



Welwyn Garden City

Making home ownership possible



SO Resi is a new way of making home ownership possible for more people. You buy a share of your home, with a lower deposit, smaller mortgage and monthly payment on the rest.

SO Resi redefines shared ownership, by making everything clear and uncomplicated, so you understand how it all works at every stage, before and after you buy. Our SO Resi homeowners are important to us and we aim to build strong, lasting relationships by being here to answer your questions in language that makes sense.

SO Resi by Metropolitan Thames Valley, is a not-for-profit housing association. For over fifty years we've been building good quality, affordable new homes and managing them well. By doing that, we've been helping to create communities where people are proud and happy to live.

A collection of
stylish one, two and
three bedroom homes
for shared ownership

Modern living in a classic town

Discover a stylish collection of newly built one, two and three bedroom SO Resi homes, at the heart of beautiful Welwyn Garden City. Just 25 miles from London, with fast rail links, this elegant town is set in the rolling countryside of characterful Hertfordshire, close to St Albans, Hatfield and Knebworth.

Part of a stunning new development created around the landmark of the city's famous Shredded Wheat factory, these light and inviting modern homes are ideal for those who love the vibrancy of modern life surrounded by endless green space.

Set in landscaped gardens, with everything from great restaurants to green travel options moments from your front door, this is living at the next level. Each bright and elegant home has been designed to reflect its desirable location, with stunning interiors and private balconies and terraces, all designed for both comfort and style.

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Indicative exterior at SO Resi Welwyn Garden City, for illustrative purposes only.



A great garden city

Designed to offer the perfect blend of city and countryside living, Welwyn Garden City was founded by Sir Ebenezer Howard in the 1920s. Howard's dream was to help people escape the overcrowded cities and enjoy the benefits of living closer to nature.

He imagined homes in tree-lined avenues around a central garden area, with plenty of parks and open spaces, as well as civic and cultural institutions. An important part of Howard's vision was that people could work where they lived, walking or cycling to and from their jobs – a concept with new importance in today's world.

Designed by [the Canadian-born architect] Louis de Soissons, Welwyn was England's second garden city and it revolutionised town planning. De Soissons grouped buildings for pleasing visual impact and safe living, with front gardens opening onto streets with wide grass verges. Howard's idea of a great central garden became the city's spectacular mile-long Parkway, a green space leading to the civic centre, now The Campus.



Ebenezer Howard is said to have planted an apple tree in the garden of every original house.

An iconic workplace

Welwyn Garden City was once the home of Shredded Wheat breakfast cereal, then made by Nabisco. De Soissons' remarkable modern factory with its enormous production hall and towering white silos opened in 1926 with 100 employees. The advanced design was complemented with model conditions for employees – including free lunches, pristine white-tiled bathrooms, tennis courts and a leisurely five-day week.

Featuring on the cereal packs, the striking building became a lasting symbol of the wholesomeness and success of Welwyn Garden City, only closing in 2008. The masterplan includes plans for this unique listed structure to be brought back to life as the centrepiece of the Wheat Quarter. It will be surrounded by pedestrian squares, shops, cafés, landscaped gardens and public art. The splendid architecture will become home to a variety of modern workspaces and amenities.



Perfectly placed

It's no secret that Hertfordshire is one of the best places to live in the country. Surrounded by rolling countryside and within easy reach of London, Welwyn Garden City is one of its gems. These elegant contemporary SO Resi homes in the upcoming new Wheat Quarter are perfectly placed to take full advantage of everything the town has to offer.

The wide, elegant streets around the stunning vistas of the mile-long green Parkway are lined with independent and larger shops, restaurants and pubs, while the Howard Centre offers indoor browsing. With three supermarkets, there's plenty of choice when it comes to the everyday shop. Or go local and sustainable at the town's regular food and craft market and Hatfield farmers market.

