Places for People

Marble Square

EXCLUSIVELY SHARED OWNERSHIP

Somewhere to call home

Welcome to

Marble Square

Site plan

The Eston
2 bedroom home

The Buttercup
2 bedroom home

The Hadley
3 bedroom home

The Crimson
3 bedroom home

The Blackthorne
3 bedroom home

The Meadowsweet
3 bedroom home

The Laurel
3 bedroom home

The Cornflower
3 bedroom home

The Belgrave
4 bedroom home

SS: Electrical Substation

Please note: All layouts and floor plans, configurations, maps and information are intended for guidance only and accuracy of this information cannot be relied upon by prospective purchasers who must make their own enquiries to satisfy themselves by inspection or otherwise as to the correct detail. Sizes and dimensions approximate and subject to change.

Marble Square

The Eston
2 bedroom home

Plot as drawn: 18
Handed: 19

60.2 sq.m / 649 sq.ft

GROUND FLOOR

FIRST FLOOR

ST: Storage **WC:** Water Closet

DIMENSIONS	m	ft
Kitchen/Dining	3.70m x 2.74m	12'2" x 9'0"
Living	3.89m x 3.71m	12'9" x 12'2"

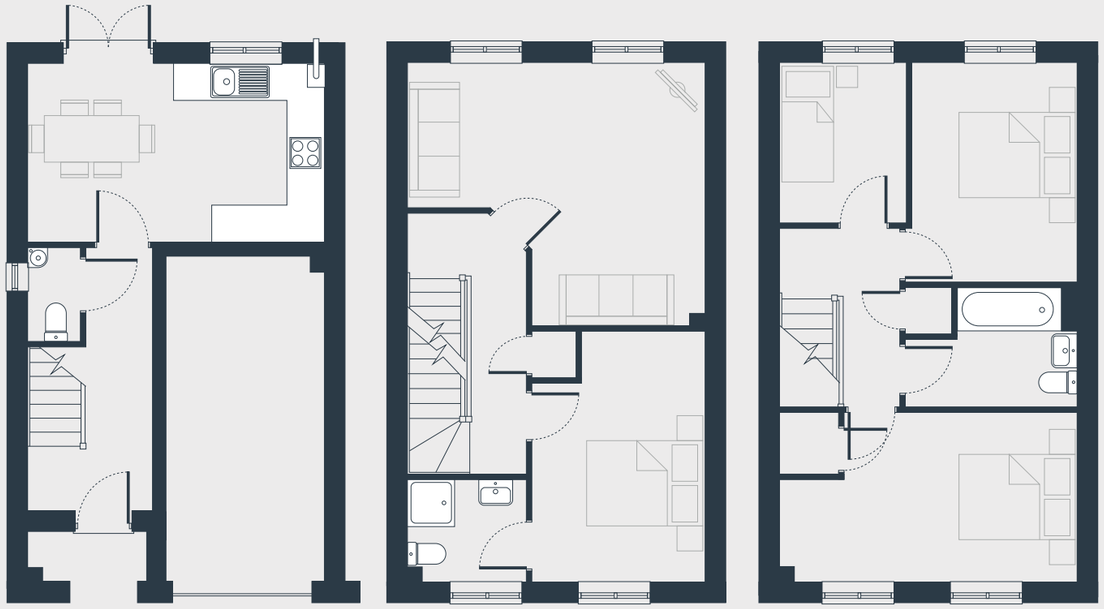
DIMENSIONS	m	ft
Bedroom 1	3.71m x 2.71m	12'2" x 8'11"
Bedroom 2	3.71m x 2.71m	12'2" x 8'11"
Bathroom	2.17m x 1.70m	7'1" x 5'7"

Marble Square

The Belgrave
4 bedroom home

Plots as drawn: 20
Plots handed: 21

107.2 sq.m / 1,154 sq.ft



GROUND FLOOR | FIRST FLOOR | SECOND FLOOR

ST: Storage **WC:** Water Closet

DIMENSIONS	m	ft
Kitchen/Dining	4.82m x 2.91m	15'10" x 9'7"
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"

