

## SPRING CROFT

Looking for a place to call home in beautiful Cheshire?

One Vision Housing is delighted to release a collection of two and three bedroom houses located on the prestigious Spring Croft development, close to the historic market town of Winsford in Cheshire.

This semi-rural location, just 18 miles from Chester, is close to good schools and road and railway networks to Manchester and Liverpool.

Our homes are perfect for first time buyers, growing families and downsizers and are available to buy through our affordable \*shared ownership option.

With homes ready to move into from July, we are expecting lots of demand. So register your interest today and we'll be in touch to help you buy your new home.

**0333 733 8888**  
[sales@ovh.org.uk](mailto:sales@ovh.org.uk)

\*Homes available for qualifying purchasers



## 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)

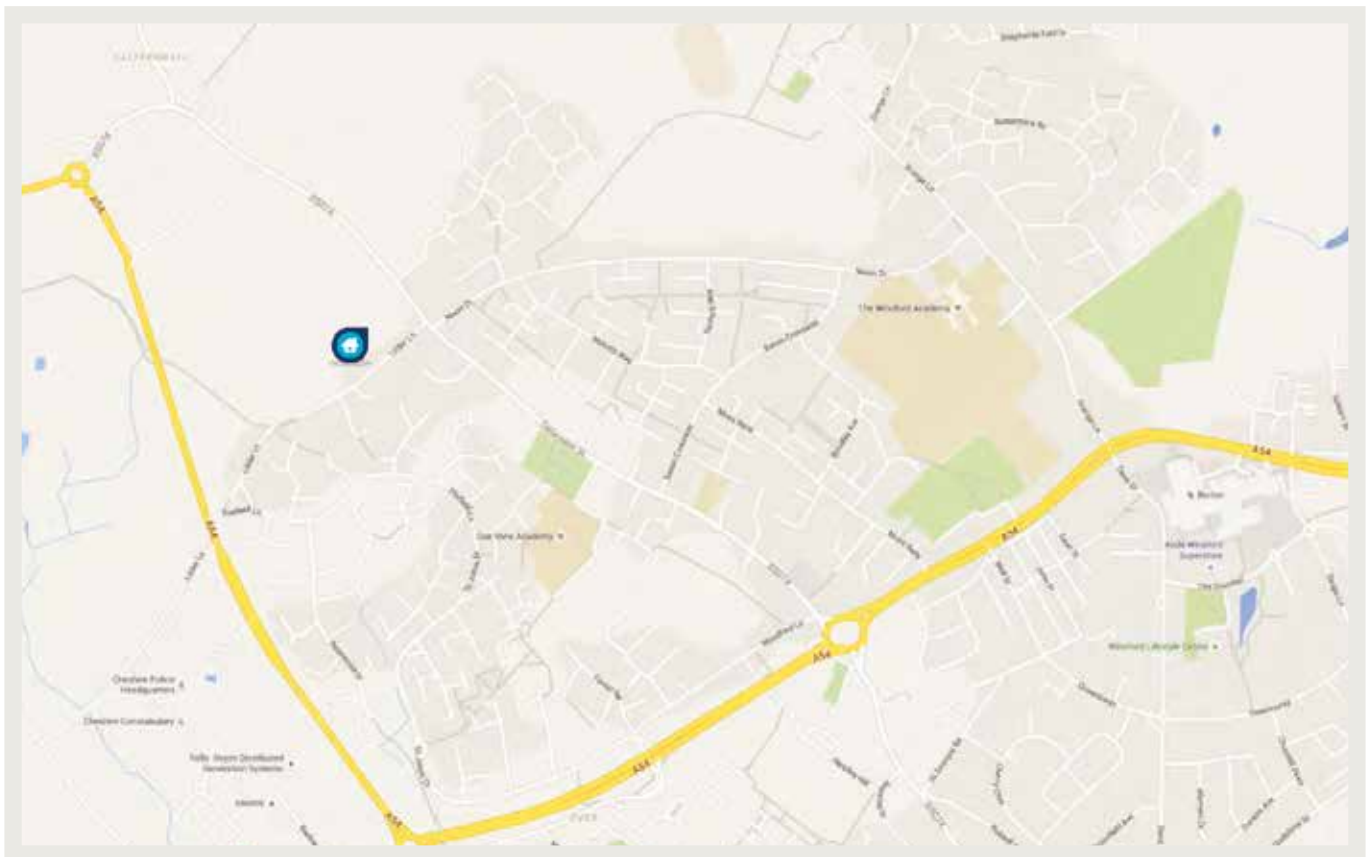
### Transport links

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](mailto:sales@ovh.org.uk)

 [www.ovh.org.uk/sales](http://www.ovh.org.uk/sales)

## SPRING CROFT | SHARED OWNERSHIP

Shared Ownership is a simple, affordable way to buy a new home. You buy the share that you can afford now and buy more shares when you can afford to.

