



Sresi[®] Hope Green

Making home ownership possible

In partnership with





Experts in Shared Ownership

SO Resi is delighted to offer the opportunity to buy these beautifully designed Shared Ownership homes by ReSI Homes.

SO Resi is dedicated to helping more people buy their own home with Shared Ownership – building strong communities of homeowners living in places they love.

We have been leading the way in Shared Ownership for years, so we know exactly how to make buying your new home simple and straightforward.

If you'd like to enjoy life at Hope Green, we are on hand to help. Our team will explain the costs clearly and work out what's affordable for you. If you decide to go ahead, we'll be there to answer all your questions on your journey to owning one of these visionary homes.

How does Shared Ownership work?

It's easy. You start by buying just a share of your home, with a lower deposit and a smaller mortgage – plus a monthly payment on the rest. You can buy more in the future as your income grows, and sell your share whenever it's time to move on.

Call us on 0208 607 0550 or email sales@soresi.co.uk

Green living is the future

Experience a new, more planet-friendly way to live at SO Resi Hope Green, one of Britain's first ZERO carbon developments.

These beautiful and modern Shared Ownership homes are crafted using advanced materials and techniques to give them impressive eco credentials.

These homes reduce net energy use and shrink heating, lighting and water bills, year after year – saving thousands of pounds in energy bills over a lifetime.

In a stunning natural setting of green spaces, play areas and meadowland, they are ideal for growing families who want the best from life, and the best for our world.

ZERO carbon 2, 3, and 4 bedroom homes for Shared Ownership.

An exciting opportunity to purchase the UK's first ZERO Energy Bills homes (Plots 4 and 5) with further 20 units to be confirmed.

Brought to you by

SO Resi
Specialists in
Shared Ownership

Your ReSI Home
Visionary investors in
Shared Ownership

ilke Homes
Creators and builders
of **ZERO carbon** homes





ZERO Carbon Homes

At ilke we're pioneering the future of homes, creating wonderful places where people love to live, while looking after the environment, saving resources and dramatically cutting home energy bills.

A new way of building

Using advanced modular building techniques we build homes at our factory for much higher efficiency and quality control. Every home is finished throughout with traditional materials for comfort and a timeless style.

ZERO carbon

Our stunning homes all qualify as zero carbon, without any need for offsetting. This means they generate enough electricity to cut their yearly carbon emissions to zero for all the energy they use for heating, lighting, fans and pumps.

With advanced air source heat pumps, solar panels, insulation and a whole range of energy-efficient features built in, our zero-carbon homes cut energy bills right down – saving hundreds of pounds every year and helping to protect our planet.

Quality guaranteed

ilke homes are precision-engineered in a warm, dry factory by skilled craftsmen – using best-in-class materials, a superb selection of modern fixtures and fittings and durable finishes. Our proven quality has earned us accreditations from BOPAS and Premier Guarantee and NHBC approval.

Resources saved

Built and finished ultra-efficiently off-site, ilke homes cut building waste by 90%. The perfectly finished homes are then transported to their new setting in a single journey – with zero fuss, zero wasted carbon or resources, and minimal disruption to the local community.



In the UK, buildings currently account for 40% of carbon emissions and 60% of all waste. At Ilke we are changing that fast, creating thousands more ZERO carbon homes for families everywhere.



Hope Green Live naturally

A collection of
2, 3, and 4 bedroom
ZERO carbon homes
for Shared Ownership

Choose a relaxing, modern way to live at Hope Green, in a beautiful new home. This collection of 153 superb Shared Ownership houses and apartments make the perfect base for families – with quiet streets, open play areas and meadowland just beyond your front door.

On the edge of the attractive town of Stanford-le-Hope, Hope Green is minutes from the train station, for an easy commute west into London, or east to Southend.

Surrounded by pretty countryside and the magnificent wildness of the Thames Estuary, these sustainable and welcoming homes with their stylish contemporary interiors offer families and couples room to breathe and grow in a green and natural setting.

Key Features

- Over 100 ZERO carbon homes available
- A selection of ZERO Energy Bills homes available
- Stunning green setting within an ecological reserve
- Safe cycleways and walkways
- 5-minute walk to Stanford-le-Hope train station
- Karndean flooring to all wet rooms
- Beko and Indesit home appliances with optional extended 5 year warranties



Computer generated images for illustrative purposes, and purchasers should not rely on this image.

A beautiful green setting






A natural meadow, brook, play areas and formal green spaces envelop these beautiful homes, inviting you to spend relaxing time outdoors with family and friends all year round.

There's plenty of green space just a little further afield too, with a choice of parks and nature reserves, from the wild stretches of Mucking Flats and Marshes to the brilliant Thurrock Thameside Nature Reserve, a highlight on the 27-mile Thames Estuary Path from Tilbury to Leigh-on-Sea.



For elegant green homes

Over 100 of the homes at Hope Green are ZERO carbon – protecting our world while dramatically cutting your energy bills. Designed to generate electricity while being super energy efficient, these homes reduce net energy use and shrink heating, lighting and water bills, year after year.

