



# Hart Grove

Thundersley, Essex



2 and 3 bedroom houses

available with **Shared Ownership**





A sustainable new community  
in the heart of Thundersley,  
designed with modern  
living, energy efficiency,  
and biodiversity in mind.

This new collection of 2 and 3 bedroom houses  
is available with Shared Ownership. With this  
scheme, you can purchase your new home with  
a lower deposit than is required to buy outright  
or with other buying schemes.

# Welcome to Hart Grove

THUNDERSLEY

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# A new home... a new way of living

Get on the property ladder in a beautiful new community where all homes are Net Zero Carbon.







# Discover your perfect home

Hart Grove provides a unique opportunity to own a beautifully designed, eco-friendly new home.

This biodiverse new community of 2 and 3 bedroom houses feature an abundance of green spaces, including a children's play area and a small wooded area to the south of the development.

Each home at Hart Grove is designed to be energy-efficient, with all homes rated EPC A and designed to meet Net Zero Carbon (regulated) energy, so that you can enjoy lower energy bills and year-round comfort. Built to a high specification throughout, each home also features integrated rooftop solar panels, an electric vehicle charging point, a turfed rear garden and two parking spaces as standard.

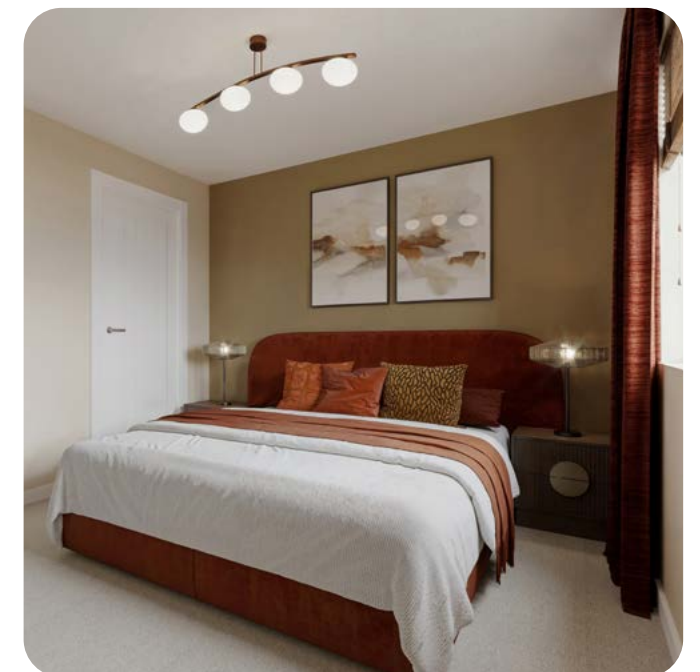
The architects of Hart Grove have delivered an engaging street scene through the use of varied brick stock, intricate brick detailing, and stone cills, successfully blending traditional materials with a modern aesthetic.



