



MY HOME BUYERS PACK

Plots 147, 148, 156, 157, 168, 169, 170 & 171

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INTRODUCTION

An opportunity to buy and own a home at 30% less than the open market value

We are pleased to be able to offer the chance to own a home and pay 70% of the open market value under the Summerfield My Home scheme. This means you will pay a lot less than you would on a similar property elsewhere. You own the whole property, there is no rent to pay (which there would be with shared ownership homes) so there is a good chance that it will be cheaper to buy one of these homes rather than rent a similar property!

We will be offering for sale, four 3 bedroom My Home properties (The Kilve - Plots 156, 157, 168 & 169) with prices starting from £179,375, and four 2 bedroom My Home properties (The Cleeve – Plots 147, 148, 170 and 171) with prices starting from £149,625, price reflect the discount of 30% to open market value already applied.

Although the specification for the My Home properties differ to the open market properties, all the My Home properties will be finished to Summerfield's usual high standard and benefit from gas fired central heating and double glazing and each property will have a garden and parking and a 10-year NHBC warranty. Please refer to The Kilve and The Cleeve Property Information Sheet, Site Plan and Specification within this pack for further details.

There will be a Management Company set up at Killams Park to manage the open space areas. It is anticipated that each property will pay approximately £200.00 per annum to the Management Company.



Do you meet the criteria?

To be eligible to purchase a My Home property at Killams Park, you will need to meet certain criteria:

1. You must be a 'designated person' which means you must be included on the current Help to Buy South Register. To begin this process, register at www.help2obuyagent3.org.uk. Click on 'login/register' in the top right corner, then click on 'register shared ownership/rent to buy' and follow the prompts (please note My Home properties are not shared ownership and this application is for acceptance to purchase an affordable home and to generate the email required of acceptance as part of the eligibility process). You will then receive an email requiring you to click on the link for verification. Return to the website and log back into your account with the details you used to register. Click 'return to application' and proceed through the application, put a tick in the box for signing, review your application and then submit. In a few days you will receive a confirmation of acceptance email from Help to Buy which you will be required to include with the Confidential Questionnaire (enclosed with the pack) together and your other supporting documentation. ☐

PLEASE NOTE – HELP TO BUY IS NOT AVAILABLE ON MY HOME PROPERTIES

2. Your income(s) is/are below the maximum single income or maximum joint income as outlined below: ☐

Plot No.	Maximum Single Income	Maximum Joint Income
147	£45,120	£52,062
148	£44,814	£51,709
156	£52,513	£60,592
157	£52,258	£60,298
168	£52,258	£60,298
169	£52,768	£60,886
170	£43,591	£50,297
171	£44,101	£50,885

3. You will need to make your application for eligibility by completing a Confidential Questionnaire. A copy of the Confidential Questionnaire can be requested from Marianne Goodison-Blanks, Sales Advisor at Killams Park Marketing Suite 01823 272729 mgoodisonblanks@summerfield.co.uk or Chloe Denning, Residential Sales and Marketing Coordinator, Summerfield Homes, 01823 257961 cdenning@summerfield.co.uk. Completed Confidential Questionnaires should then be returned to Chloe Denning, together with associated paperwork, for submission to the Enabling Officer at Somerset West and Taunton Council for eligibility approval. ☐
4. You have received confirmation from Somerset West and Taunton Council Enabling Officer that you are eligible (eligibility letter). ☐
5. You plan to live in the property as your sole residence and you do not plan to rent out the property. ☐
6. You can afford to buy the property. ☐
7. Although this is probably your last thought, you are aware that when you come to sell the property you would need to sell at the same percentage discount (30%) and purchasers would need to meet the same criteria. This will be in perpetuity. ☐

We will take a reservation from anyone who wishes to purchase one of these properties, who can tick all the boxes above and can provide proof that that they have a mortgage agreed in principle or funds available, and an eligibility letter from the Enabling Officer at Somerset West and Taunton Council, prior to reservation.

The reservation deposit for a My Home property is £500.00.



CHECK YOUR FINANCES

As these properties are subject to a Section 106 Legal Agreement which sets out eligibility criteria, there are certain conditions that need to be met before a bank or building society will lend money on these properties.

To save time it would be worth talking to an Independent Financial Advisor to find out who will lend what and what costs may be involved. There are a limited number of lenders who are willing to lend on a discounted home and it saves you time and money if you find out who they are at an early stage.

