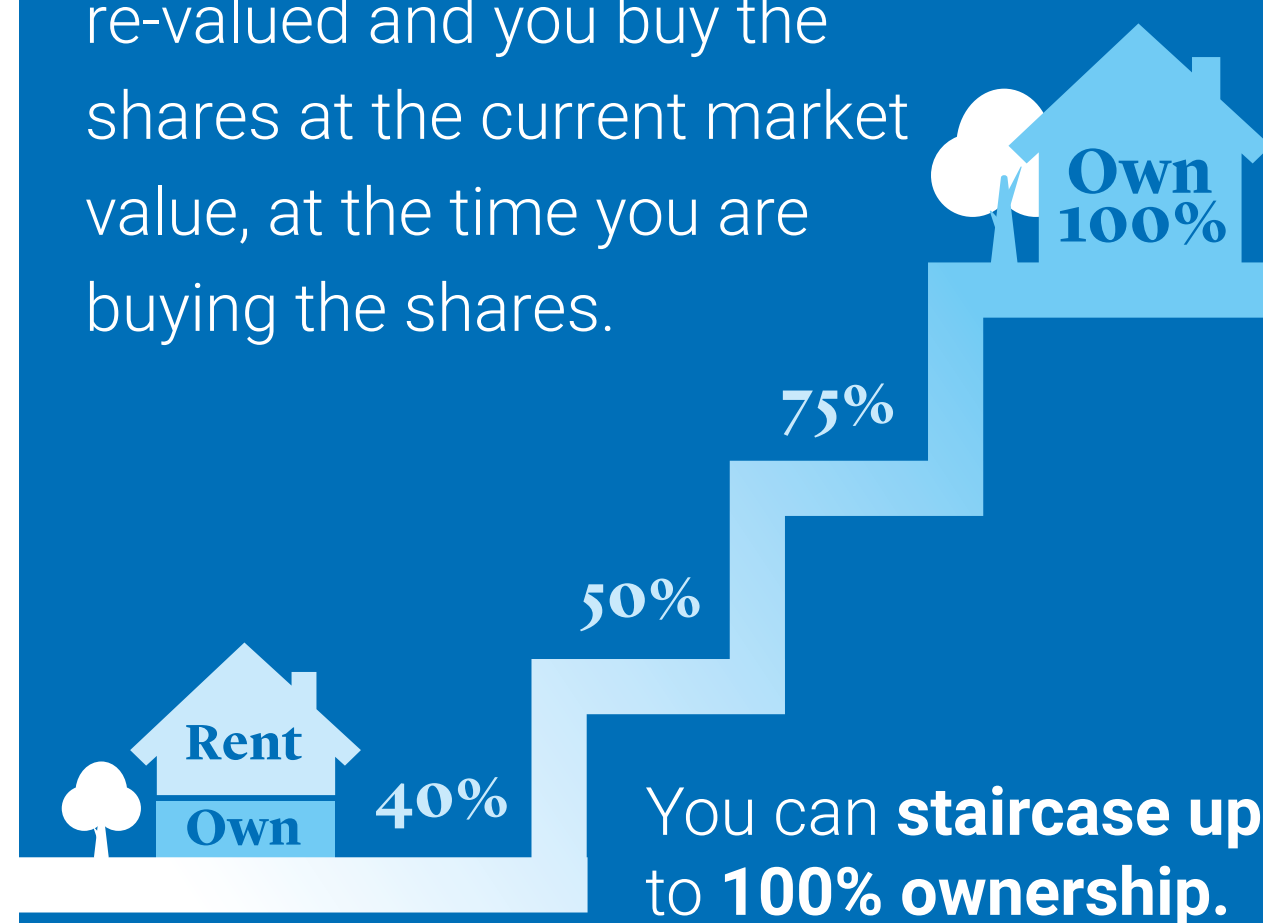
## Breakdown example of buying a new home at Meden Meadow



## 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.



READ MORE

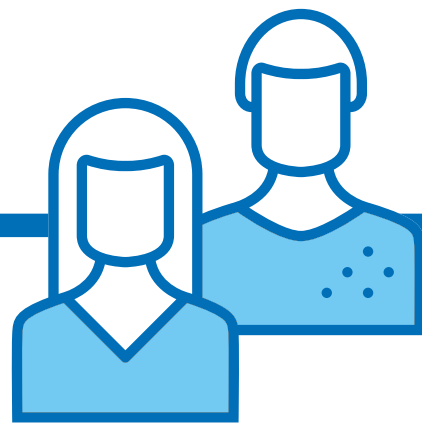


# A step by step guide to owning your own home

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.