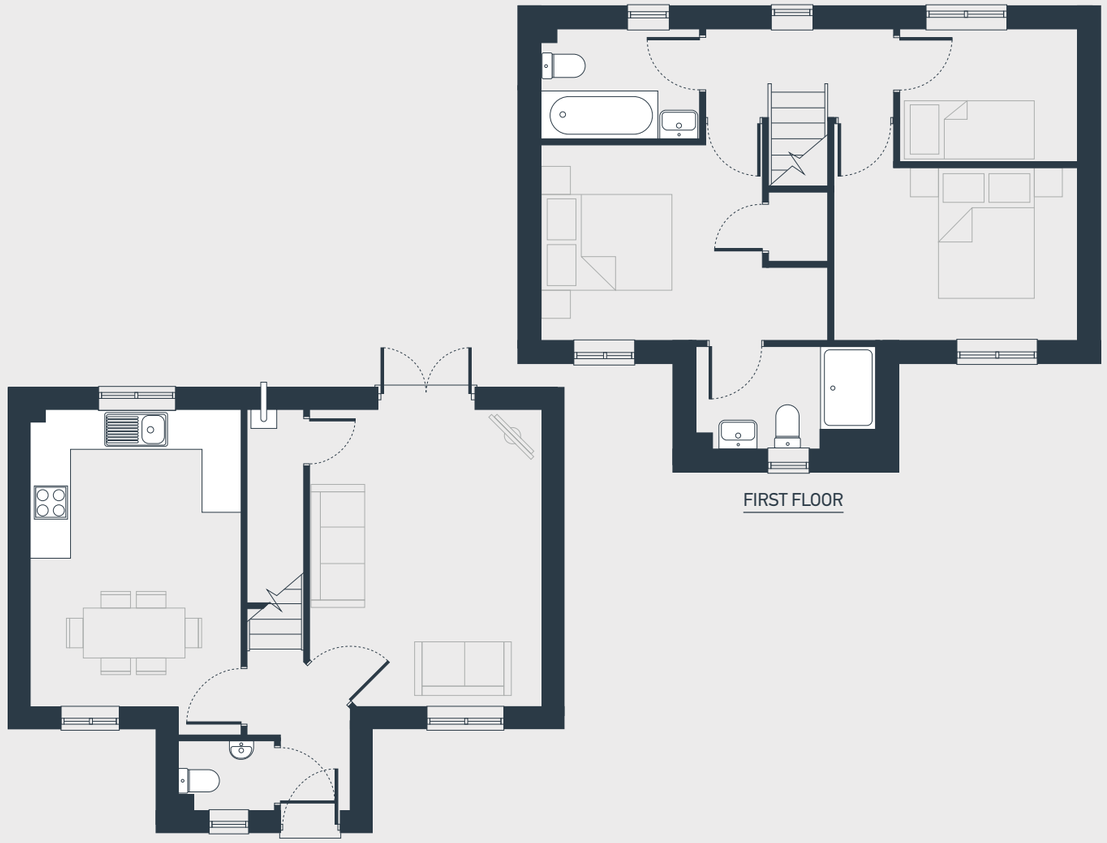
DIMENSIONS	m	ft
Bedroom 2	4.84m x 2.75m	15'10" x 9'0"
Bedroom 3	3.57m x 2.68m	11'8" x 8'10"
Bedroom 4	2.60m x 2.06m	8'6" x 6'9"
Bathroom	2.79m x 1.94m	9'2" x 6'4"

Marble Square

The Blackthorne
3 bedroom home

Plots as drawn: 297
Plots handed: 319

79.6 sq.m / 857 sq.ft



FIRST FLOOR

GROUND FLOOR

ST: Storage **WC:** Water Closet

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"

