



LIDDYMORE PARK

Watchet | West Somerset

My Home Buyers Pack

The Broadway - Plot 192
1 Bedroom Bungalow

The Compton - Plots 219 & 220
1 Bedroom Semi-Detached House

The Holcombe - Plot 206
2 Bedroom Apartment

The Hambridge - Plots 196, 197 & 198
2 Bedroom Terrace House

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 homes) so there is good chance that it will be cheaper to buy one of these homes rather than rent a similar property!

We have released for sale, 7 My Home properties:

The Broadway, Plot 192, 1 bedroom detached bungalow - £165,000

The Compton, Plots 219 & 220, 1 bedroom semi-detached house - £154,687

The Holcombe, Plot 206, 2 bedroom apartment - £150,000

The Hambridge, Plots 196, 197 & 198, 2 bedroom terrace/mid terrace house - £199,687, £195,000 & £198,750

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, 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 each house types Specification and Site Plan within this pack for further details.

There will be a Management Company set up at Liddymore Park to maintain attenuation and open spaces. It is anticipated that each property will pay

Do you meet the criteria?

To be eligible to purchase a My Home property at Liddymore 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

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. You have a strong local connection with the Parish of Watchet *

3. 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	Estimated Build Completion
192	£48,070	£55,465	September / October 2026
219	£45,065	£51,999	July / August 2026
220	£45,065	£51,999	July / August 2026
206	£43,700	£50,423	August / September 2026
196 *	£58,175	£67,125	November / December 2026
197 *	£56,810	£65,550	November / December 2026
198 *	£57,902	£66,810	November / December 2026

4. You will need to make your application for eligibility by completing a Confidential Questionnaire. A copy of the Confidential Questionnaire can be requested from Rene Kilner, Sales Advisor at Liddymore Park Marketing Suite 07585 024952, rkilner@summerfield.co.uk or Sarah Beisly 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.

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

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

7. You can afford to buy the property.

8. 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.

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.

* Selected plots will need to meet this criteria



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 Liddymore 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.



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 Liddymore Park (Plots 192, 196, 197, 198, 219, 206 & 220) 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 Broadway

