

SPRING CROFT | DEVELOPMENT

Phase 2

About the development

One Vision Housing is delighted to offer a choice of two and three bedroom, newly built homes at the Spring Croft development, in Winsford, Cheshire, available through Shared Ownership.

Nestled in the heart of rural Cheshire with the meandering River Weaver flowing through it, Winsford is a highly sought-after place to live.

The beautifully landscaped development is close to local shops and services, and a choice of good primary and secondary schools.

Winsford is the nearest train station, just nine minutes away.

Homes available

- The Fircroft - Two bedroom home
Plots: 102, 103
- The Ashcroft - Three bedroom home (end terrace)
Plots: 101, 104
- The Ashcroft - Three bedroom home (semi-detached) *Plots: 87, 88, 99, 100*

Location

Nouth Close, Winsford, Cheshire CW7 2NF



Local information

Education

Families will appreciate Spring Croft's proximity to a choice of nearby schools.

Nearest schools

- Oakview Academy (0.4 miles)
- Grange Community Primary School (0.8 miles)
- St Joseph's Catholic Primary School (0.8 miles)
- The Winsford Academy (1 mile)
- Mid Cheshire College (6.3 miles)

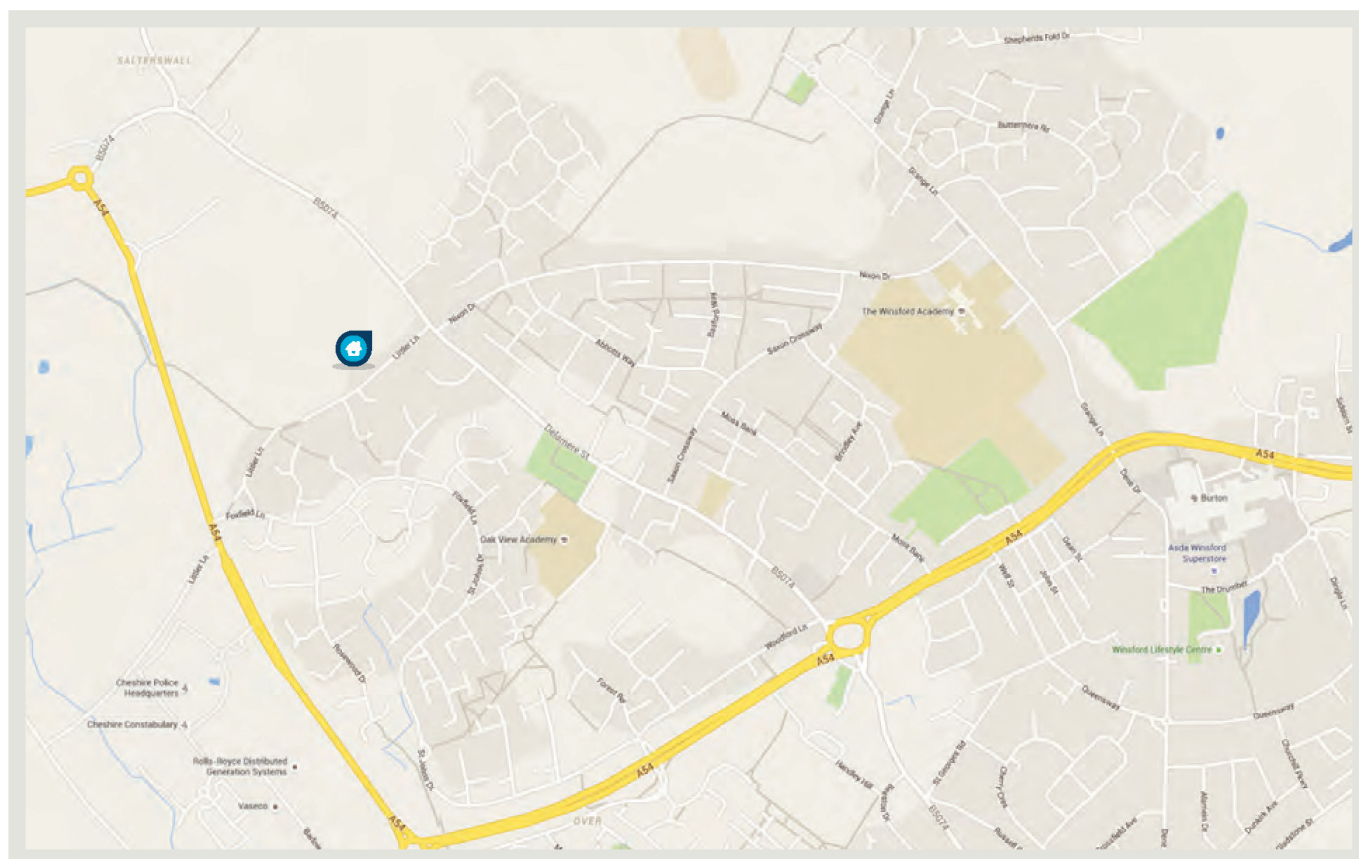
Transport links

The development is just 18 miles from historic Chester city and its famous racecourse, 28 miles from Manchester and 30 miles from Liverpool. What's more, the M6 motorway is close by and Winsford train station is on the West Coast Main Line, providing access to all parts of the UK.

