

SAXON FIELDS

Middlezoy | Somerset

My Home Buyers Pack

The Sandford - Plots 2 & 3

3 bedroom home

SUMMERFIELD

HOMES



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Introduction

An opportunity to buy and own a home at 25% less than the open market value!

We are pleased to be able to offer the chance to own a home and pay 75% 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 home) 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, a 3 bedroom mid-terrace My Home property, The Sandford, Plot 2 at £217,500 and a 3 bedroom end-terrace My Home property, The Sandford, Plot 3 at £226,875 (please note these prices are with the 25% discount already taken off).

Although the specification for the My Home properties differs from the open market properties, the My Home properties will be finished to Summerfield's usual high standard and benefit from gas-fired central heating and double glazing, and will have a garden and parking for 2 cars, electric car charging point, solar panels, 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 Saxon Fields to manage the attenuation and spaces. It is anticipated that each property will pay approximately £270.00 per annum to the Management Company.

Do you meet the criteria?

To be eligible to purchase a My Home property at Saxon Fields, 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

☐

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:

☐

Plot No.	Maximum Single Income	Maximum Joint Income
2	£63,365	£73,113
3	£66,096	£76,265

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 Saxon Fields, 07557 094640 mgoodisonblanks@summerfield.co.uk or Sarah Beisly, Sales Office Manager at 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, Tauntfield, 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.

☐

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 (25%) and purchasers would need to meet the same criteria. This will be in perpetuity.

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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 Saxon Fields 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.



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 Saxon Fields (Plot 2 & 3) are available to buy at a discounted price (25% 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 (25%) 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.

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.



The Sandford

Plots 2 & 3



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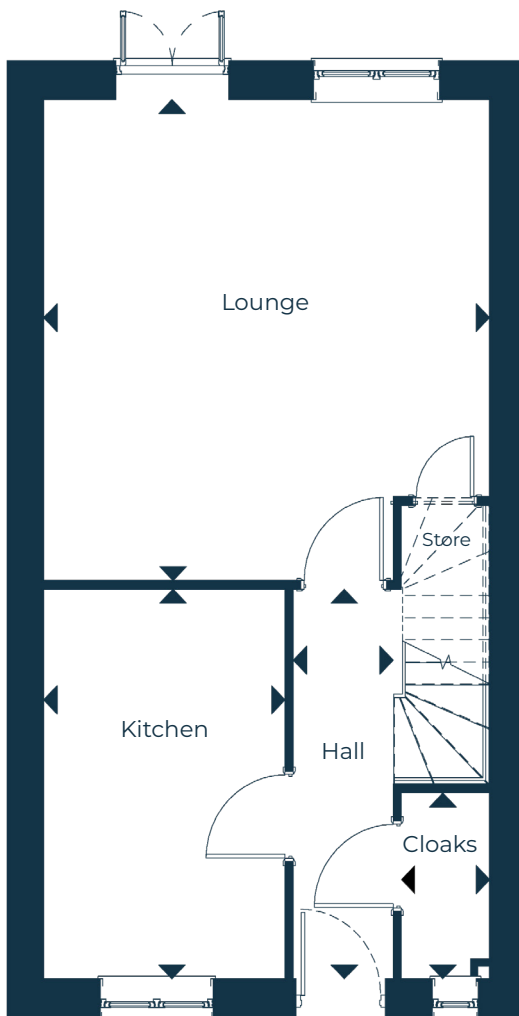
Ground Floor

Hall	1.06m x 3.93m	3'6" x 12'11"
Lounge	4.74m x 4.85m	15'7" x 15'11"
Kitchen	2.56m x 3.93m	8'5" x 12'11"
Cloakroom	0.93m x 1.87m	3'0" x 6'1"

