

# MALABAR FARM

STAVERTON ROAD, DAVENTRY

platform   
**home**  
OWNERSHIP

# PLATFORM HOME OWNERSHIP

At Platform Home Ownership, we're passionate about building quality homes for our customers and creating communities that homeowners can be proud of. It's our mission to build a better future for the UK - investing in affordable homes to ensure accessible routes to homeownership for everyone.

*Building A Better Future Through New Homes*

**INTRODUCTION**  
P. 04

**LOCAL AREA**  
P. 06

**CONNECTIVITY**  
P. 07

**SHARED OWNERSHIP**  
P. 08

**THE DEVELOPMENT**  
P. 09

**AVAILABLE HOMES**  
P. 10

**GET IN TOUCH**





**WELCOME TO MALABAR  
FARM, A STUNNING NEW  
COLLECTION OF 2 AND  
3-BEDROOM HOMES  
AT THE HEART OF A  
NORTHAMPTONSHIRE.**



# THE WORLD AROUND YOU

Malabar represents a new neighbourhood of design-led homes near Daventry in Northamptonshire, built with both sustainability and quality in mind. Just 20 minutes from Northampton, Daventry is a fast-growing market town of around 28,000 residents. Thanks to consistent inward investment over the last 20 years, Daventry is increasingly popular with buyers seeking homes in Northamptonshire, offering easy access to the M1 and A45 as well as quality amenities including shopping, nightlife and above-average schools.

**THE ARC**  
**CINEMA**  
**THE LOVE OF FILM**

**MALABAR FARM  
IS PERFECTLY  
CONNECTED IN  
EVERY DIRECTION  
MAKING IT A HOME  
BUYERS DREAM**

**1.3 MILES**  
DAVENTRY

**11.3 MILES**  
RUGBY

**14.3 MILES**  
NORTHAMPTON

**18.5 MILES**  
BANBURY

## LOCAL AMENITIES

DOCTORS	5 MIN (CAR)	2.0 MILES
SUPERMARKET	6 MIN (CAR)	1.6 MILES
GYM	6 MIN (CAR)	1.6 MILES
LEISURE CENTRE	6 MIN (CAR)	1.6 MILES

## PLACES OF INTEREST

DAVENTRY TOWN FC	4 MIN (CAR)	1.4 MILES
STAVERTON PARK AND GOLF CLUB	5 MIN (CAR)	2.0 MILES
THE ARC CINEMA	6 MIN (CAR)	1.8 MILES
DAVENTRY COUNTRY PARK	6 MIN (CAR)	2.3 MILES

## CONNECTIVITY

A45	5 MIN (CAR)	2.1 MILES
LONG BUCKBY	13 MIN (CAR)	6.1 MILES
M45	13 MIN (CAR)	7.8 MILES
M1	15 MIN (CAR)	8.4 MILES

## EDUCATION

THE GRANGE SCHOOL	1 MIN (CAR)	0.5 MILES
FALCONERS HILL ACADEMY	5 MIN (CAR)	2.0 MILES
THE PARKER E-ACT	5 MIN (CAR)	2.0 MILES
WELTON CE ACADEMY	10 MIN (CAR)	4.2 MILES

Travel times are all shown in minutes and are representative of driving time. All times and distances are taken from [google.com/maps](https://www.google.com/maps)



# ABOUT SHARED OWNERSHIP

## BUY YOUR MALABAR FARM HOME THROUGH SHARED OWNERSHIP

Your dream home is more affordable than you may think with Shared Ownership. Shared Ownership means you can purchase part of your home and then pay rent on the remaining share. Typically, you can purchase 40-75% of your home, but lower shares are available. What's more, Shared Ownership is flexible, and allows you to increase your level of ownership over time if you choose to.

Whatever your looking for, we have a wide selection of homes perfect for whatever your needs.

Buying through Shared Ownership at this development means you can purchase between 25 - 75% of your property and pay a subsidised rent on the remaining share you don't own.

### HOW IT WORKS

- 1** BUY THE FIRST SHARE IN YOUR NEW HOME.
- 2** PAY RENT ON THE REMAINING SHARE
- 3** BUY MORE SHARES IN YOUR HOME LATER

### DID YOU KNOW?

Shared Ownership offers great flexibility, and you can purchase more of your home through staircasing whenever you are ready too.

