



LIMEBROOK WALK

MALDON

A COLLECTION OF SHARED OWNERSHIP HOMES



Computer generated image of a typical home at Limebrook Walk.

Enjoy the benefits of Shared Ownership at Limebrook Walk

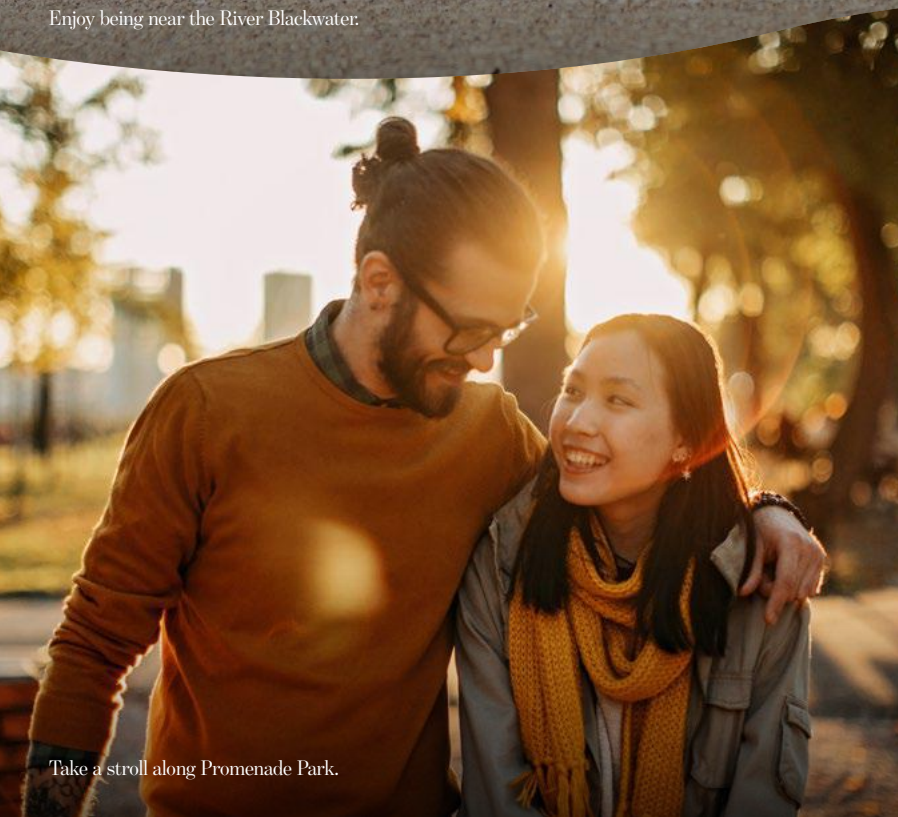
A charming collection of 2 bedroom houses available to enjoy with the benefits of Shared Ownership, giving you the opportunity to enjoy life in the peaceful Essex countryside.

Situated on the outskirts of historic Maldon and set around beautiful green open spaces, this unique development allows you to escape the hustle and bustle of the city, while keeping all the excitement within reach.

Contents



Enjoy being near the River Blackwater.



Take a stroll along Promenade Park.



Bakeries along the town's characterful streets.

MALDON TOWN

Mixing old and new in a unique way

A picturesque town nestled on the banks of the River Blackwater that is rich with history and full of life.

Whether it's the abundance of ancient Thames Barges that line the quayside, the fantastic choice of delicious restaurants and cafés, or the thrills of the annual Mud Race, there are countless ways to enjoy life in Maldon.

Along the town's characterful streets, you'll find a mixture of high street favourites and independent delights. Among them there are banks, supermarkets, a post office and a variety of interesting stores that stock everything from fashion, right through to fishing tackle.

All this is perfectly balanced with a great selection of spectacular open spaces, stunning surrounding countryside and the beautiful River Blackwater when you need to blow away the cobwebs.



