



SPRINGFIELD
— PARK —





Artist's impression



THE AREA

CLEE HILL IS ONE OF THE HIGHEST VILLAGES WITHIN THE SHROPSHIRE HILLS AREA OF OUTSTANDING NATURAL BEAUTY, OFFERING SOME OF THE MOST GLORIOUS VIEWS IN THE MIDLANDS.

The village amenities include a doctors surgery, public house, convenience store, post office and bakery, as well as the Clee Hill Community Primary School, all within short walking distance of the development. The village is well connected to all travel routes by bus, with the local secondary school easily accessible. The area is renowned for its fantastic walking paths - with the Shropshire Way route passing through Clee Hill - allowing you to take in the breath-taking scenery and clean, fresh air.

Shropshire is also home to many historic houses, castles, the famous Ironbridge and traditional market towns. A 10 minute drive from Clee Hill takes you to the historic market town of Ludlow, regarded as one of the most attractive towns in England and known for its gourmet food and drink, with its many events and festivals all year round. The market town of Tenbury Wells is also only 5 miles away, offering a wealth of amenities including a variety of shops, schools, restaurants, public houses, leisure facilities, a theatre/cinema and the historic pump room.



THE DEVELOPMENT

SPRINGFIELD PARK IS A BRAND NEW DEVELOPMENT OF 29 TWO BEDROOM BUNGALOWS ON THE OUTSKIRTS OF CLEE HILL VILLAGE.

Offering a beautiful panoramic outlook over unspoilt countryside, with both the Malverns and Cotswolds visible in the distance to the South and East. Being of a good size and designed and built to a high standard, each home will be highly energy efficient, with solar panels available as a further option to reduce energy bills even lower.

KITCHEN

- Spacious open plan kitchen, living, dining room.
- Modern kitchens with plenty of storage.
- Integrated appliances including Combi Microwave and Grill, Oven, Warming Drawer, Induction Hob, large Fridge Freezer, Dishwasher and Washer/Dryer.
- Integrated extractor hood and splashback.
- Stainless steel single bowl inset sink with mixer tap.
- Halogen spotlight track lighting.
- Full height kitchen units for optimal space.
- High gloss kitchen doors.

BATHROOM

- Contemporary white sanitary-ware with chrome mixer taps.
- Shower enclosure with clear glass door in en-suite (House type A).
- Thermostatic mixer showers for showers and shower baths.
- Full height tiles for bath/shower, half for remaining walls.
- Heated chrome towel rail.



ENERGY EFFICIENT

- Very high levels of insulation.
- Double glazed windows.
- Whole House Ventilation with Heat Recovery System (MVHR)*.
- All homes will have water heated by solar power as standard, reducing the energy required by your heating system.
- All homes will have electrically powered flow boilers to a 'wet radiator' heating system.
- Solar panels available as an extra option to reduce your energy bills even further.

OTHER

- Driveway parking, as well as a good sized single garage with remote controlled electric opening door.
- Upvc windows, guttering, fascia and soffits, so that there is no maintenance required – they won't require re-painting.
- All bedrooms feature built-in wardrobes.
- Superfast broadband available for the development.
- Modern blue glass conservatory (House type A only).
- Varying size gardens to front and rear, with patio areas at the back.
- En suite as well as the main bathroom (House type B and C only).
- 10 year warranty on every home.

* For example this takes the heat in the air generated from your bathroom when you have a shower and re-distributes it around the house, helping to keep your home warm and lower your energy usage.