[CLICK HERE TO LEARN MORE BY READING OUR SHARED OWNERSHIP GUIDE](#)

## MALABAR FARM

STAVERTON ROAD, DAVENTRY

### A STUNNING COLLECTION OF TWO AND THREE-BEDROOM HOMES AVAILABLE THROUGH SHARED OWNERSHIP.

Thoughtfully designed to meet Zero Carbon Ready guidelines, each home will feature efficient, cost-effective technology such as Solar PV panels, air source heat pumps, and EV charging points.

Each home will also follow a design-led approach, utilising modern fixtures and fittings alongside a meticulous interior finish. The surrounding scheme will also incorporate a new school, nursery and community centre alongside food and retail units. For buyers, it's an opportunity to buy a quality home in a highly-desirable new development.

# GET TO KNOW MALABAR FARM

STAVERTON ROAD, DAVENTRY

Malabar Farm is an exclusive collection of two and three-bedroom homes offering new opportunities for first time buyers, downsizers and growing families.



**THE HARVEST**  
2 Bedroom Home



**THE GRANARY**  
2 Bedroom Home



**THE HAYLOFT**  
3 Bedroom Home



**THE BARLEY**  
3 Bedroom Home



**THE ORCHARD**  
3 Bedroom Home



**THE FARLEIGH**  
3 Bedroom Home





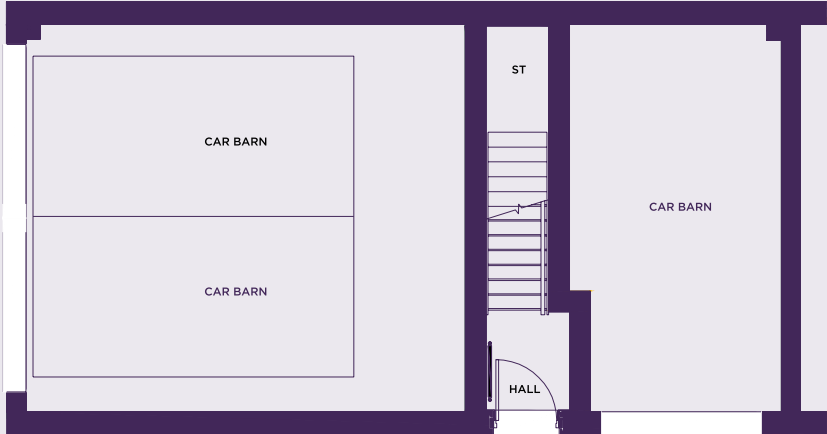


This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Platform Home Ownership home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping, windows and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

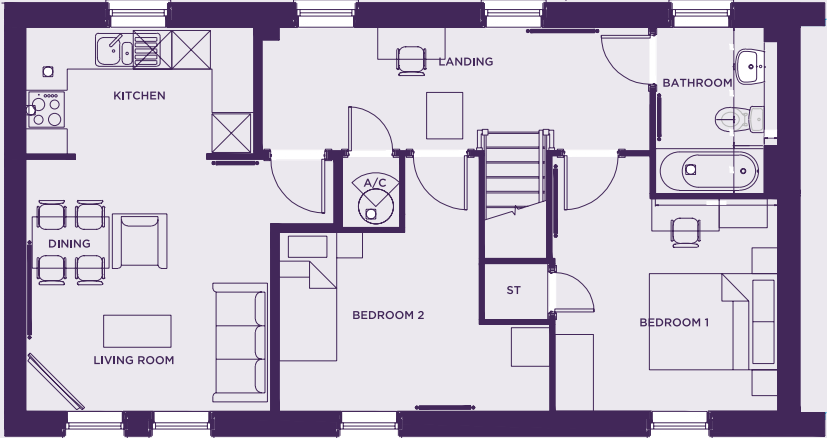
# THE HARVEST

PLOTS 109  
TOTAL 755 SQ FT  
DETACHED

GROUND



FIRST



## SPECIFICATION

### Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining

### Bathroom

- Family bathroom with shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

### General

- Located near Northampton, a major destination full of fantastic amenities.
- Excellent links to the M1 and A45
- 2 parking spaces per property
- 10 Year build warranty

Kitchen	11'8" x 6'6"	76 sq ft
Living	15'9" x 12'11"	204 sq ft
Bedroom 1	11'5" x 13'1"	150 sq ft
Bedroom 2	12'10" x 13'1"	168 sq ft