Downtime is sorted at The Campus – home to a skating rink, three-screen cinema and 320-seat theatre. Gosling Sports Park has tennis, a gym, spa, trampoline park and more, while there's a choice of popular local golf clubs, including Brocket Hall's two courses in stunning 18th-century parkland.

For culture lovers, the Wheat Quarter's proposed new Art Hub and contemporary art gallery will offer plenty to look forward to, or get in touch with history at the Welwyn Baths, where Romans enjoyed their days off.

Lush green space is all around, with the 126-acre Stanborough Park a local favourite for its large lakes, rope climbing courses, angling, sailing and children's playground. The edge of the Chiltern Hills at Falmstead is just a short drive away: the start of a wonderful walk passing through undulating land, ancient hedgerows and sunken lanes in the upper Ver Valley. Further afield, St Albans and Cambridge are both an easy drive away and perfect for days out.



Welwyn Garden City High Street



The Crooked Chimney



Welwyn Viaduct



Fountain at the Parkway

Out and about...



1 Hatfield House

Soak up 400 years of history and relish 40 acres of tranquil grounds at this Jacobean-style house. Elizabeth I heard the news of her accession as she sat under an oak tree in the grounds. Today you can enjoy the gardens in peace before relaxing in the welcoming café.

 11 minutes

2 Stanborough Park

Explore this gorgeous countryside park, with its two lakes, restaurant and coffee shop. Take a gentle stroll, picnic or just laze away an afternoon relaxing in the award-winning parklands. With a choice of sailing, kayaking, fishing, a play area and much more to enjoy, it's a rewarding day out for all ages.

 8 minutes

3 Mill Green Mill and Museum

Discover a riverside oasis of calm at this 18th-century working watermill and museum of social history. Colourful displays of local art and exhibitions, together with art and crafts workshops and fun activities for children and adults means there's always something new.

 10 minutes

4 St Albans

Take a trip into Britain's Roman past of mosaics, underfloor heating and gold coins at Verulamium Park, then visit the vast cathedral for a truly awe-inspiring experience. Or simply enjoy the great shopping, restaurants and traditional pubs in the city's medieval centre.

 20 minutes

5 Knebworth House

Fun and excitement await at Knebworth, famous worldwide for its rock concerts. When you've explored the maze, walled kitchen garden and historic Deer Park, take on the dinosaur trail and huge adventure playground, or venture inside the house for fascinating stories of the famous.

 20 minutes

6 Heartwood Forest

Get back to nature in the country's largest newly planted native forest. Home to over half a million new saplings as well as stunning ancient woodland, a native arboretum and a community orchard, it's the ideal place to breathe some super fresh air.

 15 minutes

A dazzling development

This contemporary collection of light and modern SO Resi homes is part of the magnificent new Wheat Quarter development that is taking Welwyn Garden City into the future. With the architectural splendour of the soon to be restored Shredded Wheat building, and sustainability at its heart, this new neighbourhood offers a lifestyle in tune with modern life.

Calming / Peace

Designed and landscaped to offer generous green space, complemented by a beautiful sensory garden and public art, the surroundings offer plenty of opportunities to enjoy restorative time in nature.

Inspiring / Culture

You will be able to tap into local and international culture with regular events and exhibits at the soon to be built Wheat Quarter's Art Hub, while a new motorbike museum will provide a unique sense of place.

Sociable / Leisure

Once restored, you will be able to enjoy far-reaching views over a drink on the rooftop bar of the old factory silos. At Goodman Square outside the proposed Art Hub, a choice of small cafes and restaurants will be the perfect place to enjoy downtime with friends and family.

Healthy / Wellbeing

A state-of-the-art gym is to be complemented by a health and wellbeing centre with access to a GP surgery, physiotherapy centre, and dance school. A day nursery will provide safe top-quality care for children just moments from home, allowing parents to work productively.

Eco-friendly / Green travel

The Wheat Quarter is linked to the city centre and beyond by safe routes for cycling and walking. An onsite community Cycle Hub and electric car club will make travel easy and eco-friendly wherever you are going.





