

Darwin Manor

A STUNNING COLLECTION
OF 1, 2, 3 AND 4 BEDROOM HOMES

**Homes built for a
lifetime of memories**



Welcome to **Darwin Manor**

Looking for the perfect place to put down roots?
Our brand-new homes at Darwin Manor in Boulton Moor,
Derby offer contemporary living with all the amenities
you could want close by.

Choose from an attractive range of one, two, three
and four-bedroom homes, each thoughtfully designed
to provide bright, generous living space that adapts perfectly
to entertaining, working, family time or simply kicking back
in comfort – however you wish to live your life.

When you buy new at Darwin Manor, you can look forward
to all the benefits of an energy and cost-efficient home along
with an exquisite finish you'll love. The high-quality kitchen
and bathroom fittings, abundant storage and ready-turfed
private rear garden are all evidence of our trademark close
attention to detail.

On the doorstep is an excellent choice of schools,
shops and cafes together with acres of calming green space
at Alvaston Park. Four miles away, the vibrant city of Derby
is home to plentiful entertainment and cultural attractions,
together with great options for dining and shopping.



A great place to live

When you move to Darwin Manor, you can enjoy the best of both worlds: vibrant city attractions on the doorstep balanced by the tranquillity of Derbyshire's countryside, including breathtaking landscapes across the neighbouring Peak District National Park.

Located in the sought-after suburb of Boulton Moor on the southern edge of Derby, Darwin Manor offers good local amenities in nearby Alvaston Village. Here, a range of shops, restaurants and cafes mean you can easily pick up your daily essentials and catch up with friends over coffee or a bite to eat. If it's natural surroundings you're after then the 'Green Flag' Alvaston Park with 85 acres of picturesque green space offers everything from walking and cycling trails to fishing in the historic lake. There is also a children's play area, football pitch and cricket ground.

Regular bus services run from Boulton Moor to Derby city centre, where you'll discover a rich variety of things to see and do. Shoppers can choose between well-known brands at the Derbion and St Peters Quarter, and independent boutiques in the delightful Derby Cathedral Quarter, while foodies will love Derby's diverse food and drink scene.

This lively metropolis also plays host to an exciting programme of year-round events, festivals and exhibitions, with something for everyone to enjoy.

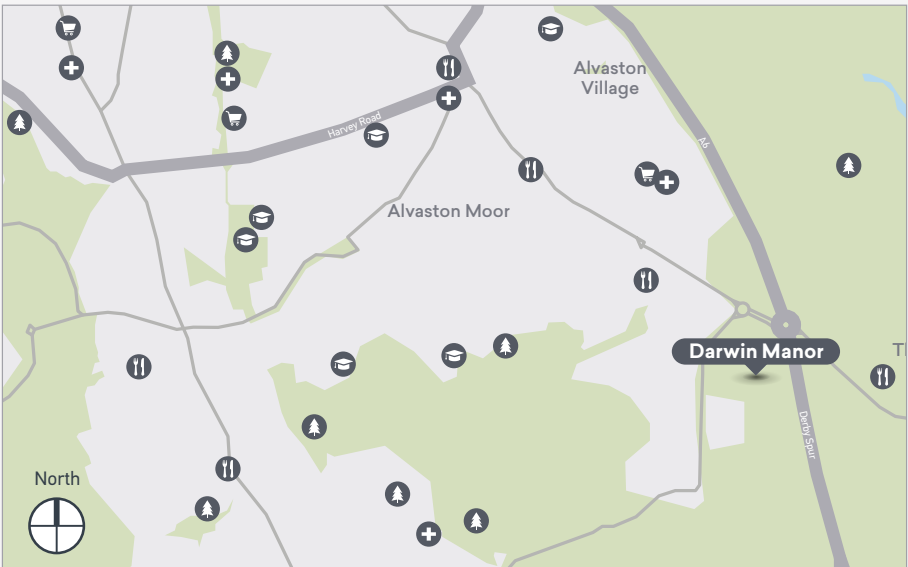
Families will be pleased to know there is a good selection of primary and secondary schools, all located within a two-mile radius of the development, with additional new schools planned. There are also fantastic local family-friendly attractions, from tractor rides at Bluebell Farm Park to flumes and slides at Moorways Sports Village and Water Park.

