

# THE BURROWS

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Church Road, Paddock Wood, Tonbridge TN12 6HF



Paddock Wood Hop Farm



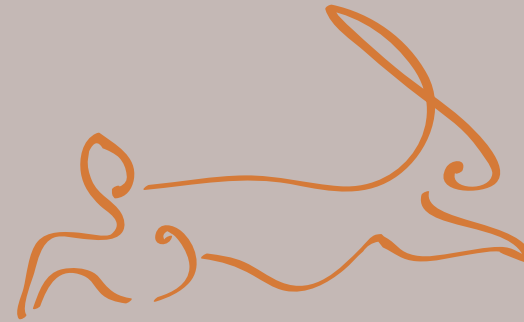
Paddock Wood Recreation Ground



Paddock Wood Train Station



Paddock Wood War memorial



# 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 lounge/dining room, bedrooms, stairs and landing. Amtico flooring to kitchen and downstairs WC.
- 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)



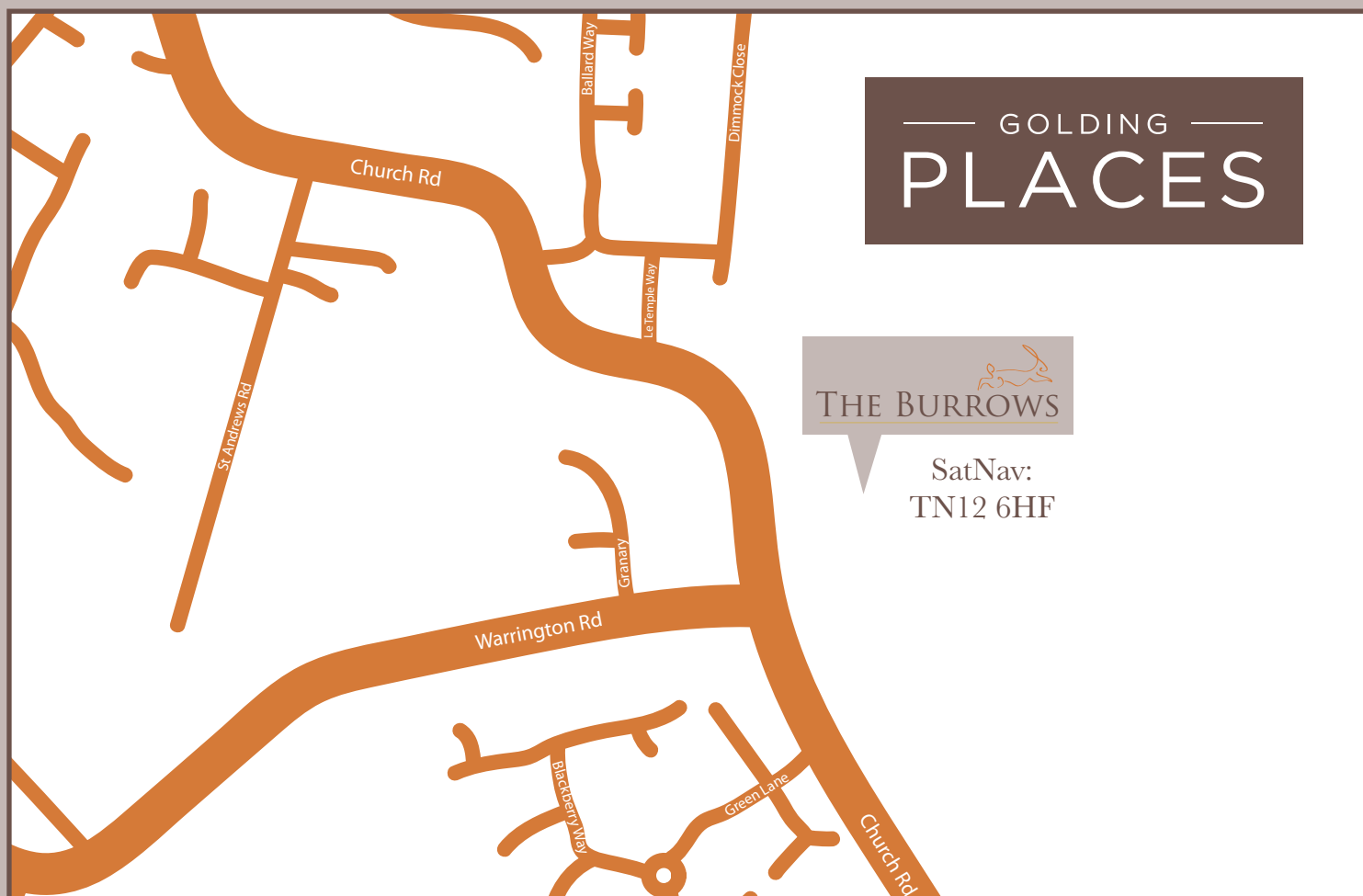
## Bathroom

- Contemporary branded sanitaryware
- Bath with bath/shower mixer tap over and glass shower screen
- Ceramic flooring
- Spot down lighting

## Kitchen

- Contemporary kitchen with complementary worktops and glazed splashback.
- Integrated oven, hob, extractor and fridge freezer
- Amtico flooring
- Spot down lighting





## ABOUT GOLDING PLACES

Golding Places provides quality homes shared ownership or private sale in Kent and the South East. Our properties range from stylish apartments to traditional homes in quiet 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 additional extras such as built-in appliances.

