Places for People

Marble Square

EXCLUSIVELY SHARED OWNERSHIP

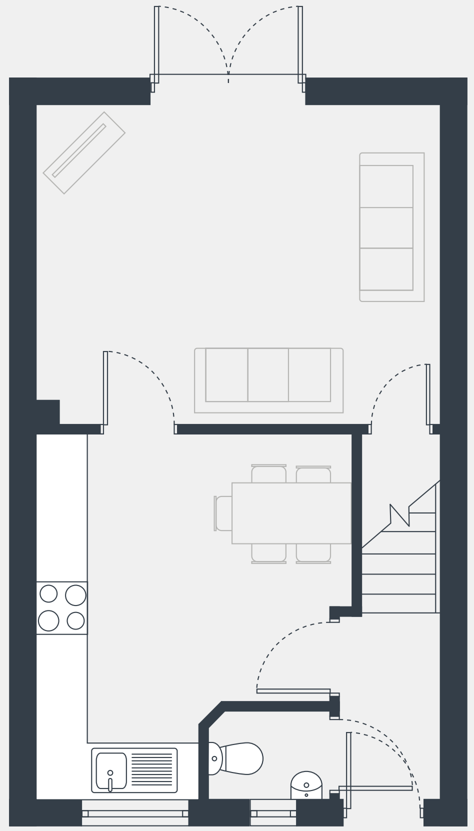
Somewhere to call home

Marble Square

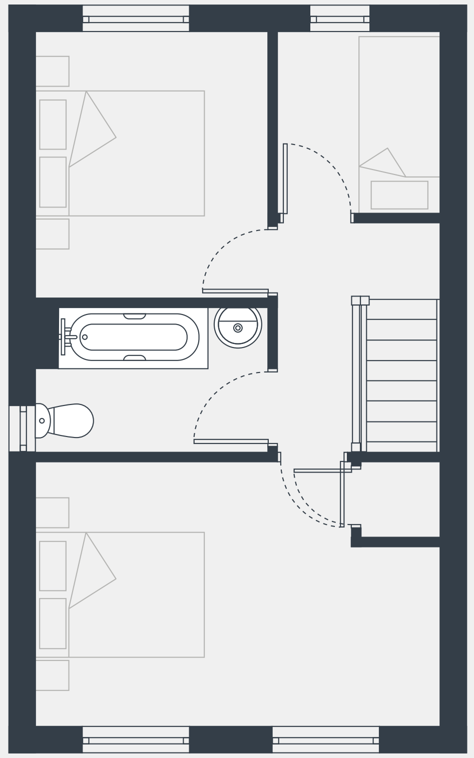
The Cornflower
3 bedroom home

Plots as drawn: 8,32,304,306
Plots handed: 33,305,307,326

70.98 sq m / 764 sq ft



GROUND FLOOR



FIRST FLOOR

DIMENSIONS	m	ft
Kitchen/Dining	4.10m x 3.54m	13'1" x 11'2"
Lounge	4.49m x 3.57m	14'9" x 11'2"

DIMENSIONS	m	ft
Bedroom 1	4.49m x 2.94m	14'9" x 9'8"
Bedroom 2	2.98m x 2.57m	9'9" x 8'5"
Bedroom 3	2.04m x 1.83m	6'8" x 6'0"
Bathroom	2.57m x 1.65m	8'5" x 5'5"

Marble Square

Site plan

- **The Eston** 2 bedroom home
- **The Buttercup** 2 bedroom home
- **The Hadley** 3 bedroom home
- **The Crimson** 3 bedroom home
- **The Blackthorne** 3 bedroom home
- **The Meadowsweet** 3 bedroom home
- **The Laurel** 3 bedroom home
- **The Cornflower** 3 bedroom home
- **The Belgrave** 4 bedroom home

SS: Electrical Substation

Places for People | LSL Land & New Homes

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Nightingale Road, Osmaston, Derby DE24 8BF

3540/V1/16.06.2025

Marble Square

Specification

KITCHENS

- Symphony fitted kitchen
- Laminate worktop
- Stainless steel single sink with chrome mixer tap
- Single electric oven with four-ring gas hob and stainless steel splashback
- Cooker hood
- Fridge/Freezer

PLUMBING AND HEATING

- Gas-fired combi boiler

ELECTRICAL

- Low energy light fittings and switching
- TV point to lounge and main bedroom
- White sockets and switches
- Mains-wired smoke detectors

BATHROOMS AND EN-SUITES

- White bathroom suite
- White wash basin pedestal unit with chrome mixer tap
- Porcelanosa tiles
- En-suite with white sanitaryware plus shower tray and glass shower screen (where applicable)

INTERNAL FINISHES

- Vinyl flooring in the kitchen, bathroom, W.C and en-suite (where applicable)
- Carpets in the remaining rooms

DOORS AND WINDOWS

- Multi-locking composite front door
- PVC double glazed windows

EXTERNAL

- Solar panels
- External lighting to the front
- Front garden landscaping
- Turfed rear garden
- Outside tap

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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	**1 Carlen Drive Derby**
Property type	**3 Bedroom Semi**
Scheme	**Shared ownership**
Full market value	**£216,000**
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 £371.25 a month.** **If you buy a larger share, you'll pay less rent.**

Share	Share Purchase Price	Monthly rent
10%	**£21,600.00**	**£445.50**
20%	**£43,200.00**	**£396.00**
30%	**£64,800.00**	**£346.50**
40%	**£86,400.00**	**£297.00**
50%	**£108,000.00**	**£247.50**
60%	**£129,600.00**	**£198.00**
70%	**£151,200.00**	**£148.50**
75%	**£162,000.00**	**£123.75**

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.

Monthly payment to the landlord	**In addition to the rent above, the monthly payment to the landlord includes:** **Service charge £0.00** **Estate charge £5.06** **Buildings insurance £27.80** **Management fee £10.67** **Reserve fund payment £0.00** **Total monthly payment *excluding rent* £43.52**
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 informationabout 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 Living + 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 tothe 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.**

The places we make are like nowhere else. Because no one else makes places the way we do.

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Shared ownership terms and conditions apply. Please talk to us for further details. Applications are subject to affordability and eligibility criteria.