

Marble Square

EXCLUSIVELY
SHARED
OWNERSHIP



Somewhere to call home

Welcome to
Marble Square

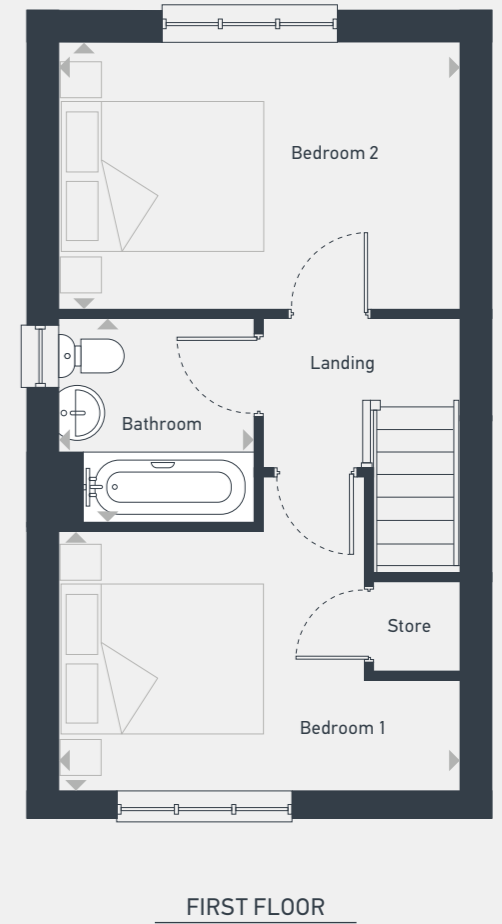
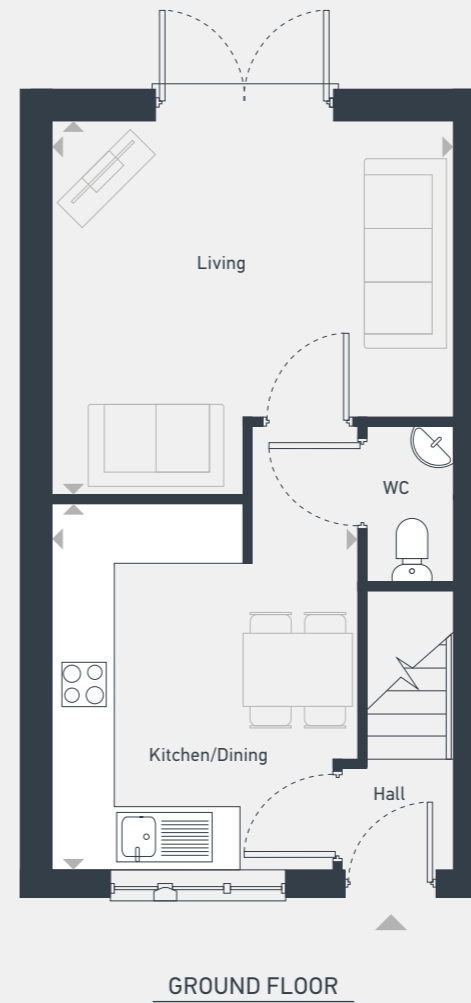


Marble Square

The Buttercup 2 bedroom house

Plots 38-41, 44, 45, 50 & 51 - semi-detached

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"