Plot 192



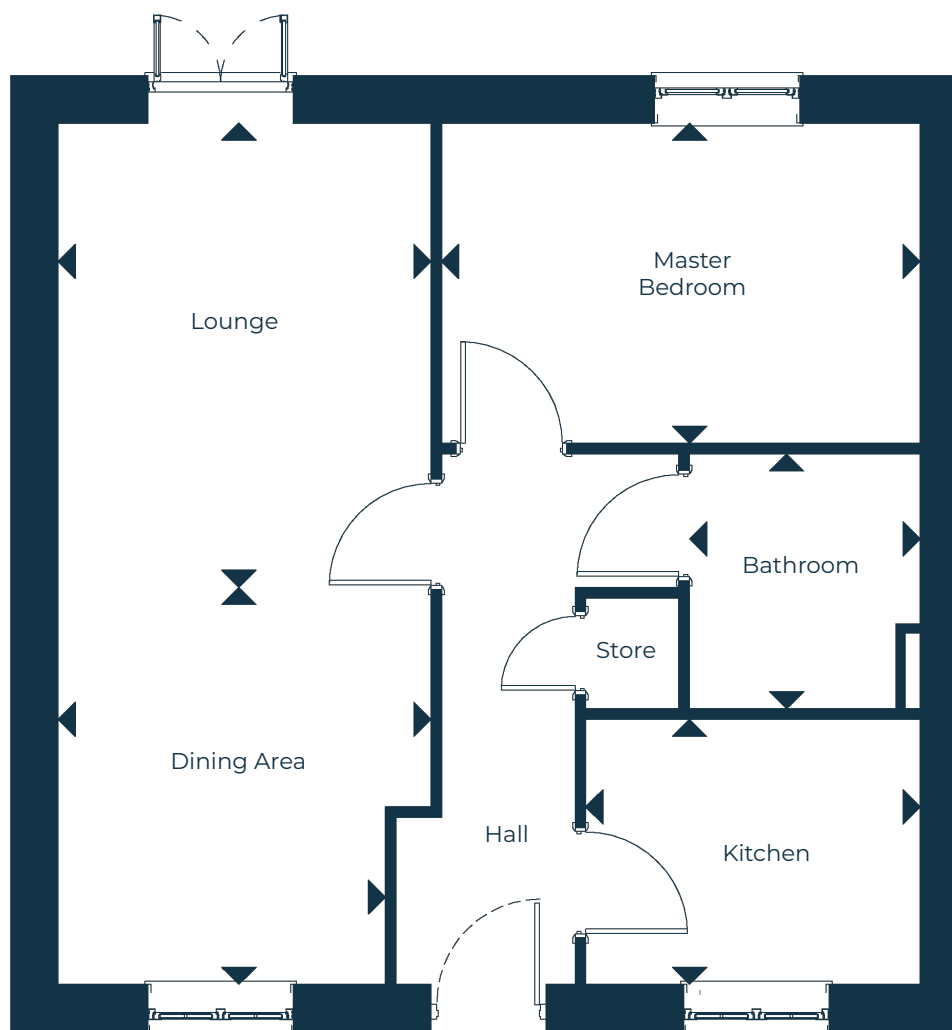
LIDDYMORE PARK

Watchet | West Somerset

Ground Floor

Kitchen	2.82m x 2.21m	9'3" x 7'3"
Lounge	3.09m x 3.82m	10'1" x 12'6"
Dining Area	3.09m* / 2.70m* x 3.27m	10'1"* / 8'3"* x 10'9"
Master Bedroom	3.96m x 2.73m	12'11" x 8'11"
Bathroom	1.92m x 2.02m	6'3" x 6'7"

* Minimum / maximum dimensions supplied for irregular shaped rooms



Ground Floor

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



Specification

The Broadway - Plot 192

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
- In roof Solar PV Panels
- 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
- External car charging point
- 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
- 7ft x 3ft timber built bike store to rear garden

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 chimney hood.
- Single bowl stainless steel sink unit with drainer and mixer tap
- Glass splashback above hob
- Space for fridge and washing machine

Bathroom

- Contemporary white sanitaryware comprising of bath, pedestal wash hand basin with mixer tap and close coupled WC
- Thermostatic bath/shower mixer in chrome
- Inward folding glass bath screen
- Full height 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

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.

The Compton

Plots 219 & 220



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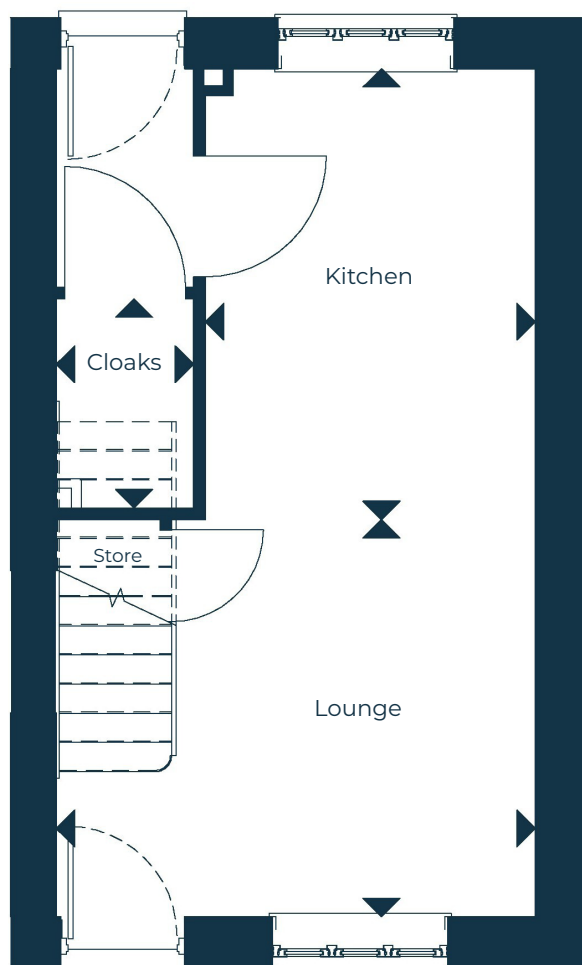
Ground Floor

