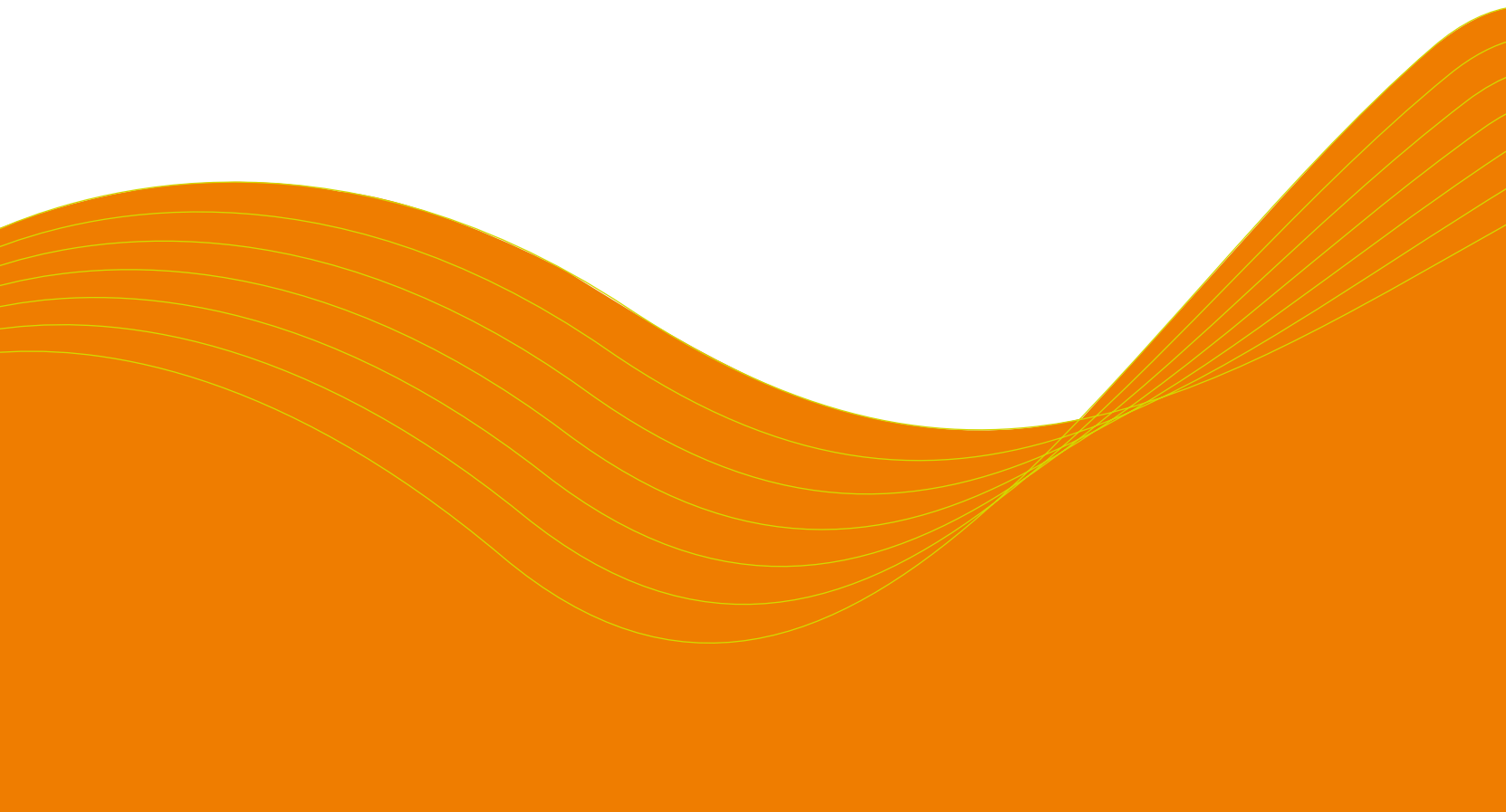




Rent and save before you buy





Rent and save before you buy

## Spend less on rent – and save for your Shared Ownership home

**Saving for a deposit can be hard when you're renting. But with SO Flexi it's much easier. Just choose a great place to live and pay a lower-than-market rent, while you save up to buy your home with Shared Ownership.**

### How does it work?

- Choose a high quality home from the wide range on offer
- Check you're eligible and apply – our team will help
- Live in your new home for at least two years, paying a lower-than-market rent
- Save up the deposit to buy your home with Shared Ownership

### Who can benefit?

SO Flexi is helping as many people as possible save up for their first home. Talk to us today if you can't afford to buy in your local area, even with Shared Ownership, and you:

- Have a formal rental tenancy or an informal arrangement with family or friends
- Are in full or part time employment and able to save whilst paying rent
- Have a household income below £60,000
- Don't own any other residential home

### Why wait any longer to live the way you want to?

Get in touch with our friendly team today to check you're eligible and apply.