At Spring Croft, prices start at £36,750\* for a 25% share of a two bedroom house and you can buy more shares when you want; this is called 'staircasing'.

You will pay a low rent on the part you don't own, which reduces as you buy a bigger share of the property.

The actual share purchased is subject to an affordability assessment; you must buy the maximum share that is affordable for you up a maximum of 75% initially.

Shared Ownership is available to qualifying purchasers\* and priority initially will be given to purchasers with a local connection\*.

\*Shared ownership and local connection criteria available on request  
 \*\* price based on an open market value of £147,000

**Your home may be repossessed if you do not keep up mortgage or rent payments**

| House type   | Plots available        | Property details                  | Open market value | % share purchased                          | Monthly rent payable*         |
|--------------|------------------------|-----------------------------------|-------------------|--|-------------------------------|
| The Fircroft | 93, 94, 97             | Two bedroom mid terrace house     | £147,000          | 25% £36,750<br>50% £73,500<br>75% £110,250 | £252.66<br>£168.44<br>£84.22  |
| The Ashcroft | 89, 91, 92, 95, 96, 98 | Three bedroom end terrace house   | £177,000          | 25% £44,250<br>50% £88,500<br>75% £132,750 | £304.22<br>£202.81<br>£101.41 |
| The Ashcroft | 99, 100                | Three bedroom semi-detached house | £180,000          | 25% £45,000<br>50% £90,000<br>75% £135,000 | £309.30<br>£206.25<br>£103.13 |
| The Ashcroft | 90                     | Three bedroom mid terrace house   | £175,000          | 25% £43,750<br>50% £87,500<br>75% £131,250 | £300.78<br>£200.52<br>£100.26 |

*\*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 lovely 3 bedroom home, perfect for a range of buyers including those looking for their first home, growing families or for households looking to downsize to a modern easy to maintain new home.

Packed with lots of extras, such as turfed gardens, fencing, TV aerial and floor-coverings to the kitchen, bathroom, and cloakroom, you can start enjoying your new home as soon as you move in.

This well-designed home has a welcoming hallway, with the added bonus of a convenient cloakroom and handy storage cupboard. The hallway leads to a spacious open plan living/dining room, with a door leading to the rear garden, whilst the large and spacious kitchen is located at the front of the house. Upstairs, there are two generous double bedrooms, a single bedroom, and a 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.

## Key Features

- Exclusive development
- Available to buy through affordable shared ownership
- No Ground Rent charge
- Freehold transferred on 100% sale
- Open plan living/dining room
- Stunning kitchen with integrated oven, hob and cooker hood
- Downstairs cloakroom and storage cupboard
- Two spacious double bedrooms
- Family bathroom with shower over bath
- Parking

## 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

The Fircroft is a delightful 2 bedroom home, perfect for buyers looking for their first home or for households looking to downsize to a modern easy to maintain new home.

Packed with lots of extras, such as turfed gardens, fencing, TV aerial and floor coverings to the kitchen, bathroom, and cloakroom, you can start enjoying your new home as soon as you move in.

This well-designed home has a welcoming hallway, with the added benefit of a convenient cloakroom and handy storage cupboard. The hallway leads to a spacious open plan living/dining room, with a door leading to the rear garden, whilst the kitchen is located at the front of the house. Upstairs, there are two large double bedrooms and a family bathroom.

# THE FIRCREFT | FLOOR PLANS



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

## Key Features

- Exclusive development
- Available to buy through affordable shared ownership
- No Ground Rent charge
- Freehold transferred on 100% sale
- Open plan living/dining room
- Stunning kitchen with integrated oven, hob and cooker hood
- Downstairs cloakroom and storage cupboard
- Two spacious double bedrooms
- Family bathroom with shower over bath
- Parking

## 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" |

