



NORWOOD FARM

Sandy Lane, Harpole,
Northampton, NN7 4EB
2 & 3 Bedroom New Homes

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







**WELCOME TO
NORWOOD FARM,
A STUNNING NEW
DEVELOPMENT,
ON THE OUTSKIRTS
OF THE POPULAR
VILLAGE OF HARPOLE
IN NORTHAMPTON**



ABOUT SHARED OWNERSHIP

Buy your Norwood 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 you're 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 10-75% of your property and pay a subsidised rent on the remaining share you don't own.

HOW IT WORKS

STEP
1

Buy the first share in your new home

STEP
2

Pay rent on the remaining share

STEP
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.

NORWOOD FARM OFFERS MODERN LIVING IN A VIBRANT RURAL ENVIRONMENT.

Unique development of brand new contemporary homes on the outskirts of Harpole.

The western side of Northampton, puts you in the perfect location with excellent commuter links. A short drive away you will benefit from the essentials you can find in the village of Harpole just off the A4500 (formerly the A45) about 1 mile east of the M1 Motorway junction 16.

The rural location of the development, means that the Northamptonshire countryside is right on your doorstep.

There are various pubs and restaurants close to the development or you could visit the town of Northampton with its shopping area and nightlife.

Northampton provides a great selection of state and independent schools for children of all ages, many are within a short distance of Norwood Farm.



Daventry



Northampton



Towcester



Milton Keynes

Please note: Car journey times shown are a average based on normal driving conditions.



