



# WEAVERS GATE

*Shared Ownership*

A CHOICE OF 2, 3 AND 4 BEDROOM HOUSES  
AND TWO 1 BEDROOM APARTMENTS

**CODICOTE SG4 8UP**

*Find the time and space you've been looking for...*



SHARED OWNERSHIP AT WEAVERS GATE  
**CODICOTE SG4 8UP**

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# *Take a moment*

## to appreciate the big blue skies and surrounding beauty...

Weavers Gate is the perfect place to call home if you're looking for a semi-rural yet well connected location. Situated in the heart of the quaint village of Codicote, it is surrounded by beautiful open spaces and has an authentic feeling of community and belonging.

It's a great choice for both young professionals and growing families alike, with great local amenities and a choice of excellent nearby schools. The historic village with its numerous listed buildings has a good offering of local shops, cafes, bars and sporting facilities plus a couple of lovely local pubs.

With easy access to neighbouring towns and cities, Codicote is less than 10 miles from Hitchin, a historic town with beautiful historic buildings and a cobbled market square, which hosts regular market days and special events. Stevenage, Welwyn Garden City and Hatfield are also within close reach and offer fabulous shopping opportunities together with a range of restaurants and lifestyle options including theatres, museums and cinemas.

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## *Our local favourites*

### **JOHN CLEMENTS SPORTS AND COMMUNITY CENTRE**

At the heart of village life and the wider surrounding community this much loved hub offers a range of sporting and general well being opportunities. Home to a number of local sports clubs including the local football and cricket clubs and the Codicote tennis club with 3 impressive floodlit courts. Additionally there are weekly yoga and pilates classes together with classes such as Barefoot Strong and Circuit Training.

### **MARDLEY HEATH**

Just an 8 minute drive from home this large ancient woodland covers over 37 hectares and offers a good network of paths and tracks to explore this designated local nature reserve on foot, horseback or bike. Perfect spot for walking the dog whilst the kids explore and burn off some energy.







FEEL CLOSER TO  
NATURE WITH OPEN  
COUNTRYSIDE AND  
PARKLAND ON YOUR  
DOORSTEP

### **DAYS BAKERY**

A perfect place to pick up pastries and coffee for a lazy weekend breakfast or a picnic lunch for a day out exploring some of the many green spaces and local countryside.

### **THE GOAT INN**

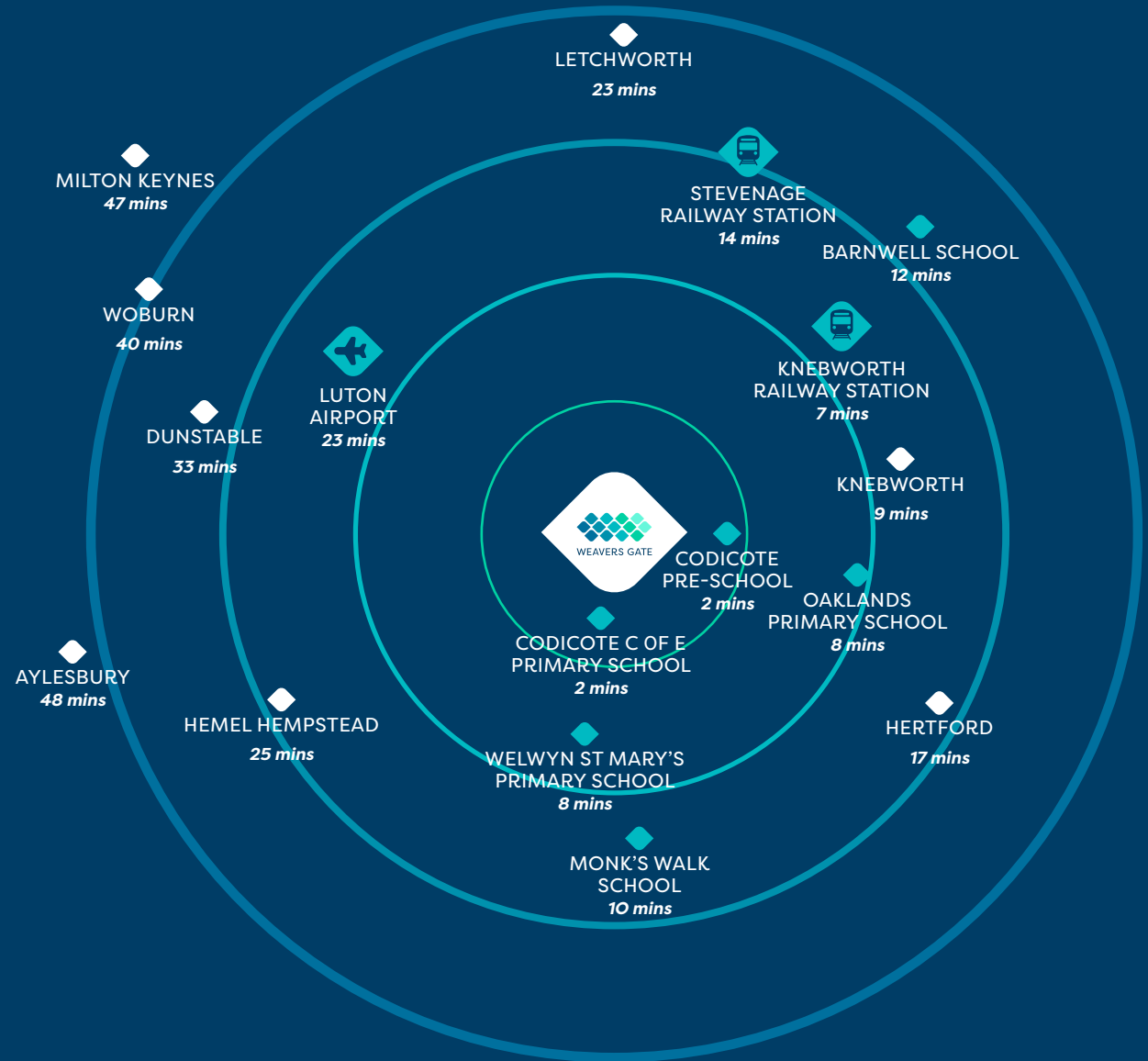
Located on the pretty village high street and less than 10 minutes walk this much loved family friendly village pub has a cosy, characterful interior and is so welcoming. Tucked away to the rear is a large garden which is a great place to stop by for lunch with both family and friends. Home to the annual Goatfest music festival and other weekly live music and community events.



