



ELLWOOD PLACE

MILKWALL, GLOUCESTERSHIRE

WELCOME TO ELLWOOD PLACE

A COLLECTION OF 2, 3 & 4 BEDROOM HOMES AVAILABLE THROUGH SHARED OWNERSHIP AND RENT TO BUY, LOCATED IN MILKWALL, GLOUCESTERSHIRE, BROUGHT TO YOU BY PLATFORM HOME OWNERSHIP

Nestled in the heart of the Forest of Dean, this modern development combines high-quality design with a countryside setting, creating the perfect place for families to enjoy both comfort and community.

THE WORLD AROUND YOU

Ellwood Place sits within Milkwall, a safe and welcoming village surrounded by the Forest of Dean's stunning scenery. Homebuyers will find everyday essentials on the doorstep, plus access to the market town of Coleford. With well-rated schools, outdoor attractions and great links to Gloucester, Chepstow and Monmouth, Milkwall is a desirable choice for families.





1. Chepstow, Wales
2. Puzzlewood
3. Royal Forest of Dean
4. Coleford High Street





ELLWOOD PLACE
IS PERFECTLY CONNECTED IN
EVERY DIRECTION MAKING IT
A HOME BUYERS DREAM

6 MILES

LYDNEY

8 MILES

MONMOUTH

12 MILES

CHEPSTOW





21 MILES

GLOUCESTER




A CONNECTED COMMUNITY

Ellwood Place is ideally located for village life with access to everyday amenities, nearby schools and leisure opportunities. The Forest of Dean provides endless green spaces, while Coleford and Lydney offer wider services. Excellent road and rail connections make travelling to Gloucester, Chepstow and Monmouth easy, ensuring residents benefit from both convenience and countryside living.





LOCAL AMENITIES

SUPERMARKET	1.3 MILES	4 MIN DRIVE 
DOCTORS	1.4 MILES	5 MIN DRIVE 
GYM	2.1 MILES	6 MIN DRIVE 
CONVENIENCE STORE	0.3 MILES	8 MIN WALK 





CONNECTIVITY

A4136	5.3 MILES	10 MIN DRIVE 
A466	6.5 MILES	14 MIN DRIVE 
LYDNEY STATION	7.2 MILES	15 MIN DRIVE 

EDUCATION

COALWAY COMMUNITY INFANT SCHOOL	1.2 MILES	4 MIN DRIVE 
ST JOHN'S C OF E ACADEMY	1.7 MILES	7 MIN DRIVE 
ELLWOOD PRIMARY SCHOOL	0.4 MILES	9 MIN WALK 
FIVE ACRES HIGH SCHOOL	2.8 MILES	10 MIN DRIVE 

PLACE OF INTEREST

CLEARWELL CAVES	1.1 MILES	3 MIN DRIVE 
FOREST OF DEAN	3.1 MILES	12 MIN DRIVE 
PUZZLEWOOD	0.8 MILES	14 MIN WALK 
CHEPSTOW CASTLE	12.5 MILES	23 MIN DRIVE 

A man and a woman are standing in a bright, modern hallway. The man, on the right, is wearing a green polo shirt with blue and white vertical stripes and is smiling while holding a white document. The woman, on the left, is wearing a black top and a purple patterned scarf, also smiling and looking at the document. The background shows a long hallway with white walls and doors.

BUILDING A BETTER FUTURE THROUGH NEW HOMES

At Platform Home Ownership, we're passionate about building quality homes for our customers and creating communities that homeowners can be proud of. It's our mission to build a better future for the UK - investing in affordable homes to ensure accessible routes to homeownership for everyone.

BUYING THROUGH SHARED OWNERSHIP

BUYING YOUR ELLWOOD PLACE HOME WITH PLATFORM HOME OWNERSHIP

Your dream home is more affordable than you may think with Shared Ownership. Shared Ownership means you can purchase part of your home and then pay rent on the remaining share.

Typically, you can purchase 40-75% of your home, but lower shares are available. What's more, Shared Ownership is flexible, and allows you to increase your level of

ownership over time if you choose to. Whatever you're looking for, we have a wide selection of homes perfect for whatever your needs.

