



GREENWOOD PARK

OFF LONDON ROAD,
DAVENTRY, NN11 4DS



BELIEVE IN
POSSIBLE



GREENWOOD PARK, OFF LONDON ROAD, DAVENTRY, NN11 4DS

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ABOUT emh

**HERE'S A LITTLE BIT
ABOUT US AND HOW
WE CAN HELP YOU.**



OUR HISTORY & VALUES

Our decisions and actions are underpinned by our values:

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Integrity

We work to the highest ethical standards



Diversity

We respect others for who they are



Openness

We are honest and straightforward



Accountability

We are accountable to and influenced by our customers



Clarity

We are clear about what we are here to do and why



Excellence

We strive to be the best in everything we do

EMH GROUP WAS FOUNDED ON HOPE, BEGINNING AS EAST MIDLANDS HOUSING ASSOCIATION IN 1946 AND BUILDING A SMALL NUMBER OF AFFORDABLE HOMES FOR EX-SERVICEMEN AFTER THE WAR.

Since then, we've been committed to bringing that hope to communities and providing opportunities for people to build better futures for themselves and their families.

Working with reputable housebuilders and contractors, we build affordable homes that we'd be proud to live in; homes that suit the needs of our communities and provide spaces for people to thrive in across the East Midlands.

Guiding you through your home buying journey is just part of what we do. Alongside more than 49 local authorities and hundreds of partners, we put communities first, providing care, support, and employment opportunities to help change lives for the better.

PROFIT FOR PURPOSE

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What is Profit for Purpose?

Profit for Purpose is the way we describe ourselves and the way we centre our mission to make sure that we're providing homes, care and hope for the communities we work in. We've been providing quality, affordable homes to people in the East Midlands since 1946, and the 'Profit for Purpose' approach is key to us continuing to do that.

How does it help?

Through Profit for Purpose, we make sure that our commercial performance directly supports and benefits our social impact; the profits we make on our assets helps us to deliver on our commitment to efficiency, value for money and the highest level of service for our customers and stakeholders.



WHAT DOES BELIEVE IN POSSIBLE MEAN?

We believe in building for a better tomorrow: homes, futures, hopes and dreams.

We believe in providing housing and care to improve opportunities for people, to listen to everything you need and to always do our best to find just the right answer. We don't guide you to our desired outcome; we work with you to find the solution that suits you best.

To us, 'believe in possible' is a way of thinking and a way of doing; it's here to remind us all that great things can happen when we work together.



**IT'S PERFECT.
WE FEEL TRULY
GRATEFUL FOR THE
OPPORTUNITY TO LIVE
IN THIS BEAUTIFUL
DEVELOPMENT**

Craig, Melton Mowbray



**THE COMMUNICATION
THROUGHOUT THE
WHOLE PROCESS
WAS SPOT ON**

Katie Jane, Swadlincote



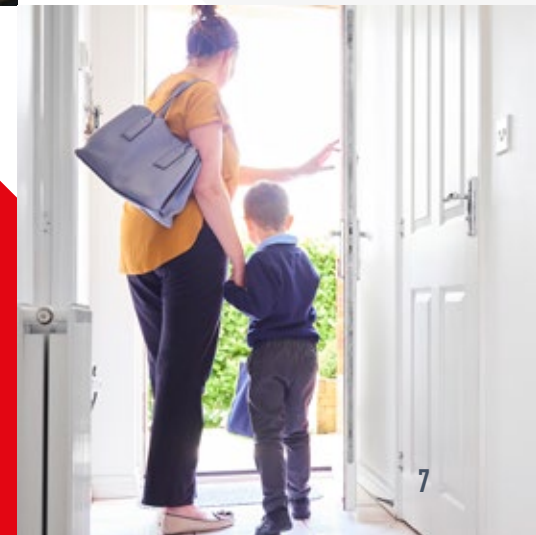
**GREAT BUILD AND
IN A FANTASTIC
DEVELOPMENT**

Paul, Leicester



**THE SALES
CONSULTANT WAS
VERY HELPFUL AND
POSITIVE. REALLY
APPRECIATED
HER HELP.**

Diana, Chesterfield



WHAT IS SHARED OWNERSHIP?

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Shared Ownership is another path to buying a home. You buy a share of the property - usually between 10% and 75% (depending on the development, your affordability and the terms of your lease) - and then pay rent to emh on the percentage that you don't own.