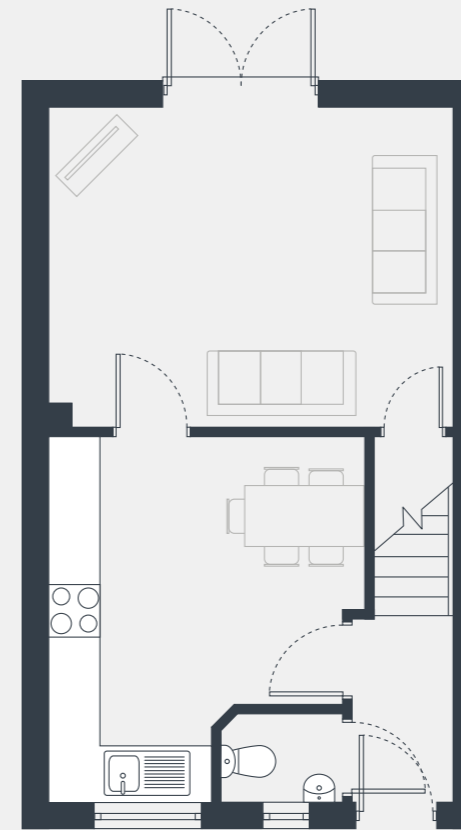
DIMENSIONS	m	ft
Bedroom 1	3.99m x 2.67m	13'1" x 8'9"
Bedroom 2	3.99m x 2.56m	13'1" x 8'5"
Bathroom	2.02m x 1.94m	6'7" x 6'4"

Marble Square

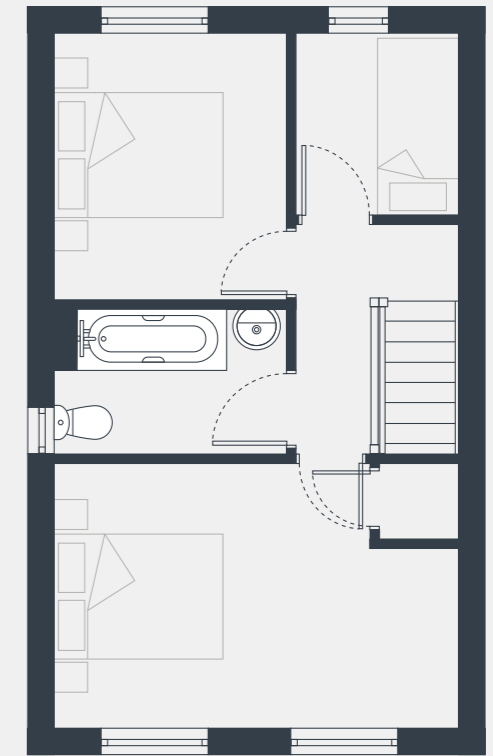
The Cornflower 3 bedroom home

Plots 36 & 37, 42 & 43 - semi-detached

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"

