

BROOKLANDS

Ashford, Surrey

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PERFECTLY PLACED

Set to revolutionise the charming town of Ashford in leafy Surrey, Brooklands is more than a collection of modern, high-spec homes. It's also an exciting new focal point for the area as a whole. Brooklands is a place where all Ashford residents can watch the world go by in their spacious homes. Children will be happy here too, thanks to an abundance of space, a brand-new playground and the adjacent landscaped park that brims with British wildlife.

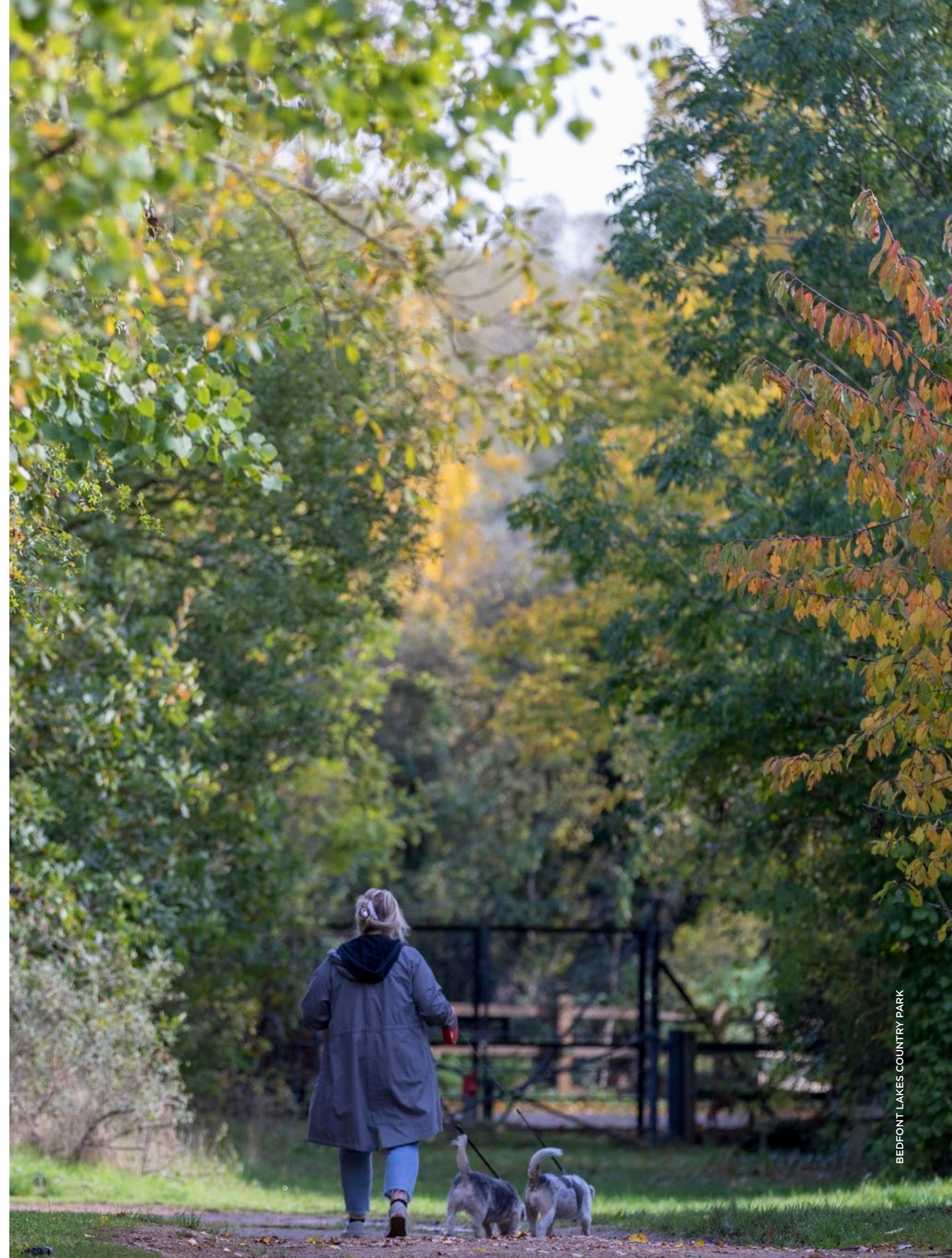
Staying true to the town's architectural traditions, the development seamlessly blends into its residential surroundings. This collection of only ten houses at Brooklands are all spacious 3-bedroom properties, with a private garden and shed, and with a focus on premium finishes.