Buying through Shared Ownership at this development means you can purchase between 10-75% of your property and pay a subsidised rent on the remaining share you don't own.

1

BUY THE FIRST SHARE IN YOUR NEW HOME

Purchase an initial share typically between 10% and 75% with a 5-10% deposit on that share

2

PAY RENT ON THE REMAINING SHARE

Pay subsidised rent on the portion you don't own, often below market rates

3

BUY MORE SHARES IN YOUR HOME LATER

Increase ownership through 'staircasing' buying additional shares as finances allow

GET TO KNOW

ELLWOOD PLACE

MILKWALL, GLOUCESTERSHIRE

Ellwood Place features a collection of
2, 3 & 4 bedroom homes offering the perfect opportunity for
first time buyers, downsizers and growing families.

SHARED OWNERSHIP



THE ASHMORE

2 Bedroom Home

PLOTS: 4, 5, 6, 7, 32, 33, 39 & 40



THE ASHFORD

3 Bedroom Home

PLOTS: 21, 22, 23 & 24



THE OGMORE

2 Bedroom Home

PLOTS: 1 & 2



THE SHIPSTON

4 Bedroom Home

PLOTS: 8



THE STANTON

4 Bedroom Home

PLOTS: 3, 25, 30 & 31

RENT TO BUY



THE ASHFORD

3 Bedroom Home

PLOTS: 17, 18, 19 & 20



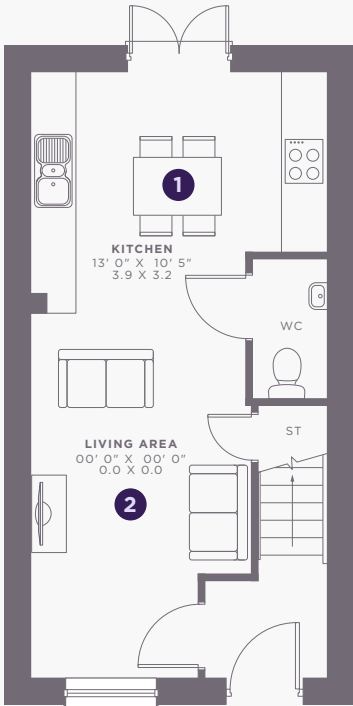


This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Platform Home Ownership home of this type, but there are, however, variances from site to site. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only *****. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. External materials, finishes, landscaping, windows and the position of garages, (where provided) may vary throughout the development. Please speak to one of our sales team for further details or specific measurements.

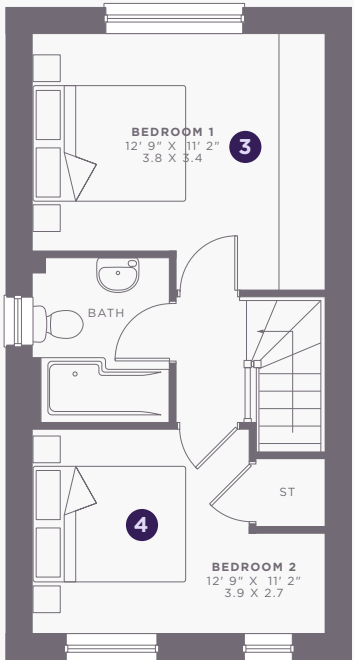
SEMI-DETACHED

THE ASHMORE

TOTAL: 678 SQ FT



GROUND



FIRST

SPECIFICATION

- 10 year build warranty
- Modern fitted kitchen with oven, hob and extractor fan
- Downstairs W/C
- Family bathroom with shower over bath
- Vinyl floor to wet areas
- Gas central heating
- Turfed & fenced rear garden
- Allocated parking
- EV chargings

GROUND FLOOR			
1	Kitchen	12.5 sqm	134 sq ft
2	Bedroom 1***	12.9 sqm***	139*** sq ft