2 AND 3 BEDROOM HOUSES



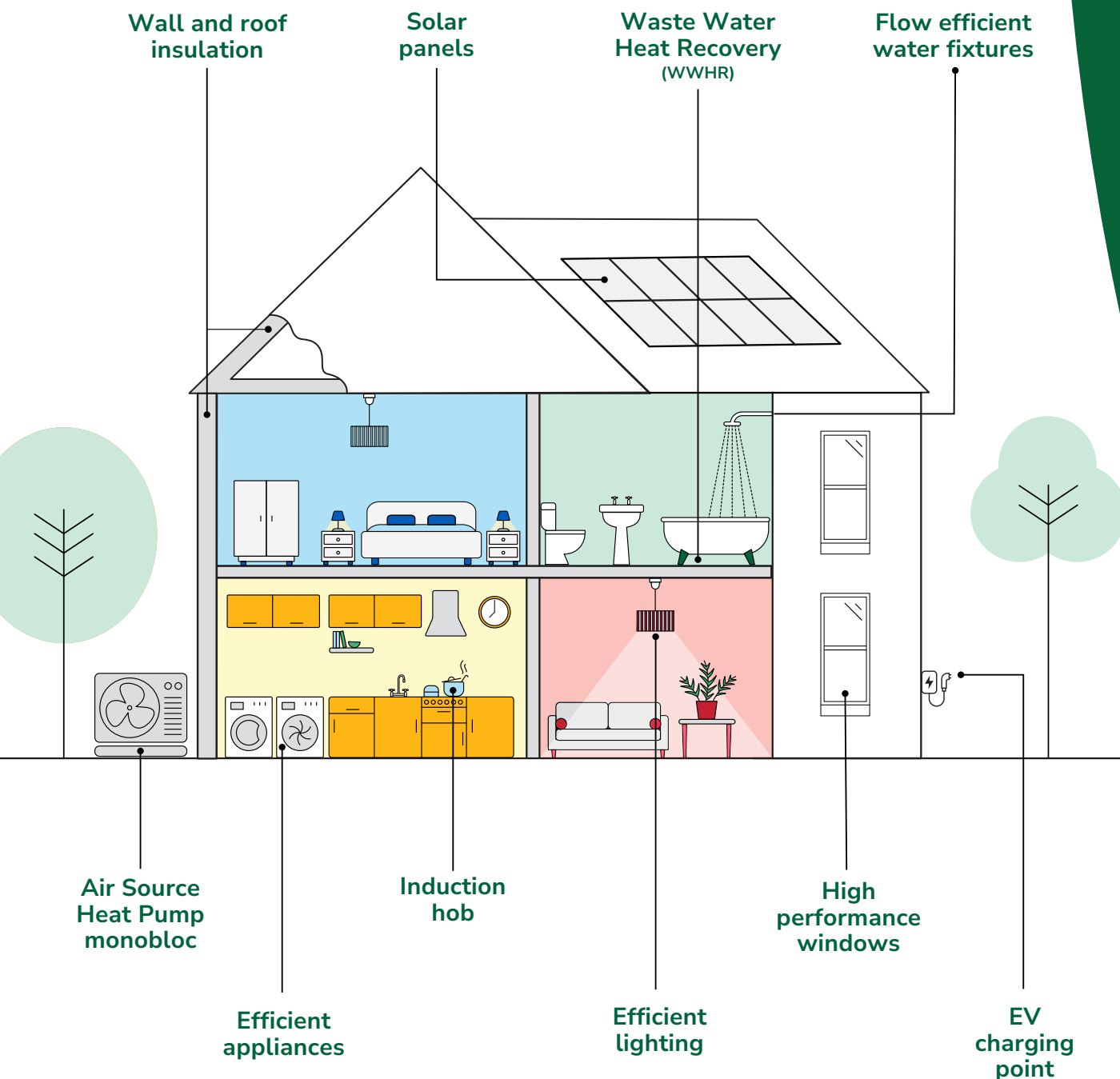
3 BEDROOM HOUSE



3 BEDROOM HOUSE



# Get to know your new home



Hart Grove represents one of L&G's most ambitious sustainable projects.

These houses are meticulously designed to achieve high energy efficiency while maintaining practicality, with the goal of attaining Net Zero Carbon standards. Residents will enjoy comfortable, future-ready, energy-efficient homes.



## Embracing renewable energy

Every home is fitted with rooftop solar panels to maximise solar energy. A PV diverter will store energy in the hot water cylinder before exporting any excess energy to the grid.



## Air Source Heat Pumps

Each home has an ASHP which provides both heating in the colder months and hot water year-round, all while using a small amount of electricity.



## Electric vehicle charging

Each home comes with its own dedicated EV charging point.



## Underfloor heating

Each home comes with underfloor heating to the ground floor. This provides even heat distribution and more space for your furniture.



## Low heat demand

High levels of fabric insulation, ensuring very low heat demand and reduced energy costs.



## Waste water heat recovery

Extract heat from the water from your bath to preheat fresh water, saving energy and costs.



## Net zero

100% Net Zero Carbon (regulated) energy.



## Responsible sourcing

PFEC-certified timber structure from replenishable sources.



## Ozone depletion

The mineral wool insulation in your walls is 'Zero Ozone Depletion', lowering the Global Warming potential.

## Learn about Net Zero Carbon Regulated and Non Regulated

Energy consumption can be categorised into two routes: regulated and unregulated.

Regulated energy pertains to aspects that Legal & General can control, such as heating, lighting, hot water, and ventilation systems to maintain a healthy home environment. Conversely, Unregulated Energy depends on resident usage, ie the number of electronic gadgets used and the frequency and duration of their usage.







# Discover Thundersley...



Nestled in the heart of Essex, Thundersley offers a perfect blend of suburban comfort and easy access to nature.

With a strong sense of community, this charming area offers all the essentials nearby, including local shops, schools, and excellent transport links.

Whether you're enjoying the peaceful green spaces or exploring the nearby countryside, Thundersley strikes the ideal balance between modern amenities and a relaxed, nature-filled lifestyle. It's the perfect place to call home for those seeking both tranquility and connection.

BRAESIDE EQUESTRIAN CENTRE



THUNDERSLEY GREAT COMMON







# Explore your new surroundings

Thundersley is ideally located for those who appreciate both outdoor adventure and cultural exploration.

Just a stone's throw away, Hadleigh Park offers the famous Olympic Trails, perfect for cycling, hiking, and enjoying stunning views.

The nearby market town of Rayleigh is home to a vibrant high street, bustling with independent shops, cafes, and restaurants. For those who love the coast, Bell Wharf Beach provides a scenic spot to relax and unwind by the sea.

Additionally, the historic town of Leigh-on-Sea, with its rich maritime heritage, offers picturesque waterfront views and a lively arts scene, making Thundersley the perfect base to explore a variety of attractions.



RAYLEIGH



HADLEIGH CASTLE



From early years settings to primary and secondary schools, every child can benefit from high-quality education.







# Surround yourself with nature

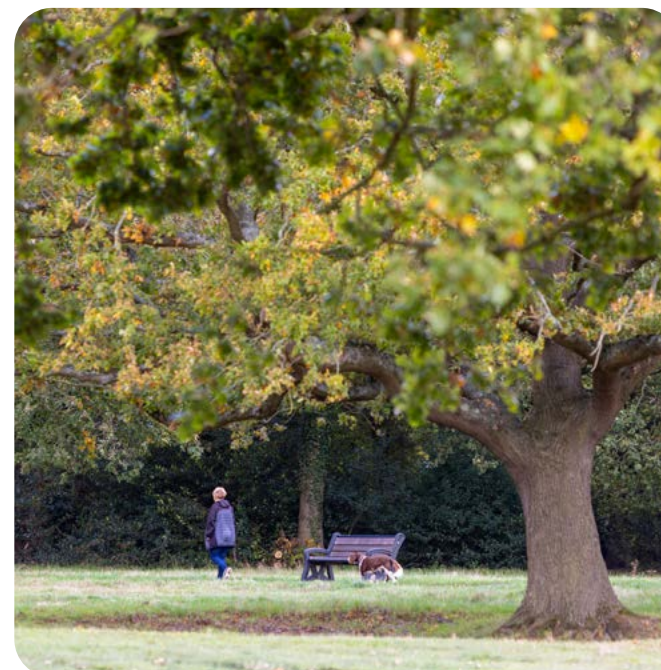
Hart Grove has an abundance of parks, woodland, and open green space all within a short distance.

