MARBLE SQUARE

DERBY

DISCOVER WHAT MODERN LIVING IS ALL ABOUT

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Keepmoat®

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NIGHTINGALE ROAD, OSMASTON, DERBY, DE24 8BF

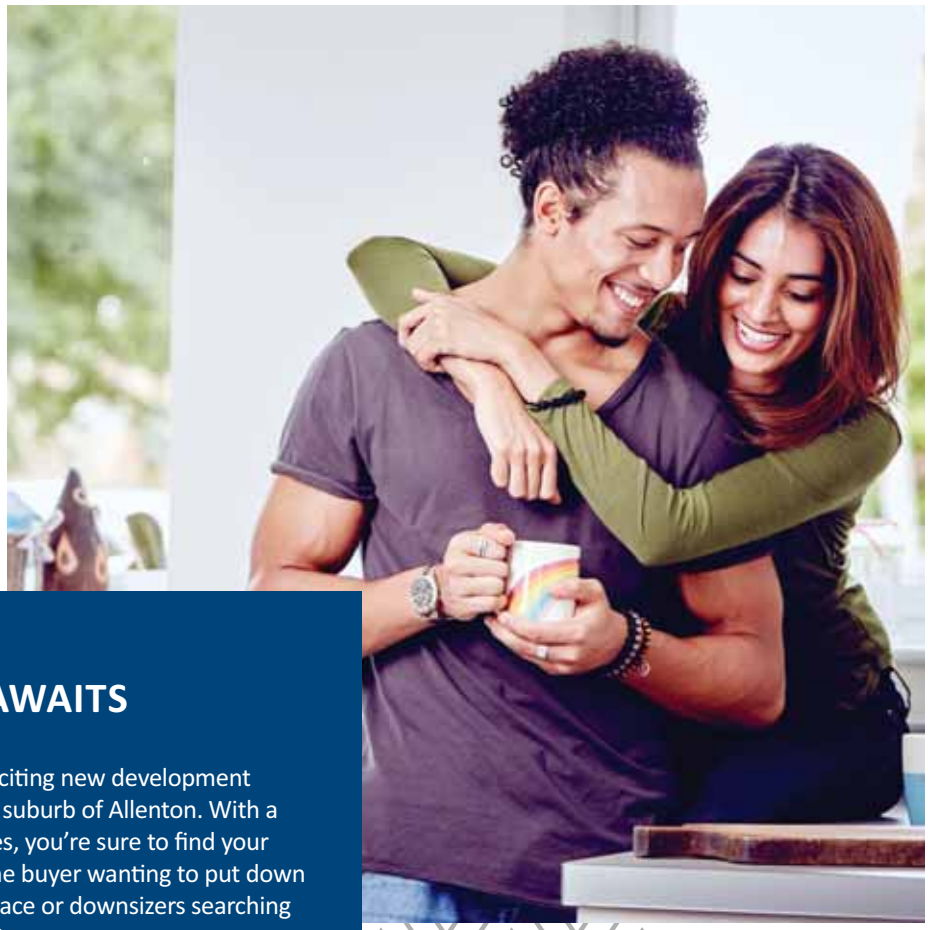


MARBLE SQUARE

WELCOME TO
MARBLE SQUARE



WELCOME
LOCATION
TRAVEL LINKS
SITE PLAN
MAKE IT YOUR OWN
SPECIFICATION
YOUR BUYING GUIDE
30,000 HOMES & COUNTING



AN EXCITING NEW LIFE AWAITS

This is a unique opportunity to live in an exciting new development close to the centre of Derby in the bustling suburb of Allenton. With a superb choice of 2, 3 and 4 bedroom homes, you're sure to find your dream home. So, whether you're a first time buyer wanting to put down roots, a growing family looking for more space or downsizers searching for somewhere special, Marbles Square is for you.

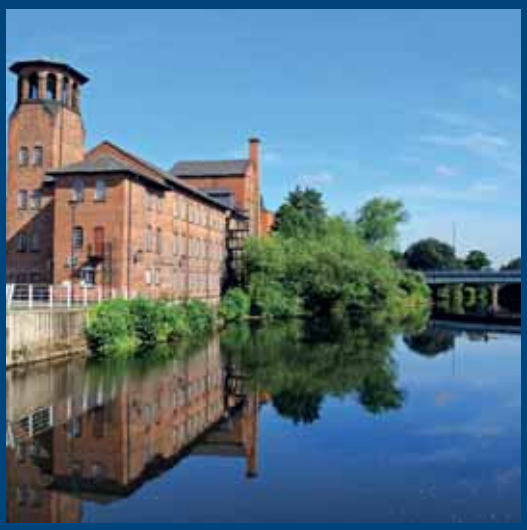
The development is located on what was once a Rolls Royce factory and aims to be every bit as prestigious and sought-after as its predecessor. And not just thanks to the fantastic choice of homes on offer, but also due its superb location. Set in the in busy suburb of Allenton, it places you just 2 miles from the city centre with its many and varied attraction.

Plus with great schemes like Easymove moving could be more straightforward than you think.

5 STAR HOME BUILDER CUSTOMER SATISFACTION HBF 2022 HOME BUILDERS FEDERATION

Easymove

LIFE IN DERBY



River Derwent



St Mary's Church

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THE BEST OF THE SUBURBS AND THE CITY

Marble Square is proof that you can have it all. It combines all the benefits of a busy, friendly neighbourhood, with everything a modern city has to offer on your doorstep. Allenton itself has a wealth of modern shops, essential facilities and is a great place to eat and drink, day or night.

The development also places you close to a wide choice of primary and secondary schools. This includes Ashwood Spencer Academy just across the road.