Sat Nav location
AL7 3BZ

Key

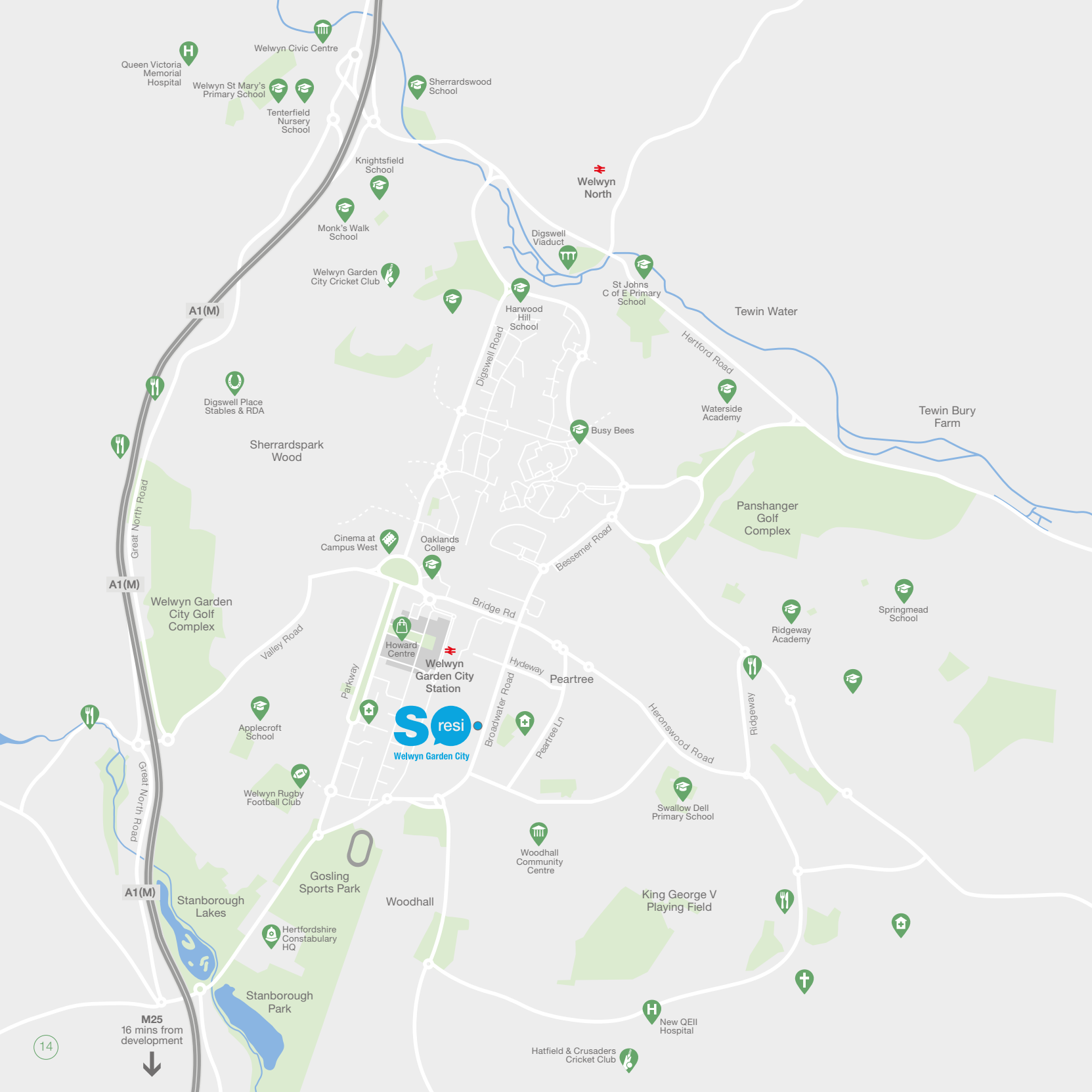
- SO Resi
- Commercial
- Limited parking (selected homes only)
- Cycle store
- Bin store
- Car club offering homeowners vehicle hire

The site layout is intended for illustrative purposes only and is subject to change.