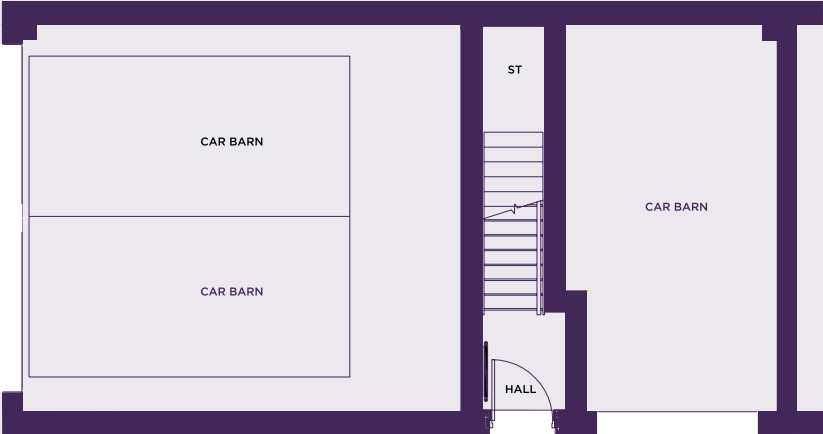


This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Platform Home Ownership home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping, windows and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

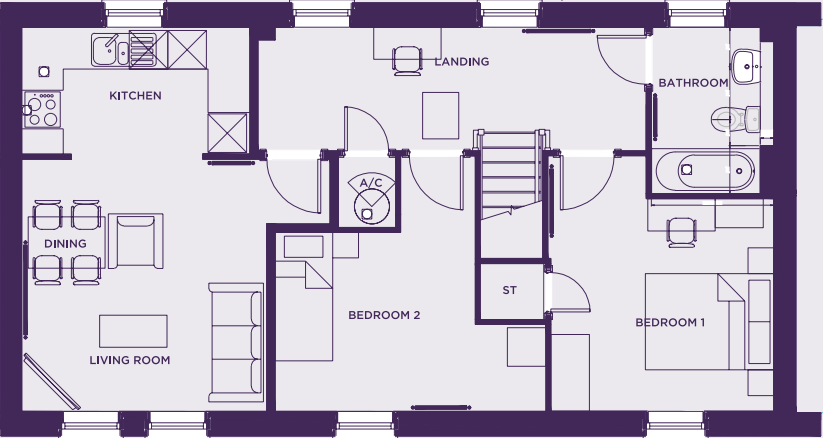
# THE HARVEST

PLOTS 112  
TOTAL 755 SQ FT  
SEMI-DETACHED

GROUND



FIRST



## SPECIFICATION

### Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining

### Bathroom

- Family bathroom with shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

### General

- Located near Northampton, a major destination full of fantastic amenities.
- Excellent links to the M1 and A45
- 2 parking spaces per property
- 10 Year build warranty

Kitchen	11'8" x 6'6"	76 sq ft
Living	15'9" x 12'11"	204 sq ft
Bedroom 1	11'5" x 13'1"	150 sq ft
Bedroom 2	12'10" x 13'1"	168 sq ft



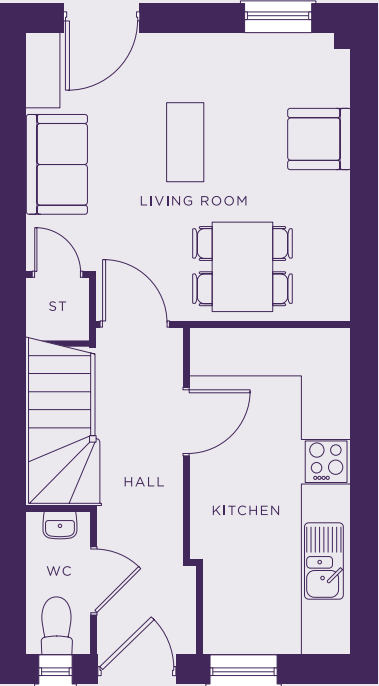


This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Platform Home Ownership home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping, windows and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