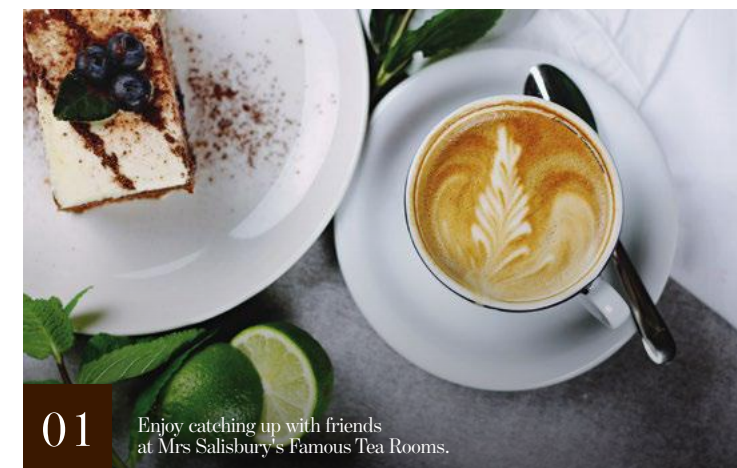
Where life is plain sailing

With its riverside location and such a strong maritime history, there are plenty of ways to have fun out on the water, but that's not all Maldon has to offer.

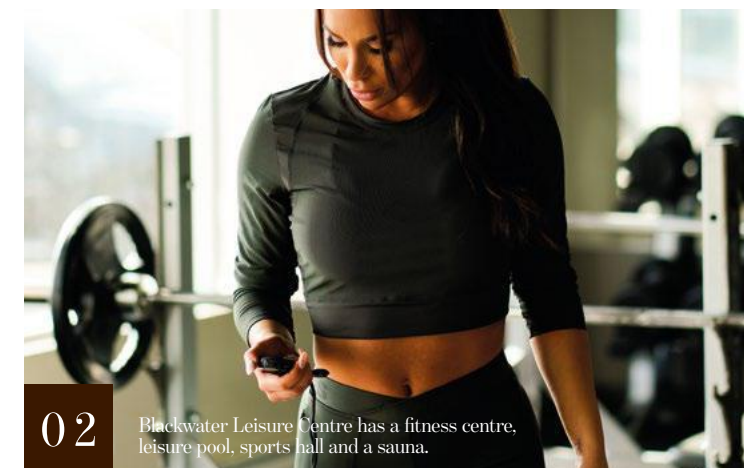
Maldon is perhaps most famous for being the home of the Thames Barge and to this day there are a huge number of these iconic vessels moored at Hythe Quay. It is possible to arrange a sailing trip on one of the barges, but even just admiring them from the shore at high tide is worth the trip.

A short walk from Hythe Quay is the fantastic Promenade Park. When you combine its open space, marine lake, tennis courts, skate park, crazy golf, pirate ship playground and Splash Park, you have the perfect place to enjoy a day out.

If you are more of a foodie or you just love to socialise, you will be pleased to hear that Maldon enjoys some outstanding places to eat, drink and chat. Get some proper pub grub and beer at The Queens Head, go back to basics at The Maldon Smokehouse or enjoy great coffee and brunch at the Continental Café.



01 Enjoy catching up with friends at Mrs Salisbury's Famous Tea Rooms.



02 Blackwater Leisure Centre has a fitness centre, leisure pool, sports hall and a sauna.



03 Blackwater estuary at sunset.



04 National Trust sign when approaching Northey Island.

01. DINE

Town Centre
Maldon High Street offers a wide variety of cafes and restaurants that between them can satisfy any taste.
1.8 miles away

