

KEMPSEY

HEIGHTS

KINGS HILL KEMPSEY • WORCESTERSHIRE



A modern development of fourteen 2 & 3 bedroom new homes

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Rooftop Housing are delighted to present Kempsey Heights in Kempsey, an exciting development of 2 & 3 bedroom homes available for outright sale and shared ownership.

Kempsey is a large village to the South of Worcester with many local amenities which include convenience stores, post office, several public houses, a doctor's surgery and a Church. Also within the village there are numerous sporting activities cricket, football and boules club.

Once home to the composer Edward Elgar, the picturesque village of Kempsey is close to Worcester and Malvern. There are some wonderful bridle routes for horse riding. It offers countryside living with the convenience of town amenities.

The local primary school is a popular school with a good Ofsted rating and the village falls within Hanley Castle High School catchment which is also a very much sought after choice.



The city of Worcester is only 3 miles away and is made up of a variety of large High Street brands, as well as lots of boutiques and independent retailers. Within the High Street there are many restaurants, pubs and wine bars.

Kempsey has excellent commuter links to Worcester (3.8 Miles) Gloucester (30 Miles) and Birmingham (30 Miles) via the M5 motorway at Junction 7 which is less than 2 miles away. The A38 which runs through the village itself, giving access to Worcester city centre to the North and the popular market town of Tewkesbury to the South, Trains run direct from Worcester to London Paddington.



WELCOME TO ROOFTOP HOUSING GROUP



We are one of the leading place-based housing associations within the region, providing a range of homes to rent, part-own and buy for local people within South Worcestershire and North Gloucestershire.

For a quarter of a century we've helped people in housing need get safe secure, and appropriate homes and we are proud of every home that we have helped create. Rooftop are passionate about building high quality, affordable housing. Well designed and built to our new Living Homes Standard, creating warm energy efficient homes which are future proofed allowing our residents to live in their property longer as they grow older.

We don't just care about building great homes, we care about every person who lives within them. Rooftop provide a large range of excellent services and support for all of our customers from financial advice to community engagement and activity groups.

We want to not just give you a great community but high-quality houses for you to build your home in.



BUYING YOUR NEW ROOFTOP HOME



Follow our step-by-step purchasing guide and you'll be home in no time!

Once you've chosen your new Rooftop home, you can reserve it by paying a reservation fee which will go towards the purchase price. The fee will ensure the property is reserved in your name and the price is held for an agreed period while the legal processes are completed.

Keeping things moving

Once you've reserved your new home, there are two things to do:

- Tell your solicitor and give our Sales Executive their contact details so we can forward the contract documents.
- If you need a mortgage, act now. You may obtain one yourself or we can put you in touch with an independent financial advisor to help you.

Exchanging contracts

Your solicitor will confirm when they are satisfied with their enquiries and your lender will send you a formal mortgage offer. Now it's time to exchange contracts; you sign the documents to make a binding agreement to purchase. Your solicitor will ask you to pay your deposit, which is sent to Rooftop's legal team along with the contract you've signed. To make your move as stress-free as possible, your solicitor should ensure that the sale of your existing home – if you have one – proceeds alongside the purchase of your new one. And remember, our Sales Executives are always on hand to answer your questions.

You're nearly there

Your new home is ready, but under the terms of the contract, a set period is needed for financial completion.

When this has taken place, our Sales Executive will notify your solicitor, who will ask you to request the mortgage funds from your lender and pay the remainder of the asking price. This money is forwarded to our solicitors, who complete the deed transferring the property to your name.

Remember that our on-site sales team will work closely with you all the way. Your mortgage repayments usually start one month after completion.

Moving in

Our Sales Executive will hand you the keys to your new home as soon as financial completion takes place. You will sign a handover certificate and key receipt form. The meters will already have been read on the day of your legal completion.

The fine tuning...

We pride ourselves on making sure your new home is as individual as it can be. That's why the direction it faces, its exterior details and construction materials may differ from what you see in the brochure. Use our brochure as a style guide – and for detailed information on individual plots, ask our sales staff, who will be pleased to help you.

