



MANORWOOD

WEST HORSLEY

# WELCOME



Dear Customer,

We are committed to our customers living in a safe, warm and sustainable home. We've been proudly building communities for over 90 years across the south and south-west of England.

Our focus is on the quality of our homes, our neighbourhoods and the service we provide to our customers.

Our communities' matter, we invest in community services and projects that benefit our customers and communities.

Everyone at Abri wishes you success in your journey to find your new home and our dedicated team will look after you every step of the way.

Best wishes,

Gary Orr

Group Chief Executive

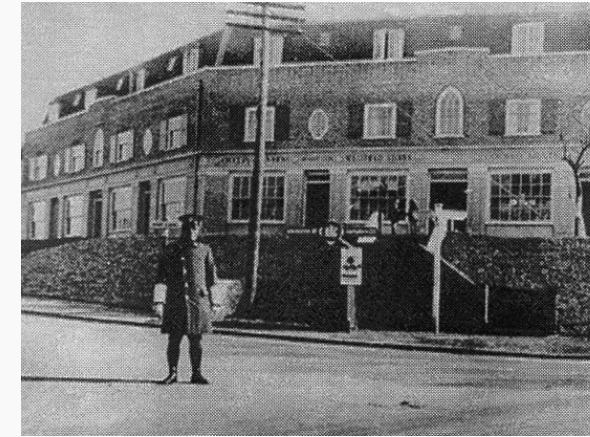


# OUR HERITAGE

Our story dates back to 1925, when Herbert Collins saw a desperate need for affordable housing in Southampton and decided to do something about it. Collins set up Swaythling Housing Society, the first of its type to be established in Southampton, and we haven't looked back since.

Collins had a vision; to build self-contained communities with a good balance of housing and infrastructure, where everyone had everything they needed to succeed in one place. While times might have changed a bit since then, our mission certainly hasn't. We're still just as passionate about tackling the housing crisis and we will never stop working to build safe, inclusive and prosperous communities for all; young, old and everyone in between.

Today, Abri is one of the largest housing associations in the south and south-west of England continuing to tackle the housing crisis with our customers at the heart of our mission.



# OUR CUSTOMERS

Here are just some of our many happy homeowners:



“ We were given a tour of the site and worked out that my finances could stretch to a three-bedroom house, which meant my daughters could have their own rooms. They showed me plans to a double-fronted property which was exactly what I wanted, the type of house I would draw as a kid but never thought I could afford. We fell in love straight away.”

Louisa Kennedy, Causeway Farm



“ The process of buying through Abri Homes was really straightforward. It took a couple of months, but I was happy to be patient as it meant I was able to get on the ladder by myself. My mortgage is around £250, and my rent is less than £400, so my outgoings here are less than I was saving, which is great.”

Matthew Taylor, Daedalus Village



“ Shared Ownership is a God-send. There's no way we'd have the home we do now without Shared Ownership.” After 16 years in the Spanish sun, retired couple Jane and Ray Light made the decision to return to the UK to be closer to their grandchildren.

Jane and Ray Light, Oakfield Grove



# COMMUNITY LIVING

Our investment in the community underpins our core purpose as a housing provider: to provide safe, warm homes for as many people as possible, and create thriving communities too. We are invested long-term and committed to place shaping.

## CAFÉ 1759, BORDON

Café 1759 is a not-for-profit community café, supported by volunteers. This means we're able to keep our prices low and reinvest the money we make into the café and our local community, allowing us to provide activities, support volunteers and promote health and wellbeing in Bordon.

## EMPLOYMENT, SUPPORT AND TRAINING TEAM

Our Employment, Support and Training (EST) team support customers year-round by providing opportunities to learn new skills, find suitable work, develop self employment opportunities and attend courses. We're proud to have supported over 2,000 people through training.



## WOODGATE, PEASE POTTAGE

Our joint venture partnership between Abri Group and Thakeham Group will create places people want to call home. This exciting development will include over 600 new homes, a primary school, village shop, coffee shop, community centre, plenty of parks and a pavilion.

## GOOD GRUB CLUB

The Good Grub Club runs throughout August in Southampton and Slough, offering families the chance to make some 'Good Grub' with hands-on activities and a free nutritious lunch provided. Families are also given a recipe bag full of fresh fruit to take away and a main meal to cook at home.