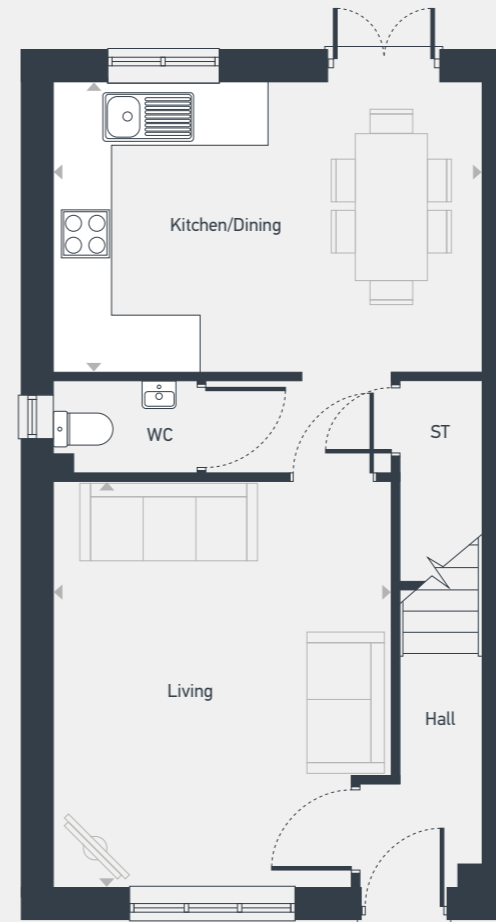
Marble Square

The Meadowsweet 3 bedroom home

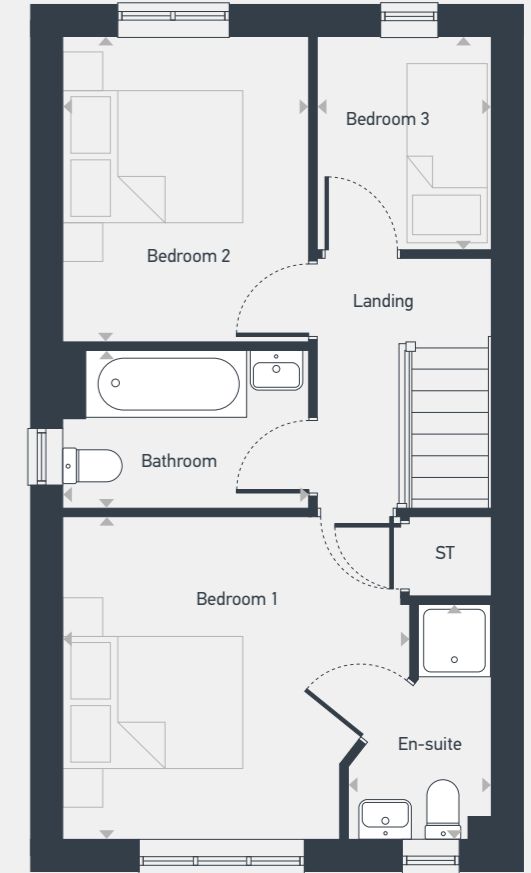


Plot as drawn: 58
Handed: 59

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"

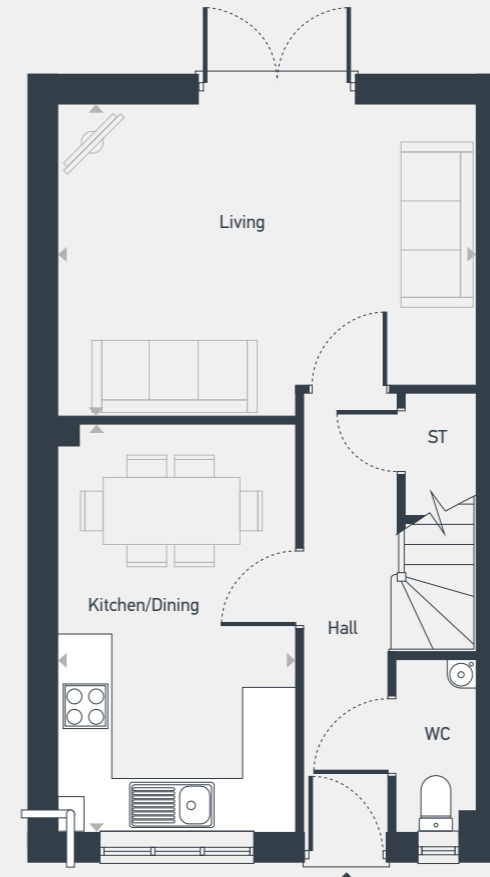
DIMENSIONS	m	ft
Bedroom 1	3.65m x 3.39m	11'11" x 11'1"
En-suite	2.47m x 1.49m	8'1" x 4'11"
Bedroom 2	3.21m x 2.59m	10'6" x 8'6"
Bedroom 3	2.24m x 1.82m	7'4" x 6'0"
Bathroom	2.59m x 1.66m	8'6" x 5'5"

