

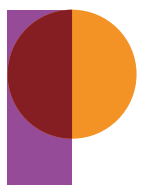
Tia Way



2 & 3 bedroom homes available
through Shared Ownership

People. Places. Purpose.

Plumlife
homes





Welcome to Tia Way

We're delighted to welcome you to Tia Way, a stunning collection of two and three bedroom homes located in Holmewood, North East Derbyshire. This new development is perfect for those who are looking for high-quality affordable homes with fantastic amenities and transport options available locally.

Nestled in the sought-after area of Holmewood, this development offers a peaceful retreat within easy reach of urban convenience. With the scenic surroundings of nearby green spaces and close proximity to a thriving town centre, residents can enjoy a perfect blend of tranquillity and convenience.

This exciting development is giving people the opportunity to live in this highly desirable area thanks to the homes all being available for Shared Ownership. This means that new homebuyers can buy a share of the home that they can afford and then pay rent on the remaining share.

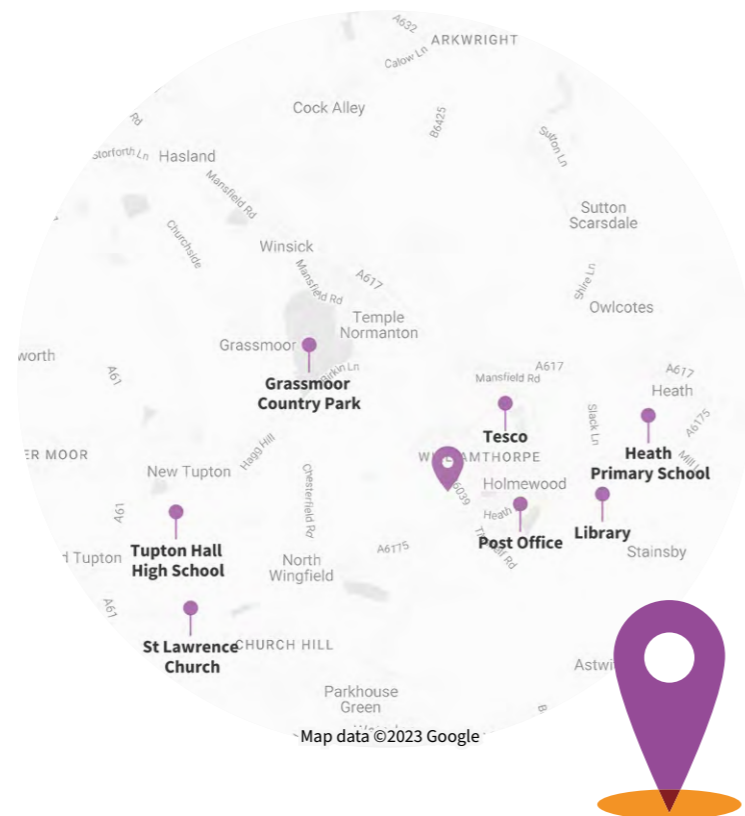




Holmewood, North East Derbyshire

Holmewood is an increasingly popular place to live for people from all walks of life. Residents can enjoy all the benefits of being within close proximity to a bustling town centre whilst still getting to experience the picturesque surroundings that Holmewood offers.

With Chesterfield on your doorstep, you'll find a wide selection of independent shops and eateries, as well as high street favourites. There are also a number of historic landmarks nearby, such as Hardwick Hall and the famous Crooked Spire. For outdoor enthusiasts, you can enjoy the scenic Peak District National Park and the Five Pits Trail, located a stone's throw away, perfect for hiking and enjoying nature's beauty. In less than a 5 minute drive you'll be able to find a Tesco Supermarket, Post Office, library, pharmacy and green spaces. There are also a number of 'Good' schools located nearby for those with children. With a mix of local amenities, charming boutique stores, and easy access to essential services, it's easy to see why Holmewood is so popular amongst homebuyers.