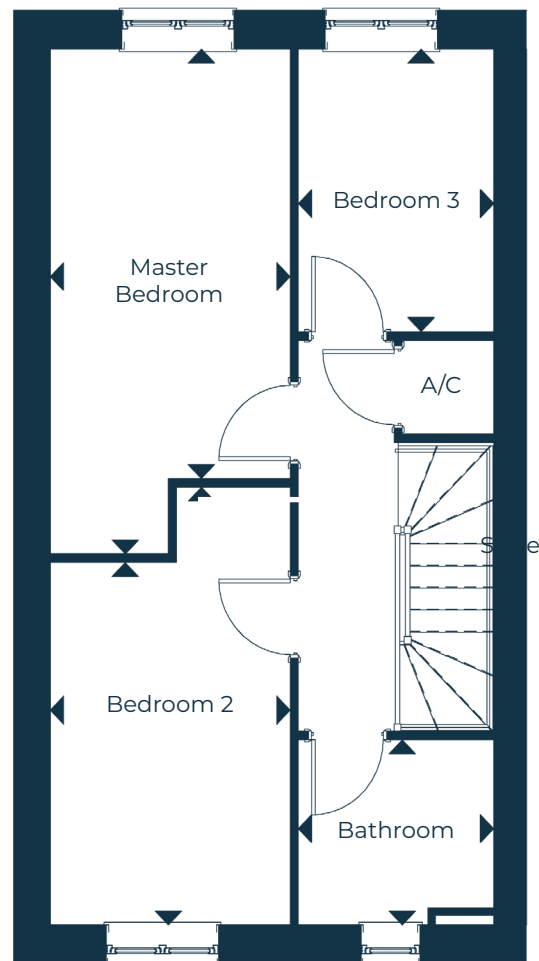
First Floor

Master Bedroom	2.56m x 4.35m* / 5.11m*	8'5" x 14'3"* / 16'9"*
Bedroom 2	2.56m x 3.67m* / 4.43m*	8'5" x 12'0"* / 14'6"*
Bedroom 3	2.09m x 2.86m	6'10" x 9'5"
Bathroom	2.09m x 1.87m	6'10" x 6'1"

* Minimum / maximum dimensions supplied for irregular shaped rooms



Ground Floor



First Floor

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



Specification

The Sandford - Plots 2 & 3

General

- Wireless doorbell
- GRP insulated white front and rear door with multi point locking
- White PVCu windows
- White PVCu French doors with multi point locking
- White satin painted internal doors
- Air source heat pump with cylinder
- Radiators to all rooms
- Smoke, heat and CO detectors
- Telephone and TV point to living room and bedroom 1
- Wiring only for aerial (aerial not fitted)
- Fixed ceiling lighting in kitchen, bathroom and cloakroom, all other light fittings are pendant lights
- Front garden landscaped as per the approved planting scheme
- Rear garden topsoiled and rotovated
- Parking for two cars
- Low energy external light to the front of property
- Wiring only for external light to rear of property
- 10 year NHBC warranty
- Solar PV panels
- Electric car charging point
- 7ft x 3ft shed on paving to rear garden

Kitchen

- Wall and floor units
- Post formed worktops and upstands
- 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

Cloakroom

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

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
- Full height wall tiling around 3 sides of bath
- Tiled splashback above wash hand basin
- Electric towel rail

Floor Plans & Dimensions

We have provided floor plans as part of this brochure 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.

Elevations and Internal Finishes

Artist's Impressions, Site Plans, Floor Plans and CGI's have been used to represent the houses to be built on this site. The colours and finish of the various external elevations may vary from plot to plot. Some plots may be handed versions of the illustrations (mirror image) and some may be detached, semi-detached or terraced. The area surrounding each property may also differ from that shown. The specification may also be subject to change and/or availability. Please be sure to check with the Summerfield Homes Sales advisor for details of the finishes relating to your chosen property at the time of reservation.

Site Plan



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.

2 Bedroom Homes

-  The Sidcot
Plots 4, 5 & 6


3 Bedroom Homes

-  The Sandford - My Home
Plots 2 & 3
-  The Drayton
Plots 7, 8, 14, 15, 16, 17, 18 & 19
-  The Elworthy
Plot 9

