



Persona Homes

by Home Group

LONGSTONE MANOR

AMBLE, NORTHUMBERLAND

OUTRIGHT SALE, SHARED OWNERSHIP



Welcome to

Longstone Manor

Make yourself at home in our new development of 2, 3 and 4-bedroom homes in the county of Northumberland.

Located on the outskirts of Amble, with views of Warkworth Castle, Longstone Manor offers a peaceful retreat from the hustle and bustle of life. Within easy reach of local towns and major cities, you can really have the best of both worlds here.

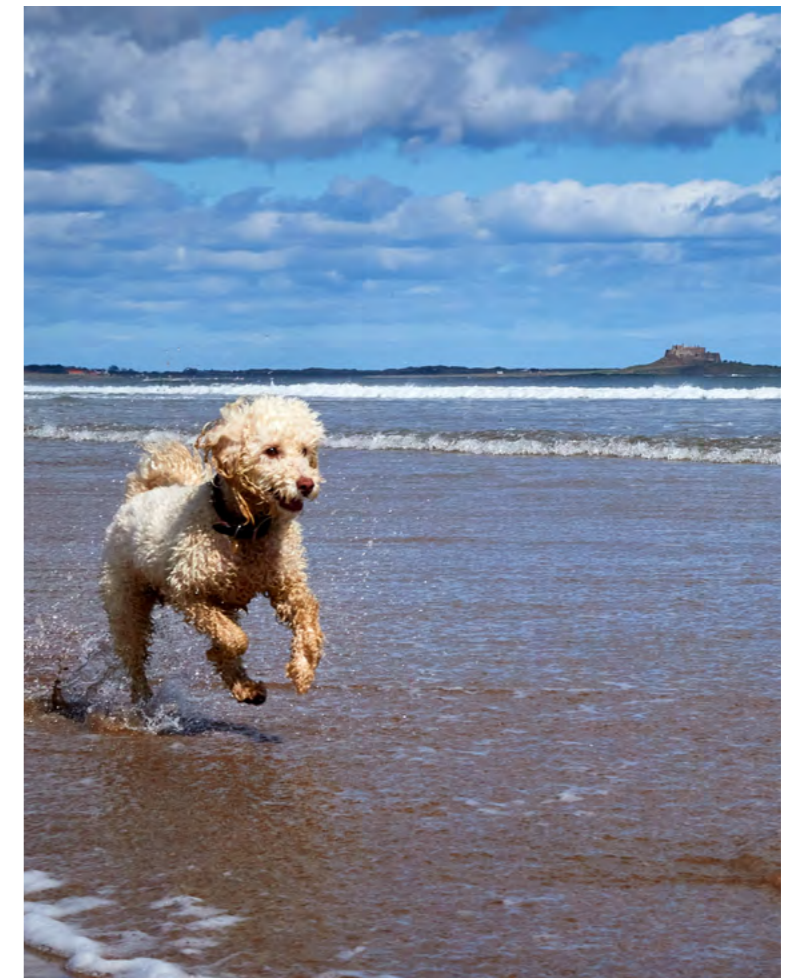




Our range of homes offer you a life less ordinary and have been designed and built to complement their surroundings.

Located on the outskirts of the seaside port of Amble with views of Warkworth Castle, Longstone Manor offers a peaceful retreat from the hustle and bustle of life.

This new collection of new and contemporary two, three and four bedroom homes will give you the opportunity to become part of a new community that will also provide affordable housing for those who need it.



About Persona

We make it personal

Your Persona experience is our top priority, that's why we make it personal.

From the moment you first connect with Persona Homes, you become our top priority.

Our aim is to make your home-buying experience enjoyable. We understand that buying a new home is a big deal and we know that it's not always plain sailing.

That's why our approach is a little different. We know that the key to a happy move is clear and regular communication. Keeping you updated throughout the process eliminates frustration and anxiety. As soon as you contact Persona, you'll be appointed a host.

Your Persona host will guide you through the initial consultation process. They'll show you around one of our beautifully appointed show homes, helping you choose a home that fits you and your budget. And, if you have any questions to do with the buying process, they'll be on hand to help.

