Places for People

Wood Mill Rise

A STUNNING COLLECTION
OF 2 AND 3 BEDROOM HOMES

Homes designed
for modern lifestyles

Places for People

Welcome to

Wood Mill Rise

Combining modern living and convenience in the heart of Doncaster. Nestled in the well-established suburb of Bentley, this vibrant development offers the perfect blend of suburban comfort and urban accessibility.

Located on a former timber mill site, Wood Mill Rise is undergoing a remarkable transformation from industrial land to a picturesque Community. Today, the site boasts fifty-nine thoughtfully designed two and three-bedroom family homes, all of which are available through Shared Ownership and Affordable Rent.

Situated just two miles north of Doncaster city centre, Wood Mill Rise residents enjoy the perfect balance between family life and city convenience. From easy access to a selection of Good to Excellent-rated primary and secondary schools to shopping destinations, cafés, and bars within easy reach — residents will always have things to do. The nearby Danum Retail Park further enhances the area's appeal, offering a diverse selection of shops and services.

Discover the perfect combination of modern living and Community charm at Wood Mill Rise, where every detail is designed to enhance your quality of life.

A NEW COMMUNITY AND WAY OF LIFE

Computer Generated Image — Wood Mill Rise

A great place to live

As part of the thriving suburb of Bentley, our residents enjoy access to a host of amenities that cater to every need and lifestyle.

With a superb selection of primary and secondary schools nearby, rated Good to Excellent, families can rest easy knowing that their children's educational needs are well cared for. Whether exploring local shopping destinations, grabbing a bite at a cosy cafe, or unwinding at nearby bars, Wood Mill Rise offers a diverse range of leisure options right at your doorstep.

For those who value easy commuting, Wood Mill Rise is the perfect choice. The A638 York Road provides direct access to major motorways, including the A1(M) and M18, ensuring seamless travel to neighbouring cities.

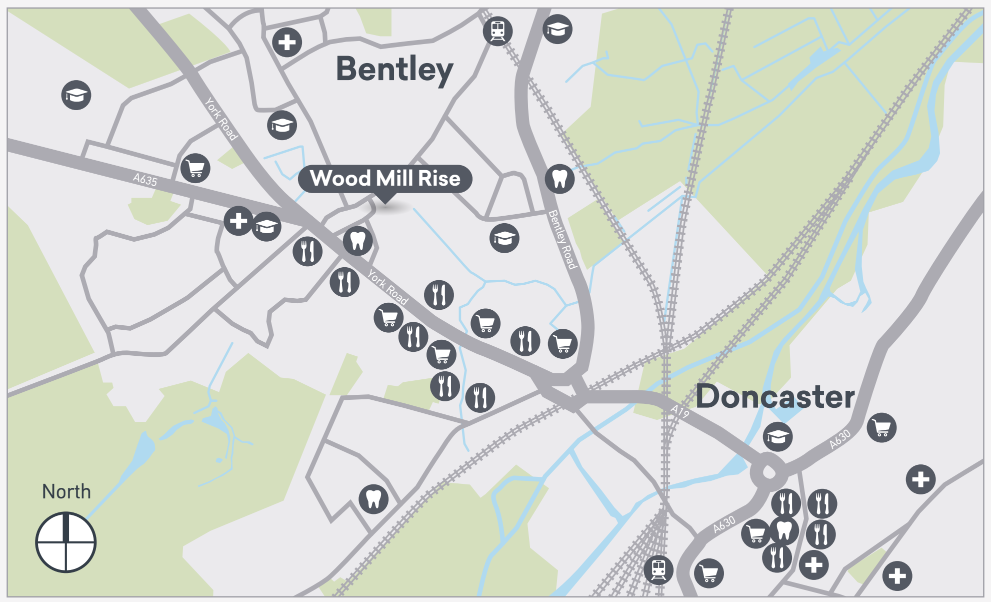
For those who prefer public transport, Bentley train station is a mere 0.5 miles away and offers direct lines to Rotherham, Sheffield, and Leeds, making city exploration a breeze. Regular bus services connect the development to Doncaster city centre and Barnsley, meaning there is an entire range of transportation options whether residents are commuting for work or exploring the surrounding areas for leisure.

