



# EDWALTON FIELDS

Edwalton, Nottingham  
Nottinghamshire, NG12 4JE  
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**



# ABOUT SHARED OWNERSHIP

Buy your Edwalton Fields 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.

# EDWALTON FIELDS IS WITHIN EASY REACH OF NOTTINGHAM CITY CENTRE.

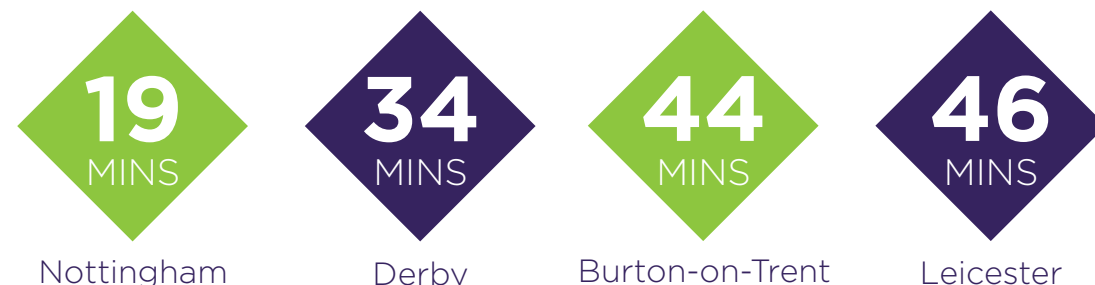
A perfect location to live offering excellent links within the East Midlands region.

Edwalton Fields is just off the A606 giving you a direct route into Nottingham city centre.

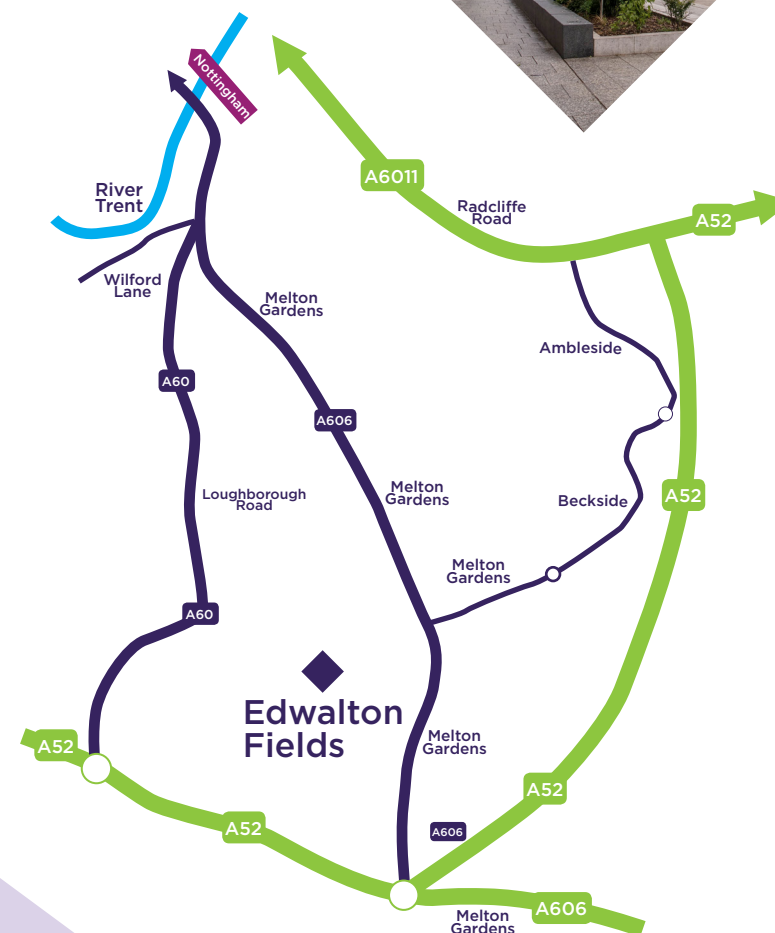
This attractive new development offers a vibrant community in the suburbs with local shopping and schools on the doorstep.

Given that it is less than six miles away from Nottingham city centre it is handy for commuting and a short drive to the A52 takes you to junction 25 of the M1. Nottingham railway station is just 5.3 miles away from Edwalton. For air travel East Midlands airport is also within a short commute by car.

