

EXCLUSIVELY
SHARED
OWNERSHIP

Marble Square



Somewhere to call home

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



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



0115 671 0397 | sales@thesohub.co.uk | placesforpeople.co.uk/marble-square
Marble Square, Nightingale Road, Osmaston, Derby DE24 8BF

Please note: The specifications outlined above are for indication purposes only. There may be changes throughout the build process to specific brand, materials and appliances referred to in the specification. In such cases, an alternative of similar quality will be provided. Any alterations of the specification will be of equal to or greater value, and Places for People reserve the right to implement changes to the specification without warning. This information is for guidance only and does not form any part of any contract or constitute a warranty. Please consult your Sales Executive for further information. *Correct as of June 2025.

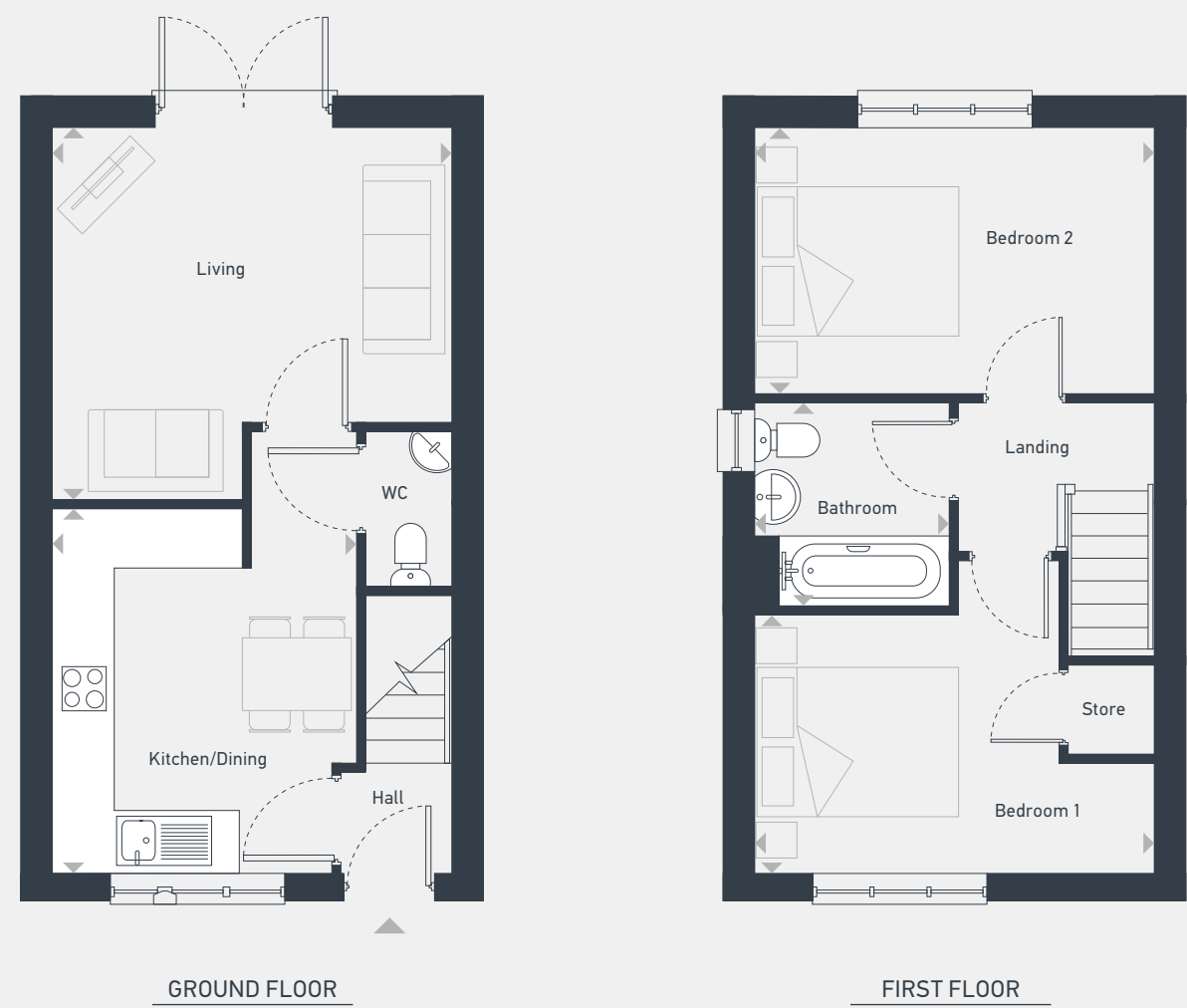
Marble Square

The Buttercup
2 bedroom house



Plots as drawn: 13,15,22,26,28,30,245
Plots handed: 14,16,31,23,27,29,244

60.48 sq.m / 651 sq.ft



DIMENSIONS	m	ft
Living	3.99m x 3.72m	13'1" x 12'2"
Kitchen/Dining	3.63m x 3.03m	11'11" x 9'11"

DIMENSIONS	m	ft
Bedroom 1	3.99m x 2.67m	13'1" x 8'9"
Bedroom 2	3.99m x 2.56m	13'1" x 8'5"
Bathroom	2.02m x 1.94m	6'7" x 6'4"

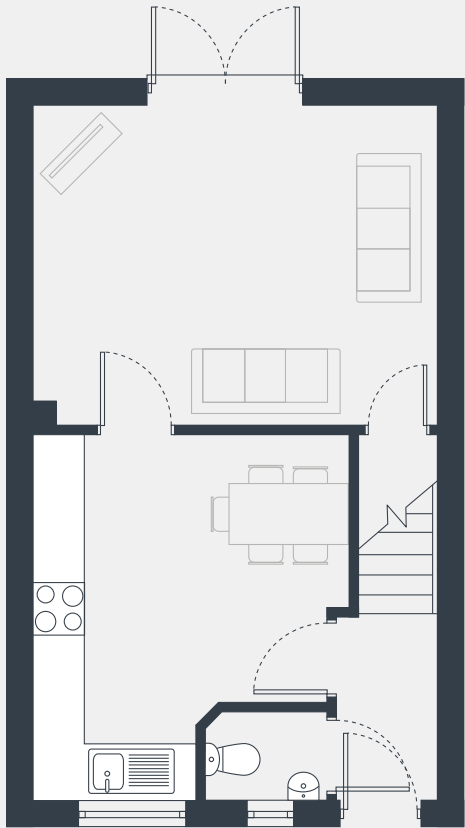
Marble Square

The Cornflower
3 bedroom home

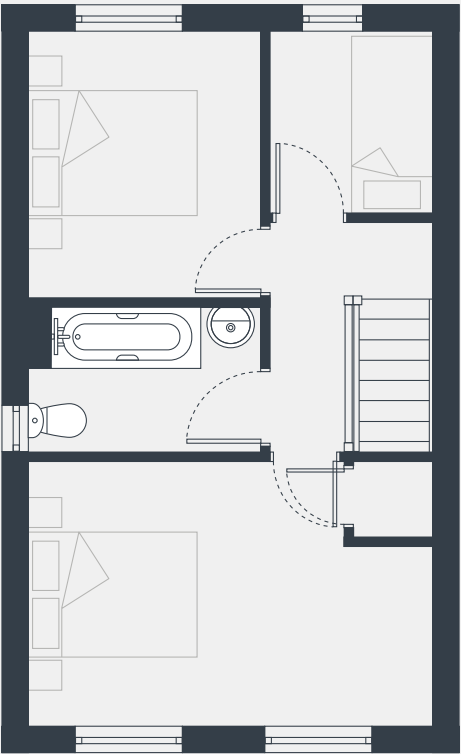


Plots as drawn: 8,32,304,306
Plots handed: 33,305,307,326

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"