At Wood Mill Rise, we understand the importance of Community, making it the ideal choice for young families and individuals alike. Experience the best of suburban living with all the conveniences of urban amenities right at your fingertips with a new home at Wood Mill Rise.

River Don Viaduct

A place to call home

With a range of two and three-bedroom homes available through affordable initiatives, great education options, and close proximity to road and rail connections, Wood Mill Rise is the perfect place to raise a family without compromising on modern conveniences.



Travel times by car (Estimate only)

Doncaster – **6 mins**
Sheffield – **40 mins**
Leeds – **45 mins**
York – **45 mins**
Manchester – **1 hr 30 mins**

- Airport
- School
- Restaurant
- Train Station
- Supermarket
- Doctors
- Dentist


Conisbrough Castle


Doncaster Waterfront with St. George church

A selection of fifty-nine two and three-bedroom homes thoughtfully designed with modern family living in mind.

Thirty-six homes are available through Shared Ownership and a further twenty-three are available for Affordable Rent.

Direct rail links to major destinations like Rotherham, Sheffield, and Leeds via Bentley train station, located just 0.5 miles away.

Located just two miles from Doncaster city centre for easy access to city conveniences.

Fantastic road connections to the A1 and M18 via the A638 York Road.

Superb selection of Good to Excellent-rated primary and secondary schools, ensuring the highest standard of education.

Regular bus services to Doncaster city centre and Barnsley, providing easy transportation options for the whole family for both work and leisure.

Easy access to a range of leisure amenities including cafés, bars, and popular shops in the local Bentley Rise area which is further enhanced by the nearby Danum Retail Park.

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.

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Research by the Home Builders Federation (HBF)* shows that new homes are much more environmentally friendly than older equivalent properties, emitting just 1.4 tonnes of carbon a year, compared to the 3.6 tonnes that existing properties emit.

At Places for People, we design and build our homes to maximise energy efficiency, using energy-saving lighting, eco-appliances and water-saving devices as well as excellent insulation to reduce your carbon footprint and keep your utility costs down. Our homes are rated from A to C.

Buying a new home can be good for your bank balance too. The HBF calculates that buyers of new homes save on average £2,510.73 on household bills each year, with buyers of houses saving even more at £3,117.85 (around £260 per month).

When you buy your new home at Wood Mill Rise, 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 (without the worry of expensive structural repairs) and simply enjoy the thrill of turning a blank canvas into your dream home.

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

*Home Builders Federation Watt a Save report Feb 2023

Computer Generated Image — Wood Mill Rise

Computer Generated Image — Wood Mill Rise

Sustainable living for less

When you buy new with us, you can look forward to all the benefits of an energy and cost-efficient home without having to compromise on comfort or quality.

Designed and built to sustainable environmental standards, our energy-efficient homes feature efficient heating systems and energy-saving technology along with an exquisite finish you'll love.

You'll use less energy, spend less on utility bills and still have the warm, welcoming home you've always wanted.

And with everything you need conveniently located nearby — from shops and schools to leisure facilities and green spaces — Wood Mill Rise is the perfect place to enjoy a more sustainable lifestyle, supporting the local economy while building connections to last a lifetime.

Car charging points
One for every house, encouraging greener travel.

Forward-thinking fabric design
Our well-insulated homes are designed to maximise energy efficiency and reduce running costs, now and in the future.

Energy-efficient lighting
LED light fittings and bulbs lower energy use as well as your bills.

Water-saving devices
Our kitchen and bathroom fittings save both water and money.

At Wood Mill Rise, you can enjoy a more comfortable home that costs less to run, with everything you need close by.

Good ventilation
Our homes come with good ventilation for a comfortable environment.

Double glazed windows
Benefit from a reduction in heat loss, noise and energy payments.

Eco-appliances
Most of our fitted appliances are A rated so cheaper to run.

Seasonally efficient
Our homes reduce the risk of overheating in the warmer months.