FAST CAPITAL CONNECTIONS

Another key advantage of life at Brooklands is the easy transport links into the capital and beyond. It's a short six minute-walk to Ashford train station, and from here, there's a regular and direct service into London Waterloo which only takes 38 minutes. It's even quicker to Richmond (16 minutes) and Clapham Junction (27 minutes). With central London so close and Heathrow Airport a mere 10 minute drive away, Brooklands offers a rarely found combination of attributes: spacious, high-quality homes in a sought-after corner of commuter-friendly Surrey.

Journey times from Google Maps



BEDFONT LAKES COUNTRY PARK



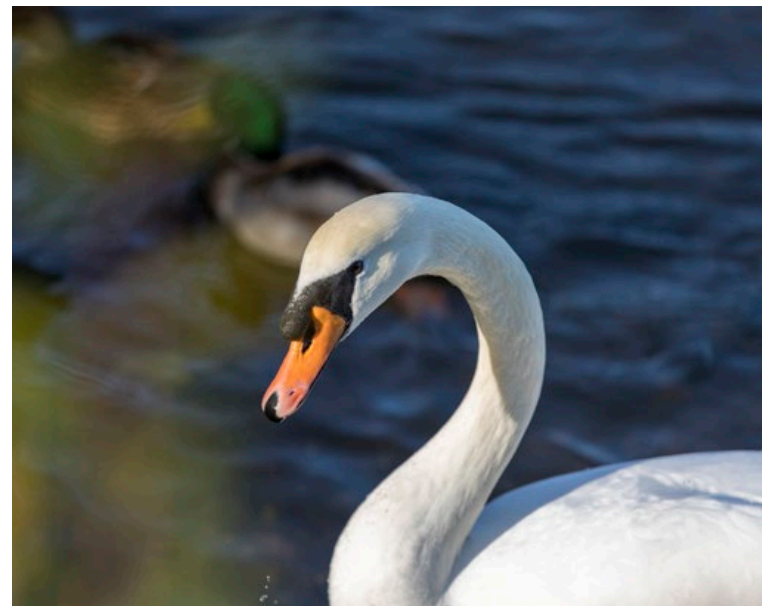
BEDFONT LAKES COUNTRY PARK

THE BEST OF SURREY LIFE

The town of Ashford is famed for its historic significance, but it's just as appealing today - while its high street is home to fashion and retail names, it has retained an irresistible small town charm, with an eclectic mix of independent boutiques, welcoming cafes and buzzing restaurants. Whether your tastes are gourmet and sophisticated or laid-back and budget-friendly, you'll easily find both in Ashford. Soon-to-be parents or families with children will be impressed by the choice of excellent schools in close proximity - there's the popular St James Senior Boys' School right on your doorstep, the highly-recommended St Michael Catholic Primary School, and many more - while the surrounding greenery is appealing to all ages and stages.



ST JAMES SENIOR BOYS' SCHOOL



BEDFONT LAKES COUNTRY PARK

ASHFORD HIGHLIGHTS

ASHFORD STATION



Cafes & Restuarants

- 01 Top Wok Chinese
- 02 Kouchin Restaurant
- 03 Baburchi Indian Restaurant
- 04 Anatolia Barbecue Restaurant
- 05 The Jolly Baker
- 06 M2 Pizza Pasta
- 07 Two Brother Fish House
- 08 Costa Coffee
- 09 Pebbles Ice Cream Shop
- 10 Swans Peking Chinese Restaurant
- 11 Costa Coffee

Shops

- 12 Ashford Supermarket
- 13 Superdrug
- 14 La Belle Hair Salon
- 15 Tescos
- 16 Ashford Flowers
- 17 Sainsburys Local
- 18 Inspire Hair & Beauty
- 19 Co-op
- 20 Fernando's Hair Studio
- 21 Shades Hair & Beauty
- 22 Boots
- 23 Blossoms Hair & Beauty
- 24 Ashford Post Office
- 25 Card Factory