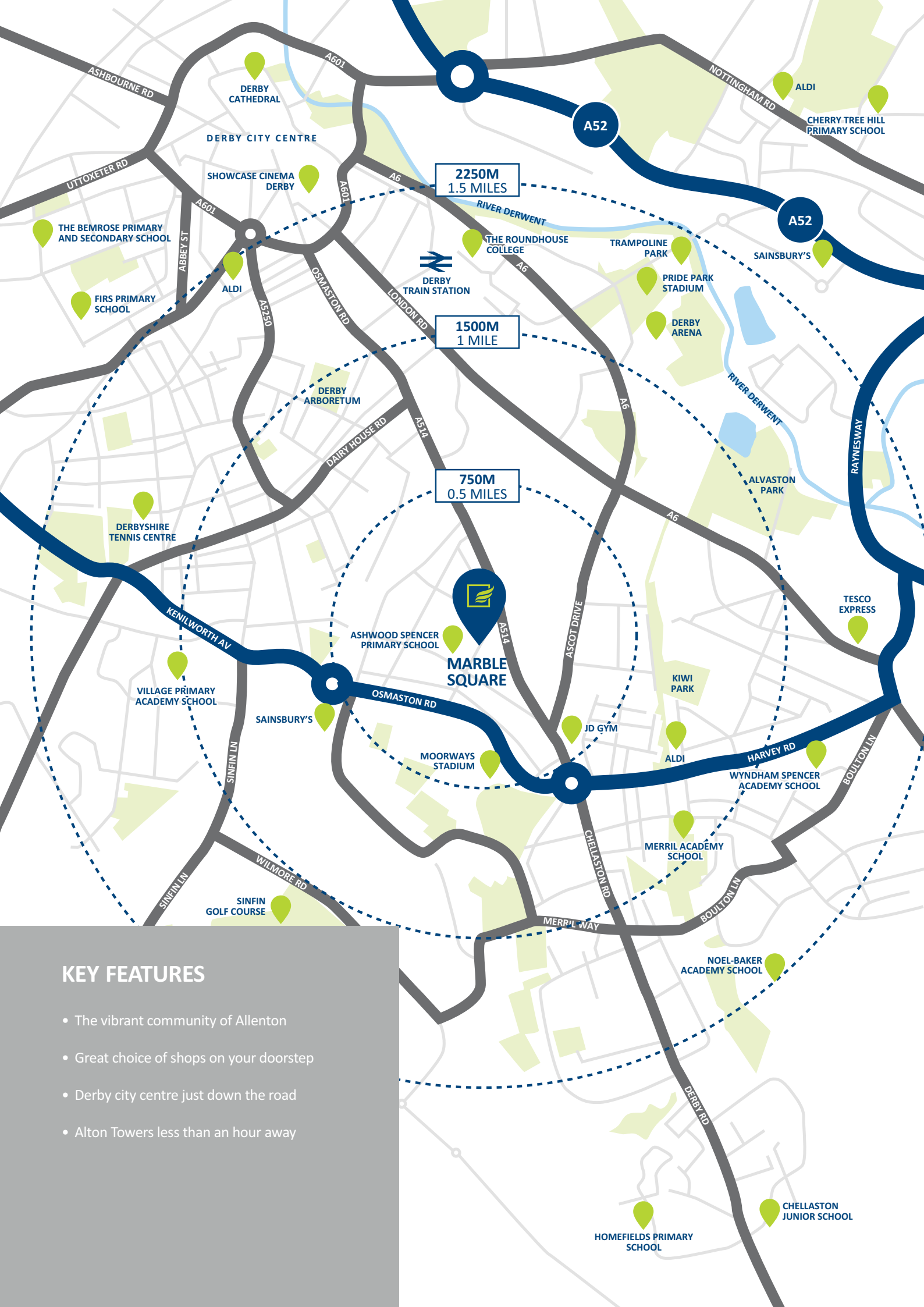
Just 2 miles down the road is Derby city centre. Here you'll find all the big high street names as well as a choice of shopping centres. Then there's the vibrant Cathedral Quarter with its historical streets lined with boutique shops, arcades and hidden entrances dotted here and there. Also not to be missed are the city's markets and fairs. Food and drink is also every bit as varied and enjoyable with something to suit every taste. From lunchtime snacks to evening dining, you're in for a treat.

Derby is also the place to be for entertainment. From the fun of the cinema to a more cultural trip to the theatre, it's all happening here. Then there are the ever-changing festivals and concerts you won't want to miss.

For days out, you're again spoilt for choice. The city has a wide choice of galleries and museums. If you want something more exciting head to Alton Towers with over 50 rides and attractions just 45 minutes away. Or perhaps you'd prefer to step back in time with a trip to the Ornately crafted 17th-century Sudbury Hall, which is also home to the Museum of Childhood, just half an hour's drive away.



Peak District National Park



KEY FEATURES

- The vibrant community of Allenton
- Great choice of shops on your doorstep
- Derby city centre just down the road
- Alton Towers less than an hour away

TRAVEL LINKS

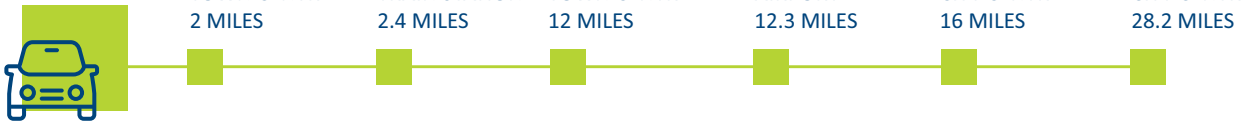
TRAVEL MADE EASY

Thanks to its fantastic location, travelling to and from Marble Square couldn't be easier. By car, Derby city centre is minutes away. Nottingham is a 30 minute drive along the A52, while Burton on Trent is even closer taking around 25 minutes on the A38. Then there's Leicester which you can reach in 45 minutes down the M1.

If you want to catch a train, try Peartree Station just a short stroll down the road, just hop on a train and you're in the centre of town in 2 minutes flat. From Derby Station you can then head around the country with ease.

Thanks to the extensive choice of regular buses, getting around by public transport is hassle-free with the city centre being a 20 minute trip away.

Then for those long business trips, or not-long-enough holidays, Birmingham Aiport is less than an hour away. With 150 direct destinations to choose from, the world's your oyster.





*All train times from Derby Train Station.

*All times are taken from Google Maps and National Rail. All times are approximate and subject to change.

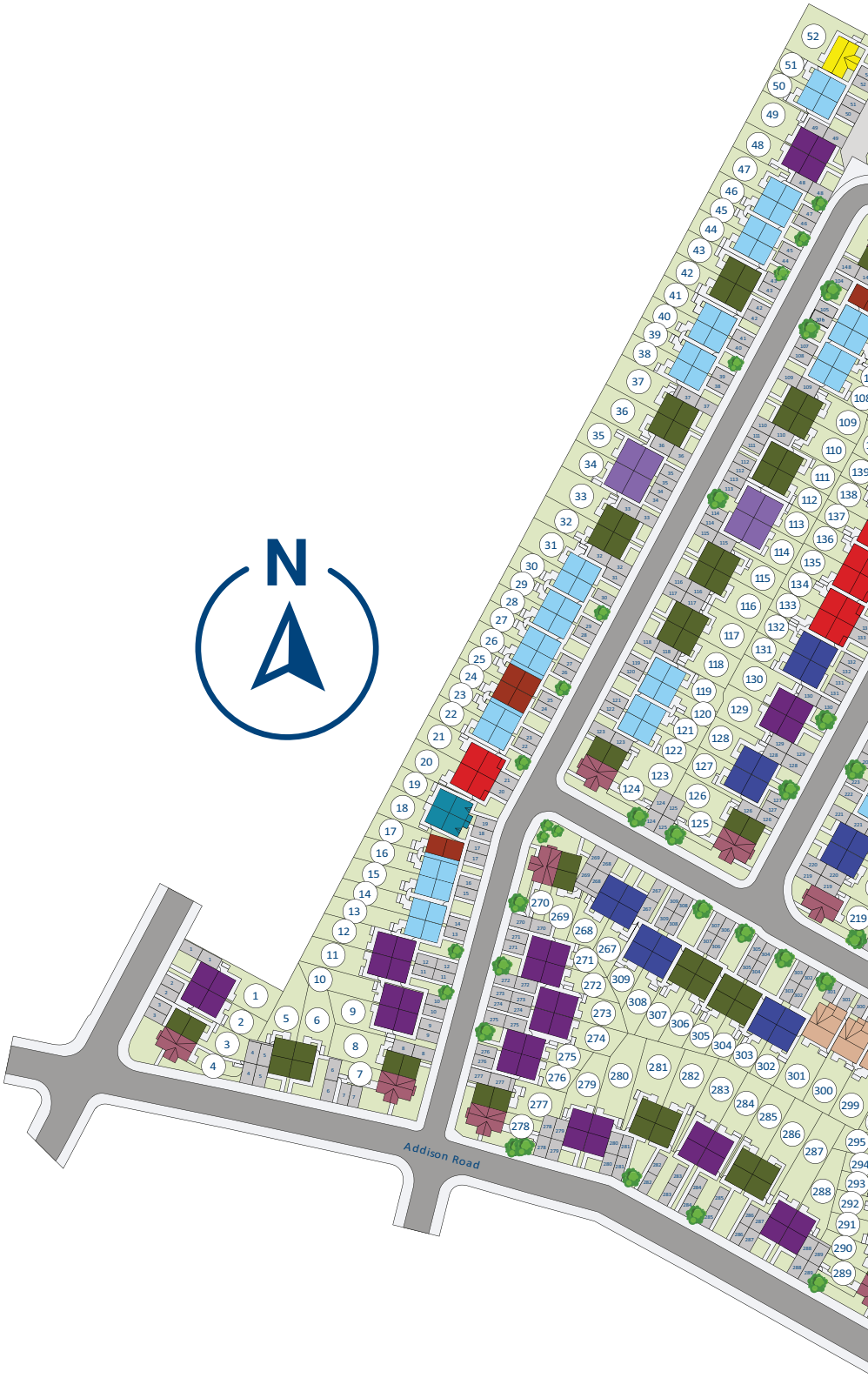
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SITE PLAN

