

Lakedale at Whiteley Meadows

WHITELEY, HAMPSHIRE

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



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The River Hamble

Lakedale at Whiteley Meadows

WHITELEY

**Village life with
excellent local connections**

**Located between the vibrant cities of
Portsmouth and Southampton and close to
the market town of Fareham.**

Lakedale at Whiteley Meadows is part of an emerging community of Shared Homes with excellent amenities and transport options nearby.



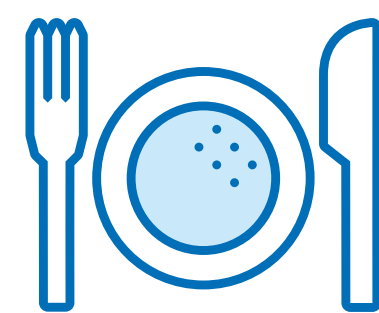


Living at Lakedale at Whiteley Meadows



Established community

A good selection of local independent shops, GP practices and leisure facilities.



Local dining

An excellent selection of pubs, restaurants and takeaways nearby.



Schools

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



Great location

Close to cities and a market town, with easy access to the countryside.

Interior images are computer generated and indicative only





The River Hamble



Sailing on The Solent

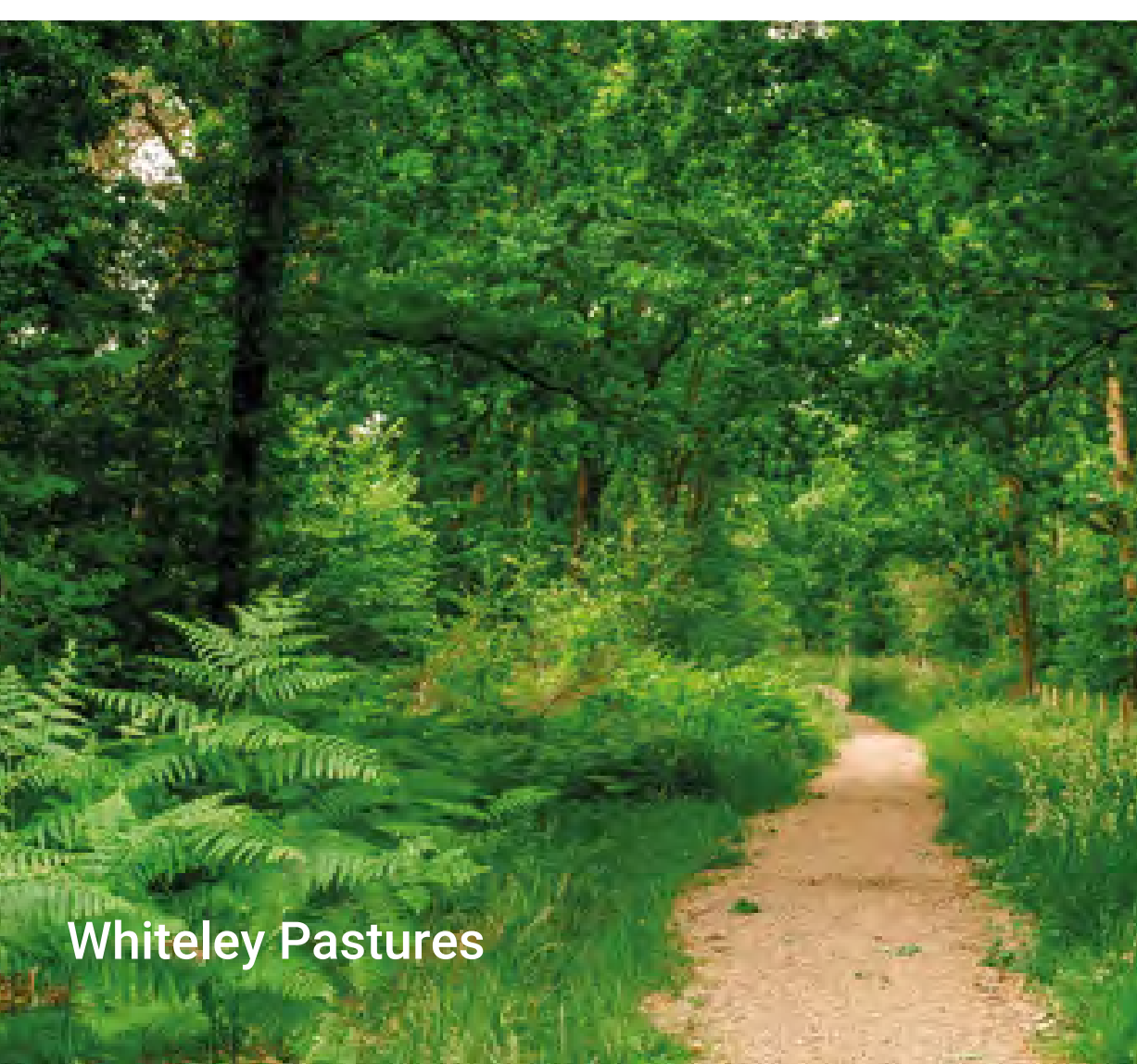
Endless Possibilities



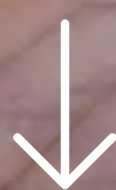
Brownwich Beach



Spinnaker Tower & Gunwharf Quays, Portsmouth



Whiteley Pastures



West Quay Retail Park, Southampton



The best of both worlds

Lakedale at Whiteley Meadows is conveniently located within easy reach of two cities, the countryside and the M27 giving easy access to further afield.