Thundersley offers plenty of opportunities to enjoy nature and the outdoors. Besides Hadleigh Castle, Hadleigh Country Park offers expansive green spaces that are perfect for walking, cycling, and birdwatching, making it an ideal spot for nature lovers. The nearby Thames Estuary also offers stunning scenic views, with its tranquil environment making it perfect for photographers and those seeking to appreciate the natural beauty of the coast.

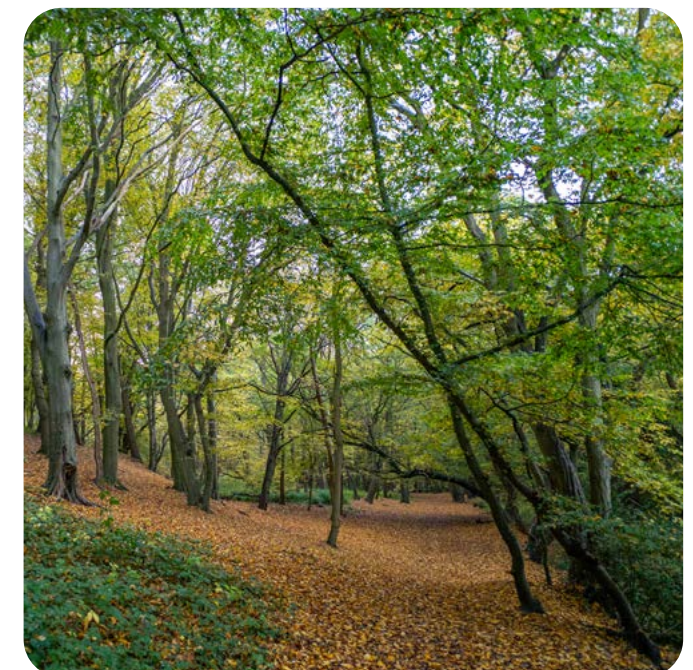
Whether you're enjoying a peaceful stroll, cycling through the park, or capturing the landscape, Thundersley is surrounded by natural areas that provide a great escape into the outdoors.

## Beautiful outdoor spaces within easy reach...

- **Thundersley Common Park & Thundersley Great Common**  
0.7 miles
- **Thundersley Glen**  
1.5 miles
- **Hadleigh Country Park & Castle**  
1.7 miles
- **Leigh-on-Sea**  
3.7 miles