Kitchen	2.35m x 3.43m	7'8" x 11'3"
Lounge	3.65m x 3.05m	11'11" x 10'0"
Cloakroom	1.05m x 1.60m	3'44" x 5'25"

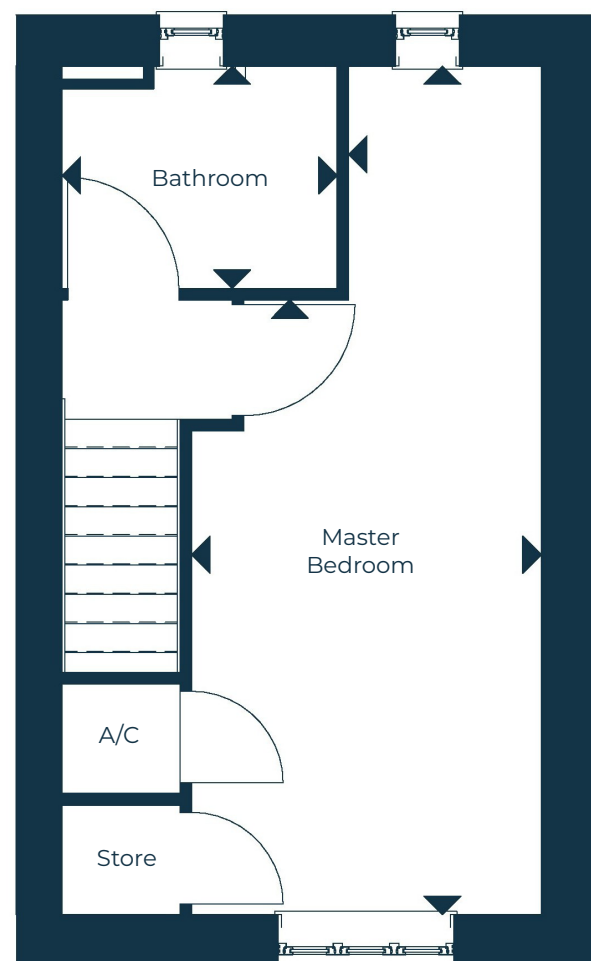
First Floor

Master Bedroom	1.47m* / 2.67m* x 4.7m* / 6.48m*	4'11"* / 8'9"* x 15'0"* / 21'3"*
Bathroom	2.10m x 1.70m	6'10" x 5'7"

* 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 Compton - Plots 219 & 220

General

- GRP insulated front and rear door with multi point locking finished in white
- White PVCu windows
- White satin painted internal doors
- High efficiency gas fired condensing boiler providing central heating and mains pressure domestic hot water
- In roof Solar PV Panels
- 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
- External car charging point
- 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
- 7ft x 3ft timber built bike store to rear garden

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 chimney hood.
- Single bowl stainless steel sink unit with drainer and mixer tap
- Glass splashback above hob
- Space for fridge and washing machine

Bathroom

- Contemporary white sanitaryware comprising of bath, pedestal wash hand basin with mixer tap and close coupled WC
- Thermostatic bath/shower mixer in chrome
- Inward folding glass bath screen
- Full height 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