## ROUND ABOUT CAFÉ

The Round About Café is at the heart of the Mansbridge community, and the colleagues and volunteers who dedicate their time to make it a success are passionate about doing what they can to support health and wellbeing.

Over the years they have delivered Kids Can Cook sessions, helped universities with research, run Seniors Afternoon Tea events, led community walks and much more.





# SUSTAINABILITY



We recognise the need to future proof our homes to meet the needs and aspirations of our customers



It's all about the future and renewable technologies. We recognise the need to future proof our homes to meet the needs and aspirations of our customers. That's why we're making the eradication of fuel poverty a priority and meeting significantly higher environmental standards, which in turn reduces our customer's fuel bills.

We are an organisation committed to Modern Methods of Construction (MMC) and consider all of our sites for their suitability for MMC, before considering traditional construction. This supports faster delivery of new homes, reduces waste and drives quality, whilst reducing health and safety risks during the construction process. Our approach will overcome skills shortages and supports our commitment to sustainability, whilst helping to solve the housing crisis in the long-term.



## QUEBEC PARK - SETTING THE BENCHMARK

An innovative and fast-growing new town with sustainability, design and healthy living at its heart.



Quebec Park was a £17 million project to deliver 107 homes, including 34 affordable homes, in Whitehill and Bordon. The project was challenged to develop homes with high levels of sustainability and exemplary design, and to set the benchmark for future development across the wider area.

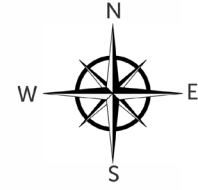
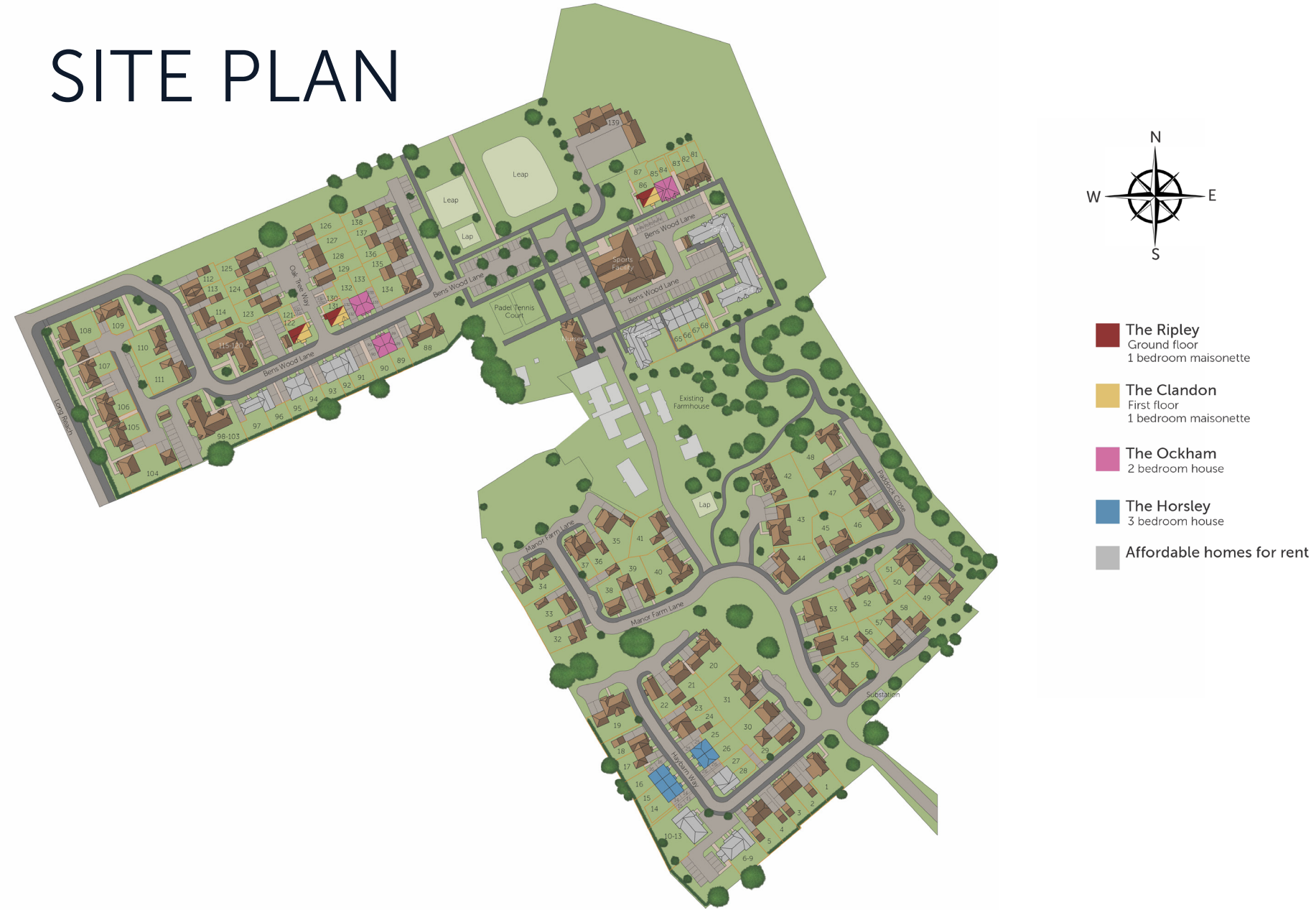
We were delighted to win the commission to deliver the homes through a competitive bid process managed by Homes England. At the time, Whitehill and Bordon was one of 10 Government sponsored 'Eco-towns'.

