



# Lyde Green Emersons Green

**LiveWest**  
A home for everyone

# Welcome to LiveWest

**At LiveWest, we believe in a home for everyone.**

We own and manage over 40,000 homes across the South West, from Cornwall to Gloucestershire. We have ambitious plans to invest £1bn in the South West economy and to build 5,000 new homes in the region over the next five years.

This is part of LiveWest taking huge steps towards alleviating the region's housing shortage, in an area of high housing need as well as high house prices which makes accessing housing particularly challenging for many families.

We offer homes for affordable rent and shared ownership sale. We also build homes for private sale, to generate profits which we then use to provide and build more affordable homes.

We take the time to listen to, understand and learn from our customers. We focus on thriving as a business and employer so we can deliver more homes and even better services.

As well as meeting housing demand, it's easy to forget the vital role that affordable homes contribute to economic development and prosperity, enabling local companies to recruit the workforce they need from their communities. LiveWest's growth strategy will not only contribute to economic growth in the South West but sustain up to 7,000 jobs in the building industry and its supply chain.

We are a member of **Homes for the South West**, a group of the largest developing housing associations in the south west, making the case for investment in our region.

# Lyde Green

Discover a brand new Shared ownership home in the heart of Lyde Green – a vibrant residential area located in South Gloucestershire, just a stone's throw from North Bristol, Lyde Green combines the convenience of urban living with the charm of a well-established community.

Originally developed from farming land during the 1990s and early 2000s, Lyde Green is now a thriving neighborhood featuring a science and technology park, a local library, and a variety of shops, including a large supermarket. Just a short distance away, Longwell Green boasts a large retail center, ensuring you have everything you need close by.

Perfectly positioned for commuters, Lyde Green offers excellent transport links, with regular bus services to Bristol City Centre. Cyclists and pedestrians will love the nearby Bristol and Bath Railway Path, a scenic route connecting you to both cities.



A mixture of 1 & 2  
bed apartments  
situated near great  
amenities

# Key features

- 1 Brand New Shared Ownership apartments
- 2 Open plan living kitchen/diner
- 3 990 year lease
- 4 Flooring in kitchen and bathroom only. No other flooring will be provided
- 5 Allocated parking space

Contact our Sales team today on 0800 027 9801  
or email [newhomes@livewest.co.uk](mailto:newhomes@livewest.co.uk) to register your interest.

\*The shared ownership specification is non-negotiable. LiveWest continually review and update the specification and therefore reserves the right to change specification details. For full details regarding the current specification and finish please speak to the Sales consultants.