Nearby to Tia Way

Tesco Express Supermarket	2 mins	Hardwick Hall	14 mins	Tupton Hall School	7 mins
Chesterfield Town Centre	8 mins	Crooked Spire	9 mins	Ravenside Retail Park	8 mins
Grassmoor Country Park	3 mins	Heath Primary School	4 mins	Holmewood Library	15 mins
Vicar Lane Shopping Centre	9 mins	Peak District National Park	21 mins	Five Pits Trail	5 mins
		Post Office	5 mins	St Lawrence Church	5 mins
				Holmewood Business Park	2 mins

Getting around in Holmewood

- Masefield Avenue Bus Stop to Chesterfield Town Centre 2 mins
- Chesterfield Train Station 13 mins
- M1 Links to Sheffield 35 mins
- A617 Links to Manchester 7 mins



Did you know?

The Crooked Spire, officially known as the Church of Saint Mary and All Saints, is a famous landmark in Chesterfield, renowned for its twisted spire. The distinctive twist has sparked various myths and legends, with popular beliefs attributing to the devil's influence, or the lack of skilled labour during its construction in the 14th century following the Black Death. However, historians suggest that the unique twist resulted from the combination of green timber and lead. Regardless of its origins, the Crooked Spire continues to captivate visitors with its intriguing appearance and mystery!



Tia Way



The Tewkesbury

2 bedroom home
Plots 7, 8, 9, 35, 36, 37



The Worcester

3 bedroom home
Plot 5, 6, 33, 34



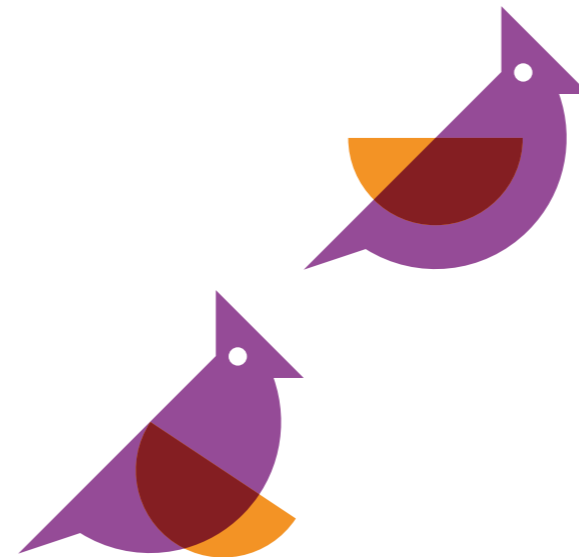
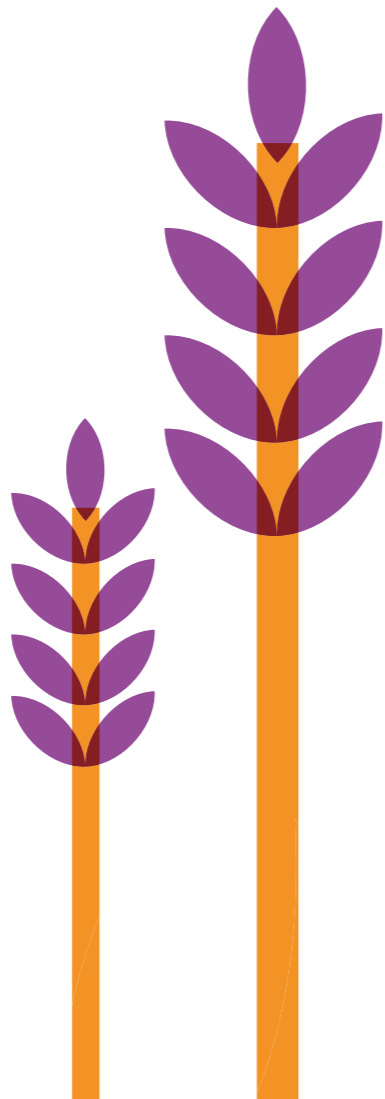
The Oxford