-  Solar PV panels generate electricity for living
-  Heat source air pumps provide heating and hot water, replacing traditional gas boilers
-  Highly insulated building fabric stops heat loss
-  State-of-the-art windows and doors provide draught-free ventilation
-  Highly efficient water fittings cut water use
-  Energy-saving LED lighting and smart meters

Energy efficient homes

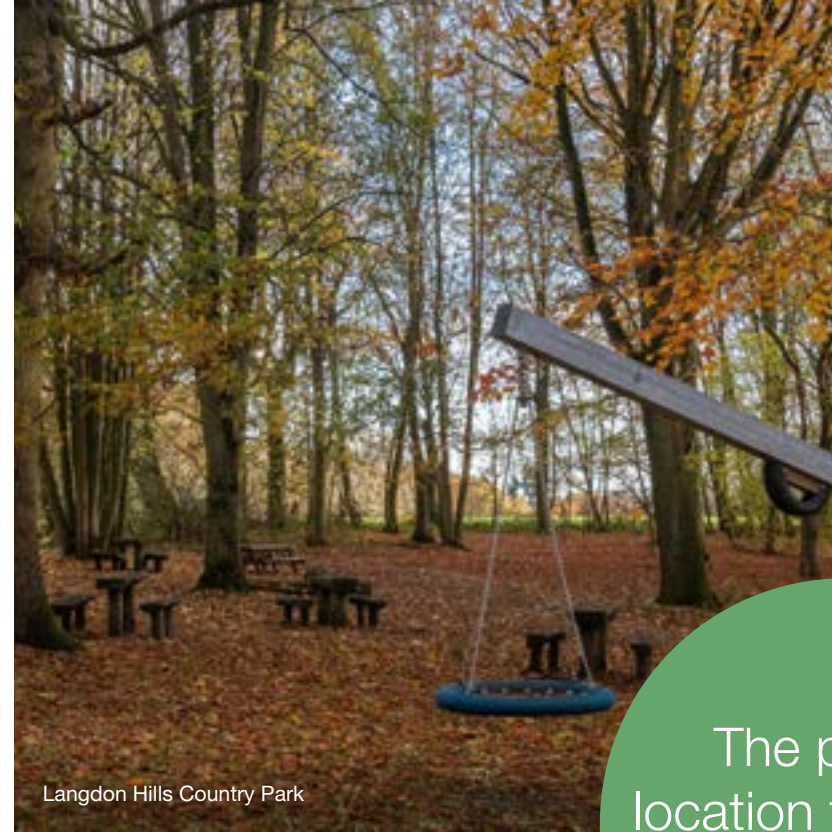


Superbly located

Pretty countryside and farmland surround the friendly Essex town of Stanford-le-Hope, where the stunning banks of the Thames Estuary lie to the south. The town's lively centre with its river, shops, pubs and restaurants has all you need for everyday life. For those bigger shopping trips, Basildon Eastgate Centre and the retail luxury of Lakeside in Chafford Hundred are both within easy reach.

When it comes to family outings, you'll be spoilt for choice. A short walk takes you to the seaside for leisurely summer picnics, or fun by the winter waves. For outstanding views across the Thames Estuary, head to Thurrock Thameside Nature Reserve and enjoy some bird and ship watching, or just relish the seasons at one of the many other local parks and nature reserves.

The villages and towns of the Essex countryside, dotted with traditional greens and welcoming pubs are ideal for lazy lunches or fun evenings. And with both the train station and the A13 a short hop from home, memory-making days out in London and Southend-on-Sea are simple too.



Langdon Hills Country Park



Southend-on-Sea



Lakeside Shopping Centre



Visitor Centre, Thameside Nature Reserve

The perfect location to unwind from working life

1

Hardie Park

Join the action at this community park, run by local staff and volunteers. With its café, play area, skate park and events programme it's perfect for all ages – there's even a cycle hub offering refurbished bikes to those living nearby.

 3 minutes

2

Basildon Town centre

A quick trip takes you to this post-war New Town, loved for its green spaces, modernist architecture, shops and restaurants. Be first in line to enjoy the town's upcoming restyle, with a fab new cinema and market in the civic square.

 13 minutes

3

Tilbury Fort

Explore the magazine houses that stored vast quantities of gunpowder at this historic fort. Or venture into the dark passages and imagine life for the soldiers stationed here, protecting London, from the 16th century to the Second World War.

 14 minutes

4

Lakeside Shopping

When online isn't enough, this is the place. With over 250 shops, restaurants and leisure attractions, including top brands like Apple, Zara, MAC, Puttshack and Hollywood Bowl, Lakeside will keep you entertained from morning till night.

 14 minutes

5

Barleylands Farm

Get in touch with the good life at this lively farming and craft centre. Start with family-friendly fun on the farm, buy local produce in The Village – and stay to camp overnight for an even bigger adventure.

 15 minutes

6

Canvey Island

Fancy a traditional outing to the seaside with a fine view of the Kent coast? Pick a sunny day and don't miss the children's tidal swimming pool, then relax afterwards at the famous Labworth Café and watch the ships glide by.

 30 minutes

Live life to the full

1



2



3



4



5



6

Travel times are approximate only and taken from Google maps.

Development overview

This visionary new collection of Shared Ownership 2, 3 and 4 bedroom houses and apartments is located on the edge of the town of Stanford-le-Hope, in a countryside setting between London and Southend.

As one of Britain's first ZERO carbon developments, Hope Green opens up a more sustainable way of life in a beautifully verdant setting. Designed and appointed to the highest standards, these energy-efficient, light, warm and welcoming homes offer an excellent quality of life.

Around the homes are both formal and natural green spaces, along with safe, open play areas. A large area of meadowland creates a haven for wildlife and a brook runs through the site. Pedestrian-friendly streets, cycleways and walkways connect the development with the town and the train station, perfect for easy and healthy ways to get around – and all lit sensitively at night for safety.