# Floorplans

Please refer to our LiveWest website for plot availability

## GROUND FLOOR PLAN

2 bedroom apartment with 1 parking space

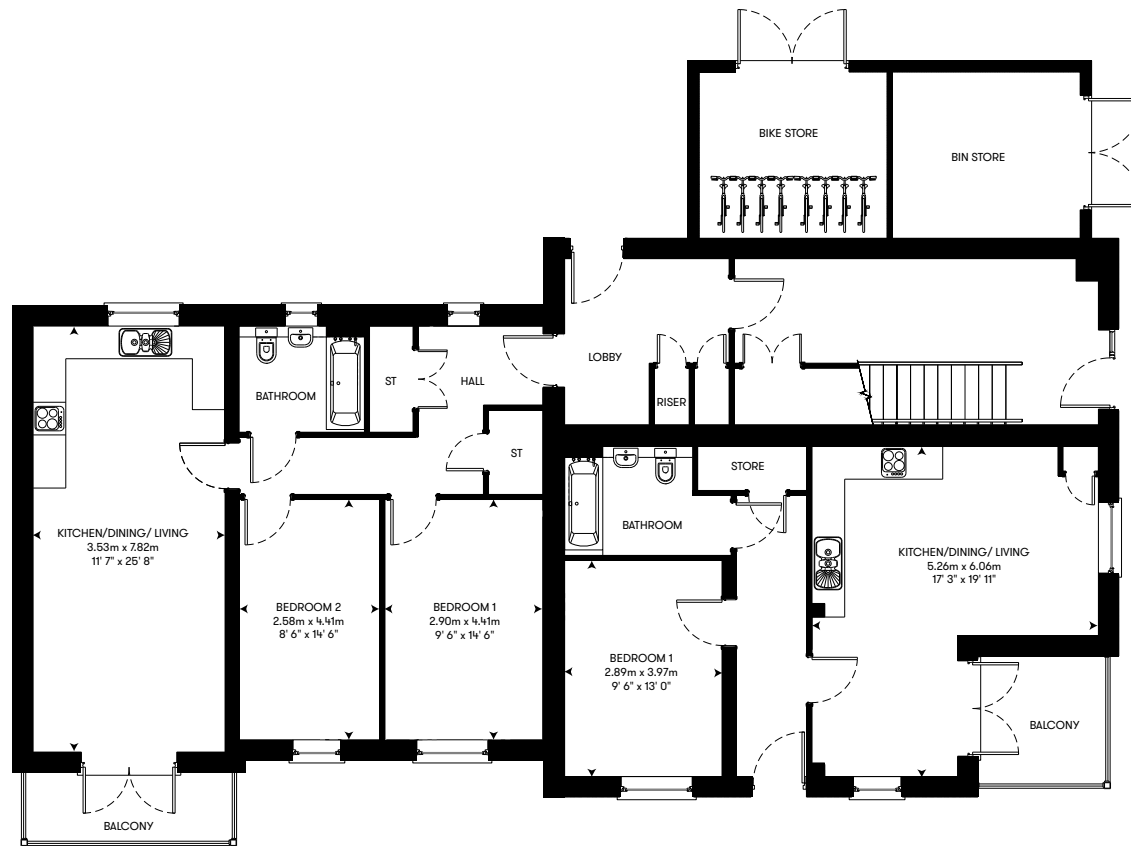
PLOT: 868

1 bedroom apartment with 1 parking space

PLOT: 869

Floor plans for illustration purposes only. Layout of walls, doors, window fittings and appliances are shown conventionally, and are approximate only and cannot be relied upon. We hope these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. Window and external door configurations vary on selected plots and some homes may be left or right handed - please consult with the Sales consultant for details of your chosen property prior to reservation.

