



Dominion

Doncaster



Somewhere to call home

Welcome home

Moving to Dominion means much more than a change of scenery. Here, you'll enjoy a whole new way of life in a high-quality contemporary home — with all the amenities you need close by, in an area with plenty of attractive green spaces. This is a place where community comes first — where you feel you've arrived home long before you reach the front door.

Our two and three-bedroom homes are designed for today's family living, with generous proportions and modern features inside — and well-planned gardens and shared spaces outside. They're also built with the environment in mind, using energy-saving technology and materials.

This is a great place to put down roots, in the historic market town of Doncaster, with a wide choice of shops, schools and other facilities. You'll also benefit from excellent road and rail links, making both work and leisure more convenient.

Most importantly, we've made buying your home at Dominion more affordable, through our shared ownership scheme. If you think a new family house is out of your reach, we'll provide the help you need.

Find out more about shared ownership

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A great place to live

Dominion combines the convenience of a nearby town centre with the beauty of surrounding countryside.

Living here, you have well-established local amenities, shops, nightlife and restaurants — and enjoy the freedom to explore the Peak District, with its famed stepping stones and limestone valleys, or the hills and villages of the Yorkshire Dales. This is a wonderful location for families of all ages, with a wide choice of schools and nurseries.

You'll also find it very easy to get around. Close to the centre of Doncaster, Dominion is perfectly placed for the UK's road and rail networks. The M1, A1, M62, M18 and M180 are all a short drive away, and there are frequent trains to London and other major cities.

One of the oldest towns in Yorkshire, Doncaster is famous for horse racing, its railway heritage, and a wealth of Georgian and Regency architecture on the Great North Road. Its history can still be seen in the remains of the original Roman wall, Saxon churches, and Norman castles at Conisbrough and Tickhill.

Doncaster has also nurtured some famous people. Jeremy Clarkson was born here, and was a journalist on local papers before beginning his TV career. And one of England's greatest football players, Kevin Keegan, was born in Armthorpe, on the eastern edge of the town.





Modern living

Community spirit

Why buy new?

When you buy a new home with Places for People, you can be sure it meets the highest quality standards, in building methods and materials.

Our homes are built to a much higher specification than many older properties, and there are none of the worries about repairs or maintenance. Everything's fresh, clean and ready for you — tiling, paintwork, kitchens and bathrooms. All you have to do is unpack and settle in.

Best of all, you're the first to live in your new home, so you don't have to live with anyone else's dodgy decorating or dangerous DIY. It's your blank canvas, for you to make your own.

A new home with us also means lower energy bills. We build to the latest environmental standards, and consider energy efficiency in every feature — from double-glazed windows to insulated walls, floors and roofs. So you know you're doing your bit for the planet while saving money.

Thoughtfully designed inside and out

Every feature of your home at Dominion is designed to suit modern living. We understand what makes life easier. We think about space, convenience, energy efficiency and choice.

Light-filled rooms enhance the sense of space in these modern homes. On the ground floor, there's a well-equipped kitchen-diner, and a large lounge area with French doors opening onto the rear garden. There's also a cloakroom with toilet and wash basin.

Upstairs, the master bedroom features clever storage and, in our three-bedroom homes, it also has an en-suite. The family bathroom is both stylish and practical, and the remaining bedrooms are generous sizes. Perfect for all the family.

Detailed design for modern living

Every room is equipped to a high specification...

Kitchen

- Symphony fitted kitchen in a choice of colours
- Coordinating worktop and matching upstand
- Matching integrated extractor
- Soft-close doors and drawers
- LED under-cabinet lighting
- Indesit single electric oven with four-ring gas hob and stainless steel splashback
- Indesit integrated fridge-freezer
- Stainless-steel single-bowl inset sink with chrome mixer tap

Bathrooms

- White bathroom suite with shower over bath and glass shower screen
- White wash basin pedestal unit with chrome mixer tap
- Porcelanosa tiles to full height around the bath

En-suites (where applicable)

- White shower tray with glass door
- White wash basin pedestal unit with chrome mixer tap
- Porcelanosa tiles to full height around shower

Plumbing and heating

- Gas-fired combi boiler and water system

Electrical

- External lights at the front and back
- Doorbell
- TV installation, including aerials and wiring
- Mains-wired smoke detectors

Decoration

- Almond White matt emulsion walls and ceilings

Floor coverings

- Vinyl flooring in the kitchen, bathroom and cloakroom
- A choice of carpets in the remaining rooms

Outside

- Front garden landscaping
- Seeded rear garden

Quality in every detail

NHBC



A guide to shared ownership

Your new home made easier

Looking for a new family home, but wondering how you can afford to buy one?