Once you decide to reserve your Persona home, your host will support you from reservation through to completion and beyond.



From the architects

Our Architects undertook a considered analysis of the planning framework and established the following objectives for the detailed design of Longstone Manor:

Character – a place with its own identity

Continuity and enclosure – a place where public and private spaces are clearly distinguished

Quality of public realm – a place with attractive and well-used outdoor areas

Ease of movement – a place that is easy to get to and move through

Legibility – a place with a clear image that is easy to understand

Adaptability – a place that can easily change

Diversity – a place with variety and choice

Sustainability – a place that enhances the environment

The result is that Longstone Manor is based around a progression of mews style courts and spaces which feed off the main access road. These courts cluster house types together offering routes for pedestrians, cyclists and motorists. Key views are framed within the development and offer a variety of front gardens and green spaces away from traffic.

Longstone Manor has many green spaces offering residents and passers-by a pleasant environment to walk or cycle through and there are pedestrian paths within the layout offering a direct link from the site to Amble.

Homes have been designed to complement the surrounding area which is quite traditional in built form with predominantly brick render and stone facades, coloured window surrounds and interesting roofscapes including triangular dormers.

Using this as a basis the Architects have interpreted these in a modern way, introducing weatherboarding (as has been done elsewhere in Amble) and offering a mix of render and brick properties throughout the site with feature render and weatherboard elements to frame windows.

Roofs will have thin edge slate effect tiles reflecting the traditional roof materials of the area. Windows are large to maximise light and views.