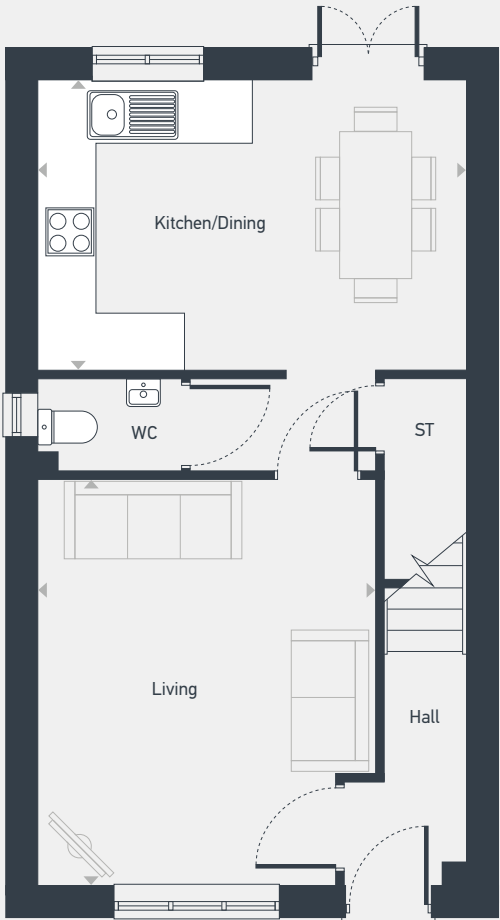
Marble Square

The Meadowsweet
3 bedroom home

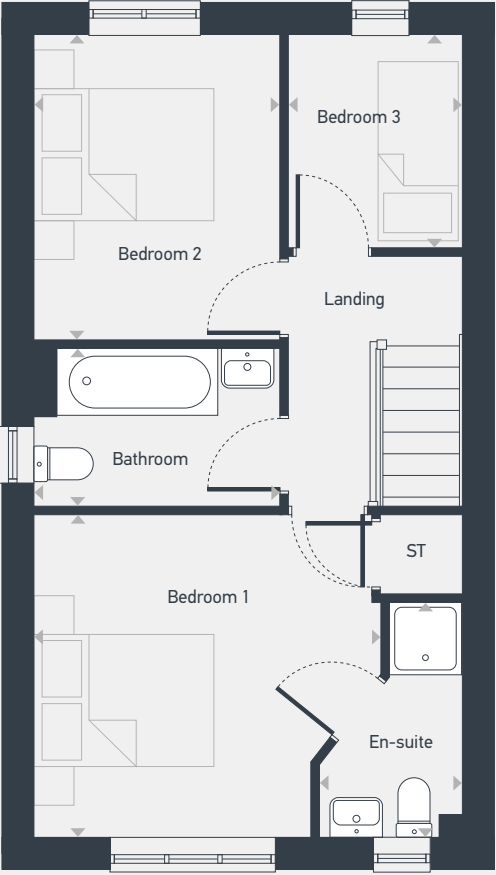


Plot as drawn: 218
Plot handed: 217

77.3 sq.m / 832 sq.ft



GROUND FLOOR



FIRST FLOOR

ST: Storage WC: Water Closet

DIMENSIONS	m	ft
Kitchen/Dining	4.48m x 3.04m	14'8" x 9'11"
Living	4.27m x 3.55m	11'8" x 14'0"

DIMENSIONS	m	ft
Bedroom 1	3.65m x 3.39m	11'11" x 11'1"
En-suite	2.47m x 1.49m	8'1" x 4'11"
Bedroom 2	3.21m x 2.59m	10'6" x 8'6"
Bedroom 3	2.24m x 1.82m	7'4" x 6'0"
Bathroom	2.59m x 1.66m	8'6" x 5'5"

