



L&G at

Showell Nursery

Showell, Chippenham



2 and 3
bedroom homes

available with [Shared Ownership](#)



Welcome to L&G at Showell Nursery

A brand new residential community nestled on the edge of Chippenham, offering contemporary homes surrounded by green space, excellent connections and everyday convenience.

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.

Discover Chippenham	4
Get to know your neighbourhood	6
Siteplan	12
Floorplans	14
Specification	20
Home buying guide	22
Shared Ownership FAQs	25
How to find us	30
About L&G	31



Discover all that Chippenham has to offer

Chippenham is a vibrant and well-connected Wiltshire town that perfectly balances everyday convenience with beautiful countryside surroundings.

Rich in history and full of character, it offers a welcoming community atmosphere alongside a wide range of amenities, making it an ideal place for families, professionals and those looking to enjoy a more relaxed pace of life without compromising on connectivity.

The town centre features a mix of high street favourites, independent shops, cafés and restaurants, along with larger supermarkets including M&S Foodhall, Asda and Tesco. Nearby, Hathaway Retail Park provides a range of additional shopping and everyday essentials, helping make day-to-day life easy and convenient. Traditional Friday and Saturday markets bring an authentic, bustling atmosphere to the town centre, adding to Chippenham's strong sense of community and local character.

There is plenty to enjoy close to home, whether it's a relaxed walk along the River Avon, spending time outdoors at John Coles Park or exploring the surrounding Wiltshire countryside. The Olympiad Leisure Centre

offers a gym, swimming pool and fitness classes, while nearby destinations such as Lacock, Castle Combe and the Cotswolds are perfect for weekend days out, country walks and cosy cafés. For evenings closer to home, The Neeld Community & Arts Centre hosts live music, theatre, comedy and community events throughout the year, helping create a vibrant social scene for all ages.

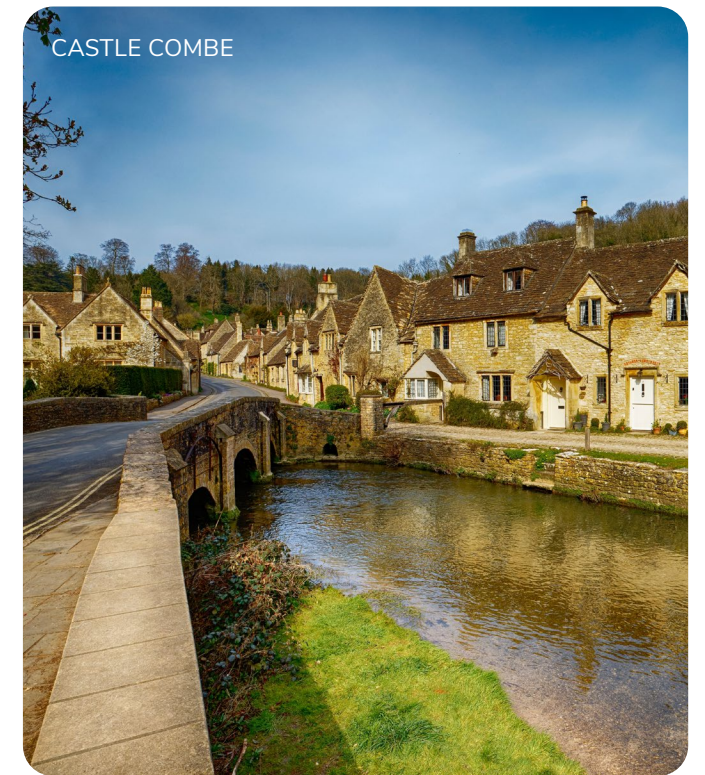
Families are particularly well served, with a strong selection of schools, nurseries and community facilities nearby. Excellent transport connections add to the appeal, with Chippenham railway station offering direct services to Bath, Bristol and London Paddington, while the M4 provides convenient access across the South West and beyond.

Combining green surroundings, excellent amenities and strong transport links, L&G at Showell Nursery offers the opportunity to enjoy modern living in one of Wiltshire's most desirable and well-connected locations.