THE SITE



TYPE A

LIVING & KITCHEN

22ft 2in x 13ft 7in

BEDROOM 1

11ft 7in x 13ft 4in

BEDROOM 2

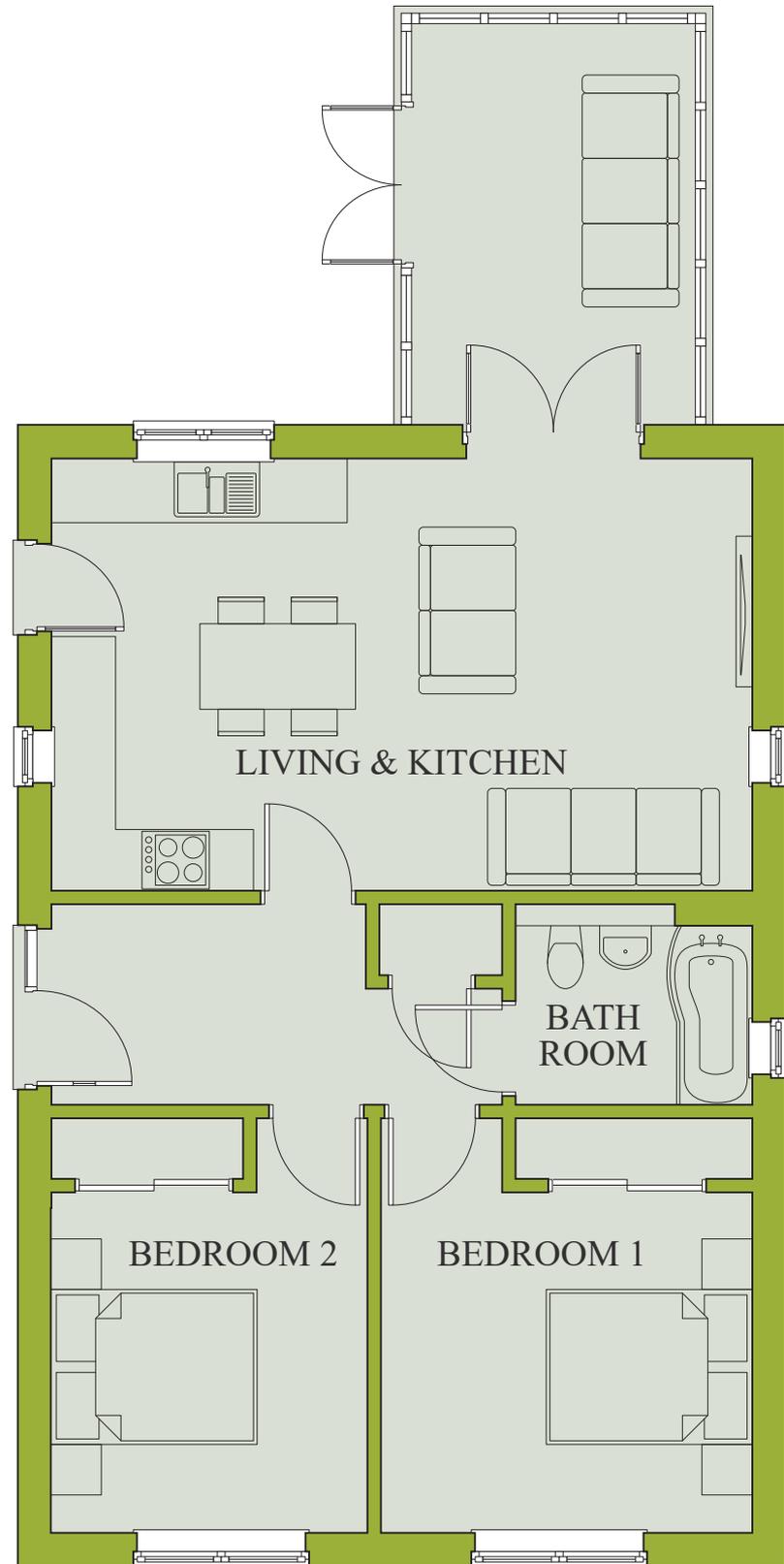
10ft x 13ft 4in

BATHROOM

7ft 4in x 6ft 2in

CONSERVATORY

7ft 6in x 11ft 11in



TYPES B & C

LIVING & KITCHEN

13ft 3in x 30ft 3in

MASTER BEDROOM

9ft 8in x 14ft 3in

BEDROOM 2