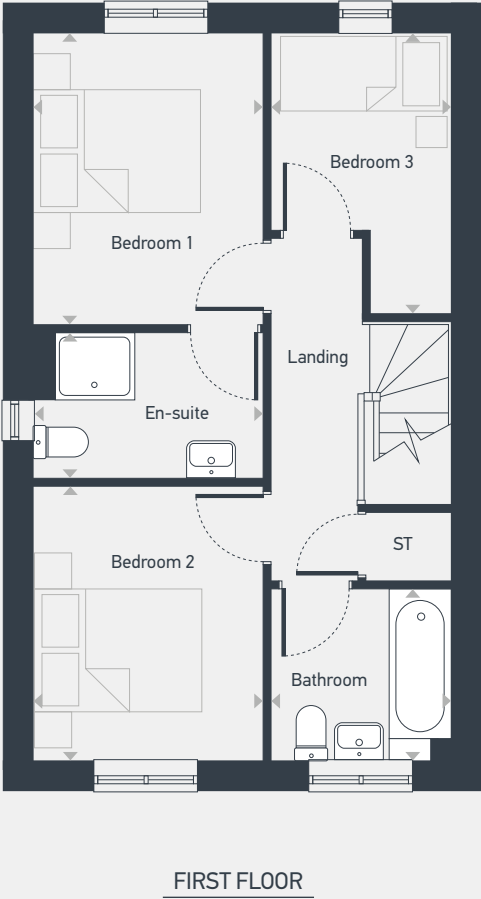
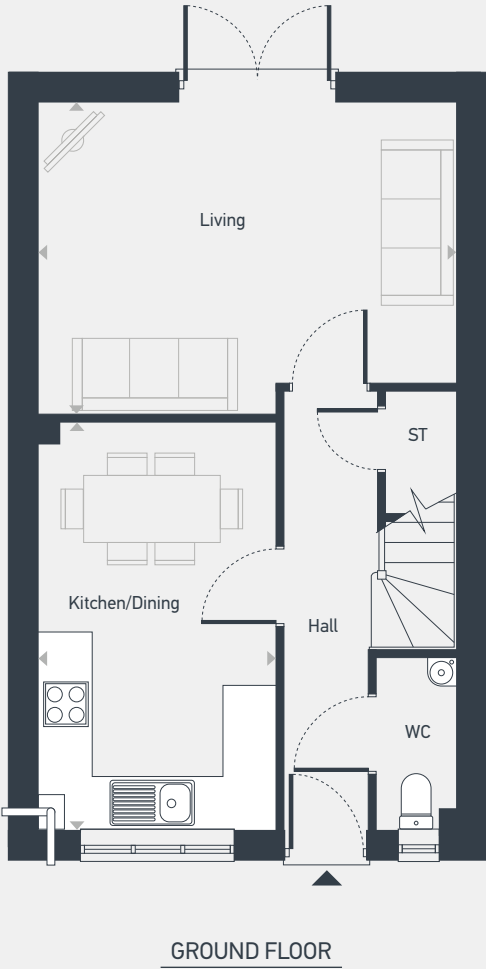
Marble Square

The Hadley
3 bedroom home



Plots as drawn: 302,308
Plots handed: 303,309

79.06 sq.m / 851 sq.ft



ST: Storage WC: Water Closet

DIMENSIONS	m	ft
Kitchen/Dining	4.61m x 2.67m	15'1" x 8'9"
Living	4.72m x 3.52m	15'6" x 11'7"

DIMENSIONS	m	ft
Bedroom 1	3.29m x 2.60m	10'10" x 8'7"
En-suite	2.60m x 1.64m	8'7" x 5'5"
Bedroom 2	3.10m x 2.60m	10'2" x 8'7"
Bedroom 3	3.18m x 2.03m	10'5" x 6'8"
Bathroom	2.03m x1.94m	6'8" x 6'4"