FIRST FLOOR			
3	Bedroom 1	12.9 sqm	139 sq ft
4	Bedroom 2	10.5 sqm	113 sq ft

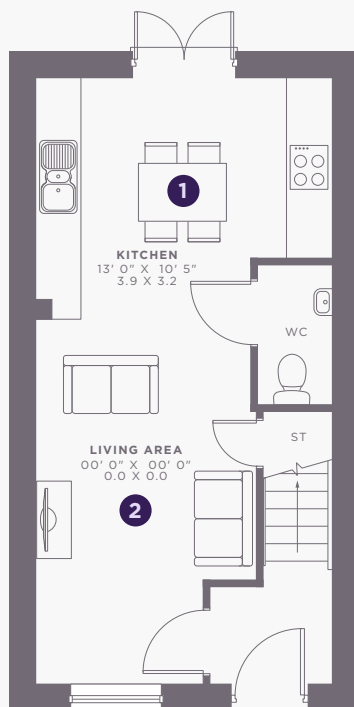
THE ASHMORE

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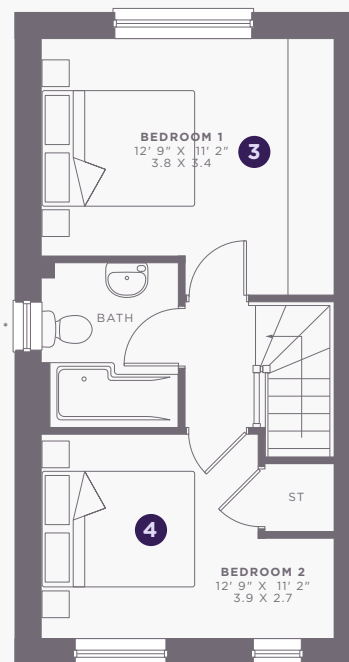
MID/END TERRACE

THE ASHMORE

TOTAL: 678 SQ FT



GROUND



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SPECIFICATION

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- Modern fitted kitchen with oven, hob and extractor fan
- Downstairs W/C
- Family bathroom with shower over bath
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- Allocated parking
- EV chargings

GROUND FLOOR

①	Kitchen	12.5 sqm	134 sq ft
②	Living Room	TBC	TBC

FIRST FLOOR

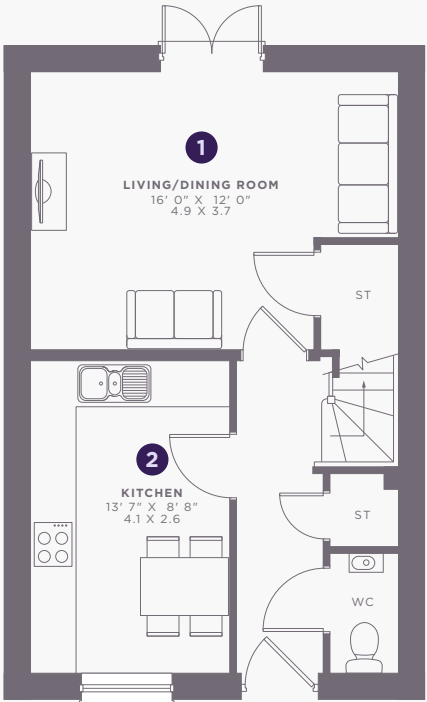
③	Bedroom 1	12.9 sqm	139 sq ft
④	Bedroom 2	10.5 sqm	113 sq ft

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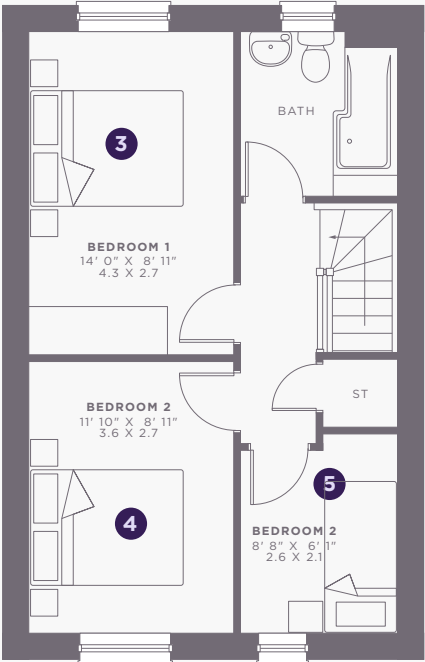
MID/END TERRACE / SEMI-DETACHED

