



My Home Buyers Pack

The Sandford - Plots 261 & 262
3 bedroom Semi-Detached Home



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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 have released for sale, two 3 bedroom My Home semi-detached properties, The Sandford Plots 261 and 262 at £249,995 (please note this price is with the 30% discount already taken off).

Although the specification for the My Home properties differs from 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 Sandford Specification and Site Plan within this pack for further details.

There will be a Management Company set up at Killams Park to manage the attenuation and spaces. 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. Potential purchasers will need to be registered with Homefinder Somerset:
<https://www.homefindersomerset.co.uk/choice/login>

Tick Me

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On opening please select ‘Register’ in the top right hand corner and proceed through the application.

Please note, the registration process for Homefinder Somerset for eligibility for My Home open market discount properties is the same registration website for several housing options including social housing and the registration questions allow for this. However you do need to answer all questions in order that you can progress through the application. Under the section ‘details of why you would like to move’ your response should advise that you are registering as part of the eligibility process for purchasing a Summerfield Homes My Home property.

Once you submit your application to join the Homefinder Somerset register, you will be provided with a reference number. Please take a screen shot of that page showing the reference number or note down your reference number and provide this with the Confidential Questionnaire (see point 3 below) and other relevant paperwork as detailed in the Confidential Questionnaire.

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

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Plot No.	Maximum Single Income	Maximum Joint Income
261	£72,906	£84,122
262	£72,906	£84,122

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 Sarah Beisly Residential Sales Office Manager, Summerfield Homes, 01823 257961 sbeisly@summerfield.co.uk.

☐

Completed Confidential Questionnaires should then be returned to Sarah Beisly, together with associated paperwork (as detailed on the Confidential Questionnaire) together with your Homefinder Somerset reference number, by email: sbeisly@summerfield.co.uk, or hand deliver: Sarah Beisly, Summerfield Homes, Taunton, South Road, Taunton TA1 3ND, for submission to the Enabling Officer at Somerset Council for eligibility approval, and if successful you will receive an eligibility letter.

4. You have received confirmation from Somerset Council Enabling Officer that you are eligible (eligibility letter).

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5. You plan to live in the property as your sole residence and you do not plan to rent out the property.

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6. You can afford to buy the property.

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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.

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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 they have a mortgage agreed in principle or funds available, and an eligibility letter from the Enabling Officer at Somerset 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 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 we recommend speaking to someone who understands this sector.

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

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 and can also provide proof that they have a mortgage agreed in principle or funds available, and be approved by Somerset 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.



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. Appropriate personal protective equipment MUST be worn at all times whilst visiting the construction site.
- 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.

Further 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 261 & 262) 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.

Please note that CGI's are for illustrative purposes only, external finishes, house type plans, site plans 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.



The Sandford

Plots 261 & 262



Ground Floor

Hall	1.18m* / 1.05m* x 3.95m	3'10" / 3'5" x 13'0"
Kitchen/Diner	2.56m x 3.93m	8'4" x 12'10"
Lounge	4.73m* / 3.85m* x 4.85m* / 3.97m*	15'6" / 12'7" x 15'11" / 13'0"
Cloakroom	0.94m x 1.86m	3'1" x 6'1"

First Floor

Master Bedroom	2.71m* / 1.32m* x 5.68m* / 5.01m*	8'10" / 4'4" x 18'7" / 16'5"
Bedroom 2	2.71m* / 1.30m* x 3.77m* / 3.09m*	8'10" / 4'3" x 12'4" / 10'1"
Bedroom 3	1.93m x 3.92m	6'4" x 12'10"
Bathroom	1.93m x 1.86m	6'4" x 6'1"

* Minimum / maximum dimensions supplied for irregular shaped rooms



Specification

The Sandford - Plots 261 & 262

Kitchen

- Wall and floor units from Summerfield My Home range
- Post formed worktops and upstands from the Summerfield My Home range
- Single electric oven, ceramic 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 with mixer tap 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
- Tiled splashback above wash hand basin

Cloakroom

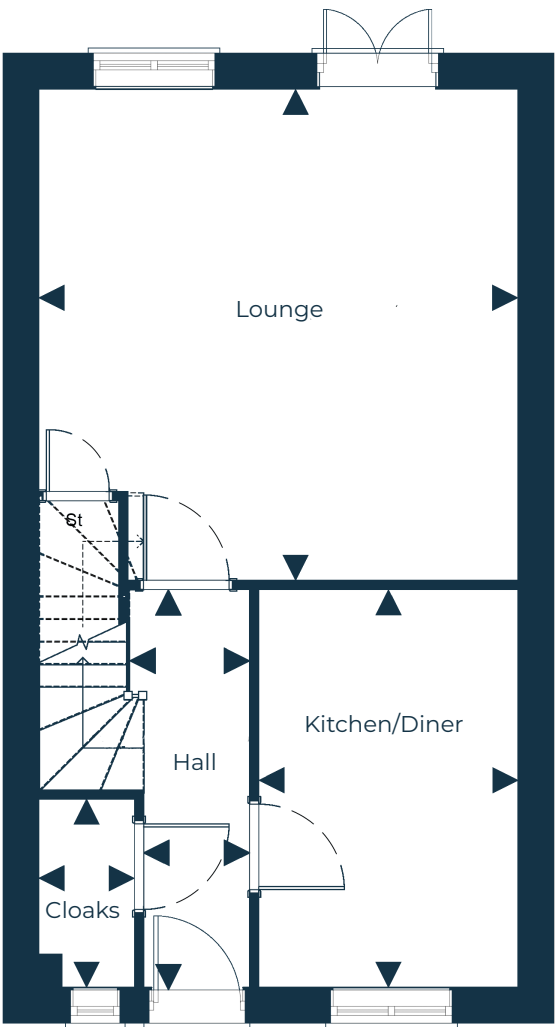
- White sanitaryware comprising of a wash hand basin with mixer tap and close coupled WC
- Tiled splashback above wash hand basin