CHIPPENHAM BANDSTAND
AT JOHN COLES PARK



CASTLE COMBE



AERIAL VIEW OF CHIPPENHAM



Quality learning around the corner

Families are well catered for in and around Chippenham, with a good selection of primary and secondary schools, nurseries and further education options nearby

The area's strong community feel, combined with access to outdoor spaces, leisure facilities and everyday amenities, helps create an ideal setting for family life and growing households.



Nursery schools

- 1 Little Pips
 7 min drive | 2 miles
- 2 Snowdrop Day Nursery
 9 min drive | 2.4 miles
- 3 Forrest Nursery
 11 min drive | 3.9 miles

Primary schools

- 4 St Mary Catholic Primary School
 6 min drive | 1.4 miles
- 6 Ivy Lane Primary
 8 min drive | 1.9 miles
- 5 Charter Primary School
 10 min drive | 2 miles

Secondary schools

- 7 Sheldon School
 9 min drive | 3.6 miles
- 8 Abbeyfield School
 11 min drive | 3.7 miles
- 9 Hardenhuish School
 10 min drive | 3.9 miles





Your journey starts here

Whether you're planning a relaxed weekend close to home or heading out for the day, Chippenham is perfectly placed for exploring Wiltshire and beyond.

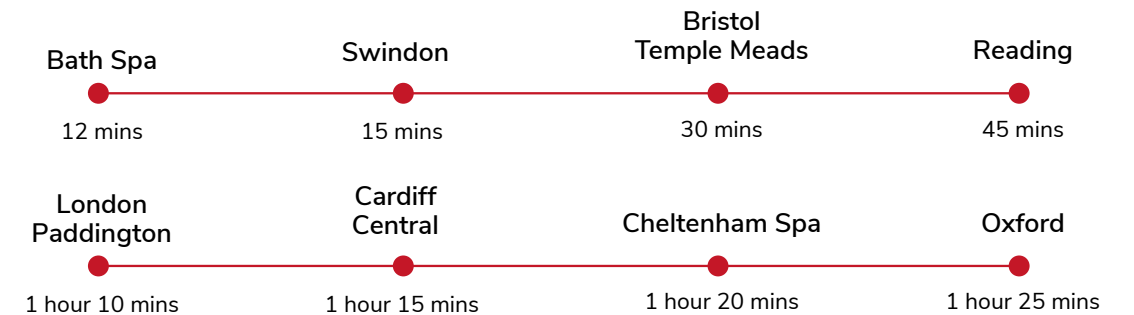
The town offers a mix of independent shops, cafés and restaurants alongside green open spaces and leisure facilities. Chippenham railway station provides direct services to London Paddington, Bath and Bristol, while the A350 and nearby M4 make travelling across the South West and beyond simple and convenient.



By Rail

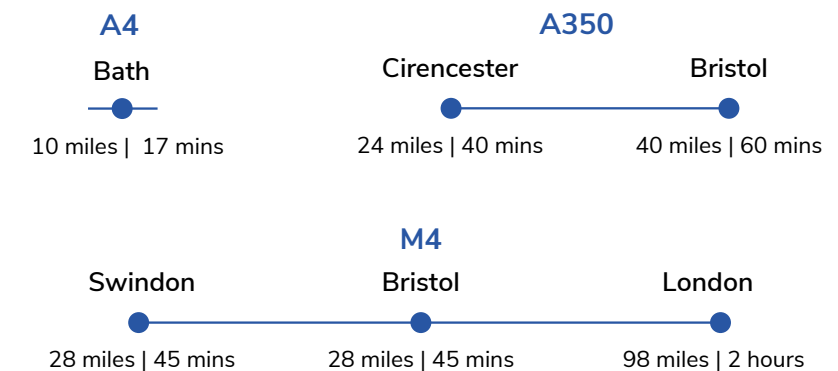
Chippenham Railway Station from L&G at Showell Nursery

