



# The Apartments at Dominion

SHARED  
OWNERSHIP  
AVAILABLE



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-bedroom apartments benefit from a modern, open-plan design, with a Symphony-fitted kitchen and dining area extending into the bright, spacious lounge. Both the bathroom and master bedroom en-suite are exquisitely finished with Porcelanosa tiles.

Expect generous room sizes and ample storage, while the stylish, neutral décor and your choice of floorings mean you can move in and enjoy your new pad from the get-go. Built to sustainable environmental standards, these contemporary homes also use less energy and are cheaper to run.

Dominion offers attractive landscaping and allocated parking along with great transport links nearby. Doncaster — with shops, eateries and other essential amenities — is a 10 minute car-ride away, while the beautiful Potteric Carr Nature Reserve can be reached in just a few minutes by foot.

Most importantly, we've made buying your home at Dominion more affordable, through the government-backed shared ownership scheme — helping you to get on the property ladder more quickly than buying a home outright.

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 can 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.

Conisborough Castle may be mostly ruins however the 90ft high circular keep is the oldest and tallest of its kind in England and great for exploring. Other fun destinations nearby include the South Yorkshire Aircraft Museum, Potteric Carr Nature Reserve and The Dome — a spectacular multi-purpose leisure complex.







**Modern living**

**Community spirit**



# Why buy new?

**Buying a brand-new home with Places for People is one of the easiest decisions you'll ever make. Designed for modern living, with plenty of space to relax, work or entertain, all you need to do is unpack and start making your home your own.**

When you buy new from Places for People, 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 and simply enjoy the thrill of turning a blank canvas into your dream home.

A new home with us also means lower energy bills. We build to high environmental standards — incorporating the latest heating systems, excellent insulation and double-glazed windows — so you know you're doing your bit for the planet while saving money.

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

# 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.**

## 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

- 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

- 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

QUALITY IN EVERY DETAIL

NHBC



# A guide to shared ownership

## What is shared ownership?

**Shared ownership is a government-backed scheme that could help you to get a foot on the property ladder.**

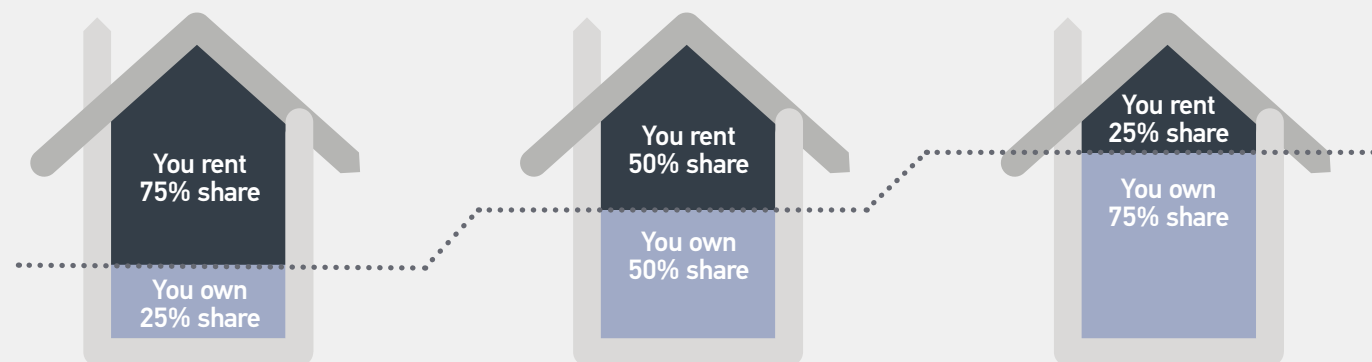
At Dominion, you can choose a beautiful two-bedroom apartment, designed to exacting standards. And through the government-backed shared ownership scheme, you could be getting a foot on the property ladder more quickly than buying a home outright.

If you can't afford all of the deposit and mortgage payments for a home that meets your needs, shared ownership offers you the chance to buy an initial share of your home based on its market value and then pay rent on the remaining share — helping you to get on the property ladder more quickly than buying a home outright.

At Dominion, you can purchase an initial share of your home between 25% and 75% of the property's value and pay rent on the rest. 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, known as staircasing. 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



## Your questions answered

### 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 need help buying a new one.
- You have a combined household income of 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.

### What is staircasing?

You can buy more shares in your home after you become the owner. This is known as 'staircasing'. This means that you can choose to increase the amount you own gradually, until you own 100% of your home.

### How much does staircasing cost?

The cost of the additional shares will depend on the current market value of your home at the time you wish to buy more. When you buy more shares, you'll pay less rent.

Along with the cost of the additional shares that you are buying, there are other legal costs that you will need to consider. Visit [www.gov.uk/shared-ownership-scheme](http://www.gov.uk/shared-ownership-scheme) to find out more.

### What will my responsibilities be?

You will have a shared ownership lease that 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.

### Do I need to pay Stamp Duty?

When you purchase a home through shared ownership, you can make a one-off Stamp Duty payment based on the total market value of the property, or alternatively, you can pay the Stamp Duty in stages. This means that you won't have to pay any Stamp Duty in the future when staircasing.

Alternatively, you can choose to pay the Stamp Duty in stages. There will be no Stamp Duty to pay until your owned share reaches 80% and above. If you are staircasing to 80% in your home, you will need to pay Stamp Duty on the share that took you over 80% and any further transactions.

### I'm interested in shared ownership, now what?

Our sales team will be happy to discuss the shared ownership scheme with you and answer any questions you may have to help you find your perfect new home at Dominion.



\*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 proven track record for delivering high-quality homes in thriving Communities right across the UK.**

With more than 50 years' experience, we know what it takes to build happy, healthy and inclusive places to live.

As the UK's leading Social Enterprise, we believe our homes should be attainable for everyone, which is why we offer various property and tenure types along with a range of buying options. We give our customers exactly what they ask for: bright, spacious homes with flexible living areas that easily adapt to work or play, located in well-connected Communities with a wealth of amenities and green space close by.

So, whether you're taking your first step onto the property ladder or looking for your forever home, 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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Selling Agent:



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## **Dominion**

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