Culture & Leisure

- 26 Bedfont Lakes Country Park
- 27 Ashford Library

Banks

- 28 NatWest Bank
- 29 Santander Bank
- 30 Barclays Bank

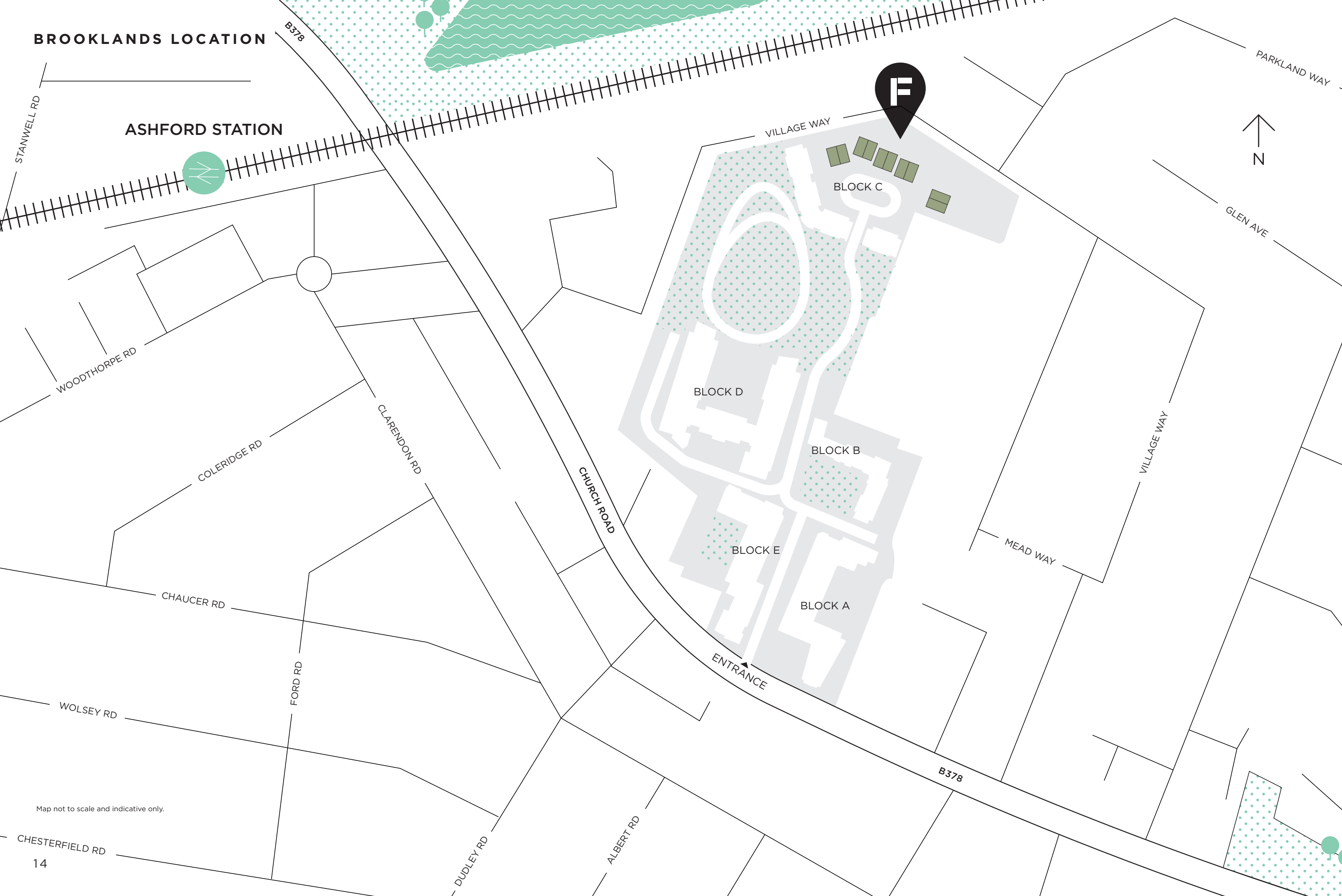
Schools & Nurseries

- 31 St James Senior Boys School
- 32 Clarendon Primary School
- 33 St Michael Catholic Primary School
- 34 St Michael Catholic Nursery School

Map not to scale and shows approximate locations only.