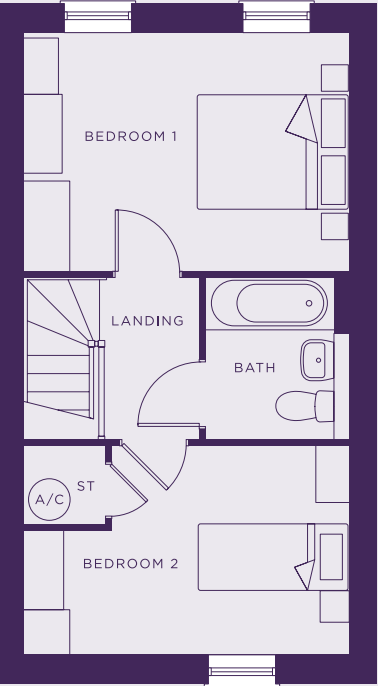
# THE GRANARY

PLOTS 84, 85, 113 & 114  
TOTAL 762 SQ FT  
MID TERRACE / END OF TERRACE

GROUND



FIRST



## SPECIFICATION

### Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining

### Bathroom

- Family bathroom with shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

### General

- Located near Northampton, a major destination full of fantastic amenities.
- Excellent links to the M1 and A45
- 2 parking spaces per property
- 10 Year build warranty

Kitchen	7'0" x 14'3"	100 sq ft
Living/Dining	14'1" x 12'6"	177 sq ft

Bedroom 1	14'1" x 10'4"	146 sq ft
Bedroom 2	14'1" x 9'1"	128 sq ft





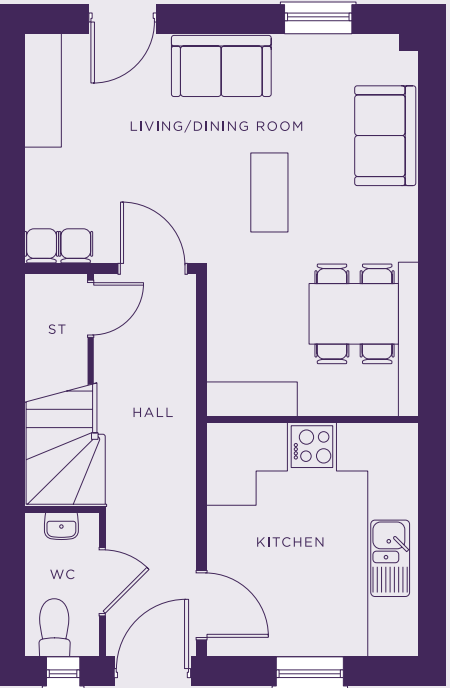
This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Platform Home Ownership home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping, windows and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE HAYLOFT

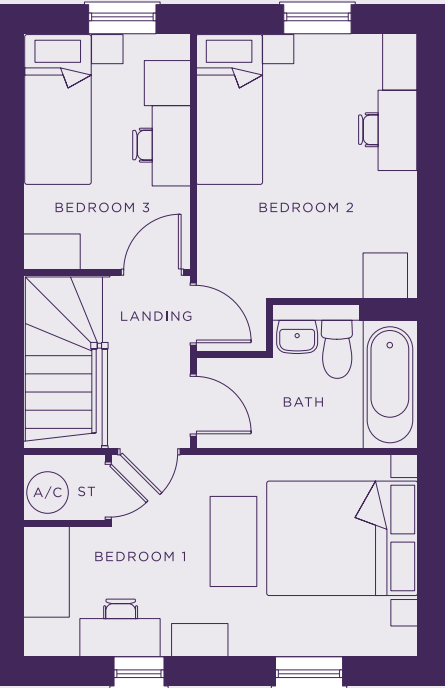
# THE HAYLOFT

PLOTS 82  
TOTAL 921 SQ FT  
END OF TERRACE

GROUND



FIRST



## SPECIFICATION

### Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining

### Bathroom

- Family bathroom with shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

### General

- Located near Northampton, a major destination full of fantastic amenities.
- Excellent links to the M1 and A45
- 2 parking spaces per property
- 10 Year build warranty

Kitchen	9'1" x 10'2"	93 sq ft
Living	17'1" x 9'11"	170 sq ft
Dining	8'4" x 6'8"	56 sq ft

Bedroom 1	17'1" x 8'9"	150 sq ft
Bedroom 2	9'7" x 13'9"	132 sq ft
Bedroom 3	7'3" x 10'2"	74 sq ft