Aerial image of Brooklands — Milton Keynes

When you buy a home from Places for People, you know you're in safe hands...

What we do

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 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.

As the UK's leading Social Enterprise, our overriding purpose is to create homes where Community matters. From small housing developments to large-scale regeneration projects, we tailor our homes to the needs of local People, take responsibility for our environmental impact, and put People First to build a sense of Community.

Our approach

With more than 50 years' experience of managing and developing homes, we know what it takes to build happy, healthy and inclusive places to live. All our Communities are delivered by our award-winning, specialist placemaking, property investment and management companies across the UK, who ensure the places we create meet a variety of needs, not just now but well into the future. Where others think in years, we think in decades.

What makes us different

We believe our homes should be attainable for everyone, which is why we offer a wide range of buying options, including shared ownership. So, whether you're taking your first step onto the property ladder or looking for your forever home, there's a place to suit your individual needs.

We listen to our Customers too — and give them what they ask for: bright, spacious homes with flexible living areas that easily adapt to work or play, plenty of storage and that all-important private outdoor space. In our well-connected Communities, you'll have all the services and facilities you need on your doorstep — from shops, restaurants, schools and healthcare to beautiful green open spaces offering a natural retreat from the busyness of modern life.

Because when you buy from us, you're not just buying a home — you're buying into a Community; a place where you can belong, build connections and put down roots to last a lifetime.

10 steps to secure your dream home

Here's what your Shared Ownership home buying journey looks like...

Purchasing a Places for People home with Shared Ownership has never been easier. Whether you're buying for the first time or you've owned a property before, we've kept things simple so you're free to enjoy this next exciting phase.

From the moment you get in touch to that exhilarating day when you pick up your keys (and even after you've settled in), our friendly, experienced Sales team will be right by your side, supporting and guiding you every step of the way.

1 Get expert advice

The first step is to get in touch with our Sales team. We'll talk you through the Shared Ownership process and either refer you for an affordability assessment or arrange for you to visit.

2 Start things moving

When you visit, we will check you meet the scheme's eligibility and affordability criteria. First and foremost is that your household income needs to be under £80,000 a year (£90,000 in London).

3 Determine your budget

We will ask you to complete an affordability assessment with an Advisor, which includes filling in a 5-year budget planner to determine the level of share you can purchase.

4 Reserve your home

Once your finances are in place, you can formally reserve one of our Shared Ownership properties and pay your reservation fee! Our team will continue to guide you through the process.

5 Apply for a mortgage

If you're purchasing your new home with a mortgage, your affordability assessment is also when you will arrange with your mortgage lender or Advisor to proceed with your Shared Ownership mortgage application.

6 Instruct a solicitor

Now you've reserved your new home, you'll need to instruct a solicitor experienced in Shared Ownership to handle the legal aspects of the purchase. We can refer you to independent solicitors if needed.

7 Exchange contracts

This is when things become official! Once you're happy with the legal contracts, you can sign them, pay your deposit and receive a completion date to move into your new Shared Ownership home.

8 Get ready to move

Now is the time to organise contents insurance, arrange removals quotes and set up or transfer accounts for TV, internet and utilities suppliers ready for when you change address.

9 Attend a home demonstration

Before completing, we'll arrange for you to attend your new home demonstration and access your Home User Guide, so you can get to know your Shared Ownership home and understand how everything works.

10 Complete and move in

Legal completion is that happy moment when you own a share of your new home! Your mortgage lender transfers the funds, we arrange handover of your keys and you start living life your way!

“Everyone I’ve dealt with at Places for People has been so friendly and gone out of their way to help, no matter what your query. They’ve been brilliant and have kept in constant touch with us throughout.”

Christian, Places for People Customer

“We already loved the area so it only took us five minutes to decide this was the home for us! It’s so convenient here; we’re close to work and we have beautiful walks and a café on our doorstep.”

Ellie, Places for People Customer

We create homes where Community matters. We improve our Customers' lives every day through the homes we build and the Communities we manage.