THUNDERSLEY GREAT COMMON

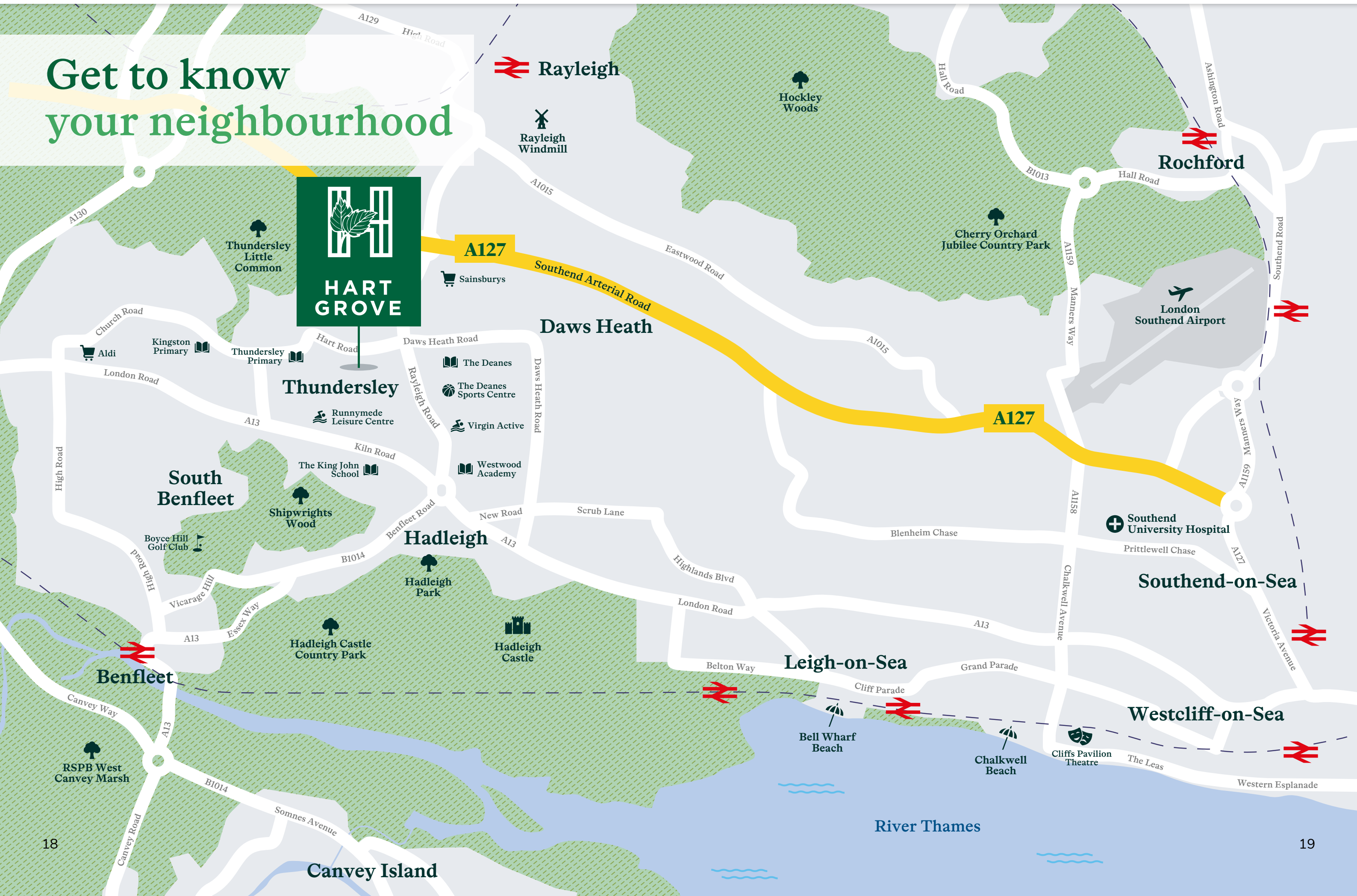


THUNDERSLEY GLEN





# Get to know your neighbourhood







# Your journey starts here

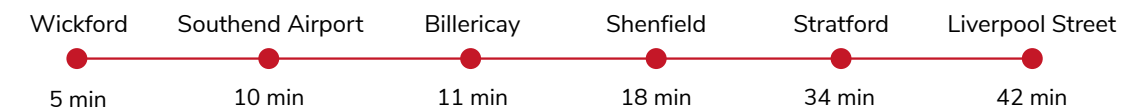
Whether you're commuting to London, off to the seaside, or heading to the nearest airport, you can travel with ease from Hart Grove.



## By rail

### Rayleigh railway station from Hart Grove (Greater Anglia line)

1.8 miles | 🚗 12 min drive | 🚲 12 min cycle



### Benfleet railway station from Hart Grove (C2C line)

3.2 miles | 🚗 12 min drive | 🚲 23 min cycle



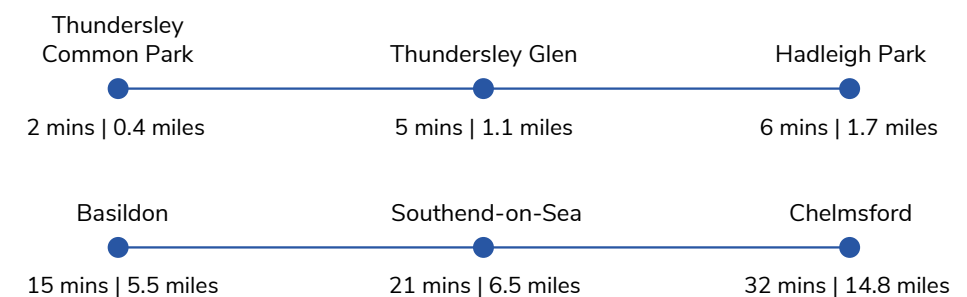
## By road

### A127

🚗 3 min drive | 0.8 miles

### M25

🚗 21 min drive | 15.1 miles



## By bus

A number of local bus services are located at:

### Cedar Road

0.1 miles | 🚶 3 min walk

**Number 1 Route**  
Rayleigh Railway Station  
and Southend-on-Sea

### The Woodman's Arms

0.2 miles | 🚶 5 min walk

**Number 1 Route**  
Southend-on-Sea  
to Rayleigh  
Railway Station

**Number 7a Route**  
Hadleigh  
to Hockley

**Number 3 Route**  
Southend-on-Sea  
to Chelmsford



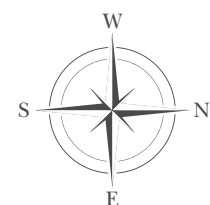


# Site plan

Click on a plot to see its floor plan and details



- 2 bedroom houses
- 3 bedroom houses
- LGAH rented homes
- Air Source Heat Pump (ASHP)
- Solar panels
- Electric vehicle charge points
- VP Visitor parking



The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a Sales Consultant for more details.





# 2 bedroom house

Plots: 3, 4\*, 8, 9, 27, 28\*, 29, 30\*, 33, 34\*, 41 and 42\*

\* Homes are handed



Computer generated image is indicative only.

Please note: Brick finishes vary by plot. Please speak with a sales consultant for more information.

Ground Floor		Width   Length	First Floor		Width   Length
Kitchen	2.14m x 3.75m	7'0" x 12'3"	Bedroom 1	4.64m x 3.38m	15'2" x 11'1"
Living/Dining Room	4.64m x 4.64m	15'2" x 15'2"	Bedroom 2	4.64m x 2.74m	15'2" x 8'11"
Total Area				79 sq m	850 sq ft

This brochure is designed specifically as a guide. The computer generated images are for illustrative purposes only. The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrances, position of windows, PV panels and doors may vary and are subject to change. Please ask a Sales Consultant for further information.



## KEY

FF Integrated Fridge/Freezer  
DW Integrated Dishwasher  
WC Cloakroom  
ST Store

WD Integrated Washer/Dryer  
CYL ASHP Cylinder  
W Built in Wardrobe

[VIEW PLOTS ON SITE PLAN](#)







# 3 bedroom house

**Plots:** 1, 2\*, 7, 10, 11\*, 12, 14\*, 21, 22\*, 23, 24\*, 25, 26\*, 31, 32\*, 35, 36\*, 37, 38\*, 39, 40\*, 43 and 44\*