- THE ESTON
  2 bedroom home
- THE BUTTERCUP
  2 bedroom home
- THE LAUREL
  3 bedroom home
- THE CORNFLOWER
  3 bedroom home
- THE MEADOWSWEET
  3 bedroom home
- THE HADLEY
  3 bedroom home
- THE BLACKTHORNE
  3 bedroom home
- THE CRIMSON
  3 bedroom home
- THE FERN
  3 bedroom home
- THE ALDER
  4 bedroom home
- THE ALPINE
  4 bedroom home
- THE BELGRAVE
  4 bedroom home
- THE ORCHID
  4 bedroom home
- THE HONEYSUCKLE
  4 bedroom home
- THE HEATHER
  4 bedroom home
- APARTMENTS
  1 & 2 bedroom apartments
- AFFORDABLE HOMES
- SHARED OWNERSHIP

- SALES CENTRE
  Plots 244 & 245
- SHOWHOMES
  Plots 246 & 247



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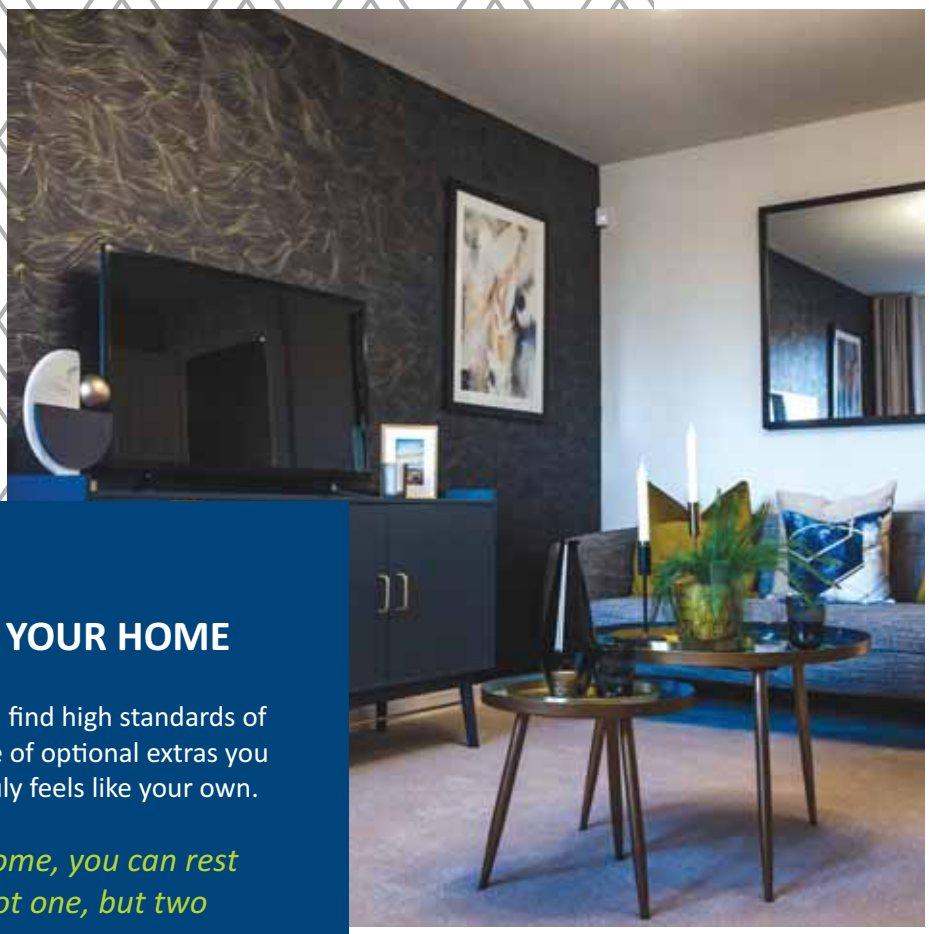
Please Note: This site plan is only a guide to the above development. It does not bind or imply that the layout will be as indicated. Please see our Home Sales Executive for full specification and plot details at this development.


POS
Marble Hall
Nightingale Road
Addison Road
BCP
SS

MAKE IT YOUR OWN



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WE NEVER FORGET IT'S YOUR HOME

Inside every Keepmoat home you'll find high standards of finish throughout, and with a range of optional extras you can move into a new home that truly feels like your own.

When you buy a Keepmoat Home, you can rest assured that it's covered by not one, but two warranties.

A 10-year NHBC warranty, that includes deposit protection, two years of warranty and a further eight years of insurance, covering major building defects, as well as our two-year Keepmoat warranty that includes fixtures and fittings*

*Terms and conditions apply, please speak to your Sales Executive for further information

Availability of upgrades and standard choices are subject to build stage at point of reservation.

SPECIFICATION



FINISHING TOUCHES

Our standard specification includes high quality, modern fixtures and fittings with a great choice of kitchen worktops and units.

Once you've reserved your home, we'll invite you back for your options meeting. This is the exciting bit. It's here you can discuss all the ways you can personalise your home.

Be inspired and make your home yours.



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KITCHEN / UTILITY

- Choice of stylish kitchen units
- Choice of durable worktops with upstand
- Boiler housing
- Built-in stainless steel conventional electric oven
- Integrated extractor hood
- Gas hob with stainless steel splash back
- Stainless steel one and a half bowl sink with mixer tap

BATHROOM / EN-SUITE

- Fitted contemporary white sanitaryware
- Choice of wall tiles
- Bath filler tap to the bath
- Mixer bar shower over bath (homes without en suite)*
- Mixer bar shower within glass enclosure (en suite)*
- Extractor fan
- Moisture resistant light fitting

ELECTRICAL

- White plastic sockets and switches
- White pendent or bulkhead fittings to rooms
- TV aerial point to lounge
- Data point to lounge -
- 2 zone programmable central heating system

Make it your own with our range of optional extras

DECOR

- Brilliant Almond white matt emulsion painted walls and ceilings
- White gloss paint to interior woodwork
- 4 panel internal doors with satin chrome plated ironmongery

EXTERIORS

- Turfed and/or landscaped front garden
- Rotavated rear garden
- Outside tap
- Rear fencing
- UPVC double glazed windows
- UPVC double glazed French doors*
- Numeral - Slate effect - 140mm x90mm, fixed to wall left of door

SAFETY & SECURITY

- Mains fed smoke detectors to hall and landing
- External light on front of home

Please speak to your SALES EXECUTIVE

ADD EXTRAS UNTIL WE ADD THE ROOF

for the build stage of your home.

Please Note: Availability of standard choices and optional extras and are subject to build stage at point of reservation and are plot specific and *housetype specific. These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only. Please see your Sales Executive for full specification and plot details at this development.

YOUR BUYING GUIDE



STEP 01

Reservation

Once you've chosen the home for you, your sales executive will guide you through the reservation agreement. You'll need to pay a reservation fee - this could be as little as £250* and makes up part of your deposit. It also means, subject to contracts and meeting the timescales in the agreement, the home is yours at the price agreed.

If you've got a home to sell, our Easymove scheme could make moving easy as we'll arrange an estate agent and even pay their fees.



