

# THE BURROWS

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Church Road, Paddock Wood, Tonbridge TN12 6HF



# THE BURROWS

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The Burrows in Paddock Wood provides affordable housing for local families with a selection of 2 and 3 bedroom houses available for shared ownership. Set in the heart of the Kent countryside, Paddock Wood originally developed as a settlement later in the 19th Century due to the local Hops industry and eventually became a transport hub in this area providing supplies by rail.

The development is set in the heart of the village with the High Street providing a variety of bespoke shops, coffee shops, restaurants, and amenities. There are also several pubs in the area to enjoy.

Engulfed by beautiful scenic views, Paddock Wood is a popular sought-after location and enjoys a village setting surrounded by plenty of Green Spaces for walking and Country pursuits. The train links within half a mile provide excellent links to London Central within an hour.

The town has two schools, Paddock Wood Primary School which was built in 1909, and which has approximately 600 pupils and Mascalls Academy has around 1400 pupils and takes its pupils from the surrounding villages as well as Paddock Wood itself.

# SPECIFICATION

## General

- Quality fitted carpets to hall, living room, stairs, landings and bedrooms.
- Energy-efficient gas boiler providing hot water and central heating
- NHBC 12-year warranty
- Fibre broadband available
- External lighting to front and rear of the property
- Turfed rear garden with patio and garden shed
- Allocated parking (no. of spaces dependant on Plot)



## Bathroom

- Contemporary branded sanitaryware
- Bath with thermostatic bath/shower mixer tap over and glass shower screen
- Ceramic or Vinyl flooring (TBC)
- Spot down lighting

## Kitchen

- Contemporary kitchen with complementary worktops and glazed splashback.
- Integrated oven, hob, extractor and fridge freezer.
- Ceramic or Vinyl flooring (TBC)
- Spot down lighting











## ABOUT GOLDING PLACES

Golding Places provides quality homes for rent, shared ownership or private sale in Kent and Medway. Our properties range from stylish apartments to traditional homes in village locations, which are thoughtfully designed and finished to a high standard, and combine the very best in modern living. Many of our homes come with added extras such as built-in appliances. We are part of Golding Homes, an award winning provider of quality, affordable homes, which owns and manages over 7,400 properties across Kent. All our profits are invested into projects and schemes to develop more homes in communities where people choose to live. To be eligible for the properties, applicants will need to have registered and applied to the Help to Buy Agent at [www.helptobuyagent3.org.uk](http://www.helptobuyagent3.org.uk). To keep updated with developments from Golding Places please visit: [www.goldingplaces.co.uk](http://www.goldingplaces.co.uk)





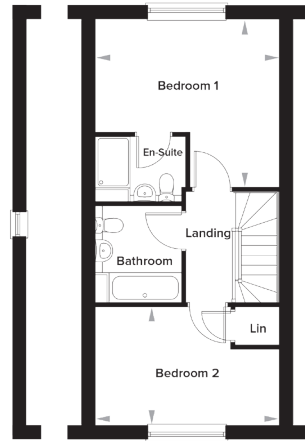
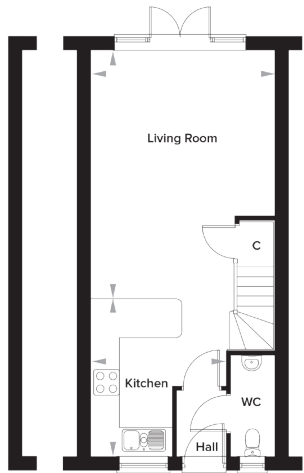
- Key:
-  Affordable Rent Homes owned and managed by Golding Homes
  -  Shared Ownership Properties
  -  All other plots are for private sale
  -  2 bed property
  -  3 bed property
  -  Apartment Block

Development layout is not shown to scale and is given as a guide only. We work with our developers to continuously improve and reserve the right to make changes at any time. Please ask the sales consultant for current information when reserving your new home. Information is correct at the time of going to print.