THE ASHFORD

TOTAL: 847 SQ FT



GROUND



FIRST

SPECIFICATION

- 10 year build warranty
- Modern fitted kitchen with oven, hob and extractor fan
- Downstairs W/C
- Family bathroom with shower over bath
- Vinyl floor to wet areas
- Gas central heating
- Turfed & fenced rear garden
- Allocated parking
- EV chargings

GROUND FLOOR

1	Living / Dining Room	18.1 sqm	195 sq ft
2	Kitchen	10.7 sqm	115 sq ft

FIRST FLOOR

3	Bedroom 1	11.6 sqm	125 sq ft
4	Bedroom 2	9.7 sqm	104 sq ft
5	Bedroom 3	5.5 sqm	59 sq ft

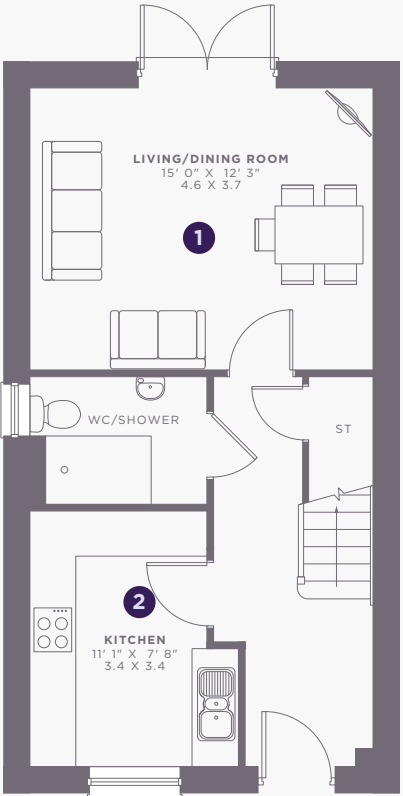


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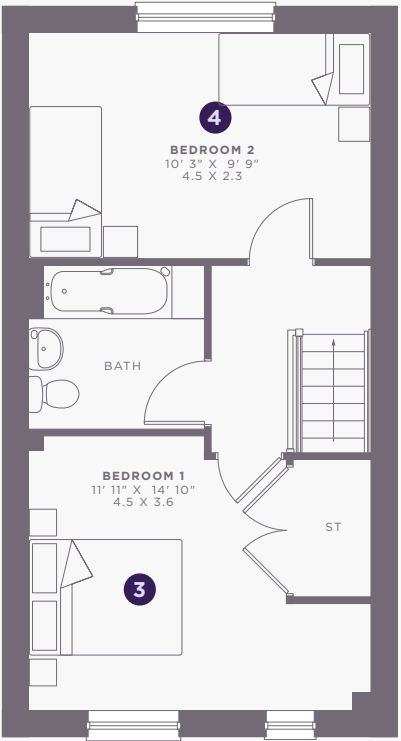
SEMI-DETACHED

THE OGMORE

TOTAL: 888 SQ FT



GROUND



FIRST

SPECIFICATION

- 10 year build warranty
- Modern fitted kitchen with oven, hob and extractor fan
- Downstairs W/C
- Family bathroom with shower over bath
- Vinyl floor to wet areas
- Gas central heating
- Turfed & fenced rear garden
- Allocated parking
- EV chargings