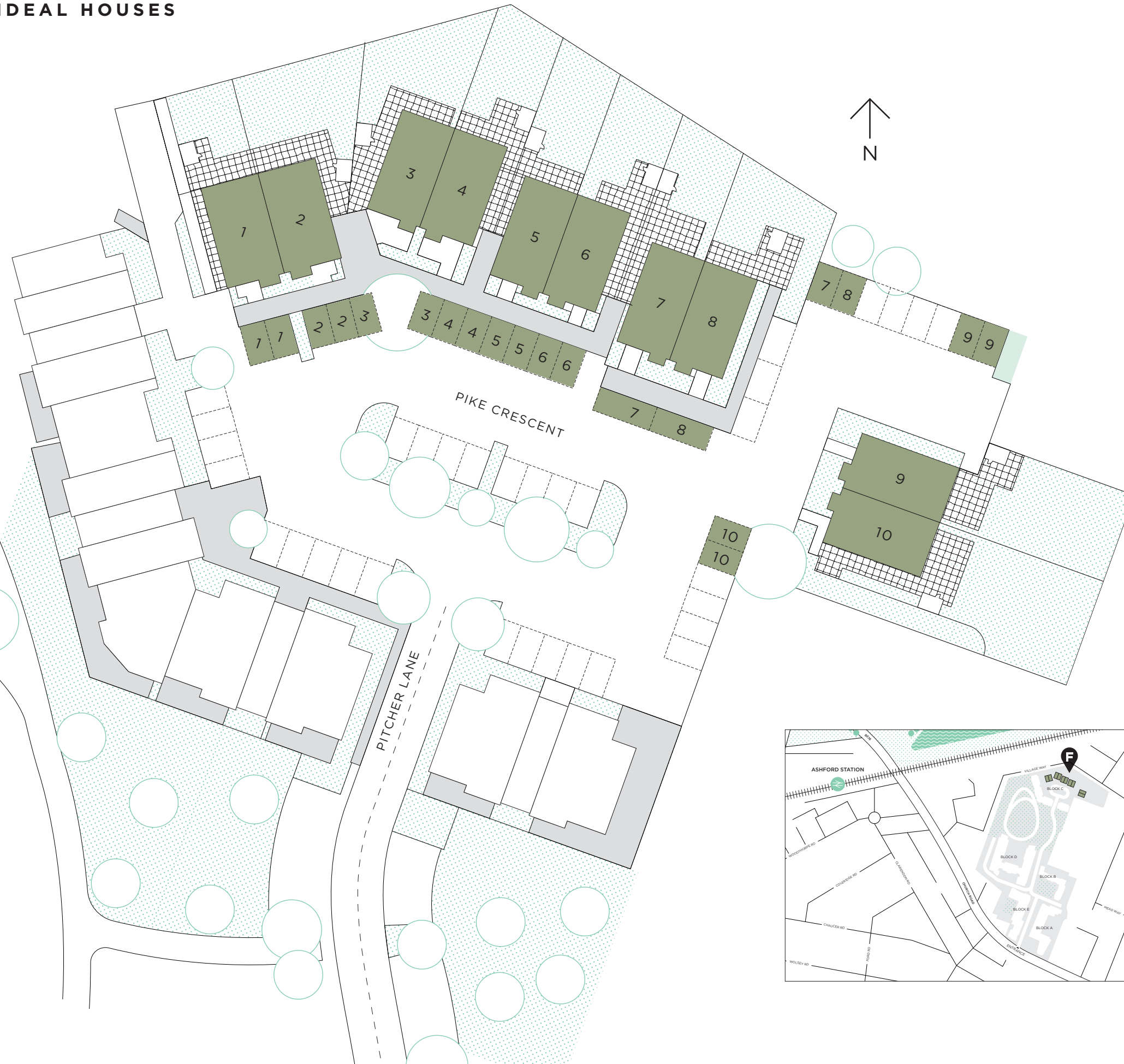
BROOKLANDS LOCATION

ASHFORD STATION



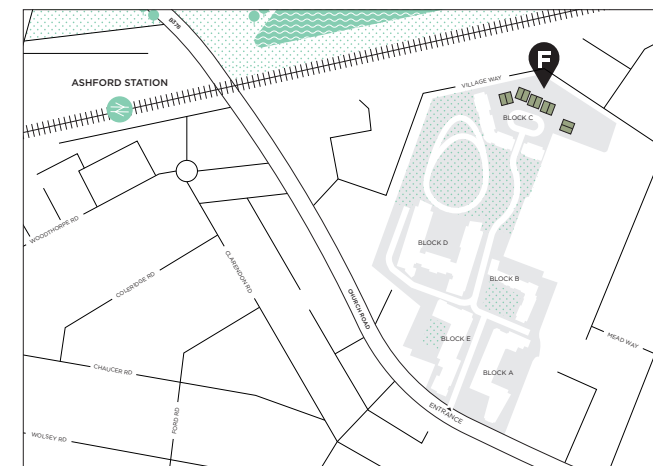
Map not to scale and indicative only.