Key Features

- Cycle storage
- Car parking
- Attractive walkways
- Low-level lighting to all buildings
- Recycling
- Sustainable urban drainage



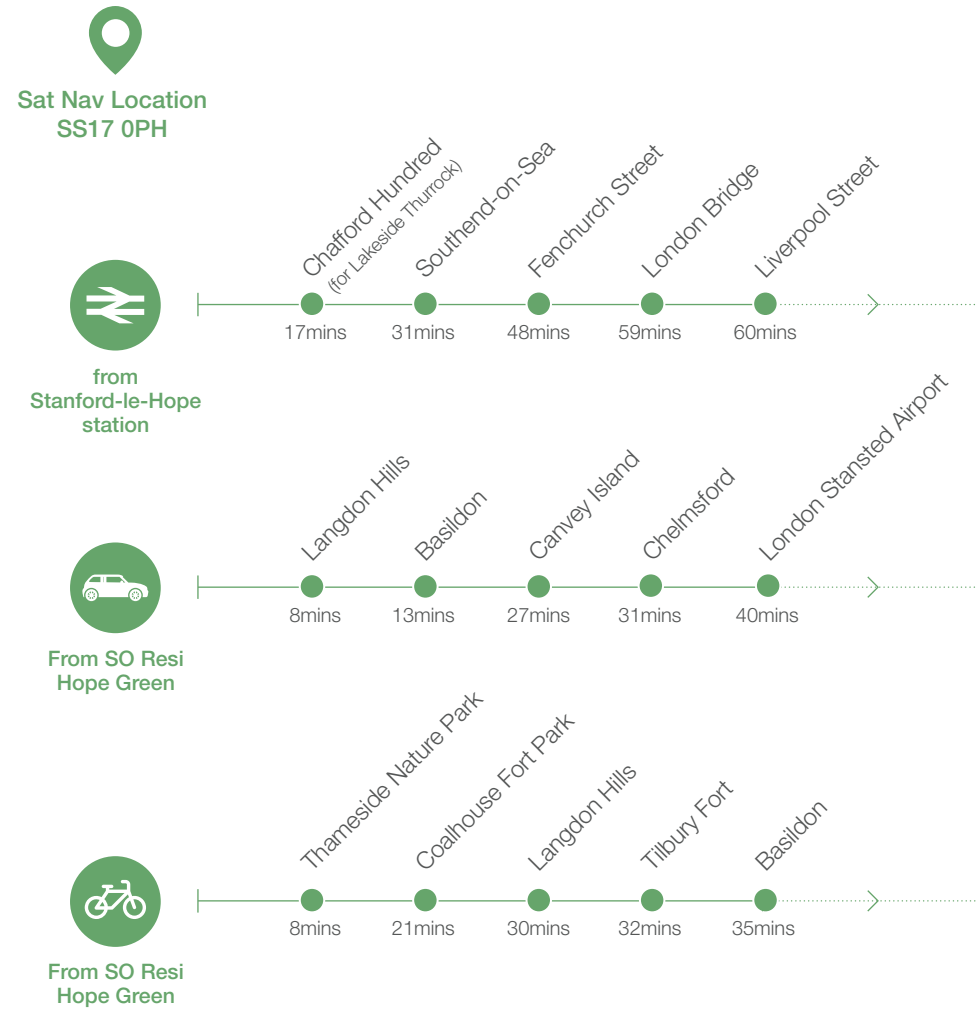
SO Resi Hope Green
 Victoria Road
 Stanford-le-Hope
 SS17 0PH

■ Bin Store	■ Cardinham	2 bedroom houses
■ Cycle Store	■ Dallington	3 bedroom houses
■ Parking	■ Dalby	3 bedroom houses
	■ Holt	2 bedroom houses
	■ Rockingham	4 bedroom houses
	■ Thetford	3 bedroom houses
	■ Weston	3 bedroom houses
	■ 35-49	2 bedroom apartments
	★	ZERO Energy Bills homes

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

Great connectivity

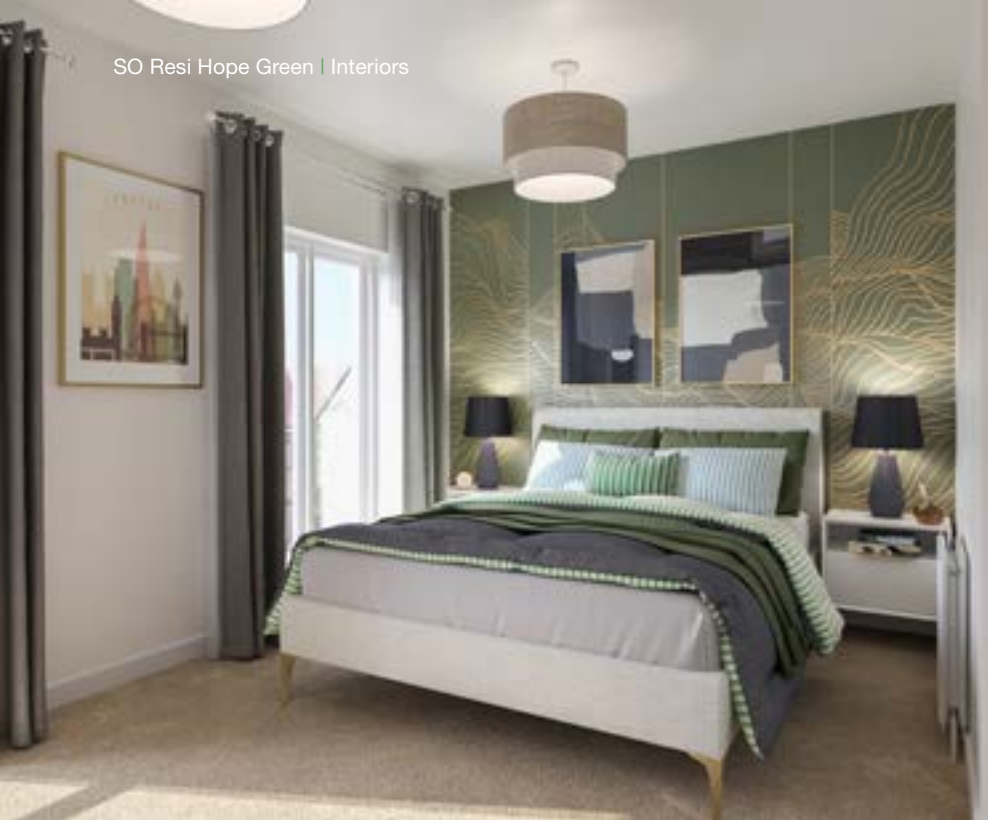
Getting around is straightforward at SO Resi Hope Green, whether you are travelling west to London or east to the coast. Fast train links from Stanford-le-Hope to London Fenchurch Street offer connections to Tower Hill, Liverpool Street, Aldgate and Aldgate East – and onwards to the wider tube network. By car, the nearby A13 takes you straight into London or to Southend, or to a fast interchange onto the M25. For adventurers, Stansted and London City airports are under 40 minutes away.