STEP 02

The Mortgage and Legal Advisor

If you need a mortgage and haven't already arranged one, you'll need to do so quickly. We can give you the details of some reputable independent financial advisers and solicitors if you need a little help. All mortgage lenders will want to value your new home for themselves before they lend you the money – even on our homes which offer fantastic value for money.

When moving house you need a solicitor to carry out the legal work of buying your home – this is called conveyancing. Your solicitor will handle all contracts, provide legal advice and carry out local council searches, work with the Land Registry and transfer the funds to pay for your property.



STEP 03

Exchange of Contracts

Four weeks after reservation (depending on the build stage of your new home) and if all the mortgage and legal documents are in place, we'll exchange contracts†.

At this point you'll need to pay the balance of the deposit and the whole transaction becomes legally binding. Please remember that if your deposit is in an account that you need to give notice of withdrawal, make sure you let the bank know well in advance to avoid having to pay any penalties.

*If you have a Help to Buy ISA please let us know as soon as possible so we can discuss this with you.

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STEP 04
Build Completion

Usually around four weeks before your home is finished we'll get in touch to let you know of your legal completion date. This is normally within 7 – 14 days of construction ending. Your home will also undergo thorough quality inspections, both internally and externally, to ensure that it meets our quality standards. It will also be subject to several inspections by the National House-Building Council (NHBC).

Around this time we'll invite you to a home demonstration to familiarise yourself with your new home. During the demonstration we'll show you everything from how to work your heating system and appliances to the location of your fuse box.

STEP 05
Legal Completion

You're nearly there. Legal completion is when your lender releases the funds to pay for your home. This is all done through your solicitor.

Through your advisor, you will be notified of the specific completion date, which will take place within a 2 week period after the physical completion of the property. We'll then provide your solicitor with the title deeds of your home and register you as the home owner with the relevant utility companies.

STEP 06
Move in

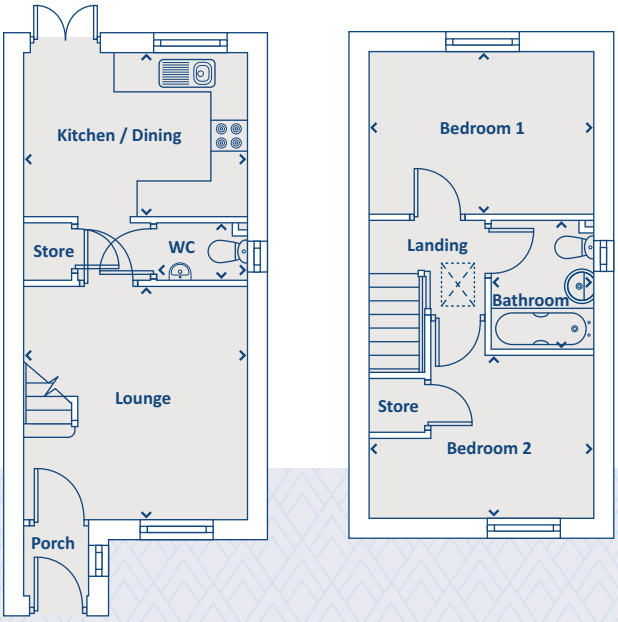
Your dream Keepmoat home and a great new life awaits... once you've unpacked all the boxes.

Don't forget, we're always on hand to help you every step of the way even after you've moved in. Our regional customer care teams featuring highly trained staff can address any questions or issues that you may have with your new home.



Artists impression, features may vary

THE ESTON 2 bedroom home



GROUND FLOOR

Kitchen / Dining	3696 x 2735	12'1" x 8'11"
Lounge	3711 x 3891	12'2" x 12'9"
WC	1510 x 960	4'11" x 3'1"

FIRST FLOOR

Bathroom	1700 x 2166	5'6" x 7'1"
Bedroom 1	3711 x 2710	12'2" x 8'10"
Bedroom 2	3711 x 2710	12'2" x 8'10"

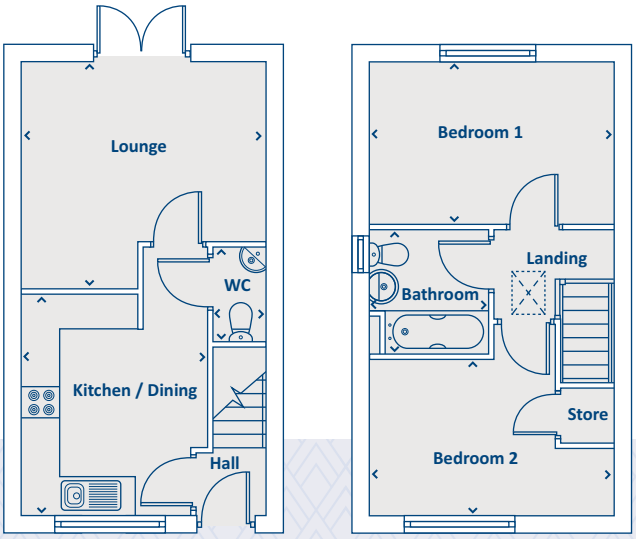
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THE BUTTERCUP 2 bedroom home



GROUND FLOOR

Kitchen / Dining	3029 x 3625	9'11" x 11'11"
Lounge	3992 x 3716	13'1" x 12'2"
WC	855 x 1558	2'10" x 5'1"

FIRST FLOOR

Bedroom 1	3992 x 2673	13'1" x 8'9"
Bedroom 2	3992 x 2560	13'1" x 8'5"
Bathroom	2015 x 1940	6'7" x 6'4"

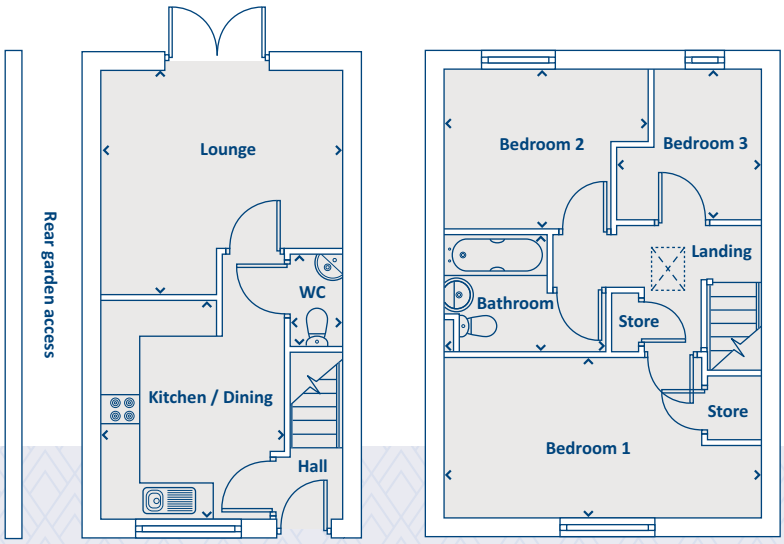
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THE LAUREL 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3551 x 4100	11'8" x 13'5"
Lounge	4499 x 3580	14'9" x 11'9"
WC	1408 x 1010	4'7" x 3'4"

FIRST FLOOR

Bedroom 2	4499 x 2670	14'9" x 8'9"
Bedroom 3	2465 x 2883	8'1" x 9'6"
Lobby	1941 x 1777	6'4" x 5'10"
Bathroom	2465 x 2034	8'1" x 6'8"