## Perfectly placed

Codicote village is perfectly placed in the stunning Hertfordshire countryside and offers a variety of top-rated schools catering for all age groups. It has excellent connectivity to London through direct train services from nearby Stevenage Train Station, and convenient access to major roadways, with the A1 (M) just under 3 miles away and the M1 around 8 miles from the village.

Additionally, neighboring towns such as Hitchin, Stevenage, Welwyn Garden City, and Hatfield are all easily accessible from Codicote.



# Getting out and about

With so many great things on your doorstep you might struggle to find a reason to head further a field. Located approximately 8 miles south of Stevenage, 2 miles north of Welwyn and 5 miles from Welwyn Garden City the village really is a hidden gem. With easy access by car to other neighbouring towns and cities and a choice of railway stations, these make commuting or those longer journeys totally fuss free allowing you be home in time for dinner or to put the kids to bed.

## TRAIN



### ◆ Welwyn North

London Kings Cross (34 mins)  
Finsbury Park (27 mins) Victoria Line  
London Farringdon (48 minutes)  
London Bridge (58 minutes)  
Cambridge (53 minutes)

### ◆ Knebworth

Stevenage (4 minutes)  
Welwyn Garden City (8 minutes)  
Hitchin (9 minutes)  
Hatfield (12 minutes)  
Finsbury Park (31 minutes) Victoria Line  
London Kings Cross (38 minutes)

## WALK



### ◆ Codicote C of E Primary School

(2 minutes)

### ◆ Days Bakery (0.3 miles 5 minutes)

### ◆ A&J Roberson General Store

(0.5 miles 8 minutes)

### ◆ The Goat Public House

(0.5 miles 8 minutes)

### ◆ Codicote Pharmacy

(0.3 miles 5 minutes)

### ◆ John Clements Sports and

Leisure Centre (0.9 miles 19 minutes)

## DRIVE



### ◆ A1M: (2.9 miles)

### ◆ Queen Victoria Memorial Hospital (2.5 miles)

### ◆ Welwyn North Station (3.6 miles)

### ◆ Knebworth Station (3.1 miles)

### ◆ Tesco Superstore (2.9 miles, Stevenage Broadwater)

### ◆ 9 Yards Shopping Centre (4.5 miles)



# Designed with you in mind

## HOUSE INTERIOR

Each of our houses include the following:

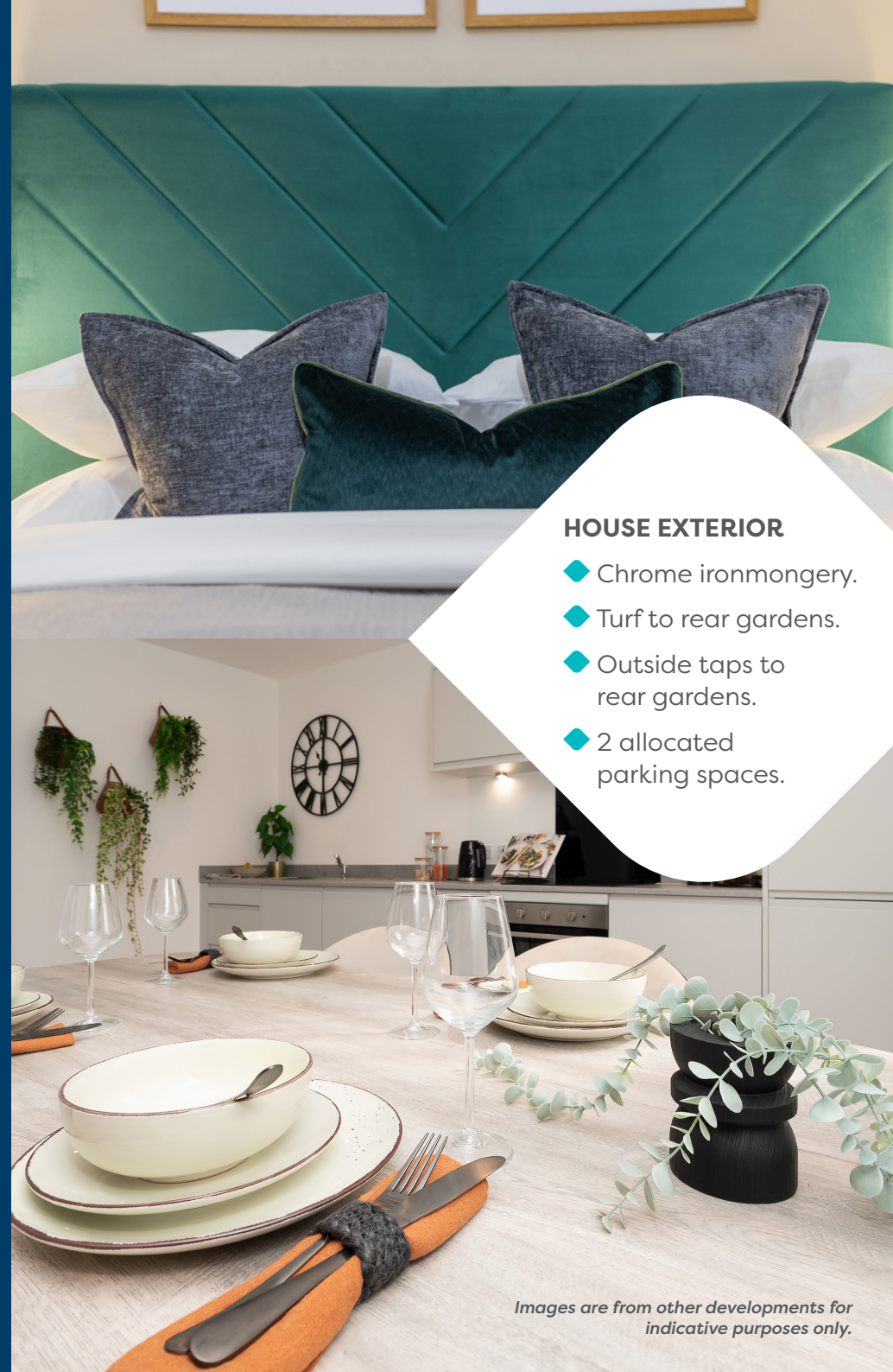
- ◆ Flooring provided throughout, Amtico flooring to kitchen and wet areas. Carpet to stairs, landing and bedrooms.
- ◆ Contemporary handleless kitchen units, fitted with soft close drawers and housing for integrated appliances.
- ◆ Fully integrated appliances to include fridge freezer, dishwasher, washing machine, ceramic electric hob, single oven and chimney extractor fan.
- ◆ Pendant lighting to living room and bedrooms.
- ◆ Low energy downlighters to kitchen/dining and bathrooms.
- ◆ Full height tiling to bath and shower areas, tiling to bathroom floor.
- ◆ Shaver socket to main bathroom.
- ◆ Heated towel rail to bathrooms.
- ◆ Air source heat pump heating system
- ◆ Mechanical ventilation system.
- ◆ Fibre optic broadband connectivity to all homes.
- ◆ Sky Q connectivity via broadband connection.
- ◆ Triple point locking system to front doors.
- ◆ Wireless doorbell supplied to every home.

*Features and fittings may differ from those shown.*

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## HOUSE EXTERIOR

- ◆ Chrome ironmongery.
- ◆ Turf to rear gardens.
- ◆ Outside taps to rear gardens.
- ◆ 2 allocated parking spaces.

*Images are from other developments for indicative purposes only.*



# Designed with you in mind

## APARTMENTS

Each of our apartments include the following:

- ◆ Flooring provided throughout, Amtico flooring to kitchen and wet areas. Carpet to stairs, landing and bedrooms.
- ◆ Contemporary handleless kitchen units, fitted with soft close drawers and housing for integrated appliances.
- ◆ Fully integrated appliances to include fridge freezer, dishwasher, washing machine, ceramic electric hob, single oven and chimney extractor fan.
- ◆ Pendant lighting to living room and bedrooms.
- ◆ Low energy downlighters to kitchen/dining and bathrooms.
- ◆ Full height tiling to bath and shower areas, tiling to bathroom floor.
- ◆ Shaver socket to main bathroom.
- ◆ Heated towel rail to bathroom.
- ◆ Electric boiler heating system.
- ◆ Mechanical ventilation system.
- ◆ Fibre optic broadband connectivity to all home.
- ◆ Sky Q connectivity via broadband connection.
- ◆ Triple point locking system to front doors.
- ◆ Internal video intercom system.
- ◆ Each apartment comes with an allocated parking space.