The dimensions in the brochure are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces. You will need to take actual measurements.

We're always trying to improve our new homes, and you may find that individual features such as kitchen and bathroom layouts, doors and windows may vary. Specification details are for guide purposes only and are subject to change without prior notice. Should a replacement be required, this will be to an equal or higher standard.

Consequently these particulars represent a general guide only and cannot be relied upon as accurately describing and of the Specified Matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

Computer generated images are indicative only and may be subject to change. Details are correct at time of going to print. The Grove is a marketing name and may not form part of the final postal address.

This brochure is a purchasing guide and its content is for illustration only and does not form a contract, part of a contract or a warranty.



WHAT'S INCLUDED

Each property offers a high level of specification

KEMPSEY

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	Open Market	Shared Ownership
Kitchen		
Symphony fitted kitchen with soft close hinges/drawers	●	●
Worktop upstand with splashback behind hob	●	●
Stainless steel single oven with halogen hob and extractor hood	●	●
Integrated fridge freezer	●	●
Integrated dishwasher	3 beds only	No
Integrated washing machine	●	●
1.5 bowl sink to kitchen and dual level swan neck mixer tap	●	●
Chrome spotlights	●	●
Ceramic floor tiling	●	●
Utility (where applicable)	3 beds only	
Integrated washing machine	●	No
Ceramic floor tiling	3 beds only	N/A
Bathroom & Ensuite (where applicable)		
Vanity sink	●	●
Chrome ladder towel rail	●	●
Shower over bath with Shower screen	●	●
Vinyl floor covering	●	●
Chrome spotlights	●	●
Separate standing shower in ensuite	3 beds only	
Tiled splash back to basin with full height tiling to shower	●	●
Cloakroom		
Vinyl floor covering	●	●
Tiled splash back to basin	●	●



	Open Market	Shared Ownership
Electrical		
Sky Q wiring to lounge	●	●
TV aerial points to all bedrooms	●	●
BT sockets to Living room and all bedrooms	●	●
Mains operated door bell	●	●
Chrome light switches and plug sockets throughout	●	
Heating		
Gas fired central heating with compact radiators and thermostatic control	●	●
Windows and Doors		
Grey UPVC windows	●	●
Security		
Multipoint locking system to front/rear doors	●	●
Smoke and carbon monoxide detectors to Building Regulation Requirements	●	●
External		
External light to front and rear	●	●
Turfed rear gardens	●	●
Cold water outside tap to rear of the property	●	●
Garage (where applicable)	3 beds only	
Double electrical socket and fluorescent lighting	●	No
Black aluminium garage door	●	
General		
Carpets provided to hall, stairs, living room and all bedrooms	●	●

THE DEVELOPMENT

A modern development of fourteen 2 & 3 bedroom new homes



SHARED OWNERSHIP


-  **The Pinnacle**
Three Bed Semi Detached
Plots 23, 31 & 32
-  **The Hollybush**
Two Bed Semi Detached
Plot 25, 26, 29 & 30



OPEN MARKET

-  **The Beacon**
Three Bed Detached
Plots 5, 11, 12 & 13
-  **The Jubilee**
Three Bed Semi Detached
Plot 24
-  **The Midsummer**
Two Bed Semi Detached
Plots 27 & 28