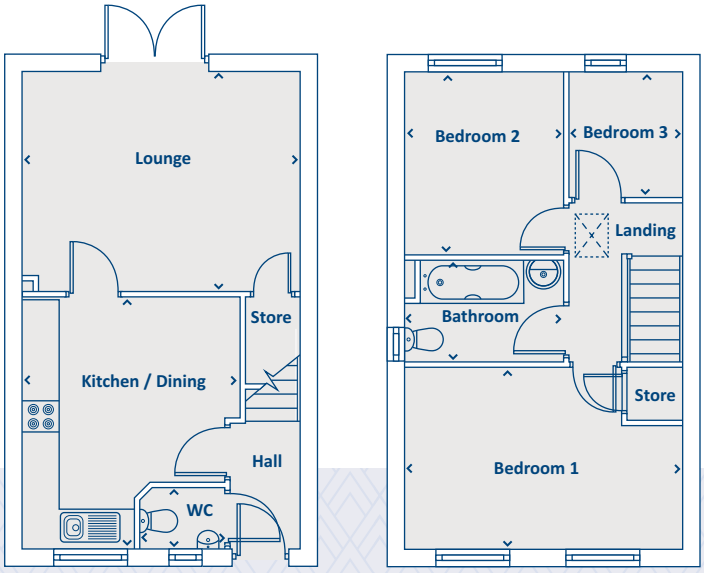
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THE CORNFLOWER 3 bedroom home



GROUND FLOOR

Kitchen / Dining	4100 x 3536	13'1" x 11'2"
Lounge	3579 x 4499	11'2" x 14'2"
WC	972 x 1408	3'2" x 4'2"

FIRST FLOOR

Bedroom 1	2942 x 4499	9'8" x 14'9"
Bedroom 2	2989 x 2571	9'9" x 8'5"
Bedroom 3	2049 x 1835	6'8" x 6'0"
Bathroom	1655 x 2571	5'5" x 8'5"

› Longest measurement taken

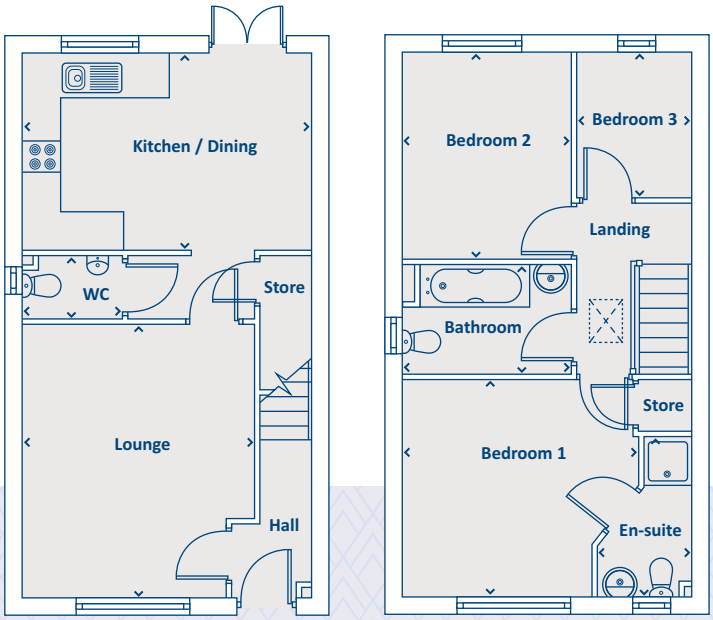
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THE MEADOWSWEET 3 bedroom home



GROUND FLOOR

Kitchen / Dining	4483 x 3035	14'8" x 9'11"
Lounge	3550 x 4266	11'8" x 14'0"
WC	960 x 1510	3'2" x 4'11"

FIRST FLOOR

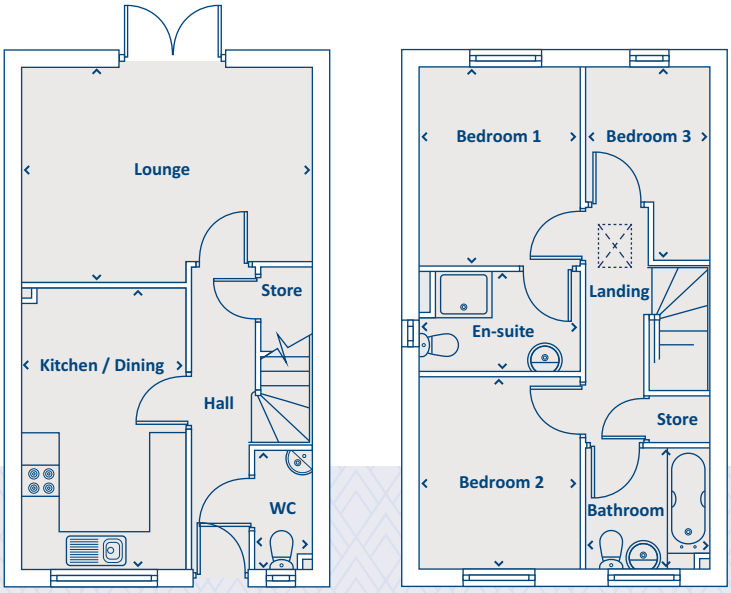
Bedroom 1	3645 x 3390	11'11" x 11'1"
En-suite	2472 x 1492	8'1" x 4'11"
Bedroom 2	3210 x 2587	10'6" x 8'6"
Bedroom 3	1819 x 2240	6'0" x 7'4"
Bathroom	1661 x 2587	5'5" x 8'6"

› Longest measurement taken

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THE HADLEY 3 bedroom home



GROUND FLOOR

Kitchen / Dining	4608 x 2670	15'1" x 8'9"
Lounge	3521 x 4723	11'7" x 15'6"
WC	1940 x 903	6'4" x 3'0"

FIRST FLOOR

Bedroom 1	3294 x 2604	10'10" x 8'7"
En-suite	1643 x 2604	5'5" x 8'7"
Bedroom 2	3099 x 2604	10'2" x 8'7"
Bedroom 3	3176 x 2026	10'5" x 6'8"
Bathroom	1940 x 2026	6'4" x 6'8"

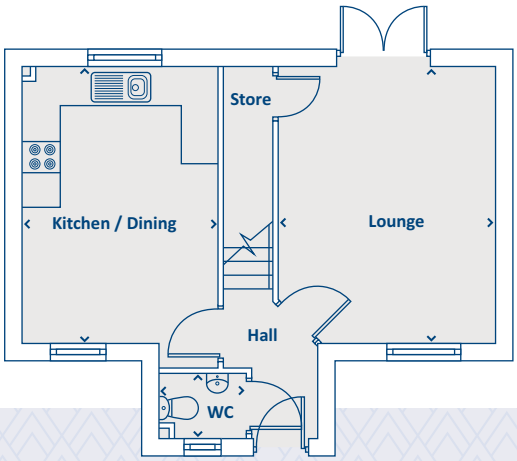
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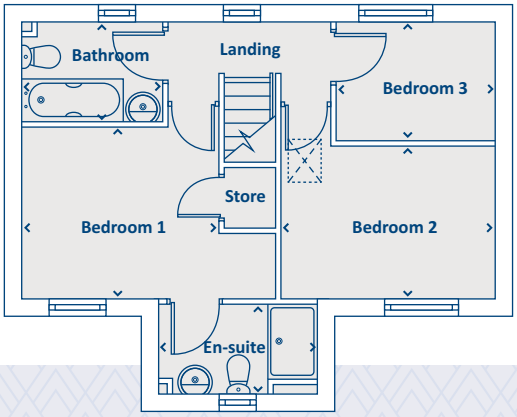
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THE BLACKTHORNE 3 bedroom home





GROUND FLOOR

Kitchen / Dining	3202 x 4510	10'6" x 14'10"
Lounge	3528 x 4510	11'7" x 14'10"
WC	1454 x 1054	4'9" x 3'5"

FIRST FLOOR

Bedroom 1	3202 x 2831	10'6" x 9'3"
En-suite	2612 x 1482	8'7" x 4'10"
Bedroom 2	3528 x 2500	11'7" x 8'2"
Bedroom 3	2568 x 1917	8'5" x 6'3"
Bathroom	2292 x 1586	7'6" x 5'2"