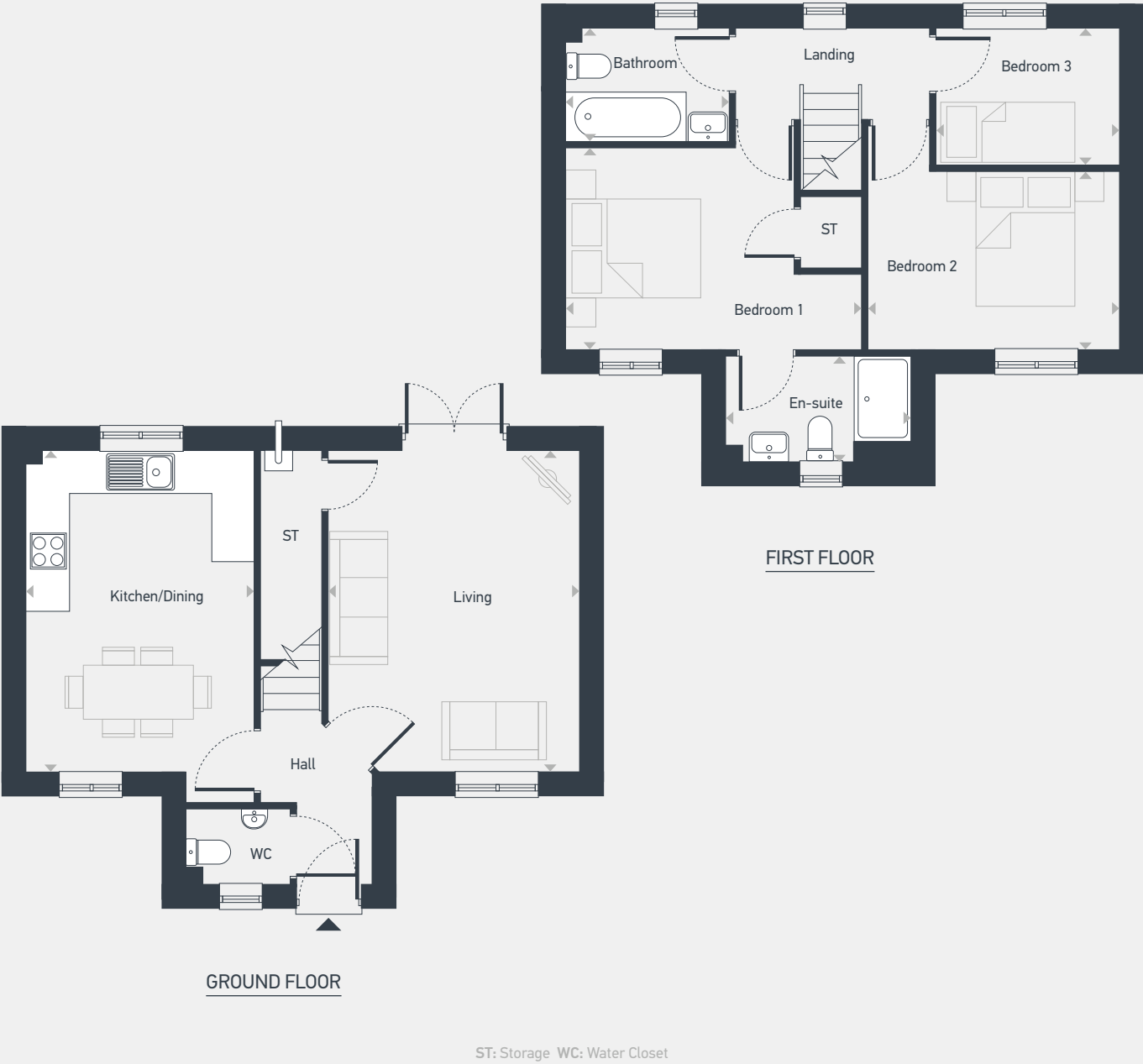
Marble Square

The Blackthorne
3 bedroom home



Plot as drawn: 297
Plot handed: 319

79.6 sq.m / 857 sq.ft



DIMENSIONS	m	ft
Kitchen/Dining	4.51m x 3.20m	14'10" x 10'6"
Living	4.51m x 3.53m	14'10" x 11'7"

DIMENSIONS	m	ft
Bedroom 1	3.20m x 2.83m	10'6" x 9'3"
En-suite	2.61m x 1.48m	8'7" x 4'10"
Bedroom 2	3.53m x 2.50m	11'7" x 8'2"
Bedroom 3	2.57m x 1.92m	8'5" x 6'3"
Bathroom	2.29m x 1.59m	7'6" x 5'2"