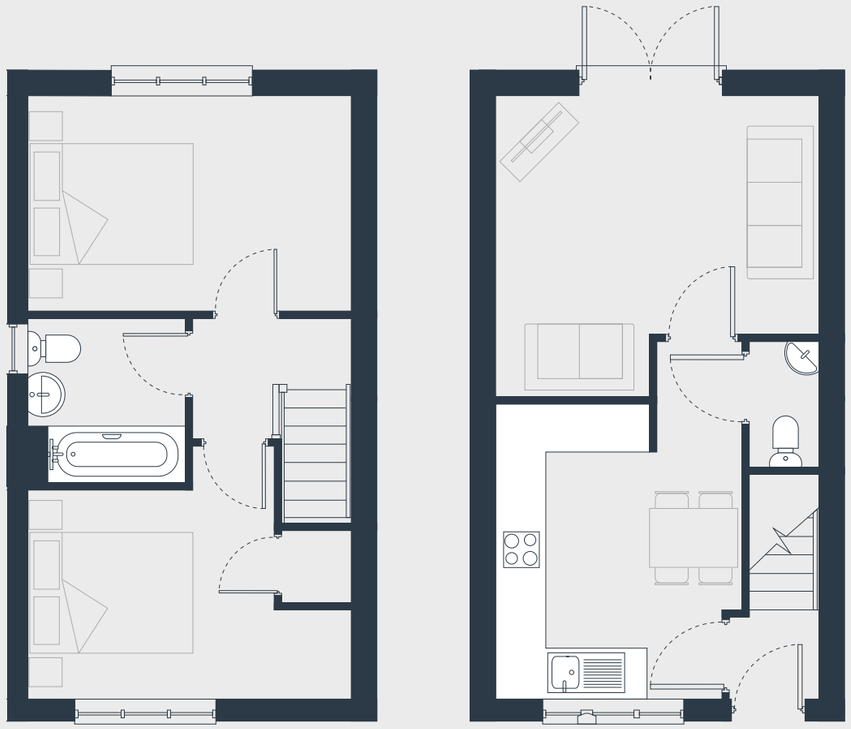
DIMENSIONS	m	ft
Bedroom 1	3.20m x 2.83m	10'6" x 9'3"
En-suite	2.61m x 1.48m	8'7" x 4'10"
Bedroom 2	3.53m x 2.50m	11'7" x 8'2"
Bedroom 3	2.57m x 1.92m	8'5" x 6'3"
Bathroom	2.29m x 1.59m	7'6" x 5'2"

Marble Square

The Buttercup
2 bedroom house

Plots as drawn: 13, 15, 22, 26, 28, 30 and 245
Plots handed: 14, 16, 23, 27, 29, 31 and 244

60.48 sq.m / 651 sq.ft



GROUND FLOOR

FIRST FLOOR

ST: Storage **WC:** Water Closet

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"

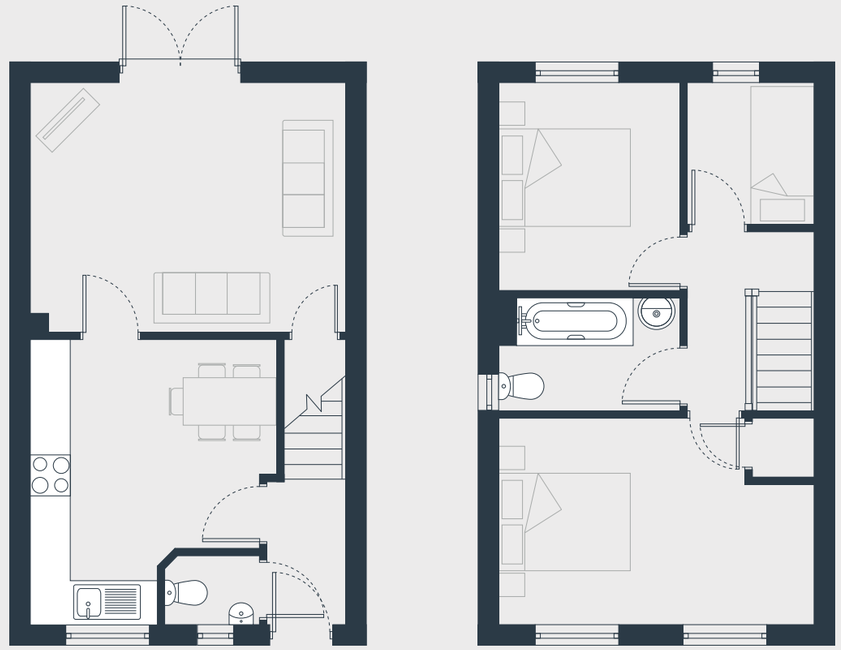
DIMENSIONS	m	ft
Bedroom 1	3.99m x 2.67m	13'1" x 8'9"
Bedroom 2	3.99m x 2.56m	13'1" x 8'5"
Bathroom	2.02m x 1.94m	6'7" x 6'4"