› Longest measurement taken

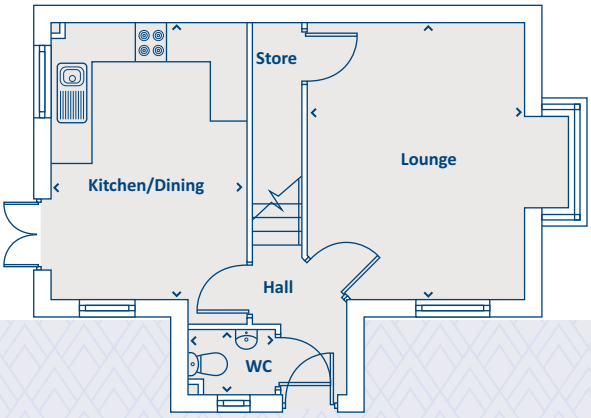
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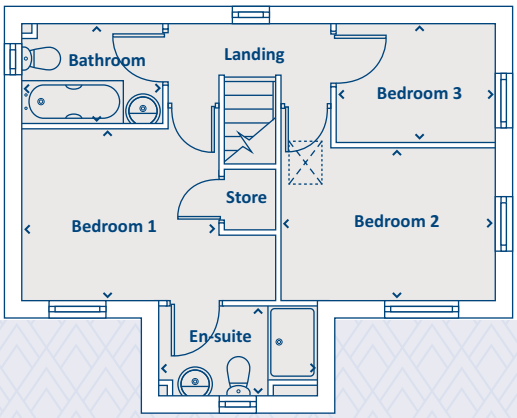
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Artists impression, features may vary

THE CRIMSON 3 bedroom home





GROUND FLOOR

Kitchen / Dining	3242 x 4559	10'8" x 14'11"
Lounge	4243 x 4559	13'11" x 14'11"
WC	1493 x 1094	4'11" x 3'7"

FIRST FLOOR

Bedroom 1	4190 x 2871	13'9" x 9'5"
Ensuite	2647 x 1522	8'8" x 5'0"
Bedroom 2	3568 x 2540	11'8" x 8'4"
Bedroom 3	2608 x 1956	8'7" x 6'5"
Bathroom	2332 x 1625	7'8" x 5'4"

› Longest measurement taken

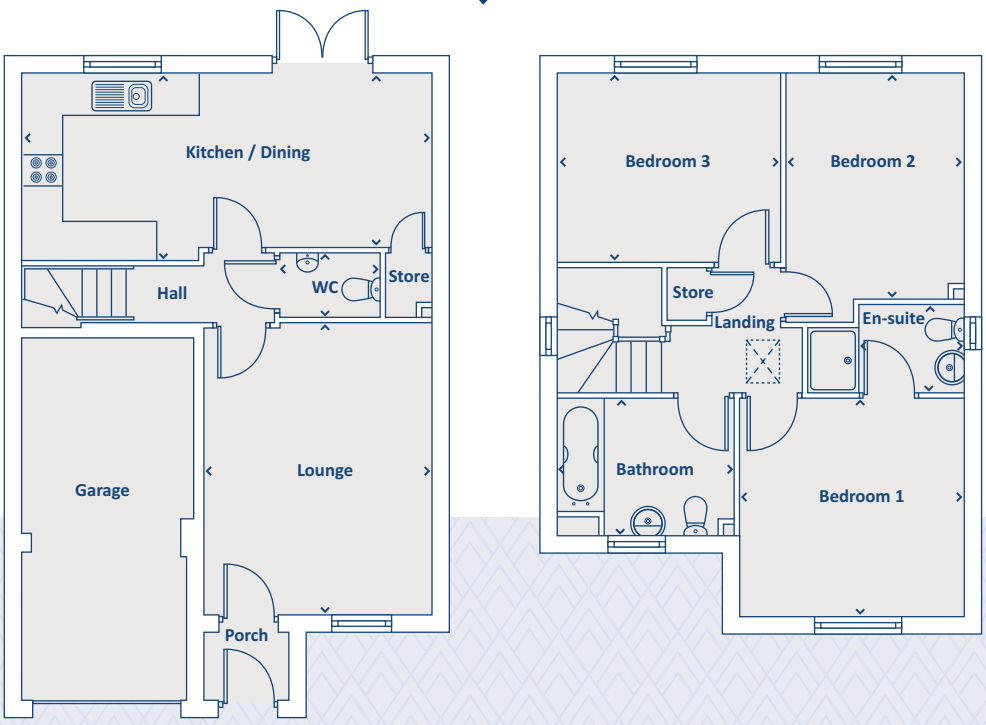
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THE FERN 3 bedroom home



GROUND FLOOR

Kitchen / Dining	6196 x 2822	20'4" x 9'3"
Lounge	3384 x 4396	11'1" x 14'5"
WC	1520 x 1010	5'0" x 3'4"

FIRST FLOOR

Bedroom 1	3384 x 3253	11'1" x 10'8"
En-suite	2427 x 1375	8'0" x 4'6"
Bedroom 2	2775 x 3782	9'1" x 12'5"
Bedroom 3	2822 x 3331	9'3" x 10'11"
Bathroom	2719 x 2016	8'11" x 6'7"

› Longest measurement taken

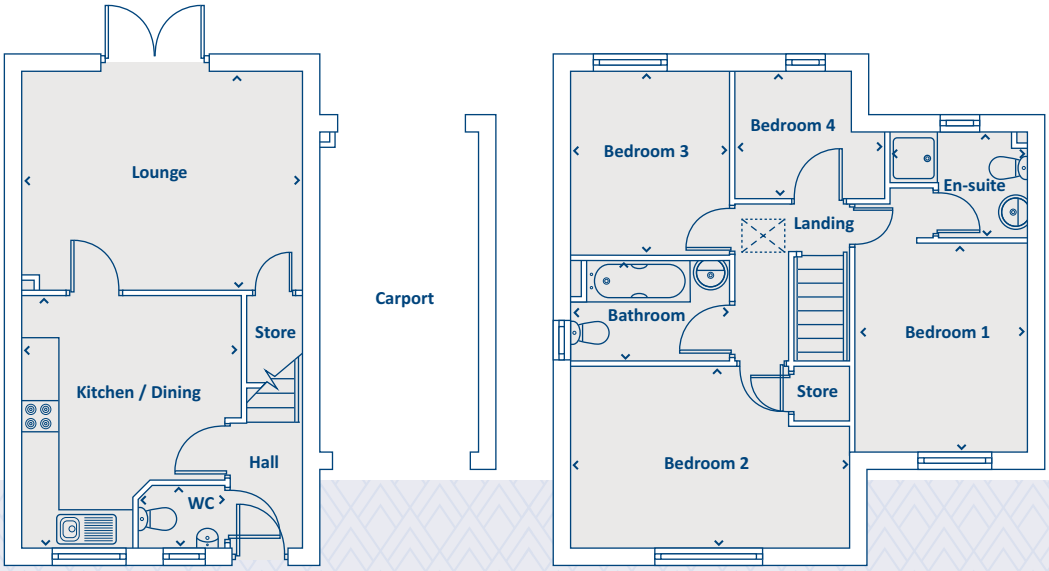
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Artists impression, features may vary

THE ALDER 4 bedroom home



GROUND FLOOR

Kitchen / Dining	3545 x 4100	11'7" x 13'5"
Lounge	4508 x 3579	14'9" x 11'8"
WC	1408 x 1010	4'7" x 3'3"