**Search** SO Flexi

**Visit** [soflexi.co.uk](https://soflexi.co.uk)



# Introduction

SO Flexi Clay Cross is a collection of 32 stylish 3 & 4 bedroom houses available for Rent to Buy. The development is located in Clay Cross to the south of Chesterfield, with a wide variety of new amenities available, including a supermarket, retail facilities, improved transport and road links, and a medical centre. The town, set near the serene landscape of the Peak District, offers wonderful outdoor opportunities and a range of activities for all ages.

32 stylish  
3 & 4 bedroom  
houses for  
Rent to Buy



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# Location

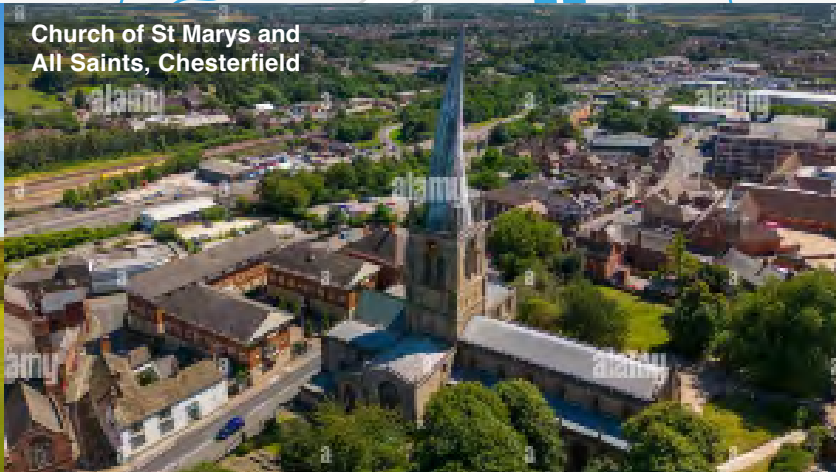
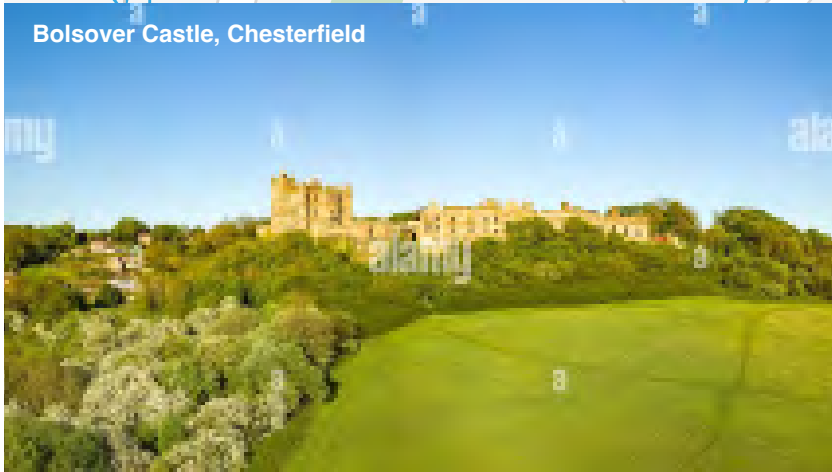
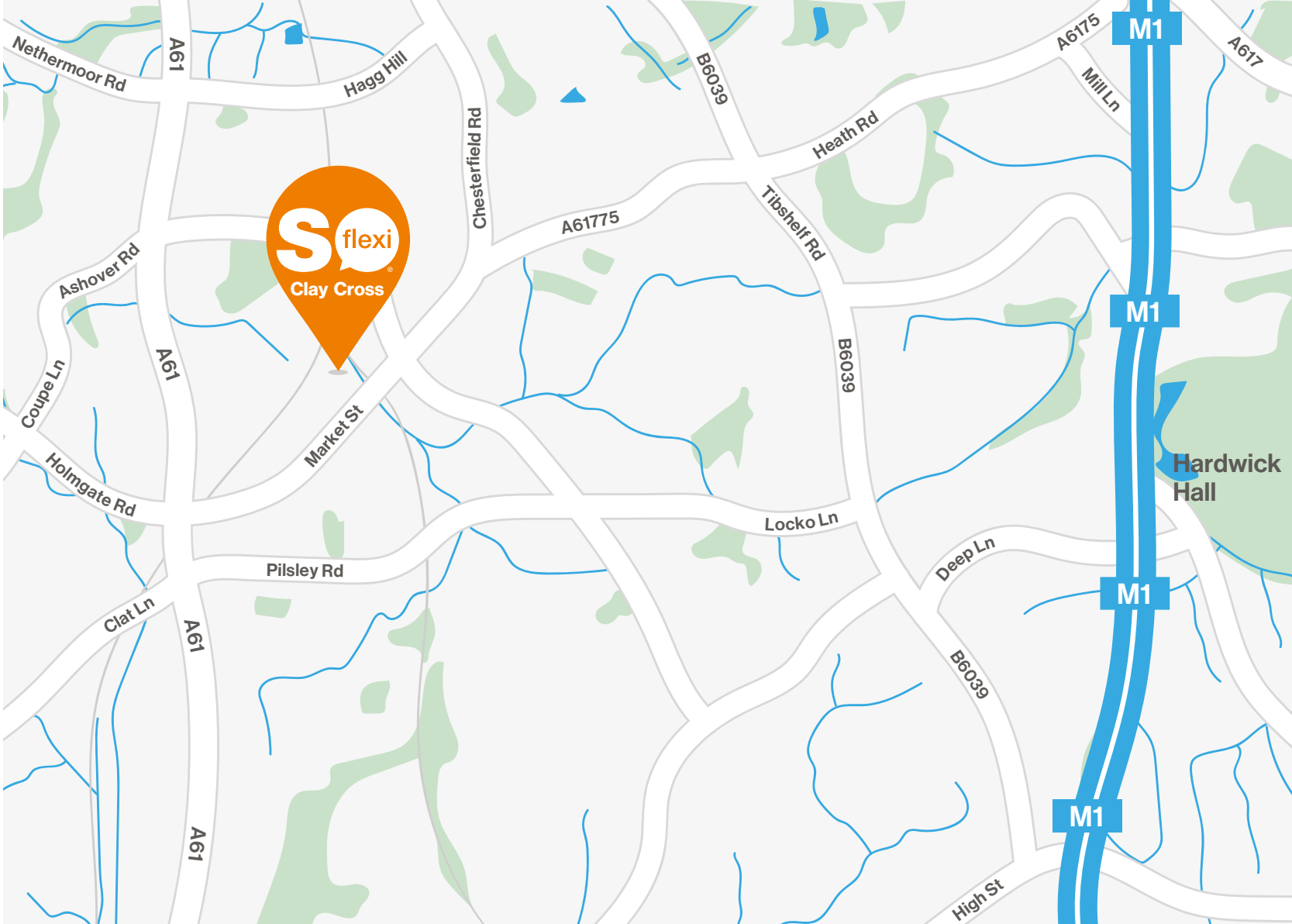
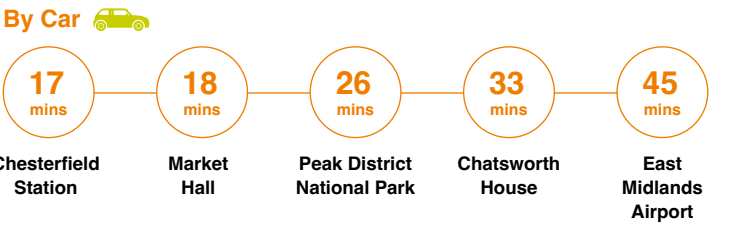