Shared Ownership is for people from all walks of life; it allows you to get on the property ladder with a smaller deposit, which means less time spent saving and a chance to buy a home that you might not otherwise be able to afford. Buying your own home is closer than you think, and it's our mission to show you how it's possible.

Whether you're an individual, a couple, or a family, we'll provide the support and clarity you need to understand Shared Ownership and whether or not it's right for you, and help you find a home that suits your needs and your situation.

You can be eligible for Shared Ownership if:

- Your household income is below £80k (or £90k in London)
- You can't afford all of the deposit and mortgage payments for a home that meets your needs.
- You already own a home, but have accepted an offer with a memorandum of sale in place, and you complete on the sale before or on the same day you complete on the purchase of your new home
- You can prove that you have a good credit history, and you can afford the regular payments that come with buying a home

HOW DOES SHARED OWNERSHIP WORK?

SHARED OWNERSHIP IS AN OPTION FOR LOTS OF PEOPLE — PROBABLY MORE THAN YOU THINK.

BELIEVE IN POSSIBLE

A smaller deposit makes it easier for first-time buyers to get on the ladder, and it's an easier way for separated couples to buy again with their individual share of joint assets. And with a smaller deposit and smaller mortgage required, it can be a great option for many families looking to get more space with a bigger home than they could afford to buy otherwise.

If you decide to do so, you can buy more shares, this is called staircasing, which may eventually lead to outright home ownership (in most cases, please ask your sales consultant).

ABOUT THE DEVELOPMENT

ENOUGH ABOUT US, LET'S TALK ABOUT YOU AND YOUR NEW HOME AT GREENWOOD PARK



ABOUT THE DEVELOPMENT

WELCOME TO GREENWOOD PARK

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📍 OFF LONDON ROAD,
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NN11 4DS

☎ 0300 123 0918

The Greenwood Park development features brand new two and three-bedroom homes. Available on a Shared Ownership basis.

Initial percentage shares are available at this development from 10%. The share you purchase is subject to an affordability assessment.

Life at Greenwood Park means affordable, comfortable living in a home designed to give you the convenience of local amenities and the country side a short distance away. Every home is complete with fitted kitchens, turfed rear gardens, off-road parking and beautiful fixtures and fittings, and a welcoming community and neighbourhood on your doorstep

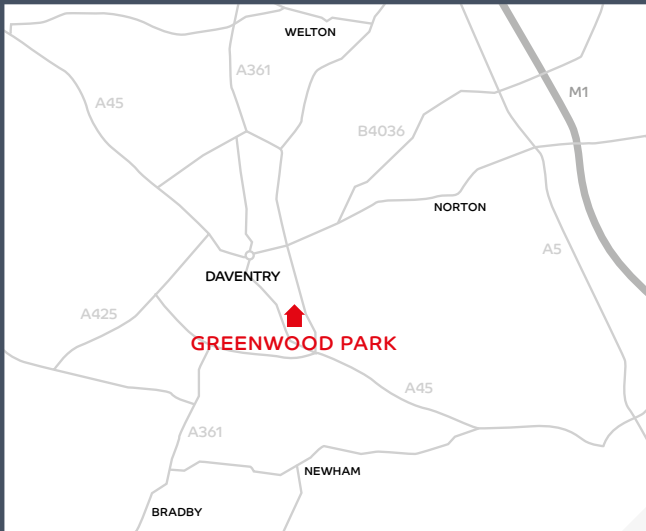
ABOUT THE AREA

In Daventry, just on the edge of the Warwickshire and Northamptonshire border, you'll have everything you need, from the cafés, shops, and restaurants in the centre to the peaceful countryside that borders the market town.

Transport links are easy to come by; the busy town of Northampton is less than 30 minutes away by car, and Long Buckby train station, just 10 minutes away, offers regular rail services to London Euston and Birmingham New Street. Surrounded by green space, including Borough Hill nature reserve and Daventry Country Park, you'll feel right at home here with the perfect balance of amenities, activities, and calm.



ABOUT THE AREA



THE BALANCE OF COUNTRYSIDE CALM AND MARKET TOWN CHARM AT GREENWOOD PARK.

LOCAL SCHOOLS

Greenwood Park is within easy reach of a number of well-rated schools. Suitable for children of all ages, ranging from nursery to secondary schools and academies, there are more than 10 schools within five minutes' drive from your doorstep.