Nearest train stations

- Winsford (3.5 miles)
- Delamere (4.3 miles)

Distances are straight line measurements from centre of postcode



Here to help

If you'd like more information about shared ownership with One Vision Housing, please visit our website or call a member of our team:



0333 733 8888



sales@ovh.org.uk



www.ovh.org.uk/sales

SPRING CROFT | PRICE LIST

Here is an explanation of how much you will pay, depending on the percentage of a property purchased.

Buyers can purchase different amounts depending on what they can afford as long as it is between 25% and 75% to begin with.

Buyers are able to purchase more shares in the future and can purchase 100% when they can afford to do so. The shared ownership rent decreases the more you purchase.

Further information can be found in 'Shared ownership - A simple guide'.

For example: A 50% share of a Fircroft will cost you £73,500 and monthly rent payments of £168.44 will be made to us.

House type	Plots available	Property details	Open market value	% share purchased	Monthly rent payable*
The Fircroft	102, 103	Two bedroom mid terrace house	£147,000	25% £36,750 50% £73,500 75% £110,250	£252.66 £168.44 £84.22
The Ashcroft	101, 104	Three bedroom end terrace house	£177,000	25% £44,250 50% £88,500 75% £132,750	£304.22 £202.81 £101.41
The Ashcroft	87, 88, 99, 100	Three bedroom semi-detached house	£180,000	25% £45,000 50% £90,000 75% £135,000	£309.30 £206.25 £103.13

**In addition to the shared ownership rent a service charge will also be payable for estate management services and buildings insurance. An estimate of this will be provided in the sale pack.*



THE ASHCROFT | THREE BEDROOM HOUSE



The image shown here is indicative of the three bedroom semi-detached house option. All photos, images and computer generated images in these particulars are for illustrative purposes and general guidance only. They do not constitute a contract, part of contract or warranty. External finishes, street configuration and landscaping may vary from plot to plot. Please check with OVH's sales advisor for further details relating to specific plots. Measurements provided are estimated; to ensure accuracy please undertake your own measurements before ordering any flooring, fixtures, fittings or furniture.

About the house

The Ashcroft is a spacious three bedroom home perfect for first time buyers, growing families and those looking to downsize.

Available through Shared Ownership The Ashcroft is a thoughtfully designed home with a welcoming hallway, with the additional benefit of a cloakroom and storage space. The hallway leads guests to an open plan living space with a kitchen to the front of the property.

Upstairs you will discover two spacious double bedrooms and a single bedroom. The first floor is also home to the property's modern family bathroom.

THE ASHCROFT | FLOOR PLANS



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Note: Bedroom dimensions taken into wardrobe recess. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

Ground floor

Gross Area	84.6 sq m / 910 sq ft
Living room	4.68m x 3.88m / 15'4" x 12'9"
Kitchen	3.39m x 2.57m / 11'2" x 8'5"

First floor

Gross Area	84.6 sq m / 910 sq ft
Bedroom 1	3.61m x 3.11m / 11'0" x 10'2"
Bedroom 2	3.46m x 2.67m / 11'4" x 8'9"
Bedroom 3	3.46m x 1.93m / 11'4" x 6'4"



THE FIRCCROFT | TWO BEDROOM HOUSE



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About the house

Located on the Spring Croft development in Winsford, The Fircroft is a charming two bedroom mid-terraced home.

The property which is available through Shared Ownership is perfect for first time buyers and those looking to downsize to a modern easy to maintain home.

The thoughtfully designed home welcomes guests via it's hallway which includes the added benefit of a cloakroom along with storage space. The hallway leads guests to a spacious open plan living and dining space – with access to the manicured rear garden, whilst the kitchen is located at the front of the property.

Upstairs are two double bedrooms accompanied by a family bathroom.

The Fircroft boasts a number of extras and additional features, including; turfed gardens, fencing and floor coverings to the kitchen, bathroom and cloakroom.

THE FIRCREFT | FLOOR PLANS



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Note: Bedroom dimensions taken into wardrobe recess. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

Ground floor

Gross Area	75.07 sq m / 808 sq ft
Living room	4.68m x 3.21m / 15'4" x 10'6"
Kitchen	2.53m x 3.05m / 8'3" x 10'0"

First floor

Gross Area	75.07 sq m / 808 sq ft
Bedroom 1	43.57m x 2.49m / 11'8" x 8'2"
Bedroom 2	4.68m x 3.21m / 15'4" x 10'6"