Marble Square

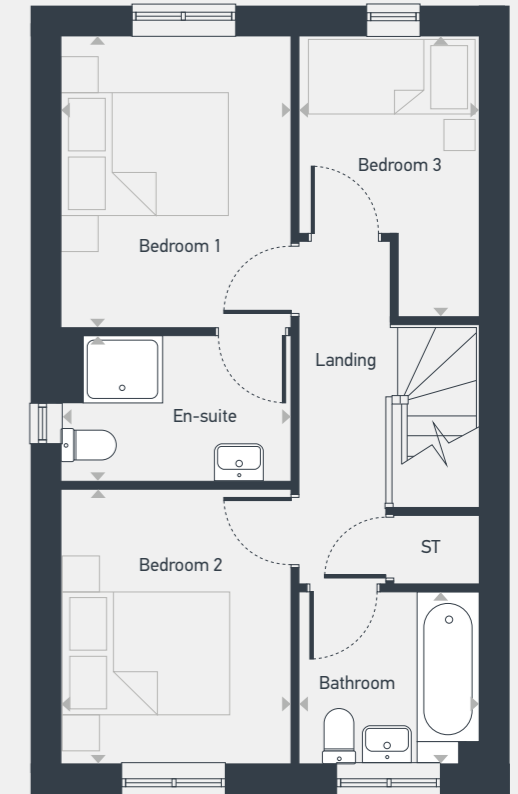
The Hadley 3 bedroom home

Plot as drawn: 161
Handed: 162

79.06 sq.m / 851 sq.ft



GROUND FLOOR



FIRST FLOOR

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 x 1.94m	6'8" x 6'4"

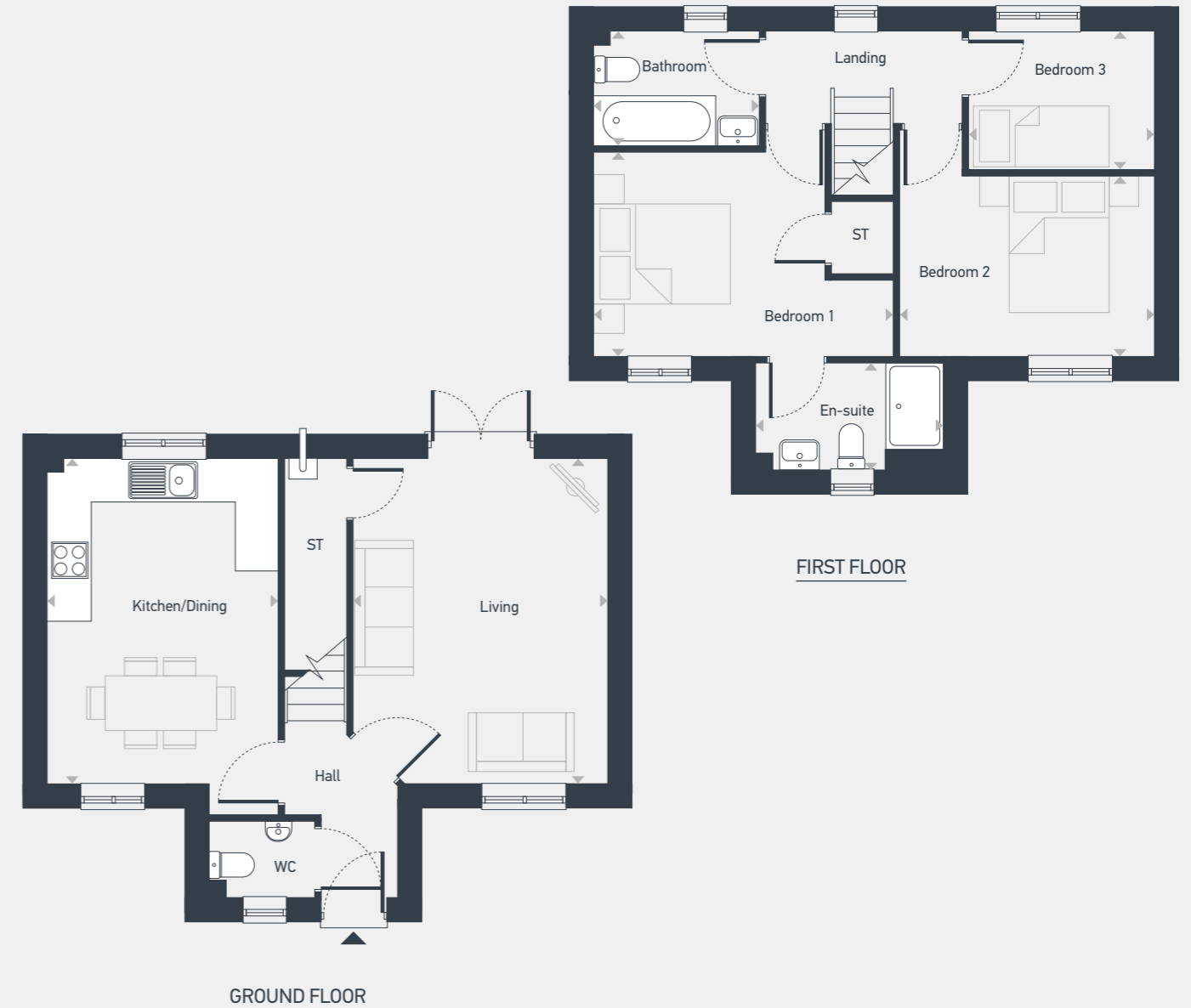
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The Blackthorne 3 bedroom home