TRAVEL

Whether you prefer to travel by road or rail, Greenwood Park is in the ideal place. Less than 10 minutes away by car, Long Buckby rail station offers links to London Euston and Birmingham New St, and the A45, A5, and M1 are a short distance away for commutes and family trips.

GREENWOOD PARK



KEY TO AVAILABLE HOMES:

- THE BLOSSOM
3 BEDROOM HOUSE
- THE SAPLING
3 BEDROOM HOUSE
- THE SEEDLING
3 BEDROOM HOUSE
- THE VIOLET
2 BEDROOM HOUSE

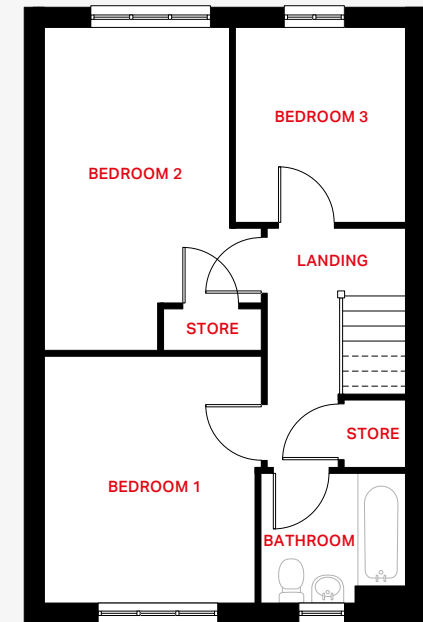
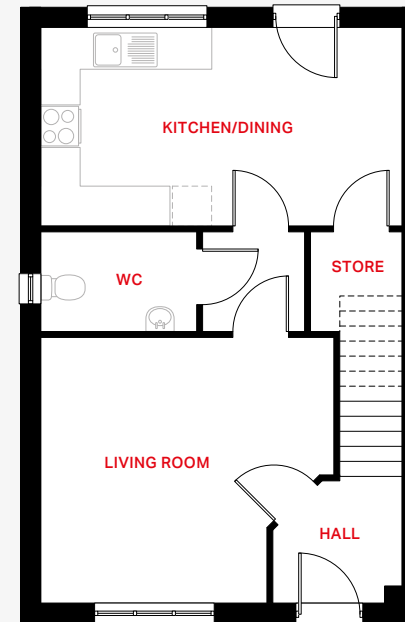
BCP = Bin collection point

With our support, you can own or rent your home in the beautiful Greenwood Park development. With two and three-bedroom homes available, surrounded by green open space, Greenwood Park is the ideal place to live.





Plots 9, 10, 17, 18, 23, 24, 25, 26, 33*, 48 & 49



GROUND FLOOR

Living Room

4.50m x 4.82m

Kitchen / Dining Area

5.47m x 3.02m

FIRST FLOOR

Bedroom 1

3.18m x 3.71m

Bedroom 2

2.80m x 4.90m

Bedroom 3

2.59m x 2.97m

THE BLOSSOM

3 BEDROOM HOUSE

Shared Ownership

*Plot 33 is attached to Plot 32, The Sapling.

Floorplans are computer generated. Whilst these plans have been prepared with all due care for the convenience of the intending purchaser, please refer to a member of the sales team for exact details of layout and specification.

CGI's are computer-generated images illustrative of each house type and for guidance only. Actual elevations for each plot number may vary – please check with a member of the sales team.

All measurements should be treated as a guide only as taken from a working drawing.

Some plots will be handed (mirror opposite) from shown on the floor plan. Your Sales & Marketing Consultant can provide details on those concerned.