Travel times are approximate only and taken from Google maps.







Attention to detail

Excellence is at the heart of every Hope Green home, with every detail carefully considered for comfort and style, from the highest quality fittings and materials to the cleverly maximised storage space and advanced energy-efficient fixtures. Welcoming apartments, cosy houses and beautiful large family homes all have generous open-plan spaces, light-filled rooms and elegant contemporary décor that take life to the next level.

General

- All homes have private outdoor space
- Neutral carpet throughout
- ASHP/PV for 101 units

Kitchen

- Karndean flooring
- Integrated appliances including fridge freezer, dishwasher, oven and induction hob
- Integrated Indesit washer/dryer
- Soft close handleless kitchen units (to apartments only)
- Deva by Methven sink mixer tap
- Vent Axia wall mounted extract fan

Bathroom

- Karndean flooring (including the en-suite)
- Porcelanosa wall tiles in bathrooms and ensuites
- Shower and shower screens in bathrooms
- Chrome sanitary ware
- Vanity unit to basin
- Mirror above basin in main bathroom (houses only)

Lighting & Electrical

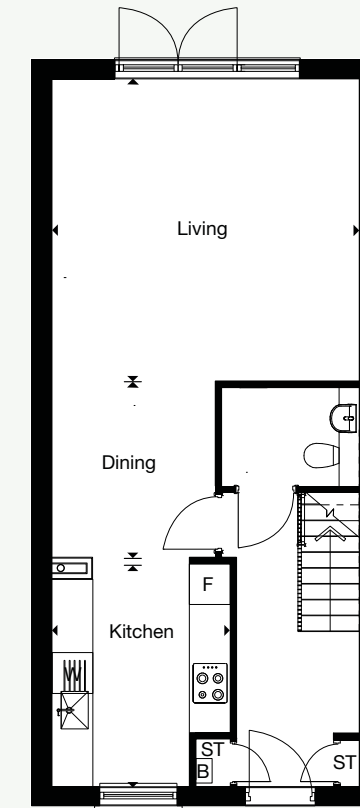
- Wall hung heated towel rail with chrome finish to bathroom
- LED downlights (in some rooms)

 Every property at SO Resi Hope Green is made to the highest standard.

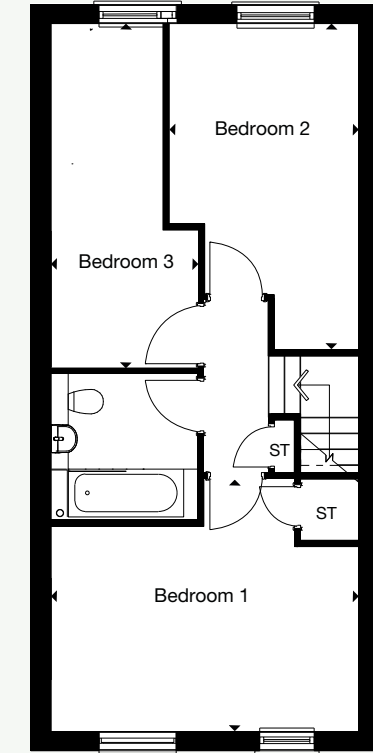
Specifications stated in this brochure are for guidance only. These particulars do not constitute any part of an offer or contract and are subject to change. Images from previous SO Resi home is for illustrative purposes only and purchasers should not rely on these images.