Plot as drawn: 52

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"

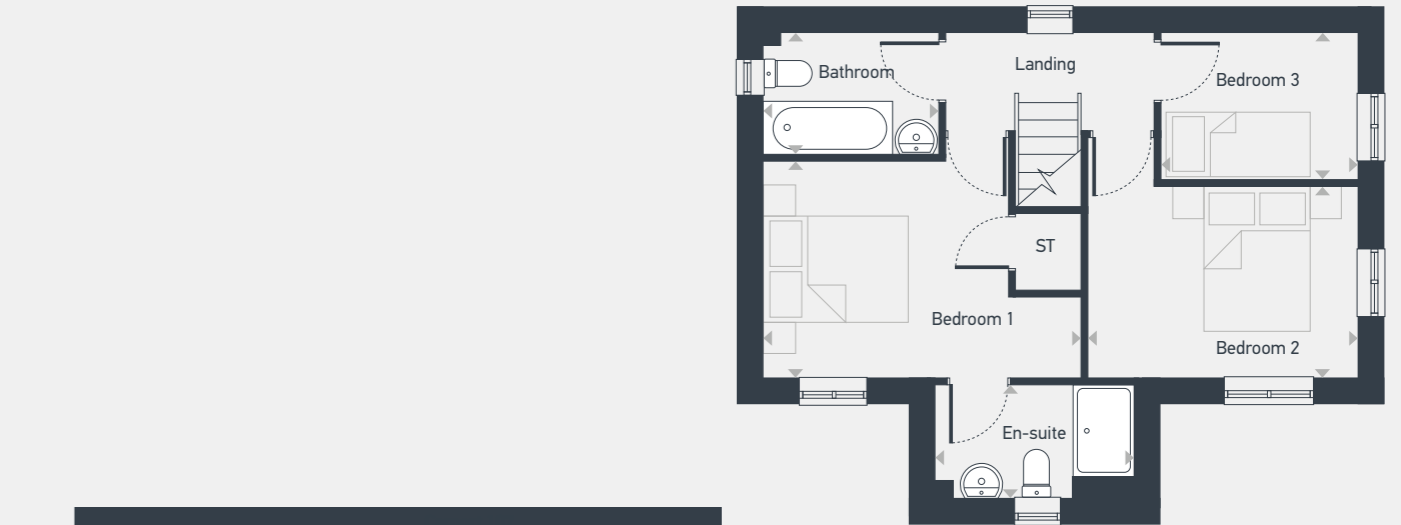
DIMENSIONS	m	ft
Bedroom 1	3.20m x 2.83m	10'6" x 9'3"
En-suite	2.61m x 1.48m	8'7" x 4'10"
Bedroom 2	3.53m x 2.50m	11'7" x 8'2"
Bedroom 3	2.57m x 1.92m	8'5" x 6'3"
Bathroom	2.29m x 1.59m	7'6" x 5'2"

