



A not-for-profit community benefit society for Marshfield

Wheatfield Barns

A unique opportunity to acquire an affordable home for people with a local connection to Marshfield and a housing need



Applicants with a local connection to Marshfield and a housing need will be given priority in the allocation of these homes- available for occupation July 2025

Register NOW!!

For Rent

10 homes at social rent: 4x1bedroom, 4x2bedroom, 2x3bedroom.

Social Rent is significantly lower than the rent a tenant would pay on the private rental market.

If interested in renting you must Register with SGC HomeChoice. ([Home - Homechoice South Gloucestershire \(southglos.gov.uk\)](https://www.southglos.gov.uk/homechoice))

Shared ownership

5 for shared ownership; 2x2 bedroom, 3 x 3 bedroom.

The maximum share you can purchase will be 80%. You will not be able to gain the leasehold of your home.

If interested in shared ownership you must register with Brighter Places housing association [Shared ownership - Brighter Places Homes \(bphomes.co.uk\)](https://www.bphomes.co.uk)

Decisions about the allocation of homes will be decided by HomeChoice and Brighter Places for rented properties and by Brighter Places for the Shared ownership homes. MCLT will not be involved in those decisions.

Further information

- The houses are being built under a **Rural Exception Site** planning policy which **gives priority to those with a local connection and housing need.**
- **Local Connection refers** to people who:
 - are living or have lived here or
 - have close family here or
 - are working hereand the strength of that connection.
- The **assessment of housing need** will be according to SGC HomeChoice bands and HomeChoice Lettings Policy and Procedure .
- But because of the local connection criteria, assessment of housing need will be within a smaller group than would be the case for usual HomeChoice properties.
- That means **people with a local connection to Marshfield are more likely to be able to acquire one of these properties** compared to a usual application to HomeChoice.
- This also gives the **potential for those placed within the HomeChoice 'Registered' category to be considered** if they are not able to access alternative suitable housing through their own resources so anyone in this position should **get on and register with HomeChoice** .
- The homes are being **built to Passivhaus standards** so running costs will be lower than in conventionally heated homes.
- **MCLT holds the freehold** of the site on behalf of Marshfield community in perpetuity.
- MCLT has **leased the site to its partner, Brighter Places housing association**, who are building and managing the scheme.
- The **builder is Winsley- White** Building Contractors & Developers Ltd.
- **Funding** is from Brighter Places, Homes England and South Gloucestershire Council.
- As a Community Land Trust scheme, the **houses are not subject to the right to buy.**
- There is further information from Brighter Places on the MCLT website under Recent Posts : <https://marshfieldclt.org>

Any questions- big or small - to Christine Eden, MCLT Chair at:
christine.eden@marshfieldclt.org