As Drawn
Plots 19, 79, 82, 89

Handed
Plots 17, 18, 80, 81, 83, 84, 90



Ground Floor



First Floor

Room	Metric	Imperial
Living	4.53m x 4.36m	14' 10" x 14' 4"
Dining	2.37m x 2.67m	7' 9" x 8' 9"
Kitchen	2.64m x 3.27m	8' 8" x 10' 9"
Bedroom 1	4.53m x 3.76m	14' 10" x 12' 4"
Bedroom 2	2.78m x 4.71m	9' 2" x 15' 5"
Bedroom 3	2.17m x 4.99m	7' 1" x 16' 4"
GIA	94.3 sq m	1014.9 sq ft

-  Boiler
-  Dishwasher
-  Fridge/Freezer
-  Washer/Dryer
-  Storage



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Cardinham

As Drawn

Plots 1, 15, 65, 73, 106, 128, 147

Handed

Plots 21, 55, 56, 114, 135

2 bedroom house

Bay window to Plot 147 only



Ground Floor

First Floor

Room	Metric	Imperial
Living	5.01m x 4.41m	16' 5" x 14' 6"
Kitchen/Dining	2.87m x 2.89m	9' 5" x 9' 6"
Bedroom 1	3.68m x 4.41m	12' 1" x 14' 6"
Bedroom 2	3.81m x 4.40m	12' 6" x 14' 5"
GIA	78.7 sq m	847.6 sq ft

- B Boiler
- D Dishwasher
- F Fridge/Freezer
- W Washer/Dryer
- ST Storage



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Dalby

As Drawn

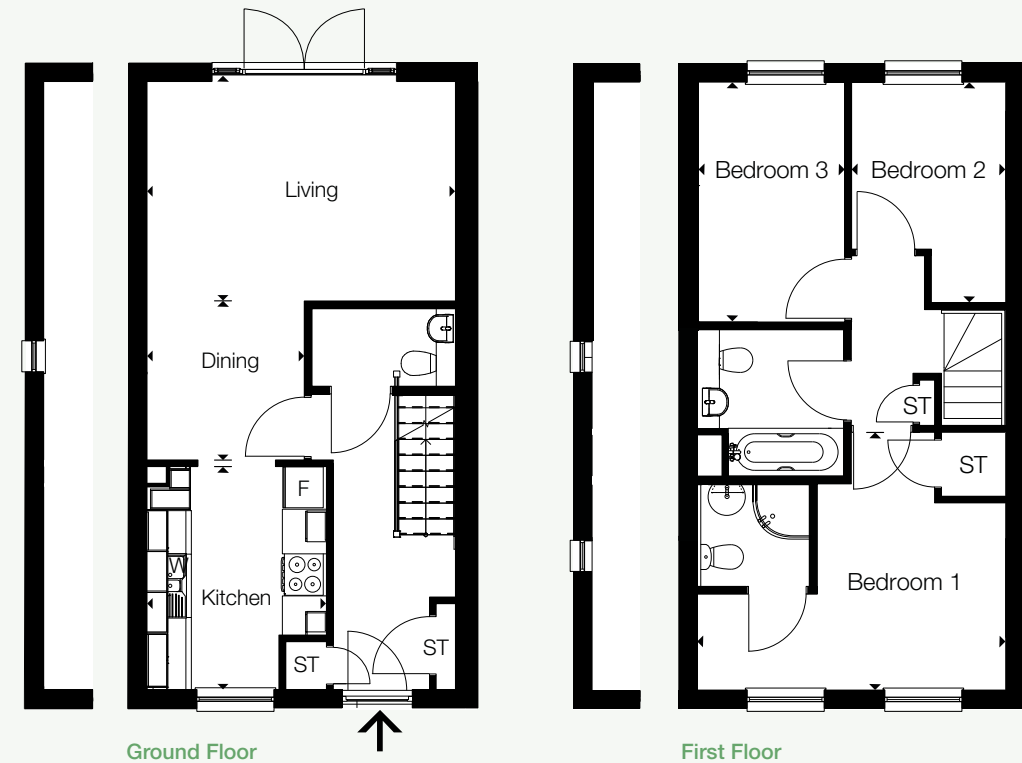
Plots 3, 16, 63, 105, 116, 118, 124, 148

Handed

Plots 2, 13, 20, 54, 57, 62, 71, 88, 92, 108, 115, 117, 119, 152

3 bedroom house

Side windows to Plots 3, 54, 57, 71, 92, 105, 108, 115, 118, 119, 124, 148, 152



Ground Floor

First Floor

Room	Metric	Imperial
Living	4.53m x 3.24m	14' 10" x 10' 8"
Dining	2.37m x 2.32m	7' 9" x 7' 7"
Kitchen	2.64m x 3.27m	8' 8" x 10' 9"
Bedroom 1	4.53m x 3.76m	14' 10" x 12' 4"
Bedroom 2	2.46m x 3.24m	8' 1" x 10' 8"
Bedroom 3	1.97m x 3.52m	6' 5" x 11' 7"
GIA	80.98 sq m	871.7 sq ft