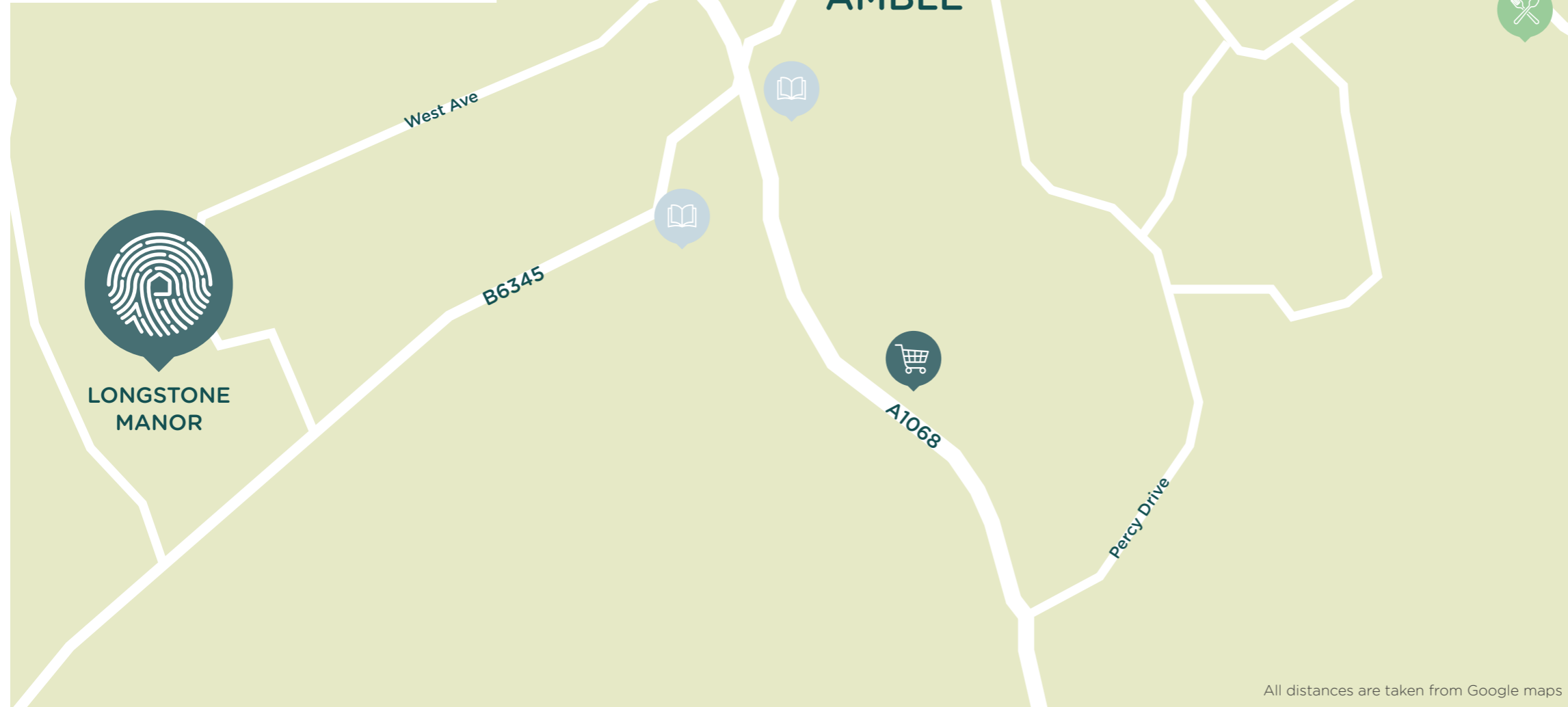


Images and information taken from the Design and Access Statement produced with P&HS Architects.

The place to be

Discover Amble and beyond.

There is plenty to do on your doorstep at Longstone Manor. Amble has everything you need for today's modern living and has a wealth of amenities to suit your everyday needs.



All distances are taken from Google maps



Restaurants

- Rossini restaurant, 0.8 miles
- La Famiglia, 1.0 miles
- Sea & Soil, 1.0 miles
- The Old Boathouse, 1.2 miles
- The Fish Shack, 1.4 miles



Education

- Amble First School, 0.8 miles
- St Cuthberts RC First School, 1.5 miles
- Amble Links First School, 1.6 miles
- James Calvert Spence College, 0.2 miles



Food Shopping

- Co-op Food, 0.9 miles
- Morrisons, 1.3 miles
- Tesco Express, 1.0 miles



Retail therapy

- Amble Harbour Village, 1.2 miles
- Queens Street shops, 0.9 miles



Doctors

- Amble Health Centre, 1.1 miles



Leisure

- Puffin Cruises, 1.2 miles
- Amble Marina, 1.0 miles

From Longstone Manor

All is within reach

Work or play, Newcastle city centre is only a 45 minute drive away

Amble is known as the “friendliest port in England”, this seaside town is home to an award-winning marina with wooden beach huts that sell local produce and trinkets. The harbour is also home to a variety of restaurants, take-aways and pubs, perfect for whiling away an evening.

The town centre itself is crammed with independent shops, traditional pubs and cosy cafes. You can shop at a local butcher, buy locally baked bread and cakes and stop for a coffee before you haul your bags of plenty home with you.

For those seeking a more active lifestyle there are water sports aplenty to choose from, or if you prefer something more leisurely why not take a boat trip and go seal spotting or bird watching along the beautiful Northumbrian coastline.

And while we think you will never be bored; you can rest assured that there are many towns and villages nearby to explore and you are only a 45 minute drive away from the bustling and vibrant city of Newcastle.


49
MIN


28
MIN


22
MIN


02
MILES


38
MIN


39
MIN

○ **Morpeth**
Lovely market town and train station for East Coast mainline

○ **Newcastle City Centre**
Visit Eldon Square Shopping Centre and the famous Quayside

