

The Mills

Elsenham, Essex, CM22

A new collection of 9 homes available for Shared Ownership



CLARION
HOUSING GROUP

The perfect new home

Welcome to The Mills – a new collection of one, two and three bed homes available for Shared Ownership.

Situated in the picturesque village of Elsenham near Bishop's Stortford, this selection of traditionally styled homes is set against a backdrop of delightful Essex countryside, yet is also within easy reach of London.

Built to the highest standards and designed with fresh contemporary interiors, The Mills also incorporates a play area, allotments, and the idyllic Stansted Brook into the neighbourhood – making it perfect for first-time buyers, singles, couples or young families.

Picture credits: 'Church in Henham' by JMarco Chiesa; CC image, sourced from Flickr.



St Mary's Church



Hatfield Forest

About Elsenham

The Mills is situated in Elsenham village, near the beautiful Hertfordshire market town of Bishop’s Stortford.

An ideal country location, Elsenham is also exceptionally well connected to the rest of the South East – a hour’s train journey from central London and just minutes’ drive from Stansted Airport.

For your day-to-day needs, there is a convenience store in the village, and nearby Stansted Mountfichet has a further range of cafes, eateries, and supermarkets including a Co-op and Tesco Express. As a larger town, Bishop’s Stortford offers a wide range of amenities including a twice-weekly traditional market, Waitrose, Sainsbury’s, and many high street names at the Jackson Square complex. A number of local schools are rated highly by Ofsted, including Elsenham Church of England Primary (“Good”), Bentfield Primary School (“Good”) and the secondary St Mary’s Catholic School in Bishop’s Stortford (“Outstanding”).

When it’s time to unwind, Elsenham and nearby Stansted Mountfichet are home to many pubs and restaurants, as well as tennis courts, a cricket field, a youth football club and charming attractions such as Mountfichet Castle. For outdoor pursuits, there are a number of woodland walks in the vicinity of Elsenham, and Hatfield Forest is just a few minutes’ drive away. In Bishop’s Stortford, you can catch a show at the Rhodes Arts Complex, a film at the Empire cinema, or check out the town’s many restaurants and cafés. Further afield, days out also include the ancient university city of Cambridge and horseracing at Newmarket – both under an hour’s drive away.

Information about the local area is based on a variety of external sources: while Clarion makes every effort to reproduce correct information, we cannot guarantee its accuracy.