3 bedroom home
Plots 18, 29, 30, 31



The Newbury

3 bedroom home
Plots 15, 16, 17, 28, 32





The Tewkesbury

2 bedroom home
 Plots: 7, 8, 9, 35, 36, 37
 Sq.m: 69
 Sq.ft: 742



Ground Floor

Kitchen/Diner **W/C**
 Metres: 4.3 x 2.9 Metres: 1.8 x 1.4
 Feet: 14.1 x 9.5 Feet: 5.9 x 4.5

Living
 Metres: 2.9 x 3.5
 Feet: 9.5 x 11.5



First Floor

Master Bedroom **Bathroom**
 Metres: 3.2 x 3.1 Metres: 2.0 x 2.2
 Feet: 10.4 x 10.1 Feet: 6.5 x 7.2

Second Bedroom
 Metres: 4.3 x 2.6
 Feet: 14.1 x 8.5



Disclaimer
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The Worcester

3 bedroom home
 Plots: 5, 6, 33, 34
 Sq.m: 81.6
 Sq.ft: 878



Ground Floor

Kitchen **W/C**
 Metres: 2.4 x 2.1 Metres: 1.0 x 1.9
 Feet: 7.9 x 6.9 Feet: 3.3 x 6.2

Living/Dining
 Metres: 4.2 x 5.7
 Feet: 13.8 x 18.7



First Floor

Master Bedroom **Third Bedroom**
 Metres: 2.8 x 2.5 Metres: 2.2 x 2.5
 Feet: 9.2 x 8.2 Feet: 7.2 x 8.2

En-Suite **Bathroom**
 Metres: 1.4 x 2.3 Metres: 2.2 x 1.9
 Feet: 4.6 x 7.5 Feet: 7.2 x 6.2

Second Bedroom
 Metres: 2.8 x 2.9
 Feet: 9.2 x 9.5



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The Oxford

3 bedroom home
 Plots: 18, 29, 30, 31
 Sq.m: 81.7
 Sq.ft: 879



Ground Floor

Kitchen
 Metres: 2.4 x 2.2
 Feet: 7.9 x 7.2

W/C
 Metres: 1.0 x 1.9
 Feet: 3.3 x 6.2

Living/Dining
 Metres: 4.2 x 5.7
 Feet: 13.8 x 18.7



First Floor

Master Bedroom
 Metres: 2.8 x 2.5
 Feet: 9.2 x 8.2

Third Bedroom
 Metres: 2.2 x 2.5
 Feet: 7.2 x 8.2

En-Suite
 Metres: 1.4 x 2.3
 Feet: 4.6 x 7.5

Bathroom
 Metres: 2.2 x 1.9
 Feet: 7.2 x 6.2

Second Bedroom
 Metres: 2.8 x 2.9
 Feet: 9.2 x 9.5



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The Newbury

3 bedroom home
 Plots: 15, 16, 17, 28, 32
 Sq.m: 87.7
 Sq.ft: 943



Ground Floor

Kitchen/Diner
 Metres: 2.3 x 5.4
 Feet: 7.5 x 17.7

W/C
 Metres: 1.6 x 1.8
 Feet: 5.2 x 5.9

Living
 Metres: 3.3 x 5.4
 Feet: 10.8 x 17.7



First Floor

Master Bedroom
 Metres: 2.8 x 3.0
 Feet: 9.2 x 9.8

Third Bedroom
 Metres: 3.2 x 2.2
 Feet: 10.5 x 7.2

En-suite
 Metres: 2.2 x 1.2
 Feet: 7.2 x 3.9

Bathroom
 Metres: 1.9 x 2.2
 Feet: 6.2 x 7.2

Second Bedroom
 Metres: 3.0 x 3.0
 Feet: 9.8 x 9.8



Please note that the location of bifold doors and bay windows vary between plots. Please speak to a sales advisor for more information.