- B Boiler
- D Dishwasher
- F Fridge/Freezer
- W Washer/Dryer
- ST Storage



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Holt

2 bedroom house

As Drawn

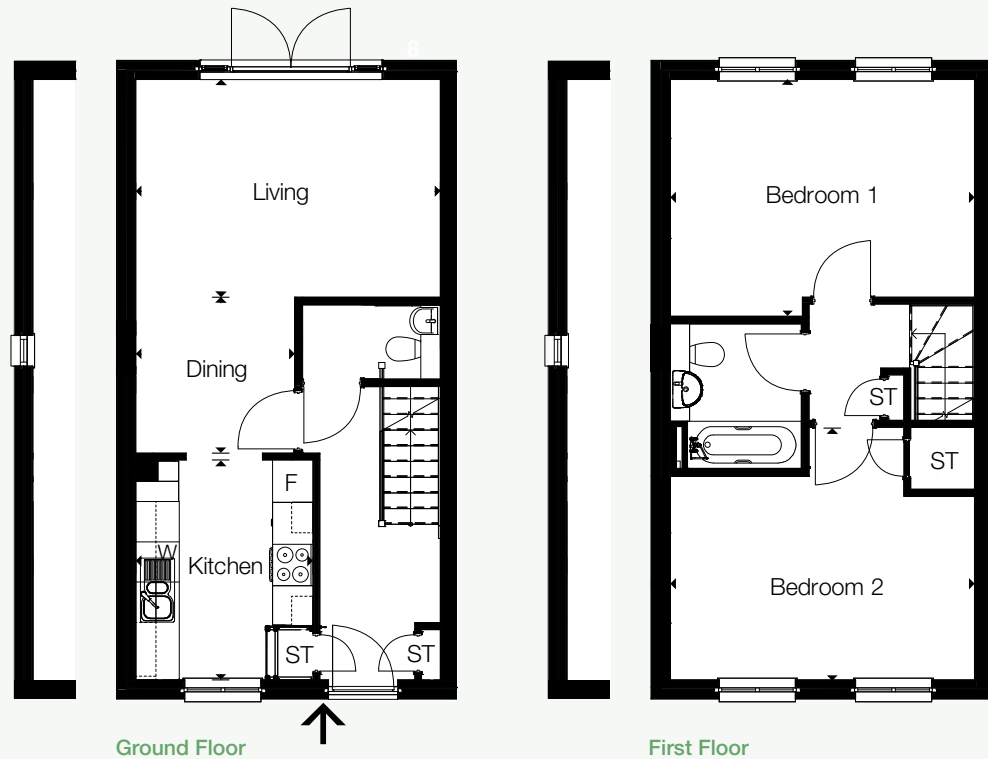
Plots 5*, 7, 11, 12, 58, 61, 66, 75, 130, 136, 139, 140, 146

Handed

Plots 4*, 6, 10, 59, 60, 74, 129, 134, 137, 138, 141, 145

*Zero Energy Bills home

Ground and first floor windows to Plots 58, 59, 66, 130, 141
First floor windows to Plots 4, 7, 10, 136, 146



Ground Floor

First Floor

Room	Metric	Imperial
Living	4.53m x 3.24m	14' 10" x 10' 8"
Dining	2.37m x 2.32m	7' 9" x 7' 7"
Kitchen	2.64m x 3.27m	8' 8" x 10' 9"
Bedroom 1	4.53m x 3.52m	14' 10" x 11' 7"
Bedroom 2	4.53m x 3.76m	14' 10" x 12' 4"
GIA	80.9 sq m	871.7 sq ft

- [B] Boiler
- [D] Dishwasher
- [F] Fridge/Freezer
- [W] Washer/Dryer
- [ST] Storage



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Rockingham

4 bedroom house

As Drawn

Plots 26, 51, 53, 68, 70, 93, 95, 97, 99, 101, 103, 109, 110, 112, 132, 133

Handed

Plots 25, 50, 52, 67, 69, 94, 96, 98, 100, 102, 104, 111, 113, 131

Ground, first and second floor windows to Plots 52, 53, 97, 98
First and second floor windows to Plots 25, 51



Ground Floor

First Floor

Second Floor

Room	Metric	Imperial
Living	4.53m x 3.24m	14' 10" x 10' 8"
Dining	2.37m x 2.32m	7' 9" x 7' 7"
Kitchen	2.64m x 3.27m	8' 8" x 10' 9"
Bedroom 1	4.53m x 3.52m	14' 10" x 11' 7"
Bedroom 2	4.53m x 3.76m	14' 10" x 12' 4"
Bedroom 3	4.53m x 3.52m	14' 10" x 11' 7"
Bedroom 4	2.47m x 3.03m	8' 1" x 9' 11"
GIA	121.5 sq m	1307.5 sq ft

- [B] Boiler
- [D] Dishwasher
- [F] Fridge/Freezer
- [W] Washer/Dryer
- [ST] Storage



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As Drawn

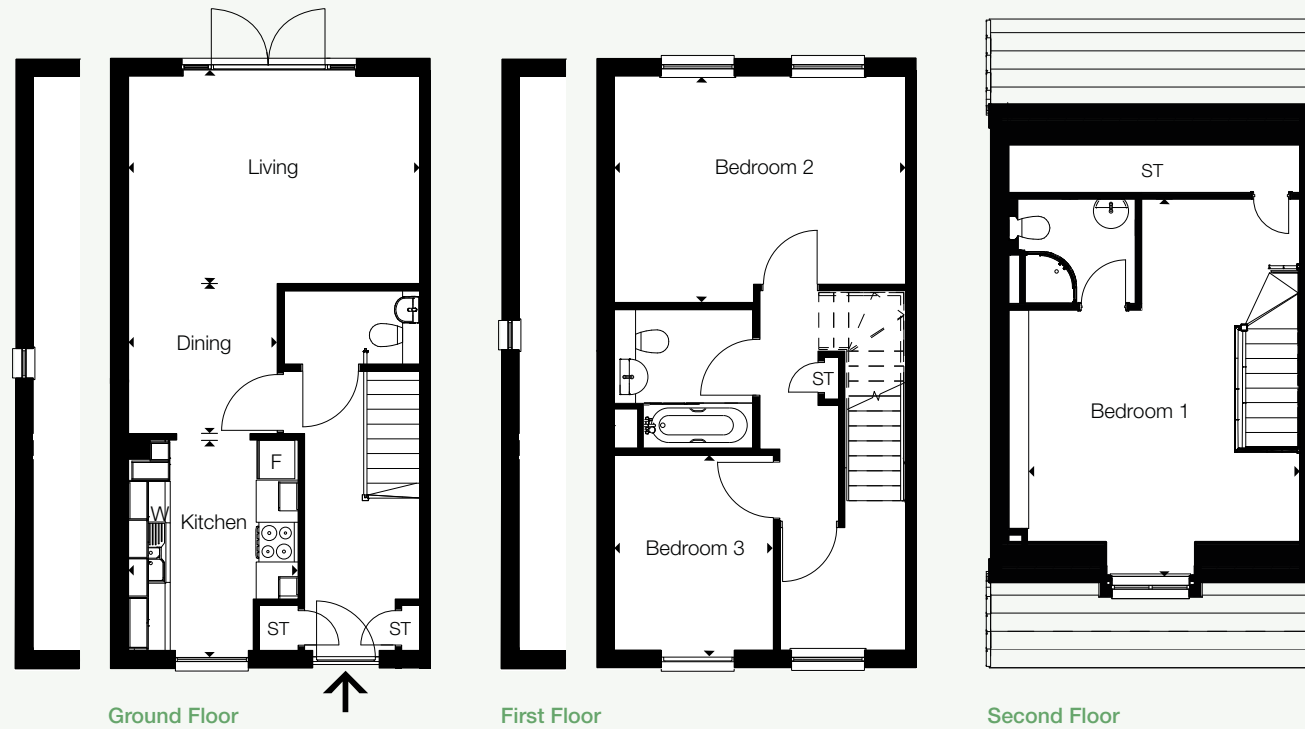
Plots 9, 23, 24, 28, 30, 31, 33, 34, 77, 78, 85, 120, 122, 126, 143, 144, 150, 151