*Features and fittings may differ from those shown.*

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WEAVERS GATE

*Shared Ownership*



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# Shared Ownership

## SITE PLAN

### *The Poplin*

2 BED HOUSE - Plots 32, 52, 53

### *The Spindle*

3 BEDR HOUSE - Plots 37, 38, 48, 49

### *The Aida*

3 BED HOUSE - Plot 33

### *The Cambric*

4 BED HOUSE - Plot 31

### *The Tweed*

1 BED APARTMENT - Plot 57

### *The Bobbin*

1 BED APARTMENT - Plot 58





# *Apartments*

1 BEDROOM



*Computer generated image of the rear for indicative purposes only.*

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# The Tweed

## 1 BEDROOM APARTMENT

Plot 57



GROUND FLOOR

*For identification only - Not to scale. Doors, bays and window configuration may vary.*

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**Approx Area:**

562 sq ft

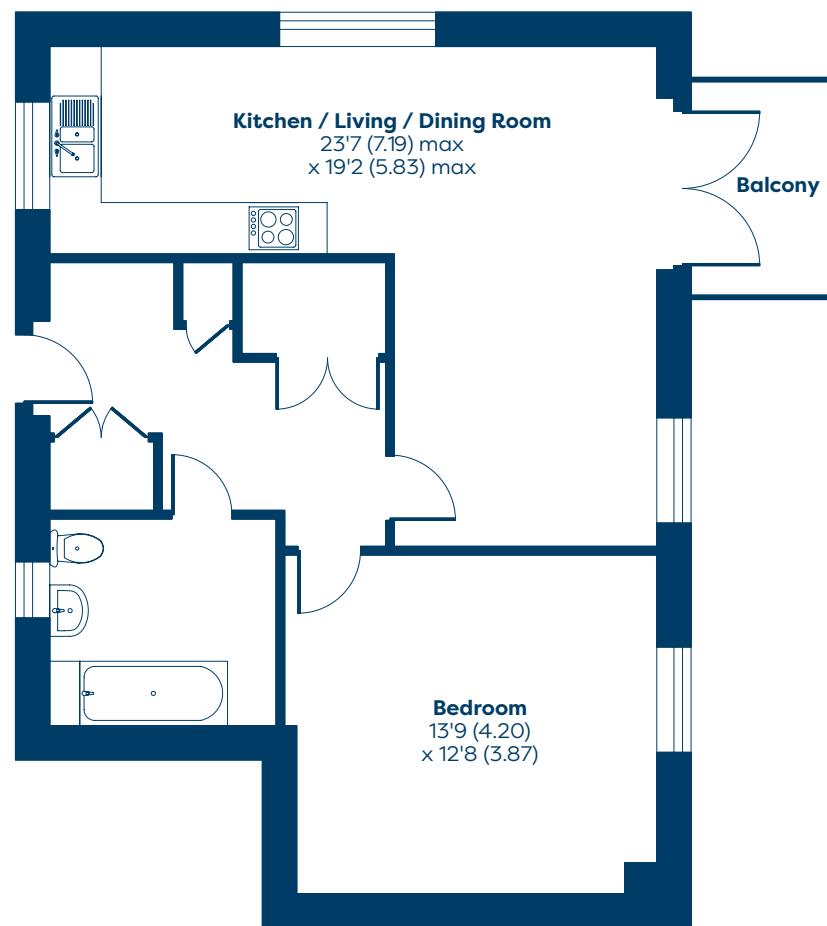
52.2 sq m



# The Bobbin

## 1 BEDROOM APARTMENT

Plot 58



GROUND FLOOR

*For identification only - Not to scale. Doors, bays and window configuration may vary.*

