

## MONEY HILL

Ashby-de-la-Zouch, Leicestershire LE65 2AW

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3 bedroom home with private garden and parking for Shared Ownership

AVAILABLE TO RESERVE OFF PLAN



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Stonewater in partnership with Taylor Wimpey presents **35 new homes for shared ownership** at Money Hill, Ashby-de-la-Zouch. These shared ownership homes comprise a collection of two, three, and four bedroom houses and a pair of two bedroom bungalows. The development will benefit from an abundance of open space with new footpaths and play areas, including a trim trail for children.

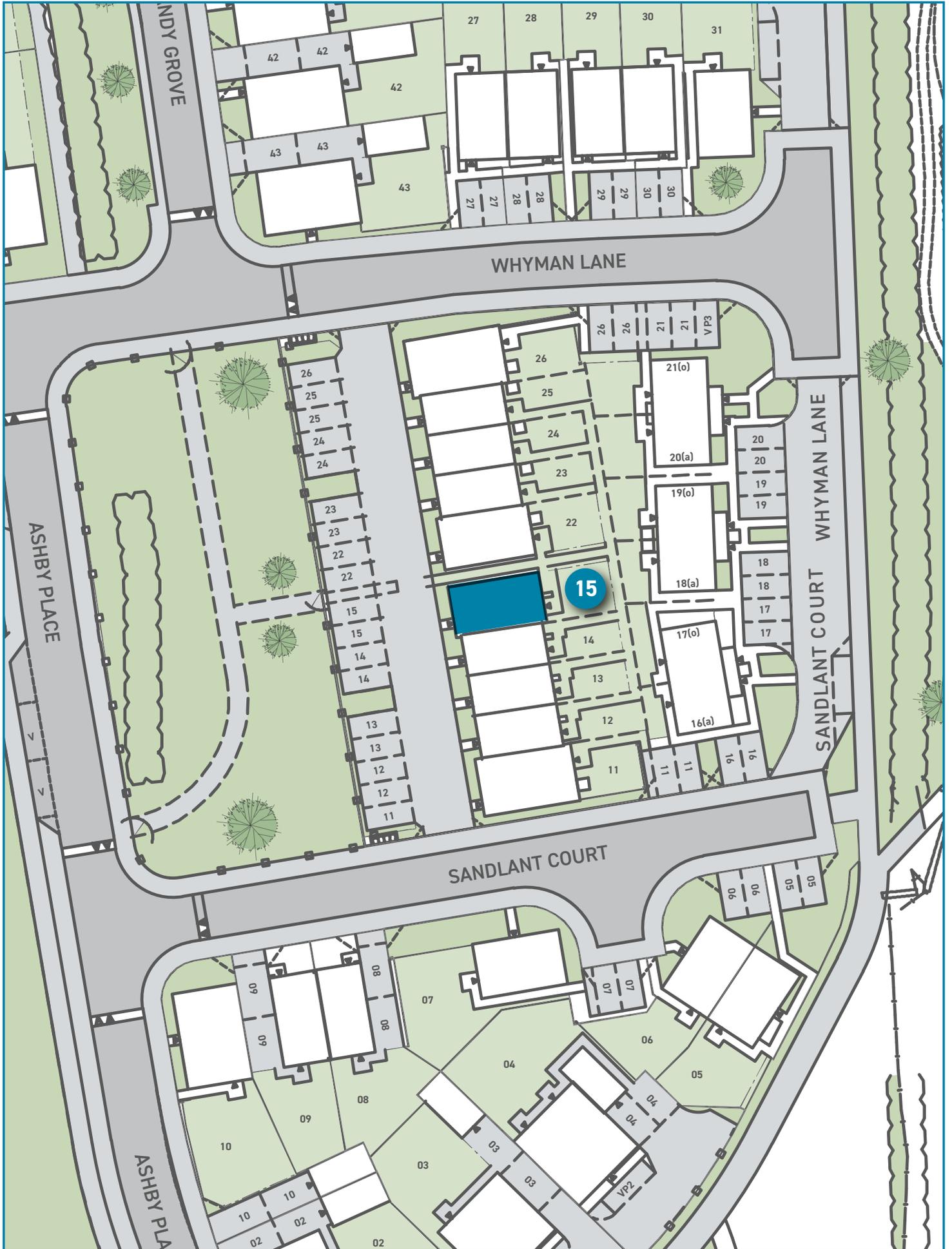
Ashby-de-la-Zouch is a historic market town in northwest Leicestershire, located in the heart of the National Forest, with a rich history dating back to the 11th Century. Picturesque Market Street with its timber framed building and the surrounding streets offer a wide range of shops, restaurants, pubs and a theatre. The famous castle ruins in the centre of the town, now maintained by English Heritage, are the setting for Walter Scott's romantic novel Ivanhoe. Just outside the town there are a number of family friendly attractions, including National Forest Adventure Farm, and the Conkers Discovery Centre.