02. TRAIN

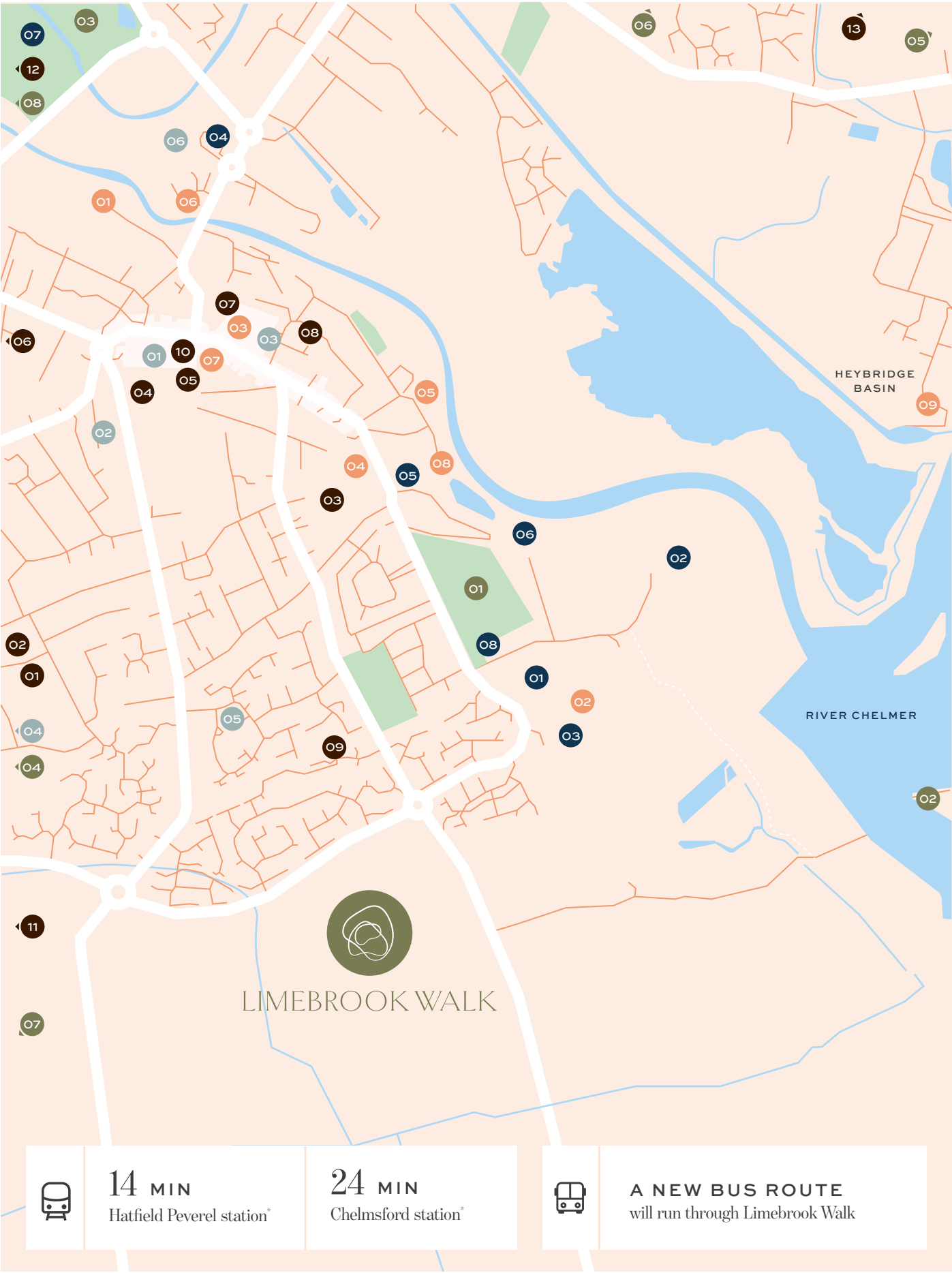
Blackwater Leisure Centre
Swim, lift, workout or take a class before relaxing in the sauna at this fully-equipped leisure centre.
1.4 miles away

03. RELAX

Heybridge Basin
This historic area makes the perfect place to get away from it all with lunch and a stroll down by the water.
4.2 miles away

04. EXPLORE

Northey Island
Obtain a permit to arrange an adventure into the wilderness of this secluded island, famed for being the oldest battlefield in Britain.
2.8 miles away



*Travel times from Limebrook Walk by car are taken from google.co.uk/maps and are subject to change. Distances are taken from google.co.uk/maps. Map not to scale.

Limebrook Walk enjoys excellent road links and a brand new bus route which puts the very best of Maldon right on your doorstep, from shopping and socialising through to walking and water sports. And if you need a little more excitement, both Chelmsford and Hatfield Peverel railway stations are nearby, between them offering great connections to London and beyond.