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**Approx Area:**

692 sq ft

64.2 sq m



# The Poplin

2 BEDROOM  
HOUSE

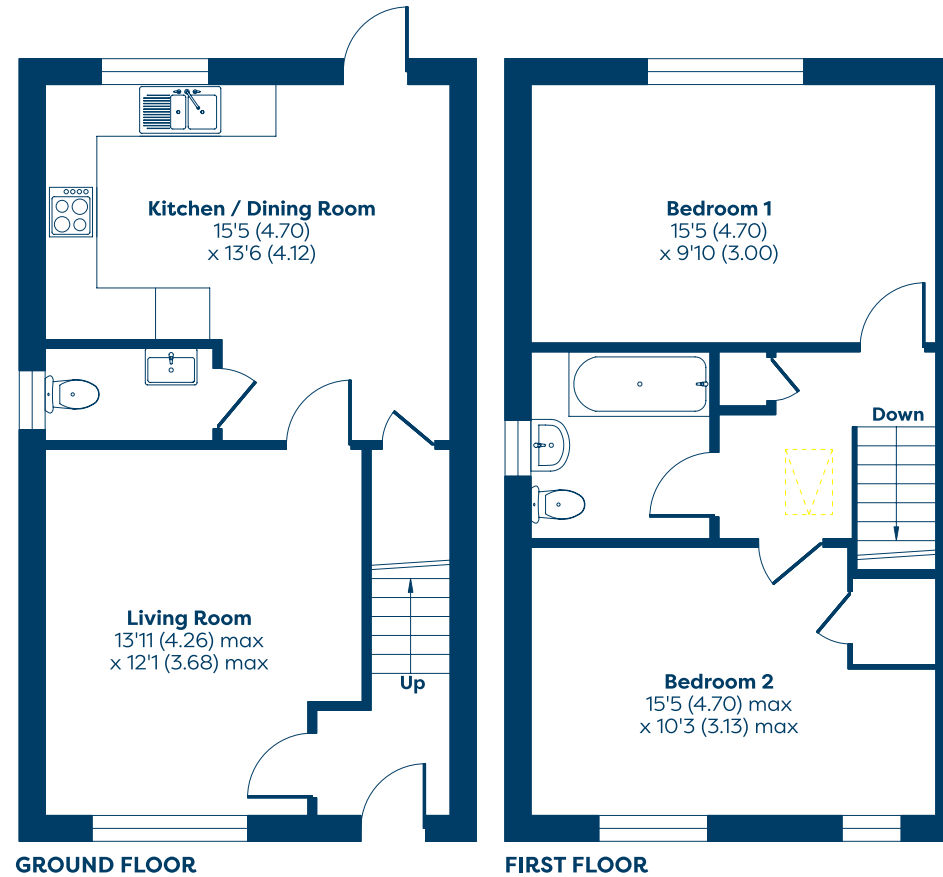




# The Poplin

## 2 BEDROOM HOUSE

Plots 32, 52 & 53



**Approx Area:**

855 sq ft

79 sq m

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# *The Spindle*

3 BEDROOM  
HOUSE

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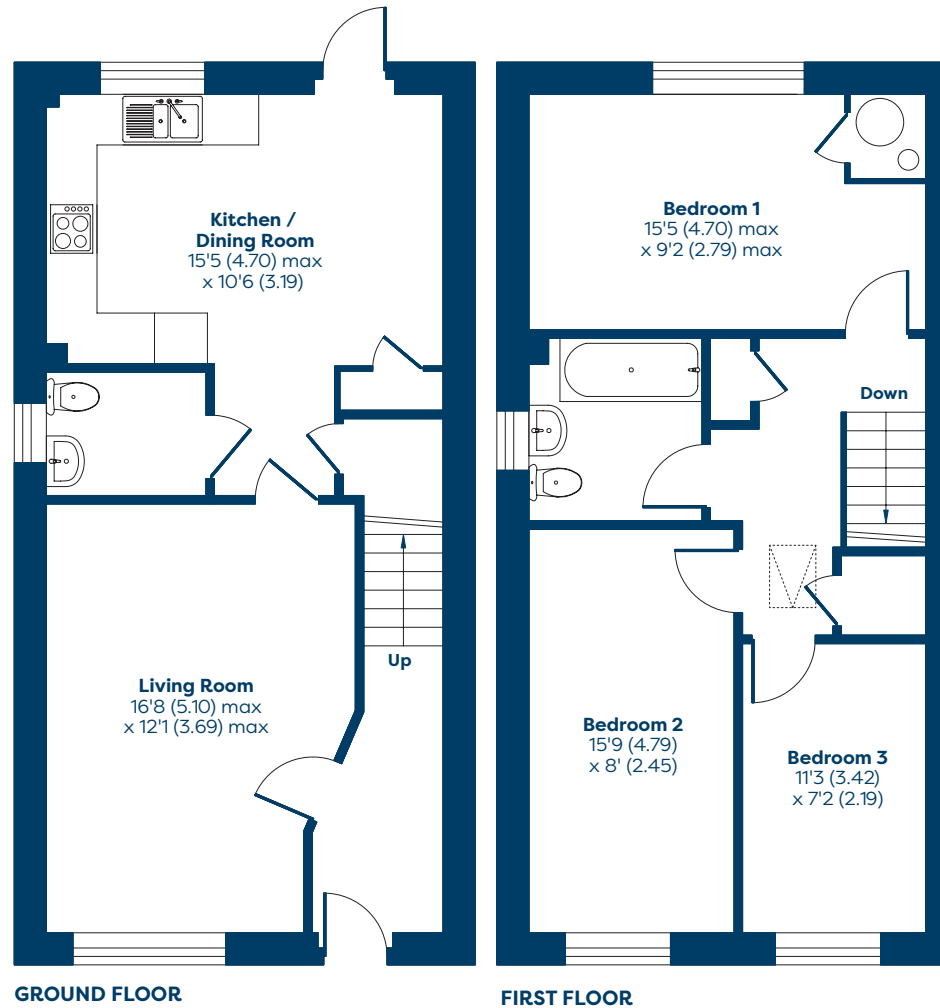