Marble Square

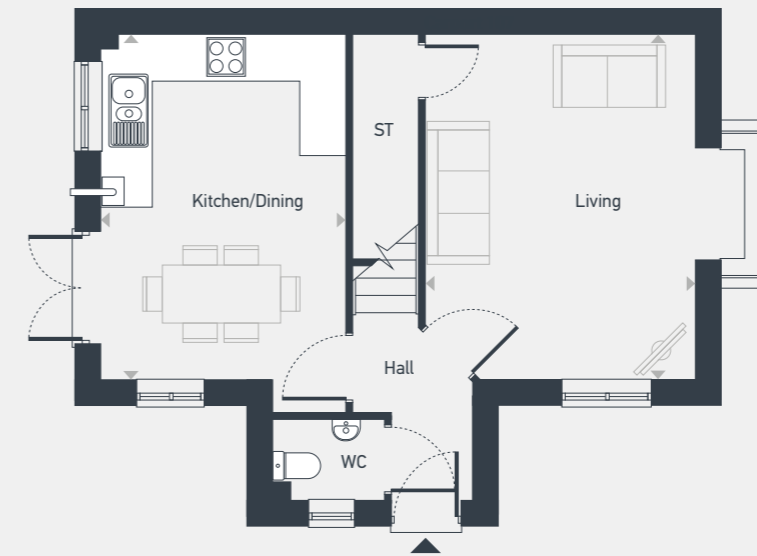
The Crimson 3 bedroom home

Plot as drawn: 147

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"

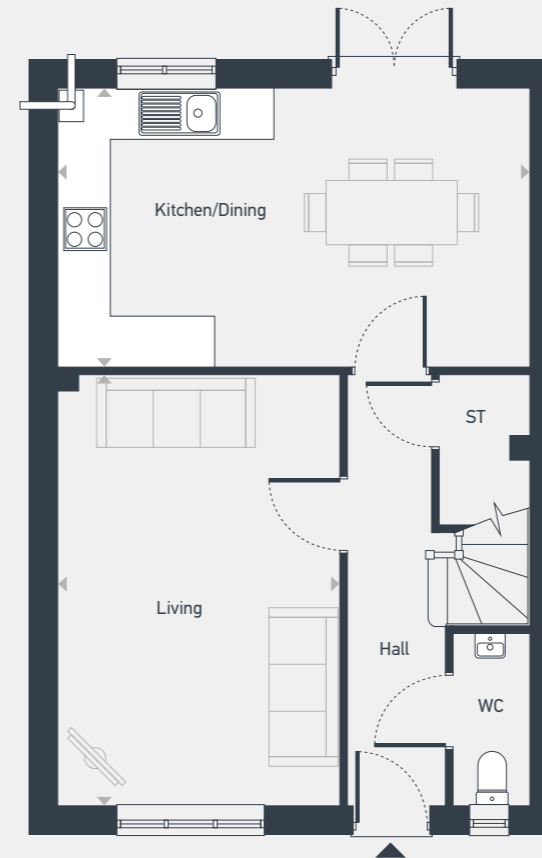
Marble Square

The Alpine 4 bedroom home

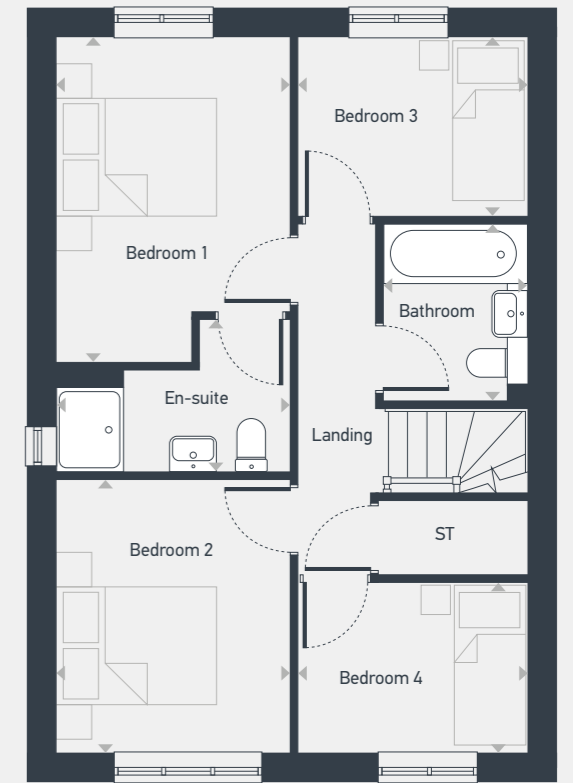


Plot as drawn: 34
Handed: 35

95.5 sq.m / 1,028 sq.ft



GROUND FLOOR



FIRST FLOOR

ST: Storage WC: Water Closet

DIMENSIONS	m	ft
Kitchen/Dining	5.57m x 3.29m	18'3" x 10'9"
Living	5.07m x 3.33m	16'8" x 10'11"