Where to go and what to do

FOOD & DRINK

- O1 The Maldon Smokehouse (Seafood)
- O2 Izumi Maldon (Oriental Buffet)
- O3 Prezzo (Italian)
- O4 Fish Inn (Fish and Chips)
- O5 The Queens Head (Inn)
- O6 The Sunny Sailor (Inn)
- O7 Costa Coffee (Coffee Shop)
- O8 The Barge (Tea Room)
- O9 The Lock (Tea Room)

RETAIL

- O1 Upstairs Downstairs (Dept Store)
- O2 Lottie & Jake's (Cake Shop)
- O3 The Emporium Maldon (Misc Shop)
- O4 Morrisons (Supermarket)
- O5 Costcutter (Supermarket)
- O6 Tesco Extra (Supermarket)

GREEN SPACES

- O1 Promenade Park
- O2 Northey Island (National Trust)
- O3 Elms Farm Park
- O4 Maldon Wick
- O5 Tollesbury Wick (11.2 miles)
- O6 Tiptree Heath (7.9 miles)
- O7 RHS Garden Hyde Hall (8.1 miles)
- O8 Beeleigh Abbey Gardens

LEISURE

- O1 Blackwater Leisure Centre
- O2 Maldon Yacht Club
- O3 Maldon & Tiptree Football Club
- O4 Old Ironworks Gym
- O5 Maldon Museum
- O6 Maldon Splash Park
- O7 Maldon Golf Club
- O8 Park Drive Health Club

EDUCATION

- O1 Wentworth Primary School
- O2 Viking Junior
- O3 Plume Academy (Lower School)
- O4 Plume Academy (Upper School & Sixth Form College)
- O5 The Friary Pre-School
- O6 All Saints' C of E Primary School
- O7 Maldon Court Preparatory School
- O8 Watership Downs (Pre-School)
- O9 Buddies Children Centre Ltd (Pre-School)
- O10 ACL Maldon (Adult Education)
- O11 Writtle University College (11.7 miles)
- O12 Anglia Ruskin University (10 miles)
- O13 University of Essex (20 miles)

Shared Ownership FAQs

Shared Ownership can help you afford your dream home. Read our frequently asked questions and learn how Shared Ownership can benefit you when purchasing your perfect Limebrook Walk home.



Computer generated image of a typical home at Limebrook Walk.

Q. How much will I pay in rent?

The rent you pay is based on the share you don't own, so the higher the share you own, the smaller your rental rate is. These figures are dependent on the cost of your property.

Q. Am I eligible?

This will vary depending on the home you purchase, there are however, some general, over-arching criteria you will need to meet.

- You must be aged 18 or older.
- You will normally be a first-time buyer or be in the process of selling your home.
- You must not own any other property at the time you buy your new home.
- You should not be able to afford to buy a home on the open market which is suitable for your housing needs.
- You must be able to show you are not in rent or mortgage arrears.
- You must be able to demonstrate that you have a good credit history (no County Court Judgments or bad debts) and can afford the costs and regular payments involved in buying a home.

Q. How much can I borrow?

As you will be purchasing a share of the home between 25%-75% of the total value, you'd only pay a mortgage on the share amount that you own. You will then pay rent on the remaining share value that we own.

Q. Can I increase my share in the future?

For as long as you live in the property, you have the opportunity to purchase more shares going up to 100% of the property, meaning you'd own your property outright. Buying more shares is referred to as staircasing. For more information please speak to one of our sales advisors.

Q. How much deposit will I need to pay?

Depending on your home, you'll be able to put as little as a 5% deposit down on your dream home, based upon the mortgage for the share you're purchasing.

For example:

£6,750 deposit* for 30% share in a 1 bedroom apartment at Limebrook Walk. You could live here for £929 a month.**