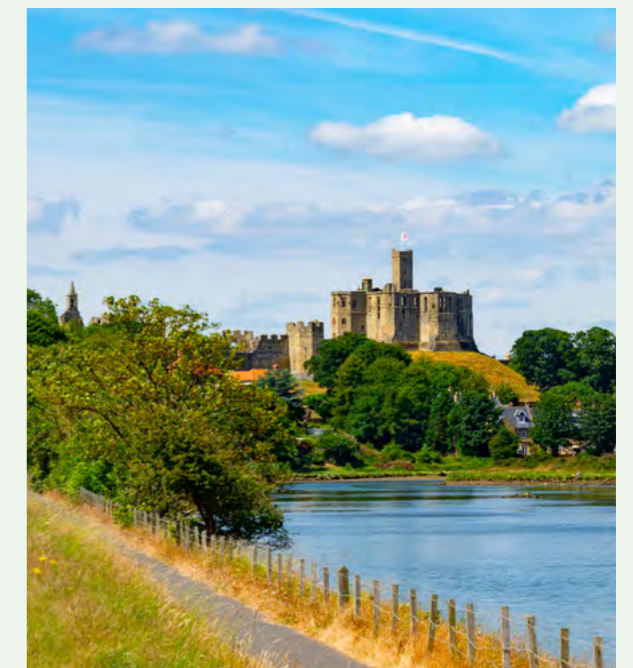
○ **Amble Harbour**
No taxi ride home needed

○ **Longstone Manor**

○ **Warkworth**
Historic castle and charming village

○ **Alnwick**
Home to a stunning castle and gardens

○ **Newcastle Airport**
Jet off to a variety of destinations



All times and distances are taken from Google maps

The perfect escape from the hustle and bustle

Longstone Manor gives you great access to the beautiful Northumberland countryside and coastline.

Nature lovers are spoilt for choice with a huge range of local reserves and country parks to discover, get those hiking boots out, you will definitely get your wear out of them. There are a range of local walks in the area taking you to quiet villages and hamlets where you can while away the hours looking at local shops, having a pub lunch or taking in the scenery – this is a really lovely part of the country.

Its more than bricks and mortar. Every home you buy makes a difference. The money we make by selling homes is reinvested into our organisation to help those who need it. We are delighted that this has given us an opportunity to provide much needed affordable housing within our development at Amble. This will include homes for rent and homes for sale through shared ownership.

Place-making is a term often used at Persona Homes, and to us it means building a community – thinking about who will be living in our new homes and what we can do to create a place that people want to live, work and play in. We want to connect our homes to the existing community and enhance what is already there.

Everyone deserves a home, and when you buy one of our homes, you are enabling that to happen.



Family focused

From tiny tots to terrific teenagers, we've got their needs covered at Longstone Manor.

Amble has everything you need and more to keep you and yours entertained, exercised and educated, giving them the start in life they deserve.