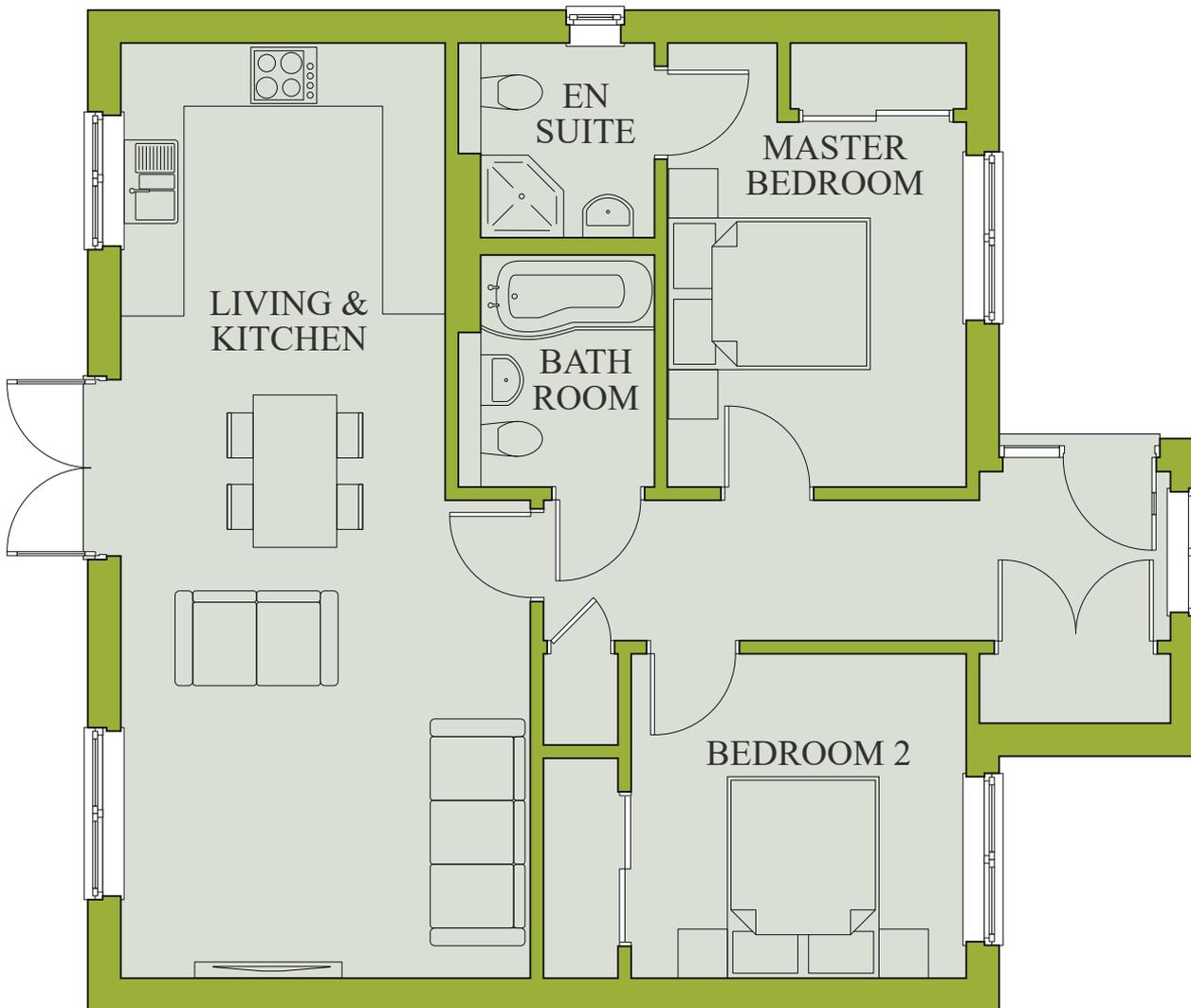
10ft 9in x 10ft 5in

BATHROOM

6ft 2in x 7ft 4in

EN-SUITE

6ft 2in x 6ft 4in



* House type B and C have the same internal layout. Type B has a detached garage, Type C's garage is attached.

THE HELP



BUYING A HOUSE IS NO LONGER A DIFFICULT TASK, WITH THE ASSISTANCE OF HELP TO BUY: EQUITY LOAN.