We're part of Golding Homes, an award-winning provider of quality, affordable homes, which owns and manages over 8,500 properties and provides homes to more than 29,000 people. Golding are committed to providing excellent customer service and quality, safe homes for social, affordable and market rent, shared ownership and outright sale. All our profits are invested back into building more new homes, reinvesting in our housing stock and delivering services.

To keep updated with developments from Golding Places please visit: [www.goldingplaces.co.uk](http://www.goldingplaces.co.uk)



Key:

- AR Affordable Rent Homes owned and managed by Golding Homes
- SO 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

# 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, 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 Ward & Partners – Shared Ownership. For more information, please contact them on telephone 01634 921 802 or by email at [shared.ownership@wardandpartners.co.uk](mailto:shared.ownership@wardandpartners.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 across this development)  
Minimum Equity Share 40%

Plots 179-180

Plots 181-183

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

Plots 162-164

Plots 165-168

Plots 169-171

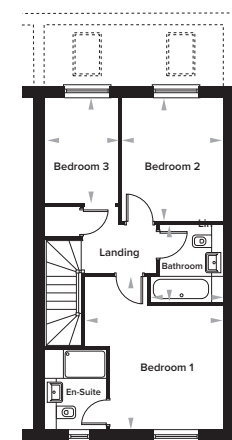
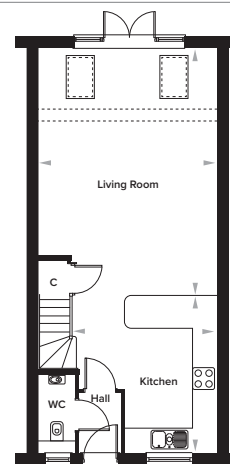
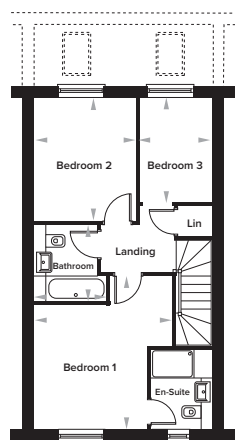
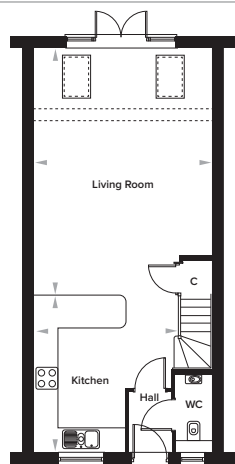
Plots 172-173