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Specification

Kitchen

- Contemporary fitted Howdens kitchens
- Stainless steel oven, gas hob and chimney extractor hood
- Integrated 50/50 fridge freezer
- Designer Contracts vinyl flooring

Bathroom

- Contemporary white bathroom suite with chrome fittings
- Shower over the bath
- Designer Contracts vinyl flooring

Internal features

- Crown Paints 'Brilliant White' finish to walls
- Chrome ironmongery to doors
- LED downlights to kitchen and bathrooms
- TV sockets to master bedroom and lounge

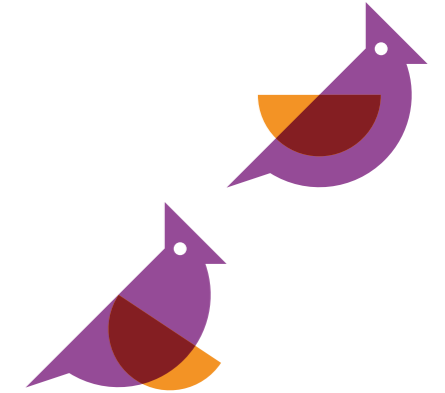


External features

- Fully turfed gardens
- Full height fencing
- Driveway with 2 car parking spaces to every property

General

- 10 year Premier Guarantee structural warranty
- A-rated Ideal 'Logic' combination boiler



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What is Shared Ownership?

Stepping into a new home that belongs to you is one of the best feelings in the world and with Shared Ownership, you might be able to have that feeling sooner than you think.

Shared Ownership is a way to buy a share in a home now with the option to buy more of it in the future. You pay a rent on the share of the home that you don't own.

Shared Ownership is a popular scheme for people who can't afford to buy a home on the open market. This is a common position to be in and our Shared Ownership customers are of varying ages and from all walks of life, with many being first time buyers in their early twenties and thirties, while some are looking to step back onto the property market in their forties through to seventies.

Initially, you can purchase the share of a home that you can afford, usually between 25-75% and then you'll pay

rent on the other share. On some newer Shared Ownership homes, lower shares may be available, subject to eligibility checks and further approval.

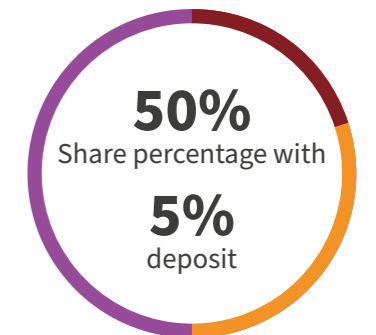
You'll need a minimum level of income and savings, the amount will be determined by the value of the home you want to buy, your personal circumstances, and your lender's requirements, but depending on which lender you use, the deposit can be as little as 5% of the share value. If you want to see what you could afford, why not head to our website at www.plumlife.co.uk and try out our affordability calculator? On our website you'll also be able to see a full list of Shared Ownership FAQs.



Who is eligible?

Certain key eligibility criteria apply to Shared Ownership, these include:

- Not owning any other property
- Being in permanent employment
- Having a household income of less than £80,000 per year
- In some cases, having work and/or family connections to the area in which you want to buy. Please check the requirements for the specific site you are interested in for more details.



Example borrowing*

Work out the typical monthly costs of buying a Shared Ownership home using our handy affordability calculator. Simply input the value of the property you are interested in, select a share percentage, complete the remaining details, and the calculator will provide you with an example of what you can expect to pay on a monthly basis.

Full Market Value:	£200,000
Share Percentage:	50%
Share Value	£100,000
Deposit Amount:	5%
(£5,000)	
Mortgage Term:	30 years
Interest Rate:	5%
Mortgage amount	£95,000
Monthly Mortgage Costs:	£510
Monthly Rental Costs:	£229.17
Total monthly costs:	£739.17

Find out your results now at plumlife.co.uk

*Other fees not shown in calculations. This a guide only, not actual mortgage advice.