10 min drive | 2.3 miles | 15 min cycle



By Road

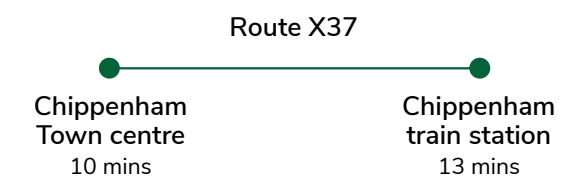
from L&G at Showell Nursery



By bus

Showell Farm Bus Stop

0.3 miles | 5 min walk





Site plan

- 2 bedroom houses
- 3 bedroom houses
- Future L&G Shared Ownership homes
- L&G rented homes
- Taylor Wimpey Homes

Click on a plot to see its floor plan and details



KEY

- PV Solar panels
- ASHP locations
- EV Charge points



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

Levenstead

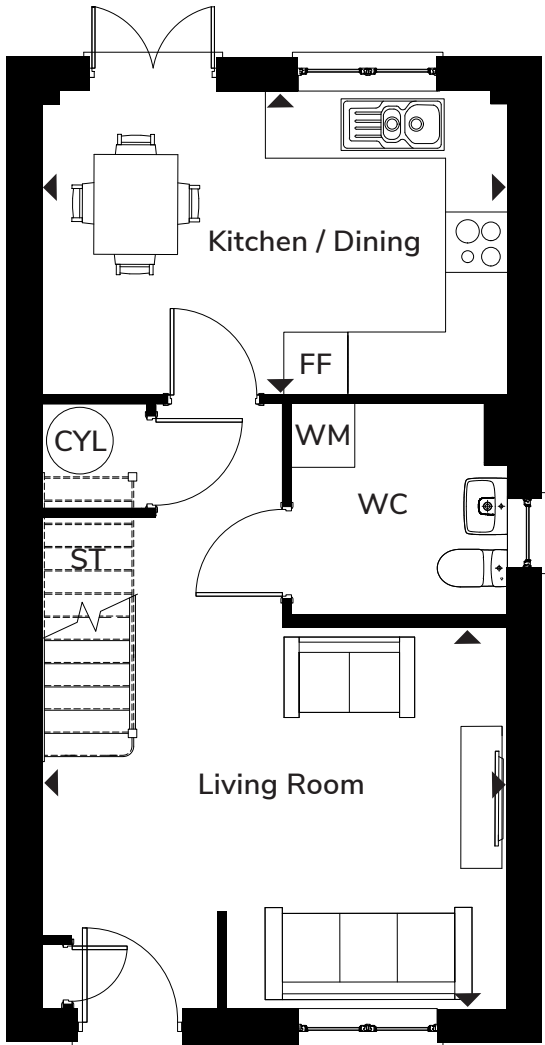
Plots: 19, 20, 45*, 46, 97, 96*, 100, 101 and 102