Get Directions

[Google Maps](#)

[/// sandbags.settled.buck](http://sandbags.settled.buck)





Conveniently placed

Whiteley offers a wide range of shops and restaurants. Stores and restaurants are a mix of the best high street names alongside many independents. There are also plenty of options for days out and leisure activities to enjoy.

Get Directions

[Google Maps](#)

[/// sandbags.settled.buck](http://sandbags.settled.buck)

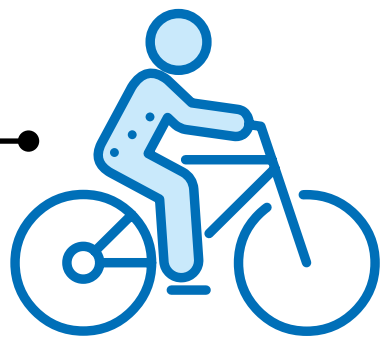


Well connected

Located in between the vibrant cities of Portsmouth and Southampton and close to the market town of Fareham.

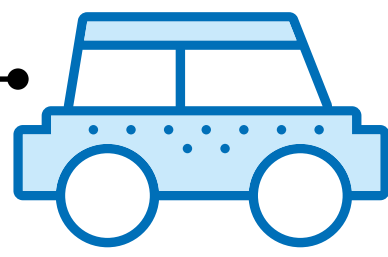
Fantastic transport links are offered by the proximity to the M27 plus Botley train station is 7 minutes away with regular services to London Waterloo, Cosham, Portsmouth and Southampton.

By Bicycle



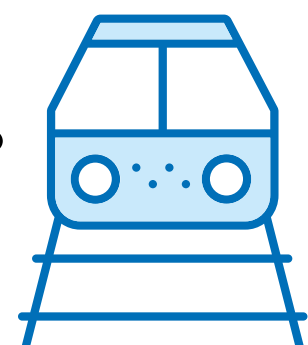
- Tesco Superstore
0.4 miles
- Cineworld
0.5 miles
- Rock Up Rock Climbing Centre
0.5 miles
- Meadowside Play Park
0.6 miles
- Meadowside Leisure Centre
0.6 miles
- Whiteley Shopping Centre
0.6 miles
- Whiteley Pastures
1.6 miles
- Waitrose Supermarket
3.2 miles

By Road



- Botley Train Station
2.3 miles
- Botley Woods
5.6 miles
- Fareham
5.7 miles
- River Hamble Country Park
5.9 miles
- Sainsbury's Fareham
6.8 miles
- Southampton
9.9 miles
- IKEA Southampton
11.3 miles
- Portsmouth
11.9 miles
- Winchester
17.8 miles