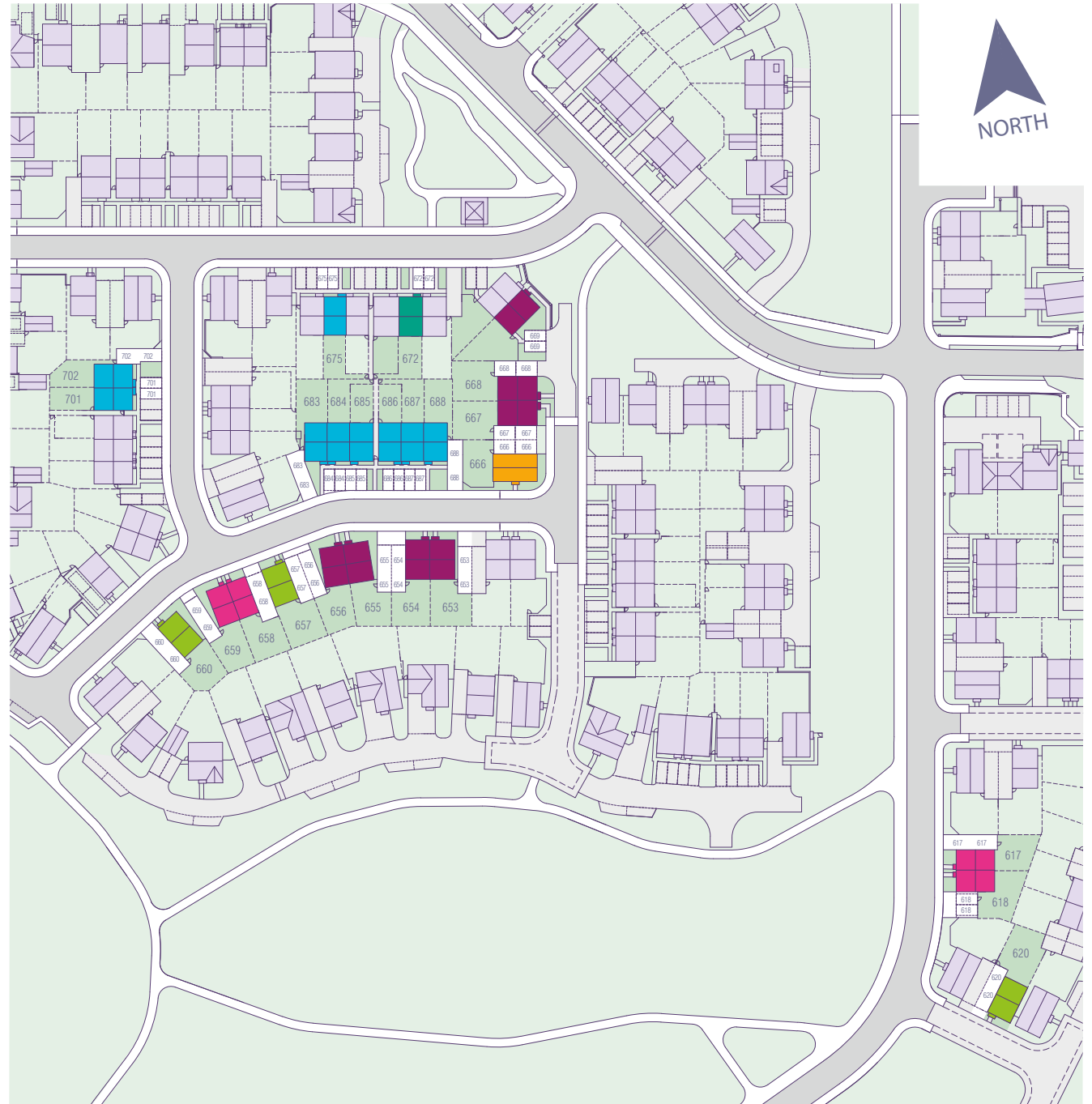


NORWOOD FARM SITE PLAN

SHARED OWNERSHIP

- ◆ **The Stratford**
2 Bed Semi-Detached Home
617, 618, 658, 659
- ◆ **The Beaumont**
2 Bed Terrace Home
675, 683, 684, 685, 686, 687
688, 701, 702
- ◆ **The Fairford**
3 Bed Detached Home
620, 657, 660
- ◆ **The Fairford**
3 Semi-Detached Home
653, 654, 655, 656, 667, 668, 669
- ◆ **The Fairford**
3 Bed Terrace Home
672
- ◆ **The Whitmore**
3 Bed Detached Home
666

◆ Properties not for sale through
Platform Home Ownership



Please note: The site plan can change as the build progresses.

THE BEAUMONT

2 Bed
Terrace
home



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GROUND FLOOR

Kitchen/Dining	
4.95m x 3.22m	16'3" x 10'7"
Living	
3.87m x 3.84m	12'8" x 12'7"
WC	
1.92m x 1.12m	6'3" x 3'8"



FIRST FLOOR

Bedroom 1	
4.95m x 3.42m	16'3" x 11'3"
Bedroom 2	
4.95m x 2.64m	16'3" x 11'3"
Bathroom	
2.18m x 2.03m	7'2" x 6'8"

△ External access C Cupboard/Storage

THE BEAUMONT

2 Bedroom Terrace home

The Beaumont is a modern two bedroom terrace new home comprising of a well appointed kitchen/dining area with double doors to the turfed rear garden, spacious front aspect living area.

Upstairs you will find two bedrooms and a white fitted family bathroom with shower over the bath.

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Modern fitted kitchen with oven, hob, extractor
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Vinyl floor to wet areas and kitchen
- ◆ EV chargers
- ◆ ASHP (air source heat pump)
- ◆ Turfed rear garden
- ◆ Allocated parking

TOTAL FLOOR AREA
79.62m² - 857.00 sq.ft

THE STRATFORD

2 Bed
Semi-Detached
home



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GROUND FLOOR

Living/Kitchen/Dining

8.36m x 4.40m 27'5" x 14'5"

WC

1.88m x 1.13m 6'2" x 3'8"



FIRST FLOOR

Bedroom 1

4.40m x 3.33m 14'5" x 10'11"

Bedroom 2

3.28m x 2.73m 10'9" x 8'11"

Bathroom

2.18m x 2.03m 7'2" x 6'8"

THE STRATFORD

2 Bedroom Semi-Detached home

The Stratford is a stylish two bedroom semi-detached new home comprising of a well appointed kitchen, leading into a spacious living area with rear double doors allowing easy access to the turfed rear garden.