As these are new homes it is worth speaking to someone who understands this sector.

We have identified some financial advisors who deal with new homes and discounted properties which are subject to a Section 106 Agreement and we can share this with you, but it is important that you make your own choices.

Please note - Help to Buy is not available on My Home properties.



RESERVATION

Summerfield Homes will take a reservation from anyone who wishes to purchase a My Home property who can tick all the boxes on the 'Do you meet the criteria?' page, can also provide proof that they have a mortgage agreed in principle or funds available, and be approved by Somerset West and Taunton Council (be in receipt of an eligibility letter) prior to reservation.

The reservation deposit for a My Home property at Killams Park is £500.00.

An anticipated build completion date will be provided at reservation, however any dates quoted are anticipated and subject to the construction programme which may be affected by factors outside of our control. We will not be able to guarantee or fix any legal completion dates until we are in receipt of the NHBC Certificate. Please bear this in mind if you are considering ordering any items of furniture etc. or giving notice if you are in rented accommodation.



Ground Floor

Living Room	4.74m x 3.13m	15'6" X 10'3"
Kitchen/Dining	2.56m x 4m	8'4" x 13'2"
Cloakroom	0.94m x 1.86m	3'1" x 6'1"

First Floor

Bedroom 1	2.71m x 3.35m (4.02m*)	8'10" x 10'11" (13'2"*)
Bedroom 2	2.71m x 3.09m (3.77*)	8'10" x 10'1" (12'4"*)
Bedroom 3	1.93m x 2.26m	6'3" x 7'4"
Bathroom	1.93m x 1.86m	6'3" x 6'1"

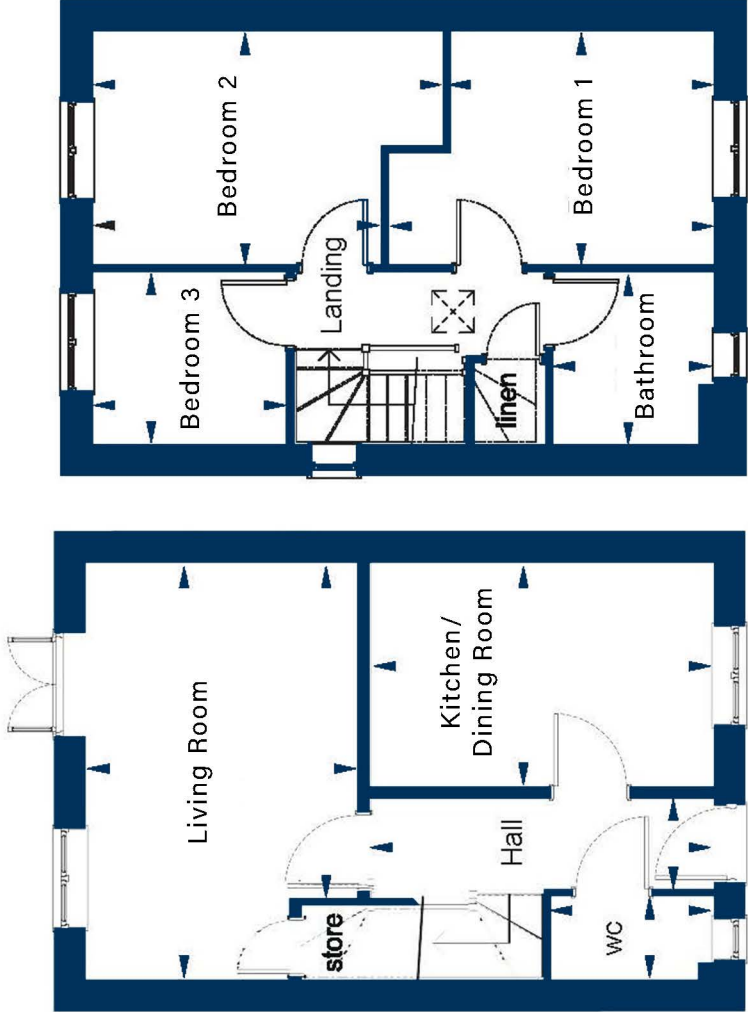
*Maximum dimensions supplied in irregular shaped rooms

Floor Plans & Dimensions

We have provided floor plans to show the approximate dimensions of the properties on this site, as each property is built individually and internal finishes may vary during the course of construction. External finishes will vary from plot to plot. Some plots may be handed versions of the illustrations (mirror image).