Help to Buy is a Government-backed equity loan scheme that aims to make mortgages more readily available to those who cannot afford a large deposit.

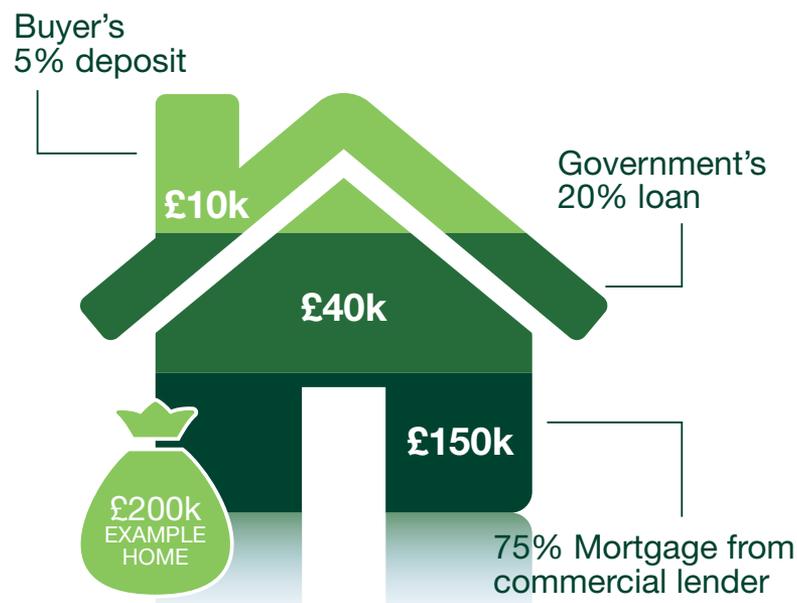
Available to first-time buyers and people already on the property ladder, the Help to Buy scheme requires just a 5% deposit and a mortgage of up to 75% of the value of the property.

So you pay just 80% of the property price now, and the remaining 20% is provided by a Government equity loan. This is interest free for the first 5 years which could make your monthly mortgage repayments lower.

For more information regarding Help to Buy Equity Loan, please visit www.help2obuy.gov.uk/equity-loan/equity-loans

ABOUT HELP TO BUY: EQUITY LOAN

- You will only need a minimum 5% deposit.
- Available on all KH Developments homes in England up to £600,000.
- Help to Buy: equity loan is only available on new-build properties.
- The Government will lend you up to 20% of the value of your property through an equity loan. This is interest free for the first 5 years. This can be repaid at any time or on the sale of your home
- You will only need to secure up to a 75% mortgage – qualifying for some of the best rates available
- 5% deposit + 20% equity loan + 75% mortgage = 100% home ownership



KHDevelopments

KH DEVELOPMENTS IS AN ESTABLISHED, FAMILY RUN PROPERTY DEVELOPMENT FIRM LOCATED IN GLOUCESTERSHIRE PROVIDING HOMES THROUGHOUT THE MIDLANDS AND SOUTH WEST.

We genuinely care about the people who go on to live in the developments we build, and with that in mind we design and build homes as though we were going to live in them ourselves. This mindset ensures that not only are we happy with the look and finish of what we build, but also pay attention to the important details for comfortable living; from always ensuring a high level of energy efficiency through to practical considerations regarding things like effective storage space.



SPRINGFIELD PARK

CONTACT US

COLIN | 07876 582552 **ALEX** | 07876 582551 **EMAIL** | info@kh-developments.co.uk **WEB** | www.kh-developments.co.uk

These particulars do not constitute any part of an offer or contract. Any intending purchaser must satisfy themselves by inspection as to the correctness of each of the statements contained in these particulars. Computer generated images are for illustration purposes only. Features such as windows, brick and other materials may vary. Dimensions and floor plans are designed to give you a general indication of the layout and should never be used for curtains, carpets, furniture or appliance spaces. Landscaping is shown for illustrative purposes only. Map not to scale. Plans are indicative only. Details correct at time of going to print, May 2017.



Brought to you by

KH Developments