Upstairs you will find two bedrooms and a white fitted family bathroom with shower over the bath.

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Modern fitted kitchen with oven, hob, extractor
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Vinyl floor to wet areas and kitchen
- ◆ EV chargers
- ◆ ASHP (air source heat pump)
- ◆ Turfed rear garden
- ◆ Allocated parking

TOTAL FLOOR AREA
71.26m² - 767.00 sq.ft

THE FAIRFORD

3 Bed
Detached
home

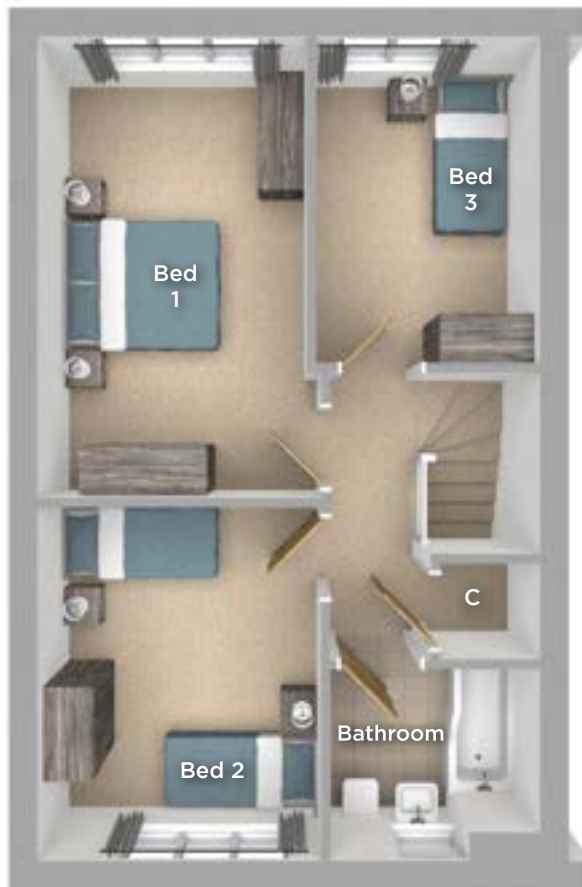


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GROUND FLOOR

Kitchen/Dining	
3.05m x 5.24m	10'0" x 17'2"
Living	
4.18m x 3.81m	13'8" x 12'6"
WC	
2.02m x 1.58m	6'7" x 5'2"



FIRST FLOOR

Bedroom 1	
4.82m x 2.83m	15'10" x 9'3"
Bedroom 2	
3.70m x 2.98m	12'2" x 9'9"
Bedroom 3	
3.42m x 2.34m	11'3" x 7'8"
Bathroom	
2.19m x 2.03m	7'2" x 6'8"

△ External access C Cupboard/Storage

THE FAIRFORD

3 Bedroom Detached home

The Fairford is a modern three bedroom detached new home comprising of a well appointed kitchen/dining area with double doors to the turfed rear garden, spacious front aspect living area.

Upstairs you will find three bedrooms and a white fitted family bathroom with shower over the bath.

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Modern fitted kitchen with oven, hob, extractor
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Vinyl floor to wet areas and kitchen
- ◆ EV chargers
- ◆ ASHP (air source heat pump)
- ◆ Turfed rear garden
- ◆ Allocated parking