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The Holcombe

Plot 206



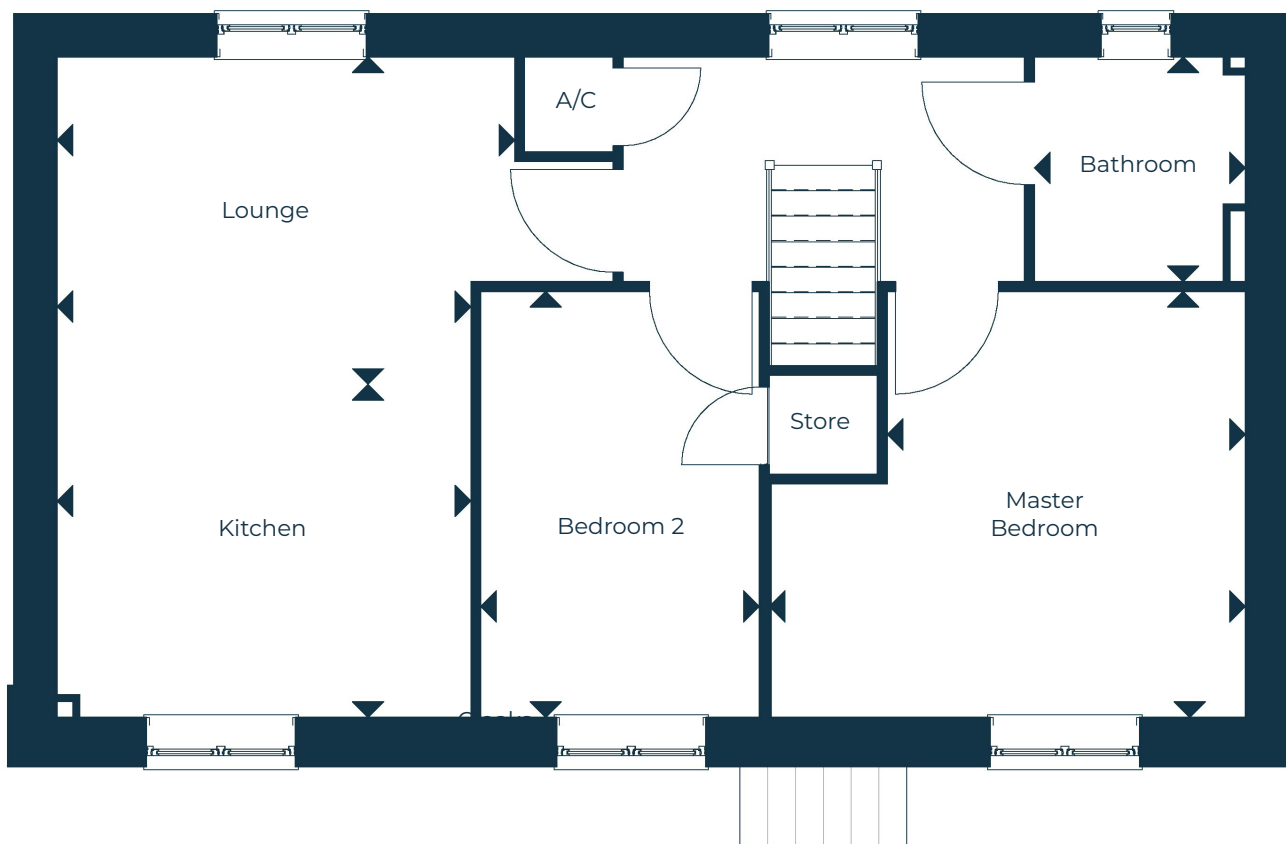
LIDDYMORE PARK

Watchet | West Somerset

First Floor

Kitchen	3.7m x 3.0m	12'1" x 9'1"
Lounge	3.7m* / 4.1m* x 2.95m	12'1"* / 13'5"* x 9'8"
Master Bedroom	3.22m* / 4.28m* x 3.83m	10'6"* / 14'0"* x 12'6"
Bedroom 2	2.51m x 3.83m	8'2" x 12'6"
Bathroom	1.9m x 2.02m	6'2" x 6'7"