Marble Square

The Cornflower
3 bedroom house

Plots drawn: 8, 32, 304 and 306
Plots handed: 33, 305, 307 and 326

70.98 sq.m / 764 sq.ft



GROUND FLOOR

FIRST FLOOR

ST: Storage **WC:** Water Closet

DIMENSIONS	m	ft
Kitchen/Dining	4.10m x 3.54m	13'1" x 11'2"
Lounge	4.49m x 3.57m	14'2" x 11'2"

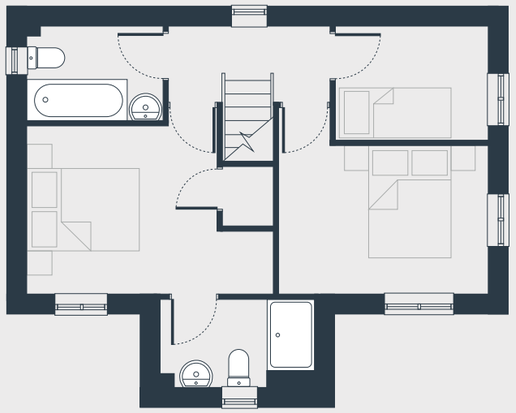
DIMENSIONS	m	ft
Bedroom 1	4.49m x 2.94m	14'9" x 9'8"
Bedroom 2	2.98m x 2.57m	9'9" x 8'5"
Bedroom 3	2.04m x 1.83m	6'8" x 6'0"
Bathroom	2.57m x 1.65m	8'5" x 5'5"

Marble Square

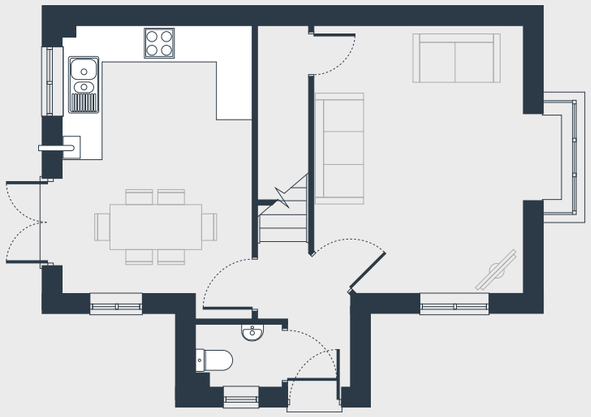
The Crimson
3 bedroom home

Plots as drawn: 7 and 318
Plots handed: 298 and 327

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"

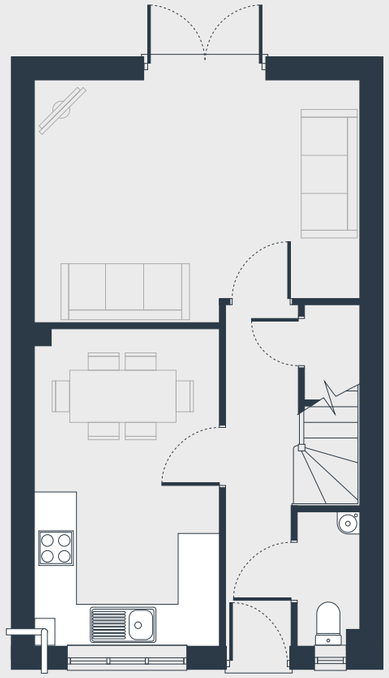
DIMENSIONS	m	ft
Bedroom 1	4.19m x 2.87m	13'9" x 9'5"
En-suite	2.65m x 1.52m	8'8" x 5'0"
Bedroom 2	3.57m x 2.54m	11'8" x 8'4"
Bedroom 3	2.61m x 1.96m	8'7" x 6'5"
Bathroom	2.33m x 1.63m	7'8" x 5'4"