Q. How much do I need to earn to qualify?

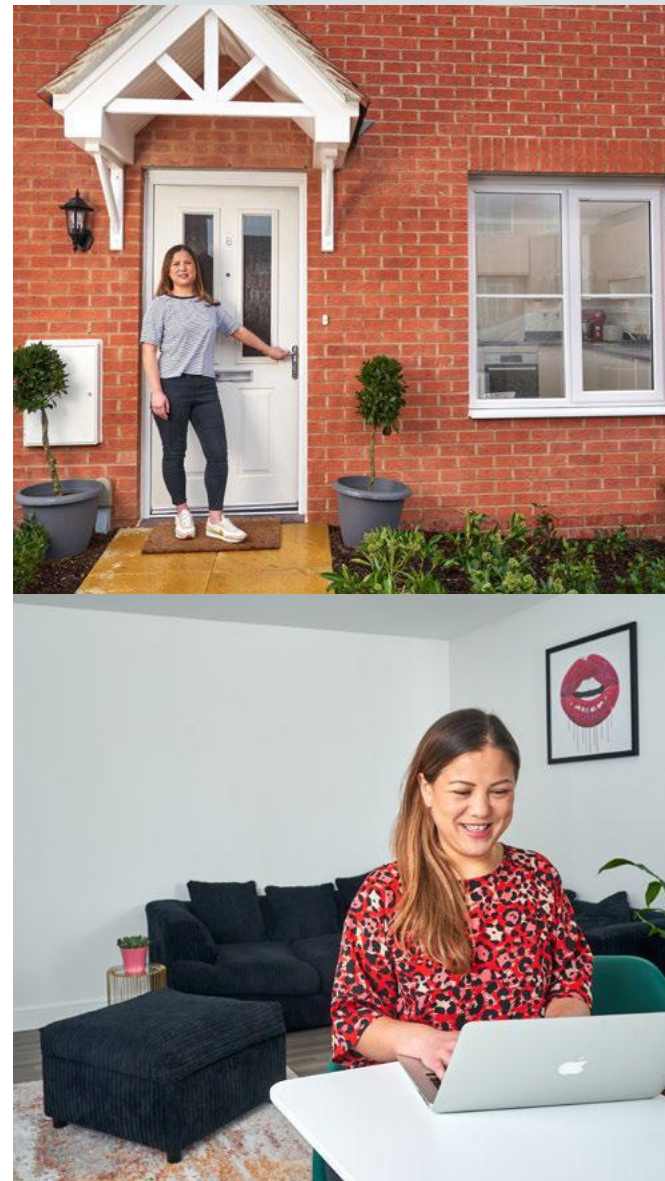
For all Shared Ownership products your total household income will need to be £80,000 or less outside London.

At Limebrook Walk the guidance income starts at £37,647.†

Shared Ownership - Terms and conditions apply. This scheme is subject to qualifying criteria and status. Please speak to a Peabody sales advisor for further details. Information is correct as of print.
*Example based on average figures of a 1 bedroom apartment at Limebrook Walk. **Monthly figures based on a 1 bedroom apartment at Limebrook Walk, combining mortgage, rent and service charge.
†Based on value of 1 bedroom apartment at Limebrook Walk, October 2021.

Maximum benefits with minimal deposit thanks to Shared Ownership

Discover how Leanda found her dream home through Shared Ownership with us.



"Shared Ownership is a great option for first time buyers to be able to afford their dream home and provide a sense of security for the future."

Record numbers of first-time buyers are using home buying schemes to get on the property ladder, with Shared Ownership currently the favoured option and accounting for more than 10% of all first-time property purchases in 2020, compared to just 7% with Help to Buy.

For first-time-buyer Leanda, opting to use the Shared Ownership scheme with us presented her with a fantastic opportunity to upgrade from a rented two-bedroom apartment with no outdoor space, to a stylish three-bedroom house with a private garden and parking on phase 1 at Limebrook Walk.

35-year-old Leanda explains how she knew that Limebrook Walk was the perfect home for her and her daughter before she even had a viewing: "I had been living in a rented two-bedroom flat in a neighbouring town near Maldon for about 18 months."

"I grew up in Maldon and know the area very well, I have family and friends that live here and my daughter attends school here too, so when I saw the Shared Ownership homes advertised on the hoarding at Limebrook Walk my decision was pretty much instantaneous! I knew it would give me the opportunity to 'come home' so to speak. Buying a property on the open market in this area just wasn't going to be affordable for me, so I had my heart set on Limebrook Walk from the start."

Having explored both Shared Ownership and Help to Buy, Leanda explains why she chose the Shared Ownership scheme.

"Affordability was one of the main reasons why I chose to go with Shared Ownership. After I had looked into using Help to Buy I didn't feel it was going to be the right option for me and my circumstances, whilst it can work for others, I wasn't sure I would be able to afford the extra costs in the future."

"Shared Ownership gave me a much more secure way of getting onto the property ladder; invest my money into bricks and mortar and buy a suitably sized home for me and my daughter. It gives me the flexibility to save money as and when I can, and then look toward purchasing extra shares in my home when I can afford to."

"By doing this I can increase how much I own, and if I want to eventually own 100% of the property – whether that's in five years or 10 years, there is no time limit or cut off point, this really appealed to me."



Computer generated image of a typical home at Limebrook Walk.