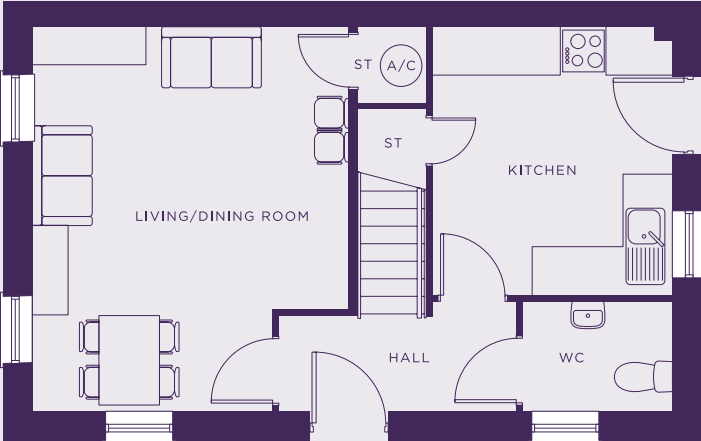
This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Platform Home Ownership home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping, windows and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE BARLEY

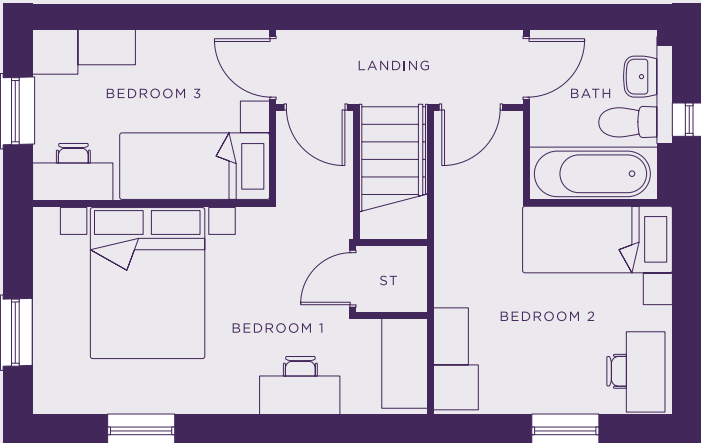
# THE BARLEY

PLOTS 86  
TOTAL 926 SQ FT  
END OF TERRACE

GROUND



FIRST



## SPECIFICATION

### Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining

### Bathroom

- Family bathroom with shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

### General

- Located near Northampton, a major destination full of fantastic amenities.
- Excellent links to the M1 and A45
- 2 parking spaces per property
- 10 Year build warranty

Kitchen/Dining	10'5" x 11'8"	122 sq ft
Living	13'9" x 16'8"	230 sq ft
Bedroom 1	17'1" x 9'0"	154 sq ft
Bedroom 2	10'5" x 9'1"	95 sq ft
Bedroom 3	10'3" x 7'5"	77 sq ft