Marble Square

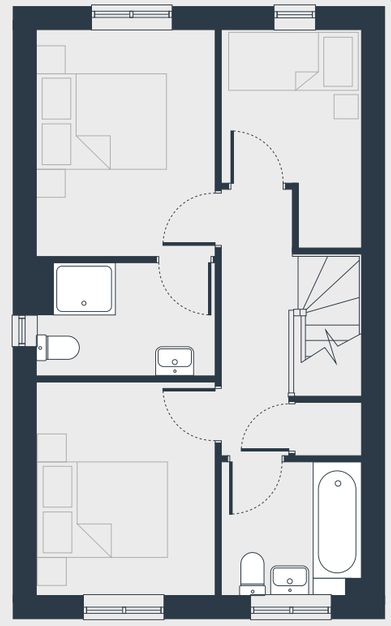
The Hadley
3 bedroom home

Plots as drawn: 302 and 308
Plots handed: 303 and 309

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"

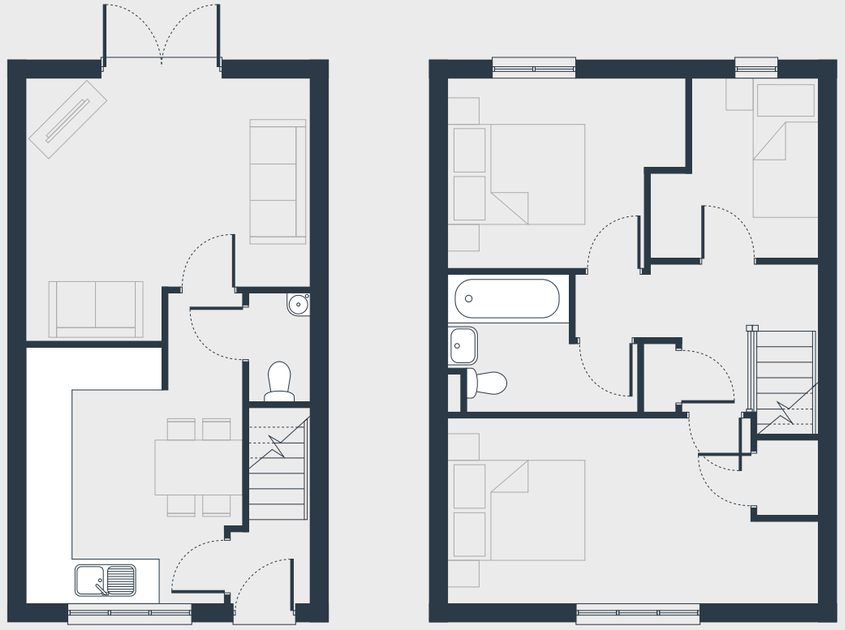
DIMENSIONS	m	ft
Bedroom 1	3.29m x 2.60m	10'10" x 8'7"
En-suite	2.60m x 1.64m	8'7" x 5'5"
Bedroom 2	3.10m x 2.60m	10'2" x 8'7"
Bedroom 3	3.18m x 2.03m	10'5" x 6'8"
Bathroom	2.03m x1.94m	6'8" x 6'4"

Marble Square

The Laurel
3 bedroom house

Plots as drawn: 17 and 24
Plots handed: 25

69.86 sq.m / 752 sq.ft



GROUND FLOOR

FIRST FLOOR

ST: Storage **WC:** Water Closet

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"

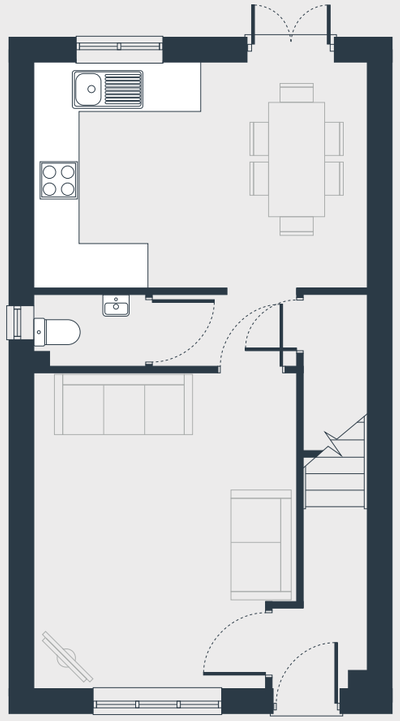
DIMENSIONS	m	ft
Bedroom 1	5.25m x 2.64m	17'3" x 8'8"
Bedroom 2	3.37m x 2.64m	11'1" x 8'8"
Bedroom 3	2.49m x 2.39m	8'2" x 7'10"
Bathroom	2.68m x 1.97m	8'9" x 6'6"

