

OAK MEADOW | DEVELOPMENT

About the development

One Vision Housing is delighted to offer sixteen 3 bedroom homes for Shared Ownership at Oak Meadow, Middlewich.

The development benefits from a variety of local amenities and is situated two miles from the M6 (Junction 18) with connections to the M56 and M62. Winsford is the nearest train station.

House types available

- The Chatsworth - 3 bedroom home
 Plots: 81, 82, 83, 84

- The Pilkington - 3 bedroom home
 Plots: 7, 20

- The Rufford - 3 bedroom home
 Plots: 6, 21, 52, 53, 61, 62, 73, 74, 112, 113



Location

Warmingham Lane, Middlewich CW10 0QN

Local information

Education

Family life is well catered for at Oak Meadow. There are three primary schools within the locality and a local high school.

Nearest schools

- Cledford Primary School (0.6 miles)
- St Mary's Catholic Primary School (1.1 miles)
- Middlewich High School - Secondary (1.3 miles)

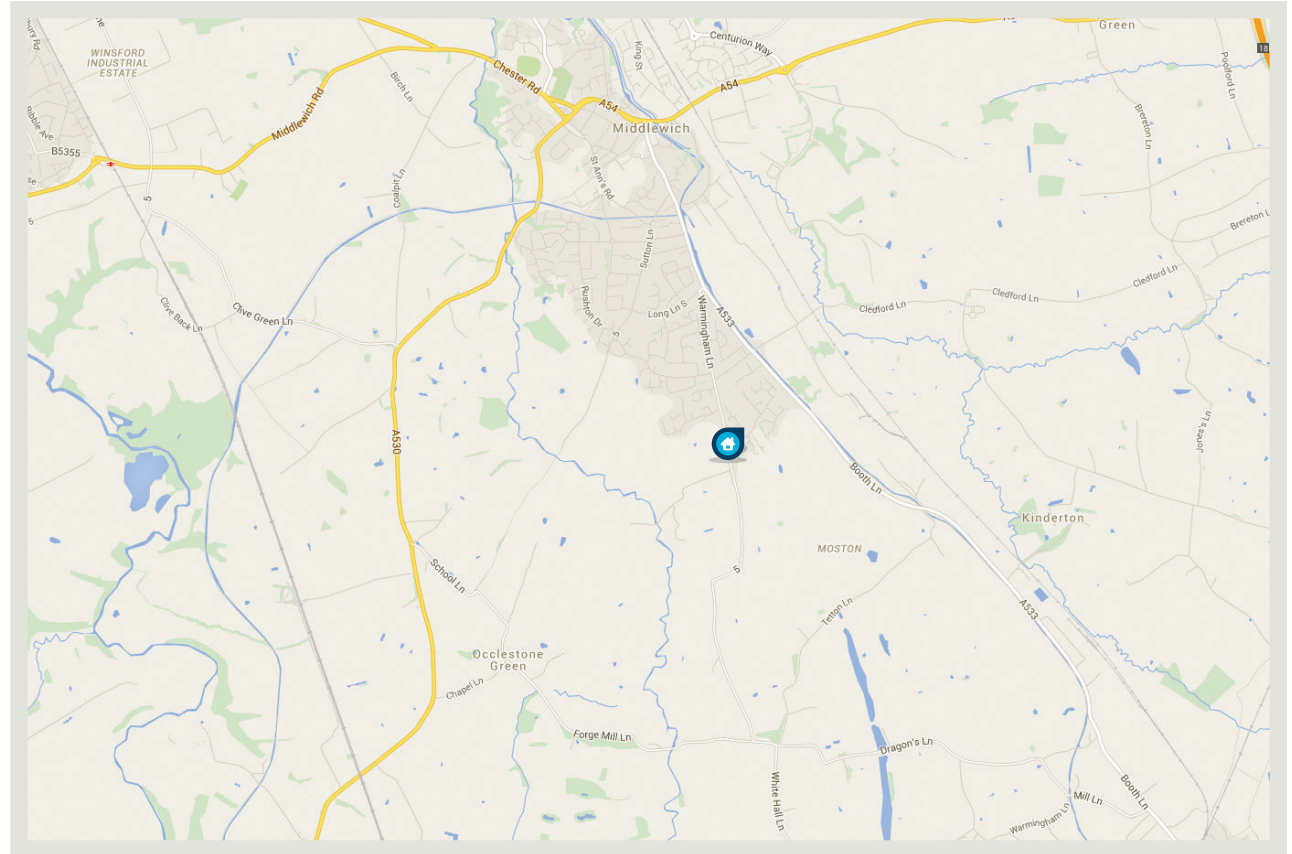
Transport links

Three major A roads are located just a few minutes away, while the M6 is just 4 miles away; providing easy access to Manchester and Liverpool. Winsford train station, just over 3 miles away, provides regular direct services to Liverpool and Birmingham. Manchester Airport is only 22 miles away for international travel.