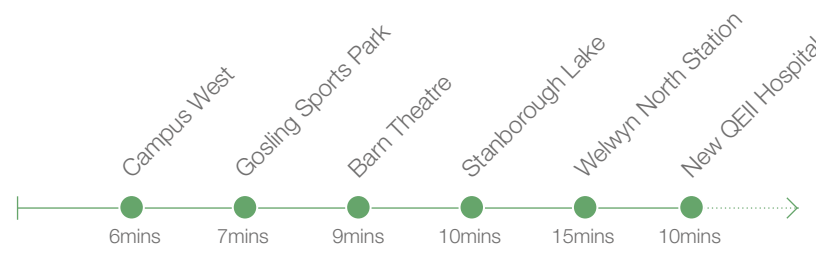


Well connected

Getting from A to B is simple at SO Resi Welwyn Garden City, with a network of safe routes for walking and cycling into the centre. The city's mainline train station is just [minutes] from home, putting London within easy reach with direct rail services to London Kings Cross and Moorgate. By car, the A1 and M1 are close at hand for fast access to national destinations, and local towns. International travellers will be glad to know that Stanstead and Luton airports are both within an hour's drive.



From Welwyn Garden City Stn



Approximate travel times are shown in minutes, taken from National Rail and Google Maps.





Attention to detail

Generous light-filled living spaces with high ceilings create an elegant and modern ambience for contemporary life. Welcoming comfort is complemented by clean lines and cleverly maximised storage for easy living. Luxurious materials and high quality fittings provide the perfect finishing touch in each energy-efficient and beautifully detailed home.

Living and Kitchen

- Häcker Kitchens
- Zanussi appliances
- High quality Amtico flooring
- Integrated 70/30 fridge freezer
- Integrated dishwasher
- Integrated oven
- Freestanding washer/dryer
- Ceramic hob
- Duropal laminate worktops
- Neutral coloured flooring

Bathrooms

- Porcelanosa wall tiles
- Contemporary white bathroom suite
- Chrome fittings
- Amarri mirror cabinets

Bedroom

- Tomkinson Twist flooring
- Dimmable lights

General

- Balconies and terraces to selected homes
- White Ash Amtico flooring in kitchen, living room, hallways and bathroom
- Dimmable lights in lounge, kitchen and bedrooms
- Ensuite bathrooms to selected homes



Every property at SO Resi Welwyn Garden City is made to the highest standard.

Specifications stated in this brochure are for guidance only. These particulars do not constitute any part of an offer or contract and are subject to change. Images from previous SO Resi home is for illustrative purposes only and purchasers should not rely on these images.



With SO Resi, you buy your own home in your own way. You start with a share that's right for you, then you can buy extra shares over time, so it's all manageable and suits your income.

You start by buying between 25% and 75% of your SO Resi home. That means your monthly mortgage payments and deposit are smaller than they would be if you bought your home outright. There are two other monthly payments for your SO Resi home. One is the SO Resi payment for the share of your home that Metropolitan Thames Valley owns. The other is the service charge, which pays to look after the building you live in. There are also the usual other costs, like household utility bills. You can choose to buy a bigger share of your SO Resi home in the future, and even own 100%. The bigger the share you own, the lower your Metropolitan Thames Valley payment will be.

You can sell your share at any time if you decide to move on.

We're here to help

Whatever your needs, we're on hand to help at every stage. First we'll help you understand all the costs and work out what's affordable for you. If you decide to go ahead, we'll be there to answer your questions. And in the future, we can help you with buying a bigger share of your home, or with selling up if it's time for a change.

Email sales@soresi.co.uk

Call 020 8607 0550

Visit soresi.co.uk



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