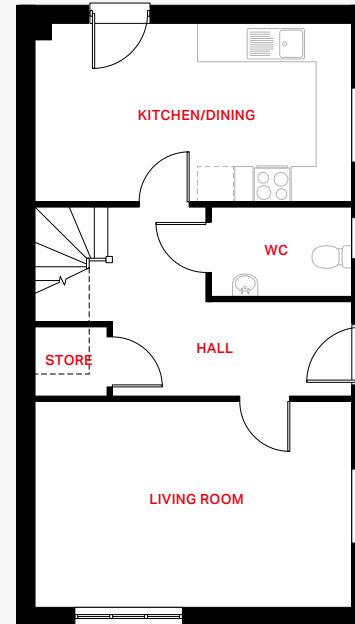


THE SAPLING

3 BEDROOM HOUSE

Shared Ownership

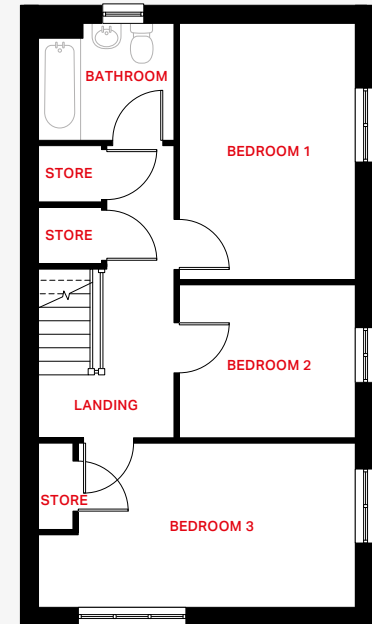
Plots 32*



GROUND FLOOR

Living Room
4.44m x 4.02m

Kitchen / Dining Area
5.47m x 3.02m



FIRST FLOOR

Bedroom 1
3.18m x 3.72m

Bedroom 2
2.80m x 4.90m

Bedroom 3
2.59m x 3.39m

*Plot 32 The Sapling is attached to Plot 33, The Blossom.

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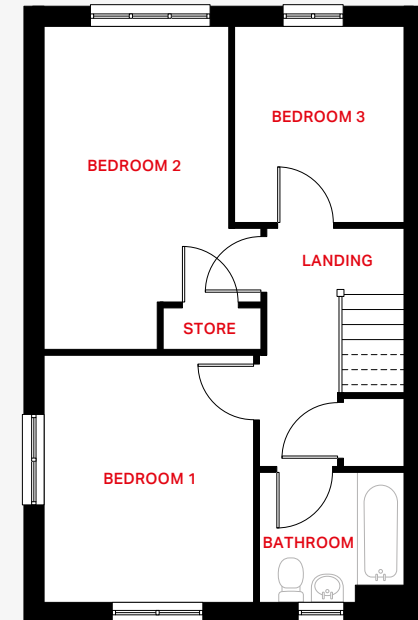
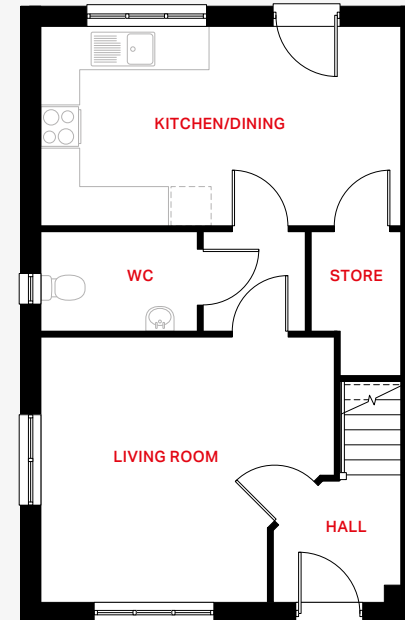
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Plots 44, 45, 46 & 47



GROUND FLOOR

Living Room
4.16m x 4.02m

Kitchen / Dining Area
5.47m x 3.02m

FIRST FLOOR

Bedroom 1
3.18m x 3.74m

Bedroom 2
3.18m x 4.90m

Bedroom 3
2.59m x 2.97m

THE SEEDLING

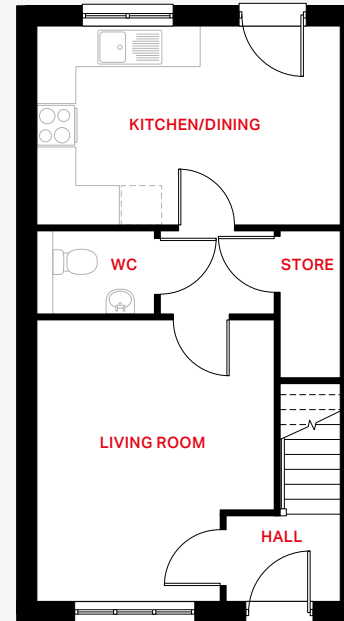
3 BEDROOM HOUSE

Shared Ownership

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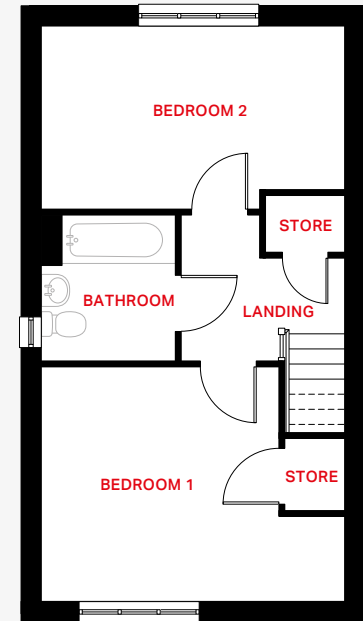
Plots 11, 12, 19, 20, 21, 22, 40, 41, 42 & 43