In the Peak District National Park, active pursuits include climbing, caving and hiking. Among the most popular walks are The Mam Tor and Great Ridge Trail, which provides magnificent 360-degree views from the summit.



A place to call home

Excellent transport connections make Darwin Manor the ideal place to call home. You will be within easy reach of the M1 via the Derby Southern Bypass, while Derby train station - around four miles away - offers direct services to London St Pancras as well as Plymouth, Sheffield and Nottingham.



Travel times by car (Estimate only)
Manchester - 2 hr
Sheffield - 1 hr
Birmingham - 1 hr

- School
- Doctors
- Restaurant
- Parks/Play Areas
- Supermarket



A choice of high-quality 1, 2, 3 and 4-bedroom homes, generously-sized with a contemporary layout that you can adapt to suit your unique lifestyle.



Located in the popular Derby suburb of Boulton Moor, with a good range of shops, restaurants and cafes available in the neighbouring village of Alvaston.



Close to 85 acres of green space at Alvaston Park, which holds the coveted Green Flag Award and boasts a lake along with numerous sports facilities.



Derby's city highlights conveniently on the doorstep, providing instant access to vibrant events, festivals and cultural attractions along with outstanding shopping and dining.



Getting around couldn't be easier, thanks to a regular bus service into Derby city centre and quick access to the M1 via the A6 Derby Spur/Alvaston Bypass.



Derby train station is just 3.9 miles away, offering a direct service to London St Pancras that takes approximately 2 hours. Trains also run to Plymouth, Sheffield and Nottingham.



A good selection of primary and secondary schools conveniently located within a two-mile radius, as well as a wealth of family-friendly attractions available locally.



No shortage of things to see and do, from Derby's Museum of Making and Bluebell Farm Park to active pursuits in the Peak District National Park.

*On participating services only.

Why buy new?



Research by the Home Builders Federation (HBF)* shows that new homes are much more environmentally friendly than older equivalent properties, emitting just 1.4 tonnes of carbon a year, compared to the 3.6 tonnes that existing properties emit.

At Places for People, we design and build our homes to maximise energy efficiency, using energy-saving lighting, eco-appliances and water-saving devices as well as excellent insulation to reduce your carbon footprint and keep your utility costs down. Our homes are rated from A to C.

Buying a new home can be good for your bank balance too. The HBF calculates that buyers of new homes save on average £2,510.73

on household bills each year, with buyers of houses saving even more at £3,117.85 (around £260 per month).

When you buy your new home at Darwin Manor, our experienced sales team will be with you every step of the way to guide you through the home-buying process. Our homes also benefit from a 10-year insurance-backed warranty, meaning you can move in with peace of mind (without the worry of expensive structural repairs) and simply enjoy the thrill of turning a blank canvas into your dream home.

Plus — you and your new neighbours are all getting to build a new Community together — what's not to love?

*Home Builders Federation Watt a Save report Feb 2023

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Computer Generated Image — Darwin Manor

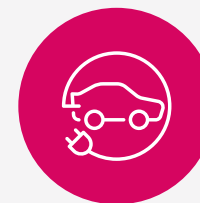
Sustainable living for less

When you buy new with us, you can look forward to all the benefits of an energy and cost-efficient home without having to compromise on comfort or quality.

Designed and built to sustainable environmental standards, our energy-efficient homes feature efficient heating systems and energy-saving measures along with an exquisite finish you'll love.

You'll use less energy, spend less on utility bills and still have the warm, welcoming home you've always wanted.