# The Spindle

## 3 BEDROOM HOUSE

Plots 37, 38, 48 & 49



**Approx Area:**

1006 sq ft

93.4 sq m

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# *The Aida*

3 BEDROOM  
HOUSE



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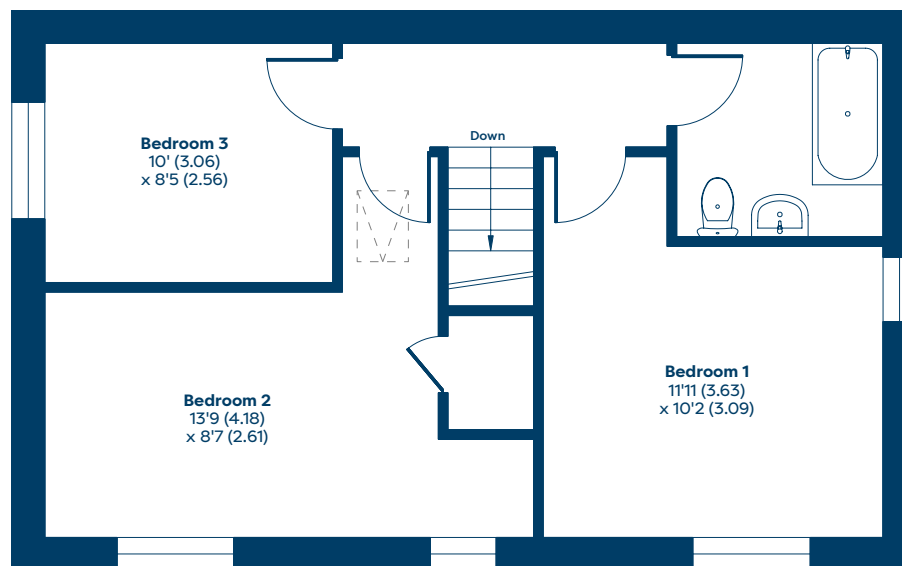
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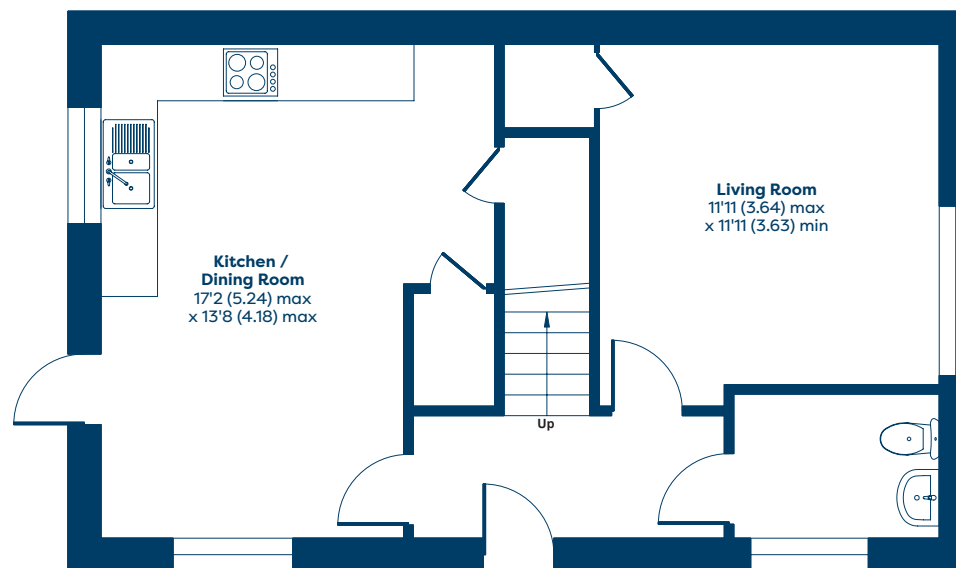
# The Aida

## 3 BEDROOM HOUSE

Plot 33



FIRST FLOOR



GROUND FLOOR

**Approx Area:**  
1004 sq ft  
93.2 sq m

*For identification only - Not to scale.  
Doors, bays and window configuration may vary.*