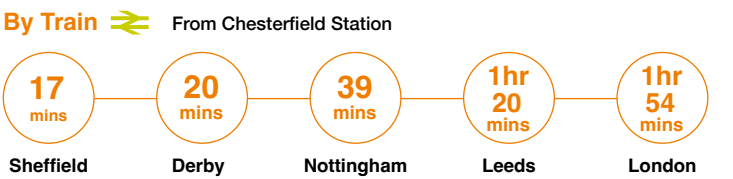
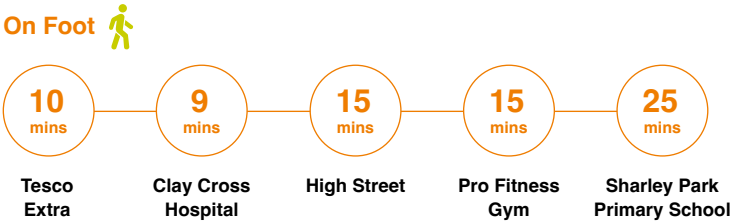
Clay Cross is famous for playing a part in the industrial revolution and being the home of George Stephenson, who became known as the father of the railways in Victorian times. The local high street has a range of familiar brands and there is a large supermarket under a mile away.

A short drive will take you to the charming town of Chesterfield with its bustling markets and independent shops. It is also home to the largest church in Derby, affectionately named St Mary's Crooked Spire.



Nearby Holmebrook Valley Country Park is a great local attraction with a huge choice of things to do, you could cycle by the lake or picnic in the woods and the kids will love the various different play areas dotted around the park!