Geese, Hatfield Forest

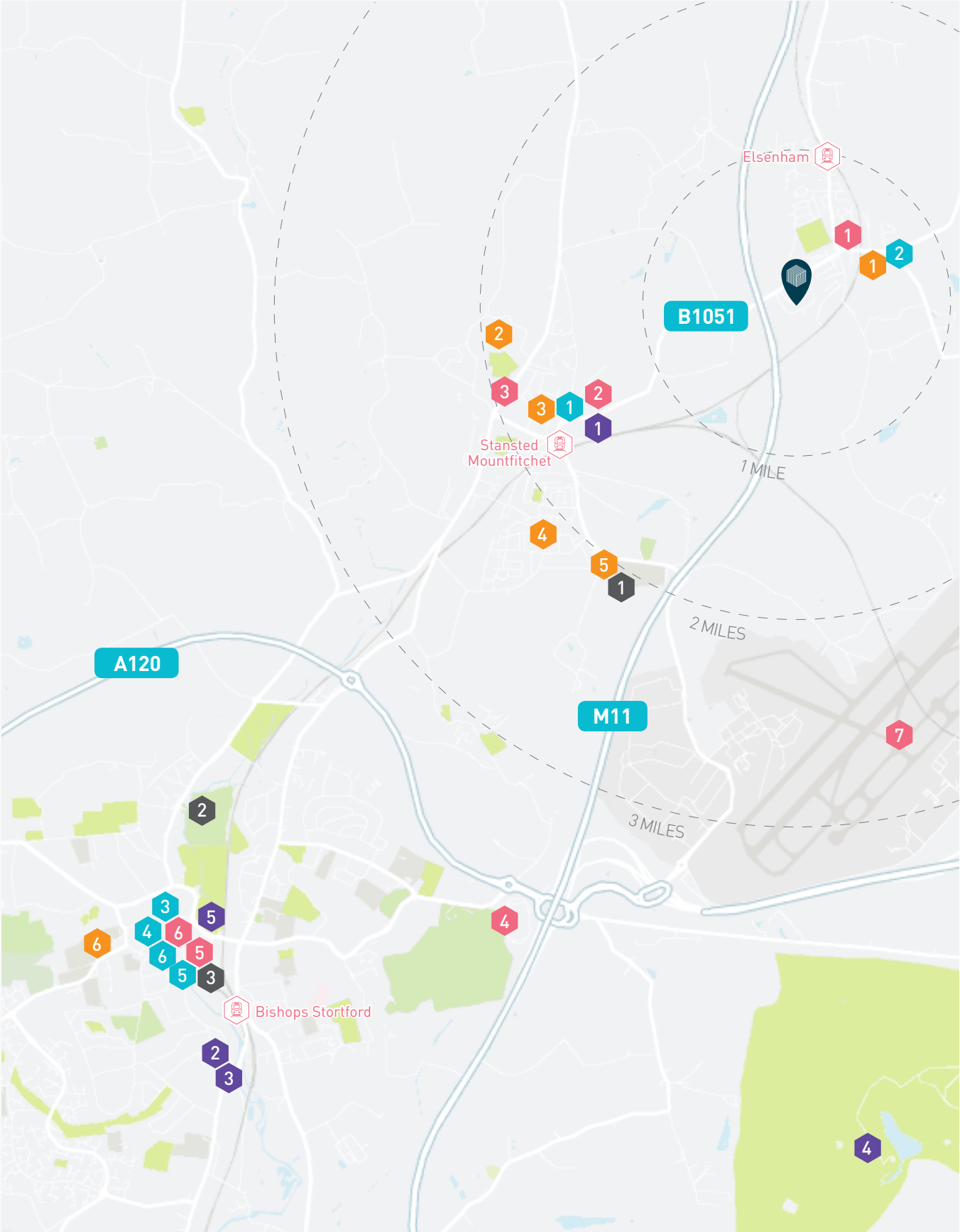


Mountfichet Mill



Ornate Gardens Hatfield House

Picture credits, left to right and top to bottom: ‘New carpet down,’ by Jason Boldero; ‘Hatfield Geese’ by Hal Maclean; ‘Mountfichet Mill on the Hill’ by Mark Harris; ‘Ornate Gardens’ by Ozzy Delaney; CC images, sourced from Flickr.



Map not to scale, indicative only.

What’s Nearby?

Choose from a range of restaurants, pubs and leisure facilities in Elsenham, Stansted Mountfitchet and Bishop’s Stortford – or take a relaxing walk in the surrounding countryside.



The Mills houses



Food & drink

- 1 Lower Street Brasserie
- 2 The Crown
- 3 Pizza Express
- 4 The Lemon Tree
- 5 Zizzi
- 6 Bill’s



Schools

- 1 Elsenham C of E Primary School
- 2 Bentfield Primary School
- 3 Saint Mary’s C of E Foundation School
- 4 St Mary’s C of E Primary School
- 5 Forest Hall School
- 6 St Mary’s Catholic School



Fitness & leisure

- 1 Mountfitchet Romeera Leisure Centre
- 2 Grange Paddocks Leisure Centre
- 3 Nuffield Health Fitness