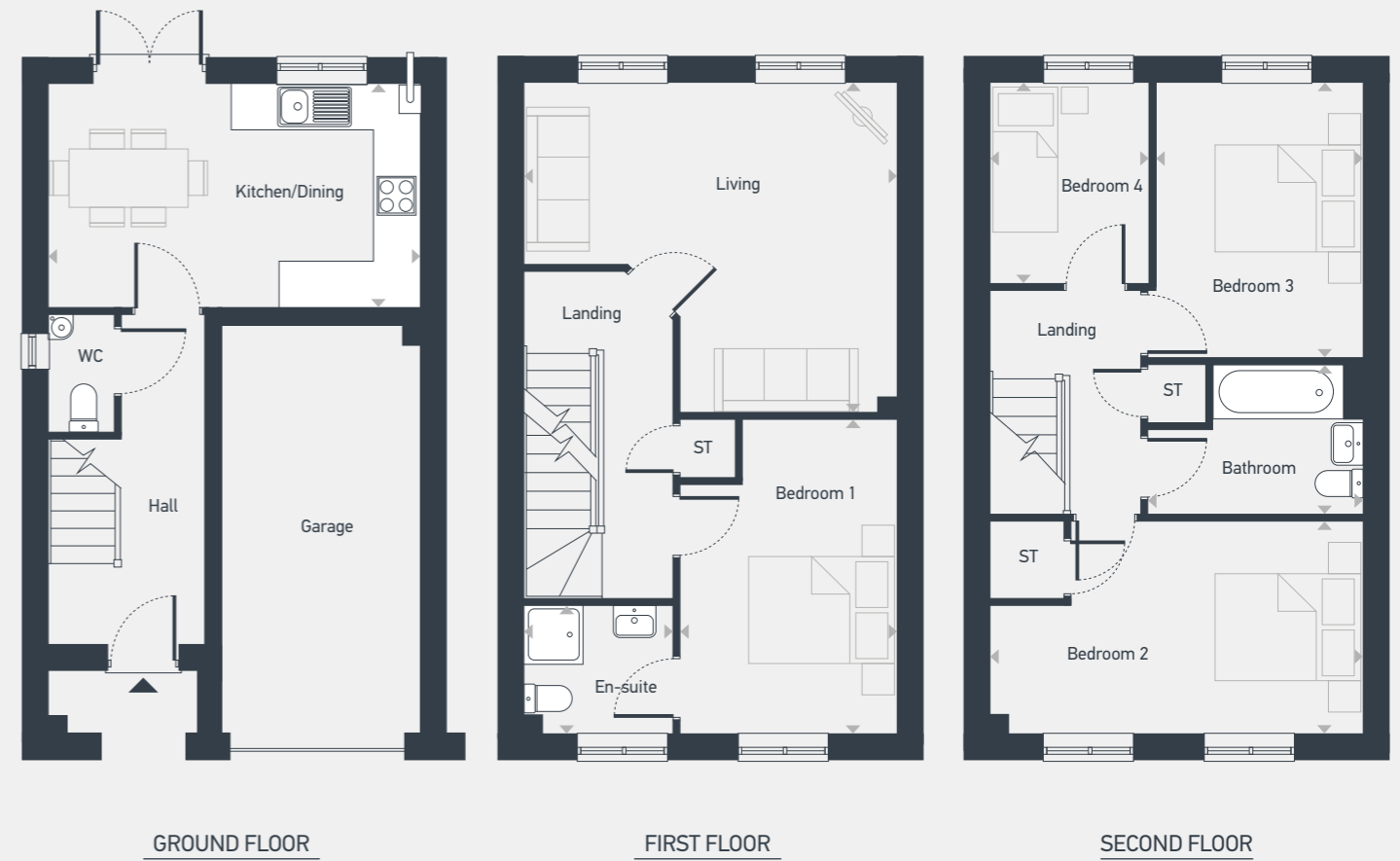
DIMENSIONS	m	ft
Bedroom 1	3.84m x 2.76m	12'7" x 9'1"
En-suite	2.76m x 1.80m	9'1" x 5'11"
Bedroom 2	3.22m x 2.76m	10'7" x 9'1"
Bedroom 3	2.71m x 2.11m	8'11" x 6'11"
Bedroom 4	2.71m x 2.01m	8'11" x 6'7"
Bathroom	2.09m x 1.70m	6'10" x 5'7"

