



## PROPERTY INFORMATION

### **TWO 2-BED HOUSES**

Available from July/August 2022  
at below market rent for applicants  
with a local connection with  
Wickham & Knowle Parish

Houghton Gardens, Wickham PO17 5GT

Closing date for applications:  
Friday 1st July, 2022

More information, application forms and guidance notes:  
[www.wickhamclt.org.uk](http://www.wickhamclt.org.uk)  
or

collect from Axis Architecture, Station Road, Wickham  
PO17 5JA during office hours

Wickham Community Land Trust gratefully acknowledges the  
financial support of:  
WINCHESTER CITY COUNCIL, HYDE HOUSING AND HOMES  
ENGLAND

## Wickham Community Land Trust

**Dedicated to providing affordable housing in Wickham**

**Housing for local people and those working locally who cannot afford local market level prices**

**Housing in the control of the community, for the community**

Completed in	2012
Contact for further information	<p>Wickham Community Land Trust</p> <p>Tel: 07491 674887 e-mail: <a href="mailto:applications@wickhamclt.org.uk">applications@wickhamclt.org.uk</a></p> <p>Website: <a href="http://www.wickhamclt.org.uk">www.wickhamclt.org.uk</a></p> <p>Post: Wickham Community Land Trust PO Box 739, Fareham, PO14 9RH.</p>
Local Authority District	Winchester City Council
Category	Intermediate Rent, an assured tenancy lasting 6 years including an initial tenancy period.
Allocation Criteria	Housing Need; Unable to afford open market rent; Right to Rent in UK; Ability to pay rent & service charge; Requirement of the applicant for accommodation of the type available; local connection with the Parish of Wickham or other rural parish in the area. Applicants must be registered with "Help to Buy South". For full details please see: Guidance Notes for Completing Application Form and Application Form, available on website or contact WCLT.
Addresses of property	20 & 21 Houghton Gardens, Wickham, PO17 5GT
Rent and service charges	<p>Two semi detached 2 Bed Houses,</p> <p>1) 20 Houghton Gardens (83m sq.) : 2 bedroom, 4 person, with garden @ £818.68 pcm rent and service charge</p> <p>2) 21 Houghton Gardens: 2 bedroom, 3 person, with garden @ £794.39 pcm rent and service charge</p>

Property features	See individual floor plans Electric oven/grill and cooker Carpeting Bathroom with shower over bath Ground floor WC Electric condensing boiler Solar thermal panels to help with water heating MVHR system Garden Shed Water Butt
<b>General to all properties</b>	
Council Tax Band	Band D
Building Design meets	Building for Life Lifetime Homes Code 3 for Sustainable Homes Secure by Design
Parking spaces	2

**About the site and its location**

The homes are built of brick and are on a site of approximately 0.8HA (excluding access road). The two bed properties are immediately on the right as you enter Houghton Gardens with their own access road with parking and a small landscaped area in front.

The scale of development is modest and sympathetic to its surroundings on the edge of the village so, for example, the fencing is rustic timber fencing and the planting will enhance local biodiversity with the planting of trees and shrubs and regeneration of old hedgerow. There is a planted buffer zone between the houses and the nearby Mill Lane.