Marble Square

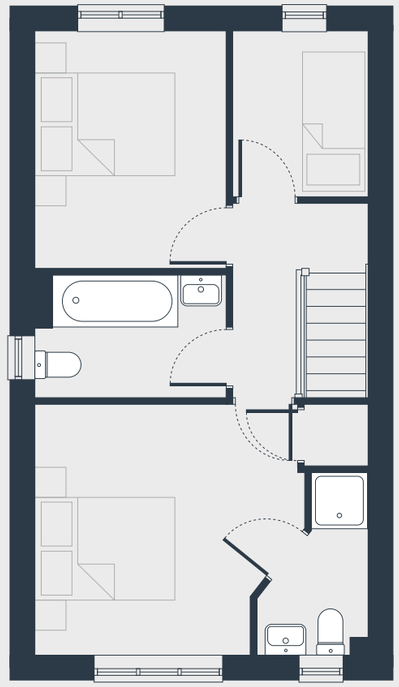
The Meadowsweet
3 bedroom home

Plots as drawn: 218
Plots handed: 217

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	14'0" x 11'8"

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

Specifications

KITCHENS
- Symphony fitted kitchen
- Laminate worktop
- Stainless steel single sink with chrome mixer tap
- Single electric oven with four-ring gas hob and stainless steel splashback
- Cooker hood
- Fridge/Freezer

PLUMBING AND HEATING
- Gas-fired combi boiler

ELECTRICAL
- Low energy light fittings and switching
- TV point to lounge and main bedroom
- White sockets and switches
- Mains-wired smoke detectors

BATHROOMS AND EN-SUITES
- White bathroom suite
- White wash basin pedestal unit with chrome mixer tap
- Porcelanosa tiles
- En-suite with white sanitaryware plus shower tray and glass shower screen (where applicable)

INTERNAL FINISHES
- Vinyl flooring in the kitchen, bathroom, W.C and en-suite (where applicable)
- Carpets in the remaining rooms

DOORS AND WINDOWS
- Multi-locking composite front door
- PVC double glazed windows

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

Please note: The specifications outlined above are for indication purposes only. There may be changes throughout the build process to specific brand, materials and appliances referred to in the specification. In such cases, an alternative of similar quality will be provided. Any alterations of the specification will be of equal to or greater value, and Places for People reserve the right to implement changes to the specification without warning. This information is for guidance only and does not form any part of any contract or constitute a warranty. Please consult your Sales Executive for further information.

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.

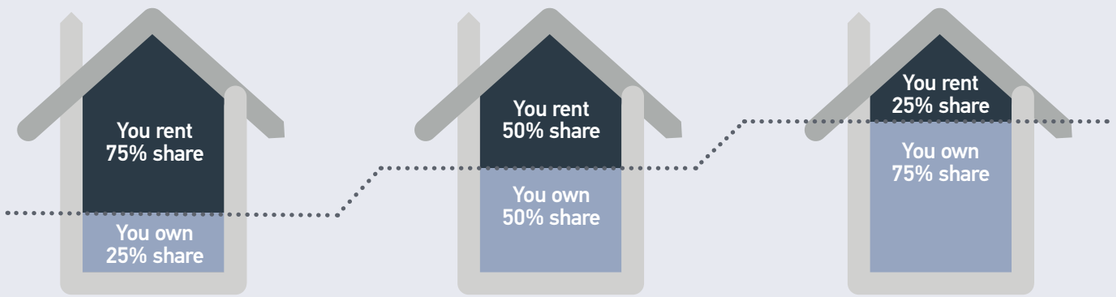
At Marble Square, you can choose from a stylish collection of two, three and four bedroom homes, all designed to exacting standards. And through the government-backed Shared Ownership scheme, you could be getting a foot on the property ladder more quickly than buying a home outright.

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 Marble Square, 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**

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

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 Marble Square.

The places we make are like nowhere else. Because no one else makes places the way we do.

Because Community Matters

Proud to be creating sustainable communities for the long term

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RESIDENTIAL COMPANY OF THE DECADE WINNER

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Places for People

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Marble Square, Nightingale Road, Derby DE24 8BF

Shared ownership terms and conditions apply. Please talk to us for further details. Applications are subject to affordability and eligibility criteria.

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