**PLOTS 162 & 164 PLANS**

**PLOT 163 PLANS**



**Ground Floor**

Kitchen	4001mm x 4333mm	13' 2" x 14' 3"
Living Room	4924mm x 6877mm	16' 2" x 22' 7"
WC	1000mm x 2137mm	3' 3" x 7' 0"

**First Floor**

Bedroom 1	3833mm x 4238mm	12' 7" x 13' 11"
En-Suite	1698mm x 2200mm	5' 7" x 7' 2"
Bedroom 2	2809mm x 3420mm	9' 3" x 11' 3"
Bedroom 3	2022mm x 2909mm	6' 8" x 9' 7"
Bathroom	2000mm x 2124mm	6' 7" x 7' 0"

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\*Please note the floor plans are general arrangement plans, not specific component drawings. The purpose of these plans is to show the structural elements and general layout.

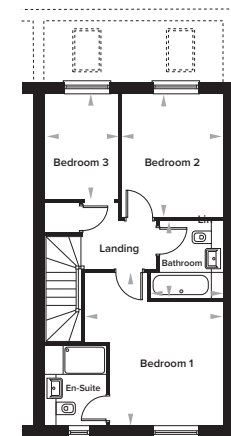
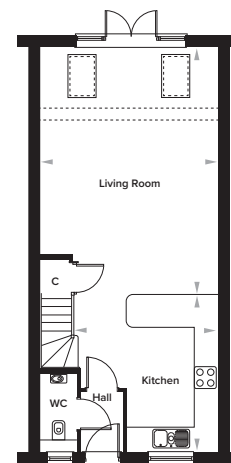
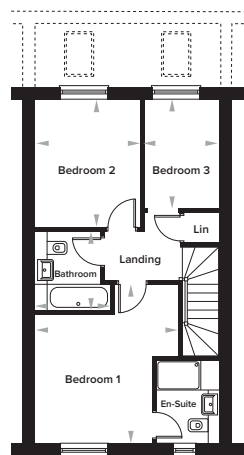
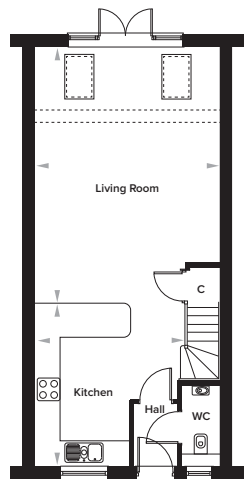






PLOTS 165 & 167 PLANS

PLOTS 166 & 168 PLANS



**Ground Floor**

Kitchen	4001mm x 4333mm	13' 2" x 14' 3"
Living Room	4924mm x 6877mm	16' 2" x 22' 7"
WC	1000mm x 2137mm	3' 3" x 7' 0"

**First Floor**

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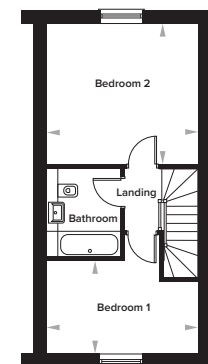
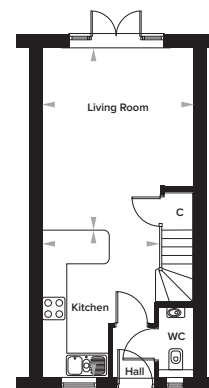
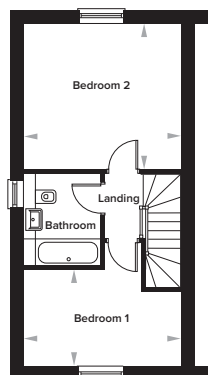
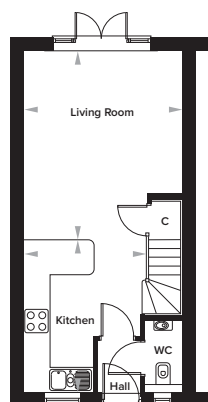
\*Please note the floor plans are general arrangement plans, not specific component drawings. The purpose of these plans is to show the structural elements and general layout.