* Homes are handed

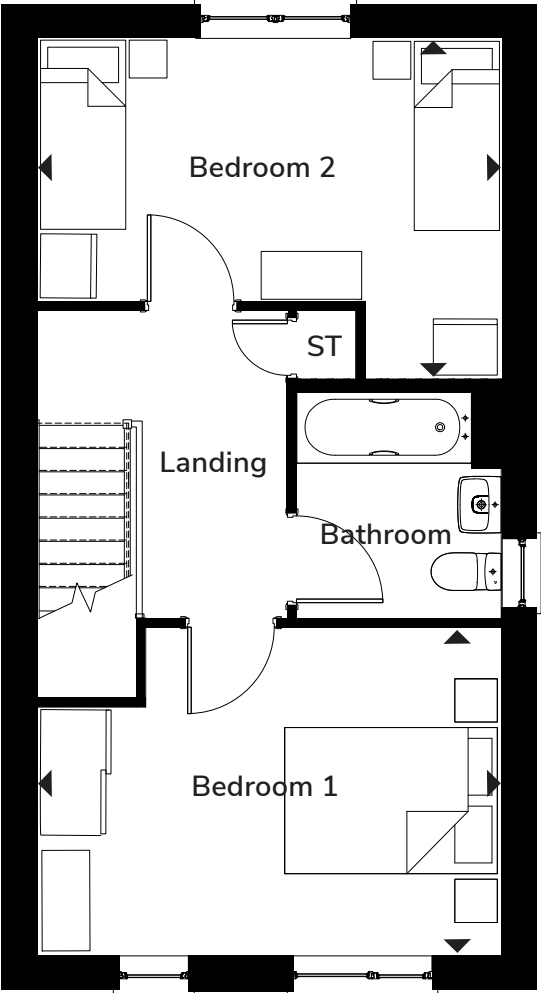


Ground Floor		Width Length	First Floor		Width Length
Kitchen / Dining	4.56m x 2.97m	14'11" x 9'8"	Bedroom 1	4.56m x 3.22m	14'11" x 10'6"
Living Room	4.56m x 3.73m	14'11" x 12'2"	Bedroom 2	4.56m x 3.34m	14'11" x 10'11"
Total Area				81.57 sq m	878 sq ft

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. Please ask a Sales Consultant for further information.



Ground Floor



First Floor

- KEY
- FF Integrated freestanding fridge/freezer

WM Freestanding washing machine

CYL Cylinder

ST Store

WC Cloakroom

[VIEW PLOTS ON SITE PLAN](#)