Education

Amble First School

12 mins walk | 0.8 mile

St Cuthberts RC First School

28 mins walk | 1.5 mile

James Calvert Spence College

03 mins walk | 0.2 mile

Leisure centres

Amble Health & Leisure Club

31 mins walk | 1.6 mile

Amble Community Sports Development

19 mins walk | 1.0 mile

Amble Marina

21 mins walk | 1.0 mile

Parks & green spaces

Hauxley Nature Reserve

2.9 mile

Druridge Bay Country Park

4.5 mile

Bolam Lake Country Park

21.7 mile

Clubs

Amble Drop In Centre

17 mins walk | 0.9 mile

Coquet Shorebase Trust

23 mins walk | 1.2 mile

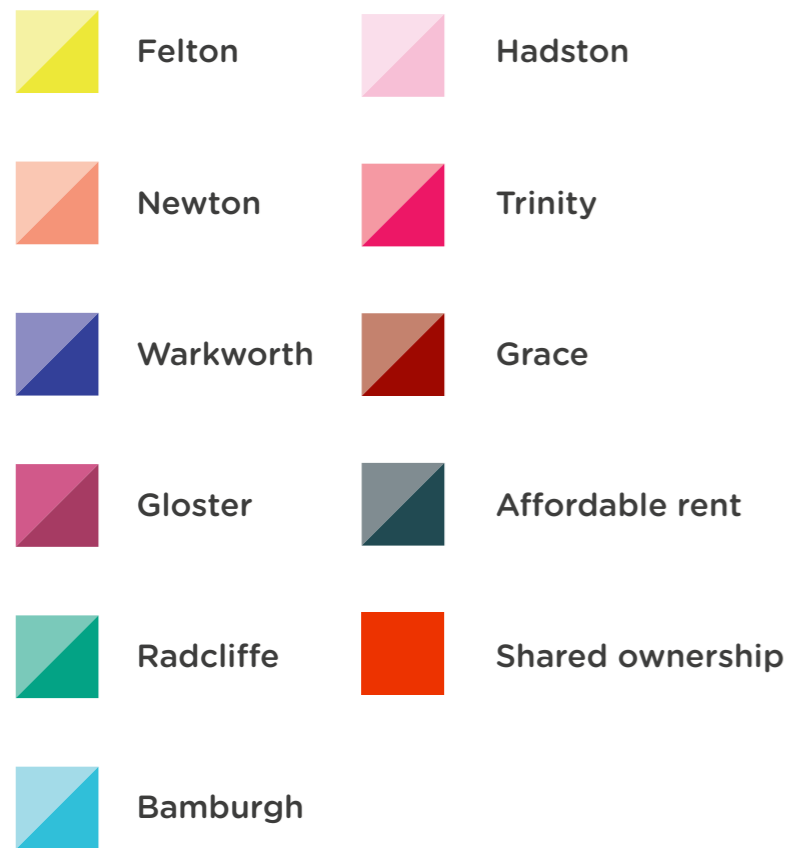
Castlemania Indoor Adventure Play

19 mins walk | 0.1 mile

All distances are taken from Google maps

Development layout

Each of our two, three and four bedroom homes has been carefully designed with you and your family in mind. From the location to the development layout, each piece has been thoughtfully put together to provide you with the best living experience.





A home with personality

Our homes at Longstone Manor have been built with you in mind. We are sure you will find the right one for you.

Felton

2 bedroom home



A great starter home, the Felton comes with more than you would expect.

Newton

3 bedroom home



A home designed for today's modern living and a great choice for families.

Warkworth

3 bedroom home



A lovely family home with spaces to entertain or relax and unwind.

Radcliffe

3 bedroom home



This home offers extras, such as a utility and spacious landing for a great office space.

Gloster

3 bedroom home



The largest of our 3-bedroom homes the Gloster is designed for today's modern lifestyle.

Bamburgh

4 bedroom home



Perfect for busy families with a great kitchen that is sure to be the heart of the home.

Hadston

4 bedroom home



Perfect for a growing family with three double bedrooms and great entertaining spaces.

Trinity

4 bedroom home



A home that packs a punch, with a utility and a snug, there is a room enough for all.

Grace

4 bedroom home



Our largest home and with lots included it is one that you will want to show off.

Why buy new

Your new home is a blank canvas, it's ready for you to put your personality into it. Buying new gives you the opportunity to make it yours right from the start.

You're protected

Your home at Longstone Manor will come with a ten-year NHBC warranty, giving you peace of mind.

Clean and green

Your new home is energy efficient and built to the latest environmental standards meaning you are not only looking after the planet you are looking after your pennies too.

Ready to move into

No repairs, no unexpected costs. Freshly painted and ready to go – all you need to do is get your keys, unpack and relax.

Award winning

We are proud of our award winning homes, designed with your lifestyle in mind. We are proud to be creating unique spaces to live.

Get moving

As soon as your home is ready you can move in! No need to wait for a buyer to move out, or worrying about a disruption to the buying chain.



Own your home with shared ownership

Getting the keys to your first new home could be easier than you think with this popular government-backed scheme. If you've found the Persona home that is right for you, take the first steps to owning it with shared ownership.

This part-rent, part-buy scheme is an opportunity for first time buyers and those that do not currently own a home to get on the property ladder. It's an ideal stepping stone for aspiring homeowners who are unable to buy a home outright and would rather buy what they can afford, when they can afford it. You start off buying a share in your new home on a leasehold basis and as time goes on, you can buy more shares when you can afford it; this process is called staircasing. The more shares you have in your home, the less rent you will pay until eventually you own your home outright and no longer pay rent to us.