General

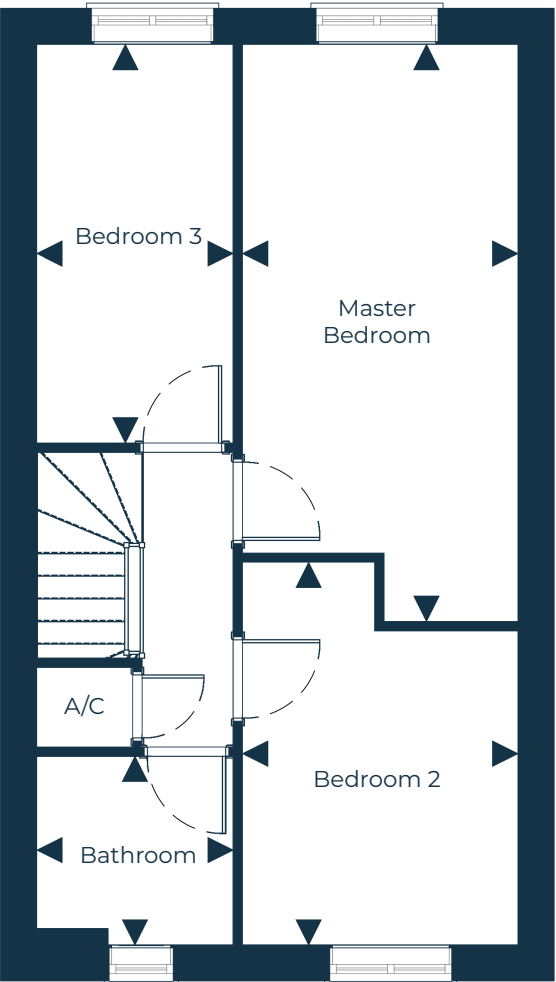
- GRP insulated front door with multi point locking finished in white
- White PVCu windows
- White PVCu French doors with multi point locking finished in white
- White satin painted internal doors
- High efficiency gas fired condensing boiler providing central heating and mains pressure domestic hot water
- Smoke, heat and CO Carbon Monoxide 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 topsoiled and rotovated
- Low energy external light to the front of property
- All properties benefit from a 10 year NHBC warranty
- Plots 261 & 262 will each have an electric car charging point to the rear of the property
- 7ft x 4ft timber built bike store to rear garden

Floor Plans & Dimensions: We have provided floor plans to show the approximate dimensions of the properties on this site. The dimensions may vary as each property is built individually and precise 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) and may be detached, semi-detached or terraced.

Elevations and Internal Finishes: Artist impressions/CGI's have been used to represent the houses to be built. The colours and finish of the various external elevations may vary from house to house. The area surrounding each property may also differ from that shown. Please be sure to check with our sales representative for details of the finishes relating to your chosen property at the time of reservation.



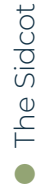
Ground Floor



First Floor

Please note this plot may be handed (mirror image), please speak with a Sales Advisor for more information.

2 Bedroom Homes



The Sidcot

Plots: 246, 247, 250, 251

3 Bedroom Homes



The Drayton

Plots: 236, 237, 248, 265



The Millhayes

Plots: 249, 266



The Elworthy

Plots: 238, 239, 252



The Bower

Plot: 264

4 Bedroom Homes

The Sandford - MyHome

Plots: 261, 262

4 Bedroom Homes



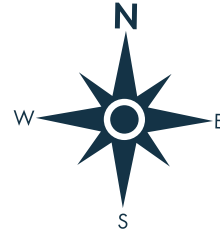
The Moorlinch

Plots: 253, 254



The Wembdon

Plot: 263

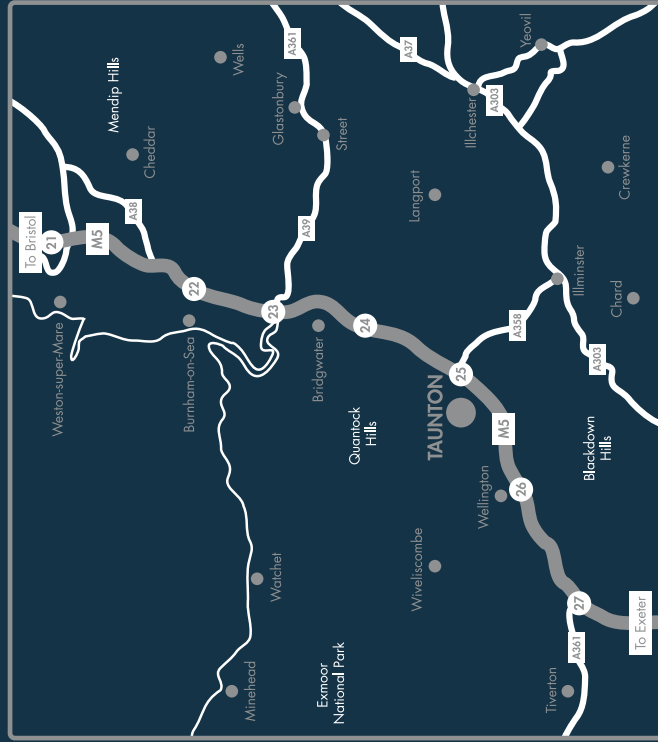


Map shown for illustrative purposes only and actual site layout may vary and is subject to change

As the house type finishes vary from property to property it is important to check prior to exchange of contracts the finish of the property

How to find us...

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.





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