 Properties not available to buy through Rooftop Housing Group

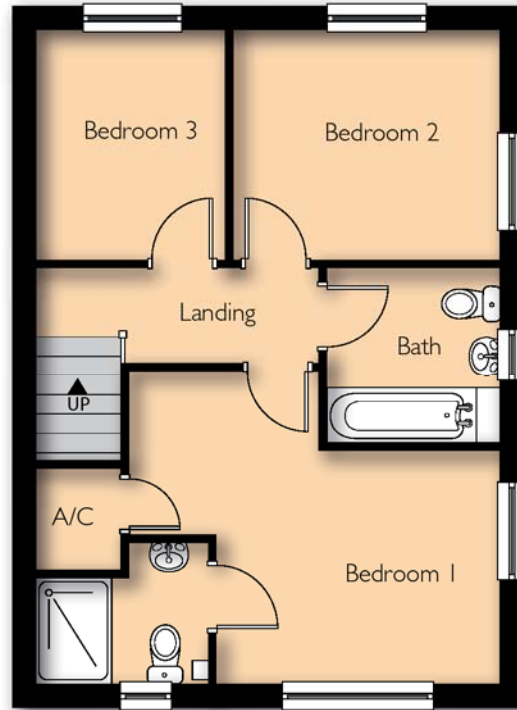
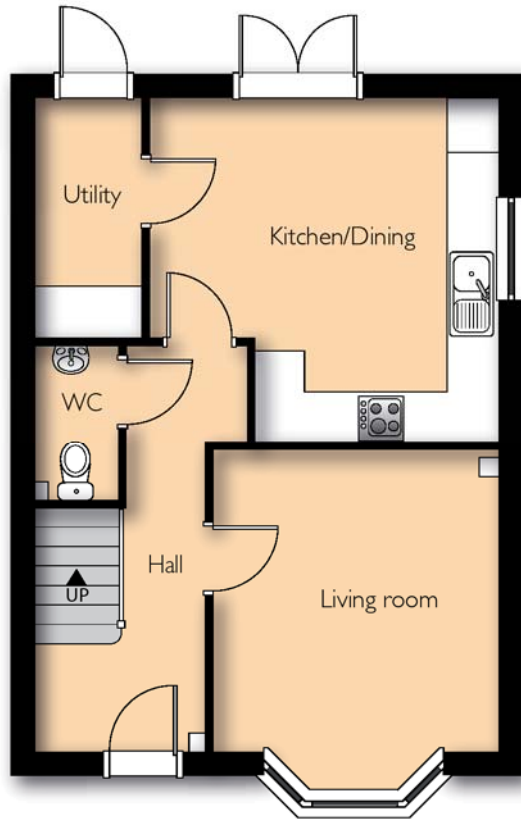


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Computer generated image shown of plots 11 & 12

The Beacon Three Bedroom Detached Plots 5, 11, 12 & 13



Plots 5, 11, 12 & 13

Kitchen/Dining	4.33m x 4.25m	14'3" x 13' 11"
Living room	3.76m x 3.52m	12'4" x 11' 7"
Bedroom 1	4.63m x 3.86m	15'2" x 12' 8"
Bedroom 2	3.32m x 2.87m	10'11" x 9' 5"
Bedroom 3	2.87m x 2.34m	9'5" x 7' 8"
Bathroom	2.17m x 2.14m	7'1" x 7' 0"

Total Floor Area: 91.88m² - 988.97 sq.ft

Please note

This floorplan is for plots 11, 12 & 13 plot 5 will be the opposite floor layout. Plot 13 has a extra feature bay window

Kitchen layouts are indicative only. Please consult with a member of the sales staff for specific plans, room dimensions and kitchen layouts. The information is for guidance only and is not to be relied on as statements or representations of fact and they do not make or give representation or warrant whatsoever and do not form part of any contract. All room measurements shown in metric first followed by imperial underneath.