TOTAL FLOOR AREA
79.62m² - 857.00 sq.ft

THE FAIRFORD

3 Bed
Semi-Detached
home

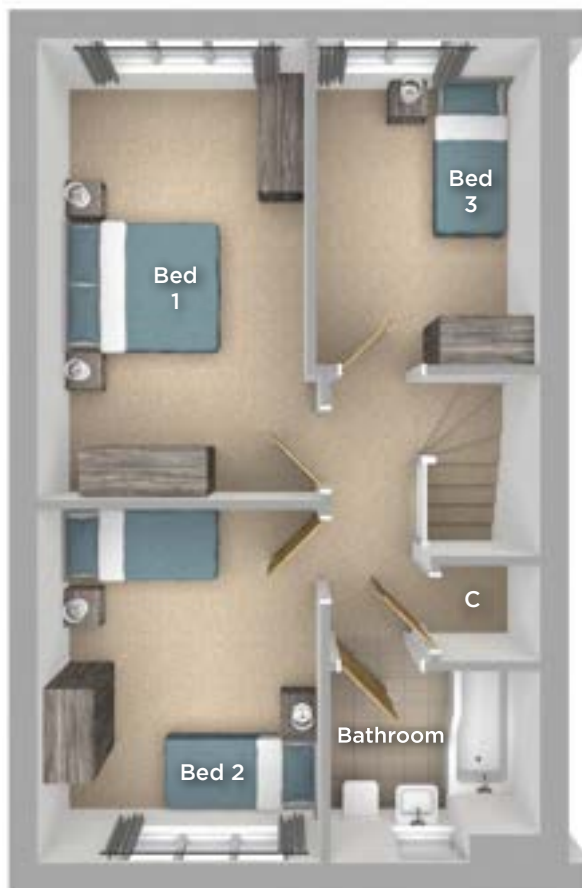


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GROUND FLOOR

Kitchen/Dining	3.05m x 5.24m	10'0" x 17'2"
Living	4.18m x 3.81m	13'8" x 12'6"
WC	2.02m x 1.58m	6'7" x 5'2"



FIRST FLOOR

Bedroom 1	4.82m x 2.83m	15'10" x 9'3"
Bedroom 2	3.70m x 2.98m	12'2" x 9'9"
Bedroom 3	3.42m x 2.34m	11'3" x 7'8"
Bathroom	2.19m x 2.03m	7'2" x 6'8"

△ External access C Cupboard/Storage

THE FAIRFORD

3 Bedroom Semi-Detached home

The Fairford is a modern three bedroom semi-detached new home comprising of a well appointed kitchen/dining area with double doors to the turfed rear garden, spacious front aspect living area.

Upstairs you will find three bedrooms and a white fitted family bathroom with shower over the bath.

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Modern fitted kitchen with oven, hob, extractor
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Vinyl floor to wet areas and kitchen
- ◆ EV chargers
- ◆ ASHP (air source heat pump)
- ◆ Turfed rear garden
- ◆ Allocated parking

TOTAL FLOOR AREA
79.62m² - 857.00 sq.ft

THE WHITMORE

3 Bed
Detached
home



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GROUND FLOOR

Kitchen/Dining	5.77m x 3.43m	18'11" x 11'3"
Utility	2.33m x 1.58m	7'8" x 5'2"
Living	5.77m x 3.48m	18'11" x 11'5"
WC	1.98m x 1.58m	6'6" x 5'2"

FIRST FLOOR

Bedroom 1	5.77m x 3.51m	18'11" x 11'6"
Bedroom 2	3.74m x 3.40m	12'3" x 11'2"
Bedroom 3	3.74m x 2.32m	12'3" x 7'7"
Bathroom	2.10m x 1.99m	6'10" x 6'6"



THE WHITMORE

3 Bedroom Detached home

The Whitmore is a stylish three bedroom double fronted detached home with feature open-plan kitchen/dining area and utility room, rear double door access to the turfed garden and spacious front aspect living area.

Upstairs you will find three bedrooms and a white fitted family bathroom with shower over the bath.

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Modern fitted kitchen with oven, hob, extractor
- ◆ Utility
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Vinyl floor to wet areas and kitchen
- ◆ EV chargers
- ◆ ASHP (air source heat pump)
- ◆ Turfed rear garden
- ◆ Allocated parking

TOTAL FLOOR AREA

8108.88m² - 1172.00 sq.ft

EARLY BIRD RESERVATIONS



An early bird reservation allows you to secure your prime plot for only **£150** before the release of prices and date of entry.