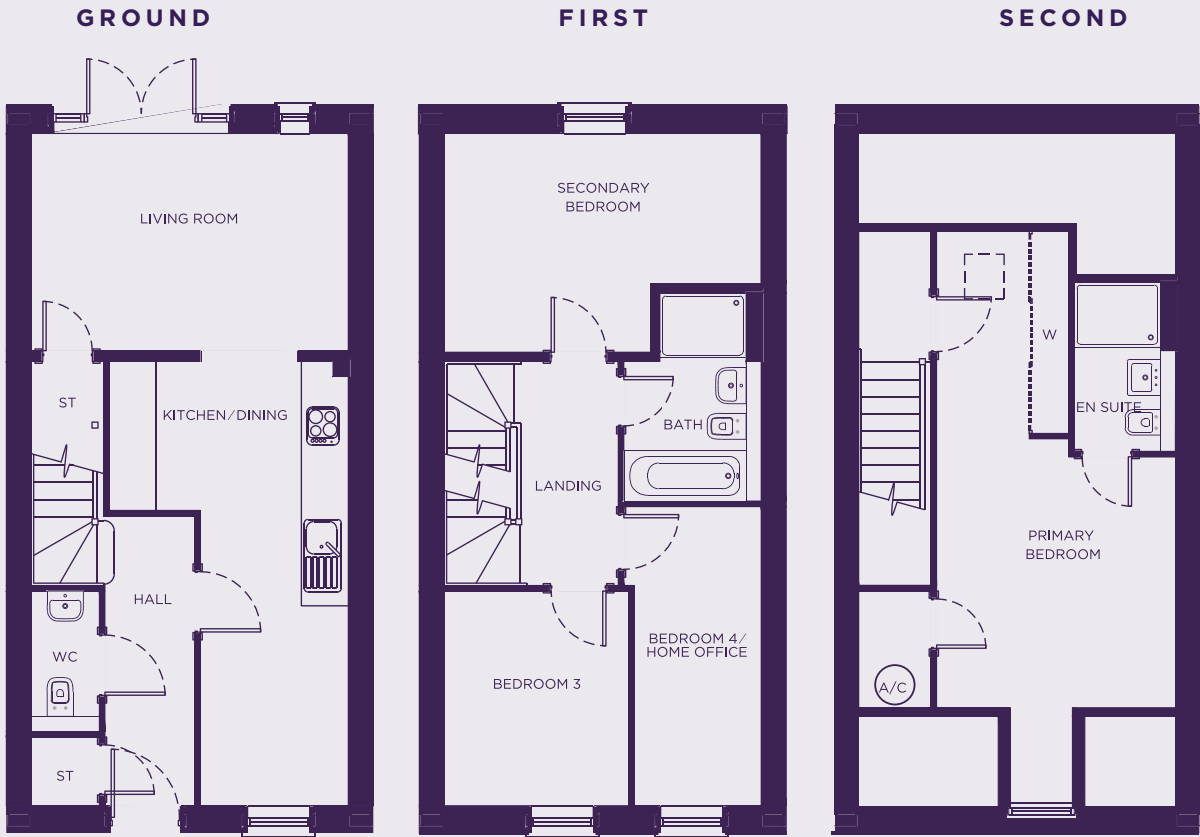


This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Platform Home Ownership home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping, windows and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE FARLEIGH

# THE FARLEIGH

PLOTS 204, 205, 208, 209  
TOTAL 1,204 SQ FT



## SPECIFICATION

### Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining

### Bathroom

- Family bathroom with shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

### General

- Located near Northampton, a major destination full of fantastic amenities.
- Excellent links to the M1 and A45
- 2 parking spaces per property
- 10 Year build warranty

Kitchen	10'11" x 11'9"	128 sq ft
Dining Room	6'9" x 8'7"	60 sq ft
Living Room	14'6" x 9'11"	144 sq ft

Secondary Bedroom	14'6" x 9'12"	144 sq ft
Bedroom 3	8'5" x 9'10"	84 sq ft
Bedroom 4 / Home Office	5'10" x 13'8"	81 sq ft

Primary Bedroom	10'11" x 26'1"	285 sq ft
-----------------	----------------	-----------



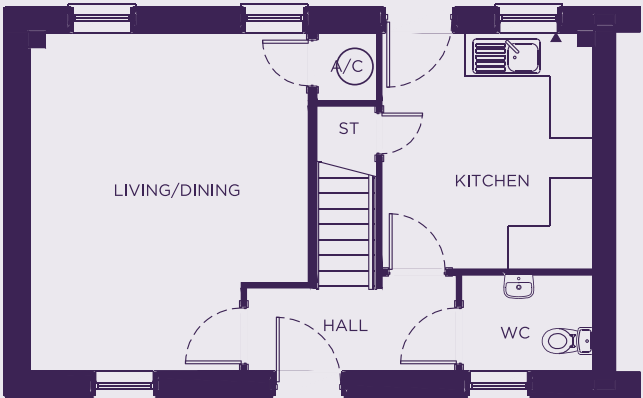


This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Platform Home Ownership home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping, windows and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