3 bedroom house

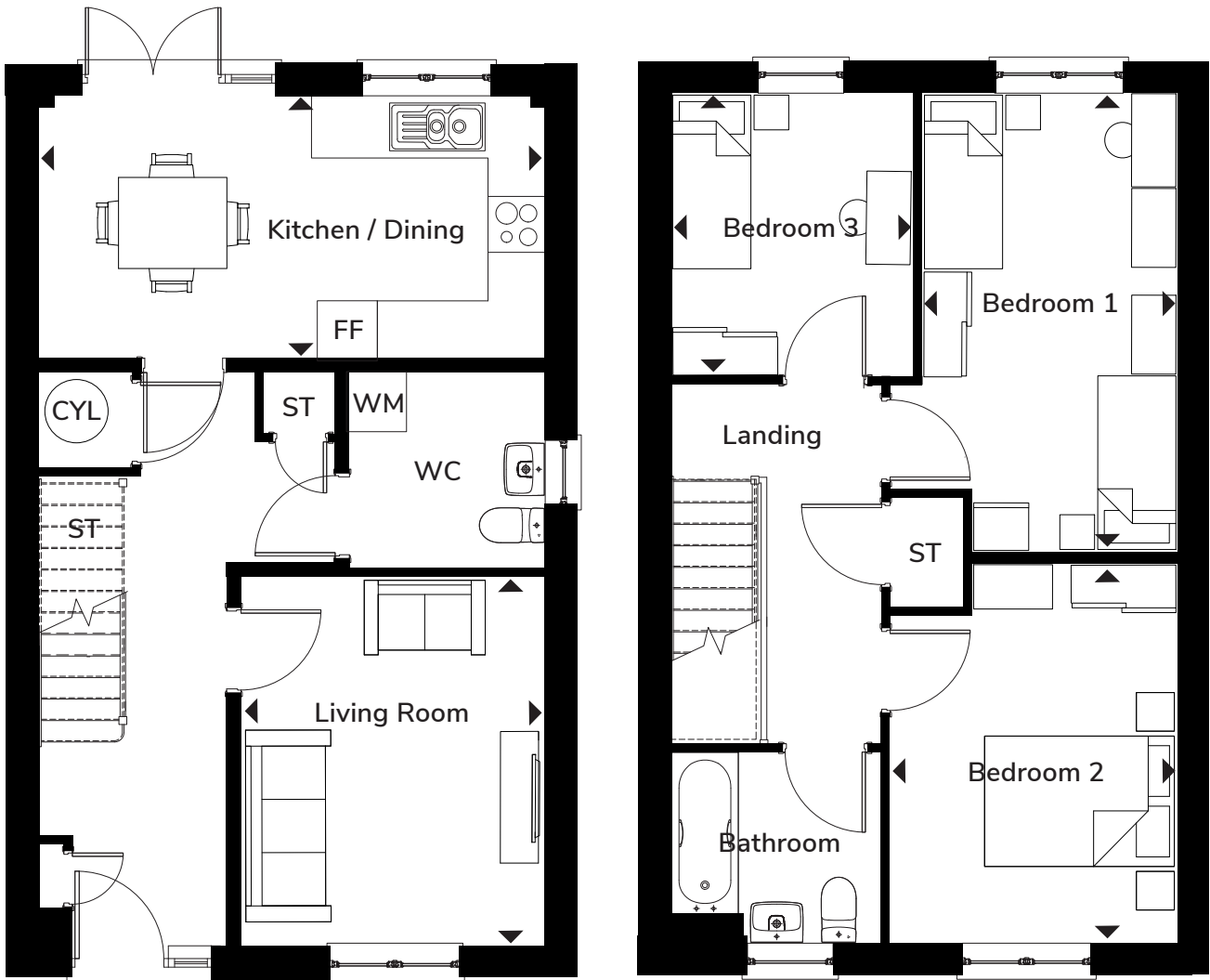
Satterstead

Plots: 21, 44* and 47

* Homes are handed



Ground Floor		Width Length
Kitchen / Dining	5.29m x 2.79m	17'4" x 9'1"
Living Room	3.23m x 3.90m	10'7" x 12'9"
First Floor		Width Length
Bedroom 1	2.71m x 4.84m	8'10" x 15'10"
Bedroom 2	3.04m x 4.02m	9'11" x 13'2"
Bedroom 3	2.57m x 3.00m	8'5" x 9'10"
Total Area	95.69 sq m	1030 sq ft



Ground Floor

First Floor

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KEY

FF Integrated freestanding fridge/freezer

WM Freestanding washing machine

CYL Cylinder

ST Store

WC Cloakroom

VIEW PLOTS ON SITE PLAN

3 bedroom house

Aynesdale

Plot: 98



Ground Floor			First Floor		
	Width Length			Width Length	
Kitchen / Dining	5.57m x 3.26m	18'3" x 10'8"	Bedroom 1	2.80m x 4.57m	9'2" x 14'11"
Living Room	5.57m x 3.24m	18'3" x 10'7"	Bedroom 2	4.21m x 3.32m	13'9" x 10'10"
			Bedroom 3	2.70m x 2.84m	8'10" x 9'3"
			Total Area	99.68 sq m	1072 sq ft

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Ground FloorFirst Floor

- KEY
- FF Integrated fridge/freezer

WM Freestanding washing machine

CYL Cylinder

ST Store

WC Cloakroom

VIEW PLOTS ON SITE PLAN



It's all in the detail

Kitchen and utility

- Contemporary Porcelain kitchen with brushed nickel handles and soft close cupboards
- Laminate worktop with matching upstand
- Stainless steel splashback to hob
- Stainless steel 1½ bowl sink with chrome mixer tap
- Stainless steel multi-function oven, hob and stainless steel chimney hood
- Integrated fridge/freezer
- Removable base unit with plumbing for dishwasher
- Free standing washer dryer located in the utility area

Flooring

2 bedroom houses

- Wood effect vinyl flooring to ground floor and bathroom.
- Cormar twist pile carpet to stairs, landing and bedrooms

3 bedroom houses

- Wood effect vinyl flooring to kitchen/diner, cloakroom, bathroom and ensuite.
- Cormar twist pile carpet to hall, living room, stairs, landing and bedrooms

Bathroom and ensuite

- Contemporary white Geberit sanitaryware comprising bath, close coupled WC with soft close seat, pedestal basin with Ideal brassware including chrome mixer tap.
- Glass shower screen to bath
- Thermostatic shower over bath
- Glass shower cubicle with thermostatic shower in ensuite
- Porcelanosa wall tiling to bath and shower with splashback tiling to basin area
- White heated towel rail
- Mirror to bathroom

Cloakroom

- Contemporary white close coupled toilet with soft close seat and basin with chrome mixer tap
- Splashback tiling to basin

Electrical

- Downlights to kitchen, cloakroom, bathroom and ensuite
- Pendant lighting to all other areas
 - White sockets and switches throughout
 - TV point to living room and bedroom one
 - Telephone point to living room
 - Smoke and heat detectors
 - Extractor fan to cloakroom, bathroom and ensuite
 - Shaver socket to bathroom

External

- Two parking bays
- EV charger
- Door bell
- Paved patio area
- Turf to rear garden
- 1.8m high timber fencing to rear garden
- Light to front and rear elevations
- Storage to rear garden
- Outside tap

General

- White PVCu double glazed windows
- Ceilings, architraves and skirtings painted white
- Walls painted in white matt emulsion
- White panel internal doors with chrome ironmongery
- Heating via Vaillant Air Source Heat Pump and heat cylinder with white contemporary radiators
- PV panels
- NHBC 12 year build warranty



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, should you choose to, you can buy more shares in your home until you own the full 100%.