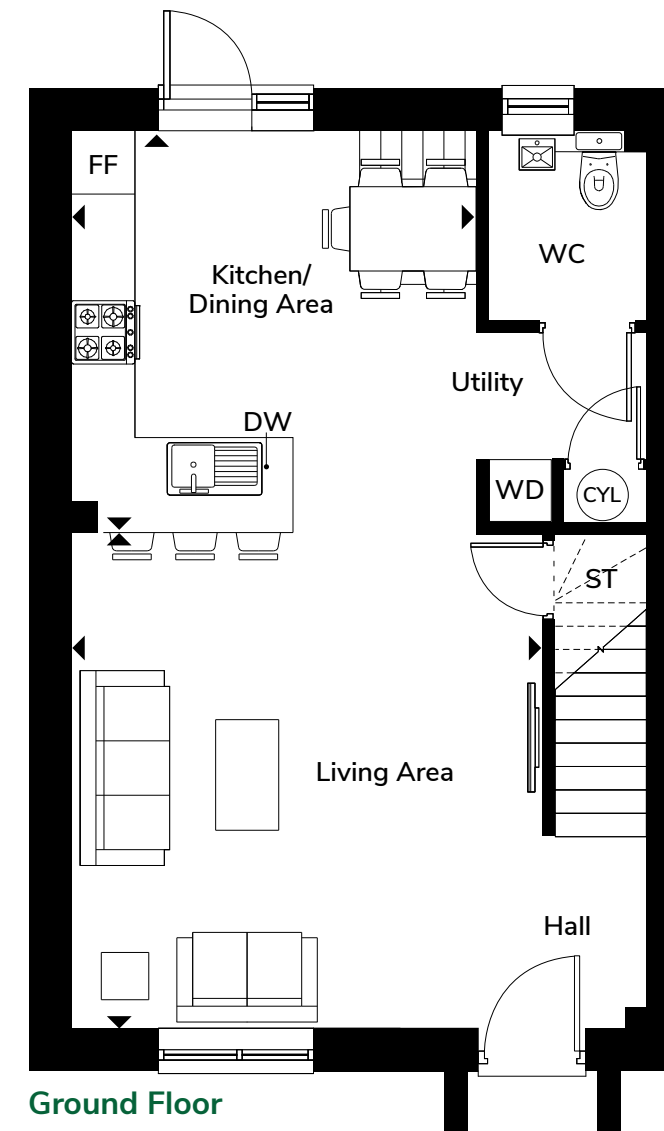
\* Homes are handed



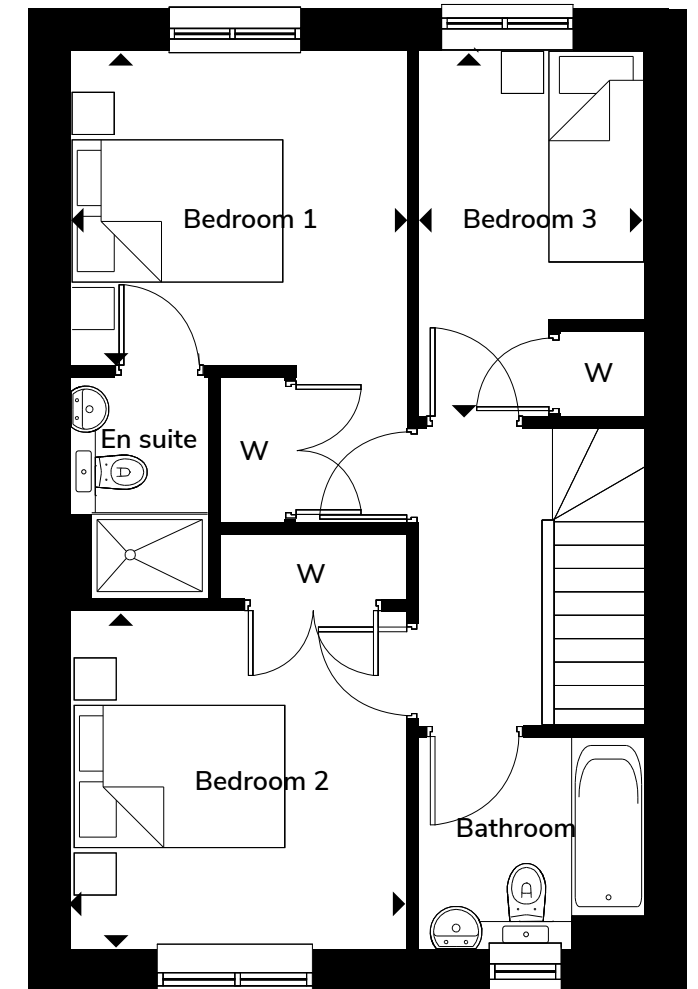
Computer generated image is indicative only.

**Please note:** Brick finishes vary by plot. Please speak with a sales consultant for more information.

Ground Floor		Width   Length	First Floor		Width   Length
Kitchen	3.86m x 3.81m	12'7" x 12'6"	Bedroom 1	3.24m x 2.98m	10'7" x 9'9"
Living/Dining Room	5.51m x 4.71m	18'0" x 15'5"	Bedroom 2	3.24m x 3.13m	10'7" x 10'3"
			Bedroom 3	2.15m x 3.47m	7'0" x 11'4"
Total Area				93 sq m	1001 sq ft



Ground Floor



First Floor

\*\*Porch not included on plots 7, 12, 14, 23, 24, 25, 26, 31 & 32

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[VIEW PLOTS ON SITE PLAN](#)





# It's all in the detail



## Kitchen

- Contemporary Italian kitchen with satin handles to base and tall units
- Soft close doors and LED under unit curtain lighting
- Laminate worktop and matching upstand
- Glass splashback to hob
- Stainless steel 1½ bowl sink with chrome Reginox mixer tap
- Beko electric single oven, induction hob and Elica integrated cooker hood
- Beko integrated fridge/freezer
- Beko integrated washer/dryer
- Beko integrated dishwasher

## Flooring

- Wood effect Amtico to ground floor, bathroom and ensuite
- Carpet to stairs, landing and bedrooms

## Bathroom and en suite

- Contemporary Roca white sanitaryware including bath, bath panel, basin and toilet with soft close seat
- Chrome Roca mixer tap with push down waste
- Roca thermostatic bath/shower mixer over bath
- Glass shower screen to bath
- Large format wall tiling to bath/shower with splashback tiling to basin
- Chrome heated towel rail
- Mirror

## Cloakroom

- Contemporary Roca white sanitaryware comprising basin and toilet with soft close seat
- Chrome Roca mixer tap with push down waste
- Splash back tiling to basin