868



869

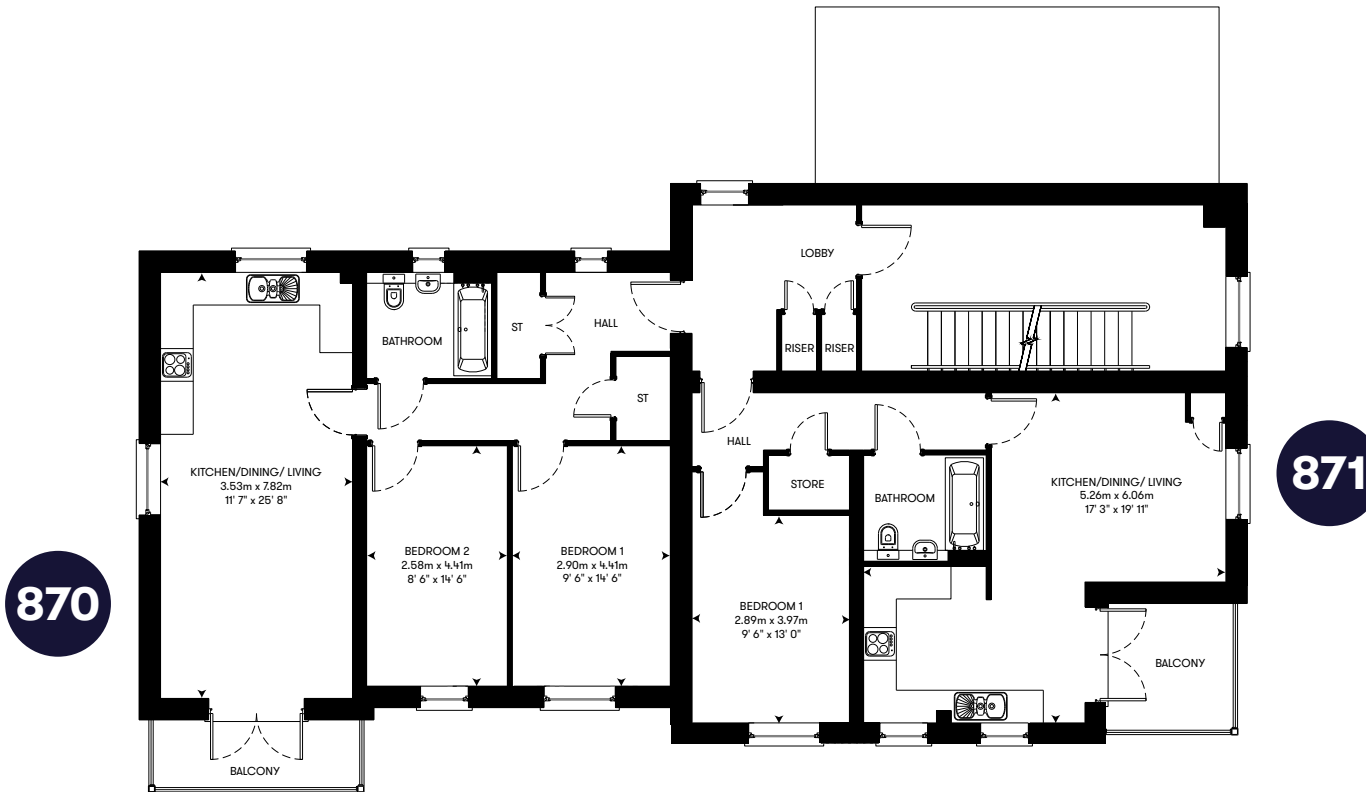
Disclaimer: Floor areas provided are estimates and should not be relied upon for ordering flooring or furnishings. Room sizes shown are between arrow points as indicated on the plan. The dimensions must be used nothing other than for general guidance only and are based on original technical drawings provided by the Developer. Slight variations may occur during construction of the home. Dimensions are shown in meters and converted to feet and inches for convenience. Although checked by the sales team, measurements are not validated in person on-site, and we recommend taking your own measurements during a viewing.

We make reasonable efforts to update information in our brochures and on our website; however, we do not guarantee that the content is accurate, complete, or up-to-date. For the latest information, please consult one of our Sales Consultants.