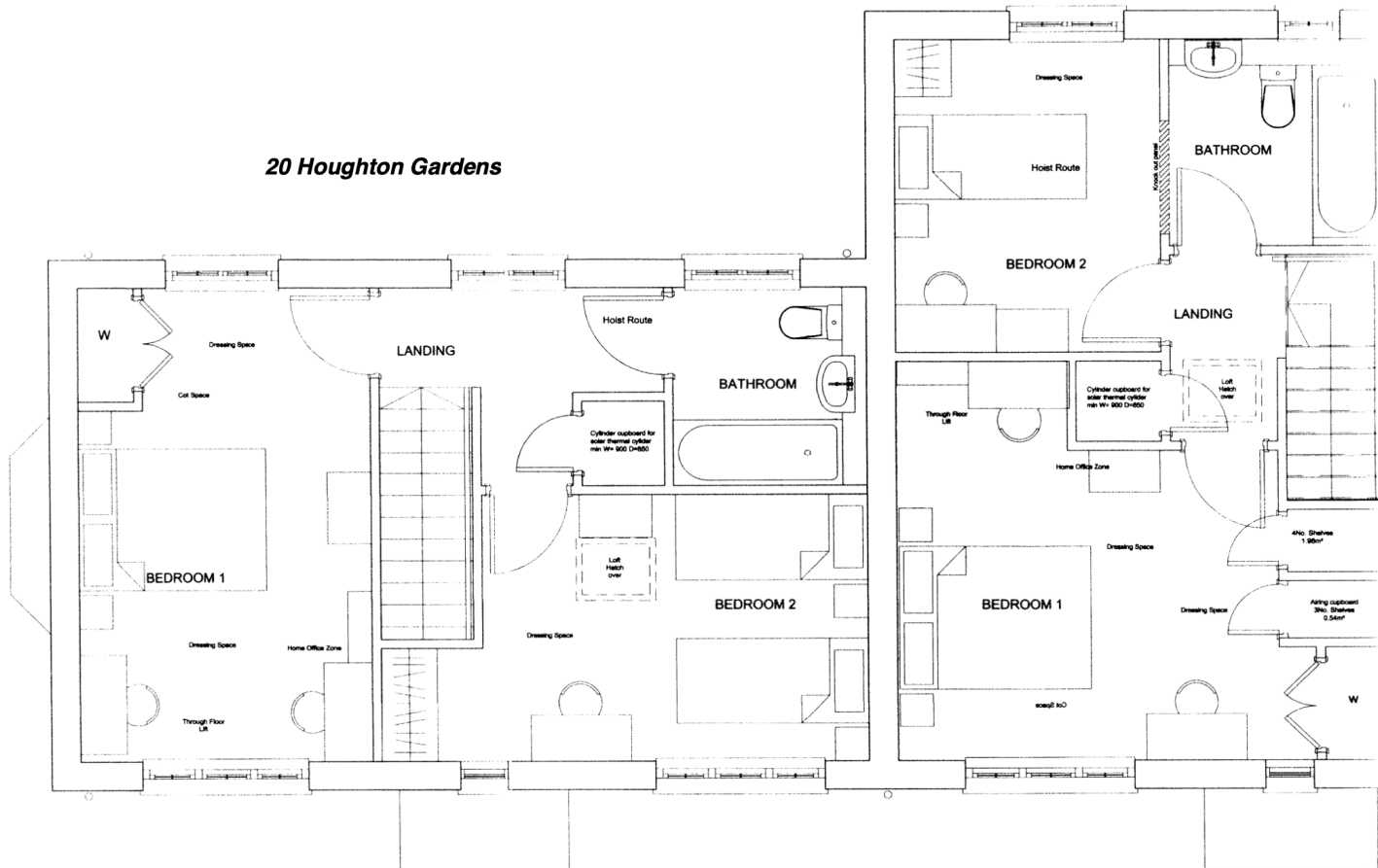
Each house has its own garden at the rear with direct access from the road and patio doors from the houses. Houghton Gardens is conveniently located for people to be able to walk to and from the centre of the village, largely along footpaths and quiet streets. The site is very close to the Church of England Primary School and closer still to the Wickham Community Centre (with a small outdoor play area) and the doctors' and dental surgery.

Bus stops for public transport connections to other centres, e.g. Fareham and Winchester, are in the centre of the village.

Vehicle access to the site is not directly off Mill Lane, but from a shared access road which serves the Community Centre, the doctors' surgery and the houses of Houghton Gardens.

**21 Houghton Gardens**

**20 Houghton Gardens**



**FIRST FLOOR PLAN**

Plot 19

Plot 20





Houses 20 & 21 Houghton Gardens, Wickham. Photograph by Brian Edgworth