Development siteplan

- 2 Bedroom Semi-detached House
- 16 & 18 Wellesley Drive
- 1- 4 Hampden Close
- 5 -8 Hampden Close

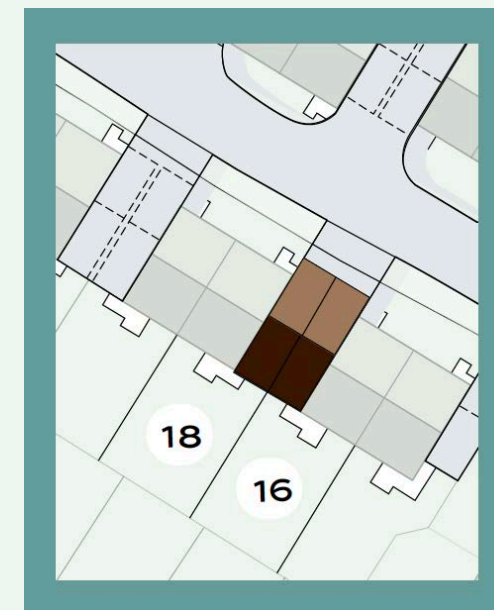
- Northey Island (National Trust) 2.4 miles
- Heybridge Basin 4.5 miles
- Promenade Park 1.2 miles
- Maldon Town Centre 1.2 miles
- Hatfield Peverel train station 7 miles
- Maldon Wick nature reserve 0.1 mile

L.E.A.P = Locally Equipped Area for Play
N.E.A.P = Neighbourhood Equipped Area for Play
V = Visitor Parking



Homes in detail

View the areas of our
Shared Ownership homes up close.



High quality, high spec homes

KITCHEN/LIVING/DINING AREAS

- / Cashmere white handleless kitchen units and underside LED spot lighting to wall units
- / Dark Ash laminate worktop with matching upstand & glass splashback behind hob
- / Stainless steel 1 ½ bowl sink with drainer and mixer tap
- / Electrolux ceramic hob with integrated extractor fan
- / AEG electric oven built in to tall housing where space allows or under ceramic hob
- / Integrated Electrolux washer/dryer, dishwasher and fridge/freezer
- / Amtico Nordic Oak Luxury Vinyl Tiles (LVT) flooring

BEDROOM(S)

- / 80/20 wool mix carpet in ice grey
- / Pendant lighting
- / Extra TV points added to master bedrooms

SECURITY & PEACE OF MIND

- / Audio entry system
- / Wired smoke detectors & heat alarms
- / Security locks to windows, balcony/garden doors
- / Doorbell to front entrance door on houses
- / 1800mm high timber fencing around gardens



BATHROOM(S)

- / White steel bath with wall mounted chrome hand shower and bath screen
- / Semi-pedestal hand wash basin, with full size mirror above
- / WC with dual flush chrome push plate
- / Chrome heated towel rail
- / Madagascar Natural ceramic tiles to selected walls
- / Nordic Oak Luxury vinyl tiles

UTILITY/ELECTRICALS

- / Heat and hot water smart meter to storage cupboard
- / Recessed downlight fitted to kitchen and bathrooms
- / Pendant lighting fitted to living area, dining area, bedroom/s and hallway
- / Shaver points to bathrooms
- / Communal aerial and satellite system wired for Sky Q and Freeview television cover points to living room and master bedroom*
- / Telephone points to living area and master bedroom
- / Lighting added to rear and front of houses



Images are indicative only. *Leaseholder will be responsible for Sky Q installation and subscription at additional cost. Sky Q point is covered only in the living room. Whilst every effort has been taken to ensure the accuracy of the information provided, the specification has been supplied as a guide and Peabody reserves the right to amend the specification as necessary and without notice. Please ask your sales advisor for more information.



Computer generated image of a typical home at Limebrook Walk.