SO Flexi Clay Cross is well-placed for education, with great primary and secondary options, located within 1.5 miles from the development including Sharley Park Primary School and Tupton Hall Secondary School. For higher education the University of Sheffield is less than half an hour away.





# Development overview



These are computer generated images and are for illustrative purposes only. Customers should not rely on these images.



SO Flexi Clay Cross  
Furnace Hill Road  
Clay Cross  
Chesterfield  
S45 9TH

### 3 Bedroom House

- Longford
- Ashbourne
- Blyth
- New Stamford
- New Walton
- Ashop

### 4 Bedroom House

- Dunham
- Lymington
- Private Sales

The site plan which can be found on this page, has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.







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# Specification

## General

- Amtico spacia flooring for living room, kitchen, dining, hall and store
- Built-in wardrobe with double sliding doors fitted within main bedroom
- Max Tomkinson 80/20 carpets for bedrooms and stairwells

## Kitchen

- Chrome Monobloc mixer tap
- Fixed Recycle bins under sink unit
- Built in Hotpoint 70/30 fridge/freezer Integrated
- Hotpoint dishwasher Integrated
- Hotpoint washer dryer
- LED strip lights underneath wall units

## Bathroom

- Ideal Standard standing two door vanity unit
- Ideal Standard silver bath screen
- Ideal Standard shower kit
- Full width mirror above basin
- Heated tower rail
- Porcelanosa floor tiling

Specifications stated in this brochure are for guidance only.  
These particulars do not constitute any part of an offer or contract and are subject to change.



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# Type 1

## Three bedroom house

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SO Flexi Clay Cross

Floorplans


### Type 1

Three bedroom house

Plot

39, 43, 74, 75, 143, 144

Room	Metric	Imperial
Kitchen/Dining	6.48m x 5.23m	21' 3" x 17' 2"
Living	4.32m x 3.86m	14' 2" x 12' 8"
Bedroom 1	3.45m x 3.05m	11' 4" x 10' 0"
Bedroom 2	3.33m x 2.59m	10' 11" x 8' 6"
Bedroom 3	2.54m x 2.11m	8' 4" x 6' 11"
Total	99.2 sq m	1,068 sq ft

 Skylight windows



All floor plans in this brochure are for general guidance only. All room dimensions are subject to plus/minus 5% tolerance. Measurement are taken from plans representing the largest crosssection of each room - actual build may vary. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract with regard to the specifications.