Nearest train stations

- Sandbach (2.4 miles)
- Winsford (2.7 miles)
- Holmes Chapel (3.9 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

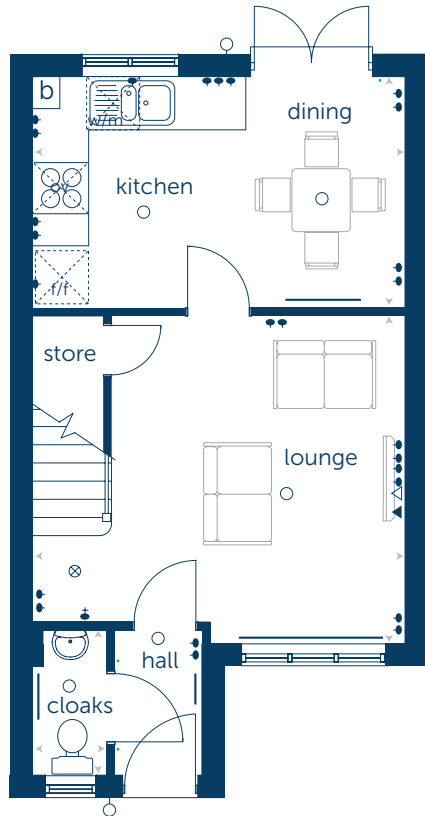
THE CHATSWORTH | THREE BEDROOM HOUSE



About the house

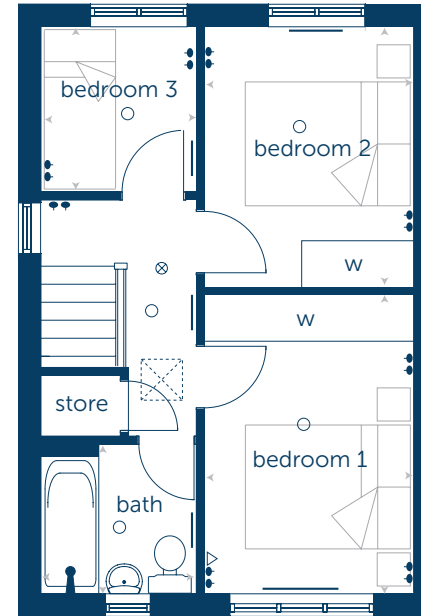
The Chatsworth is a three bedroom semi-detached home boasting an open plan kitchen/dining room, a spacious lounge and a downstairs cloakroom/WC. Upstairs there are 3 good sized bedrooms and a modern family bathroom.

THE CHATSWORTH | FLOOR PLANS



Ground floor

Lounge	4566* x 4052mm* / 15'0"* x 13'4"*
Kitchen/dining	4566 x 2825mm / 15'0" x 9'3"
Cloaks	907 x 1840mm / 2'11" x 6'0"



First floor

Bedroom 1	3670 x 2513mm / 12'0" x 8'3"
Bedroom 2	3207 x 2513mm / 10'6" x 8'3"
Bedroom 3	2000 x 1960mm / 6'7" x 6'5"
Bathroom	1960 x 1890mm / 6'5" x 6'2"

* Maximum dimensions

- ⊗ smoke detector
- double socket
- radiator
- e/s en suite
- OV built under oven
- ceiling light
- △ TV aerial outlet
- b boiler
- ⊠ heat detector
- ff fridge freezer space
- ▲ telephone point
- ⊕ thermostat
- st cupboard
- outside light
- w/m washing machine space

Items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to the Sales Advisor for details of your selected plot.