GENERAL

- / White flush internal doors with chrome ironmongery
- / Ventilation system with humidity controls
- / Individual combi boilers to all homes
- / Radiators throughout with thermostat and heating controls
- / 12-year NHBC cover with insolvency cover

COMMUNAL

- / High-quality, durable carpeting and floor finishes throughout
- / Electronic access to blocks
- / Post boxes within communal areas
- / Outdoor children play areas
- / Car and bicycle parking**
- / Landscaped gardens to houses



**Parking is allocated by home, please refer to the price list for further information or speak to your sales advisor.

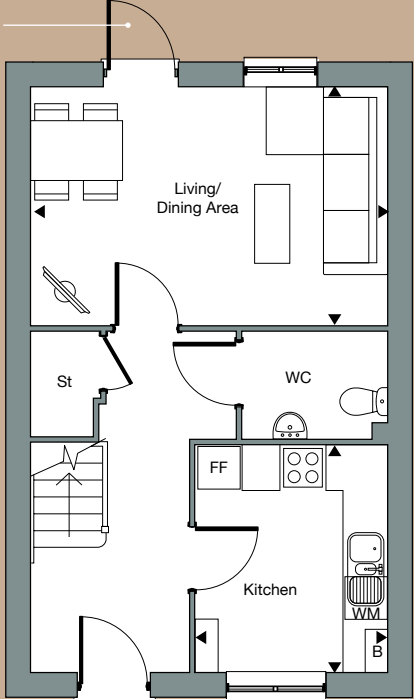


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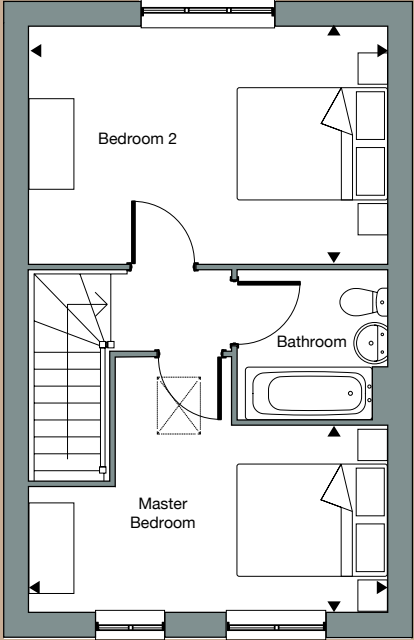
2 BEDROOM

House

Access to
private garden



Ground Floor



First Floor

18 WELLESLEY DRIVE, 1,3,5 & 7 HAMPDEN CLOSE

KITCHEN

3.06m × 2.57m | 10'1" × 8'5"

MASTER BEDROOM

4.75m × 2.49m | 15'7" × 8'2"

LIVING/DINING AREA

4.71m × 3.18m | 15'6" × 10'5"

BEDROOM 2

4.75m × 3.22m | 15'7" × 10'7"

TOTAL AREA

75.60 SQ M, 814.0 SQ FT

B – Boiler FF – Fridge Freezer – Loft Hatch St – Store WC – Cloakroom WM – Washing Machine

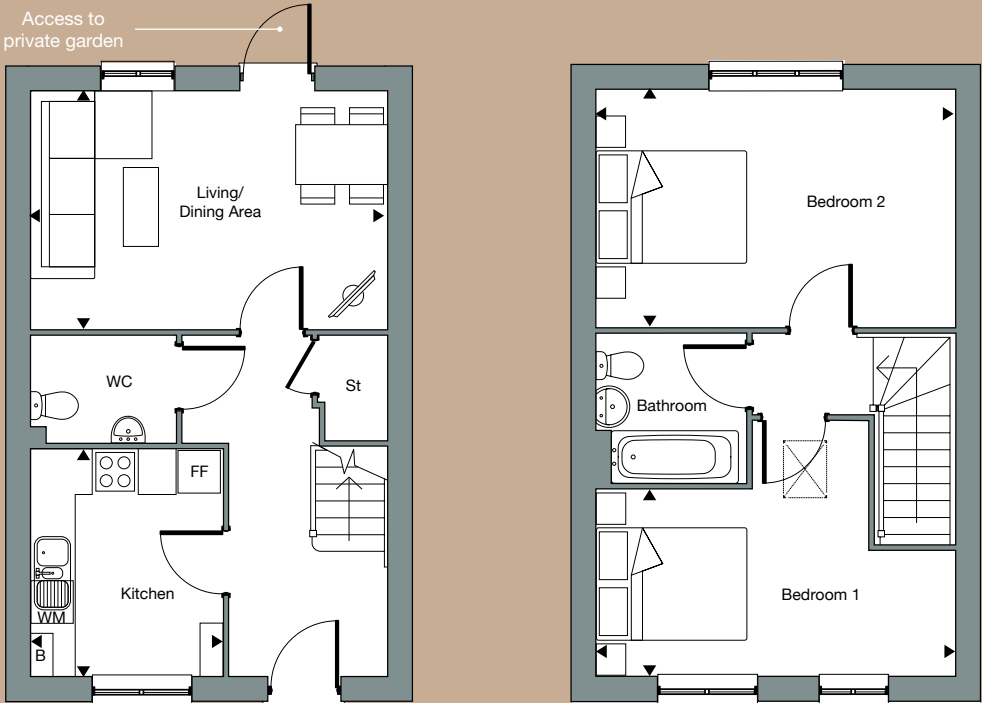
House 4 Lysander Grove is north facing. Houses 8 & 9 Lysander Grove are west facing. House 12 Lysander Grove is north-west facing.
House 3 Walrus Drive and house 1 Wellesley Road are north-east facing.