# Floorplans



## FIRST FLOOR PLAN



2 bedroom apartment  
with 1 parking space

PLOT: 870

1 bedroom apartment  
with 1 parking space

PLOT: 871

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# Floorplans

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## SECOND FLOOR PLAN

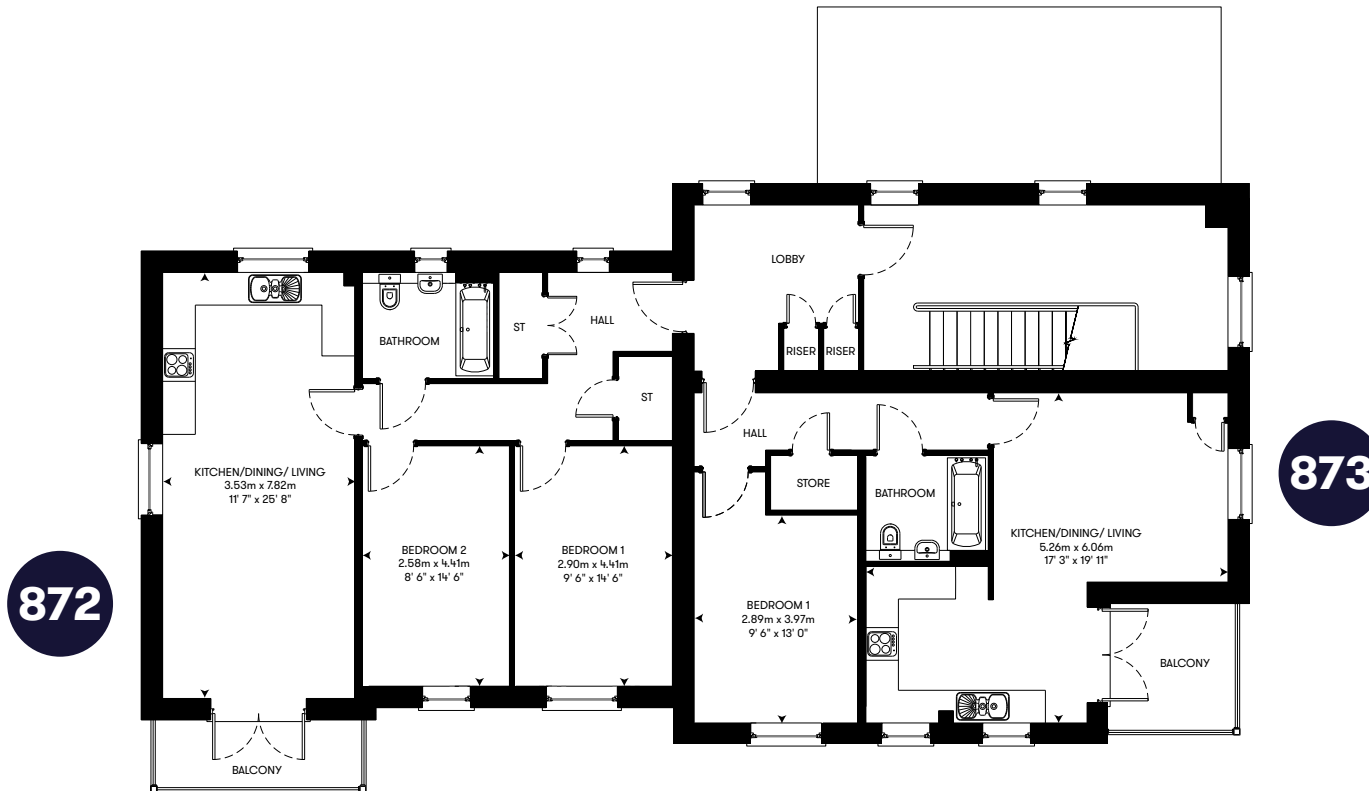
2 bedroom apartment  
with 1 parking space