Places for People

Because Community Matters
#WeAreCommunity
Proud to be creating sustainable Communities for the long term

RESI AWARDS 10 YEARS
RESIDENTIAL COMPANY OF THE DECADE WINNER

3910/WEB/22.10.2024

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Wood Mill Rise

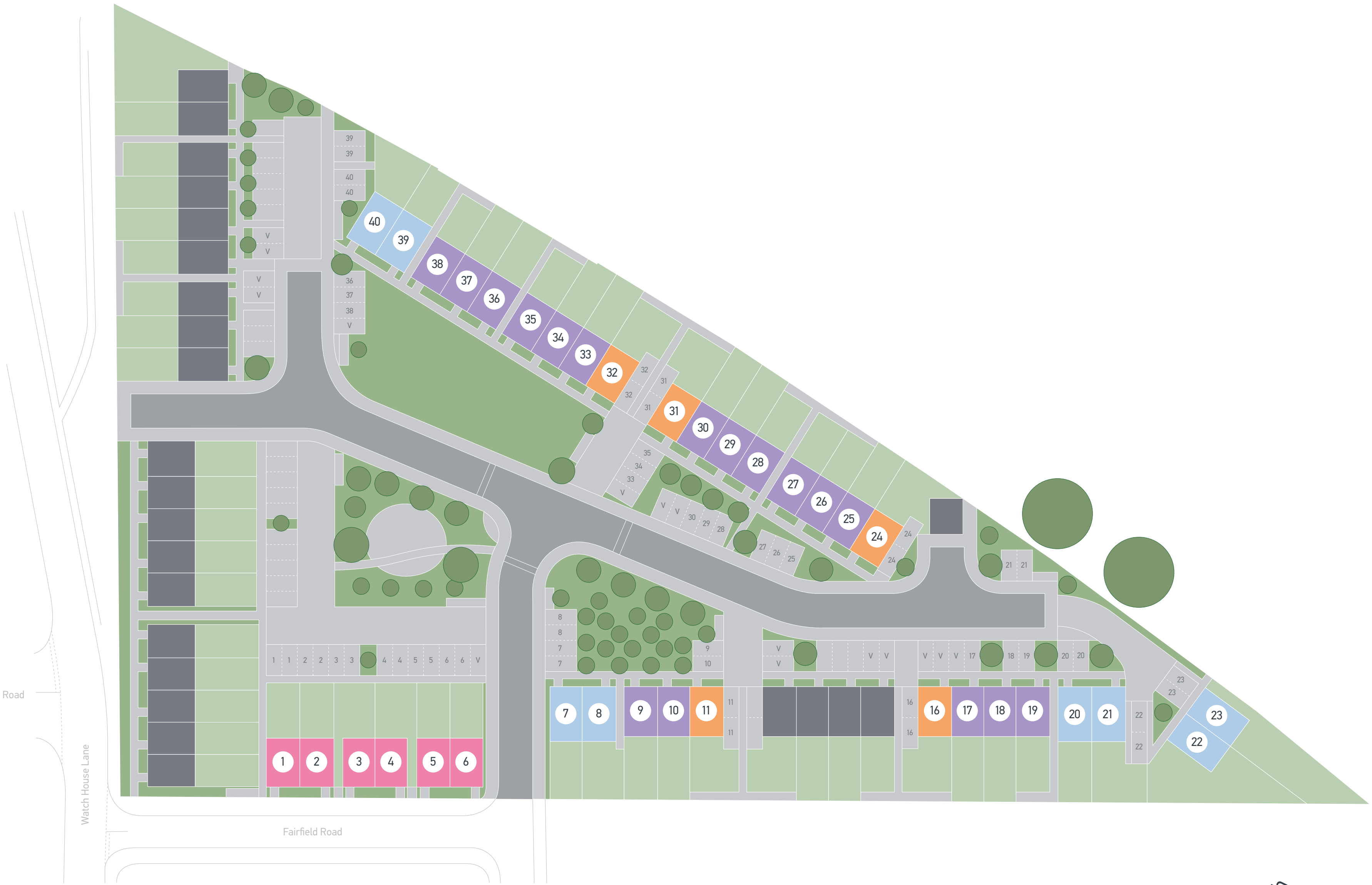
Site plan

The Dalton
2 bedroom home

The Elemore
3 bedroom home

The Ellingham
3 bedroom home

The Hazelwood
3 bedroom home



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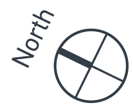
Watch House Lane, Doncaster DN5 9LZ