At Dominion, you can choose a beautiful two or three-bedroom house, designed to exacting standards. And through our shared ownership scheme, you could move in for a lot less than you might think.

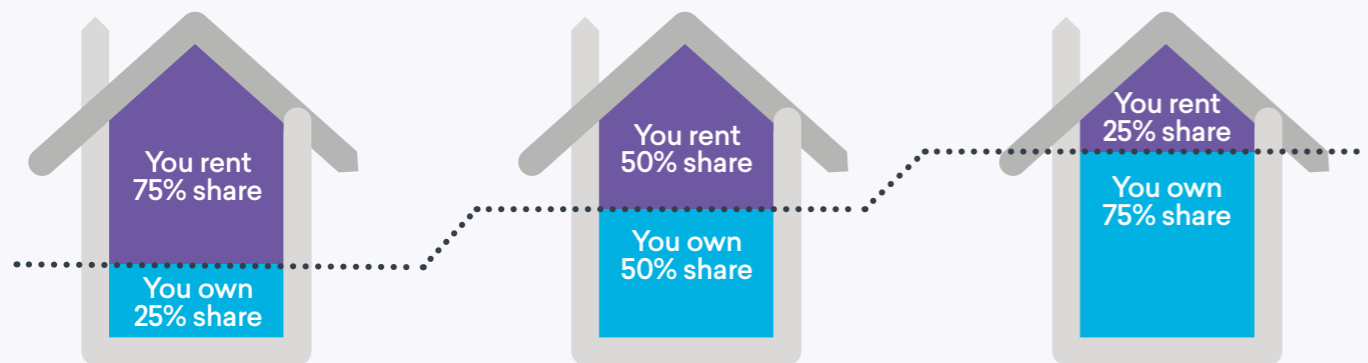
Your new home is now within reach. You're still buying, but more affordably.

If the full price of your new home is difficult to find straight away, shared ownership gives you a helping hand.

It's a simple idea: instead of buying the property outright, you pay part of the total price — usually between 25% and 75% — and pay rent on the rest. So the deposit you need to save up is smaller, and your mortgage is smaller too.

In the future, if you want to buy a bigger share of your home, you can do this in stages or all at once. This will reduce the rent you have to pay, and you can increase your share gradually until you own 100% of your home.

How shared ownership works



The bigger the share you buy, the lower the rent you pay – and the more of your home you own.

Your questions answered

What is shared ownership?

Shared ownership is a great way to get onto the housing ladder if you can't afford the full purchase price of your home straight away. With shared ownership you purchase an initial share of your home, between 25% and 75% of the property's value and then pay a rent on the remaining share. It's a simple and cost effective way of owning your own home.

Even better, because you are buying a share of the property, the deposit you need to have saved is smaller too. If you wish to in the future, you can decide to buy further shares in your home in stages or all at once this is called stair-casing.

Am I eligible for shared ownership?*

You can apply to buy with shared ownership if:

- You are a first-time buyer
- You are an existing shared owner moving to another shared ownership home
- You have previously owned a home but needs help buying a new one
- You have a combined household income less than £80,000
- You are able to afford the mortgage, rent and service charges

How much of my home can I afford to buy?

This will vary depending on your circumstances. An independent financial advisor will carry out an affordability assessment to determine the exact share that's right for you and your circumstances.

They'll also carry out an affordability check with the most appropriate mortgage lender, to ensure you can get the amount you need to complete your purchase. This is all quite straightforward, and we can take care of it for you.

Can I purchase more of my home in the future?

Yes, you can choose to increase the amount you own gradually, until you own 100%. The cost of the additional shares will depend on the current market value of your home at the time you wish to buy more. By doing this you reduce the rent you are paying as you buy more of the home.

What will my responsibilities be?

You will have a shared ownership lease which tells you your rights and responsibilities which include being responsible for the maintenance and repairs on your home as well as paying your rent, service charges and your mortgage payments.

I'm interested in shared ownership, what now?

Contact our Sales Team who'll talk you through the scheme, answer any questions you may have and even help you to purchase a beautiful new home.

*Terms and conditions apply. Please talk to us for further details. Applications are subject to affordability and eligibility criteria.



About Places for People

We are a property developer and manager with a well-deserved reputation for creating award-winning, sustainable developments that put people first.

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.

More than 50 years' experience means we know what it takes to create homes and communities that work for everyone living in them. Places that meet a variety of needs, and will continue to do so well into the future. Where others think in years, we think in decades.

Whether you're taking your first step on the property ladder, looking for a bigger family home, or downsizing later in life, we'll help you find the perfect place.

“We can't thank Places for People, our selling agents and the solicitors enough for making the process easy, and for providing us with such great support.”

Pamela and David Clark, Places for People customers.



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