Homes have been designed to meet Lifetime Homes Standards resulting in large internal areas, parking spaces within 50 metres of homes, level thresholds, large ground floor WC/utility/wet rooms, wide porches and generous circulation spaces. The homes have a variety of layouts to suit different uses and the majority are orientated east-west, ensuring that they have private sunny gardens and well-lit interiors.

Now fully complete, this award-winning development has been recognised as best-in-class for a sustainable, affordable new community.



# SITE PLAN



# SPECIFICATION

## 1 BEDROOM HOMES

Each of our beautiful new homes is fitted with a wealth of professionally designed, high-quality appliances and features that make your new home even more special. Your property will be covered by a 12-year NHBC structural warranty<sup>^</sup>.

## OVERVIEW

- Vinyl flooring to kitchen and bathroom
- Carpets to living room, hall and bedrooms
- White matte walls and ceilings
- Double-glazed windows
- Mains-operated and battery back-up smoke, heat and carbon monoxide detectors
- Ample double power sockets throughout
- Telephone point to living room
- TV aerial point to living room and master bedroom
- Fibre broadband connection available

## KITCHEN

- White smooth shaker style, fitted kitchen units and soft-close doors and drawers
- Grey worktops with matching upstand
- 1 ½ bowl stainless-steel sink with chrome mixer tap
- Built-in electric hob, stainless-steel single electric fan oven, and cooker hood
- Glass splashback
- Built in dishwasher, fridge/freezer
- Freestanding washing machine

## BATHROOM

- Twyford white sanitaryware with dual-flush WC
- Chrome taps
- Tiled splashback above sink and full height above bath and shower
- Thermostatic mixer shower over bath with glass shower screen
- Shaver socket
- Heated towel rail

## HEATING AND LIGHTING

- Spotlights to Kitchen and bathroom
- Low energy pendant lighting to living room, hall and bedrooms
- Combination boiler
- Gas-fired central heating with thermostatic controls