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Wood Mill Rise

Specifications

KITCHENS
— Symphony fitted kitchen in a choice of colours
— Co-ordinated worktop finish and matching upstand
— Soft-close doors and drawers
— Built in electric fan oven, four ring gas hob and glass splashback to hob area
— Integrated cooker hood
— Integrated fridge-freezer
— Stainless-steel single-bowl inset sink with chrome mixer tap
— Integrated washing machine
— Removable base unit, with plumbing and electric for future dishwasher space

PLUMBING AND HEATING
— Efficient gas-fired Baxi combination boiler
— Stelrad compact radiators white finish
— Heated towel radiators to bathrooms (and en-suite if applicable)

ELECTRICAL
— External lights to front and back doors
— Deta wired doorbell push and internal chime
— Fibre Optic connection to the property
— TV and satellite sockets with wiring taken to loft space for future connection
— Mains wired smoke, heat and carbon monoxide detectors
— USB socket in kitchen and master bedroom
— Deta Slimline white sockets throughout
— Extract fans to all wet rooms

BATHROOMS, EN-SUITES AND CLOAKROOMS (WHERE APPLICABLE)
— White Roca bathroom suite with shower over bath and Mira glass shower screen
— White wash basin and chrome mixer tap
— Porcelanosa wall tiles, full height around shower/bath
— Amtico vinyl flooring
— White Roca bathroom suite to en-suite (where applicable) with Mira shower tray and glass shower screen where shown on the layout

INTERNAL FINISHES
— Amtico Vinyl flooring to kitchen, bathroom and WC
— Carpets to all other areas
— Crown Covermatt white emulsion to all walls and ceilings
— Skirting and architrave pencil rounded profile painted white gloss
— Timber staircase with newel caps and handrails painted white gloss
— Fire rated loft hatch

DOORS AND WINDOWS
— Four panel semi solid doors, painted white with polished chrome handles
— Anthracite Grey UPVC windows and french doors with high performance glazing
— Black front doorset GRP door with timber frame, chrome ironmongery and multi point locking system

EXTERNAL
— Front garden landscaped and turf finish
— Turf installed to rear gardens
— External tap to rear gardens
— Slabs to path and patio areas
— Solar panels on all 3 bed homes, 2-beds have bath and shower water heat recovery units
— All homes to have access to an EV charging point