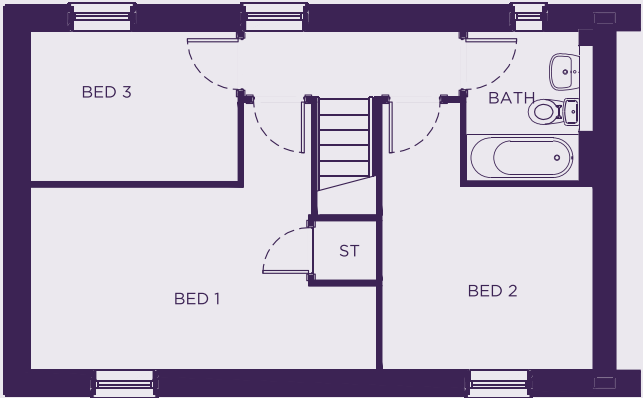
# THE ORCHARD

PLOTS 217  
TOTAL 926 SQ FT

GROUND



FIRST



## SPECIFICATION

### Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining

### Bathroom

- Family bathroom with shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

### General

- Located near Northampton, a major destination full of fantastic amenities.
- Excellent links to the M1 and A45
- 2 parking spaces per property
- 10 Year build warranty

Living Room	13'9" x 16'8"	230 sq ft
Kitchen/Dining	10'5" x 12'5"	131 sq ft
Bedroom 1	17'1" x 8'7"	148 sq ft
Bedroom 2	10'5" x 9'1"	96 sq ft
Bedroom 3	10'3" x 7'10"	81 sq ft



# Malabar Farm

# Staverton Road, Daventry

## HOUSE PRICES FOR ALL PLOTS AVAILABLE

PLOT	NAME	BEDS	TYPE	ADDRESS	HANDOVER	100% SHARE	40% SHARE VALUE	MONTHLY RENT
82	The Hayloft	3	End-terrace	12 Rosehip Court, Daventry NN11 4RQ	Summer 2025	£315,000	£126,000	£433.13
84	The Granary	2	Mid-terrace	11 Rosehip Court, Daventry NN11 4RQ	Summer 2025	£270,000	£108,000	£371.25
85	The Granary	2	Mid-terrace	10 Rosehip Court, Daventry NN11 4RQ	Summer 2025	£270,000	£108,000	£371.25
86	The Barely	3	End-terrace	9 Rosehip Court, Daventry NN11 4RQ	Summer 2025	£315,000	£126,000	£433.13
109	The Harvest	2	Semi	8 Barberry Lane, Daventry, Northants NN11 4HF	Summer 2025	£235,000	£94,000	£323.13
112	The Harvest	2	Semi	14 Barberry Lane, Daventry, Northants NN11 4HF	Summer 2025	£235,000	£94,000	£323.13
113	The Granary	2	Mid-terrace	16 Barberry Lane, Daventry, Northants NN11 4HF	Summer 2025	£270,000	£108,000	£371.25
114	The Granary	2	End-terrace	18 Barberry Lane, Daventry, Northants NN11 4HF	Summer 2025	£275,000	£110,000	£378.13
204	The Farleigh	3	Semi	69 Lavender Way, Daventry, NN11 4WP	October 2025	£330,000	£132,000	£453.75
205	The Farleigh	3	Semi	67 Lavender Way, Daventry, NN11 4WP	October 2025	£330,000	£132,000	£453.75
206	The Hayloft	3	Semi	65 Lavender Way, Daventry, NN11 4WP	October 2025	£315,000	£126,000	£433.13
207	The Hayloft	3	Semi	63 Lavender Way, Daventry, NN11 4WP	October 2025	£315,000	£126,000	£433.13
208	The Farleigh	3	Semi	61 Lavender Way, Daventry, NN11 4WP	October 2025	£330,000	£132,000	£453.75
209	The Farleigh	3	Semi	59 Lavender Way, Daventry, NN11 4WP	October 2025	£330,000	£132,000	£453.75

[illegible]





STAVERTON ROAD,  
DAVENTRY,  
NORTHAMPTONSHIRE  
NN11 4WP

GET IN TOUCH

**0333 200 7304**

**[sales@platformhg.com](mailto:sales@platformhg.com)**

SATNAV

**NN11 4WP**



PLATFORMHOMEOWNERSHIP



@PLATFORMHOMEOWNERSHIP



@PLATFORMNEWHOME

Platform Home Ownership have taken every effort to ensure that these documents are accurate and represent the properties available. Platform Home Ownership and the developer may in their efforts to improve design reserve the right to alter site plans, floorplans, elevations and specifications without prior notice. Maps shown are not to scaled and for illustrative purposes only. Distances are taken from [google.co.uk/maps](https://www.google.co.uk/maps). Information is correct at the time it was published - **May 2025**. For more information please visit us website at [www.platformhomeownership.com](http://www.platformhomeownership.com)