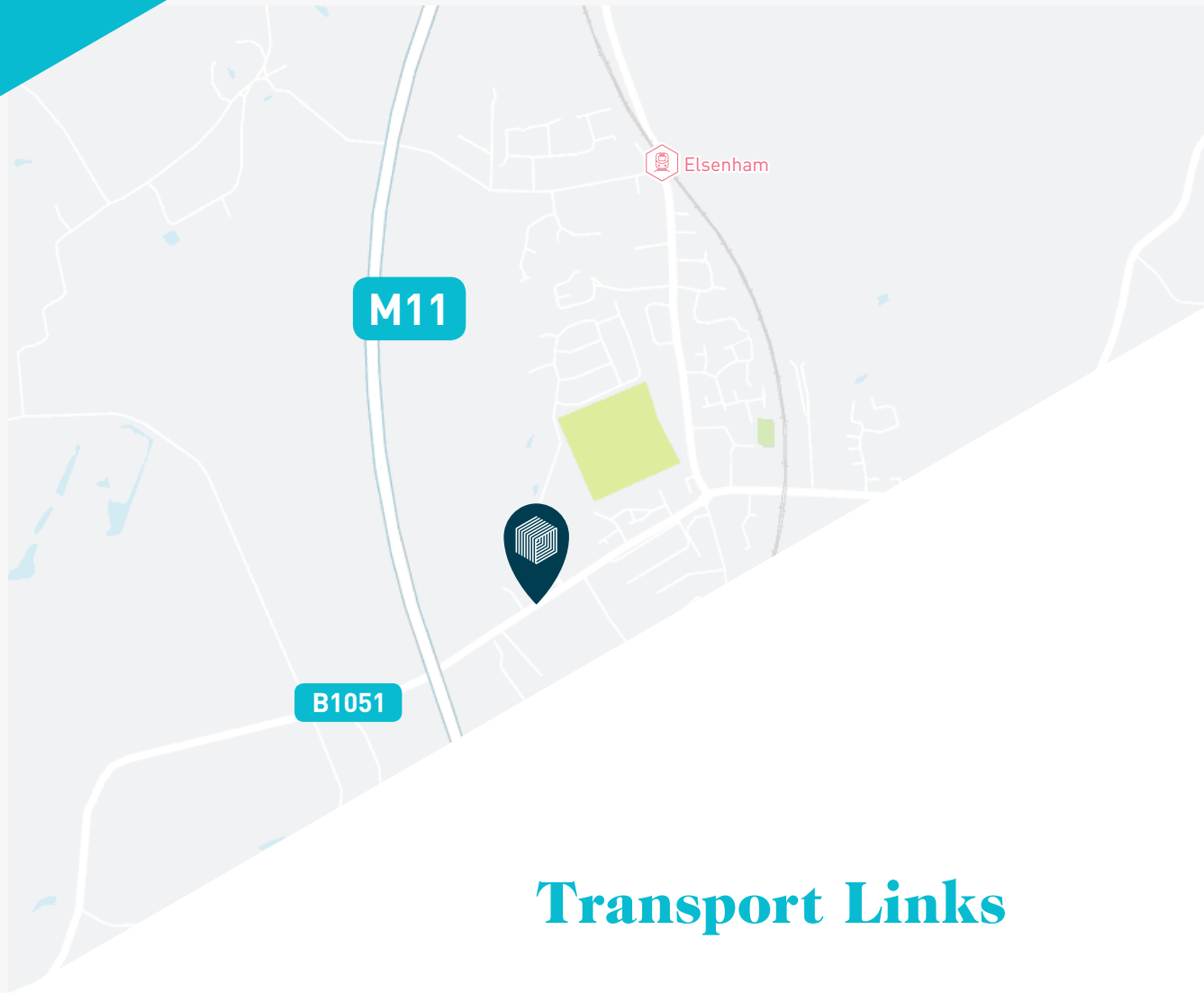
Amenities

- 1 One Stop Store (Elsenham)
- 2 Co-op (Stansted Mountfitchet)
- 3 Tesco Express (Stansted Mountfitchet)
- 4 Waitrose
- 5 Sainsbury’s
- 6 Jackson Square Shopping Centre
- 7 Stansted Airport



Attractions and parks

- 1 Mountfitchet Castle and Norman Village
- 2 Bishop’s Stortford Museum
- 3 The Rhodes Arts Complex
- 4 Hatfield Forest
- 5 Castle Gardens

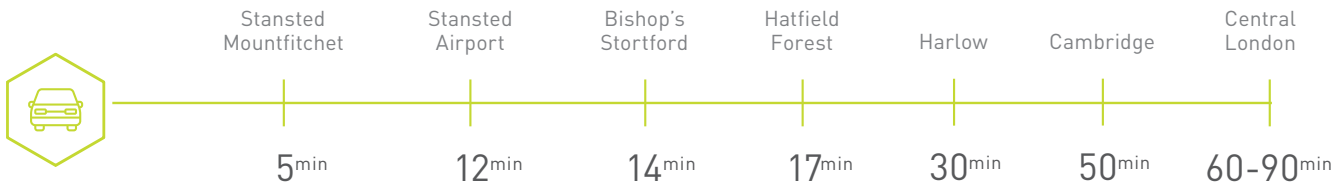
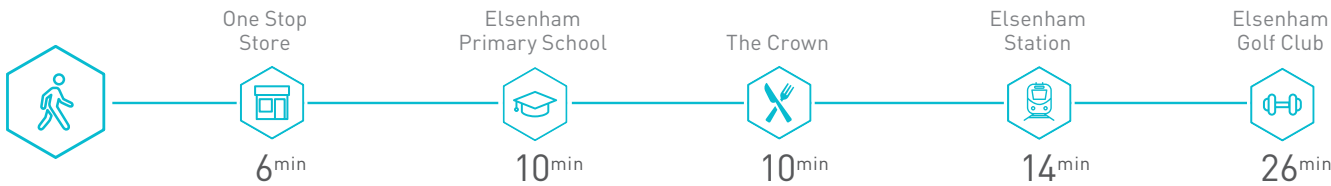