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# *The Cambric*

4 BEDROOM  
HOUSE



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# The Cambric

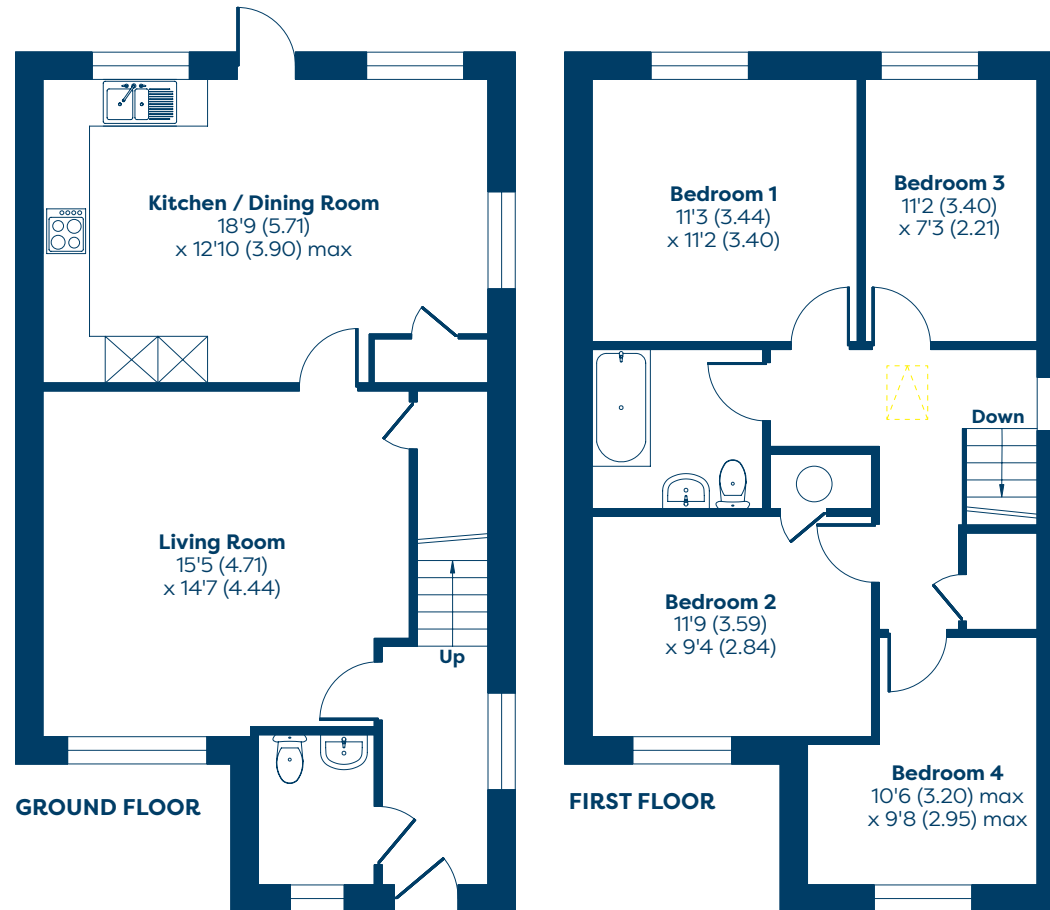
## 4 BEDROOM HOUSE

Plot 31

**Approx Area:**

1158 sq ft

108 sq m



*For identification only - Not to scale.  
Doors, bays and window configuration may vary.*

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# WHY THRIVE?

**Thrive Homes is a professional landlord providing homes where people can thrive.**

Our business is built around the importance of a home as the foundation that enables individuals and families to build and sustain the lives they want.

We own and manage nearly 6,000 homes throughout Hertfordshire, Bedfordshire, Buckinghamshire and Oxfordshire delivering much-needed homes for social and affordable rent, intermediate rent, leasehold, shared ownership and private market rent (through Thrive Places). We are focused on increasing housing availability and affordability in one of the most expensive parts of the UK.

Achieving a fair deal for our customers is a priority for everyone at Thrive and we really believe that Shared Ownership, a government backed affordable home ownership scheme plays a key part in these ambitions for both our customers and us. In 2019, we introduced the Thrive Deal to ensure that we are clear with our customers about what they can expect from us (our 'offer') and what we expect in return (our 'ask').





# HOW SHARED OWNERSHIP WORKS

SHARE IN THE  
DREAM OF YOUR  
*own home*

Shared Ownership helps first-time buyers get onto the property ladder **more affordably**. You can usually buy an initial share of **25% to 75%** of the value of a home, and you'll need to take out a mortgage to pay for your share of the home's purchase price.

You will then pay a subsidised rent on the share you don't own, and there will also be a service charge to make up the monthly cost of buying through Shared Ownership.

By buying through Shared Ownership, **you will need a smaller deposit than buying on the open market**. It will also make you an owner-occupier in your home giving you the same responsibilities as a home owner.

## BENEFITS OF SHARED OWNERSHIP

Buying a share of a home means a **smaller deposit** is required compared to buying a new home outright.

- **Affordability**

It's a more affordable way to purchase a home without needing a large deposit.

- **Quality**

You can own a high quality, new build home affordably without compromising on location or quality.

- **Flexibility**

You can buy as much of the property as you can afford, 'Staircasing' to buy more shares in the future, eventually owning 100% of your home.

- **Start your homeowner journey**

It's a great way to get out of the renting cycle and become a home-owner.

- **Make it your own**

You will own the home and be able to decorate it however you like.

- **Share in the profits**

You can sell your home at any time and will benefit from any increase in value.