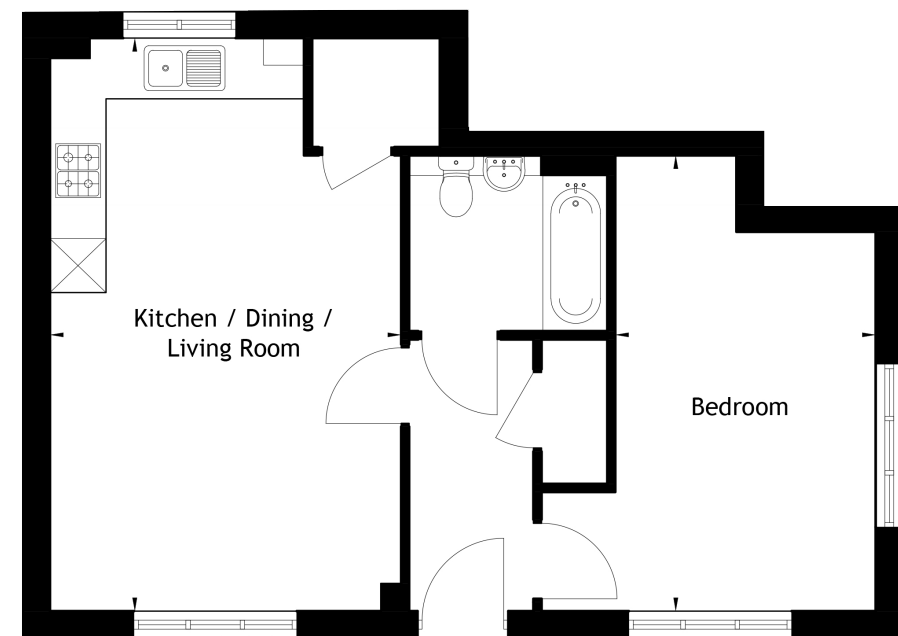
## OUTSIDE

- Patio area and turfed gardens
- Light to front of house
- EV charging point/outlet



# THE RIPLEY

PLOTS 86\*, 121, 130\*



## 1 BEDROOM MAISONETTE

Kitchen / Living / Dining Room  
3.90m x 6.36m (12'10 x 20'10)

Bedroom  
2.89m x 5.06m (9'6 x 16'7)

\*Handed image.

☒ Indicates an appliance or space for an appliance, please see specification for full details.

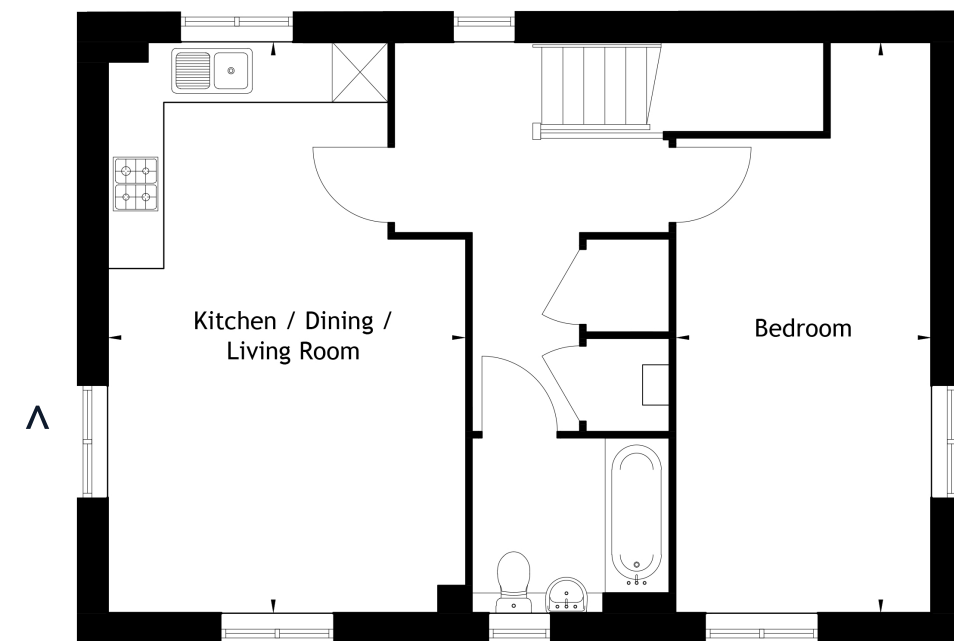
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# THE CLANDON

PLOTS 87\*, 122, 131\*



## 1 BEDROOM MAISONETTE

Kitchen / Living / Dining Room  
2.99m x 6.36m (13'1 x 20'10)

Bedroom  
2.85m x 6.36m (9'4 x 20'10)

\*Handed image.

^Window to plot 122 only.