PLOT: 872

1 bedroom apartment  
with 1 parking space

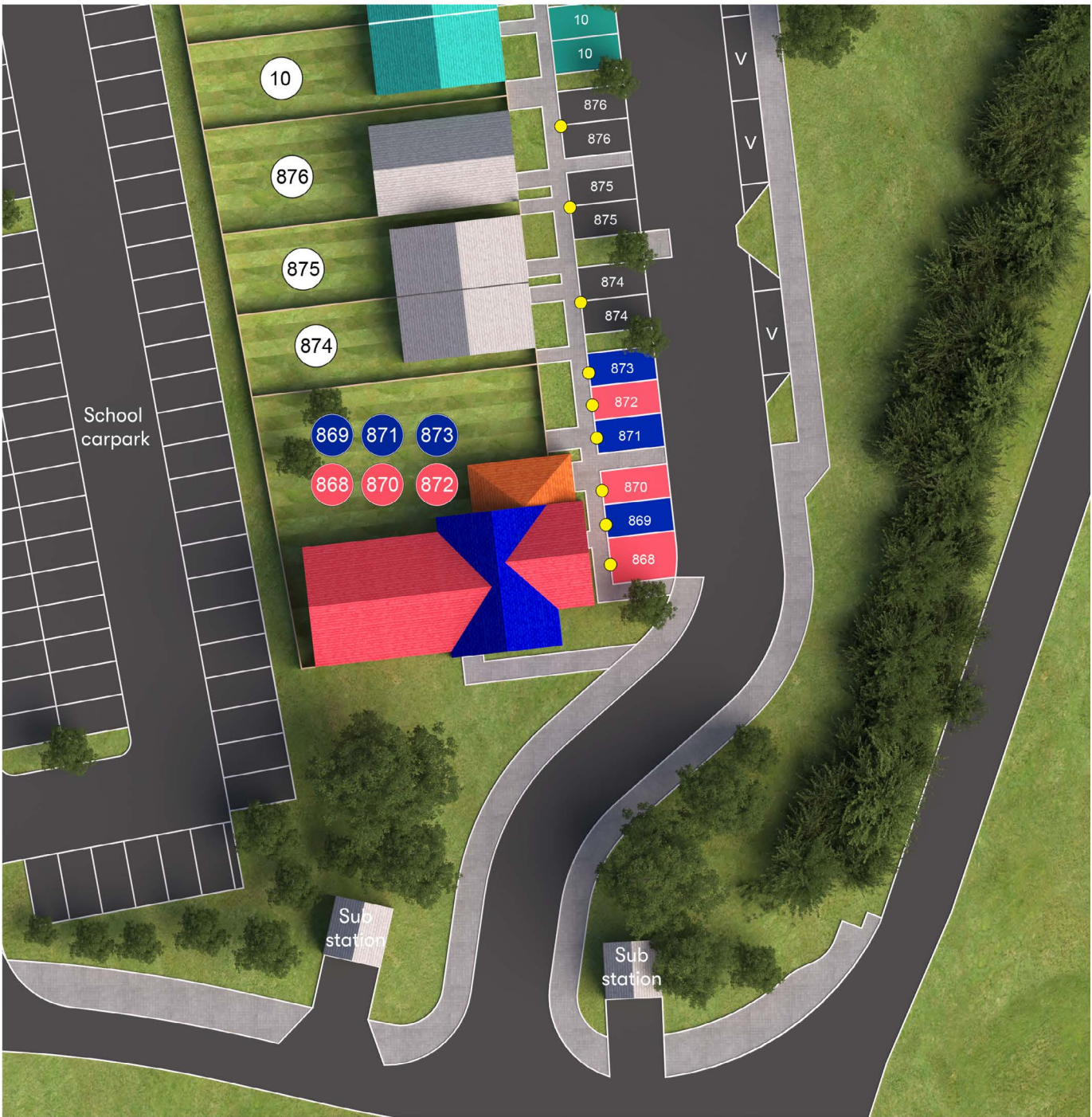
PLOT: 873

Floor plans for illustration purposes only. Layout of walls, doors, window fittings and appliances are shown conventionally, and are approximate only and cannot be relied upon. We hope these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. Window and external door configurations vary on selected plots and some homes may be left or right handed - please consult with the Sales consultant for details of your chosen property prior to reservation.



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### Site plan

- One bedroom Shared ownership homes
- Two bedroom Shared ownership home
- LiveWest rented homes
- Non LiveWest homes
- EV charging points
- Bike & Bin store



The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout, however there may be some occasions when the house designs, boundaries and landscaping positions of roads and footpath change, as the development progress. Please consult with the Sales consultant for details of your chosen property, prior to reservation. Information is correct at time of going to print. LiveWest has a policy of continuous improvement, and reserves the right to change specification details, designs, floor plans and site plans at any time.

# Local connection criteria



Where affordable homes are part of a new build development of properties the Local Connection Criteria is determined during the planning process and is applicable to people wanting to purchase a new home on that development.

<p><b>Allocation</b></p>	<p>Allocation of the affordable dwellings for those who we consider are in housing need and unable to afford other accommodation in the locality suitable to their and their households needs and who meet the Local Connection requirement.</p>
<p><b>Local connection</b></p>	<p>Applicant lives in South Gloucestershire and has lived in the district for the last two years, or;</p> <p>Applicant's mother, father, brother, sister or adult child live in South Gloucestershire and have lived continuously in the area for the last five years, or;</p> <p>Applicant is permanently employed in South Gloucestershire, or who need to move to take up a definite offer of paid work, or an apprenticeship and who are unable to commute and:</p> <ul style="list-style-type: none"> <li>- Have signed or have an offer of a contract for a minimum period of 12 months and</li> <li>- Work more than 16 hours per week on average and</li> <li>- Are based in the district for the majority of that time for the purposes of carrying out their employment (at least 70%), or;</li> </ul> <p>Some other special reason, e.g. Applicant receives specialist medical treatment in South Gloucestershire which they cannot receive elsewhere.</p> <p>*This information has been taken from the Section 106 Agreement which is a planning agreement, as well as South Gloucestershire Council's HomeChoice Lettings Policy.</p>

If you have any questions regarding the local connection criteria, please get in touch with a member of the Sales team by calling 0800 027 9801 or email [newhomes@livewest.co.uk](mailto:newhomes@livewest.co.uk).