**LOTS 169 PLANS**

**LOT 170 PLANS**



**Ground Floor**

Kitchen	3175mm x 3950mm	10' 5" x 13' 0"
Living Room	4080mm x 4898mm	13' 5" x 16' 1"
WC	960mm x 1920mm	3' 2" x 6' 4"

**First Floor**

Bedroom 1	4080mm x 2490mm	13' 5" x 8' 2"
Bedroom 2	4080mm x 3771mm	13' 5" x 12' 4"
Bathroom	2000mm x 2390mm	6' 7" x 7' 10"

**Ground Floor**

Kitchen	3175mm x 3950mm	10' 5" x 13' 0"
Living Room	4080mm x 4898mm	13' 5" x 16' 1"
WC	960mm x 1920mm	3' 2" x 6' 4"

**First Floor**

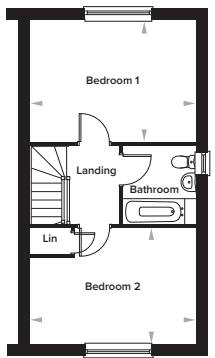
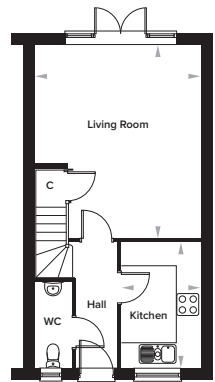
Bedroom 1	4080mm x 2490mm	13' 5" x 8' 2"
Bedroom 2	4080mm x 3771mm	13' 5" x 12' 4"
Bathroom	2000mm x 2390mm	6' 7" x 7' 10"

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**PLOT 171 PLANS**



**Ground Floor**

Kitchen	2150mm x 3400mm	7' 1" x 11' 2"
Living Room	4530mm x 5242mm	14' 10" x 17' 2"
WC	1010mm x 2247mm	3' 4" x 7' 4"

**First Floor**

Bedroom 1	4530mm x 3269mm	14' 10" x 10' 9"
Bedroom 2	4530mm x 3130mm	14' 10" x 10' 3"
Bathroom	2000mm x 2140mm	6' 7" x 7' 0"

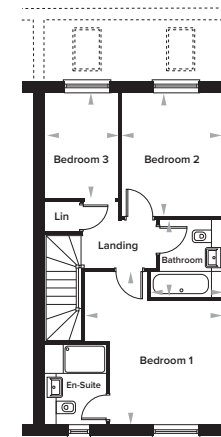
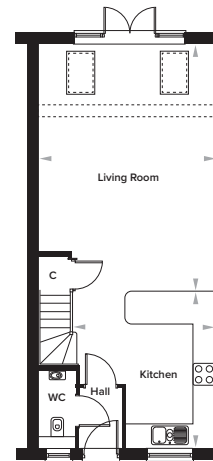
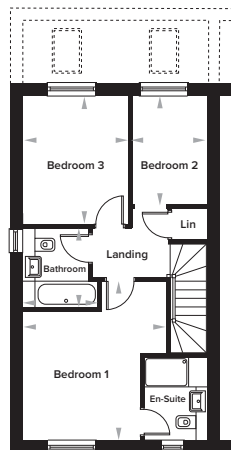
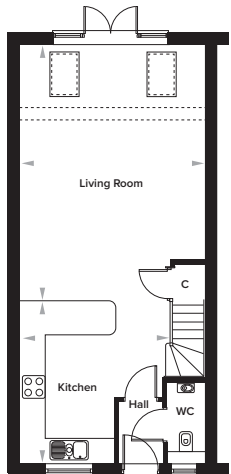
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**PLOT 172 PLANS**