# SITE MAP

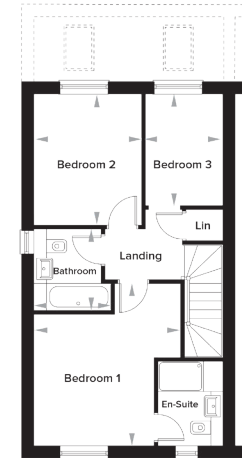
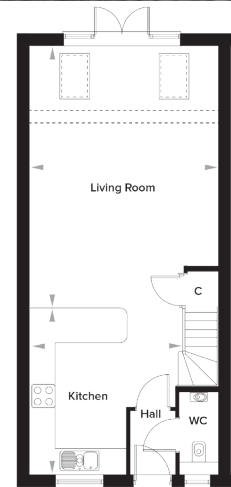


# CURRENT PHASE



Ground Floor		
Kitchen	3092mm x 3610mm	10' 2" x 11' 10"
Living Room	4208mm x 5720mm	13' 10" x 18' 9"
WC	1000mm x 2315mm	3' 3" x 7' 7"

First Floor		
Bedroom 1	4208mm x 3856mm	13' 10" x 12' 8"
En-Suite	2095mm x 1540mm	6' 10" x 5' 1"
Bedroom 2	4208mm x 2699mm	13' 10" x 8' 10"
Bathroom	2000mm x 2250mm	6' 7" x 7' 5"



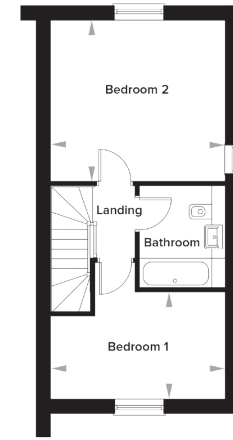
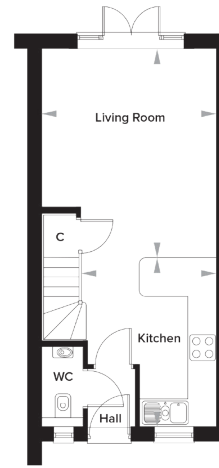
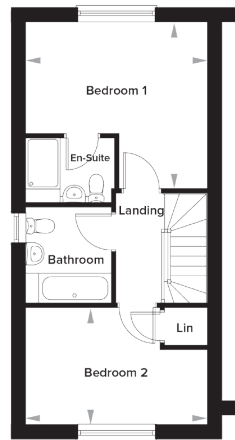
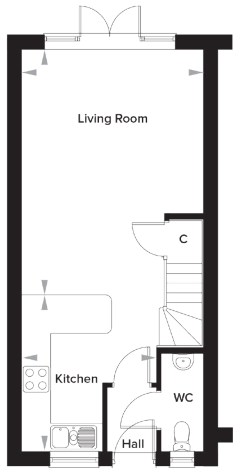
Ground Floor		
Kitchen	3961mm x 4293mm	13' 0" x 14' 1"
Living Room	4884mm x 6837mm	16' 0" x 22' 5"
WC	1000mm x 2137mm	3' 3" x 7' 0"

First Floor		
Bedroom 1	3793mm x 4198mm	12' 5" x 13' 9"
En-Suite	1698mm x 1342mm	5' 7" x 4' 5"
Bedroom 2	2769mm x 3380mm	9' 1" x 11' 1"
Bedroom 3	1982mm x 2869mm	6' 6" x 9' 5"
Bathroom	2124mm x 2000mm	7' 0" x 6' 7"





# CURRENT PHASE



## Ground Floor

Kitchen	3092mm x 3610mm	10' 2" x 11' 10"
Living Room	4208mm x 5720mm	13' 10" x 18' 9"
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## First Floor

Bedroom 1	4208mm x 3856mm	13' 10" x 12' 8"
En-Suite	2095mm x 1540mm	6' 10" x 5' 1"
Bedroom 2	4208mm x 2699mm	13' 10" x 8' 10"
Bathroom	2000mm x 2250mm	6' 7" x 7' 5"