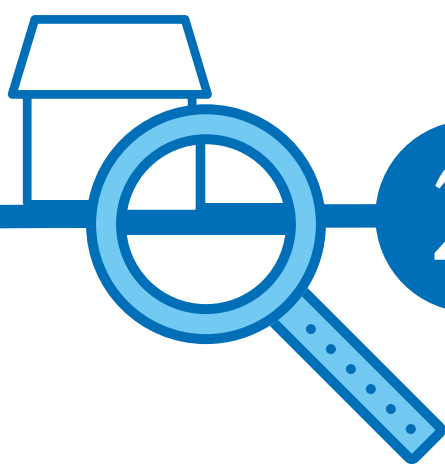


1



Book an appointment and **come and see us** in person or online

2



Find your dream home

3



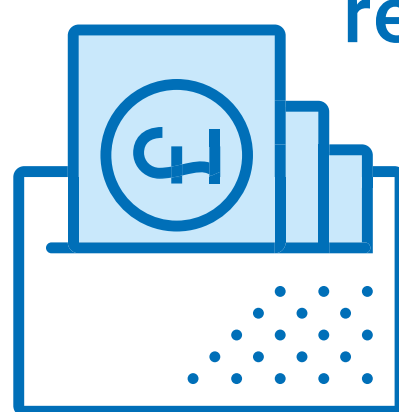
Speak to your mortgage broker to see how much of the home you can buy

4



Complete your application and reservation paperwork

5

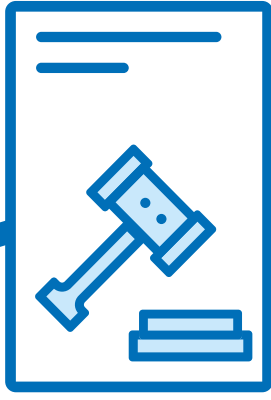


Pay your reservation fee



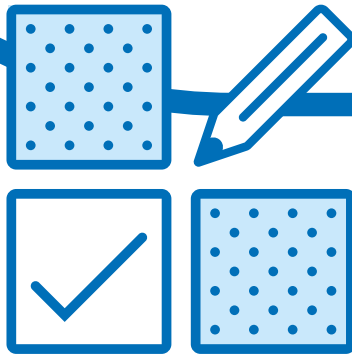


**6** Reserve your home



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

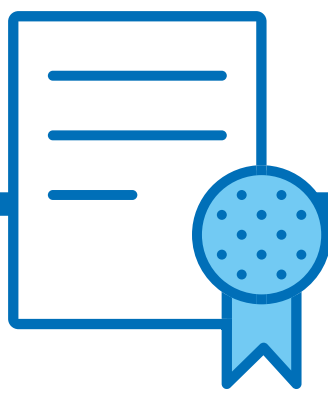
**8** Complete your mortgage application



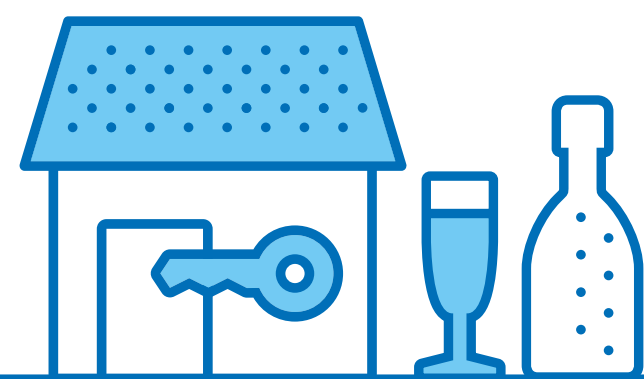
**9** Once your valuation is done, receive your mortgage offer