THE IDEAL HOUSES



YOUR HOME IS PERFECTLY PLACED

You're spoilt for choice when it comes to pristine parks and vast lush spaces: you only have to venture five minutes down the road to tee up on the perfectly manicured green of the Ashford Manor Golf Club. Meanwhile, Bedfont Lakes Country Park is a peaceful 20 minute-stroll away. Home to wetlands and woodlands, lakes and wildflower meadows, the 72.5- hectare nature reserve is a major draw to this side of Surrey, a perfect place to relax and unwind after a busy week.



YOUR NEW HOME'S INTERIORS

Kitchen

- Bespoke fitted, matt-finish kitchens
- Laminate worktop with upstand
- Integrated appliances including:
 - Bosch Dishwasher
 - Bosch Fridge Freezer
 - Bosch washer dryer
 - Bosch oven and 4-zone hob
 - Bosch 3 speed extractor with LED lights and optional carbon filter
- LED under-cupboard lighting
- SMEG stainless steel sink

Bathroom & en-suite

- Large format white floor and wall tiles
- Saniform white bath
- Scudo glass bath screen
- Full height mirror
- Stone vanity cabinet to main bathroom
- Vitra guest WC
- Vitra basin with Hansgrohe sink taps
- Hansgrohe multi-hand shower
- Heated chrome towel rail with programmer

Interior finishes & electrics

- White electrical sockets and switches except chrome in kitchen above counter
- Carpet to bedrooms, staircase and first floor hallway
- Vinyl flooring to kitchen, dining room, living room and corridors
- Fitted wardrobe to master bedroom
- Built in storage cupboard
- LED ceiling recessed downlights to bathrooms, living rooms, kitchens & corridors
- BT points to living room twin points in master bedroom

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only, in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

External finishes

- Garden shed
- Paved patio area
- External lighting at front door and back of house

Communal areas

- Landscaped gardens
- Residents parking (2 spaces per home)

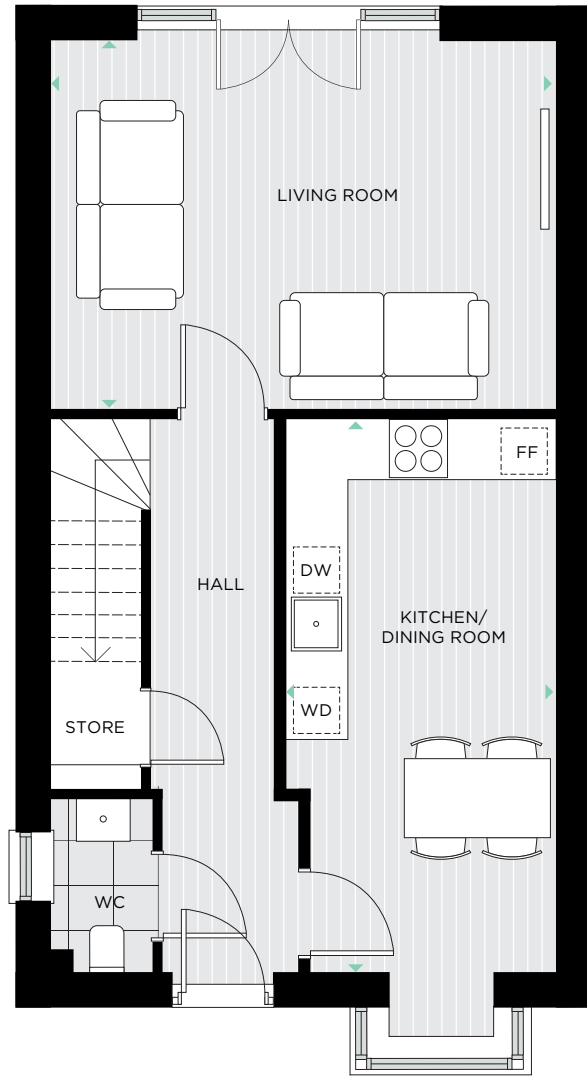
Heating and hot water

- Individual gas boilers to supply heating and gas
- Stelrad horizontal radiators



Images are of previous FABRICA developments and are not representative of the Brooklands specification.