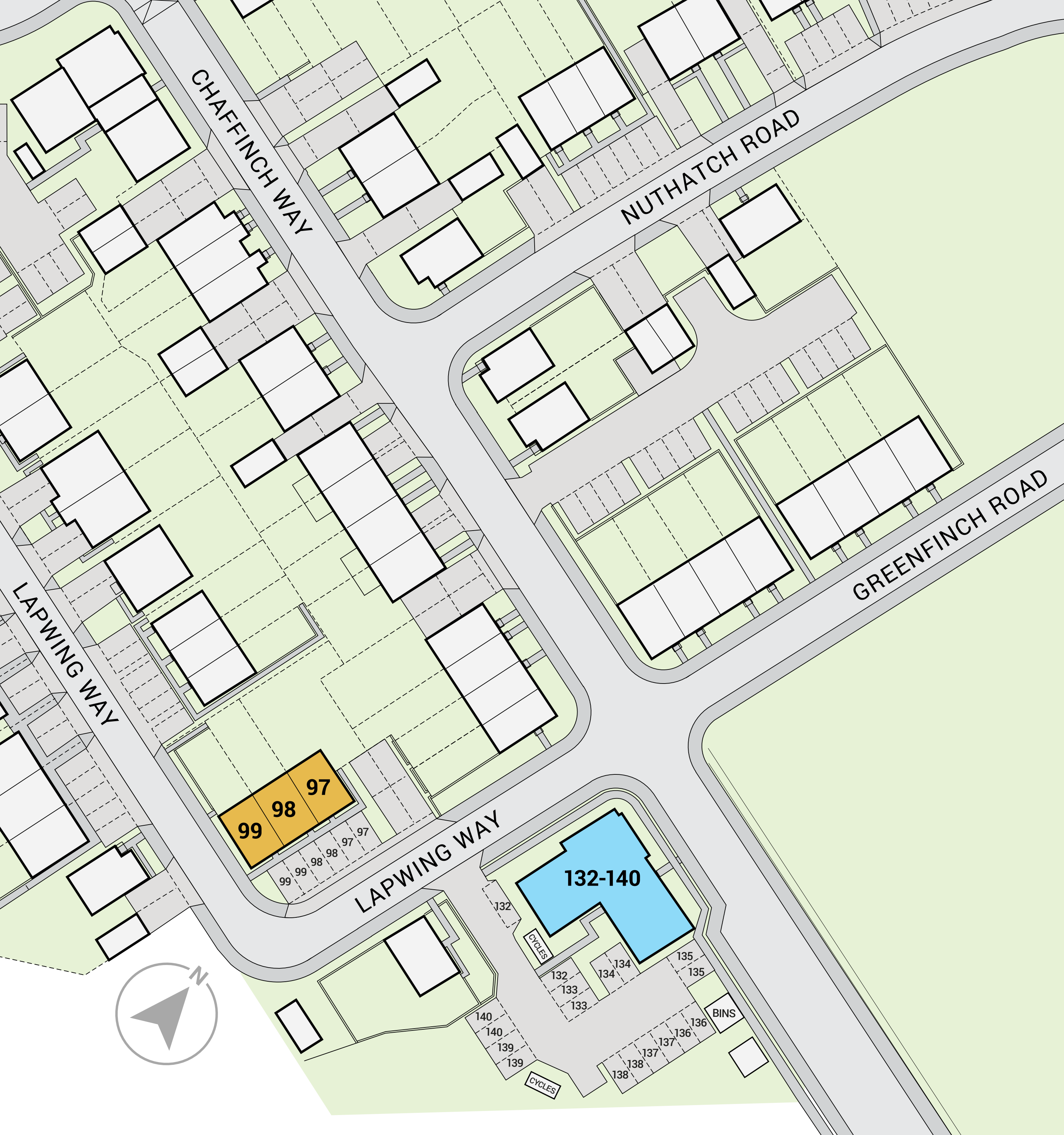
By Train



- FROM BOTLEY TRAIN STATION (2.3 MILES)
- Eastleigh
11 mins
 - Fareham
7 mins
 - Southampton Airport Parkway
18 mins
 - Winchester
21 mins
 - Southampton
26 mins
 - Portsmouth
30 mins

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





Key

Two Bedroom Apartments

Three Bedroom Houses

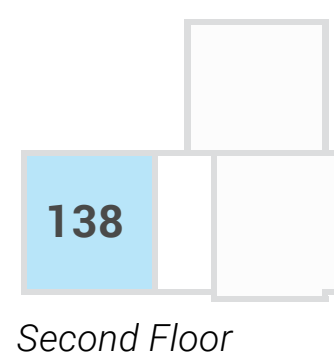
Persimmon Homes

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.

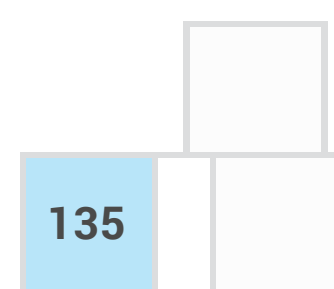


Two Bedroom Apartment

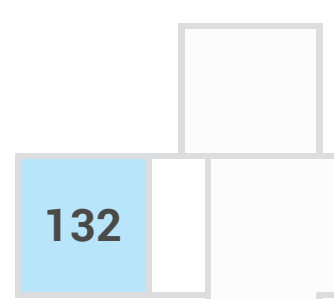
PLOTS 132, 135 & 138



Second Floor



First Floor



Ground Floor



FRONT ELEVATION

Dimensions

Total Area: 58 sq m / 624 sq ft

All measurements are length x width

KITCHEN/LIVING/DINING ROOM

5.65m x 3.86m 18'5" x 12'8"

BEDROOM 1

3.28m x 3.36m 10'9" x 11'0"

BEDROOM 2

2.00m x 3.86m 6'7" x 12'8"



Key FF Fridge/freezer B Boiler WM Washer dryer DW Space for dishwasher

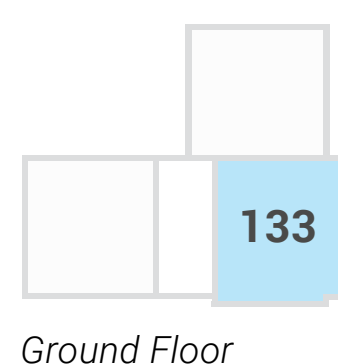
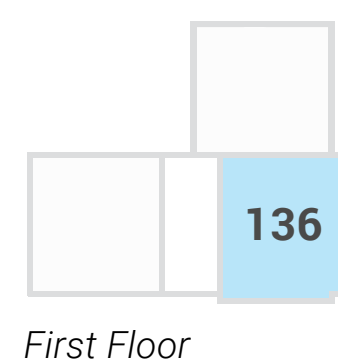
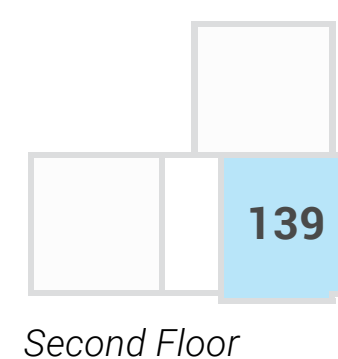
The floorplans shown are for approximate measurements only.

Read more >



Two Bedroom Apartment

PLOTS 133, 136 & 139



FRONT ELEVATION

Dimensions

Total Area: 58 sq m / 624 sq ft

All measurements are length x width

KITCHEN/LIVING/DINING ROOM

6.11m x 3.85m 20'1" x 12'8"

BEDROOM 1

3.73m x 3.36m 12'3" x 11'0"

BEDROOM 2

2.02m x 3.85m 6'8" x 12'8"