GROUND FLOOR

Living Room
3.67m x 4.27m

Kitchen / Dining Area
4.60m x 3.02m



FIRST FLOOR

Bedroom 1
4.62m x 3.56m

Bedroom 2
4.62m x 4.71m

THE VIOLET

2 BEDROOM HOUSE

Shared Ownership

Floorplans are computer generated. Whilst these plans have been prepared with all due care for the convenience of the intending purchaser, please refer to a member of the sales team for exact details of layout and specification.

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SPECIFICATIONS

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OUR HOMES COME WITH THE FOLLOWING FEATURES AND SPECIFICATIONS:

- Fitted kitchen with dining area
- Integrated washing machine
- Integrated dishwasher (3 bed homes only)
- Integrated fridge freezer
- Built in stainless steel oven, hob and cooker hood
- USB sockets
- Gas central heating
- Energy efficient lights
- Feature vinyl flooring to kitchen
- Fitted bathroom and W/C with chrome heated towel rail
- Feature vinyl flooring to bathroom and W/C
- Lawn to rear garden
- Solar panels
- Outside tap
- Off road parking for two cars
- Electric vehicle charging point

WHAT'S NEXT?

**NOW THAT YOU'VE READ UP
ON GREENWOOD PARK,
LET'S TALK ABOUT
WHAT HAPPENS NEXT**



WHAT'S NEXT?

WHAT HAPPENS NEXT?

BELIEVE IN
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**OUR DEDICATED SALES TEAM
IS ON HAND EVERY STEP OF
THE WAY TO HELP PEOPLE
LIKE YOU MOVE INTO THE
HOME OF THEIR DREAMS.**

We know that there's a lot to understand when it comes to buying a home, and it can be difficult to know where to start. That's why we're here to listen, talk and guide you through the entire process; you'll have our support from our first conversation and long after you've picked up the keys. From advice on suitable options to clear, helpful, and jargon-free answers to questions about the home-buying process, you can trust us to be there when you need us.

FROM INITIAL ENQUIRY TO MOVING IN

We're here for you every step of the way. To find out more speak to your Sales Consultant.



1. Application



2. Financial
Qualification
& Affordability
Assessment



3. Approval



4. Reservation



5. Appointing a
Solicitor



6. Mortgage
Valuation
& Mortgage Offer



7. Measure up
appointment



8. Completion



9. New Home
Demonstration &
handover of keys



10. Aftercare



11. Enjoy your
new home



12. Staircasing
or selling your
property

WHAT'S NEXT?

FURTHER INFORMATION

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VISITING OUR SHOW HOMES

Any visit to our show homes is by appointment only and must be pre-booked. Please supervise any children with you when visiting our marketing area.

Show homes are decorated and furnished for your enjoyment when you visit, and to give you a taste of how they might look. Please ask the sales team to clarify which items are included as standard.

PLANS

The site plan and floor plans are provided for illustration only.

For specific house type dimensions please check the individual house sizes with the sales team. It is the intention to build in accordance with this plan. However, there may be occasions where boundaries and layouts can change as the site develops, so please check these details with the sales team and the detailed scheme plans.

The location plan shows general information of the surrounding area

outside of the scheme. For more up-to-date information, please contact the relevant local planning authority.

When purchasing one of our Shared Ownership homes, you will be taken through a reservation checklist, and we will show you the latest plans and revisions which will be noted on the checklist and you will be required to sign prior to your reservation. The deed plan will be sent directly to your solicitors and should be inspected by you during the conveyance process.

SPECIFICATION

The specification set out in this brochure is applicable to this development. Care has been taken to ensure accuracy of the specification. However, this information does not form part of any contract. Please check the specification in relation to your individual plot at the time of reservation with the sales team.

In the unlikely event of any specification change, we will endeavour to bring it to your attention as soon as possible.



To register your interest call
emh on: 0300 123 0918*
email sales@emh.co.uk
or visit sales.emh.co.uk

*Local call rate