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Wood Mill Rise

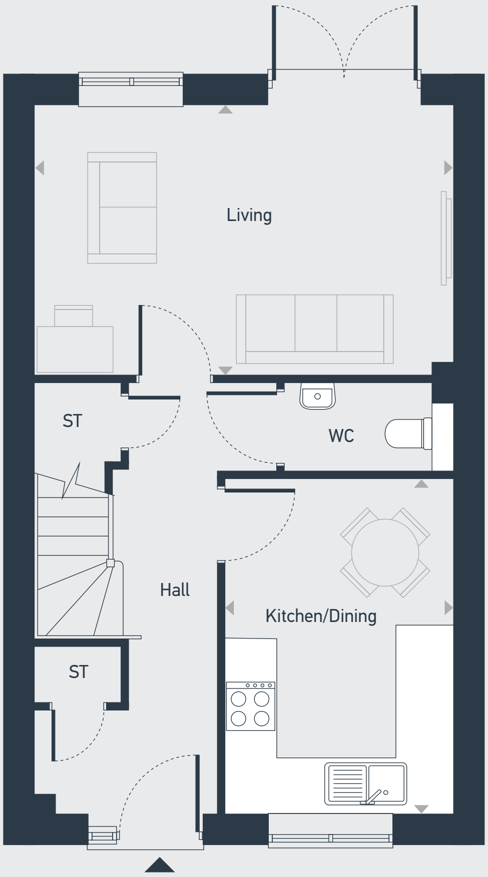
The Ellingham
3 bedroom home

Places for People

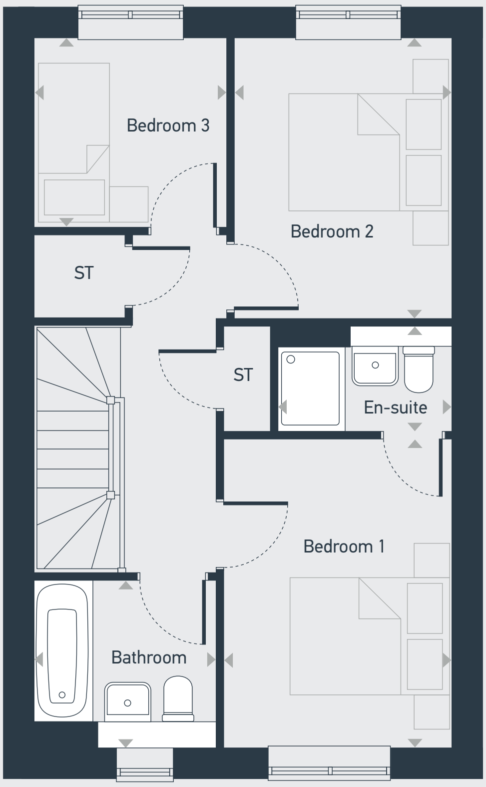
Wood Mill Rise

The Ellingham
3 bedroom home

83.18 sq.m / 895 sq.ft



GROUND FLOOR



FIRST FLOOR

ST: Store **WC:** Water Closet

DIMENSIONS	m	ft
Living	4.95m x 3.19m	16'2" x 10'5"
Kitchen/Dining	3.97m x 2.69m	13'0" x 8'10"

DIMENSIONS	m	ft
Bedroom 1	3.65m x 2.70m	12'0" x 8'10"
En-suite	2.06m x 1.27m	6'9" x 4'2"
Bedroom 2	3.31m x 2.57m	10'10" x 8'5"
Bedroom 3	2.28m x 2.23m	7'6" x 7'3"
Bathroom	2.15m x 1.97m	7'0" x 6'5"

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Watch House Lane, Doncaster, DN5 9LZ

Key information about the home

There are variations of shared ownership models which have different features. The model of shared ownership may vary depending on:

- what rules were in place at the time the home was funded or planning permission granted
- where the home is located
- whether the home is for a specific group of people

The table below highlights the key features of common shared ownership schemes. The information in this document is for the new model shared ownership.

Shared ownership model	Older model shared ownership	Standard model shared ownership	New model shared ownership
Minimum initial share	25%	25%	10%
Lease length	Typically, leases were issued for 99 years from new	Leases are for a minimum of 99 years from new but typically at least 125 years	Leases will be for a minimum of 990 years from new
Initial repair period	No	No	Yes
Buying more shares - minimum purchase	10% or 25%	10%	5%
1% share purchase	No	No	Yes
Landlord's nomination period	8 weeks or 12 weeks	8 weeks	4 weeks

When you are looking for shared ownership homes, you should always check the Key Information Document to see which model covers that specific home.

When you buy a home through shared ownership, you enter into a shared ownership lease. The lease is a legal agreement between you (the 'leaseholder') and the landlord. It sets out the rights and responsibilities of both parties.

Before committing to buy a shared ownership property, you should take independent legal and financial advice.

This key information document is to help you decide if shared ownership is right for you. You should read this document carefully so that you understand what you are buying, and then keep it safe for future reference. This document 'Key information about the home' is a summary and you should consider the information in 'Summary of costs' and 'Guide to shared ownership' before making a decision.

This does not form part of the lease. You should carefully consider the information and the accompanying lease and discuss any issues with your legal adviser before signing the lease.

Failure to pay your rent, service charge, or mortgage could mean your home is at risk of repossession.

The costs in this document are the costs as at the date issued. These will increase (typically on an annual basis) and you should take financial advice on whether this will be sustainable for you.