Key FF Fridge/freezer B Boiler WM Washer dryer DW Space for dishwasher

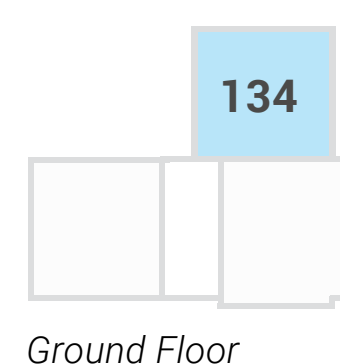
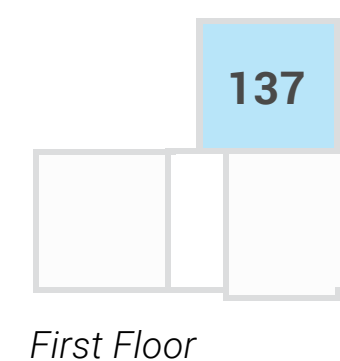
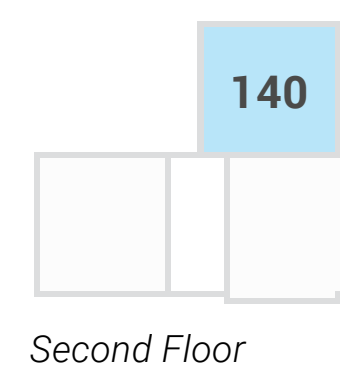
The floorplans shown are for approximate measurements only.

Read more >



Two Bedroom Apartment

PLOTS 134, 137, 140



REAR ELEVATION

● Plot 140

● Plot 137

● Plot 134

Dimensions

Total Area: 58 sq m / 624 sq ft

All measurements are length x width

KITCHEN/LIVING/DINING ROOM

3.91m x 5.65m 12'8" x 18'5"

BEDROOM 1

3.47m x 3.35m 11'5" x 11'0"

BEDROOM 2

2.00m x 3.91m 6'6" x 12'8"



Key FF Fridge/freezer B Boiler WM Washer dryer DW Space for dishwasher

The floorplans shown are for approximate measurements only.