And with everything you need conveniently located nearby — from shops and schools to leisure facilities and green spaces — Darwin Manor is the perfect place to enjoy a more sustainable lifestyle, supporting the local economy while building connections to last a lifetime.



Car charging points
One for every house, encouraging greener travel.



Forward-thinking fabric design
Our well-insulated homes are designed to maximise energy efficiency and reduce running costs, now and in the future.



Energy-efficient lighting
LED light fittings and bulbs lower energy use as well as your bills.



Water-saving devices
Our kitchen and bathroom fittings save both water and money.

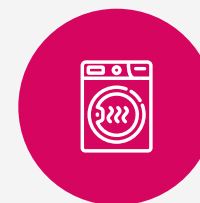
At Darwin Manor, you can enjoy a more comfortable home that costs less to run, with everything you need close by.



Good ventilation
Our homes come with good ventilation for a comfortable environment.



Double glazed windows
Benefit from a reduction in heat loss, noise and energy payments.



Eco-appliances
Most of our fitted appliances are A rated so cheaper to run.



Seasonally efficient
Our homes reduce the risk of overheating in the warmer months.



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HOME BUILDERS**
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tsi
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When you buy a home from Places for People, you know you're in safe hands...

What we do

We are a property developer and manager with a proven track record for delivering high-quality homes in thriving Communities right across the UK. With us, you can look forward to outstanding quality and service, because we handle the whole development process — from acquiring the land, planning our sites and designing our homes, to building and selling or renting them.

As the UK's leading Social Enterprise, our overriding purpose is to create homes where Community matters. From small housing developments to large-scale regeneration projects, we tailor our homes to the needs of local People, take responsibility for our environmental impact, and put People First to build a sense of Community.

Our approach

With more than 50 years' experience of managing and developing homes, we know what it takes to build happy, healthy and inclusive places to live. All our Communities are delivered by our award-winning, specialist placemaking, property investment and management companies across the UK, who ensure the places we create meet a variety of needs, not just now but well into the future. Where others think in years, we think in decades.

What makes us different

We believe our homes should be attainable for everyone, which is why we offer a wide range of buying options, including shared ownership. So, whether you're taking your first step onto the property ladder or looking for your forever home, there's a place to suit your individual needs.

We listen to our Customers too — and give them what they ask for: bright, spacious homes with flexible living areas that easily adapt to work or play, plenty of storage and that all-important private outdoor space. In our well-connected Communities, you'll have all the services and facilities you need on your doorstep — from shops, restaurants, schools and healthcare to beautiful green open spaces offering a natural retreat from the busyness of modern life.

Because when you buy from us, you're not just buying a home — you're buying into a Community; a place where you can belong, build connections and put down roots to last a lifetime.





steps to secure your dream home

Here's what your Shared Ownership
home buying journey looks like...

Purchasing a Places for People home with Shared Ownership has never been easier. Whether you're buying for the first time or you've owned a property before, we've kept things simple so you're free to enjoy this next exciting phase.

From the moment you get in touch to that exhilarating day when you pick up your keys (and even after you've settled in), our friendly, experienced Sales team will be right by your side, supporting and guiding you every step of the way.

Get expert advice

The first step is to get in touch with our Sales team. We'll talk you through the Shared Ownership process and either refer you for an affordability assessment or arrange for you to visit.

Determine your budget

We will ask you to complete an affordability assessment with an Advisor, which includes filling in a 5-year budget planner to determine the level of share you can purchase.

Apply for a mortgage

If you're purchasing your new home with a mortgage, your affordability assessment is also when you will arrange with your mortgage lender or Advisor to proceed with your Shared Ownership mortgage application.

Exchange contracts

This is when things become official! Once you're happy with the legal contracts, you can sign them, pay your deposit and receive a completion date to move into your new Shared Ownership home.