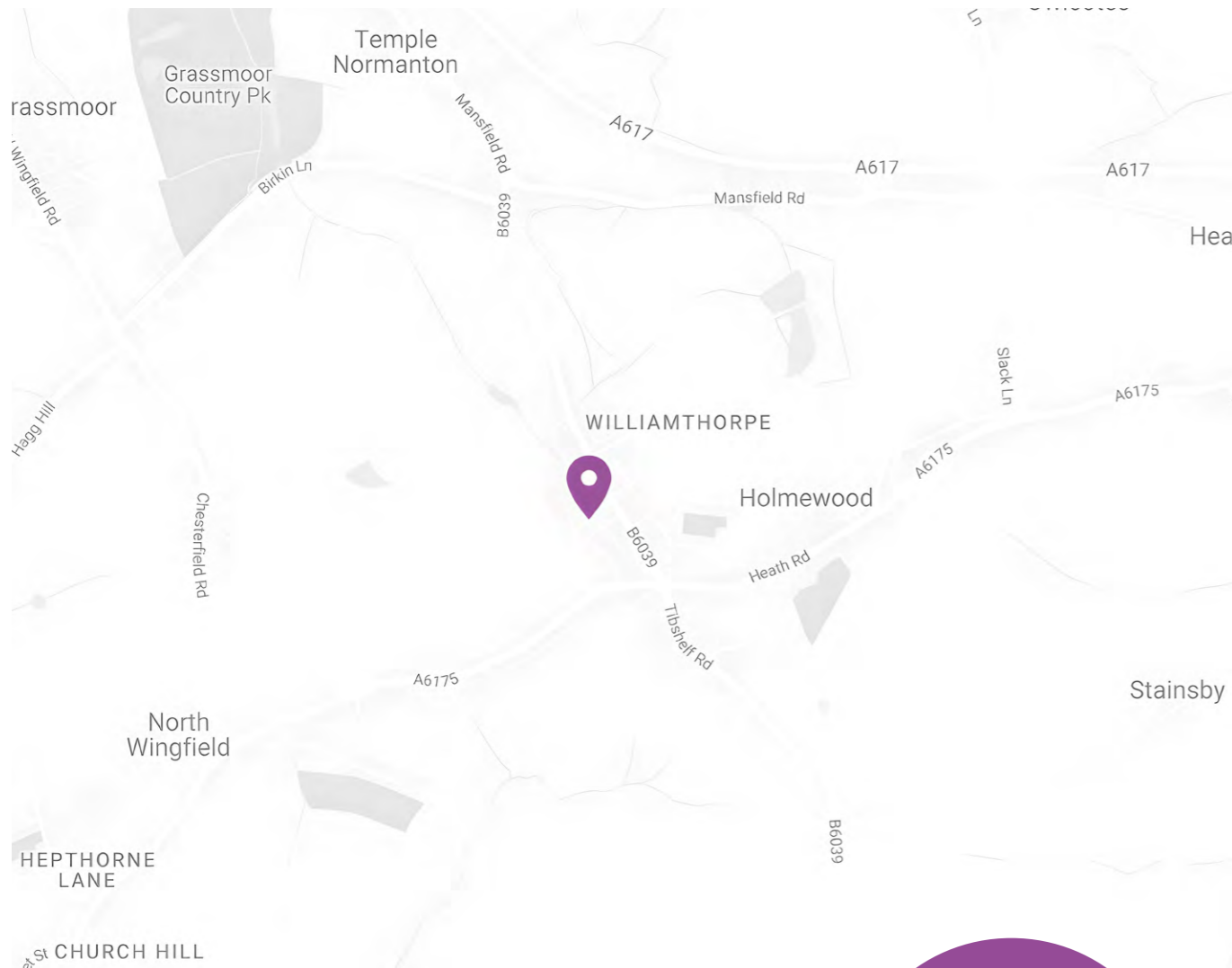
“We wanted our daughters to have their own bedrooms, an outdoor place to play and to be local to shops and activities for them. It feels great to be able to invest in our own equity and to have something to call our own.

Suzanne & Daniel

Getting a foot on the property ladder can seem like an unnerving prospect sometimes, especially when you have a busy family life that takes up your time. But the process can be much easier than you might think, as Suzanne, 35, and Daniel, 41 found out.