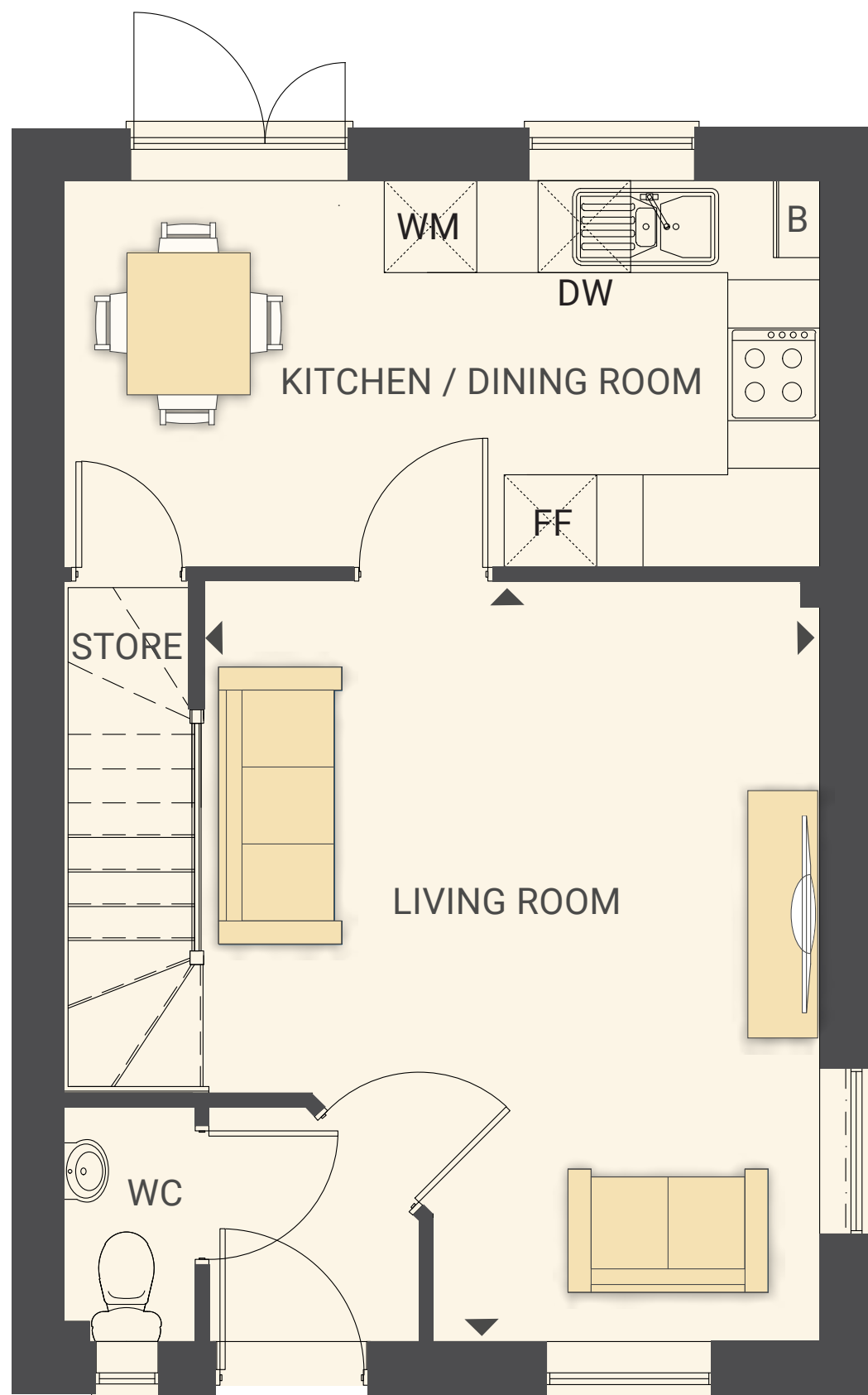
Read more >



Three Bedroom House

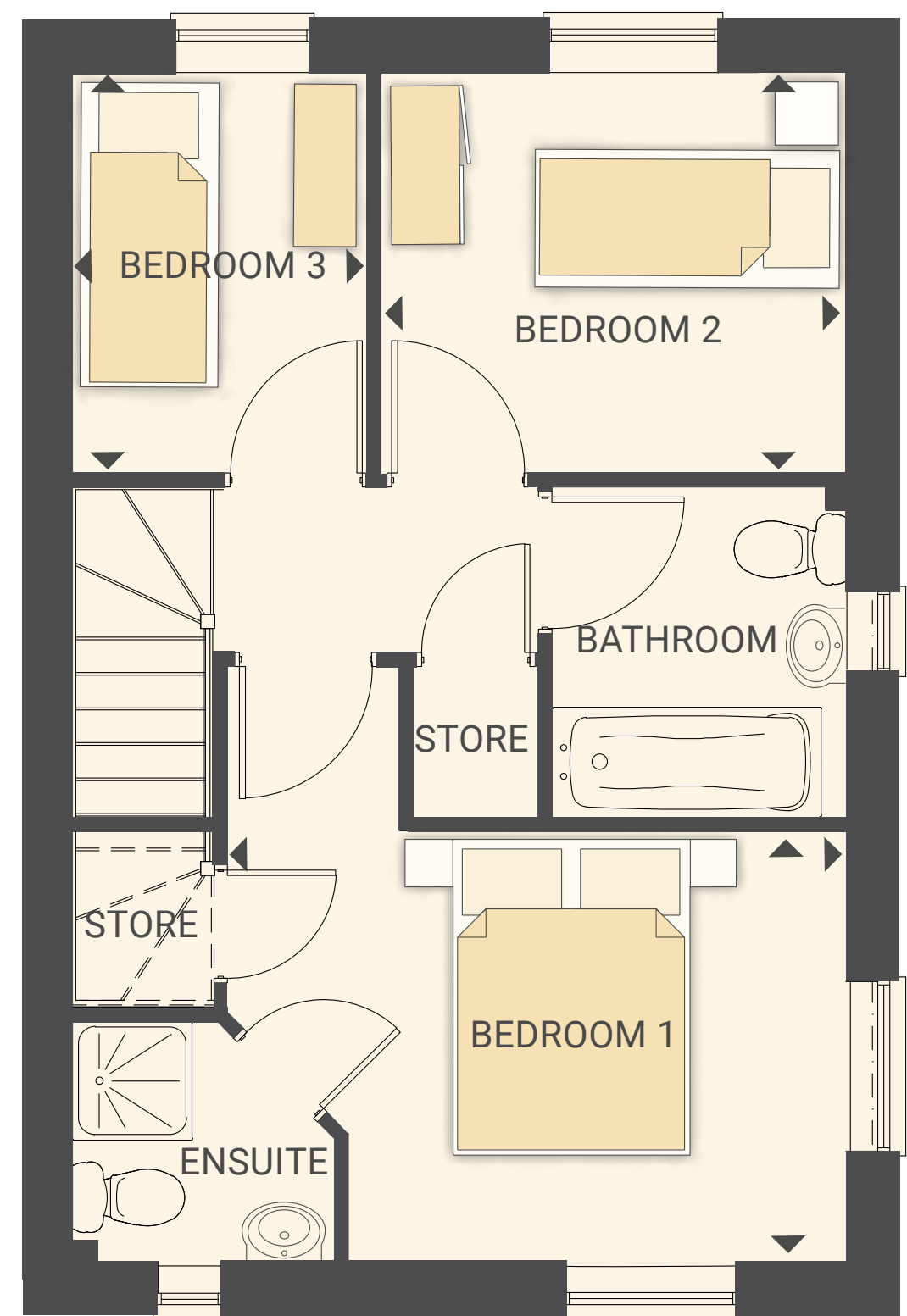
PLOTS 97, 98* & 99*

**plot is handed to plan drawn*



GROUND FLOOR

Window only to Plot 99



FIRST FLOOR

No window to plot 98

Window only to Plot 99

Dimensions

Total Area: 75 sq m / 807 sq ft

All measurements are length x width

LIVING ROOM

4.93m x 4.00m 16'2" x 13'2"

KITCHEN/DINING

2.51m x 4.90m 8'3" x 16'1"

BEDROOM 1

2.73m x 3.15m 8'11" x 10'4"

BEDROOM 2

2.53m x 2.94m 8'4" x 9'8"

BEDROOM 3

2.53m x 1.86m 8'4" x 6'2"



Key FF Fridge/freezer B Boiler WM Washer dryer DW Space for dishwasher

The floorplans shown are for approximate measurements only.