Attend a home demonstration

Before completing, we'll arrange for you to attend your new home demonstration and access your Home User Guide, so you can get to know your Shared Ownership home and understand how everything works.

Start things moving

When you visit, we will check you meet the scheme's eligibility and affordability criteria. First and foremost is that your household income needs to be under £80,000 a year (£90,000 in London).

Reserve your home

Once your finances are in place, you can formally reserve one of our Shared Ownership properties and pay your reservation fee! Our team will continue to guide you through the process.

Instruct a solicitor

Now you've reserved your new home, you'll need to instruct a solicitor experienced in Shared Ownership to handle the legal aspects of the purchase. We can refer you to independent solicitors if needed.

Get ready to move

Now is the time to organise contents insurance, arrange removals quotes and set up or transfer accounts for TV, internet and utilities suppliers ready for when you change address.

Complete and move in

Legal completion is that happy moment when you own a share of your new home! Your mortgage lender transfers the funds, we arrange handover of your keys and you start living life your way!

“Everyone I’ve dealt with at Places for People has been so friendly and gone out of their way to help, no matter what your query. They’ve been brilliant and have kept in constant touch with us throughout.”

Christian, Places for People Customer



“We already loved the area so it only took us five minutes to decide this was the home for us! It’s so convenient here; we’re close to work and we have beautiful walks and a café on our doorstep.”

Ellie, Places for People Customer



**We create homes where
Community matters. We improve
our Customers' lives every day
through the homes we build and
the Communities we manage.**



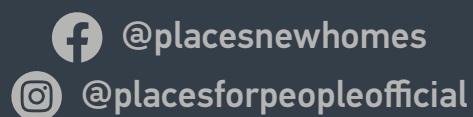
Because Community Matters
#WeAreCommunity
Proud to be creating sustainable
Communities for the long term