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**Ground Floor**

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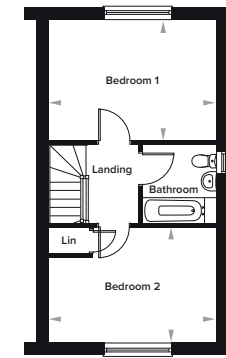
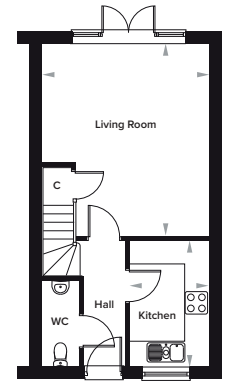
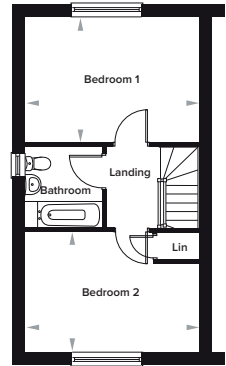
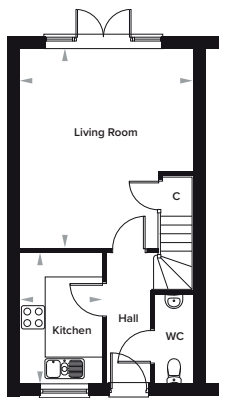
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**PLOT 179 PLANS**

**PLOT 180 PLANS**



**Ground Floor**

Kitchen	2150mm x 3400mm	7' 1" x 11' 2"
Living Room	4530mm x 5242mm	14' 10" x 17' 2"
WC	1010mm x 2247mm	3' 4" x 7' 4"

**First Floor**

Bedroom 1	4530mm x 3969mm	14' 10" x 10' 9"
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Bathroom	2000mm x 2140mm	6' 7" x 7' 0"

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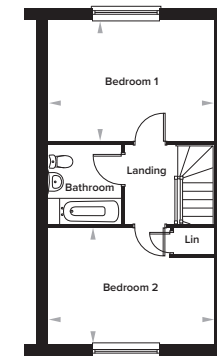
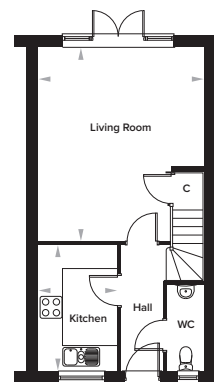
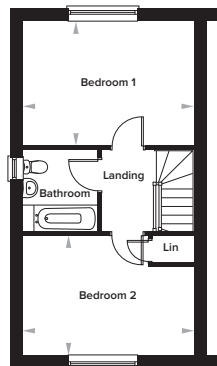
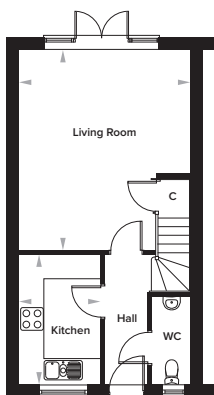
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**PLOT 181 PLANS**

**PLOT 182 PLANS**



**Ground Floor**

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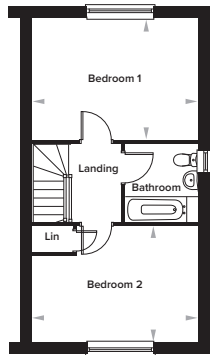
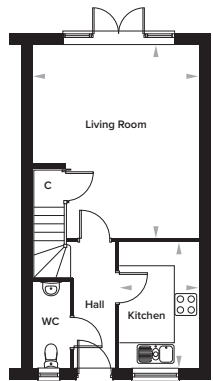
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**PLOT 183 PLANS**



**Ground Floor**

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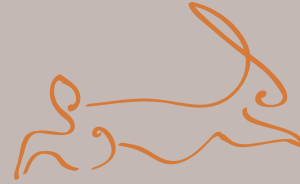
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# EXAMPLES OF PREVIOUS PHASE PLOTS







# THE BURROWS

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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**  
[www.goldingplaces.co.uk](http://www.goldingplaces.co.uk)

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.