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.

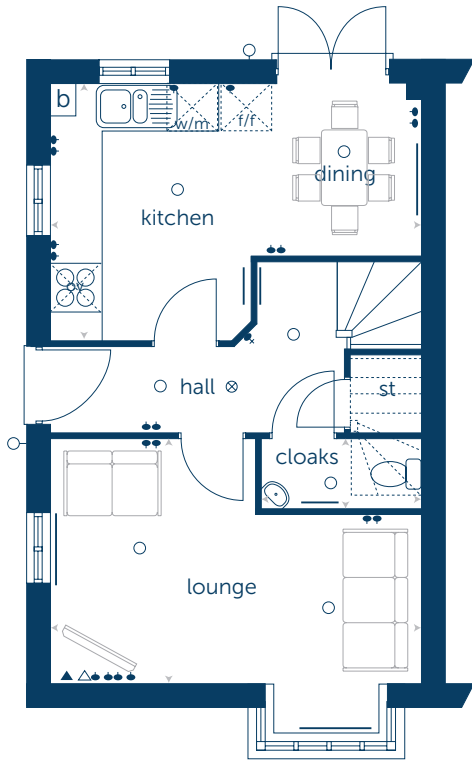
THE PILKINGTON | THREE BEDROOM HOUSE



About the house

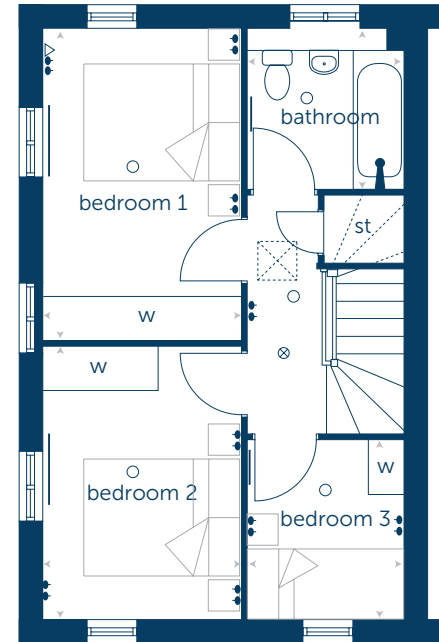
The Pilkington is a three bedroom semi-detached home featuring an open plan kitchen/dining room, a spacious lounge and a downstairs WC/cloakroom. Upstairs you'll find three good sized bedrooms and a modern family bathroom.

THE PILKINGTON | FLOOR PLANS



Ground floor

Lounge (exc bay)	3060* x 4622mm / 10'0"* x 15'2"*
Kitchen/dining	3231* x 4622mm* / 10'7" x 15'2"*
Cloaks	870 x 1985mm / 2'10" x 6'6"



First floor

Bedroom 1	3994 x 2528mm / 13'1" x 8'4"
Bedroom 2	3460 x 2528mm / 11'4"* x 8'4"
Bedroom 3	2273 x 2001mm / 7'5" x 6'7"
Bathroom	1900† x 2100mm* / 6'2"† x 6'7"

† Minimum dimensions / * Maximum dimensions

- ⊗ smoke detector
- ceiling light
- ▲ telephone point
- double socket
- △ TV aerial outlet
- thermostat
- radiator
- ⊠ boiler
- St cupboard
- e/s en suite
- ⊠ heat detector
- outside light
- OV built under oven
- ff fridge freezer space
- w/m washing machine space

Items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to the Sales Advisor for details of your selected plot.

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.