* Minimum / maximum dimensions supplied for irregular shaped rooms



First Floor

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



Specification

The Holcombe - Plot 206

General

- GRP insulated front door with multi point locking finished in white
- White PVCu windows
- White satin painted internal doors
- High efficiency gas fired condensing boiler providing central heating and mains pressure domestic hot water
- In roof Solar PV Panels
- 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
- External car charging point
- 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
- 7ft x 3ft timber built bike store to rear garden

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 chimney hood.
- Single bowl stainless steel sink unit with drainer and mixer tap
- Glass splashback above hob
- Space for fridge and washing machine

Bathroom

- Contemporary white sanitaryware comprising of bath, pedestal wash hand basin with mixer tap and close coupled WC
- Thermostatic bath/shower mixer in chrome
- Inward folding glass bath screen
- Full height 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

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The Hambridge

Plots 196, 197 & 198



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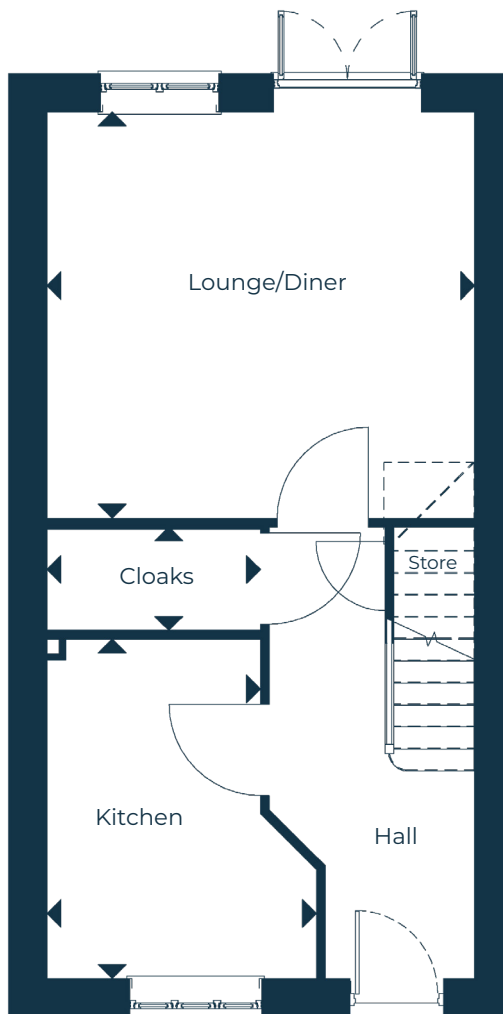
Ground Floor

Kitchen	2.16m* / 2.7m* x 3.44m	7'1"* / 8'1"* x 11'3"
Lounge/Diner	4.33m x 4.12m	14'2" x 13'6"
Cloakroom	2.16m x 1.05m	7'1" x 3'5"