## Ground Floor

Kitchen	3135mm x 3910mm	10' 3" x 12' 10"
Living Room	4040mm x 4858mm	13' 3" x 15' 11"
WC	960mm x 1920mm	3' 2" x 6' 4"

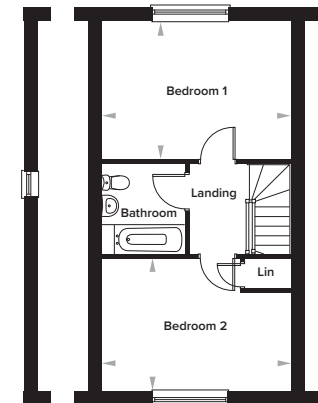
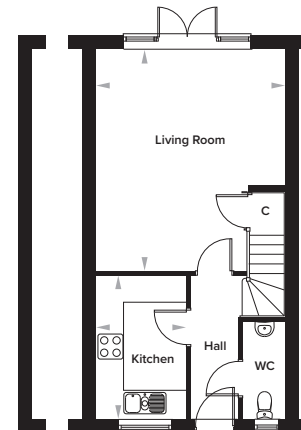
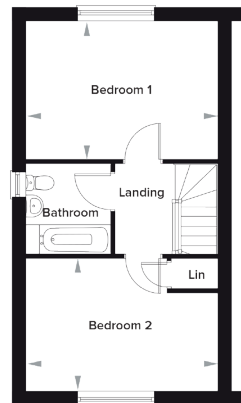
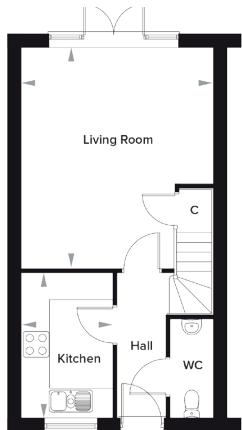
## First Floor

Bedroom 1	13' 3"mm x 2450mm	13' 5" x 8' 0"
Bedroom 2	13' 3"mm x 3731mm	13' 5" x 12' 3"
Bathroom	2000mm x 2390mm	6' 7" x 7' 10"





# CURRENT PHASE



**Ground Floor**

Kitchen	2140mm x 3360mm	7' 0" x 11' 0"
Living Room	4490mm x 5202mm	14' 9" x 17' 1"
WC	1010mm x 2247mm	3' 4" x 7' 4"

**First Floor**

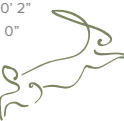
Bedroom 1	4490mm x 3929mm	14' 9" x 12' 11"
Bedroom 2	4490mm x 3090mm	14' 9" x 10' 2"
Bathroom	2000mm x 2140mm	6' 7" x 7' 0"

**Ground Floor**

Kitchen	2140mm x 3360mm	7' 0" x 11' 0"
Living Room	4490mm x 5202mm	14' 9" x 17' 1"
WC	1010mm x 2247mm	3' 4" x 7' 4"

**First Floor**

Bedroom 1	4490mm x 3929mm	14' 9" x 12' 11"
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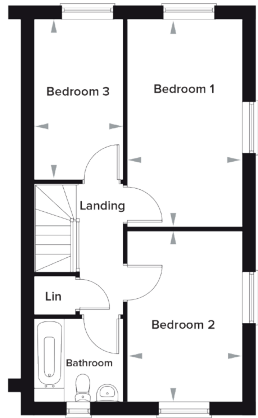
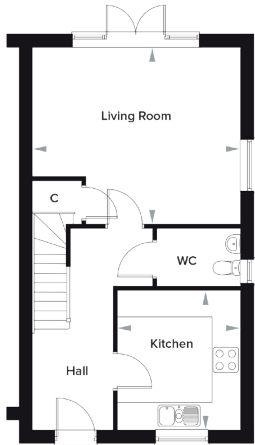




# CURRENT PHASE



PLOT 246



**Ground Floor**

Kitchen	2930mm x 3360mm	9' 7" x 11' 0"
Living Room	4996mm x 4252mm	16' 5" x 13' 11"
WC	2010mm x 1410mm	6' 7" x 4' 8"

**First Floor**

Bedroom 1	2753mm x 5005mm	9' 0" x 16' 5"
Bedroom 2	2753mm x 4096mm	9' 0" x 13' 5"
Bedroom 3	2110mm x 3868mm	6' 11" x 12' 8"
Bathroom	2150mm x 2000mm	7' 0" x 6' 7"



# SHARED OWNERSHIP



Shared Ownership is a scheme designed to help people who wish to buy a home of their own, but who cannot afford the cost of buying the whole property outright.