Marble Square

The Belgrave 4 bedroom home

Plot as drawn: 56
Handed: 57

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"



Kitchen

- Symphony fitted kitchen
- Coordinating worktop and matching upstand
- Stainless steel single sink with chrome mixer tap
- Single electric oven with four-ring gas hob and stainless steel splashback
- Matching integrated extractor
- Integrated fridge freezer*

Plumbing and heating

- Gas-fired combi boiler

Electrical

- Low energy light fittings
- TV points to lounge and bedroom 1
- White sockets and switches
- Mains-wired smoke detectors
- Carbon Monoxide detector

Bathroom

- White bathroom suite
- White wash basin pedestal unit with chrome mixer tap
- Porcelanosa tiles to full height around the bath**

Internal finishes

- Vinyl flooring in the kitchen, bathroom and cloakroom
- Carpets in the remaining rooms

Doors and windows

- Multi-locking composite front door
- PVC double glazed windows
- Door numbers to front door

External

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

*Plot 161 and 162 have free standing fridge/freezer - please speak to agent for other variance in specifications

**Does not apply to plots 161 and 162

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.

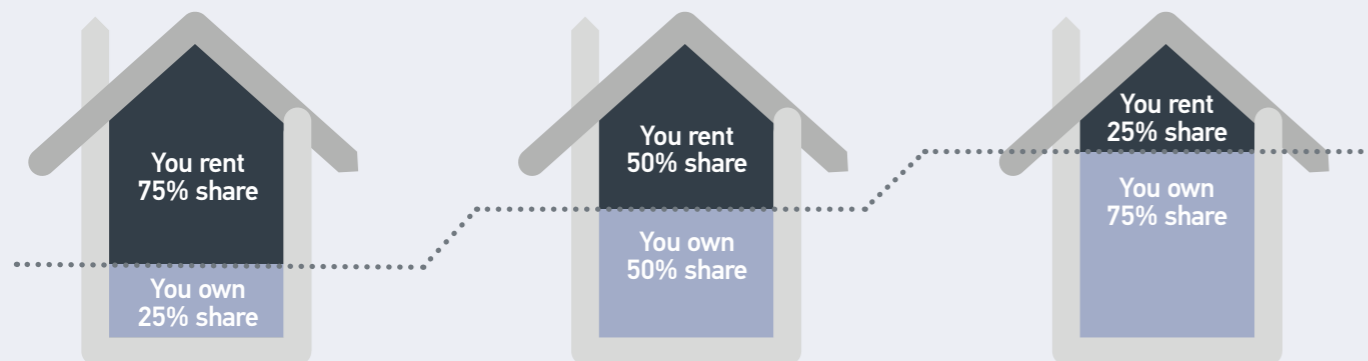
At Shopwyke View, you can choose from a beautiful one, two or three bedroom home, all designed to exacting standards. And through the government-backed Shared Ownership scheme, you could be getting a foot on the property ladder more quickly than buying a home outright.

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 Shopwyke View, 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, this is called 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 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. To find out more visit www.gov.uk/shared-ownership-scheme

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.

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 Shopwyke View.



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

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are like nowhere else.
Because no one else makes
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