## Am I eligible?

You will need to confirm that you are able to raise enough money (normally with a mortgage) to purchase the share that you own. A monthly rent is then payable on the remaining share, as well as a monthly buildings insurance and service charge fee, which services communal areas in and around your home.

## How do I apply?

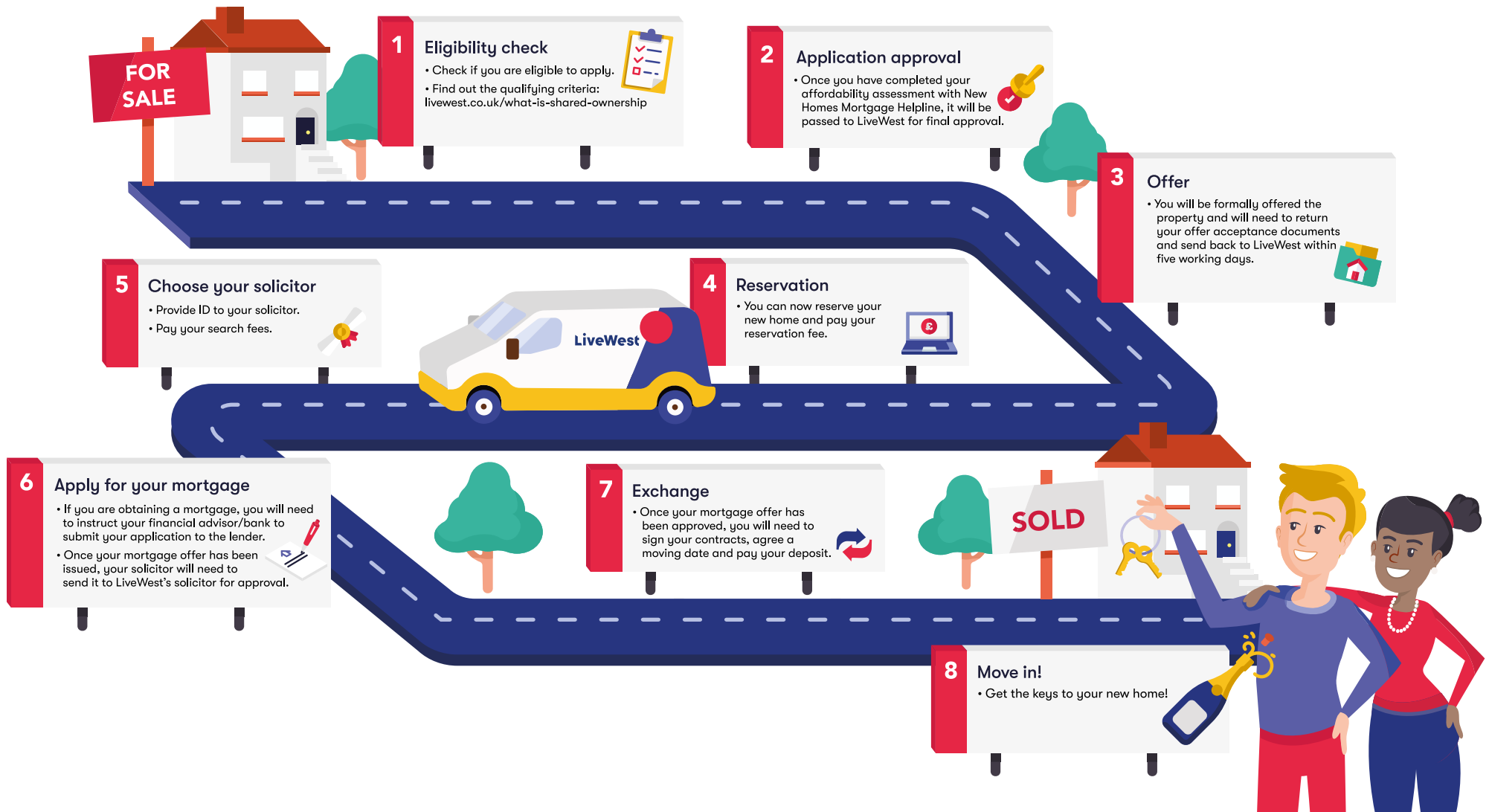
In three easy steps, you can be on your way to owning your own home:

- First of all, check if you are eligible to apply for shared ownership:
- Apply on our website here (<https://www.livewest.co.uk/apply-for-your-plot>) so we can check your eligibility and refer you to New Homes Mortgage Helpline to complete your affordability assessment. Find out more about this in our 'How to apply' brochure.
- Once you have been qualified by New Homes Mortgage Helpline, your application will then be subject to final approval by LiveWest.

If you have a dream of buying your own home, call our Sales team today on 0800 027 9801 or email us at [newhomes@livewest.co.uk](mailto:newhomes@livewest.co.uk).

# Buying your home

We know the process of buying a new home with shared ownership can be daunting but it doesn't have to be. Follow our eight step road to your new home and remember we're here to help every step of the way.





## Buying more shares

As a shared owner you will have the right to buy all or part of your home from us as soon as you can afford to. This is known as 'staircasing'. In most cases you'll be able to buy shares to the point that you own 100% of your home. When you own 100% you can acquire the freehold, and will no longer have to pay rent as you will own the whole property outright. Your rent always reduces when you buy more shares.

If you are looking to buy more shares call the Staircasing team on 01392 814 637 option one or email [buymoreshares@livewest.co.uk](mailto:buymoreshares@livewest.co.uk)

## Selling your home

Your shared ownership leasehold property comes with some rules about selling, which help us to ensure that it is sold to somebody in a similar position to you when you first purchased with us.

If you are looking to sell your LiveWest shared ownership home, contact our team by calling 01392 814 637 option two or email us at [resales@livewest.co.uk](mailto:resales@livewest.co.uk)


## The benefits of staircasing



Increasing your percentage reduces your rental payment



You are one step closer to being an outright home owner!



Why buy from us?

“We are the proud home owners of a three bed house in such a beautiful rural location in Exeter, thank you LiveWest for making our dreams possible.”

Liam and Marie Martin

“We'd like to thank LiveWest for building homes like this which are affordable for young families. Without them we'd all be priced out of the market.”

Stefan and Charlotte Smith

## EXETER

1 Wellington Way  
Exeter,  
EX5 2FZ

0800 027 9801

## TOLVADDON

Tolvaddon Business Park  
Camborne,  
TR14 0HZ

0800 027 9801

## WORLE

3 Filers Way,  
Weston Gateway  
Weston-super-Mare, BS24 7JP

0800 027 9801



livewest.co.uk



### What is a sinking fund?

A sinking fund – also known as a reserve fund – is an amount of money which is collected over time and set aside to cover any major works which are needed on a property in the future. Sinking funds are used to pay for future, long-term planned maintenance (e.g. external decoration, roof renewal, replacement of gutters and downpipes etc), but also aim to protect homeowners from large, unforeseen expenses which may arise. However, you should be aware that if the cost of any works is more than the fund has, homeowners may need to find funds for any shortfall.

LiveWest has a policy of continuous improvement and reserves the right to change specification details, designs, floor plans and site plans at any time. Any computer generated images depict a typical future street scene of the development once completed. These particulars are intended as a guide only and do not constitute any part of an offer or contract. While particulars are prepared in good faith, no responsibility is accepted as to their accuracy or for any other error, omission or mis-statement made by LiveWest, people in their employment or their agents whether in the course of negotiation, in these particulars or otherwise. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR OTHER DEBT SECURED ON IT.** Credit is secured against your home. \*Subject to status © Un-authorized reproduction prohibited.

Terms and conditions apply, please refer to our website for full information on our terms and conditions: <https://www.livewest.co.uk/sales-terms-and-conditions>.

For further information on the process of buying a shared ownership home, eligibility criteria and frequently asked questions, please speak to one of our Sales Consultants or refer to our website: <https://www.livewest.co.uk>