You qualify for shared ownership if:

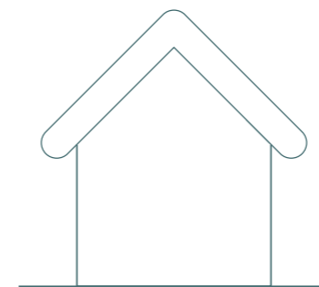
- You don't currently own a home or have an interest in a home and can't afford to buy one outright
- You have at least a 5% mortgage deposit available for the percentage of the home you would like to buy
- Your combined household income is less than £80,000 or less than £90,000 in London
- You can afford the monthly mortgage, rent and service charge payments



Our guide to buying with Shared ownership

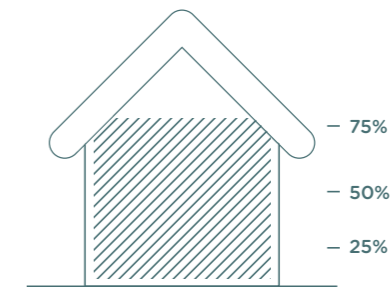
With shared ownership you only buy between 25% and 75% of the value of your chosen home. You then pay a reduced rent on the remaining share of the home that you have not purchased.

Depending on your personal financial circumstances, your mortgage deposit could be as low as 5% of the value of the share that you purchase - a lot less than it would be if you were buying a home outright!



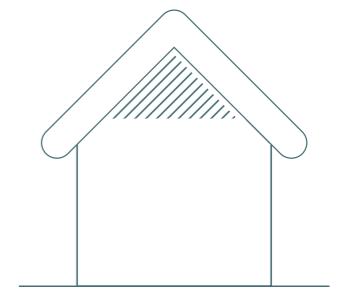
Step 1

Choose your property that qualifies for Shared Ownership



Step 2

Buy between 25% and 75% share of the property meaning less of a deposit up front



Step 3

Pay rent on the remaining share not owned by you





Persona Homes

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LONGSTONE MANOR

AMBLE

BAMBURGH

4 bedroom house

A four-bedroom home that has a lot to offer, the Bamburgh is a great choice for today's busy family living.

The modern kitchen and dining area with breakfast bar is the perfect place to bring family together and will be a real heart to the home. The Bamburgh also comes with plenty of storage space and, with the bonus of a utility room, keeping everyone's belongings out of sight.



Contact us:

T: 0800 030 8888

E: contactus@yourpersonahome.com

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Acklington Road, Amble, NE65 0ZP

Ground floor

Kitchen/dining 6.53m x 3.25m

Utility 1.84m x 1.29m

Living room 3.55m x 3.50m



First floor

Master bedroom 3.55m x 2.82m

En-suite 2.49m x 1.30m

Bedroom 2 2.89m x 3.61m

Bedroom 3 3.68m x 1.81m

Bedroom 4 2.77m x 2.55m

Bathroom 2.49m x 2.04m



Total Area 109 sq m



Any floor plans are a general outline of the layout of the property for guidance only. All measurements are approximate and may vary and any intending purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Dimensions shown are not intended to be relied upon for installation of appliances or items of furniture or otherwise. CGI's and images are for illustrative purposes only. Specifications are subject to change. Images are indicative only and may be of previous developments.



Persona Homes

by Home Group

LONGSTONE MANOR

AMBLE

Felton

2 bedroom house

A great starter home, the Felton comes with more than you would expect for a two-bedroom house.

The living and dining area opens onto the garden making this a perfect place for relaxing or entertaining. With ample storage, a handy downstairs cloakroom and the garden package, this home has a lot to offer.



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Acklington Road, Amble, NE65 0ZP

Ground floor

Kitchen 2.80m x 2.46m

Living/Dining 4.67m x 3.69m

First floor

Master bedroom 4.67m x 2.69m

Bedroom 2 4.67m x 2.66m

Bathroom 2.30m x 2.04m

Total Area 73.2 sq m



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Persona Homes

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LONGSTONE MANOR

AMBLE

Gloster

3 bedroom house

The largest of our three-bedroom homes the Gloster is a home designed for today's modern lifestyle.