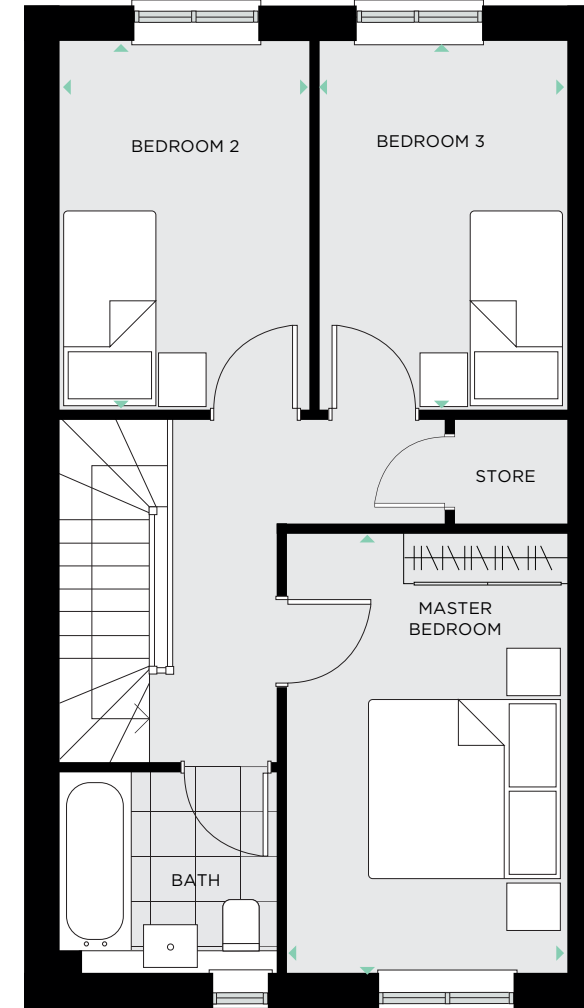
**3 BED HOUSE
PLOT 1, 3, 5, 7 & 9
GROUND FLOOR**



KITCHEN/DINING	2.70M x 5.58M	8'10" x 18'4"
LIVING	3.71M x 5.09M	12'2" x 16'8"

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**3 BED HOUSE
PLOT 1, 3, 5, 7 & 9
FIRST FLOOR**



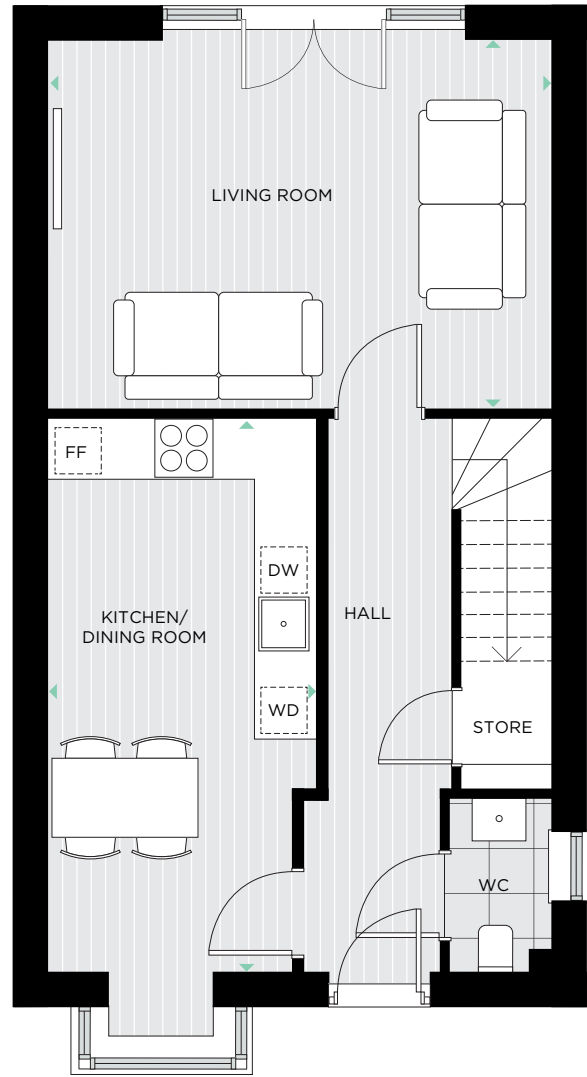
MASTER BEDROOM	2.78M x 4.44M	9'1" x 14'7"
BEDROOM 2	2.53M x 3.71M	8'4" x 12'2"
BEDROOM 3	2.46M x 3.71M	8'1" x 12'2"
BATHROOM	2.00M x 2.20M	6'7" x 7'3"
TOTAL INTERNAL AREA	96.4 Sq M	1,037.6 Sq ft