Transport Links

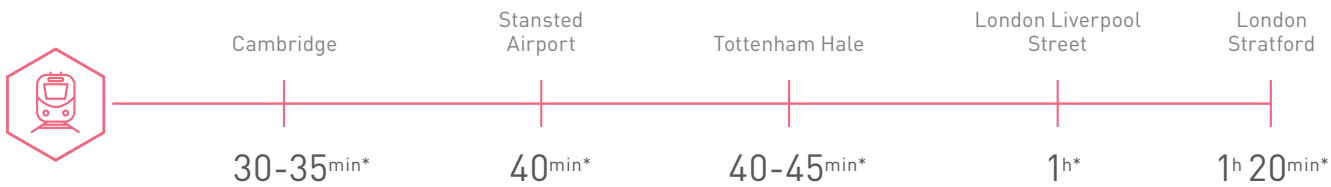
Elsenham has excellent connections to many major destinations in the South and East of England.

Road links are highly convenient, with the nearby A120 going direct to Stansted Airport and Braintree, as well as connecting to the M11 for London and Cambridge.

For train travel, Elsenham station is just a short walk away and connects to destinations including Cambridge, Stansted Airport, Tottenham Hale, London Stratford and London Liverpool Street. Trains run every 25-30 minutes at peak hours (see page opposite for journey times). Regular bus services to Bishop's Stortford are also available from the nearby Leigh Drive bus stop on Stansted Road.



Journey times from Elsenham station* at peak hours:



Map not to scale, indicative only.

Journey times source: TfL.gov.uk and Google Maps, dependent on time of day and traffic.
* Calculated from station not development.

Explore The Mills

The Mills is located in Elsenham just off the B1051 (Stansted Road).

Situated within a wider development of homes, the neighbourhood is planted throughout with trees, bushes and other foliage to create a peaceful atmosphere in keeping with the surrounding countryside.

For ease of parking, each home also has a dedicated parking space available.

 The Mills,
Elsenham,
Bishops Stortford,
Essex
CM22 6UU



One bedroom apartment

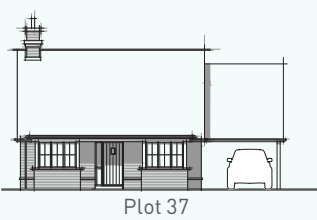
Plots 71 – 43m², 72 – 52m²
Sant Road, Elsenham, Bishops Stortford, Essex, CM22 6UU