The open-plan layout downstairs means you are part of the action whether you are settling down to watch a movie in the living area, or entertaining and socialising in the kitchen and dining area. With plenty of windows and French doors leading out to the garden this whole floor is flooded with light and will be a real heart to the home.



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Acklington Road, Amble, NE65 0ZP

Ground floor

Kitchen/dining 4.64m x 3.02m

Utility 2.22m x 1.67m

Living room 6.08m x 3.01m

First floor

Master bedroom 4.07m x 2.62m

En-suite 2.47m x 1.25m

Bedroom 2 3.49m x 2.96m

Bedroom 3 3.05m x 2.52m

Bathroom 2.47m x 2.04m

Total Area 94.6 sq m



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Persona Homes

by Home Group

LONGSTONE MANOR

AMBLE

Grace

4 bedroom house

Grace is our largest home at Longstone Manor and is a home that you will want to show off!

Two of the four bedrooms come with en-suites, which one will you pick? With a further double and single bedroom there are plenty of options and flexibility in making the best use of the space. Add to this an integrated garage and handy downstairs cloakroom and you can see why we think you will love this home.



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Acklington Road, Amble, NE65 0ZP

Ground floor

Kitchen/dining 6.72m x 3.03m

Utility 2.03m x 1.32m

Living room 3.81m x 3.77m



First floor

Master bedroom 3.84m x 2.78m

En-suite 2.46m x 1.28m

Bedroom 2 3.83m x 2.75m

En-suite 2.46m x 1.28m

Bedroom 3 4.20m x 3.11m

Bedroom 4 3.15m x 2.04m

Bathroom 2.76m x 2.04m



Total Area 140.9 sq m



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LONGSTONE MANOR

AMBLE

Hadston

4 bedroom house

Looking for a family home that offers plenty of storage and great entertaining spaces? Look no further; the Hadston is the home for you.

The open-plan kitchen and dining area with breakfast bar and double doors leading out to the garden means hosting friends and family will become a regular event. The separate living room will give you the chance to escape the hustle and bustle of a busy household at the end of the day.



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Acklington Road, Amble, NE65 0ZP

Ground floor

Kitchen/dining 6.53m x 3.77m

Living room 4.80m x 3.72m

First floor

Master bedroom 3.65m x 2.59m

En-suite 2.37m x 1.28m

Bedroom 2 3.78m x 2.60m

Bedroom 3 3.79m x 2.49m

Bedroom 4 2.66 x 2.66m

Bathroom 2.23m x 2.04m

Total Area 114.9 sq m





Persona Homes

by Home Group

LONGSTONE MANOR

AMBLE

Newton

3 bedroom house

A home designed for today's modern family living.

The Newton has a great open-plan living space that will be the real heart to the home. Add to this three bedrooms, a modern bathroom and handy downstairs cloakroom, there is room enough for the whole family.



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Acklington Road, Amble, NE65 0ZP

Ground floor

Kitchen/dining 5.42m x 2.54m

Living room 5.67m x 2.96m

First floor

Master bedroom 4.39m x 3.0m

Bedroom 2 3.73m x 3.0m

Bedroom 3 2.69m x 2.33m

Bathroom 2.59m x 2.33m

Total Area 87.5 sq m



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AMBLE

Radcliffe

3 bedroom house

One of our largest three-bedroom homes the Radcliffe comes with that little bit more.

The separate living room is flooded with light from the two windows and gives you somewhere to escape and unwind. The open-plan kitchen and dining area has the bonus of a utility room and is the perfect place to bring families together.