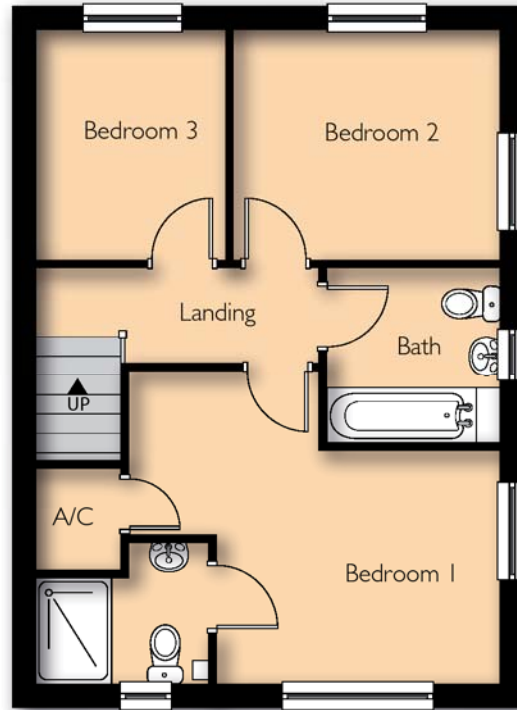
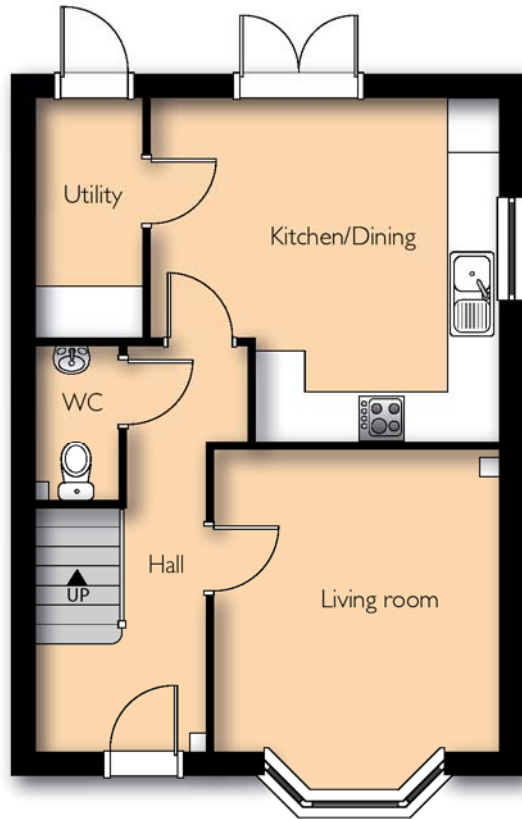
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Computer generated image shown of plot 24

The Jubilee

Three Bedroom Semi Detached Plot 24



Plot 24

Kitchen/Dining	4.33m x 4.25m	14'3" x 13' 11"
Living room	3.76m x 3.52m	12'4" x 11' 7"
Bedroom 1	4.63m x 3.86m	15'2" x 12' 8"
Bedroom 2	3.32m x 2.87m	10'11" x 9' 5"
Bedroom 3	2.87m x 2.34m	9'5" x 7' 8"
Bathroom	2.17m x 2.14m	7'1" x 7' 0"

Total Floor Area: 91.88m² - 988.97 sq.ft

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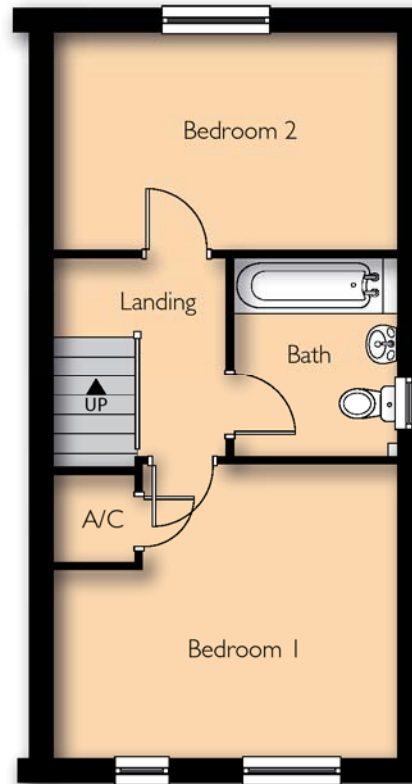
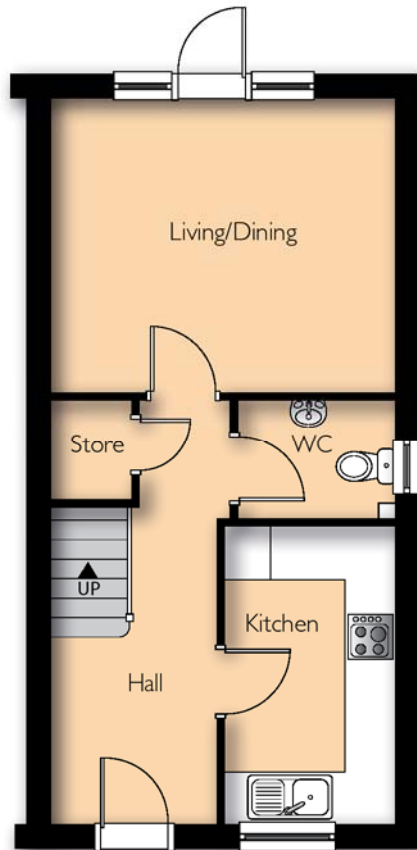
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Computer generated image shown of plots 27 & 28