DW: Dishwasher
FF: Fridge Freezer
WD: Washer Dryer

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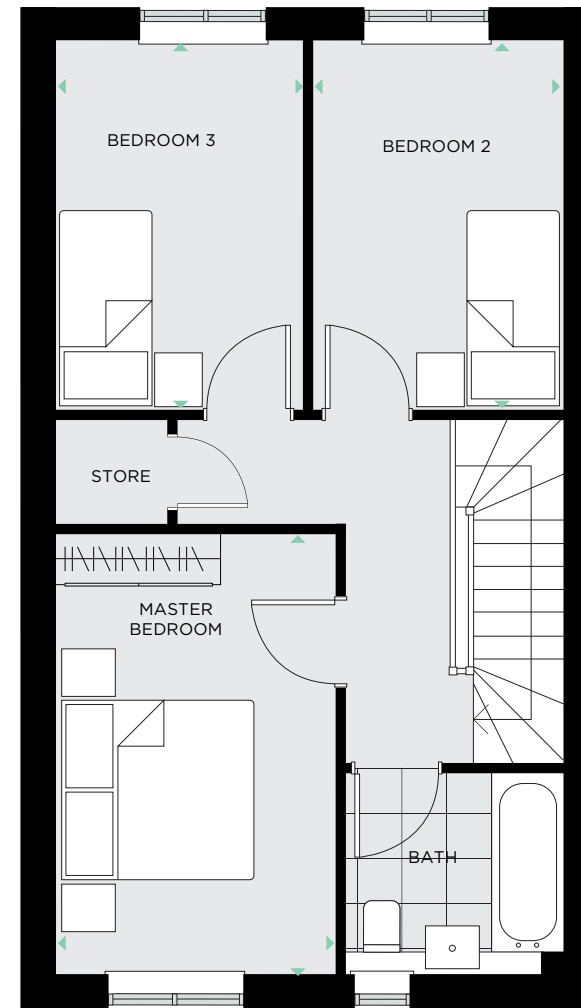
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PLOT 2, 4, 6, 8 & 10
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WHY SHARED OWNERSHIP?

Buying a home is a complicated process so it's little wonder that the idea of shared ownership can be a little daunting. We offer a variety of homes to buy under the shared ownership scheme and the following few pages will provide you with everything you need to know including how to apply, the cost of buying and eligibility.

What Is Shared Ownership?

Shared ownership is an affordable way to buy a home which involves part owning, part renting a property. It's designed to help people who can't afford to buy a home at full market value and allows you to buy a share of a property (usually 25%-75%) and pay rent on the part you don't own. You'll need to take out a mortgage to pay for your share. When you can afford to, you may wish to increase your shares until you own the entire property. This is known as 'staircasing'. You will also pay a service charge for your home, which is usually charged on a monthly basis. There are lots of good reasons to buy a shared ownership home:

- Buy chain free
- Have a 12 year construction warranty from a leading warranty provider
- 2 year developer's defects warranty

How Does It Work?

The price of the share you buy is determined by a property valuation, carried out by a Royal Institution of Chartered Surveyors (RICS) qualified surveyor. On the share of the home you don't own, you will pay rent. For example, if you purchase 40% of your home, you will pay rent on the remaining 60%. You will need to have a financial assessment to establish the maximum share you can afford to buy.

What Will You Own?

Apartments

As with all apartments, the Shared Ownership apartments will be Leasehold and typically be for a period of 125 years. No ground rent is payable until such time you own the apartment outright by having staircased to 100% ownership of the property.