About Shared Ownership

Q: How does Shared Ownership work?

At L&G at Showell Nursery, you can buy an initial share of between 50% and 75% of the home's full market value. Your 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: Who is eligible to apply?

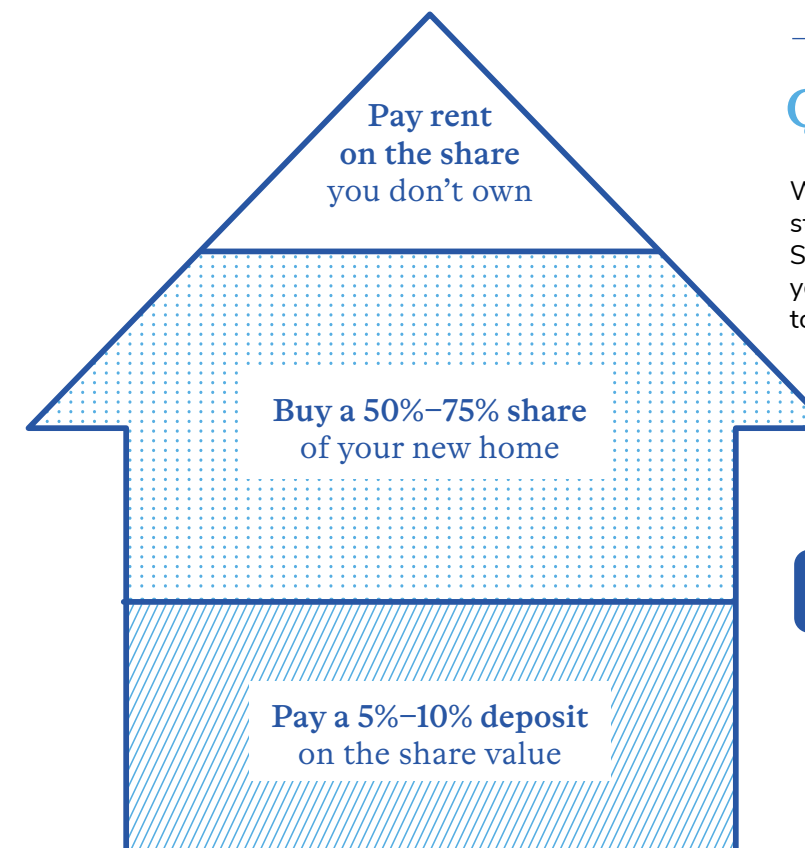
You will need to meet one of the following criteria by having a connection to the Wiltshire Council area by;

- being resident for 2 years or more;
- be employed within the district;
- have close family who have lived there for 5 years or more.

You will also need to be registered with Homes4Wiltshire run by Wiltshire District Council. Our sales team can guide you through this process.

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 L&G at Showell Nursery

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 L&G at Showell Nursery, you can own any share from 50% 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?

L&G has appointed a Management Provider, Pinnacle, 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 Periodic 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 CPI (Consumer Price Index) from September of the previous year + 0.5%.

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.

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, L&G 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 & Service Charges

An estate charge is payable by all homes on the development to maintain unadopted roads, lighting, and landscaped and communal spaces. The service charge will cover the buildings insurance for your home.

Management fees

L&G appoint a Management Provider to manage your home and rental account on our behalf. Pinnacle 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.

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.”



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 L&G.”



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.”