Plots 71 & 72

Two bedroom bungalow

Plots 37 – 58m²
Franklin Drive, Elsenham, Bishops Stortford, Essex, CM22 6UG



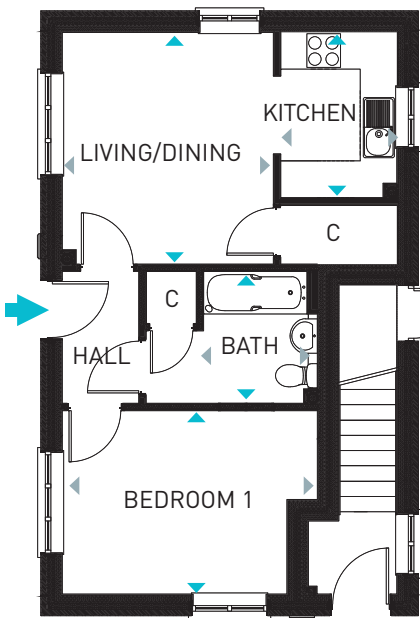
Plot 37

GROUND FLOOR
Plot 71

FIRST FLOOR
Plot 72



Plots 71, 72



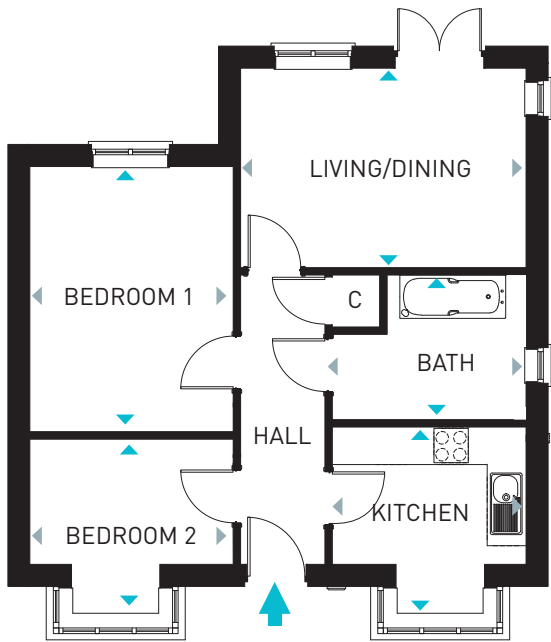
C = Cupboard
▲ = Main Entrance

	A		B
Kitchen	2.8m [9'4"]	x	1.9m [6'3"]
Living/Dining	3.8m [12'5"]	x	3.4m [11'4"]
Bedroom 1	3.0m [9'97"]	x	3.7m [12'2"]
Bath	2.1m [7'17"]	x	1.9m [6'2"]

GROUND FLOOR



Plot 37



	A		B
Kitchen	2.24m [7'34"]	x	3.1m [10'3"]
Living/Dining	3.2m [10'6"]	x	4.6m [15'1"]
Bath	2.3m [7'69"]	x	3.1m [10'3"]

	A		B
Bedroom 1	4.2m [14'0"]	x	3.2m [10'8"]
Bedroom 2	2.0m [6'71"]	x	3.2m [10'8"]

The kitchen and dimensions on the following floorplans are for guidance only. Dimensions are rounded down to one decimal point and 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. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

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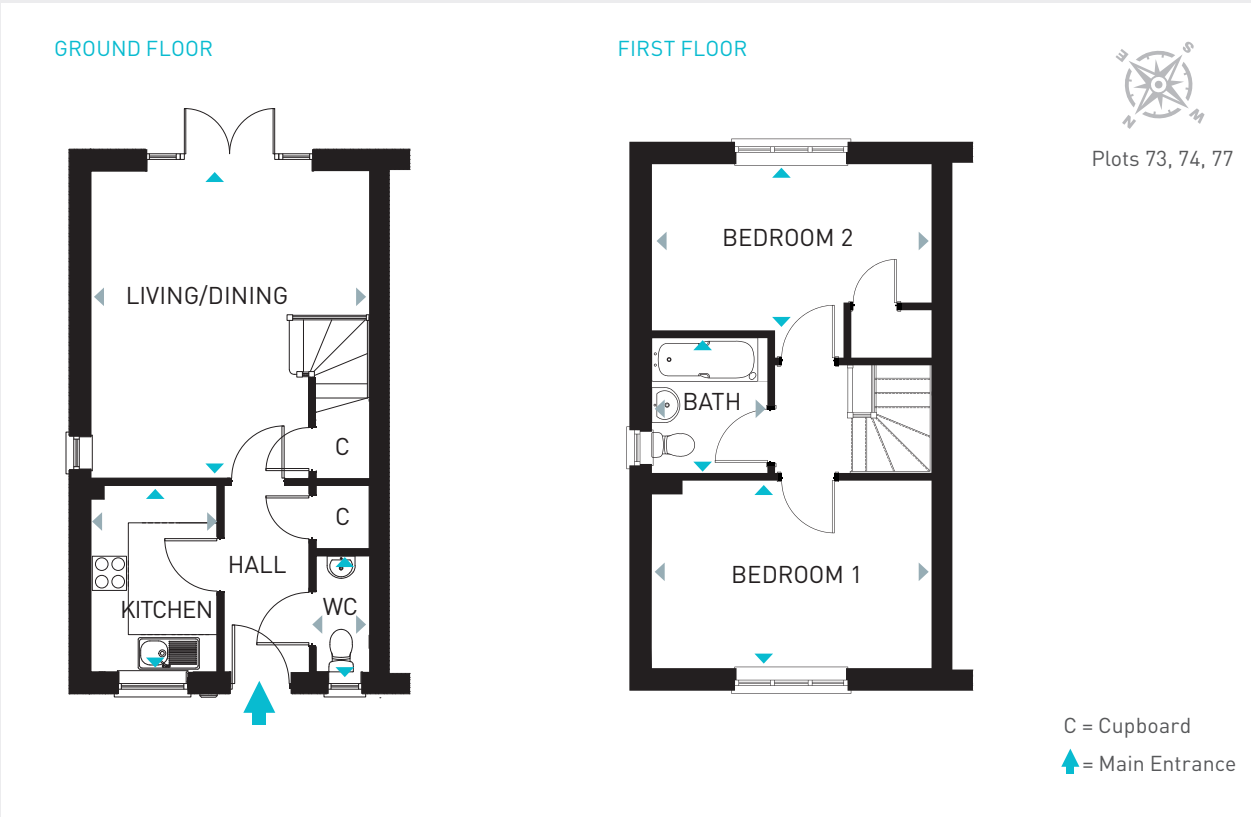
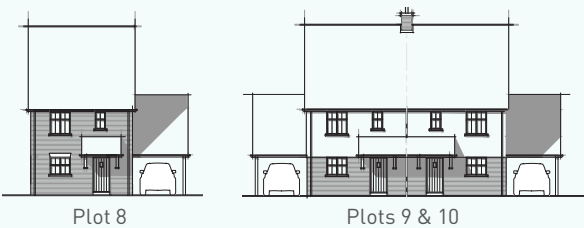
Two bedroom house