Early Bird reservation's are a great way for you to secure the home that you have your heart set on. Whether it offers ample space, a kitchen/diner of your dreams or you simply want the security of knowing that you are able to secure Shared Ownership at the development of your choice, reserving early can give you peace of mind.

How does it work?

Once you've chosen your home from the plots released on the table, our Sales Team will provide you with a guide price (*please note, this is subject to change*). You'll be asked to complete an application form - this is a typical requirement of the Shared Ownership process. Once we've received your application and you have passed the required affordability assessment, it's time to pay your reservation fee of £150.

When the time comes, we will contact you to let you know that your home is now for sale, and we'll provide you with the price of the home (*this may differ slightly to the guide price*). You will then have 3 working days to decide if you would like to continue the process of buying that home.

What happens next?

Once your home is available for sale, if you choose to proceed with buying the home, we'll convert your Early Bird reservation to a full reservation and you will be required to pay a further £100 to make up the full reservation fee of £250.

If you change your mind and decide you no longer wish to proceed, we'll refund you the full amount of your Early Bird reservation.

HOW IT WORKS

STEP
1

Choose your plot from the Early Bird list released

STEP
2

Contacted by the Sales Team to complete a Shared Ownership application form.

When you have passed the required affordability assessment, it's time to pay your reservation fee of **£150**

STEP
3

Once your home is available for sale and you choose to carry on you will be required to pay a further **£100** to make up the full reservation fee of **£250**

> NORWOOD FARM, HARPOLE

Northampton, NN7 4AP

Early Bird plots available to reserve



Plot	House Type	Postal Address	Handover
653	The Fairford 3 Bed Semi-Detached House	11 Primrose Close, Harpole, Northampton, NN7 4XP.	Spring/Summer 2027
654	The Fairford 3 Bed Semi-Detached House	12 Primrose Close, Harpole, Northampton, NN7 4XP.	Spring/Summer 2027
655	The Fairford 3 Bed Semi-Detached House	14 Primrose Close, Harpole, Northampton, NN7 4XQ.	Spring/Summer 2027
656	The Fairford 3 Bed Semi-Detached House	15 Primrose Close, Harpole, Northampton, NN7 4XP.	Spring/Summer 2027
666	The Whitmore 3 Bed Detached House	8 Primrose Close, Harpole, Northampton NN7 4XQ.	Spring/Summer 2027
667	The Fairford 3 Bed Semi-Detached House	6 Primrose Close, Harpole, Northampton, NN7 4XQ.	Spring/Summer 2027
668	The Fairford 3 Bed Semi-Detached House	4 Primrose Close, Harpole, Northampton, NN7 4XP.	Spring/Summer 2027
669	The Fairford 3 Bed Semi-Detached House	2 Bluebell Place, Harpole, Northampton NN7 4XQ.	Spring/Summer 2027
683	The Beaumont 2 Bed End-Terrace House	2 Primrose Close, Harpole, Northampton, NN7 4XP.	Spring/Summer 2027
684	The Beaumont 2 Bed Mid-Terrace House	3 Primrose Close, Harpole, Northampton, NN7 4XP.	Spring/Summer 2027
685	The Beaumont 2 Bed End-Terrace House	4 Primrose Close, Harpole, Northampton, NN7 4XP.	Spring/Summer 2027
686	The Beaumont 2 Bed End-Terrace House	5 Primrose Close, Harpole, Northampton, NN7 4XP.	Spring/Summer 2027
687	The Beaumont 2 Bed Mid-Terrace House	6 Primrose Close, Harpole, Northampton, NN7 4XP.	Spring/Summer 2027
688	The Beaumont 2 Bed End-Terrace House	7 Primrose Close, Harpole, Northampton, NN7 4XP.	Spring/Summer 2027

Secure your Early Bird plot for only **£150** before the release of prices.

For more information contact:
Sales@Platformhg.com
Platformhomeownership.com
0121 788 7641





**BUILDING HOMES FOR
A BETTER FUTURE**

GET IN TOUCH



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