Property Details

Address	**34 Sundial Way Doncaster**
Property type	**3 Bedroom Semi**
Scheme	**Shared ownership**
Full market value	**£199,995**
Share Purchase Price and Rent Examples	**The share purchase price is calculated using the full market value and the percentage share purchased.** **If you buy a 25% share, the rent will be £343.74 a month.** **If you buy a larger share, you'll pay less rent.**

Share	Share Purchase Price	Monthly rent
10%	**£19,999.50**	**£412.49**
20%	**£39,999.00**	**£366.66**
30%	**£59,998.50**	**£320.83**
40%	**£79,998.00**	**£274.99**
50%	**£99,997.50**	**£229.16**
60%	**£119,997.00**	**£183.33**
70%	**£139,996.50**	**£137.50**
75%	**£149,996.25**	**£114.58**

The percentage share and rent amount will change depending on the amount you can afford. You'll receive a worked example after a financial assessment.

Your annual rent is calculated as 2.75% of the remaining share of the full market value owned by the landlord.

Monthly payment to the landlord	**In addition to the rent above, the monthly payment to the landlord includes:** **Service charge £0.00** **Estate charge £18.66** **Buildings insurance £40.97** **Management fee £10.67** **Reserve fund payment £0.71** **Total monthly payment *excluding rent* £71.01**
Reservation fee	**£ 500** **You'll need to pay a reservation fee to secure your home. When you pay the fee, no one else will be able to reserve the home.** **The reservation fee secures the home for 70 days. If you buy the home, the fee will be taken off the final amount you pay on completion. If you do not buy the home, the fee is partially refundable.**

Eligibility and requirements

Eligibility	**You can apply to buy the home if both of the following apply:** **your household income is £80,000/£90,000 or less** **you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs** **One of the following must also be true:** **you're a first-time buyer** **you used to own a home but cannot afford to buy one now** **you're forming a new household - for example, after a relationship breakdown** **you're an existing shared owner, and you want to move** **you own a home and want to move but cannot afford to buy a new home for your needs** **If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.** **As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.**
Tenure	**Leasehold**
Lease type	**Shared ownership House lease**
Lease term	**999 years** **For more information, see section 2.5, ‘Lease extensions’, in the ‘Key informationabout shared ownership’ document.**

Shared ownership details

Maximum share you can own	**You can buy up to 100% of your home.**
Transfer of freehold	**At 100% ownership, the freehold will transfer to you**
Landlord	**Places for People Homes Limited** **305 Gray's Inn Road, London** **WC1X 8QR** **Under a shared ownership lease, you pay for a percentage share of the market value of a home. You enter into a lease agreement with the landlord, and agree to pay rent tothe landlord on the remaining share.**
Rent review	**Your rent will be reviewed each year by a set formula using the for the previous 12 months [plus 1%]** **For more information, see the Rent Review section in the 'Summary of Costs' document which includes an example of how rent could increase over a 5 year period. A worked example demonstrating how the rent is calculated at review is also set out in Appendix 2 of the lease.**

Other details

Initial repair period	**Up to £500 a year for the first 10 years to help with essential repairs. For more information, see section 5, 'Maintaining and living in the home', in the 'Key information about shared ownership' document.**
Landlord's first option to buy	**When you give the landlord notice that you intend to sell your share in your home, the landlord has 4 weeks to find a buyer. (The landlord may offer to buy back your share, but only in exceptional circumstances and if they have funds available.) If they do not find a buyer within 4 weeks, you can sell your share yourself on the open market. For example, through an estate agent.**
Pets	**You can keep pets at the home but must obtain the landlords written permission, please consult your conveyancer**

Subletting

Subletting	**You can rent out a room in the home at any time, but you must live there at the same time.** **You cannot sublet (rent out) your entire home unless either:** • **you own a 100% share** • **you have your landlord's permission, which they will only give in exceptional circumstances** **If you're a serving member of the armed forces, and you're required to serve away from the area where you live for a fixed period, you may sublet the entire home subject to the landlord's permission.**