Type 2

Three bedroom house

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SO Flexi Clay Cross


Floorplans

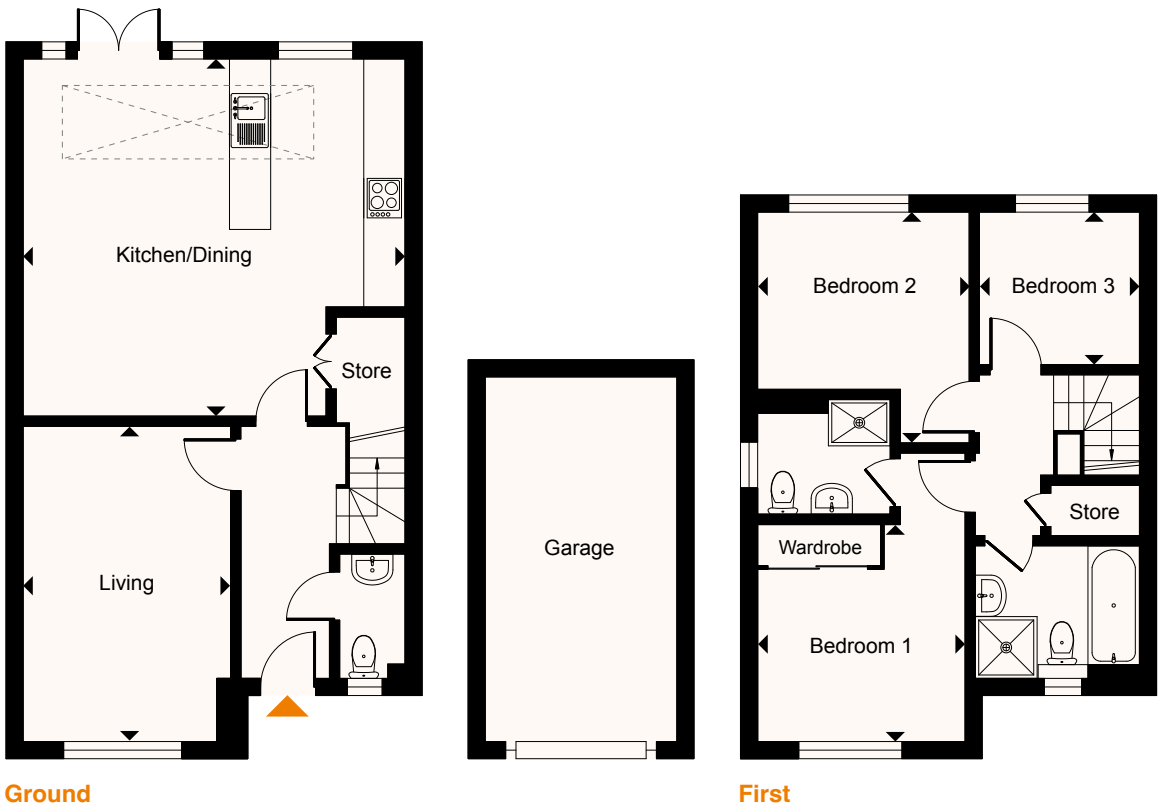
Type 2

Three bedroom house

Plot  
48

Room	Metric	Imperial
Kitchen/Dining	5.56m x 5.20m	18' 3" x 17' 1"
Living	4.59m x 3.17m	15' 1" x 10' 5"
Bedroom 1	4.21m x 2.96m	13' 10" x 9' 9"
Bedroom 2	3.36m x 3.08m	11' 0" x 10' 1"
Bedroom 3	2.37m x 2.22m	7' 9" x 7' 3"
Total	93.2 sq m	1,004 sq ft

 Skylight windows



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# Type 3

## Four bedroom house

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SO Flexi Clay Cross

Floorplans

### Type 3

Four bedroom house

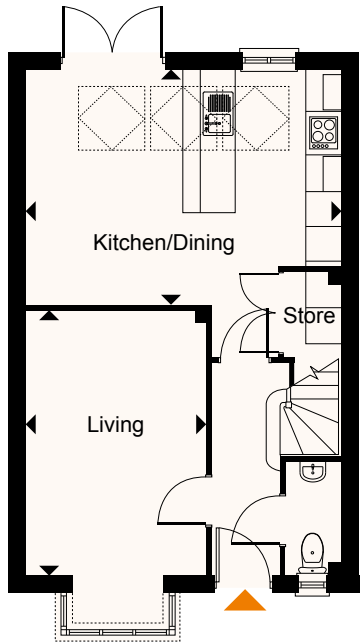
Plot

49, 76, 77, 140

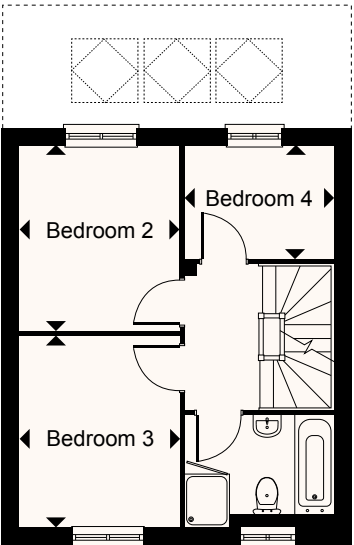
Room	Metric	Imperial
Kitchen/Dining	5.34m x 4.02m	17' 5" x 13' 2"
Living	3.08m x 4.52m	10' 1" x 14' 8"
Bedroom 1	4.04m x 3.54m	13' 3" x 11' 6"
Bedroom 2	2.73m x 3.28m	9' x 10' 8"
Bedroom 3	2.73m x 3.17m	9' x 10' 4"
Bedroom 4	2.53m x 1.93m	8' 3" x 6' 3"
Total	111.4 sq m	1,199 sq ft

Skylight windows

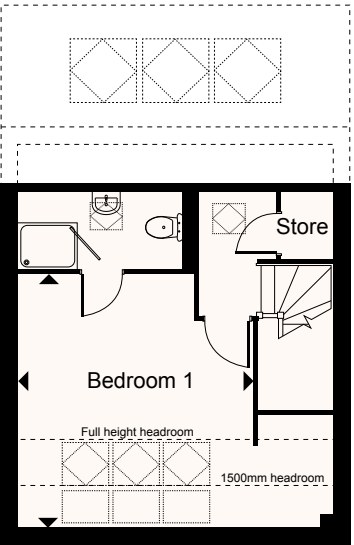
Need guidance  
on North



Ground



First



Second

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Type 4

Three bedroom house

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SO Flexi Clay Cross

Type 4

Three bedroom house

Plot  
40, 41, 42, 139

Room	Metric	Imperial
Kitchen/Dining	5.39m x 4.06m	17' 8" x 13' 4"
Living	4.47m x 3.08m	14' 8" x 10' 1"
Bedroom 1	3.40m x 2.73m	11' 2" x 8' 11"
Bedroom 2	3.08m x 2.74m	10' 1" x 9'
Bedroom 3	2.55m x 1.96m	8' 4" x 6' 5"
Total	82.8 sq m	892 sq ft