Plots 73, 74, 77 – 72m²
Sant Road, Elsenham, Bishops Stortford, Essex, CM22 6UU



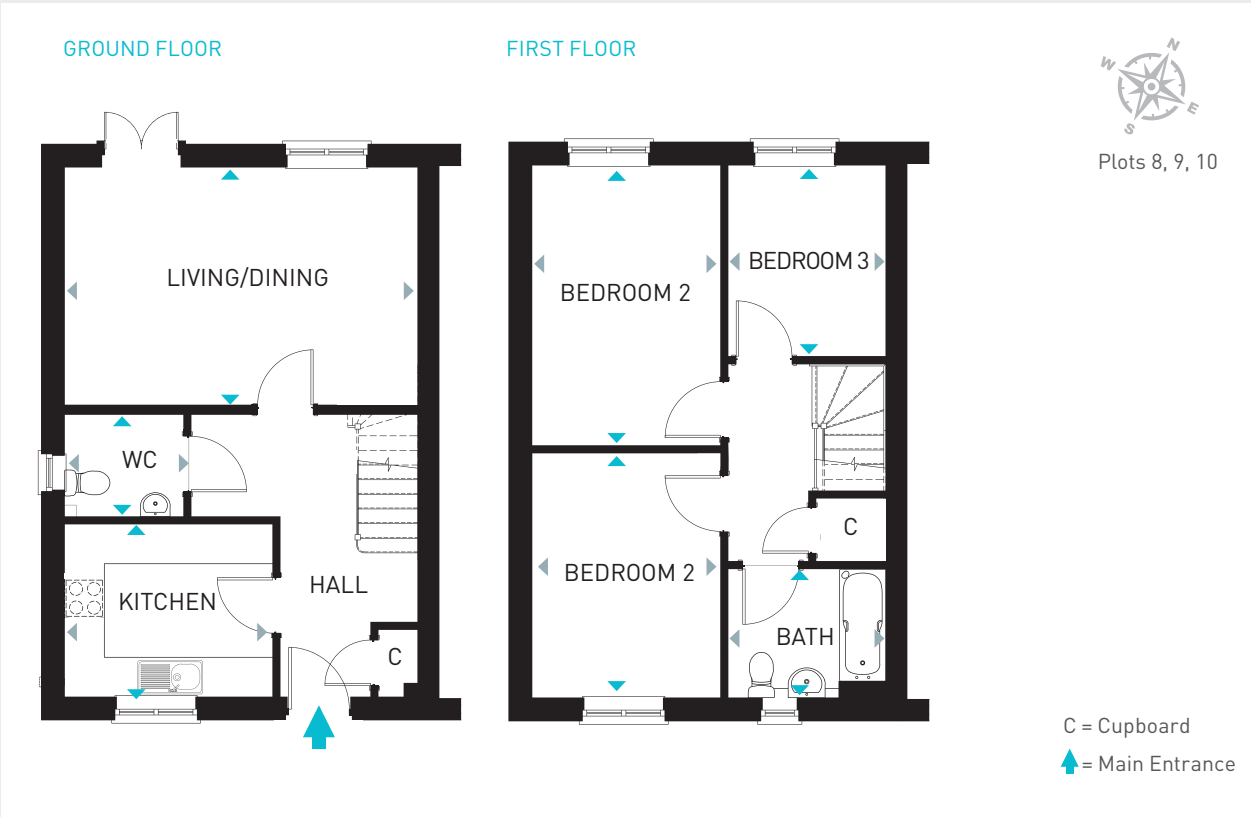
Three bedroom house

Plots 8, 9, 10 – 85m²
Unwin Close, Elsenham, Bishops Stortford, Essex, CM22 6US



	A		B
Kitchen	3.0m [9'97"]	x	2.2m [7'3"]
Living/Dining	4.9m [16'3"]	x	4.5m [14'8"]
WC	1.9m [6'25"]	x	0.89m [2'9"]