Shared Ownership is a great solution if:

- you're a first-time buyer
- you used to own a home, but cannot afford to buy one now
- you own a home and want to move but cannot afford a new home suitable for your needs
- you're forming a new household - for example, after a relationship breakdown
- you're an existing shared owner and want to move

Under Shared Ownership, buyers purchase a proportion of their home and pay rent to Golding Homes for the remaining share. Service charges will also be payable on the property (for this development the minimum share that can be bought, is dependent on the model available, either 10% or 40%).

In the future, should you be able to afford to, you can purchase further shares in the property, this is called 'staircasing' and, in most cases, you can purchase 100% of the property. At this point you will no longer pay rent.

Our sales agent for this development is Wards Shared Ownership. For more information, please contact them on telephone: 01634 921 802 or by email at: [sharedownership@wardsofkent.co.uk](mailto:sharedownership@wardsofkent.co.uk).

There are two different models of Shared Ownership homes available.

The differences are outlined below:

<b>Shared Ownership 1</b>	<b>Shared Ownership 2</b>
Minimum equity share to be sold: 25% or as determined by the Housing Association (At The Burrows this is set at 40%)	Minimum equity share to be sold: 10%
Lease length: 125 years or 990 years (At The Burrows the lease term is 990 years)	Lease length: 990 years
Staircasing: a minimum share of 10% can be purchased until final staircasing to 100% is achieved	Staircasing: a minimum of 5% can be purchased, plus a 1% share can be purchased each year for 15 years. This right passes to new owners following a resale
Fully repairing lease: after defect liability period the shared owner is responsible for all repairs	A 10 year period (or on final staircasing) where the shared owner will be entitled to assistance from the Landlord of up to £500 per year for essential repairs (as prescribed). A maximum of £500 each year can be 'rolled over' to the following year
The resale nomination period for the housing association to nominate a buyer is eight weeks	The resale nomination period for the housing association to nominate a buyer is four weeks

At The Burrows, Paddock Wood, the following plots are available under Shared Ownership 1 and Shared Ownership 2:

Shared Ownership 1  
(32 properties) Minimum  
Equity Share 40%

Plots 138-141

Plots 179-183

Plots 211-218

Plots 224-229

Plots 240-248

Shared Ownership 2  
(50 properties) Minimum  
Equity Share 10%

Plots 102-115

Plots 134-137

Plots 142-153

Plots 162-173

Plots 238-239

Plots 192-197





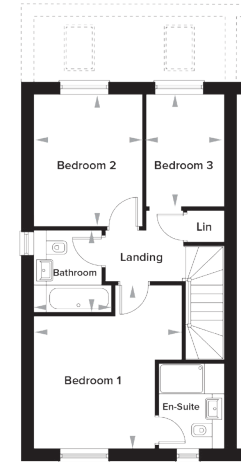
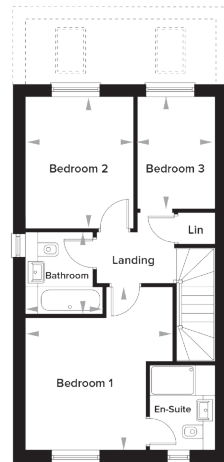
# FUTURE PHASE:2