Computer generated image of a typical home at Limebrook Walk.

2 BEDROOM

House



Ground Floor

First Floor

16 WELLESLEY DRIVE, 2,4,6 & 8 HAMPDEN CLOSE

KITCHEN

3.06m × 2.57m | 10'1" × 8'5"

MASTER BEDROOM

4.75m × 2.49m | 15'7" × 8'2"

LIVING/DINING AREA

4.71m × 3.18m | 15'6" × 10'5"

BEDROOM 2

4.75m × 3.22m | 15'7" × 10'7"

TOTAL AREA

75.60 SQ M, 814.0 SQ FT

House 2 Lysander Grove is north facing. Houses 6 & 11 Lysander Grove are west facing. House 10 Lysander Grove is north-west facing. Houses 1 & 5 Walrus Drive are north-east facing.



Computer generated image of a typical home at Limebrook Walk.

About us

More than just a place to live.

We create great places where people want to live, adding value by upholding high design standards, investing in long-term homes and making a positive difference through ongoing commitment to communities.

BUILDING HISTORY

Formed almost 160 years ago by the American financier and philanthropist George Peabody, we are one of the UK’s oldest and largest housing associations. Together with Town and Country Housing who joined the Group in 2019, we are responsible for more than 67,000 homes across London and the South East.

CUSTOMER FOCUS

Over 90% of customers said they would recommend us. Our customers’ feedback helps shape the design of our homes and community services based on the needs of each neighbourhood. We value our customers and listen to what they have to tell us. We recently achieved ‘Gold’ in the latest, wholly independent, customer satisfaction awards for the third consecutive year.

STRONG GROWTH

With a growing pipeline, we are continuing to invest in building quality new homes with high design standards. We create homes in great locations which are safe, easy to maintain and long-lasting. We deliver long-term returns on investment. With an asset base of £8bn, we are well placed to build thousands more top quality, well-maintained homes each year.

QUALITY DESIGN & SUSTAINABILITY

Our reputation is one of the most respected in the housing industry, renowned for high quality and innovative design. This has been achieved by working with the best designers and robust procedures to monitor quality throughout the design, development and procurement process. We aim to make a positive impact on climate change for our residents, communities and the environment, with an ambition to achieve net zero carbon in our new and existing homes by 2050.

SOCIAL IMPACT

In line with our social purpose, we re-invest surplus to provide more homes and services. We deliver services to 133,000 residents, 16,000 care and support customers as well as the wider communities in which we work. We focus on those who need our help the most, working with people and communities to build resilience and promote wellbeing. We invest around £9m each year through our Community Foundation, to support people to be healthier, wealthier and happier.

AWARD WINNING

Over the past 4 years we have been recognised and awarded more than 60 prestigious awards, including the Sunday Times ‘Homebuilder of the Year’ and the Grand Prix award at the 2020 Evening Standard New Homes Awards. We also work with award winning partners who share our values, high design standards and focus on great customer experience.

MISSION STATEMENT

Our mission is to help people make the most of their lives.



Computer generated image of the award-winning Peabody development, Stonelea Gardens in Waltham Forest, London

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Limebrook Walk is a brand new collection of
1 bedroom Shared Ownership apartments and
2 bedroom houses located in Maldon, Essex, CM9 6PE.

LIMEBROOK WALK

Maldon, Essex, CM9 6PE

020 7021 4842 | [Limebrook-Walk.co.uk](https://limebrook-walk.co.uk)