	A		B
Bedroom 1	3.0m [9'97"]	x	4.5m [14'8"]
Bedroom 2	2.2m [7'4"]	x	4.5m [14'8"]
Bath	2.1m [7'19"]	x	1.9m [6'4"]



	A		B
Kitchen	2.6m [8'74"]	x	2.8m [9'4"]
Living/Dining	3.6m [12'02"]	x	5.4m [17'7"]
WC	1.59m [5'21"]	x	1.84m [6'0"]

	A		B
Bedroom 1	4.2m [14'04"]	x	2.89m [9'48"]
Bedroom 2	3.74m [12'2"]	x	2.89m [9'48"]
Bedroom 3	2.93m [9'61"]	x	2.4m [7'94"]
Bath	1.9m [6'5"]	x	2.4m [7'94"]

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Specification



Each home at The Mills comes with a selection of quality modern appliances, fittings and finishes.

There are fully fitted kitchen units and floor coverings throughout – while in the bathroom, finishings have been chosen to create a light and relaxed atmosphere.

Each property is tastefully decorated in a timeless fashion, making it easier to adapt to your personal style.

- Fitted kitchen units with laminate worktop and upstand
- Electric oven, ceramic hob, and integrated extractor fan
- Space for installation of washer/dryer
- Contemporary Roca sanitaryware in bathroom
- Heated towel rail & full-height Porcelanosa tiling around bath
- Low-energy downlighters in bathroom, kitchen, en suite and cloakroom (where applicable)
- TV and Sky+ points in living room and master bedroom
- Smoke/heat/carbon monoxide detectors
- Multi-point locking front and rear doors
- External light in rear garden
- External security light with passive infrared sensor

Picture credits: 'Eight Wantz Way, Hatfield Forest' by Jason Boldero; CC image, sourced from Flickr.

* Previous Clarion development photography, indicative only

Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. Clarion reserves the right to amend the specification as necessary and without notification.

Shared Ownership

What is Shared Ownership?

Shared Ownership is an excellent way for people to take their first step onto the property ladder. You buy a share of between 25% and 75% of the property's value and pay a subsidised rent on the remaining share. A key advantage is that, as part-owner, you have a security of tenure that renting cannot offer. Over time, you can buy more of the property until you own 100%.

You will need a small deposit at the outset – generally a minimum of 5% of your share, subject to conditions – and you will need to raise a mortgage on the rest of the sum required.

Am I eligible?