Read more >



Images depict a typical Legal and General Affordable Homes Property



Specification

Houses

Kitchen

- Contemporary white matt kitchen with chrome handles
- Laminate worktops with upstand
- Stainless steel sink with chrome mixer tap
- Electric hob and stainless steel chimney hood
- Stainless steel splashback to hob
- Integrated single electric oven
- Integrated fridge freezer
- Integrated washer dryer
- Space for dishwasher

Cloakroom

- Contemporary Ideal Standard white toilet with soft close seat and basin
- Ideal mixer tap with clicker waste
- White splashback tiling to basin
- Extractor fan

Bathroom & Ensuite

- Contemporary Ideal Standard sanitaryware including white toilet with soft close seat and basin
- Ideal mixer tap to basin with clicker waste
- Ideal bath/shower mixer over bath
- Glass bath screen
- White Mira shower tray with glass screen and Mira thermostatic shower valve
- White ceramic tiles, full height to bath with splashback tiling to basin
- Extractor fan

Flooring

- Wood effect vinyl flooring to kitchen/dining area, cloakroom and bathroom
- Carpet to lobby, lounge, stairs, landing and bedrooms



Specification

Houses

General

- UPVC grey double glazed windows with white finish internally
- Internal walls and woodwork painted white
- White internal panel doors with chrome brassware
- 12 year NHBC building warranty

External

- Two parking bays per home
- Turf to rear garden
- Paved patio area
- 1.8m high wooden fencing
- Shed
- Outside tap to rear garden
- Light to front elevation

Heating & Electrical

- Ideal Logic gas combination boiler
- Contemporary white radiators
- Chrome heated towel rail to bathroom
- Tracklights to kitchen, bathroom and ensuite
- Pendant light fitting to all other areas
- White sockets and switches throughout
- Smoke, heat and carbon monoxide detectors
- Telephone point in living room
- TV point in living room
- Door bell

The specification has been compiled with best intentions to provide a guide to the finishes, however, houses are sold as seen and we recommend customers satisfy themselves as to the specification and finishes installed to each home.



Images depict a typical Legal and General Affordable Homes Property



Images depict a typical Legal and General Affordable Homes Property



Specification

Apartments

Kitchen

- Contemporary white matt kitchen with chrome handles
- Laminate worktops with upstand
- Stainless steel sink with chrome mixer tap
- Electrolux electric hob and stainless steel chimney hood
- Stainless steel splashback to hob
- Electrolux integrated single electric oven
- Electrolux integrated fridge freezer
- Electrolux integrated washer dryer
- Space for dishwasher

Bathroom & Ensuite

- Contemporary Ideal Standard sanitaryware including white toilet with soft close seat and pedestal basin
- Ideal mixer tap to basin with clicker waste
- Mira thermostatic bath/shower mixer over bath
- Glass bath screen
- White ceramic tiles, full height to bath with splashback tiling to basin
- Extractor fan



Specification

Apartments

General

- UPVC double glazed windows, white finish internally
- Internal walls and woodwork painted white
- White internal panel doors with chrome brassware
- 12 year NHBC building warranty

External & Communal areas

- Video entry system
- Lockable post boxes
- Two parking bays per home
- Grey carpet to stairs and corridors
- Cycle store
- Bin store

Flooring

- Wood effect vinyl flooring to kitchen/dining/living room and bathroom
- Carpet to hall and bedrooms

Heating & Electrical

- Ideal Logic gas combination boiler
- Contemporary white radiators
- Chrome heated towel rail to bathroom
- Tracklights to kitchen and bathroom
- Pendant light fitting to all other areas
- White sockets and switches throughout
- Smoke, heat and carbon monoxide detectors
- Telephone point in living room
- TV point in living room

The specification has been compiled with best intentions to provide a guide to the finishes, however, houses are sold as seen and we recommend customers satisfy themselves as to the specification and finishes installed to each home.



Images depict a typical Legal and General Affordable Homes Property





Shared Ownership explained

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

How does Shared Ownership work?

At Lakedale at Whiteley Meadows, you can buy an initial share between 40% and 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 CPI (Consumer Price Index) from September of the previous year +1%.

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'. You can staircase in annual 1% increments during the first 15 years of your lease, this is calculated based on the initial purchase price adjusted in line with HPI (House Price Index), or you can staircase in larger proportions (over 5%) with a RICS valuation. You can staircase 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?