Ashby-de-la-Zouch is a popular place to live and has been voted one of the top 250 places to live in the UK. The town has a strong sense of community and is known for its friendly and welcoming atmosphere and as a great place for families to live. There are a number of schools in the town, including Ashby School and Ivanhoe School, both of which are rated 'Good' by Ofsted; Ashby Hill Top Primary School is rated 'Outstanding'. The town has a variety of parks, green spaces and leisure facilities including Ashby Leisure Centre. The centre has a four-court sports hall, gym, two outdoor AstroTurf pitches and both indoor and outdoor lido swimming pools.

Residents at Money Hill will find themselves well connected to the local area with new footpaths, bus routes and excellent links to the surrounding area via the A511 and nearby A42. The nearest station to Ashby de-la-Zouch is Burton-upon-Trent, nine miles away, which is served by Cross Country train services to and from Cardiff, Birmingham and Nottingham, along with long-distance services from Bristol, Plymouth, Leeds, Newcastle and Edinburgh. Mainline stations are also available at Derby and Leicester.

|                            |            |                                  |            |
|----------------------------|------------|----------------------------------|------------|
| • Market Street            | 0.8 miles  | • National Forest Adventure Farm | 12.4 miles |
| • Ivanhoe School           | 0.8 miles  | • Derby                          | 14 miles   |
| • Conkers Discovery Centre | 4.5 miles  | • Tamworth                       | 14.5 miles |
| • Coalville                | 6.8 miles  | • Leicester                      | 19.3 miles |
| • Burton-Upon-Trent        | 9 miles    | • Nottingham                     | 24.2 miles |
| • East Midlands Airport    | 10.6 miles | • Birmingham Airport             | 27 miles   |

# SITE PLAN



# PLOT 15

1 Sandlant Court, Ashby-de-la-Zouch, Leicestershire LE65 1LL



## 3 bedroom end-of-terrace house

Off-road parking spaces  
Turfed garden

**£108,000 for a 40% share**

Open Market Value: **£270,000**

Monthly Rent: **£371.25**

Monthly Service Charge: **£51.74**

Please note that the above computer generated image is representative of the house type and not the specified plot as some details may vary.



Please note that all sales particulars and images are for marketing and illustrative purposes only. Plans may contain elements which are not present upon the final completion of the property. All room dimensions are approximate and are for general guidance only. Computer generated images are representative of the house type and not necessarily the specified plot as some details may vary.

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## Eligibility criteria

Please note: Applicants will be considered only if they currently live or work in North West Leicestershire or have immediate members of their family living in the area.

Please note the most up-to-date availability can be found on our website [www.stonewaterhomes.co.uk](http://www.stonewaterhomes.co.uk).

Alternatively call the New Homes team to find out more on 02380 658 836

Further details are available upon request.

[FIND OUT ABOUT SHARED OWNERSHIP](#)

*Stonewater, as a responsible Landlord, takes the safety of all of our customers seriously. During the process of purchasing shares in your home, we want to make sure you have considered how you will evacuate the home in the event of a fire. Please make sure you have fully considered the suitability of the property for you and all household members and ensure you have considered how you will evacuate quickly and safely in the event of a fire. If you require any support from Stonewater, please let us know.*

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