 Skylight windows



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# Type 5

## Four bedroom house

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SO Flexi Clay Cross

Floorplans

### Type 5

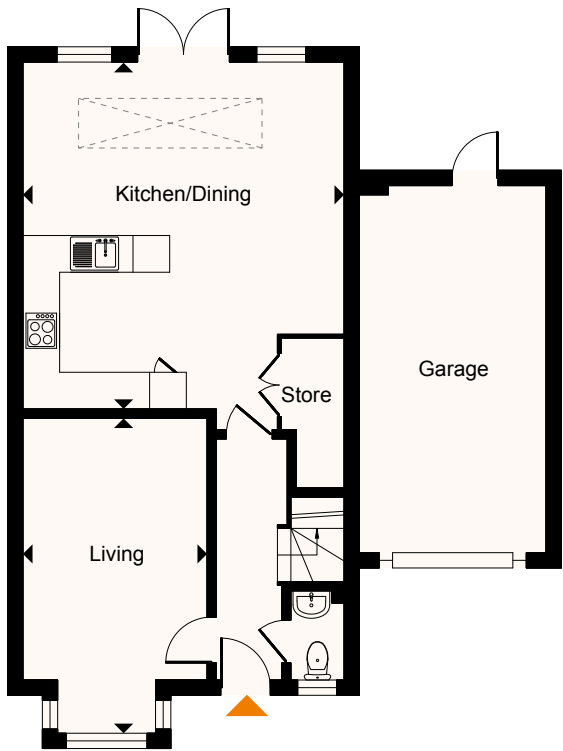
Four bedroom house

Plot

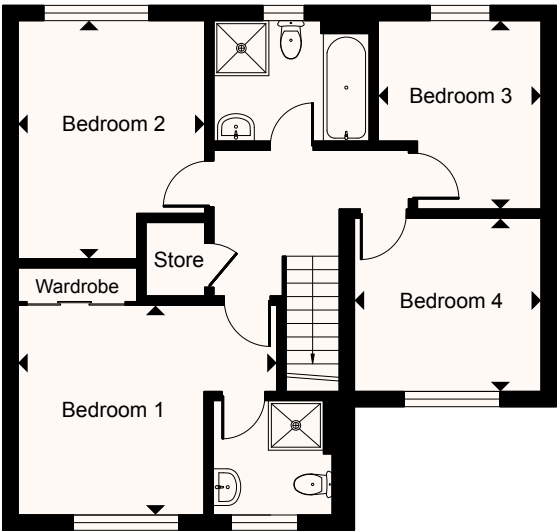
73, 78, 170, 175, 176

Room	Metric	Imperial
Kitchen/Dining	6.01m x 5.25m	19' 9" x 17' 3"
Living	5.15m x 3.01m	16' 11" x 9' 11"
Bedroom 1	4.13m x 3.43m	13' 7" x 11' 3"
Bedroom 2	3.81m x 3.05m	12' 6" x 10' 0"
Bedroom 3	3.08m x 2.67m	10' 1" x 8' 9"
Bedroom 4	3.05m x 2.83m	10' 0" x 9' 3"
Total	116.8 sq m	1,258 sq ft