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Follow us on



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#BecauseCommunityMatters

Darwin Manor

**The Derwent
3 bedroom home**



Darwin Manor

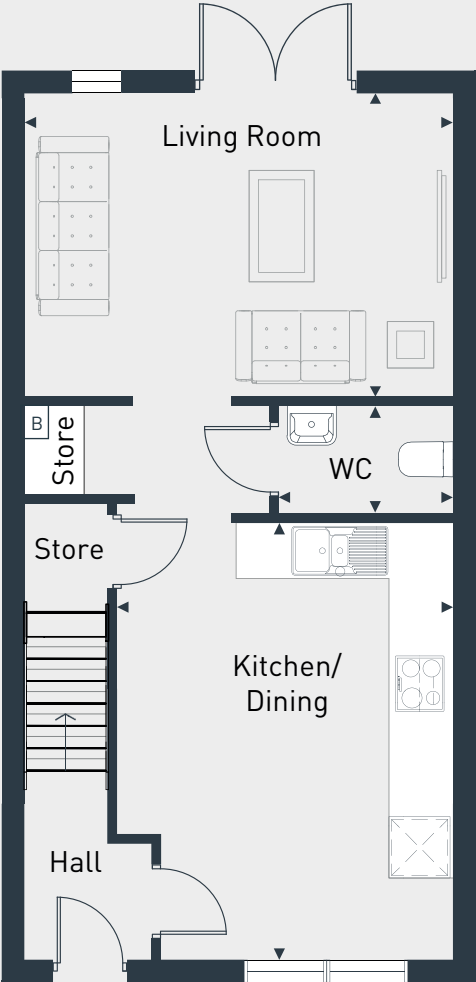


The Derwent 3 bedroom home

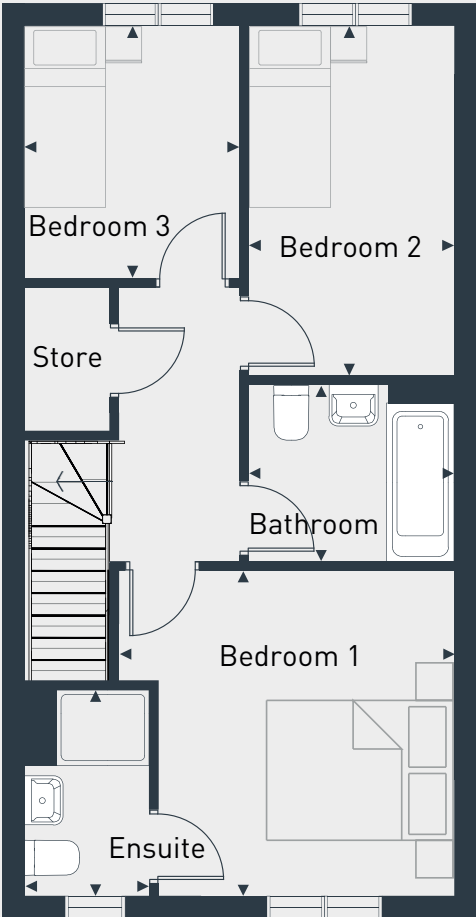
Plots as drawn: 55, 57, 94, 98, 144, 179, 183, 185, 193, 195 & 203

84 sq m / 907 sq ft

Plots handed: 56, 95, 99, 145, 178, 182, 184, 190, 192, 194 & 202



GROUND FLOOR



FIRST FLOOR

* Selected plots will have a window at the top of stairs depending on orientation
* Selected plots will have a bathroom window depending on orientation

DIMENSIONS	m	ft
Kitchen/Dining	4.68m max x 3.58m max	15' 4" max x 11' 9" max
Living	4.53m x 3.28m	14' 10" x 10' 9"
WC	1.85m x 1.14m	6' 1" x 3' 9"

DIMENSIONS	m	ft
Bedroom 1	4.53m max x 2.71m max	14' 0" max x 8' 11" max
Bedroom 2	3.71m x 2.15m	12' 2" x 7' 1"
Bedroom 3	2.69m x 2.28m	8' 10" x 7' 6"
Ensuite	2.10m x 1.03m	6' 10" x 3' 4"
Bathroom	2.67m x 1.92m	8' 9" x 6' 4"



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62 Bowes Road Derby, DE24 5BZ

Please note: All layouts and floor plans, configurations, maps and information are intended for guidance only and accuracy of this information cannot be relied upon by prospective purchasers who must make their own enquiries to satisfy themselves by inspection or otherwise as to the correct detail. Sizes and dimensions approximate and subject to change.

Key information about the home

There are variations of shared ownership models which have different features. The model of shared ownership may vary depending on:

- what rules were in place at the time the home was funded or planning permission granted
- where the home is located
- whether the home is for a specific group of people

The table below highlights the key features of common shared ownership schemes. The information in this document is for the new model shared ownership.

Shared ownership model	Older model shared ownership	Standard model shared ownership	New model shared ownership
Minimum initial share	25%	25%	10%
Lease length	Typically, leases were issued for 99 years from new	Leases are for a minimum of 99 years from new but typically at least 125 years	Leases will be for a minimum of 990 years from new
Initial repair period	No	No	Yes
Buying more shares - minimum purchase	10% or 25%	10%	5%
1% share purchase	No	No	Yes
Landlord's nomination period	8 weeks or 12 weeks	8 weeks	4 weeks

When you are looking for shared ownership homes, you should always check the Key Information Document to see which model covers that specific home.

When you buy a home through shared ownership, you enter into a shared ownership lease. The lease is a legal agreement between you (the 'leaseholder') and the landlord. It sets out the rights and responsibilities of both parties.

Before committing to buy a shared ownership property, you should take independent legal and financial advice.

This key information document is to help you decide if shared ownership is right for you. You should read this document carefully so that you understand what you are buying, and then keep it safe for future reference. This document 'Key information about the home' is a summary and you should consider the information in 'Summary of costs' and 'Guide to shared ownership' before making a decision.