FIRST FLOOR

Bedroom 1	2824 x 3380	9'3" x 11'1"
En-suite	2243 x 1710	7'4" x 5'7"
Bedroom 2	4510 x 2943	14'9" x 9'7"
Bedroom 3	2572 x 2989	8'5" x 9'10"
Bedroom 4	2445 x 2050	8'0" x 6'8"
Bathroom	2572 x 1655	8'5" x 5'5"

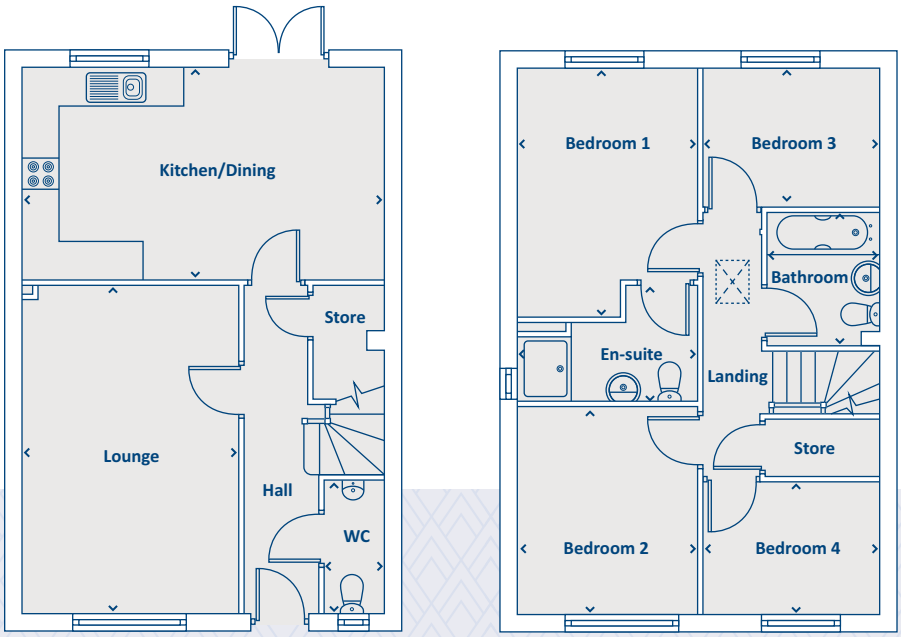
› Longest measurement taken

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THE ALPINE 4 bedroom home



GROUND FLOOR

Kitchen / Dining	3285 x 5568	10'9" x 18'3"
Lounge	5070 x 3325	16'8" x 10'11"
WC	2010 x 907	6'7" x 3'0"

FIRST FLOOR

Bedroom 1	3838 x 2761	12'7" x 9'1"
En-suite	1796 x 2761	5'11" x 9'1"
Bedroom 2	3223 x 2761	10'7" x 9'1"
Bedroom 3	2112 x 2714	6'11" x 8'11"
Bedroom 4	2010 x 2714	6'7" x 8'11"
Bathroom	2091 x 1700	6'10" x 5'7"

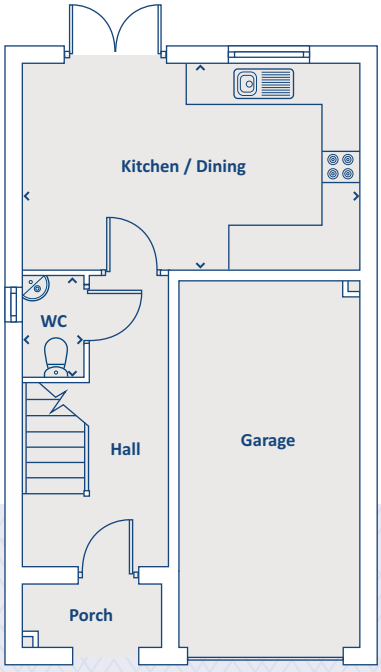
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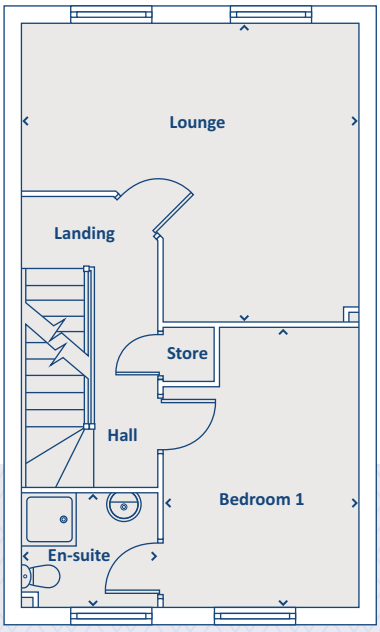
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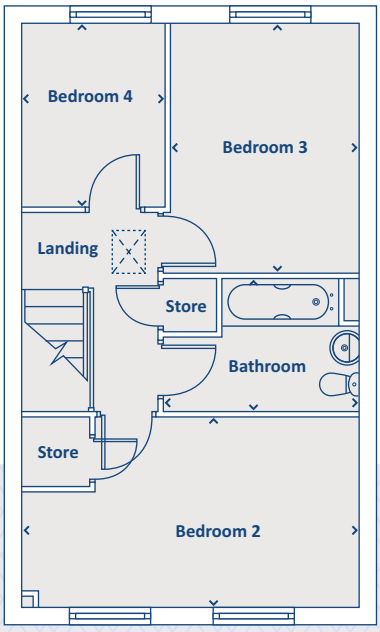
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THE BELGRAVE 4 bedroom home







GROUND FLOOR

Kitchen / Dining	4821 x 2910	15'10" x 9'7"
WC	850 x 1524	2'9" x 5'0"

FIRST FLOOR

Lounge	4836 x 4279	15'10" x 14'0"
Bedroom 1	2812 x 4075	9'3" x 13'4"
En-suite	1931 x 1660	6'4" x 5'5"

SECOND FLOOR

Bedroom 2	4836 x 2753	15'10" x 9'0"
Bedroom 3	2683 x 3568	8'10" x 11'8"
Bedroom 4	2060 x 2600	6'9" x 8'6"
Bathroom	2787 x 1940	9'2" x 6'4"

› Longest measurement taken

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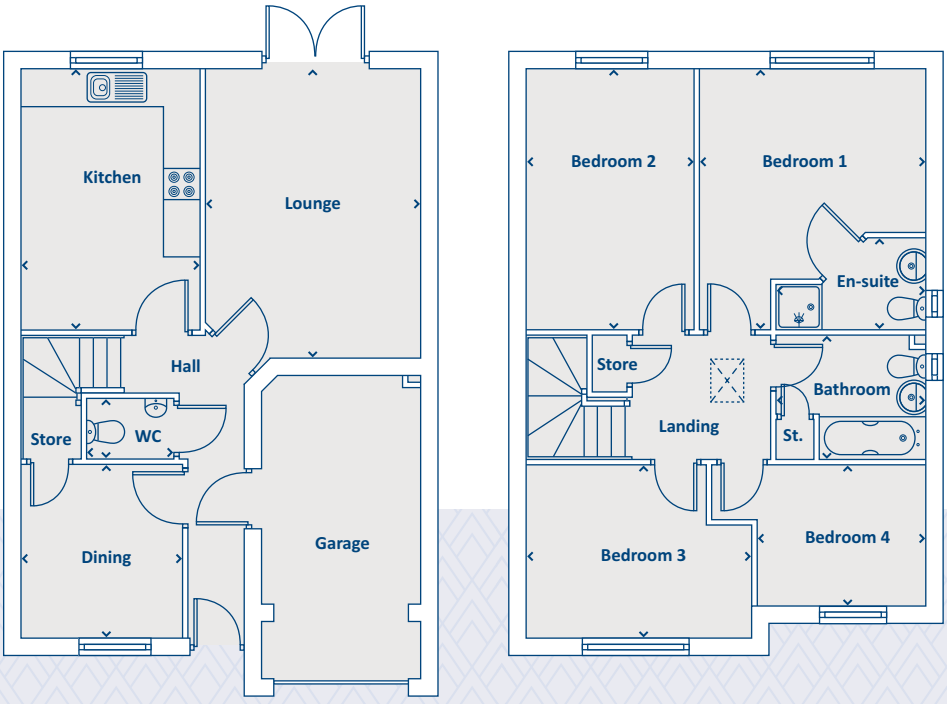
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THE ORCHID 4 bedroom home