Skylight windows



Ground



First

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Type 6

Three bedroom house

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SO Flexi Clay Cross


Floorplans

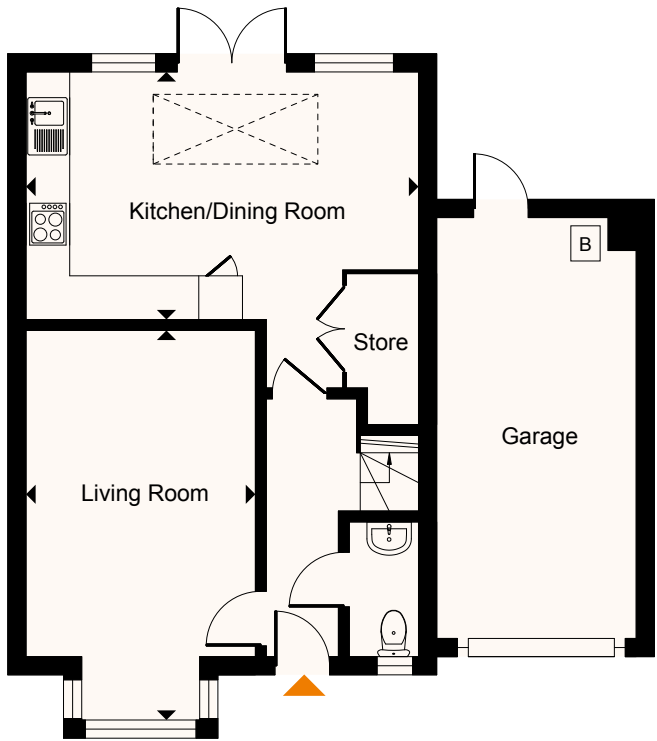
Type 6

Three bedroom house

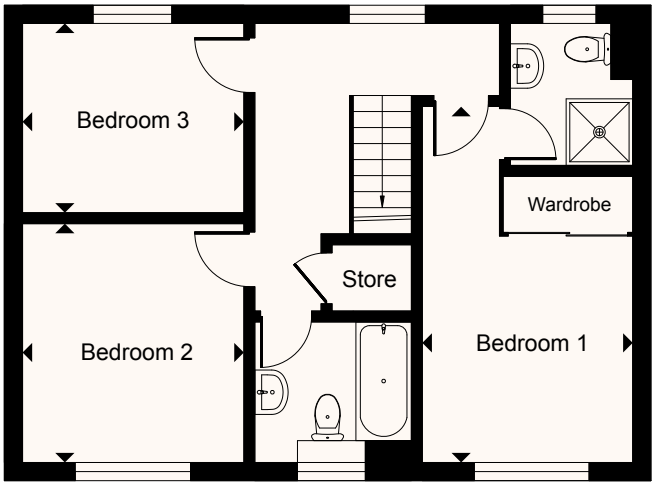
Plot  
142, 169

Room	Metric	Imperial
Kitchen/Dining	5.30m x 4.37m	17' 5" x 14' 4"
Living	5.35m x 3.15m	17' 6" x 10' 4"
Bedroom 1	4.77m x 2.82m	15' 8" x 9' 3"
Bedroom 2	3.17m x 3.02m	10' 5" x 9' 11"
Bedroom 3	3.04m x 2.50m	10' 0" x 8' 2"
Total	95.2 sq m	1,025 sq ft

 Skylight windows



Ground



First

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# Type 7

## Three bedroom house

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SO Flexi Clay Cross


Floorplans

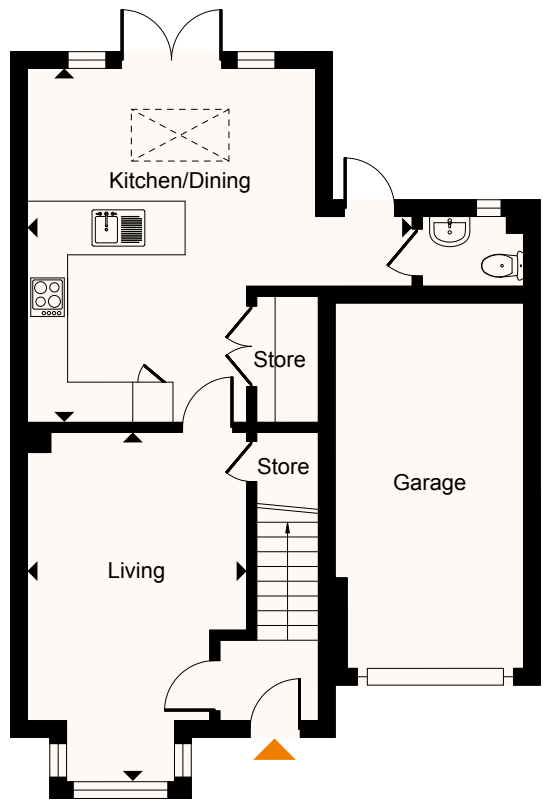
### Type 7

Three bedroom house

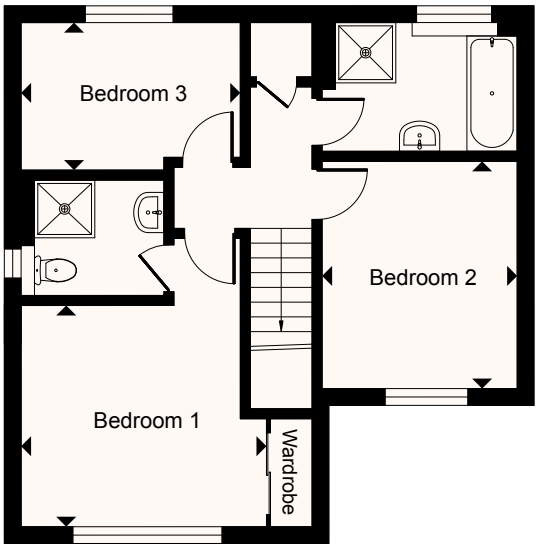
Plot  
50, 51

Room	Metric	Imperial
Kitchen/Dining	5.74m x 5.28m	18' 10" x 17' 4"
Living	5.21m x 3.23m	17' 1" x 10' 7"
Bedroom 1	4.18m x 3.66m	13' 9" x 12' 0"
Bedroom 2	3.39m x 2.83m	11' 1" x 9' 3"
Bedroom 3	3.20m x 2.50m	10' 6" x 8' 2"
Total	96.1 sq m	1,035 sq ft