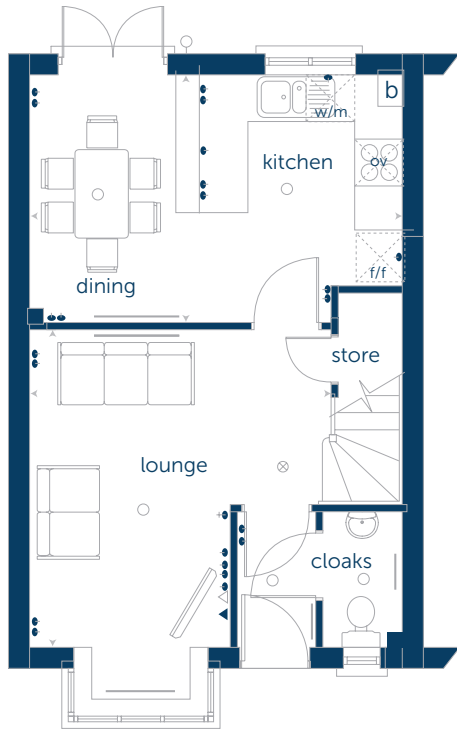
THE RUFFORD | THREE BEDROOM HOUSE



About the house

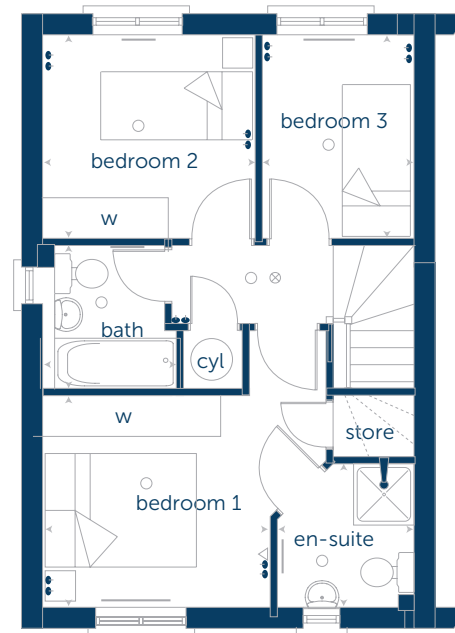
The Rufford is three bedroom semi-detached home boasting an open plan kitchen/dining room, a spacious lounge and a downstairs WC/cloakroom. Upstairs there is an en suite to the master bedroom, two further good sized bedrooms and a modern family bathroom.

THE RUFFORD | FLOOR PLANS



Ground floor

Lounge	3920* x 4195mm / 12'10"* x 13'9"
Kitchen/dining	4825* x 3260mm* / 15'9"* x 10'8"*



First floor

Bedroom 1	3747* x 2772mm† / 12'3"* x 9'1"†
En-suite	1600* x 1760mm* / 5'2"* x 5'9"*
Bedroom 2	2757 x 2690mm / 9'0" x 8'10"
Bedroom 3	2000 x 2690mm / 6'7" x 8'10"
Bathroom	1900 x 1900mm / 6'2" x 6'2"

† Minimum dimensions / * Maximum dimensions

- ⊗ smoke detector ●● double socket — radiator e/s en suite ov built under oven
- ceiling light △ TV aerial outlet b boiler ⊠ heat detector f/f fridge freezer space
- ▲ telephone point ⬇ thermostat st cupboard ○ outside light w/m washing machine space

Items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to the Sales Advisor for details of your selected plot.

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.

OAK MEADOW | 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 25% share of a Rufford will cost you £36,375 and monthly rent payments of £250 will be made to us.

House type	Plots available	Property details	Open market value	% share purchased	Monthly rent payable*
The Chatsworth	81, 82, 83, 84	3 bedroom semi detached house	£135,000	25% - £33,750 50% - £67,500 75% - £101,250	£232 £155 £77
The Pilkington	7, 20	3 bedroom semi detached house	£142,500	25% - £35,625 50% - £71,250 75% - £106,875	£245 £163 £82
The Rufford	6, 21, 52, 53, 61, 62, 73, 74, 112, 113	3 bedroom semi detached house	£145,500	25% - £36,375 50% - £72,750 75% - £109,125	£250 £167 £83

*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.