GROUND FLOOR

1	Living / Dining Room	17.0 sqm	183 sq ft
2	Kitchen	11.6 sqm	125 sq ft

FIRST FLOOR

3	Bedroom 1	16.2 sqm	174 sq ft
4	Bedroom 2	10.4 sqm	112 sq ft

THE SHIPSTON

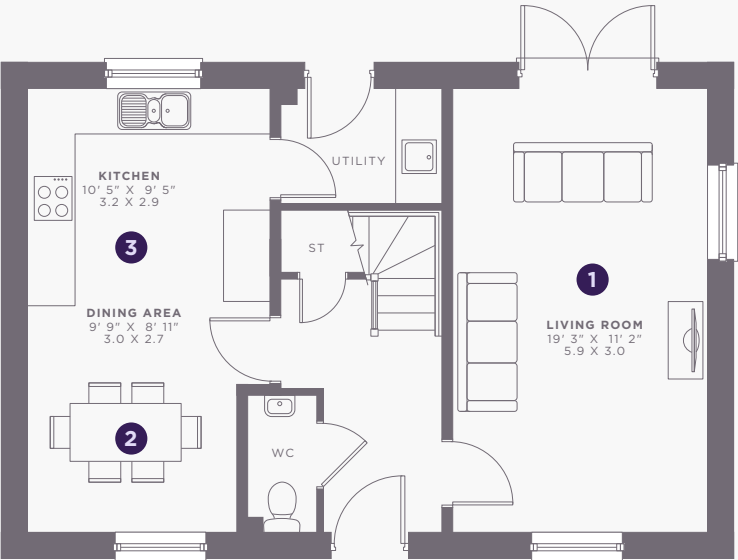
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DETACHED WITH GARAGE

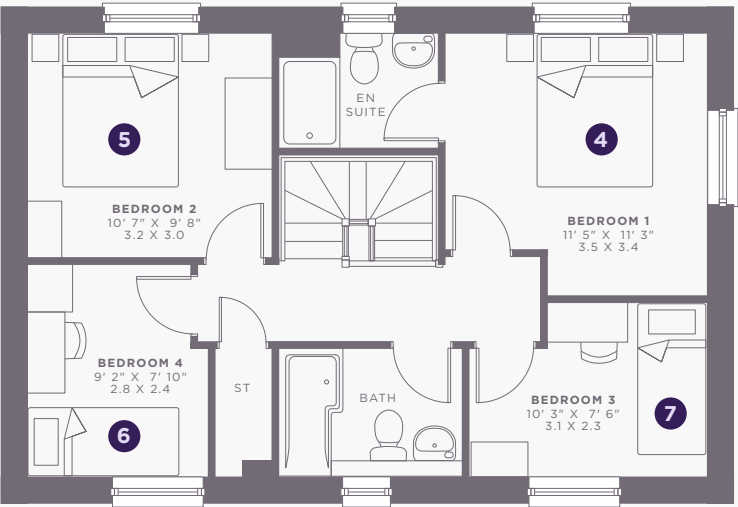
THE SHIPSTON

TOTAL: 1,146 SQ FT

GROUND



FIRST



SPECIFICATION

- 10 year build warranty
- Modern fitted kitchen with oven, hob and extractor fan
- Downstairs W/C
- Family bathroom with shower over bath
- Vinyl floor to wet areas
- Gas central heating
- Turfed & fenced rear garden
- Allocated parking
- EV chargings

GROUND FLOOR			
1	Living Room	17.7 sqm	190 sq ft
2	Dining Area	8.1 sqm	87 sq ft
3	Kitchen	9.3 sqm	100 sq ft

FIRST FLOOR			
4	Bedroom 1	11.9 sqm	128 sq ft
5	Bedroom 2	9.6 sqm	103 sq ft
6	Bedroom 3	7.1 sqm	76 sq ft
7	Bedroom 4	6.7 sqm	72 sq ft

THE STANTON



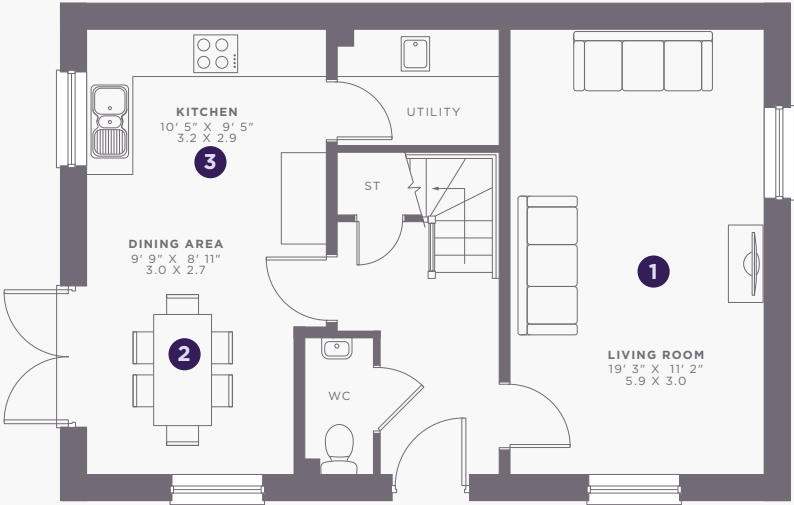
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END TERRACE