Elevations and Internal Finishes

The artist impressions/CGI's and site plan are indicative. The colours and finish of the various external elevations may vary and are subject to change/availability. The area surrounding each property may also differ from that shown. Please be sure to check with the Summerfield Homes sales representative for details of the finishes relating to your chosen property at the time of reservation.



Ground Floor

First Floor

The Kilve

3 Bedrooms

Plots 156, 157, 168 & 169



Ground Floor

Living Room	3.67m x 2.66m	8' 9" x 16' 0"
Kitchen	2.68m x 4.88m	11' 9" x 8' 8"
Cloakroom	0.95m x 1.16m	3' 1" x 3' 9"

First Floor

Bedroom 1	3.67m x 2.66m	11' 9" x 8' 8"
Bedroom 2	3.67m x 2.62m	11' 9" x 8' 7"
Bathroom	1.93m x 1.86m	6' 3" x 6' 1"

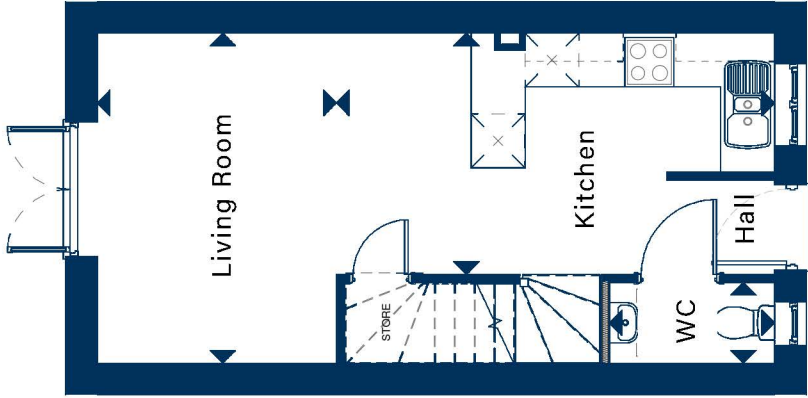
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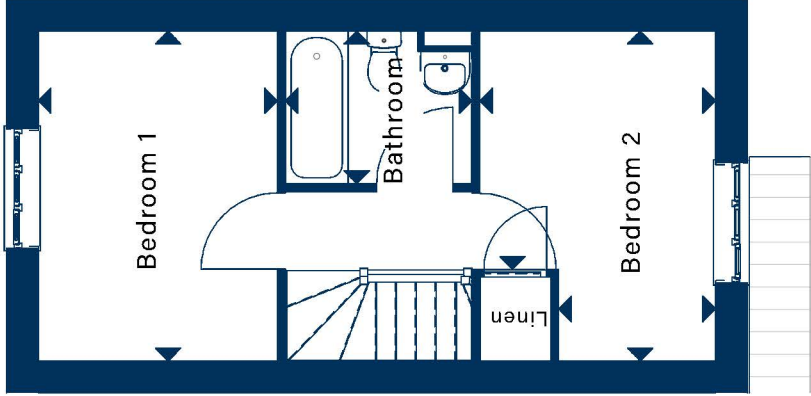
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Ground Floor



First Floor

The Cleeve

2 Bedrooms

Plots 147, 148, 170 & 171

Site Plans



The Poplars

2 Bedroom My Home

The Cleeve - 596 sq.ft

Plots 170 & 171

3 Bedroom My Home

The Kilve - 730 sq.ft

Plots 168 & 169

The Laurels

2 Bedroom My Home

The Cleeve - 596 sq.ft

Plots 147 & 148

3 Bedroom My Home

The Kilve - 730 sq.ft

Plots 156 & 157



Site Plan

The Laurels

2 Bedrooms

The Cleeve - 596 sq.ft

Plots 147 & 148



This site plan is for illustrative purposes only and the actual site layout may vary. Whilst it is always our intention to build in accordance with this plan, there are occasions where boundaries may change as the development proceeds. Please check the details of your chosen home with our sales representatives at the point of reservation.