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# SPECIFICATION

## 2 AND 3 BEDROOM HOMES

Each of our beautiful new homes is fitted with a wealth of professionally designed, high-quality appliances and features that make your new home even more special. Your property will be covered by a 12-year NHBC structural warranty<sup>^</sup>.

### OVERVIEW

- Vinyl flooring to kitchen, bathroom and WC
- Carpets to living room, hall, stairs, landing and bedrooms
- White matte walls and ceilings
- Double-glazed windows
- Mains-operated and battery back-up smoke, heat and carbon monoxide detectors
- Ample double power sockets throughout
- Telephone point to living room
- TV aerial point to living room and master bedroom
- Fibre broadband connection available

### KITCHEN

- White smooth shaker style, fitted kitchen units and soft-close doors and drawers
- Grey worktops with matching upstand
- 1 ½ bowl stainless-steel sink with chrome mixer tap
- Built-in electric hob, stainless-steel single electric fan oven, and cooker hood
- Glass splashback
- Built in dishwasher, fridge/freezer
- Freestanding washing machine

### BATHROOMS / EN-SUITE

- Twyford white sanitaryware with dual-flush WC
- Chrome taps
- Tiled splashback above sink and full height above bath and shower
- Thermostatic mixer shower over bath with glass shower screen
- Shaver socket
- Heated towel rail

### HEATING AND LIGHTING

- Spotlights to Kitchen and main bathroom
- Low energy pendant lighting to living room, hall, landing and bedrooms
- Combination boiler
- Gas-fired central heating with thermostatic controls

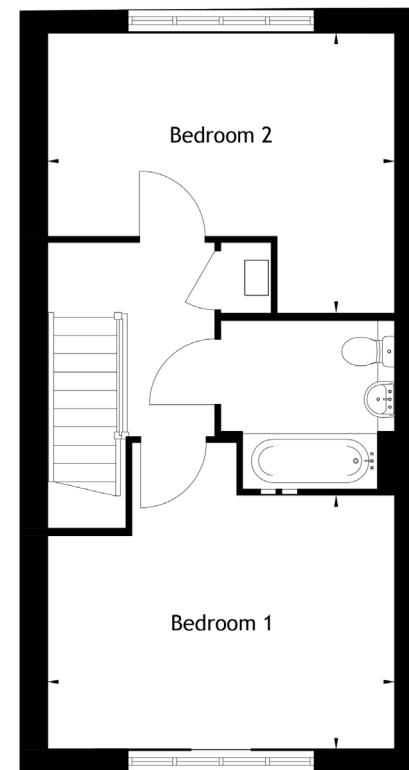
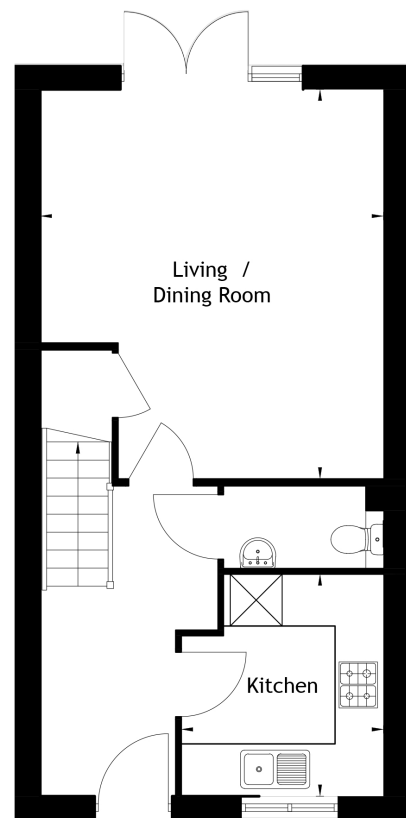
### OUTSIDE

- Patio area and turfed gardens
- Tap to back of house
- Light to front of each house
- EV charging point/outlet to houses



# THE OCKHAM

PLOTS 84, 85\*, 89\*, 90, 132\* , 133



## 2 BEDROOM HOUSE

Living / Dining Room

4.45m x 5.06m (14'7 x 16'7)

Kitchen

2.62m x 2.88m (8'7 x 9'5)

Bedroom 1

4.45m x 3.26m (14'7 x 10'8)

Bedroom 2

4.45m x 3.59m (14'7 x 11'9)

\*Handed image.