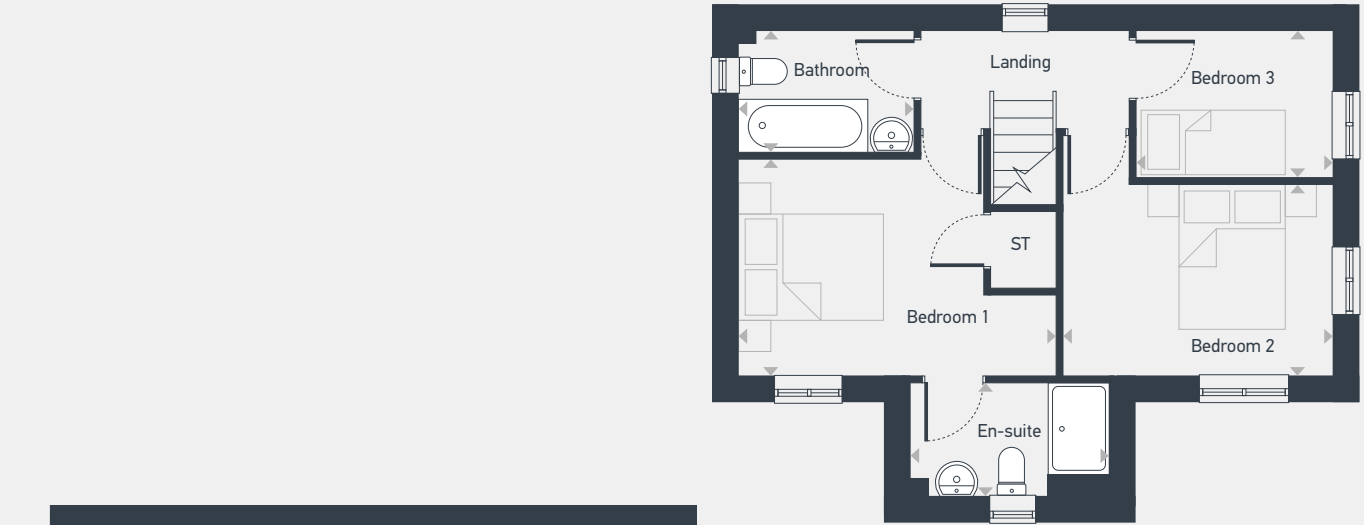
Marble Square

The Crimson
3 bedroom home

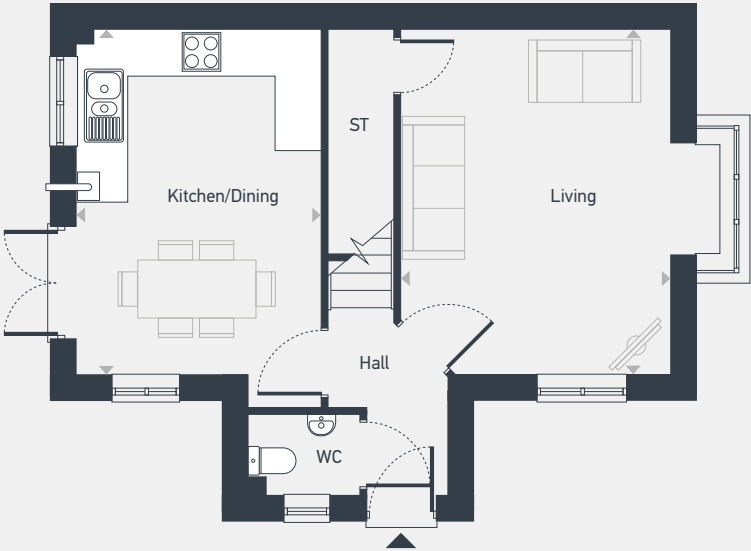


Plots as drawn: 7,318
Plots handed: 298,327

80.55 sq.m / 867 sq.ft



FIRST FLOOR



GROUND FLOOR

ST: Storage WC: Water Closet

DIMENSIONS	m	ft
Kitchen/Dining	4.56m x 3.24m	14'11" x 10'8"
Living	4.56m x 4.24m	14'11" x 13'11"

DIMENSIONS	m	ft
Bedroom 1	4.19m x 2.87m	13'9" x 9'5"
En-suite	2.65m x 1.52m	8'8" x 5'0"
Bedroom 2	3.57m x 2.54m	11'8" x 8'4"
Bedroom 3	2.61m x 1.96m	8'7" x 6'5"
Bathroom	2.33m x 1.63m	7'8" x 5'4"