## Electrical

- LED downlights to kitchen, living room, dining, cloakroom and bathroom
- Pendant lighting to hall, landing and bedrooms
- Chrome sockets and switches to kitchen
- White sockets and switches to remaining areas
- Telephone point to hall and living room
- TV point to living room
- Smoke and heat detectors
- Extractor fan to bathroom, en suite and cloakroom
- Shaver Socket to bathroom and en suite
- Light to front and rear elevation
- Door bell

## External

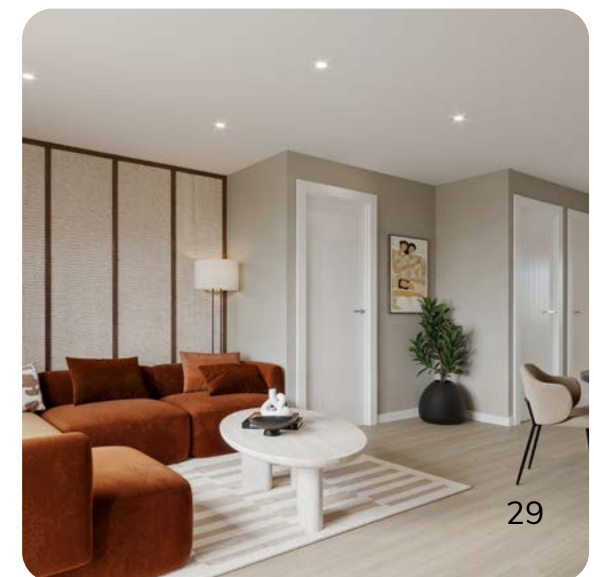
- Two parking bays per property with one electric vehicle charging point
- Paved patio area
- Turf to rear garden
- Outside tap
- Garden storage box
- 1.8m high timber fencing to rear garden

## General

- Grey PVCu double glazed windows with white finish internally
- Walls and ceilings painted white
- Architraves and skirtings painted in white satinwood
- White painted grooved internal doors with chrome ironmongery
- Air Source Heat Pump central heating with underfloor heating to ground floor and radiators to the first floor
- NHBC 12 year build warranty

## Net Zero Carbon homes

- Waste water heat recovery
- Air Source Heat Pump
- Highly insulated building
- PV panels to roof



## Specification

Specification correct at time of print, but is subject to change without notice. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

\* Please speak to the sales team for further details





# A step-by-step guide to owning your own home

Find a L&G Shared Ownership property you'd like to buy and follow our step-by-step guide to turn your home-buying dreams into reality.

[CLICK HERE TO FIND OUT MORE](#)







# Your step onto the property ladder



This home ownership scheme allows you to buy an initial share in your home and rent the remaining share. Over time you can then buy more shares in your home until you own the full 100%.



## About Shared Ownership

### Q: How does Shared Ownership work?

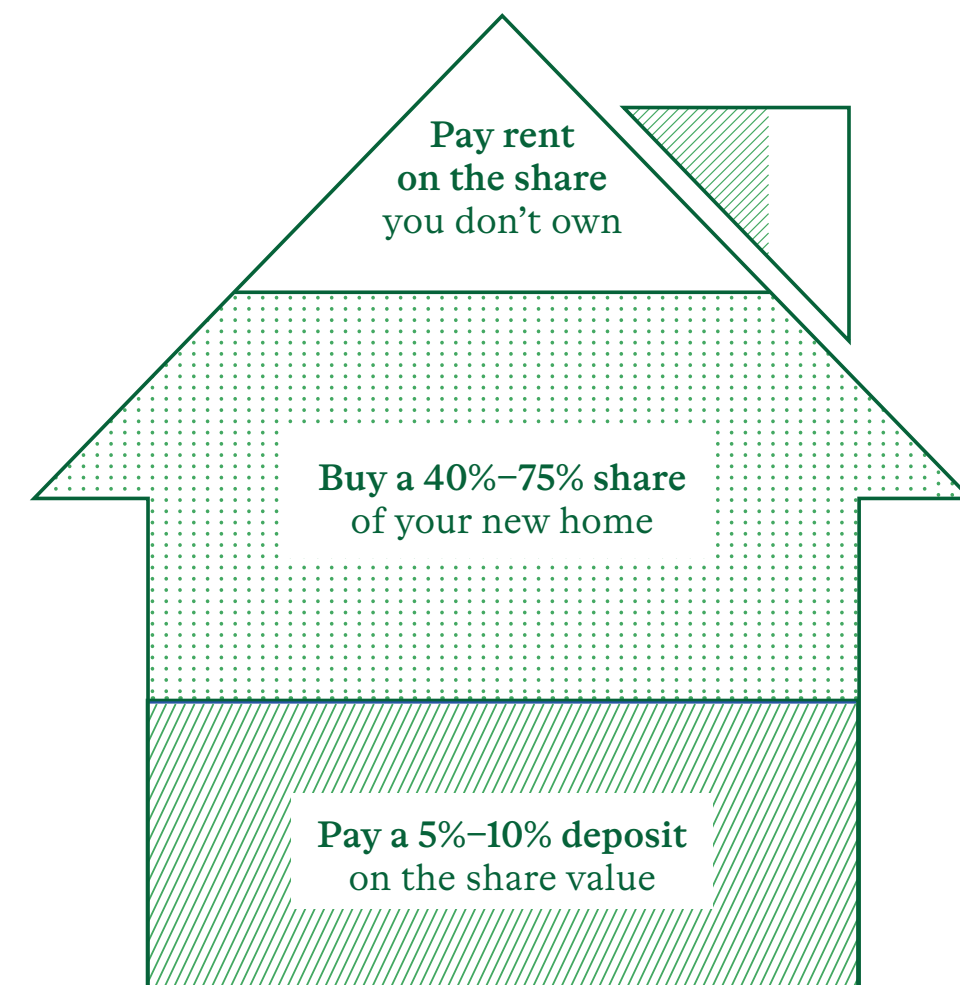
At Hart Grove, you can buy an initial share of between 40% and 75% of the home's full market value. Your deposit and mortgage repayments are based on the share of the home you own, and you'll pay a subsidised rent on the remaining share that you don't own.