 Skylight windows



Ground



First

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# Type 8

## Three bedroom house

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SO Flexi Clay Cross

Floorplans

### Type 8

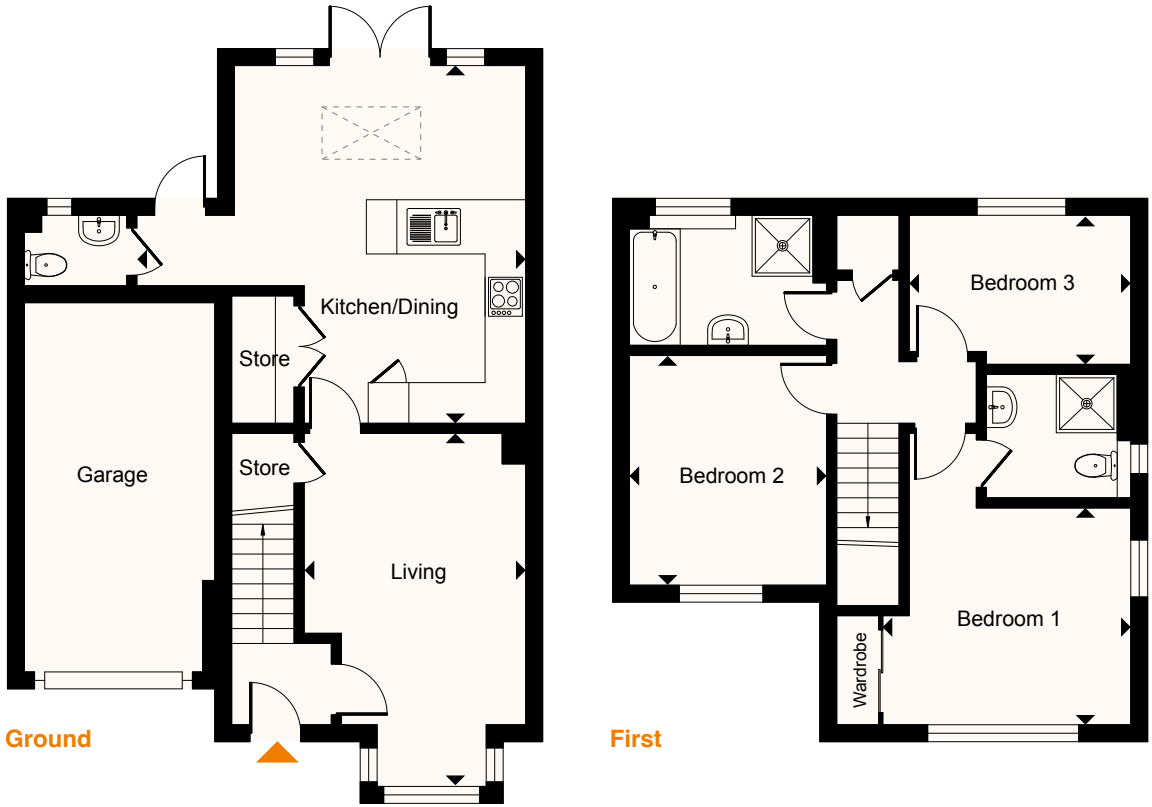
Three bedroom house

Plot

46, 47, 52, 72, 141, 171, 174, 177

Room	Metric	Imperial
Kitchen/Dining	5.74m x 5.28m	18' 10" x 17' 4"
Living	5.21m x 3.23m	17' 1" x 10' 7"
Bedroom 1	4.18m x 3.66m	13' 9" x 12' 0"
Bedroom 2	3.39m x 2.83m	11' 1" x 9' 3"
Bedroom 3	3.20m x 2.20m	10' 6" x 7' 3"
Total	96.1 sq m	1,035 sq ft

Skylight windows



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Rent and save before you buy

## A simple step towards home ownership

**With SO Flexi you pay less rent while you save to buy your home with Shared Ownership. It's secure and simple, so you can relax and get on with life. Here's how it works...**

- Choose a great home at the exciting new SO Flexi Claycross development, or find out about other SO Flexi homes in great locations at **soflexi.co.uk**
- Check you're eligible and apply online at **soflexi.co.uk** – our team are on hand to help
- Live in your new home for at least two years, paying a lower-than-market rent to help you save. There are the other usual costs too, like household utility bills
- Build up the deposit to buy your home with Shared Ownership. We'll help you work out how much you'll need, so you have a goal to work towards
- When you're ready to buy your Shared Ownership home, the friendly SO Resi team will help you apply and guide you at every step

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