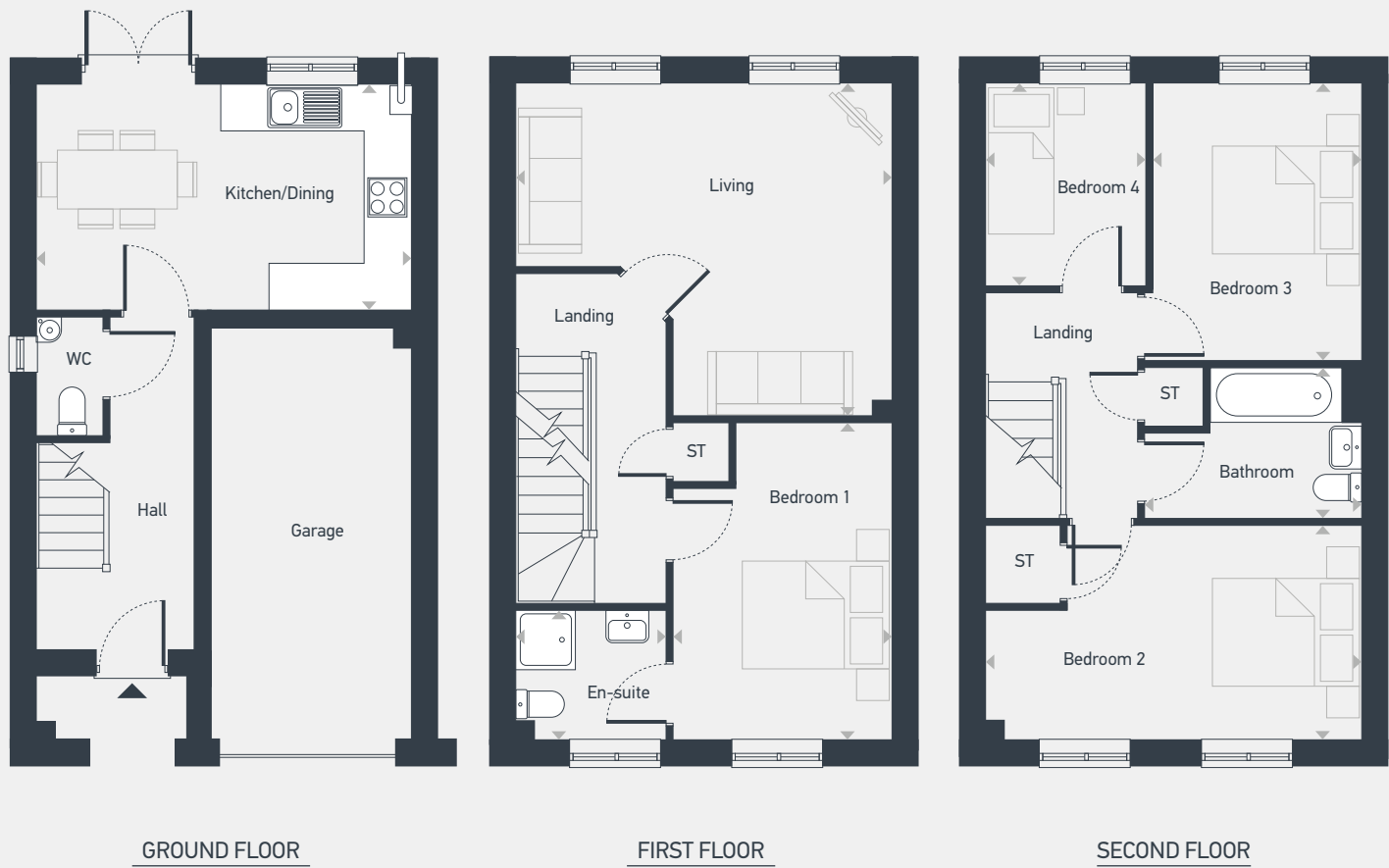
Marble Square

The Belgrave
4 bedroom home



Plot as drawn: 20
Plot handed: 21

107.2 sq.m / 1,154 sq.ft



ST: Storage WC: Water Closet

DIMENSIONS	m	ft
Kitchen/Dining	4.82m x 2.91m	15'10" x 9'7"

DIMENSIONS	m	ft
Living	4.84m x 4.28m	15'10" x 14'0"
Bedroom 1	4.08m x 2.81m	13'4" x 9'3"
En-suite	1.93m x 1.66m	6'4" x 5'5"
Bedroom 2	4.84m x 2.75m	15'10" x 9'0"
Bedroom 3	3.57m x 2.68m	11'8" x 8'10"
Bedroom 4	2.60m x 2.06m	8'6" x 6'9"
Bathroom	2.79m x 1.94m	9'2" x 6'4"

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

Because Community Matters

Proud to be creating sustainable
communities for the long term



Follow us on



@placesnewhomes



@placesforpeopleofficial

#BecauseCommunityMatters



placesforpeople.co.uk/marble-square
Nightingale Road, Osmaston, Derby DE24 8BF

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

Places for People and any joint agents give notice that: 1. The text, photographs, computer generated images and plans are for guidance only and are not necessarily comprehensive.
2. These particulars were prepared from preliminary plans and specifications before the completion of the properties. These particulars, together with any images that they contain, are intended only as a guide. They may have been changed during construction and final finishes could vary. This information is for guidance only and does not form any part of any contract or constitute a warranty.
3. There may be changes throughout the build process to specific brands, materials and appliances referred to in the specification. In such cases, an alternative of similar quality will be provided.