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



**11** Exchange Contracts

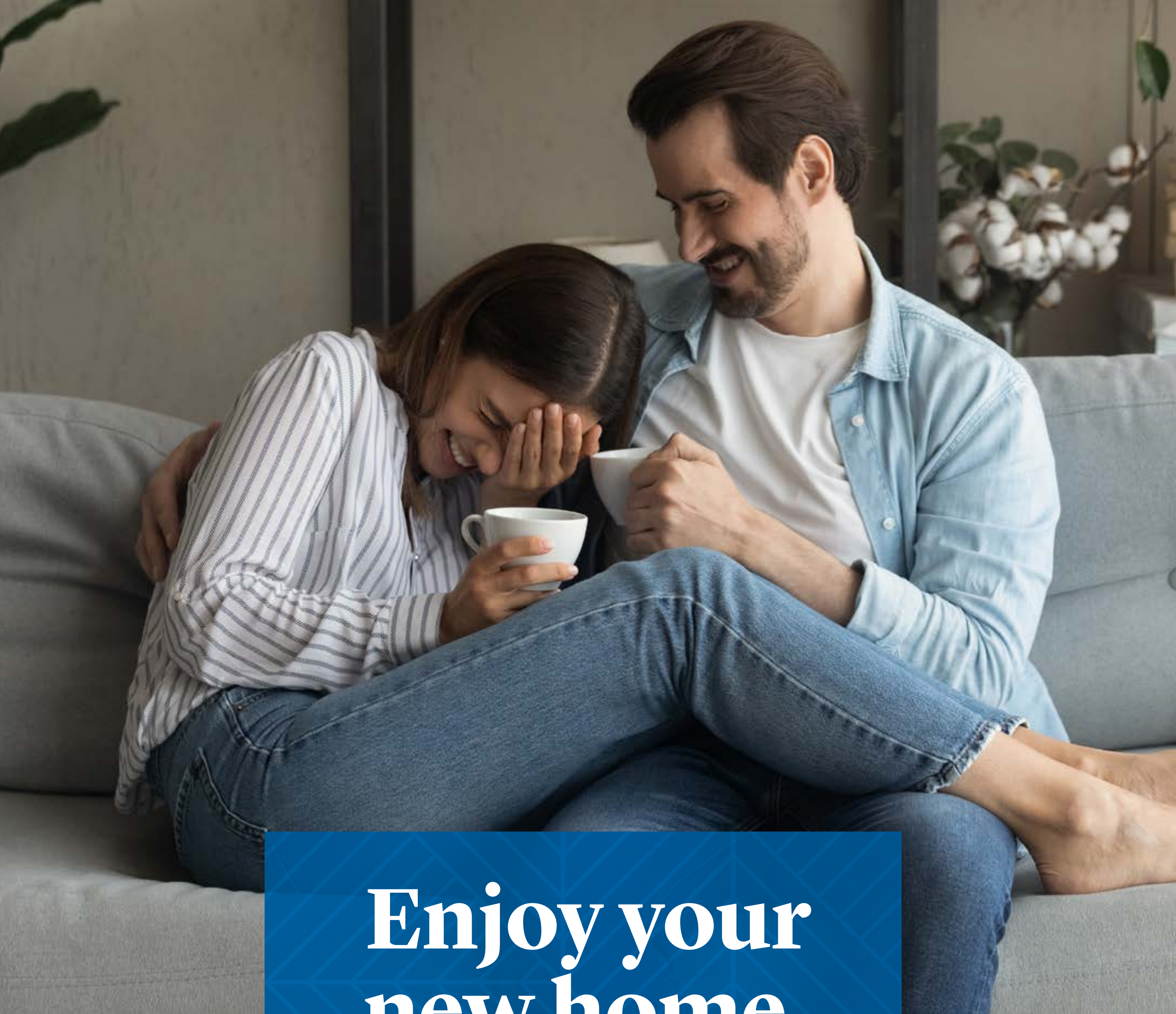


**12**

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







# Enjoy your new home, your way

**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. That's why our aim 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...





# Our key principles



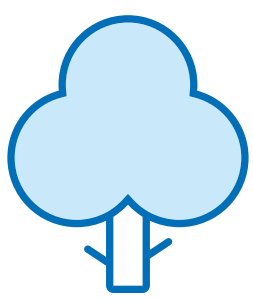
## Quality

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.





# Meden Meadow

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STONEBRIDGE LANE, MARKET WARSOP NG20 0DS

**01623 306 476**

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

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.

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 your Sales Consultant for further information. Computer generated images are for illustrative purposes only – plot specific elevations may vary. LGAH-MM-09012024