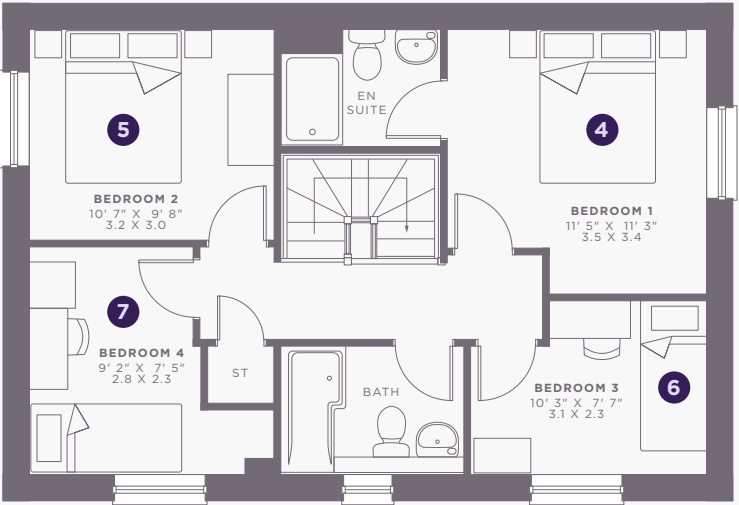
THE STANTON

TOTAL: 1,146 SQFT

GROUND



FIRST



SPECIFICATION

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FIRST FLOOR			
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5	Bedroom 2	9.6 sqm	103 sq ft
6	Bedroom 3	7.1 sqm	76 sq ft
7	Bedroom 4	6.4 sqm	69 sq ft

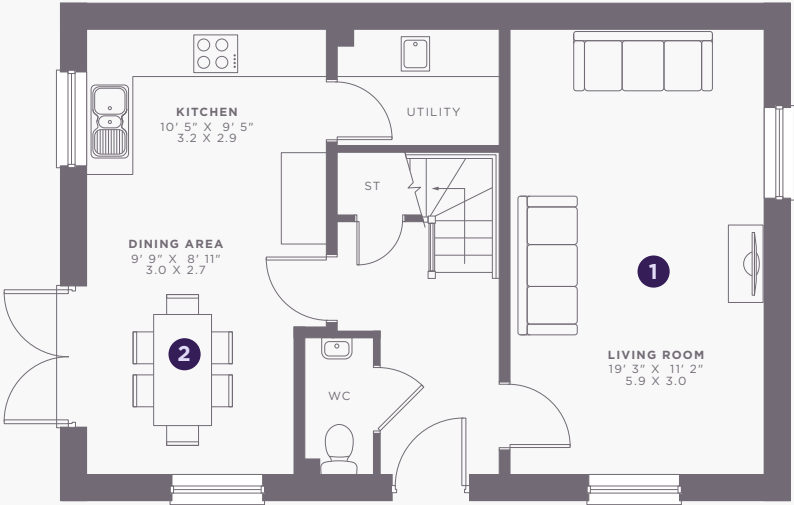
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DETACHED