Over time, should your financial circumstances change, you may choose to purchase further shares, taking your ownership to 100%.

### Q: Will I need a deposit?

With Shared Ownership properties, a deposit is still necessary, typically starting at just 5%–10%. Since you're buying a portion of the property, your deposit is typically lower than when compared to the open market, making it more affordable.

[CLICK HERE TO FIND OUT MORE](#)



Breakdown example of buying a new home at Hart Grove

For full details around costs, please speak to one of our Sales Consultants.





# FAQs

## Q: How do I know what percentage I can purchase?

At Hart Grove, you can own any share from 40% to 75% of the initial purchase price. You will be asked to speak to a mortgage broker to assess what share you can buy that is both affordable and sustainable.

## Q: 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.

## Q: Can I buy a property on my own?

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.

## Q: How will I pay my rent?

Legal & General has appointed a Management Provider, CHP, to manage your rental account and will collect the rent on our behalf. They will be in touch with more information nearer the time of completion.

## Q: 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.

## Q: 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.

## Q: Can I rent out my property?

You cannot grant an assured shorthold tenancy on a Shared Ownership property. If you want to get a lodger you can, however, you need to be able to afford to purchase the home without any assistance.

## Q: How is the rent calculated?

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 + 1%.

Our Sales Consultant and your mortgage broker can give you further details based on your specific circumstances.

## Q: Can I decorate and make improvements to my home?

Yes, you don't need our permission for decorating or simple repairs, however, you would need to get permission for larger works to ensure it does not affect the structure of the building or buildings insurance.

## Q: What is the length of the lease?

The lease is 990 years.

## Q: Will I have to pay Stamp Duty?

When you buy a share in one of our homes you will have to pay a Stamp Duty Land Tax (SDLT). We advise you consult your solicitor as to the amount payable at the point of your legal completion.

There are two ways to pay on a newly built (new lease) property. Making a one-off payment based on the total market value of the property or paying any SDLT due in stages. If you decide to make a one-off payment upfront this is known as making a 'market value election'. If you choose to pay SDLT in stages then you pay SDLT on the initial purchase amount. Should you choose to pay SDLT in stages, you will not have to make any further payments until you own more than an 80% share of the property.

## Q: What if I want to sell my property?

When you want to sell your Shared Ownership home, Legal & General Affordable Homes has a time period specified within your lease to offer the property to another eligible shared owner. If we are unable to source a suitable purchaser in this time, you can put the property on the open market.

## Q: Are there other costs involved?

Some other costs to consider:

### Estate charges

An estate charge is payable by all homes on the development to maintain roads, lighting, and landscaped and communal spaces.

### Management fees

Legal & General Affordable Homes appoint a Management Provider to manage your home and rental account on our behalf. CHP will be in contact shortly after you move in to introduce themselves.

### Solicitor fees

You must appoint a solicitor before you can apply for a mortgage, and it is importance to check they are approved to work for your mortgage lender. Fees are usually based on a fixed cost basis.

### Broker fees

A mortgage broker will charge a fee for their services, and this can vary from a fixed amount to a percentage of the purchase price. Your broker should explain what fees are charged before they undertake any work on your behalf.

### Other fees

You may incur other costs throughout the moving process, for example, removal costs. These can vary and it's worth speaking to a few companies to obtain quotes.

Your Sales Consultant will provide you with the costs for the estate charges and your solicitor will be provided with the breakdown of what the costs cover.

[CLICK FOR MORE FAQs](#)







# Don't just take our word for it...

Here's what some of our customers have to say about living in one of our Shared Ownership homes.



## Arati and Prashan

“As soon as we walked in, we could see ourselves living here and it felt like home. We have wanted to live here for a while and with Shared Ownership it made it possible. We found the team amazing, they were super helpful, knowledgeable and actually listened to us. So far, it has been the best journey with Legal & General Affordable Homes.”



## Tracey

“First impressions were fantastic. Brand new carpets inside were fresh and clean. Really, really good size, the hallway is a lovely open space. Kitchen kitted out and bathrooms as well.”