The Midsummer

Two Bedroom Semi Detached Plots 27 & 28



Plot 27

Kitchen	3.67m x 2.10m	12'1" x 6' 11"
Living/Dining	4.29m x 3.64m	14'1" x 11' 11"
Bedroom 1	4.29m x 3.64m	14'1" x 11' 11"
Bedroom 2	4.29m x 2.71m	14'1" x 8' 11"
Bathroom	2.45m x 2.00m	8'0" x 6' 7"

Total Floor Area: 76.50m² - 823.39 sq.ft

Plot 28

Kitchen	3.62m x 2.15m	11'11" x 7' 1"
Living/Dining	4.38m x 3.64m	14'4" x 11' 11"
Bedroom 1	4.38m x 3.64m	14'4" x 11' 11"
Bedroom 2	4.38m x 2.71m	14'4" x 8' 11"
Bathroom	2.22m x 2.05m	7'3" x 6' 9"

Total Floor Area: 75.58m² - 813.56 sq.ft

Please note:

This floorplan is for plot 28 plot 27 will be the opposite floor layout.

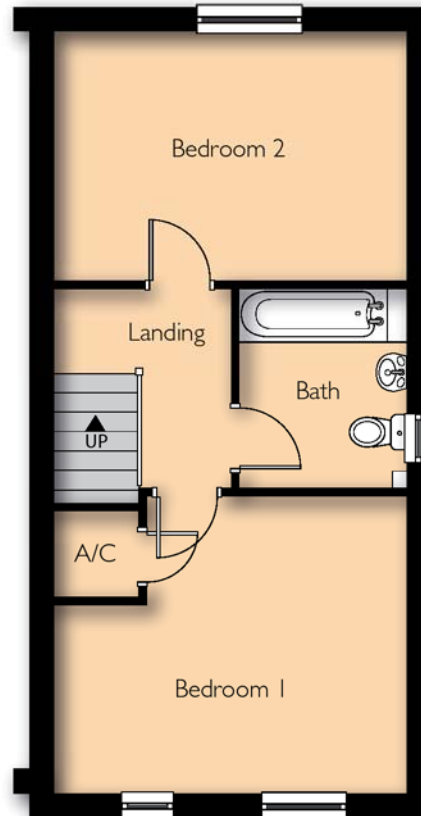
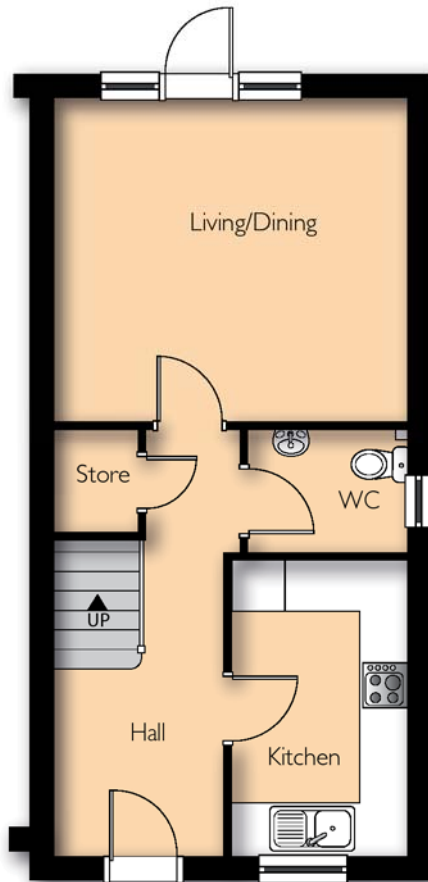
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Computer generated image shown of plots 25 & 26