Houses

Houses are typically Freehold, however with Shared Ownership they will be Leasehold (125 years) until such time you own the house outright by having staircased to 100% ownership of the property. Once this has transpired, we will gift the Freehold to you as the homeowner. Please note no ground rent is payable on Freehold.

How Much Will It Cost?

The level of deposit (normally 5% of the share you purchase) you need depends on the cost of the share you would like to buy, and the mortgage you choose. In addition to your monthly mortgage and rent payments, you'll need savings of around £4,000 to be able to cover the cost of the survey, legal fees and stamp duty (if applicable). The amount of deposit you will need depends on the mortgage provider you chose, the terms of the mortgage and your credit rating. If you want to buy more shares, the cost of your new share will depend on how much your home is worth when you want to buy the share. If property prices in your area have gone up, you'll pay more than for your first share. If your home has dropped in value, your new share will be cheaper. Buying additional shares will reduce the amount of rent you pay. If you staircase to the point where you own outright, you will no longer have rent to pay.

Eligibility

To qualify for a shared ownership property you will need to meet certain criteria set by the Local Authority. You will be eligible for shared ownership if:

- You are unable to afford a home that meets your needs
- You currently don't own a property
- Your household income does not exceed £80,000 p.a.
- You pass the financial assessment

Applicants for shared ownership are prioritised based on the Local Authority criteria. Priority is generally given to applicants living or working in the same borough as the property they wish to buy. When prioritising applicants, the Local Authority will also consider whether:

- You work in the Ministry of Defence
- You are deemed to be in a high priority group by the Local Authority. In some cases, the Local Authority use their own criteria to prioritise applicants.

How To Apply

For new build developments outside London you will need to register with a Help to Buy agent.

Help to Buy East and South East
(for Surrey and Sussex)

www.helptobuyagent3.org.uk/user/03333214044

SHARED OWNERSHIP PROCESS

1. The Conveyancing Process

This is the process of transferring ownership of a property from one person to another. It usually takes 4 weeks from reservation to exchange of contracts. Once your application has been approved by us, you'll need to instruct your solicitor and pass their details onto us. We'll also need details of your lender. We will issue a Memorandum of Sale to all parties, which gets the legal process underway.

2. Searches

Your solicitor will carry out a number of searches including environmental searches as well as local area searches.

3. Survey

You will need to pay for a survey/valuation, which is carried out by your lender

4. Mortgage Offer

If you are buying a property with a mortgage, you'll need a mortgage offer on the property. Once you've received the offer you will need to send this to us so that we can approve it.

5. Exchange Of Contracts

When you exchange contracts you will need to pay a deposit (normally 5%) which makes the sale legally binding at the price agreed. If you withdraw from the sale for any reason, the deposit is non-refundable. At this stage you are also now ready to agree a completion date.

6. Completion

The completion date is when your solicitor transfers the remainder of the money to our solicitor and the home officially becomes yours. Your solicitor will request the funds from your lender well in advance of the completion date and will also carry out a final search at the Land Registry. Other costs that will need to be paid are Stamp Duty (if applicable) as well as rent and service charge to us. A transfer document showing that the home is now leased to you will be sent to Land Registry.

ABOUT FABRICA

FABRICA is part of an award-winning property business, committed to creating meticulously designed, skilfully produced homes. From apartments of striking urban architecture to houses with a more rural intimate charm, our aim is always the same: to create beautifully designed homes that are a real pleasure to live in.

Our design ethos and commitment to sustainability mean that our homes are built in carefully considered locations and are sympathetic to the environment. Every project reflects our dedication to thoughtful design, sustainable living and to providing an outstanding experience for our customers.

People are at the heart of everything we do, and because we own and manage all our properties, our commitment to providing the best possible service for our customers never stops. Our estate management team is exceptional, and has the awards to prove it.

FABRICA is part of the A2Dominion Group. With over 70 years of experience and an asset base of £8.7 billion across 38,000 homes, we are one of the largest developers in the UK. Our A+ credit rating and pipeline of 6,000 homes across London and the South East, combined with our partnerships with worldclass architects and interior designers, ensures that we maintain our unique approach to house building.

We don't just build remarkable homes, we invest all profits into projects which benefit communities and create better ways to live.

Skilfully produced is the one thing we always live by.

FABRICA
by A2Dominion



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fabrica.co.uk/new-homes
020 3925 9111

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