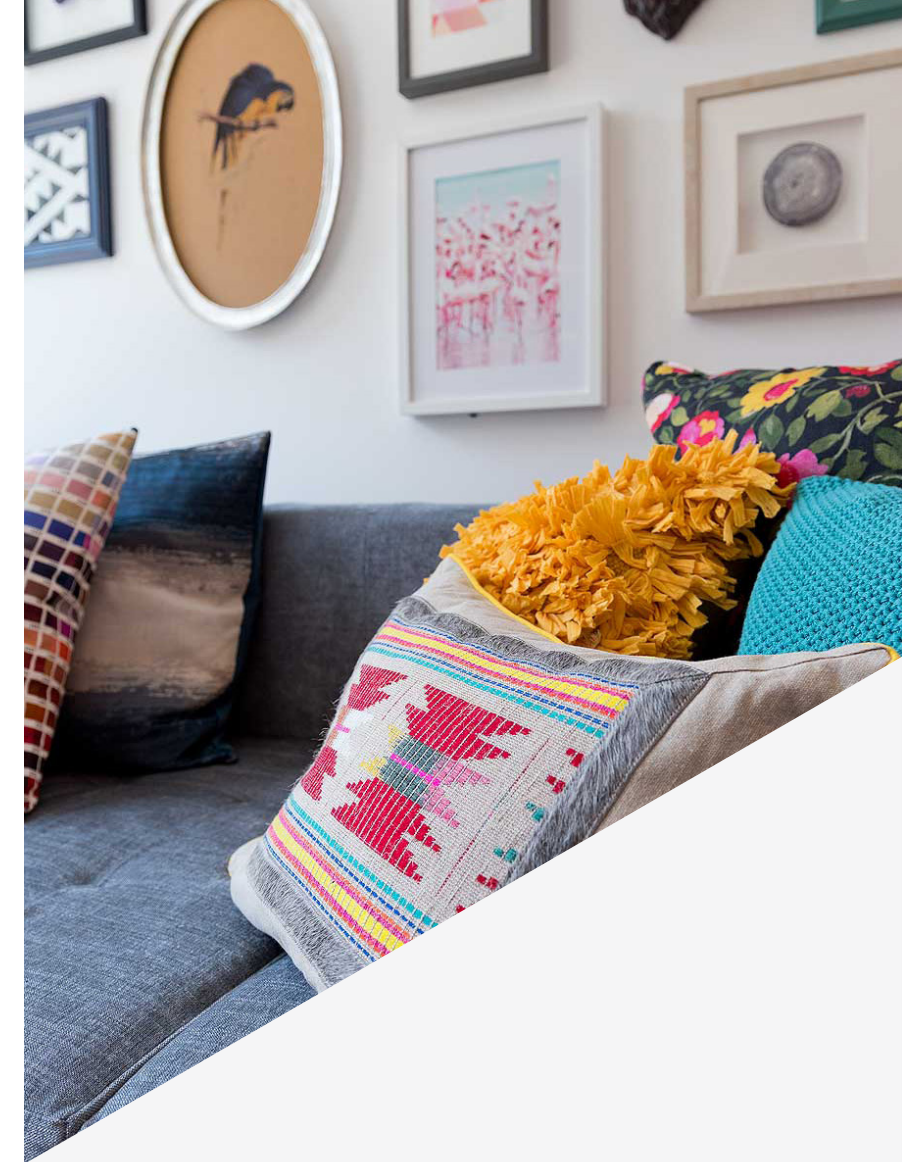
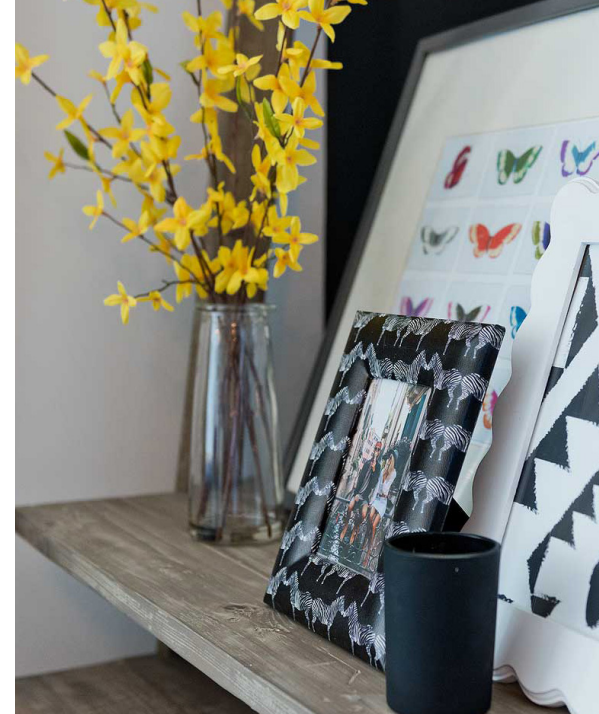
There are certain conditions to be eligible for a Shared Ownership property:

- You must be at least 18 years old.
- You cannot afford to buy a home suitable for your needs on the open market. You will need sufficient savings for a mortgage deposit and a clean credit history to qualify for a mortgage.
- Your annual household income must be less than £80,000
- You must be a first time buyer or existing shared owner*. If you already own a home, you need to move but you cannot afford to, then please discuss your situation with us. There are some circumstances under which you could be eligible.

In line with government priorities, priority for shared ownership homes is awarded to serving military personnel and former members of the British Armed forces honourably discharged in the last two years. People who live or work in the local area also receive priority. We welcome applications from everyone and will try and help if we can.

Shared.ownership@myclarionhousing.com

*If you have a property to sell, we are happy to accept your reservation provided that you have a complete and secure chain and are in a position to purchase a home within our required deadlines. We will ask you for a memorandum of sale confirming details of your buyer, their solicitors and the estate agent handling the sale.



Building homes. Developing futures.

With over 100 years' experience of developing and selling new homes, we combine award-winning, well-designed properties with excellent pre-sale and aftercare services. Developing new Shared Ownership homes, we provide options for a range of customers at varying price points.

Clarion Housing Group comprises the largest housing association in the country, with 125,000 homes across more than 170 local authorities. It also includes a charitable foundation, Clarion Futures, and is one of the country's leading housebuilders.

All images displayed throughout are of example Clarion homes only, and may not correspond exactly to the available homes described in this brochure.



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clarionhg.com/sharedownership

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March 2018