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Acklington Road, Amble, NE65 0ZP

Ground floor

Kitchen/dining 4.64m x 3.02m

Utility 2.22m x 1.67m

Living room 6.08m x 3.01m

First floor

Master bedroom 4.07m x 2.62m

En-suite 2.47m x 1.25m

Bedroom 2 3.49m x 2.96m

Bedroom 3 3.05m x 2.52m

Bathroom 2.47m x 2.04m

Total Area 94.6 sq m



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	Felton	Newton	Warkworth	Gloster	Radcliffe	Bamburgh	Hadston	Trinity	Grace
Zanussi integrated single oven - A energy rating	x	x	x	x	x	x	x	x	x
Zanussi integrated microwave oven								x	x
Zanussi 4 ring ceramic hob	x	x	x	x	x	x	x		
Zanussi induction hob								x	x
Zanussi 60cm integrated chimney hood	x	x	x	x	x	x	x	x	x
Zanussi integrated fridge-freezer (70/30 split)			x	x	x	x	x	x	x
Zanussi integrated dishwasher								x	x

* Specifications are subject to change and vary depending on housetype.
 Images are indicative only and may be of previous developments





Persona Homes

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LONGSTONE MANOR

AMBLE

Trinity

4 bedroom house

*One of our larger homes at Longstone Manor,
the Trinity certainly packs a punch!*

A modern family kitchen and dining area with doors leading out to the garden makes this a great place for entertaining, especially during the summer months. Relax in the separate living room or escape to the snug for some peace and quiet.



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Acklington Road, Amble, NE65 0ZP

Ground floor

Kitchen/dining	7.88m x 3.07m
Utility	1.64m x 1.83m
Study	2.72m x 2.23m
Living room	4.17m x 2.74m

First floor

Master bedroom	3.92m x 2.64m
En-suite	2.71m x 1.28m
Bedroom 2	3.88m x 3.13m
Bedroom 3	3.23m x 2.65m
Bedroom 4	3.18m x 2.84m
Bathroom	2.10m x 2.22m
Total Area	117 sq m





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Warkworth

3 bedroom house

With lots to offer, the Warkworth is a lovely family home designed for today's modern living.

The front facing separate living room is the perfect place to relax and unwind. Or if it's entertaining and socialising that you are after, the open-plan kitchen and dining area with French doors leading out to the garden will ensure your guests have room to mingle.



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Acklington Road, Amble, NE65 0ZP

Ground floor

Kitchen/dining 5.19m x 3.06m

Living room 5.51m x 2.78m



First floor

Master bedroom 3.65m x 2.88m

En-suite 2.73m x 1.28m

Bedroom 2 3.55m x 2.73m

Bedroom 3 3.07m x 2.37m

Bathroom 2.64m x 2.22m



Total Area 88.6 sq m



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It's all in the detail

At Longstone Manor quality comes as standard, with stylish finishing and modern appliances in all homes as well as a private driveway and garden.



Kitchen

- Modern Symphony kitchens with a choice of doors, handles and worktops available - please speak with your Persona Host for full details.
- Zanussi integrated single oven - A energy rating
- Zanussi integrated microwave oven*
- Zanussi 4 ring ceramic hob
- Zanussi induction hob*
- Zanussi 60cm integrated chimney hood
- Zanussi integrated fridge-freezer (70/30 split)*
- Zanussi integrated dishwasher*

Bathroom and en-suites

- White bathroom suite
- Mira Adept thermostatic showers to baths with shower screen*
- Porcelanosa tiling to bathrooms and en-suites - please speak to your Persona Host for full details of choices
- Mira Adept thermostatic showers to en-suites
- Chrome heated towel rail to bathrooms and en-suites*

External

- Up/down wall light to front and rear of house
- External tap
- Lawn to front and rear gardens
- 1.8m high timber fencing to rear garden

Optional upgrades**

- Kitchen range, worktops and appliances
- A range of flooring options - carpet, tiling and vinyl
- Additional tiling to bathrooms/en-suites and cloakrooms
- Fitted wardrobes
- Intruder alarm
- Shaver sockets
- Utility room sink and tap*
- Increased external paving to patio

* Available with selected house types, please refer to table.

** Upgrades are an additional cost. Please speak with your Persona Homes host for full details.

General Enquiries

T: 0800 030 8888

E: contactus@yourpersonahome.com

Marketing Suite

Longstone Manor, Amble NE65 0PZ

Visit: yourpersonahome.com

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



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