## WHO IS ELIGIBLE FOR SHARED OWNERSHIP?

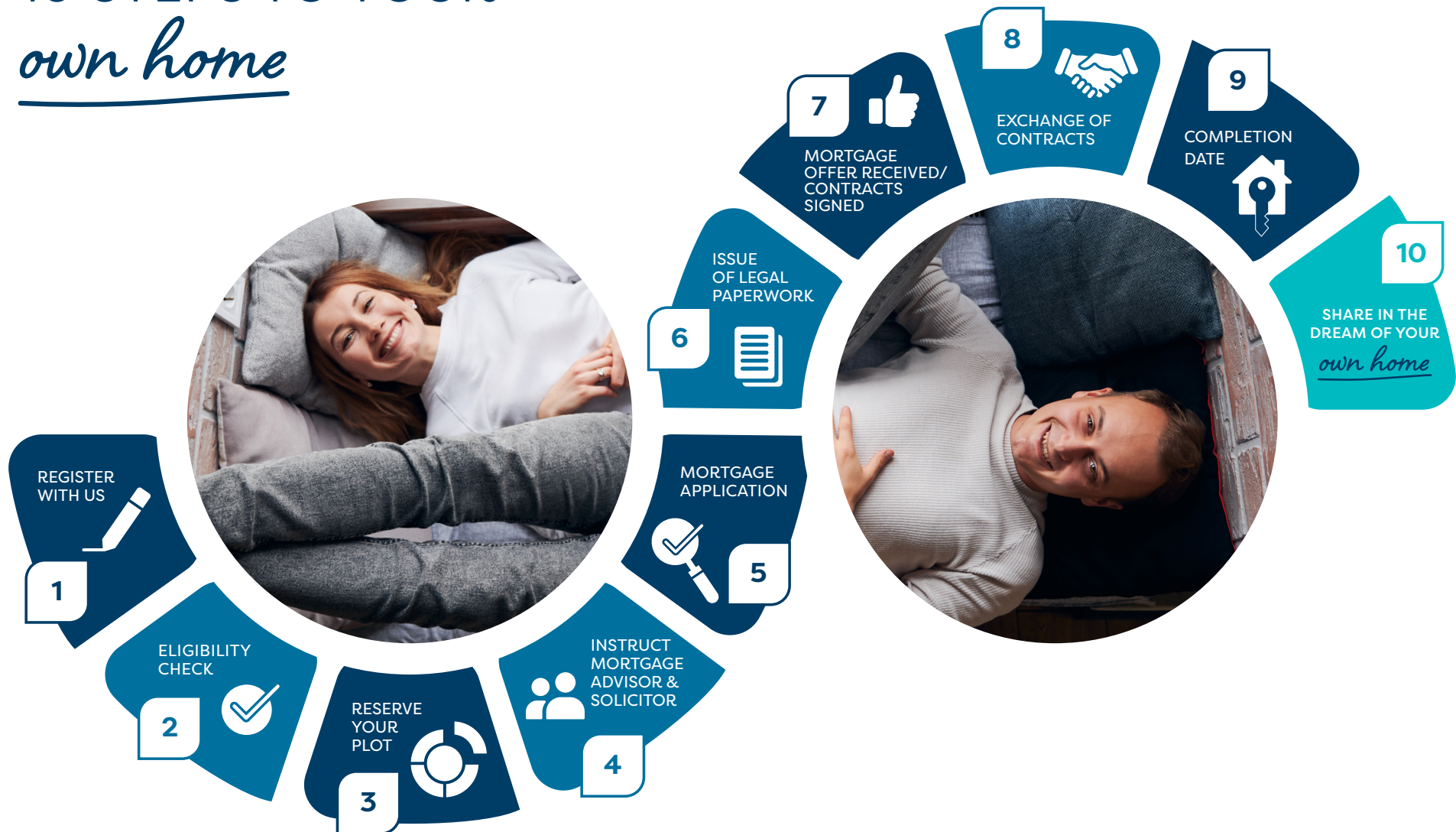
- You must be aged 18 or older.
- Your annual household income if buying with Thrive outside London should be no more than £80,000.
- You will normally be a first-time buyer or be in the process of selling your home. You must not own any other property at the time you buy your new home.
- You should not be able to afford to buy a home on the open market.
- You must be able to show you are not in rent or mortgage arrears and demonstrate a good credit history.

\*Eligibility may vary depending on property size and whether there are any criteria imposed by the local authority.





# 10 STEPS TO YOUR *own home*



# 10 STEPS TO YOUR own home

1

## REGISTER WITH US

Register for the development to be kept up to date with releases. Let us know the type of property and the desired number of bedrooms.

2

## ELIGIBILITY CHECK

It helps to know exactly what is in reach and by speaking to a broker you can identify the number of bedrooms or plot that meets that budget. Doing this early on gives you the advantage and allows you to be plot specific ahead of your viewing.

3

## RESERVE YOUR PLOT

If you've had your affordability confirmed via the panel brokers you are in position to reserve. You will need to pay the holding fee (usually £500) to secure your plot. You will need to consider what broker and solicitor you will want to act on your behalf.

4

## INSTRUCT MORTGAGE ADVISOR & SOLICITOR

Contact the broker and solicitor you intend on using. Sales will then issue your memorandum of sale for you to sign so we can send this over so all parties are aware of your reservation. Our 42-day timescale to exchange begins from this point.

5

## MORTGAGE APPLICATION

You will need to organise an appointment with your broker to submit mortgage application. They will ask you for documents to verify the information provided at your initial eligibility check.

6

## ISSUE OF LEGAL PAPERWORK

Contracts are issued from the sellers' solicitors to your solicitor. Your solicitor is likely to request monies from you to submit searches and begin their checks as part of the legal process.

7

## MORTGAGE OFFER RECEIVED/CONTRACTS SIGNED

A valuation of your property has been conducted by your mortgage lender and your mortgage offer has been issued. Your mortgage deed and contracts will need to be signed and sent back to your solicitor in readiness for exchange of contracts.

8

## EXCHANGE OF CONTRACTS

On receipt of your signed contracts your solicitor will arrange for the transfer of your deposit before exchanging contracts. If your home has not already been handed over, then the exchange will be on notice until a fixed completion date can be offered.

9

## COMPLETION DATE

A completion date will be mutually agreed amongst all parties and keys will be made available from this date.

10

## SHARE IN THE DREAM OF YOUR own home





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All homes come with a 10 year NHBC Buildmark cover.