PLOT 142



PLOT 143-144



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## First Floor

Bedroom 1	3793mm x 4198mm	12' 5" x 13' 9"
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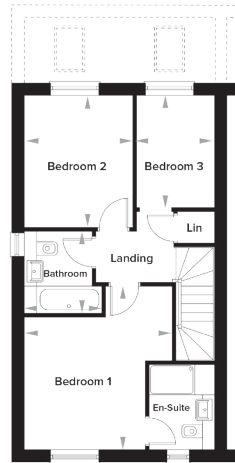
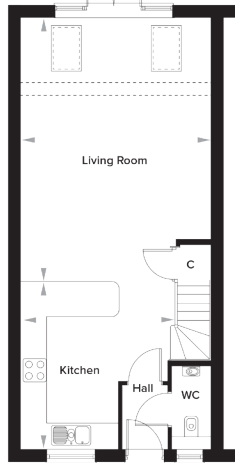
# FUTURE PHASE:2



PLOT 145-146



PLOT 224-229

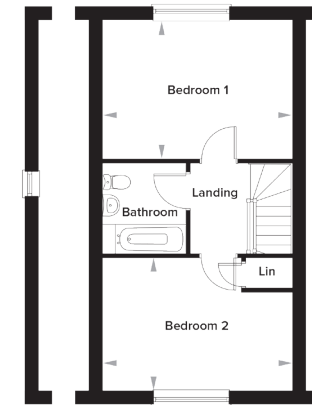
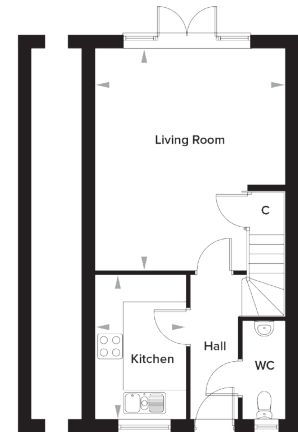


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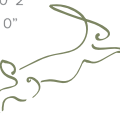


## Ground Floor

Kitchen	2140mm x 3360mm	7' 0" x 11' 0"
Living Room	4490mm x 5202mm	14' 9" x 17' 1"
WC	1010mm x 2247mm	3' 4" x 7' 4"

## First Floor

Bedroom 1	4490mm x 3929mm	14' 9" x 12' 11"
Bedroom 2	4490mm x 3090mm	14' 9" x 10' 2"
Bathroom	2000mm x 2140mm	6' 7" x 7' 0"



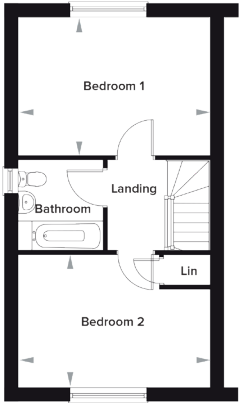
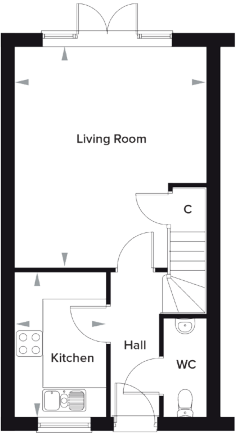


# FUTURE PHASE:2



PLOT 247-248

FUTURE PHASES WILL  
BE AVAILABLE IN  
2023 AND 2024



**Ground Floor**

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# THE BURROWS

The Burrows Church Road, Paddock Wood, Tonbridge TN12 6HF

**Wards**  
Land & New Homes

Shared Ownership Department  
**01634 921 802**  
[shared.ownership@wardsofkent.co.uk](mailto:shared.ownership@wardsofkent.co.uk)

— GOLDING —  
**PLACES**

These particulars are provided as a general guide and do not constitute any part of an offer or contract. Whilst every endeavour has been made to provide accurate measurements and a fair description of the properties, this information is not guaranteed. This brochure is intended to provide an indication of the general style of our development. We reserve the right to alter or vary the plans, design and specification at any time for any reason without prior notice. External finishes and elevational treatments to the houses, garages and parking shown may vary or change including positions of doors and windows. Sanitary-ware and kitchen finishes may differ from those shown in images. Please note dimensions are approximate +/- 50mm and are not intended to be used for carpet sizes, appliance spaces or furniture items. Please ask your sales consultant for current information when reserving your new home. Information is correct at the time of going to print.