Specification

Kitchen

- Wall and floor units from Summerfield My Home range
- Post formed worktops and upstands from the Summerfield My Home range
- Single electric oven, four ring gas hob and integrated chimney hood.
- Single bowl stainless steel sink unit with drainer and mixer tap
- Glass splashback above hob
- Space for fridge/freezer and washing machine

Bathroom

- Contemporary white sanitaryware comprising of bath, pedestal wash hand basin and close coupled WC
- Thermostatic wall mounted bath/shower mixer in chrome
- Two panel folding glass bath screen
- Full height ceramic wall tiling around 3 sides of bath
- Glass splashback above wash hand basin

Cloakroom

- White sanitaryware comprising of pedestal wash hand basin and close coupled WC
- Glass splashback above wash hand basin

General

- GRP insulated front door with multi point locking finished in white
- White PVCu windows
- White PVCu French doors with multi point locking finished in white
- White satin painted internal doors
- High efficiency gas fired condensing boiler providing central heating and mains pressure domestic hot water
- Smoke/heat and CO2 detectors
- Telephone and TV point to living room and bedroom 1
- Wiring only for aerial (aerial not fitted)
- Wiring only for external light to rear of property
- Fixed ceiling lighting in kitchen, bathroom and cloakroom, all other light fittings are pendant lights
- Each property benefits from garden and parking
- Front gardens are landscaped as per the approved planting scheme
- Rear gardens are rotovated and raked
- Low energy external light to the front of property
- All properties benefit from a 10 year NHBC warranty

Information

Summerfield Homes take pride in being a local business, working with local communities to create an environment in which people live.

We aim to build homes that meet the aspirations of our customers and provide affordable homes for people who might need a little extra help buying a new home.

Our My Home properties at Killams Park (**Plots 147, 148, 156, 157, 168, 169, 170 & 171**) are available to buy at a discounted price (30% discount to the open market value). You will own the whole property and therefore you won't enter into a shared ownership scheme or pay any rent. When you sell your home in the future this must be at the same discounted rate (30%) and your purchaser will need to meet the same criteria, therefore, the property remains affordable for future generations.

External finishes, house type plans, site plan and specifications are subject to change and may differ to our other developments. Please check this at the time of reservation.

PLEASE NOTE: Flooring, curtains and blinds are not included as part of the standard specification.

CUSTOMER UPGRADES

Customer upgrades are not available on My Home properties.

my
HOME



From the M5 – coming from the north – Leave at Jct 25 and take the 4th exit towards the centre of Taunton on the A358. Continue across the first roundabout and take the left filter as you approach the first set of traffic lights. Turn left into Bridgwater Road and continue through the first set of lights. At the second set of lights, where the road bears right, take the left hand turn into Ilminster Road. Follow this down to a mini roundabout where you will take the second exit and follow this all the way to the end (passing Blackbrook Sports Centre on your left) to the next mini roundabout and take the first exit into Chestnut Drive. Follow this all the way to the end and turn right at the T junction into Shoreditch Road. Take the first left off this road into Killams Drive and the development will be directly in front of you at the end of this road.

From the M5 – coming from the south – Leave at Jct 25 and take the 2nd exit towards the centre of Taunton on the A358. Follow the directions above to the development.

From the centre of Taunton – Head east on Fore Street, passing Marks and Spencer on your right. Follow this road through to set of lights where the road splits into two lanes and take the right hand lane for the lights. Follow this road to the right at the lights and take the immediate next left at the next set of lights, which will take you into Silver Street on the B3170. Follow this road (it turns into South Road) past Kings College on the left and Richard Huish College opposite it on the right. Carry on through the traffic lights and over the zebra crossing and Killams Drive is the 3rd turning on your right after the crossing, before you reach the bridge over the motorway.



KILLAMS PARK

TAUNTON

NHBC
10 YEAR
Buildmark
Guarantee

SUMMERFIELD
HOMES





HEALTH & SAFETY

Your safety is of the utmost importance to us, and hence we have produced the following guidelines which comply to the current Health & Safety Legislation:

- i. Please only use designated car parking spaces and visit our site sales office first.
Please avoid parking outside any neighbouring properties
- ii. You **MUST** always be accompanied by a representative of Summerfield Homes anywhere on site outside of the sales area.
- iii. Hard hats, appropriate footwear and high visibility wear **MUST** always be worn on the site during construction.
- iv. Access cannot be given to areas where scaffolding is in place.
- v. Please wear appropriate footwear when visiting the site, as footpaths and grounds may be uneven or unfinished.
- vi. Please note that there may be construction vehicles moving around the site, you must ensure that you always follow the clearly defined pedestrian footpaths.
- vii. Please note that children are not allowed on site at any time.