Find out how Suzanne and Daniel found their dream home, thanks to Plumlife Homes and Shared Ownership at plumlife.co.uk/customer-stories





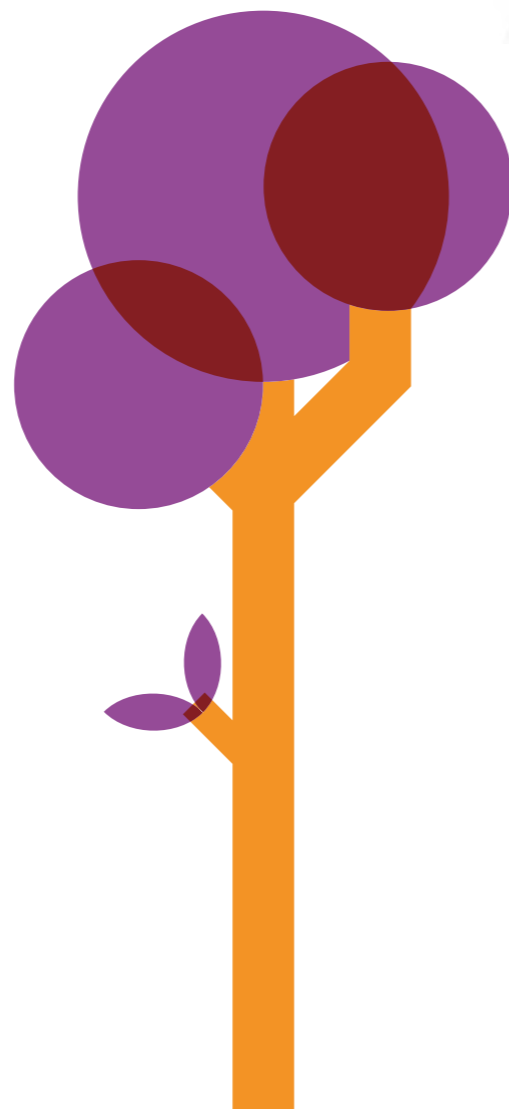
How to find us

Holmewood has an array of excellent transport options. For drivers this new development is within short reach of the M1 which links you easily to the likes of Sheffield and Nottingham, and for those journeys slightly further afield the A617 is also incredibly accessible.

To reach us from the centre of Chesterfield you'll need to take Hollins Lane to the A617. Follow this road down to Hassocky Lane. Take the exit towards Grassmoor from A617. Take Mansfield Road and Chesterfield Road (B6039) until you reach Feld Lane in Holmewood, where you should then find us!

The development is a:

- 3 minute walk from Masefield bus stop which links you to Chesterfield
- 20 minute bus journey to Chesterfield Railway Station, which links you to Sheffield



60

The number of years that Plumlife's parent company has operated, albeit under a different name!

25,000

The number of homes that we manage, alongside our parent company Great Places Housing Group

£100k

The amount we invest annually into a network of community centres

People. Places. Purpose.

Plumlife is a profit for purpose company, committed to creating great homes and growing successful, vibrant communities.

For over 20 years, our multi-award-winning teams have been helping first-time buyers with affordable home ownership while also providing high-quality sales and marketing, facilities management and lettings services to developers, local authorities and property companies. As well as selling hundreds of properties a year, we manage over 6,000 homes and many communal locations too.

As a Profit for Purpose organisation, our 'People. Places. Purpose' strapline isn't just there for show - building and supporting great communities is at the heart of what we do.

Plumlife, part of Manchester based Great Places Housing Group, specialises in making home ownership easier for a wide range of people throughout the North West and beyond.

We offer highly desirable new build homes for sale via the government-backed Shared Ownership scheme.

From chic urban apartments, to family-friendly homes in the country - we're known for innovative and exciting developments designed to meet the lifestyles and aspirations of our customers.



People. Places. Purpose.



Holmewood, North East Derbyshire
0161 447 5050 / sales@plumlife.co.uk

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