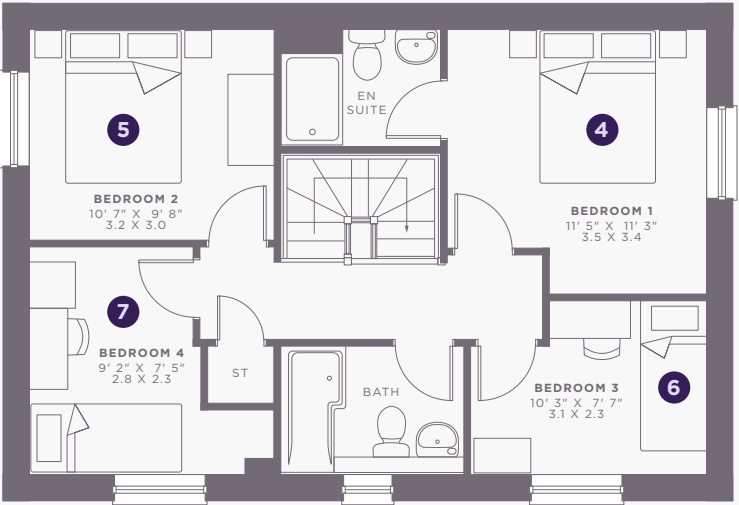
THE STANTON

TOTAL: 1,146 SQFT

GROUND



FIRST



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GROUND FLOOR

1	Living Room	17.7 sqm	190 sq ft
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FIRST FLOOR

4	Bedroom 1	11.9 sqm	128 sq ft
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6	Bedroom 3	7.1 sqm	76 sq ft
7	Bedroom 4	6.4 sqm	69 sq ft



BUYING YOUR HOME THROUGH RENT TO BUY

BUYING YOUR ELLWOOD PLACE HOME WITH PLATFORM HOME OWNERSHIP

Your dream home may be closer than you think thanks to Rent to Buy. Rent to Buy (RtB) allows you to rent a new-build home at a reduced rate before allowing you to either buy it through shared ownership or outright sale.

Rent to Buy is specifically designed to ease the transition between renting and buying, mainly by subsidising a percentage of the rent.

With Rent to Buy, you'll be renting at below-market value for up to five years, meaning you'll be saving money that can be used for a deposit. Once your RtB period ends, you can either purchase the home or leave.

1

RENT YOUR HOME AT 80% OF THE MARKET RATE FOR FIVE YEARS

2

SAVE THE REMAINING 20% TOWARDS YOUR DEPOSIT

3

AT YEAR 5, PURCHASE THE HOME THROUGH SHARED OWNERSHIP

DID YOU KNOW?

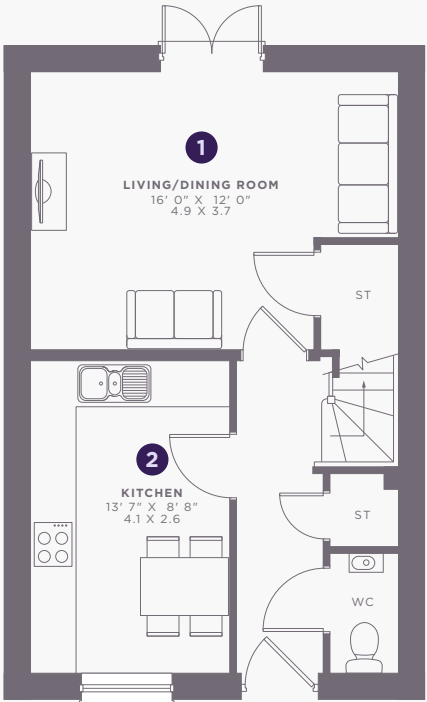
Rent to Buy offers great flexibility, and you can purchase more of your home through staircasing whenever you are ready too.

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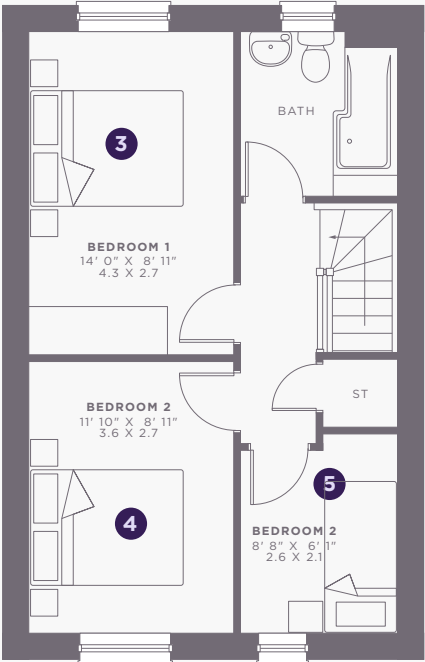
SEMI-DETACHED

THE ASHFORD

TOTAL: 847 SQ FT



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MILKWALL, GLOUCESTERSHIRE

ELLWOOD PLACE

HOUSE PRICES FOR ALL PLOTS AVAILABLE

[illegible]



Find us at:
Ellwood Place,
Ellwood Road, Milkwall,
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GET IN TOUCH

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sales@platformhg.com

platformhomeownership.com



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/PLATFORMNEWHOME

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