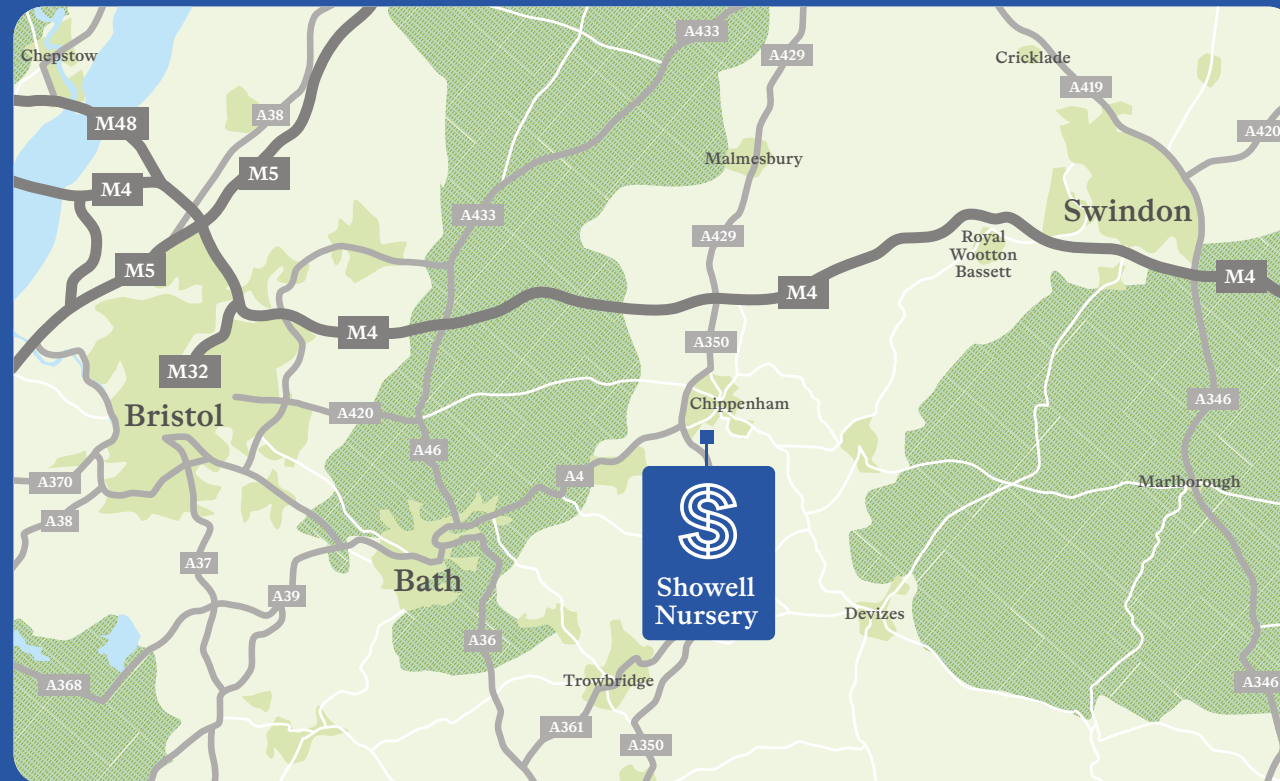


Jamie and Jodie

“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.”



How to find us...



SHOWELL NURSERY, CHIPPENHAM, WILTSHIRE SN15 2NU



what3words

gets.bids.turkey

FROM M4 EAST AND WEST

Leave the M4 at Junction 17 and follow the A350 towards Chippenham. Continue along the A350, following signs for the town centre. At the roundabout, take the exit towards Showell Nurseries and follow local signage into the development, where the homes will be clearly signposted

FROM THE A4

Follow the A4 towards Chippenham town centre, continuing along Bath Road and following signs for the A350. At the roundabout, take the exit towards Showell Nurseries and continue along local roads into the development.

[GET DIRECTIONS](#)

L&G terms and conditions apply. All content within this document is indicative only. L&G reserves the right to make any changes at any time. Please speak to a member of our Sales Team for up-to-date information when reserving your new home. Information is correct at the time of going to print. Maps not to scale. Distances and times taken from google.co.uk/maps, July 2026. LGAH-BG-31072026



People come first.

That's been the L&G way for almost 200 years.

L&G 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](#)

L&G at



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Wiltshire, SN15 2NU

01268 427 505

SHOWELL-NURSERY.CO.UK