This does not form part of the lease. You should carefully consider the information and the accompanying lease and discuss any issues with your legal adviser before signing the lease.

Failure to pay your rent, service charge, or mortgage could mean your home is at risk of repossession.

The costs in this document are the costs as at the date issued. These will increase (typically on an annual basis) and you should take financial advice on whether this will be sustainable for you.

Property Details

Address	7 HARWOOD LANE Derby																												
Property type	3 Bedroom Semi																												
Scheme	Shared ownership																												
Full market value	£285,000																												
Share Purchase Price and Rent Examples	The share purchase price is calculated using the full market value and the percentage share purchased. If you buy a 25% share, the rent will be £489.84 a month. If you buy a larger share, you'll pay less rent. <table> <tr> <th>Share</th><th>Share Purchase Price</th><th>Monthly rent</th></tr> <tr> <td>10%</td><td>£28,500.00</td><td>£587.81</td></tr> <tr> <td>20%</td><td>£57,000.00</td><td>£522.50</td></tr> <tr> <td>30%</td><td>£85,500.00</td><td>£457.19</td></tr> <tr> <td>40%</td><td>£114,000.00</td><td>£391.88</td></tr> <tr> <td>50%</td><td>£142,500.00</td><td>£326.56</td></tr> <tr> <td>60%</td><td>£171,000.00</td><td>£261.25</td></tr> <tr> <td>70%</td><td>£199,500.00</td><td>£195.94</td></tr> <tr> <td>75%</td><td>£213,750.00</td><td>£163.28</td></tr> </table> The percentage share and rent amount will change depending on the amount you can afford. You'll receive a worked example after a financial assessment. Your annual rent is calculated as 2.75% of the remaining share of the full market value owned by the landlord.		Share	Share Purchase Price	Monthly rent	10%	£28,500.00	£587.81	20%	£57,000.00	£522.50	30%	£85,500.00	£457.19	40%	£114,000.00	£391.88	50%	£142,500.00	£326.56	60%	£171,000.00	£261.25	70%	£199,500.00	£195.94	75%	£213,750.00	£163.28
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Monthly payment
to the landlord

In addition to the rent above, the monthly payment to the landlord includes:

Service charge	£0.00
Estate charge	£12.46
Buildings insurance	£37.10
Management fee	£10.67
Reserve fund payment	£0.67

Total monthly payment *excluding rent* £60.90

Reservation fee

£ 500

You'll need to pay a reservation fee to secure your home. When you pay the fee, no one else will be able to reserve the home.

The reservation fee secures the home for 70 days. If you buy the home, the fee will be taken off the final amount you pay on completion. If you do not buy the home, the fee is partially refundable.

Eligibility and requirements

Eligibility

You can apply to buy the home if both of the following apply:

your household income is £80,000/£90,000 or less
you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs

One of the following must also be true:

you're a first-time buyer
you used to own a home but cannot afford to buy one now
you're forming a new household - for example, after a relationship breakdown
you're an existing shared owner, and you want to move
you own a home and want to move but cannot afford to buy a new home for your needs

If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.

As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.

Tenure

Leasehold

Lease type

Shared ownership House lease

Lease term

999 years

For more information, see section 2.5, 'Lease extensions', in the 'Key information about shared ownership' document.

Shared ownership details

Maximum share you can own	You can buy up to 100% of your home.
Transfer of freehold	At 100% ownership, the freehold will transfer to you
Landlord	Places for People Homes Limited 305 Gray's Inn Road, London WC1X 8QR Under a shared ownership lease, you pay for a percentage share of the market value of a home. You enter into a lease agreement with the landlord, and agree to pay rent to the landlord on the remaining share.
Rent review	Your rent will be reviewed each year by a set formula using the for the previous 12 months [plus 1%] For more information, see the Rent Review section in the 'Summary of Costs' document which includes an example of how rent could increase over a 5 year period. A worked example demonstrating how the rent is calculated at review is also set out in Appendix 2 of the lease.