Handed

Plots 8, 22, 27, 29, 32, 76, 86, 121, 123, 127, 142, 149

3 bedroom house

Side windows to Plots 8,9, 22, 24, 85, 120, 121, 122, 123, 126



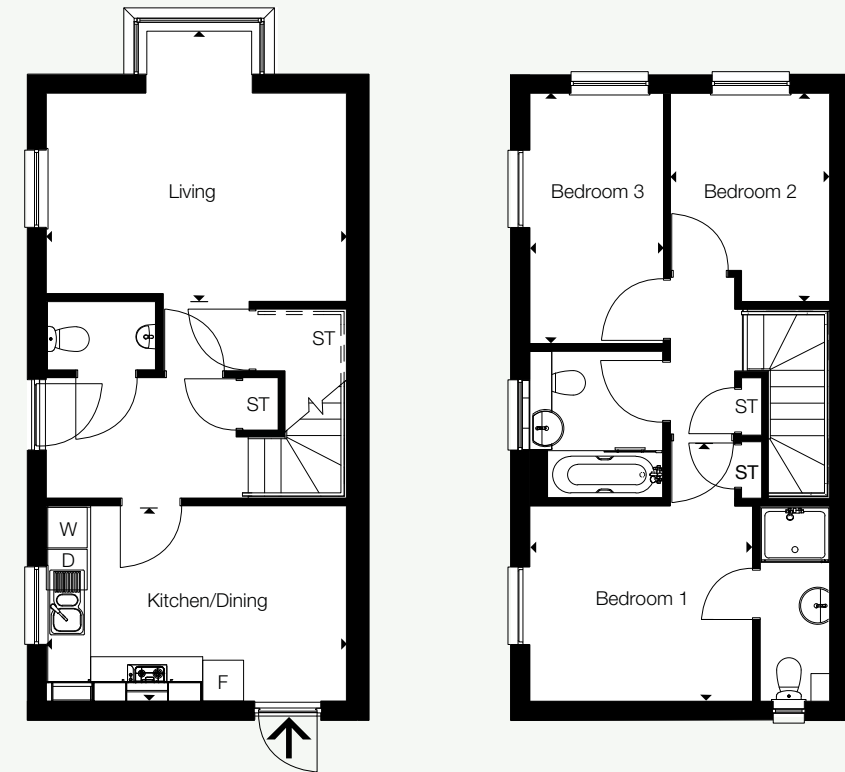
As Drawn

Plots 125

Handed

Plots 14, 64, 72, 87, 91, 107, 153

3 bedroom house



Room	Metric	Imperial
Living	4.53m x 3.24m	14' 10" x 10' 8"
Dining	2.37m x 2.32m	7' 9" x 7' 7"
Kitchen	2.64m x 3.27m	8' 8" x 10' 9"
Bedroom 1	4.25m x 5.86m	13' 11" x 19' 3"
Bedroom 2	4.53m x 3.52m	14' 10" x 11' 7"
Bedroom 3	2.47m x 3.03m	8' 1" x 9' 11"
GIA	104.3 sq m	1122.4 sq ft