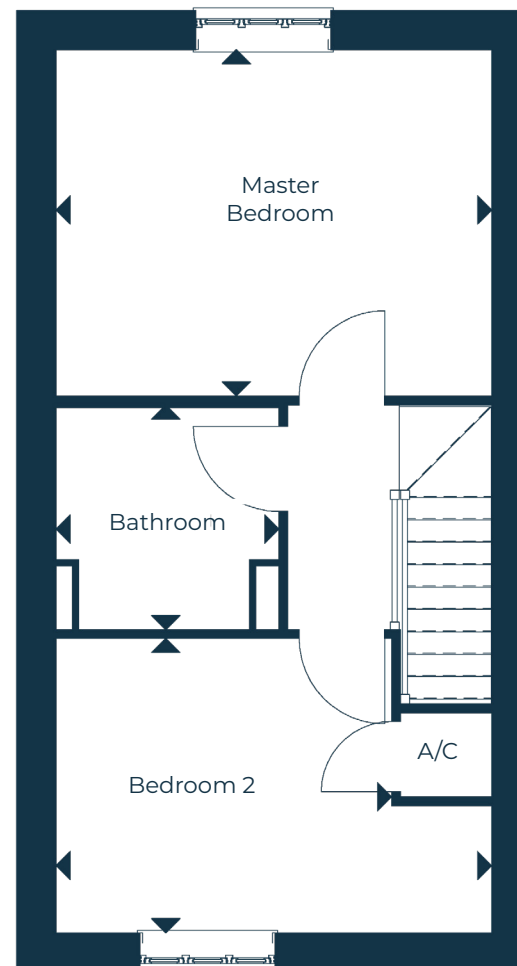
First Floor

Master Bedroom	4.33m x 3.44m	14'2" x 11'3"
Bedroom 2	3.33m* / 4.3m* x 2.93m	10'11"* / 14'2"* x 9'7"
Bathroom	2.21m x 2.23m	7'3" x 7'3"

* 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 Hambridge - Plots 196, 197 & 198

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
- In roof Solar PV Panels
- 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
- External car charging point
- 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
- 7ft x 3ft timber built bike store to rear garden

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 chimney hood.
- Single bowl stainless steel sink unit with drainer and mixer tap
- Glass splashback above hob
- Space for fridge and washing machine

Bathroom

- Contemporary white sanitaryware comprising of bath, pedestal wash hand basin with mixer tap and close coupled WC
- Thermostatic bath/shower mixer in chrome
- Inward folding glass bath screen
- Full height 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

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The Orchids



Watchet | West Somerset

**SUMMERFIELD
HOMES**



- 1 Bedroom Bungalow
 - The Broadway - My Home
Plots: 192 & 195
- 1 Bedroom Homes
 - The Compton - My Home
Plots: 219 & 220
- 2 Bedroom Apartments
 - The Holcombe - My Home
Plots: 206 & 214
- 2 Bedroom Homes
 - The Cleeve - My Home
Plots: 221 & 222
 - The Buckland
Plot: 190, 191, 203 & 204
 - The Hambridge - My Home
Plots: 196, 197 & 198
- 3 Bedroom Homes
 - The Cossington
Plots: 199 & 200
 - The Polden
Plots: 229 & 230
 - The Lydeard Bay
Plots: 169, 189, 201 & 224
 - The Bower
Plots: 202, 223, 225 & 226
- 4 Bedroom Home
 - The Crowcombe
Plot: 187
 - The Merriott
Plots: 170 & 171
 - The Kingsbury
Plots: 188, 213, 227, 228 & 231
- Affordable Housing
 - Plots: 205, 207, 208, 209, 210, 211, 212, 215, 216, 217 & 218