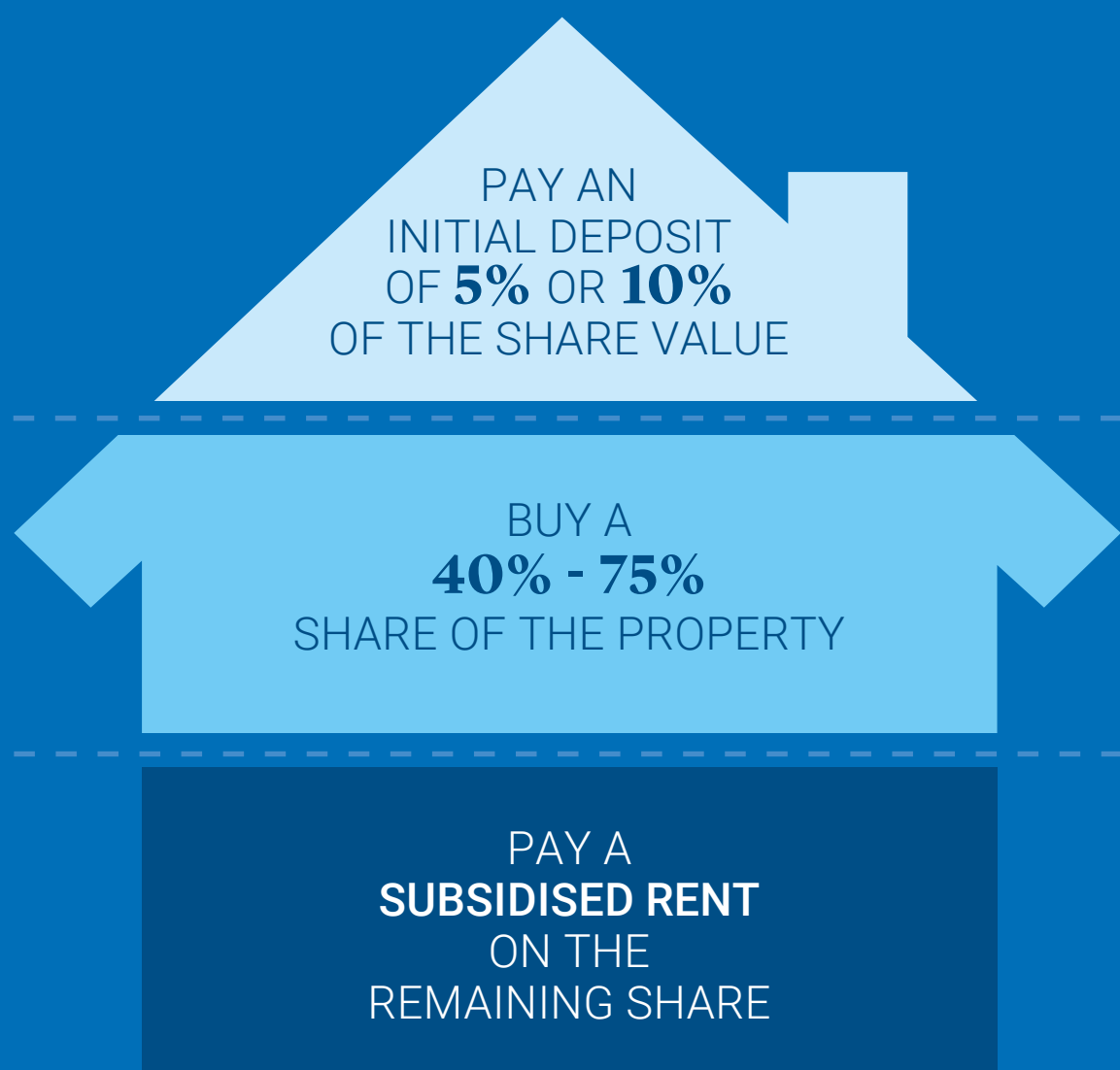
Yes, you still need a deposit, but only on the percentage of the property you are buying. Mortgage deposits are typically 5% or 10% of the share value.

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

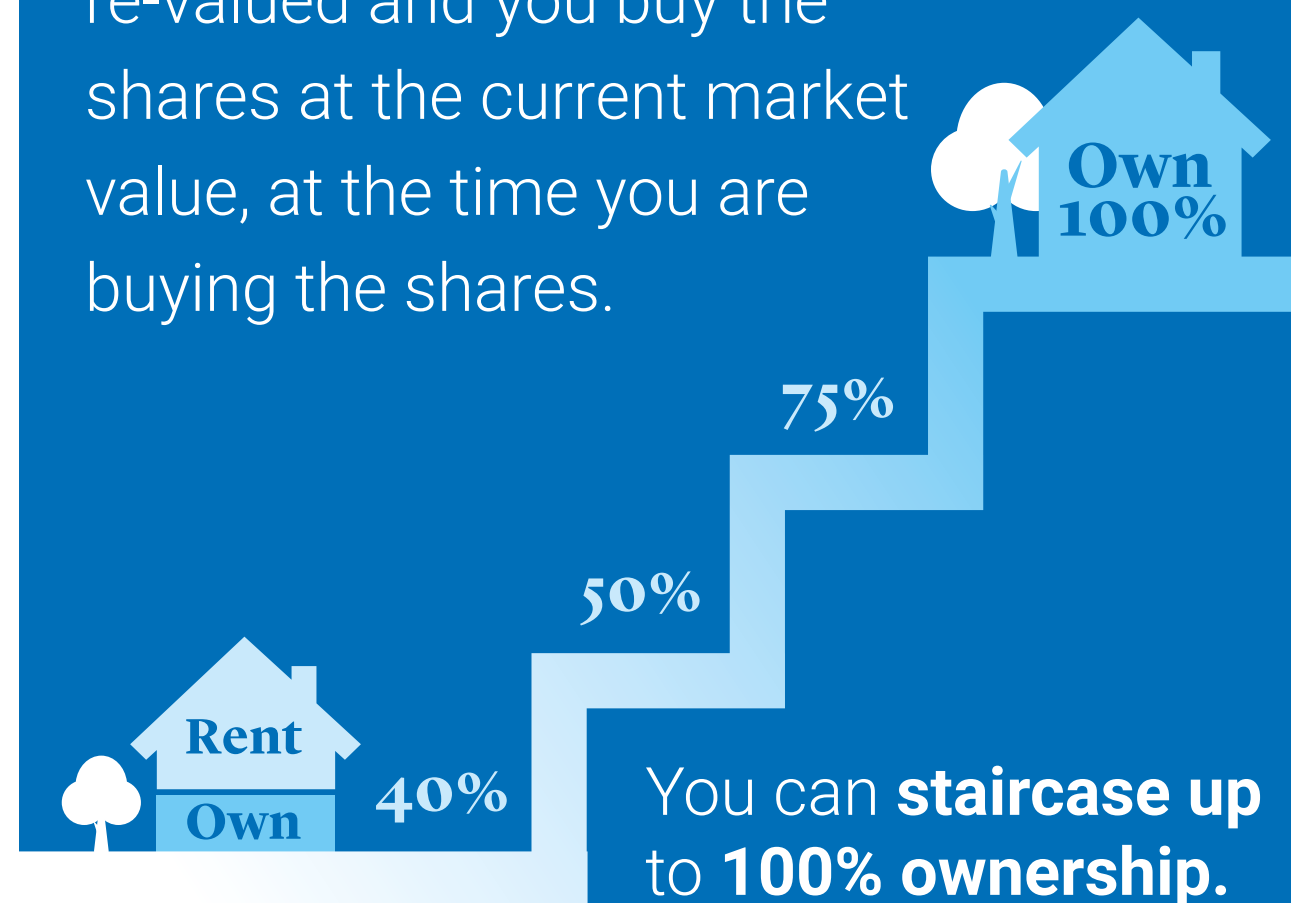
Breakdown example of buying a new home at Lakedale at Whiteley Meadows



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.