Other details

Initial repair period

Up to £500 a year for the first 10 years to help with essential repairs. For more information, see section 5, 'Maintaining and living in the home', in the 'Key information about shared ownership' document.

Landlord's first option to buy

When you give the landlord notice that you intend to sell your share in your home, the landlord has 4 weeks to find a buyer. (The landlord may offer to buy back your share, but only in exceptional circumstances and if they have funds available.) If they do not find a buyer within 4 weeks, you can sell your share yourself on the open market. For example, through an estate agent.

Pets

You can keep pets at the home but must obtain the landlords written permission, please consult your conveyancer

Subletting

Subletting

You can rent out a room in the home at any time, but you must live there at the same time.

You cannot sublet (rent out) your entire home unless either:

- **you own a 100% share**
- **you have your landlord's permission, which they will only give in exceptional circumstances**

If you're a serving member of the armed forces, and you're required to serve away from the area where you live for a fixed period, you may sublet the entire home subject to the landlord's permission.

Darwin Manor

Site plan

- The Harding**
1 bedroom maisonette
- The Shermont**
2 bedroom home
- The Derwent**
3 bedroom home
- The Elvaston**
3 bedroom home
- The Hardwick**
3 bedroom home
- The Atwood**
4 bedroom home
- Affordable Homes**



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Bowes Road, Derby DE24 5BZ

Please note: All CGIs, floor plans, configurations, maps and information are intended for guidance only and accuracy of this information cannot be relied upon by prospective purchasers who must make their own enquiries to satisfy themselves by inspection or otherwise as to the correct detail, including individual plot plans and colours. Sizes and dimensions approximate and subject to change. Correct at time of print – May 2025.



Darwin Manor

HOUSES SPECIFICATION

KITCHENS

- Symphony fitted kitchen in a choice of colours
- Co-ordinated worktop finish and matching upstand
- Built in electric fan oven, four ring gas hob and stainless steel splashback to hob area
- Cooker hood
- Integrated fridge-freezer
- Stainless-steel sink with chrome mixer taps

HEATING

- Efficient gas combination boiler
- Radiators to all rooms with thermostatic control where room thermostat is not provided

ELECTRICAL

- PIR external lights to front and back doors
- Mains wired smoke, heat and carbon monoxide detectors
- Fibre Optic connection to the property
- TV socket to lounge with wiring taken to loft space for future connection
- USB socket in kitchen
- Extract fans to all wet rooms
- Telephone socket to lounge
- Downlighters to kitchens
- Front doorbell

BATHROOMS, EN-SUITES AND CLOAKROOMS (WHERE APPLICABLE)

- White Ideal Standard bathroom suite with shower over bath and Roman glass shower screen
- Chrome thermostatic shower mixer taps to en-suites (where applicable)
- White wash basin and chrome mixer tap
- Wall tiles, full height around shower/bath
- White bathroom suite to en-suite (where applicable) with shower tray and glass shower screen where shown on the layout

INTERNAL FINISHES

- Vinyl flooring to kitchen, bathroom and WC (where applicable)
- Carpets to all other areas
- Soft white emulsion to all walls and ceilings
- White satin to woodwork

DOORS AND WINDOWS

- GRP composite door with chrome ironmongery and multi point locking system
- Smooth internal doors, painted white with polished chrome handles
- White UPVC windows and French doors with high performance double glazing

EXTERNAL

- All homes to have access to an EV charging point
- Solar panels on all 3 & 4 bed homes
- 1-bed Maisonette and 2-bed homes have bath and shower water heat recovery units
- Landscaped front gardens as per site wide landscaping plan
- Turf installed to rear gardens
- External tap
- Slabs to path and patio areas



CentralandNorthSales@placesforpeople.co.uk | placesforpeople.co.uk/darwin-manor

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