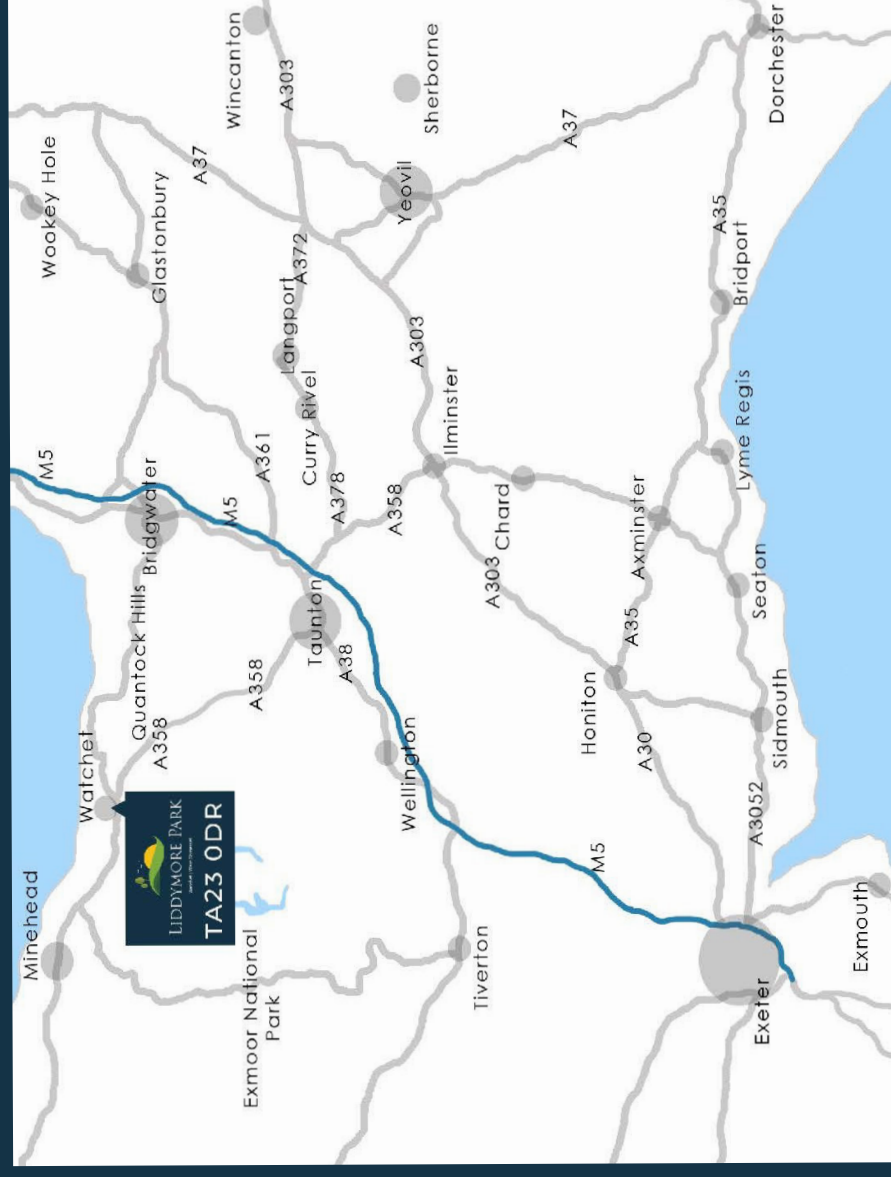
This site plan is for illustrative purposes only and the actual site layout may vary. Whilst it is always our intention to build in accordance with this plan, there are occasions where boundaries may change as the development proceeds. Please check the details of your chosen home with our sales representatives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

How to find us...

From the M5 - coming from the North: Take J23 off the M5 onto the A38 towards Bridgwater. From Bridgwater take the A39 towards Minehead. After about 15 miles at West Quantoxhead, (just after St Audries garage) fork right at the sign for Watchet. Follow the road for a further 3.5 miles past Haven Holiday Park on your right. Once you pass the sign for Watchet, Liddymore Road is the fourth turning on the left, Liddymore Park is situated at the end of the road.

From the South - Leave the M5 at J25 (Taunton) and follow the signs to the A358 towards Minehead. At Williton (about 15 miles) turn right at the mini - roundabout and then take the first left. As the road bends right, following the signs to Watchet. Once you have reached Watchet (past the railway station on your left), follow the road around to the left into Doniford Road and then take the next turning on your right into Liddymore Road. Liddymore Park is situated at the end of this road.

For satellite navigation purposes use TA23 ODR or what3words: unspoiled.hired.passion



LIDDYMORE PARK

Watchet | West Somerset



CONSUMER
CODE FOR
HOME BUILDERS
www.consumercode.co.uk



SUMMERFIELD

HOMES





01823 257961

enquiries@summerfield.co.uk

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The Broadway, The Compton, The Holcombe & The Hambridge
Plots 192, 196, 197, 198, 206, 219, 220 & 214 | V2 0526