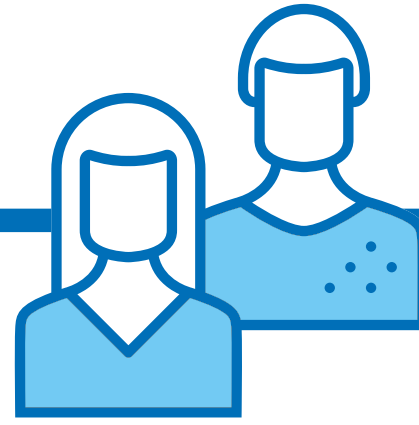
[READ MORE](#)

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



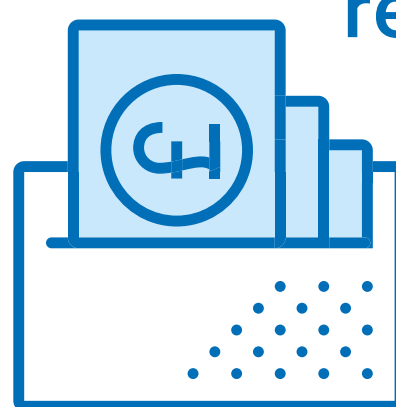
Speak to our recommended **qualified independent financial advisor** to see how much of the home you can buy

4

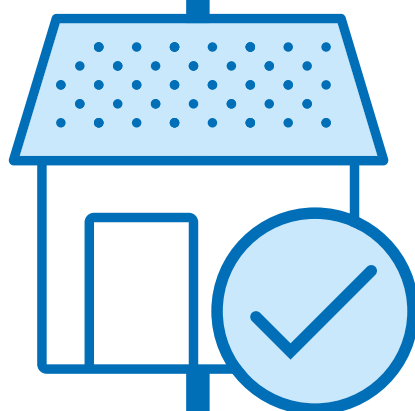


Complete your application and reservation paperwork

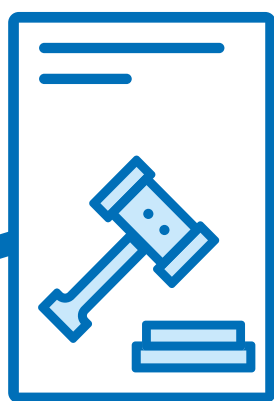
5



Pay your reservation fee

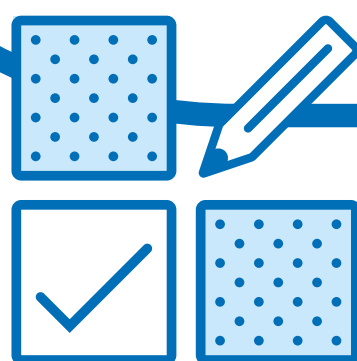


6 Reserve your home



7 Instruct a solicitor and begin your legal paperwork

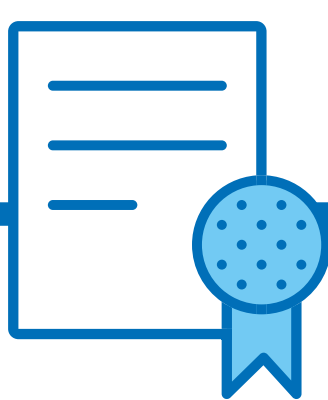
8 Complete your mortgage application



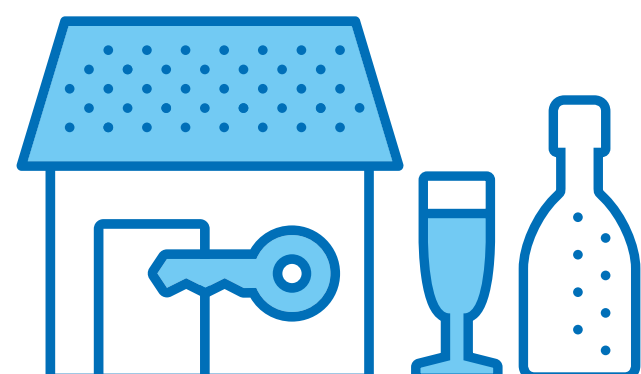
9 Once your valuation is done, receive your mortgage offer



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



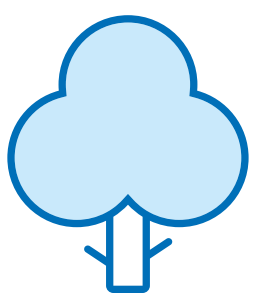
Quality

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.





Lakedale at Whiteley Meadows

WHITELEY, NR FAREHAM,
HAMPSHIRE, PO15 7PF

/// sandbags.settled.buck

01489 250 831

landgah.com/lakedale

GET MOVING TODAY

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-LWM-170124