The Hollybush

Two Bedroom Semi Detached Plots 25, 26, 29 & 30



Plots 25 & 30

Kitchen	3.66m x 2.10m	12'0" x 6' 11"
Living/Dining	4.29m x 4.07m	14'1" x 13' 4"
Bedroom 1	4.29m x 3.64m	14'1" x 11' 11"
Bedroom 2	4.29m x 3.11m	14'1" x 10' 2"
Bathroom	2.47m x 2.00m	8'1" x 6' 7"

Total Floor Area: 80.16m² - 862.87 sq.ft

Plots 26 & 29

Kitchen	3.66m x 2.15m	12'0" x 7' 1"
Living/Dining	4.38m x 3.84m	14'4" x 12' 7"
Bedroom 1	4.38m x 3.66m	14'4" x 12' 0"
Bedroom 2	4.38m x 3.11m	14'4" x 10' 2"
Bathroom	2.27m x 2.05m	7'5" x 6' 9"

Total Floor Area: 80.07m² - 861.88 sq.ft

Please note:

This floorplan is for plots 25 & 30 plots 26 & 29 will be the opposite floor layout.

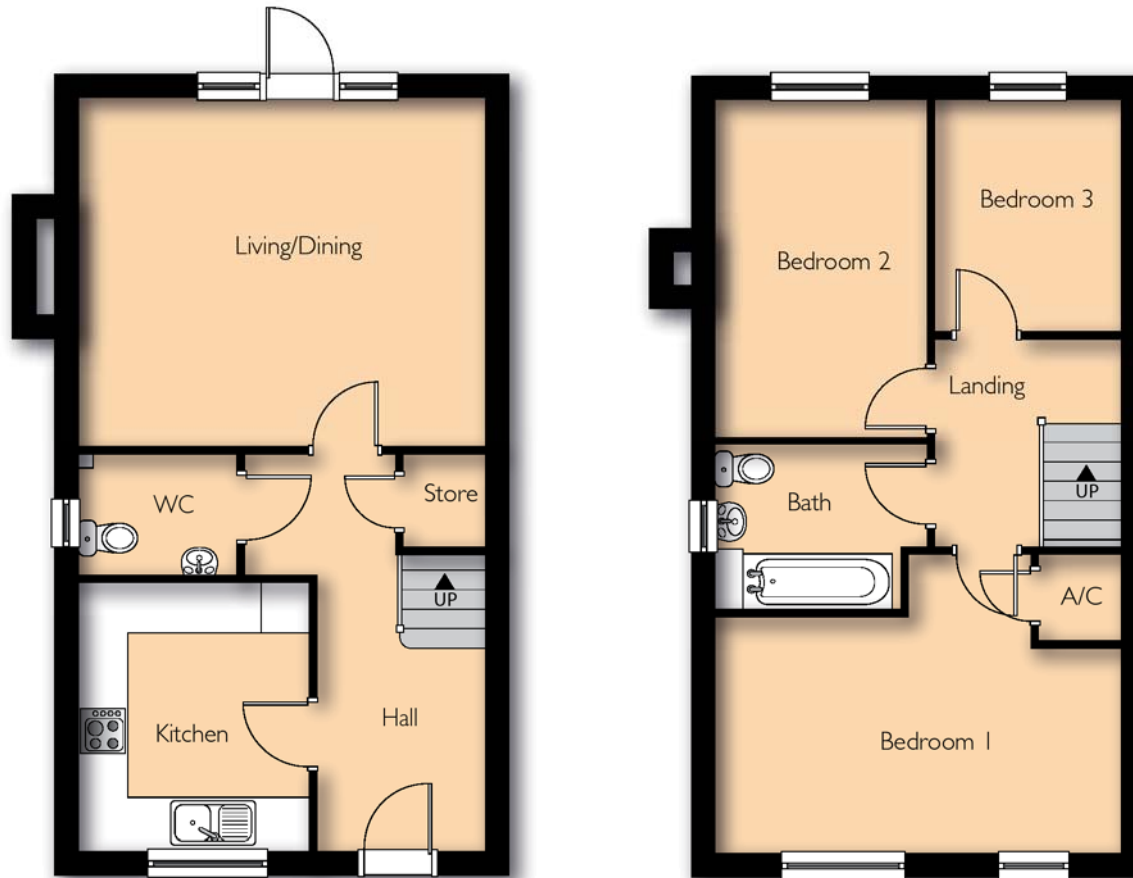
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Computer generated image shown of plots 31 & 32