☒ Indicates an appliance or space for an appliance, please see specification for full details.

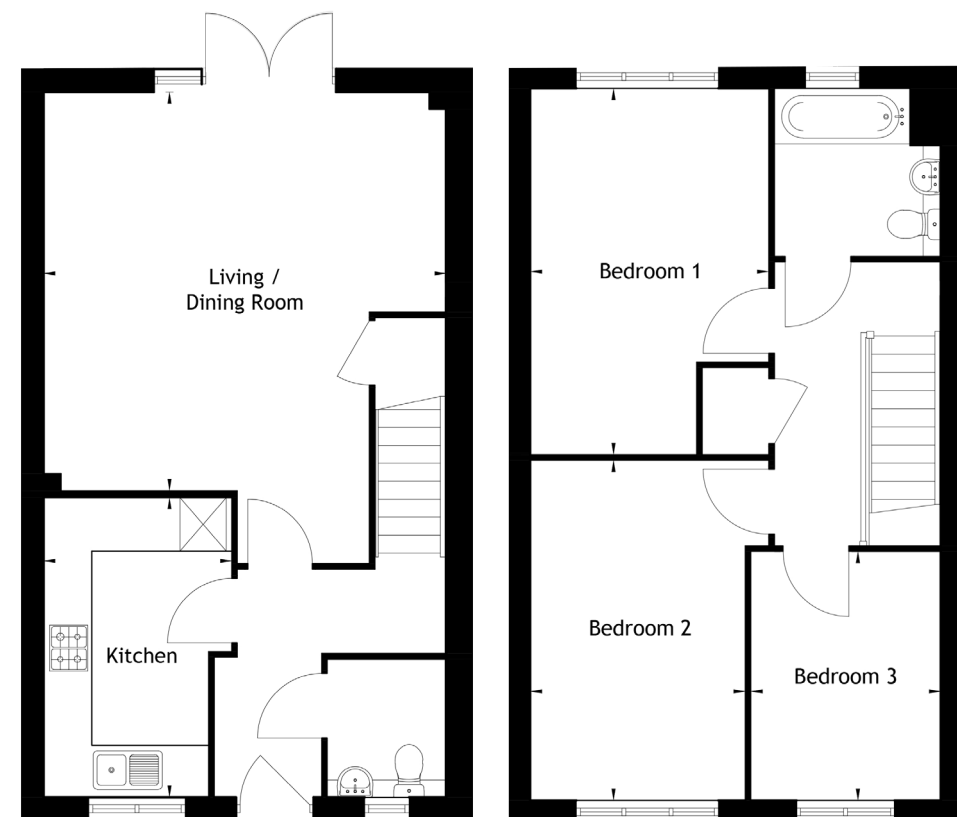
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# THE HORSLEY

PLOTS 14, 15\*, 16\*, 25, 26\*



## 3 BEDROOM HOUSE

Kitchen  
2.45m x 3.90m (8'0 x 12'10)

Living / Dining Room  
5.59m x 5.19m (18'4 x 17'10)

Bedroom 1  
3.04m x 4.72m (10'0 x 15'6)

Bedroom 2  
2.74m x 4.38m (9'0 x 14'4)

Bedroom 3  
2.42m x 3.21m (7'11 x 10'6)

\*Handed image.

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WE ARE MORE THAN JUST A HOUSING  
PROVIDER; WE ARE AN ORGANISATION  
WITH A HEART, PUTTING OUR  
CUSTOMERS AND PEOPLE FIRST AND  
INVESTING IN OUR COMMUNITIES.




abrihomes.co.uk

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Images may be computer generated and are for illustrative purposes only, so may not be representative of exact plots. Images may be of a different model of home. Individual specification, fittings and features such as windows, brick, carpets, paint and other material colours may vary. Any furnishings are virtually staged and not included in any sale, but are for guidance only.

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Authorised and regulated by the Financial Conduct Authority.

The Swaythling Housing Society Limited provides management services for subsidiaries in the Abri group. Further corporate information is available at [abri.co.uk](http://abri.co.uk)

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