4 Bedroom Homes

-  The Kingsbury
Plots 11, 12 & 13
-  The Kingsbury Garden
Plot 10

Affordable Housing

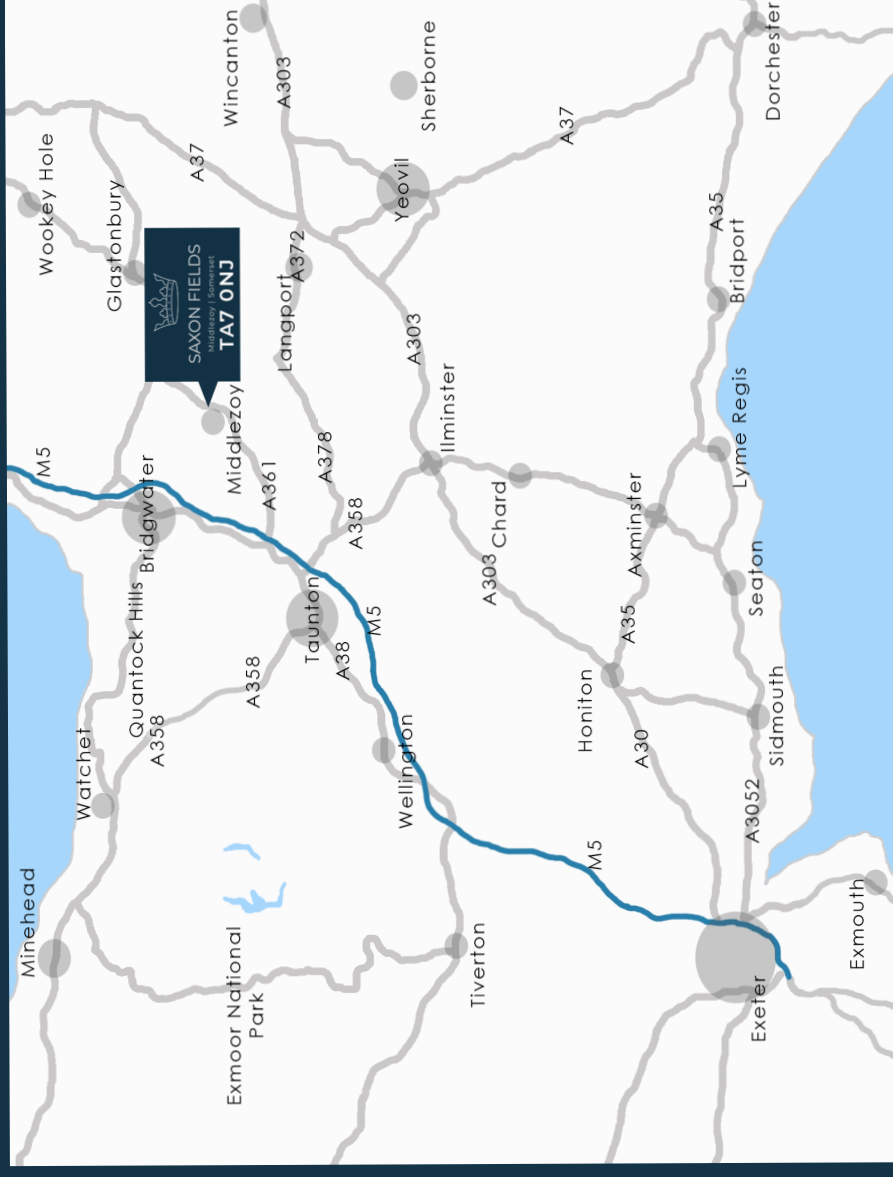
-  Plots 1, 20, 21, 22, 23, 24, 25 & 26

How to find us...

From the M5 - coming from the North: Leave at Junction 23 and take the A39 exit. Take the 1st exit onto A39 and continue on this road until you reach the second roundabout then take the 3rd exit onto Puriton Hill/A39. Continue on this road for 1 mile. Once you reach the lights turn right onto Bath Road/A39 and follow this road for 1.3 miles. At the roundabout take the 1st exit onto Bath Road/Bower Lane and at the next roundabout take the 1st exit onto and at the next roundabout take the 1st exit onto Westonzoyle Rd/A372. Follow along this road for 4.8 miles and turn right onto Mail Road. Turn left onto Back Lane and the development will be straight ahead of you.

From the South: Take the A372 from Langport and continue to follow this road for 4.5 miles. At the junction turn right then left, still carrying to the A372. Follow this road for 1 mile to then turn left onto Main Road, then turn left onto Back Lane and the development will be straight ahead of you.

For satellite navigation purposes use TA7 0NJ or what3words: robe.dimes.nightfall



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01823 257961

enquiries@summerfield.co.uk

Summerfield Homes, Tauntonfield, South Road, Taunton TA1 3ND

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