The Pinnacle

Three Bedroom Semi Detached Plots 23, 31 & 32



Plot 23

Kitchen	3.30m x 2.85m	10'10" x 9' 4"
Living/Dining	5.05m x 4.33m	16'7" x 14' 3"
Bedroom 1	5.05m x 3.69m	16'7" x 12' 1"
Bedroom 2	4.21m x 2.65m	13'10" x 8' 8"
Bedroom 3	2.86m x 2.31m	9'5" x 7' 7"
Bathroom	2.65m x 2.02m	8'8" x 6' 8"

Total Floor Area: 93.56m² - 1007.03 sq.ft

Plot 31

Kitchen	3.52m x 2.85m	11'7" x 9' 4"
Living/Dining	5.07m x 4.33m	16'8" x 14' 3"
Bedroom 1	5.07m x 3.91m	16'8" x 12' 10"
Bedroom 2	4.20m x 2.67m	13'9" x 8' 9"
Bedroom 3	2.86m x 2.31m	9'5" x 7' 7"
Bathroom	2.67m x 2.12m	8'9" x 6' 12"

Total Floor Area: 96.25m² - 1035.99 sq.ft

Plot 32

Kitchen	3.30m x 2.85m	10'10" x 9' 4"
Living/Dining	5.50m x 4.33m	18'1" x 14' 3"
Bedroom 1	5.50m x 3.68m	18'1" x 12' 1"
Bedroom 2	4.23m x 2.65m	13'11" x 8' 8"
Bedroom 3	2.86m x 2.31m	9'5" x 7' 7"
Bathroom	2.65m x 2.15m	8'8" x 7' 1"

Total Floor Area: 93.56m² - 1007.03 sq.ft

Please note:

This floorplan is for plot 23 plots 31 & 32 will be the opposite floor layout.

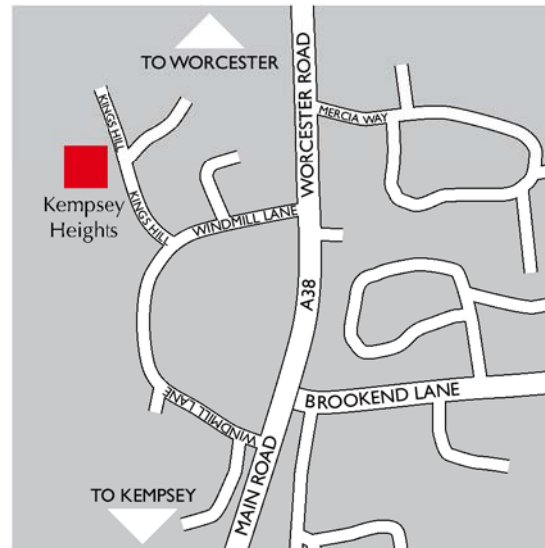
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DIRECTIONS

Kings Hill, Kempsey, Worcester, WR5 3LJ

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Further details please email
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