- Boiler
- Dishwasher
- Fridge/Freezer
- Washer/Dryer
- Storage



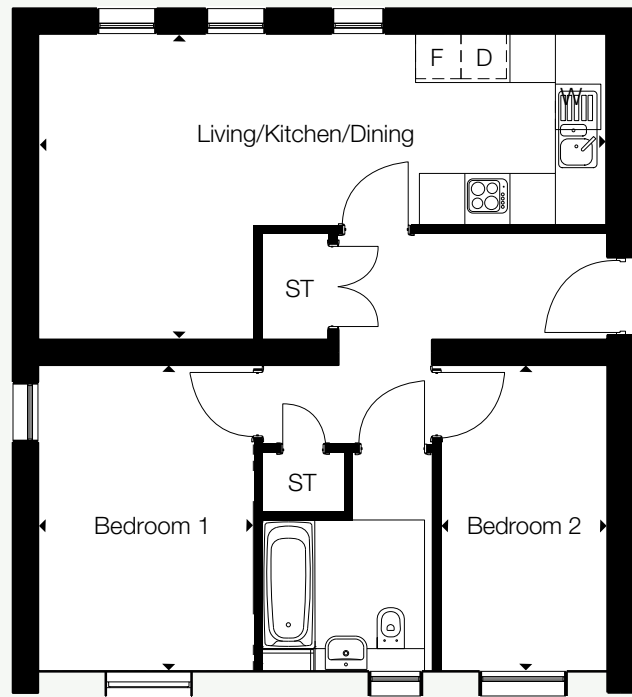
Room	Metric	Imperial
Living	5.01m x 4.41m	16' 5" x 14' 6"
Kitchen/Dining	2.87m x 2.89m	9' 5" x 9' 6"
Bedroom 1	3.83m x 3.24m	127" x 10' 9"
Bedroom 2	3.06m x 2.34m	10' 0" x 7' 8"
Bedroom 3	3.68m x 1.97m	12' 1" x 6' 5"
GIA	78.7 sq m	848 sq ft

- Boiler
- Dishwasher
- Fridge/Freezer
- Washer/Dryer
- Storage



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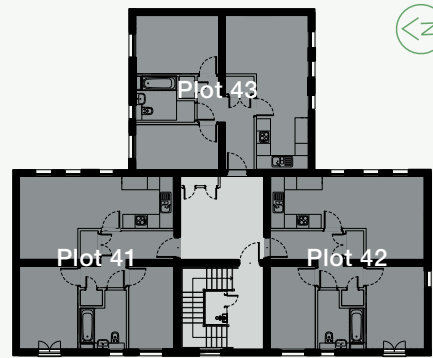
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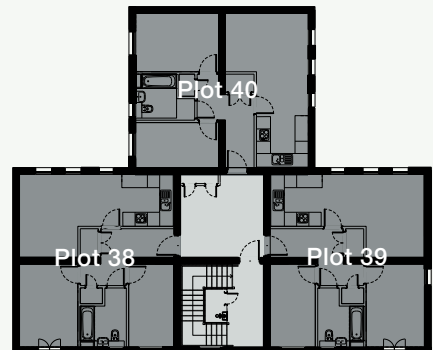
Room	Metric	Imperial	
Living/Kitchen/Dining	7.58m x 4.28m	24' 10" x 14' 1"	[B] Boiler
Bedroom 1	2.87m x 4.07m	9' 5" x 13' 4"	[D] Dishwasher
Bedroom 2	2.24m x 4.24m	7' 4" x 13' 11"	[F] Fridge/Freezer
GIA	63.0 sq m	678.1 sq ft	[W] Washer/Dryer
			[ST] Storage



Block 1 Key Plan



Second Floor



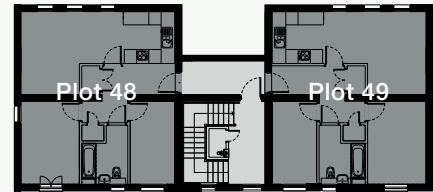
First Floor



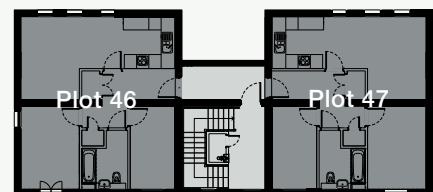
Ground Floor



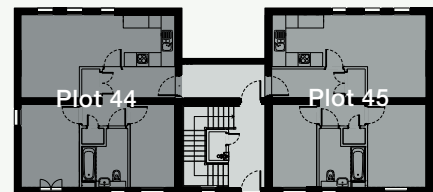
Block 2 Key Plan



Second Floor



First Floor



Ground Floor



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SO Resi is the Shared Ownership brand of Metropolitan Thames Valley, and is an agent for ReSI Homes Shared Ownership homes.

SO Resi can help you own one of the 153 Shared Ownership homes at Hope Green.

We will work with you to see what's affordable for you, then be there to guide you through the whole process step-by-step, explaining everything in a clear and straightforward way and answering all your questions along the way to your own front door.

Shared Ownership made simple

With Shared Ownership, you buy a home in your own way – starting with a share that's right for you – between 25% and 75%. You can choose to buy more later, when it suits your income.

Starting with a share means your mortgage deposit and monthly mortgage payments are smaller than if you bought your home outright.

There are two other monthly payments. One is for the share of your home owned by the developer. At Hope Green this is Your ReSI Home. The other is the service charge, which pays to look after the building you live in. There are also the other usual costs, like household utility bills.

In the future you can buy more of your home, and even own 100%. The more you own, the lower your Your ReSI Home payment will be.

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

Interested in living at Hope Green?

**Call us on 0208 607 0550
or email sales@soresi.co.uk**

Metropolitan Thames Valley in conjunction with Your ReSI Home have taken all reasonable care in the preparation of the information given in this brochure. However, this information is subject to change and has been prepared solely for the purpose of providing general guidance. Metropolitan Thames Valley and Your ReSI Home do not warranty the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Metropolitan Thames Valley and Your ReSI Home undertake continuous product development and any information given relating to our products may vary from time to time. The information and particulars set out within this brochure do not constitute part of a formal offer, invitation or contract to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular, all plans, prospectus, descriptions, dimensions and measurements are approximate and are provided for guidance only. Such information is given without responsibility on the part of Metropolitan Thames Valley.

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August 2022

SO Resi by Metropolitan Thames Valley are acting as agents on behalf of ReSI Homes