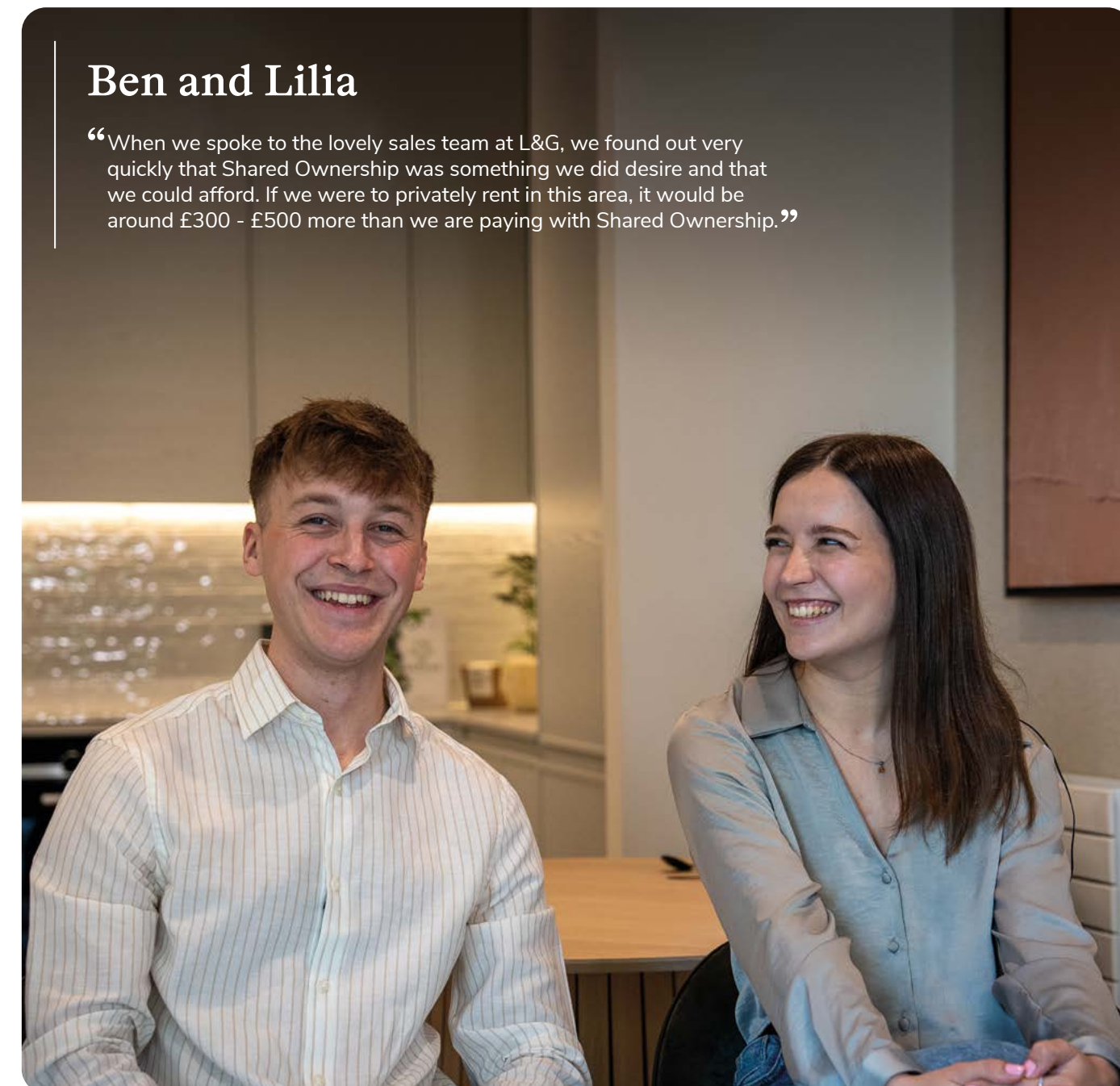
## Hono

“Shared Ownership helped me own a property in an area I love. The amount I was paying for rent was the same as I am now paying for Shared Ownership for a home that I love. The space and location are great and Shared Ownership made it possible to live in this area.”



## Jamie and Jodie

“What stood out most about Shared Ownership was that it made something that was starting to seem quite impossible, very possible. If it wasn't for this scheme, we would have had to save for years for a deposit.”



## Ben and Lilia

“When we spoke to the lovely sales team at L&G, we found out very quickly that Shared Ownership was something we did desire and that we could afford. If we were to privately rent in this area, it would be around £300 - £500 more than we are paying with Shared Ownership.”





# About us. People come first.



That's been the Legal & General way for almost 200 years.

Legal & General was founded in 1836 by six lawyers in a coffee shop on London's Chancery Lane. Nearly two centuries later, we are investing in new homes for all ages, social groups and home ownership structures.

The shortage of housing in the UK and the high deposits required to buy a property outright mean that home ownership is out of reach for many people. Our mission is to improve everybody's

chances to become a homeowner. Whether it's a first-time buyer, young couple or growing family, we believe that everyone deserves a safe and secure space to call their own.

[CLICK HERE TO FIND OUT MORE](#)

## ROSE is proud to partner with L&G Affordable Homes as the lead contractor for Hart Grove.

As a fifth-generation, family-owned construction company based in Essex, ROSE has been delivering exceptional homes for over 100 years.

With a strong reputation for quality craftsmanship, energy efficiency, and sustainability, we are committed to building homes that offer comfort, affordability, and long-term security for future generations.

Hart Grove will provide much-needed homes to local residents, supporting families and individuals in accessing high-quality housing in a time of growing demand. The net zero (regulated) carbon homes will incorporate cutting-edge design features to reduce energy consumption and environmental impact while maintaining affordability for residents.

## ROSE

“We take immense pride in delivering high-quality, sustainable homes and this project reflects our dedication to building thriving communities while embracing innovative, eco-friendly practices.”

**Sam Brown**  
Development Director at Rose  
(April 2024)

# How to find us...



HART GROVE, THUNDERSLEY, ESSEX SS7 3UQ



what3words drama.swung.storms

## FROM A13 SOUTH

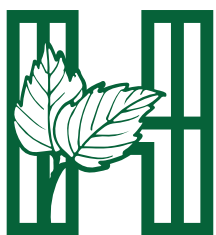
At Bowers Gifford take the exit for Canvey/South Benfleet, then at Sadlers Farm Roundabout go onto London Road/A13, turn left into Rushbottom Lane, right into Church Road for approx 1.3 miles at the mini roundabout take first exit into Hart Grove and the development is on the right.

## FROM A130 NORTH

Leave the A130 on to the A1245 at Benfleet. At the roundabout, take the 3rd exit onto the Southend Arterial Rd/A127 then take the A129 exit towards Rayleigh/Hadleigh at the roundabout take the 3rd exit. At the Woodmans Arms roundabout take the 2nd exit into Hart Grove and the development is on the left.

[GET DIRECTIONS](#)





## Hart Grove

Hart Road  
Thundersley, Essex  
SS7 3UQ

01268 919 566

[HART-GROVE.CO.UK](http://HART-GROVE.CO.UK)