GROUND FLOOR

Kitchen	4263 x 2935	14'0" x 9'8"
Dining	2835 x 2650	9'4" x 8'8"
Lounge	4747 x 3506	15'7" x 11'6"
WC	1010 x 1450	3'4" x 4'9"

FIRST FLOOR

Bedroom 1	4275 x 3694	14'0" x 12'1"
En-suite	1519 x 2425	5'0" x 7'11"
Bedroom 2	4275 x 2747	14'0" x 9'0"
Bedroom 3	2835 x 3697	9'4" x 12'2"
Bedroom 4	2272 x 2744	7'5" x 9'0"
Bathroom	2050 x 2425	6'9" x 7'11"

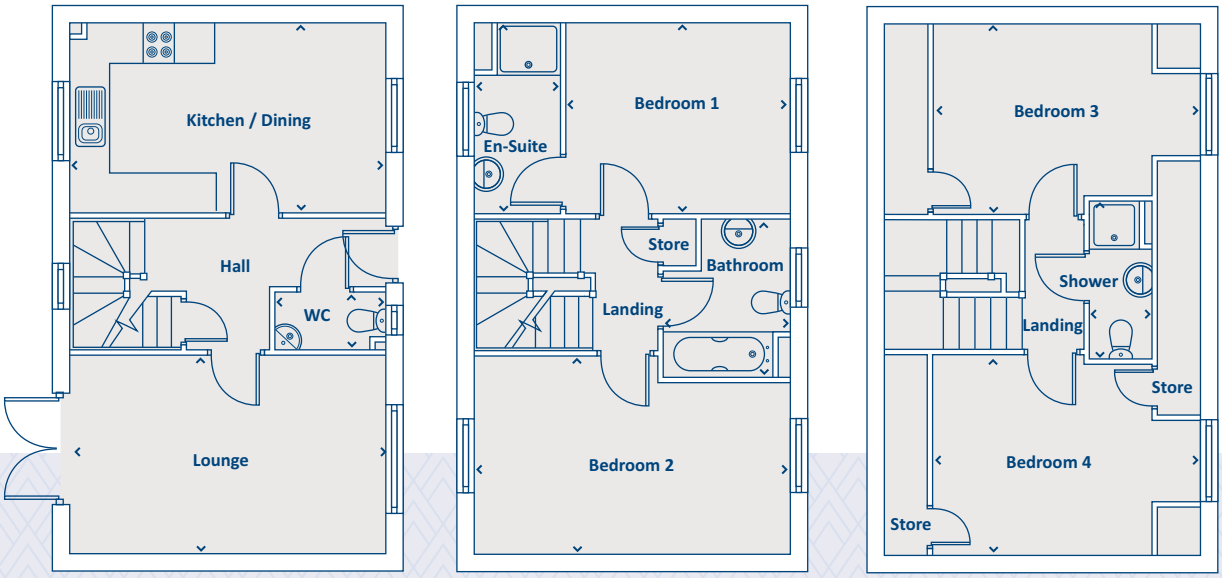
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THE HONEYSUCKLE 4 bedroom home



GROUND FLOOR

Kitchen/ Dining	2908 x 4846	9'6" x 15'10"
Lounge	3048 x 4846	10'0" x 15'10"
WC	900 x 1659	2'11" x 5'5"

FIRST FLOOR

Bedroom 1	2959 x 3439	9'8" x 11'3"
En-suite	2985 x 1314	9'9" x 4'3"
Bedroom 2	3048 x 4846	10'0" x 15'10"
Bathroom	2422 x 1940	7'11" x 6'4"

SECOND FLOOR

Bedroom 3	2960 x 4150	9'8" x 13'7"
Bedroom 4	3048 x 4150	10'0" x 13'7"
Shower	2485 x 997	8'2" x 3'3"

› Longest measurement taken

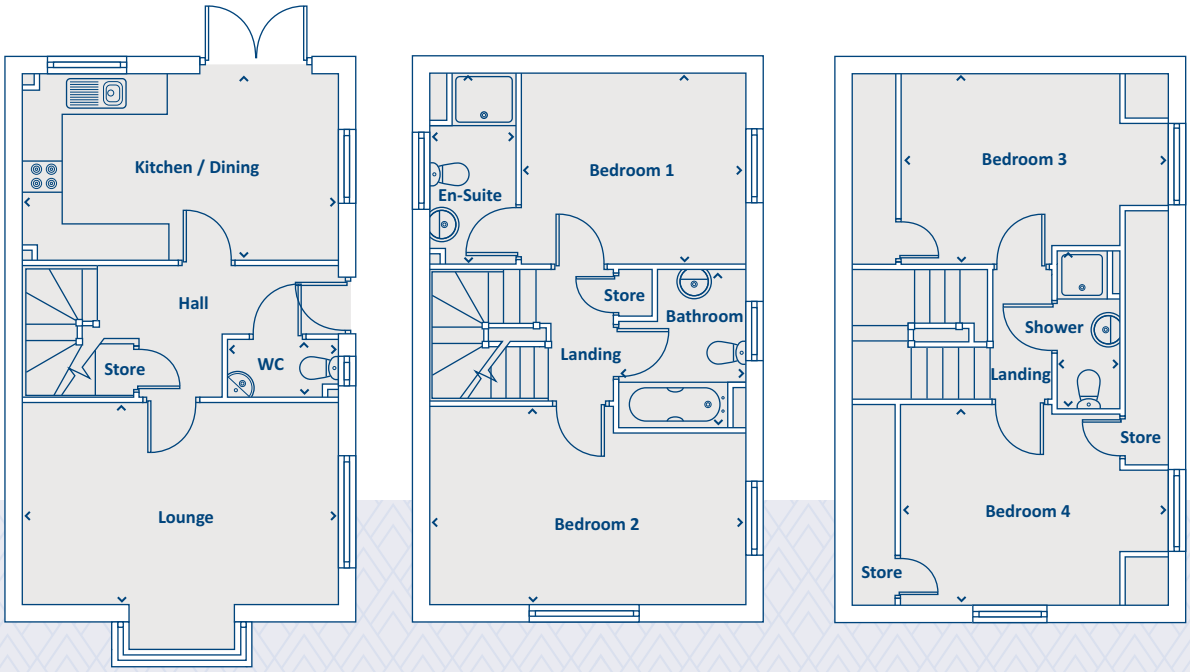
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Artists impression, features may vary

THE HEATHER 4 bedroom home



GROUND FLOOR

Kitchen/ Dining	2908 x 4846	9'6" x 15'11"
Lounge	3048 x 4846	10'0" x 15'10"
WC	900 x 1659	2'11" x 5'5"

FIRST FLOOR

Bedroom 1	2959 x 3440	9'8" x 11'3"
En-suite	2969 x 1314	9'8" x 4'3"
Bedroom 2	3048 x 4846	10'0" x 15'10"
Bathroom	2422 x 1940	7'11" x 6'4"

SECOND FLOOR

Bedroom 3	2960 x 4150	9'8" x 13'7"
Bedroom 4	3048 x 4150	10'0" x 13'7"
Shower	2485 x 997	8'2" x 3'3"

› Longest measurement taken

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