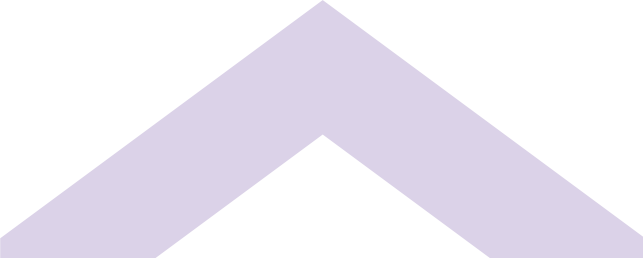
This sought-after area offers many outdoor activities with a near by golf course, local boutique shops and is popular with families with children.



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









# **ELECTRIC VEHICLE CHARGING**

Installing an EV charging point is a smart and cost-effective upgrade.

With electric cars in the UK rising from 439,000 to 1,985,000 between 2020 and 2024, demand for home charging is growing. Properties with built-in chargers are becoming increasingly attractive to buyers.

According to the NAPB, an EV charger could add £3,000 to £5,000 to a home's value.


Beyond financial benefits, it helps properties stand out, especially to buyers with plug-in vehicles looking for ready-made charging solutions.




# EDWALTON FIELDS SITE PLAN

 **The Maple**  
2 Bed Semi-Detached  
120, 121

 **The Maple**  
2 Bed Terrace  
44, 47, 64, 65  
131, 132, 133

 **The Birch**  
2 Bed Semi-Detached  
Bungalow  
143

 **The Spruce**  
3 Bed Terrace  
43, 93, 94

 **The Spruce**  
3 Bed Semi-Detached  
66

 **Show Home**  
Plot 47







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## THE MAPLE

2 Bedroom  
Semi-Detached home

The Maple is a stylish two bedroom semi-detached home comprising of a well appointed front aspect kitchen, spacious living/ dining area with access to the rear turfed 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
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking
- ◆ EV Chargers



### GROUND FLOOR

Living/Dining  
4.45m x 3.28m 14'7" x 10'9"

Kitchen  
3.52m x 2.50m 11'7" x 8'2"



### FIRST FLOOR

Bedroom 1  
4.45m x 2.75m 14'7" x 9'0"

Bedroom 2  
4.45m x 2.89m 14'7" x 9'6"

Bathroom  
2.37m x 2.24m 7'9" x 7'4"

**TOTAL FLOOR AREA**  
72.68m<sup>2</sup> - 782.37 sq.ft

△ External access C Cupboard/Storage

Imagery indicative of Platform show homes. Fixtures and fittings shown are intended as a preliminary guide for prospective purchasers and should not be relied upon. Internal layouts show a general arrangement which may vary from plot to plot.

Platform Home Ownership have taken every effort to ensure that these documents are accurate and represent the properties available. Platform Home Ownership and the developer may in their efforts to improve design reserve the right to alter site plans, floorplans, elevations and specifications without prior notice. Visit our website at [www.platformhomeownership.com](http://www.platformhomeownership.com) for further details.





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## THE MAPLE

2 Bedroom  
Terrace home

The Maple is a stylish two bedroom terrace home comprising of a well appointed front aspect kitchen, spacious living/ dining area with access to the rear turfed 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
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
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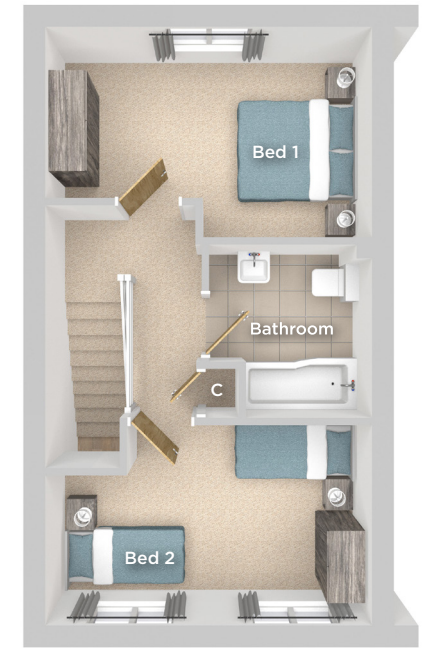


### FIRST FLOOR

Bedroom 1  
4.45m x 2.75m 14'7" x 9'0"

Bedroom 2  
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Bathroom  
2.37m x 2.24m 7'9" x 7'4"



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## THE BIRCH

2 Bedroom  
Semi-Detached bungalow

The Birch is a well appointed two bedroom semi-detached bungalow offering a easy access layout. The modern kitchen is well laid out and the spacious living/dining area with access to the rear turfed garden through double doors.

There are two comfortable bedrooms and a bathroom.

### SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Family bathroom
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking
- ◆ EV Chargers



### GROUND FLOOR

Living/Dining  
5.05m x 3.17m    16'7" x 10'5"

Kitchen  
3.43m x 3.17m    11'3" x 10'5"

Bedroom 1  
3.84m x 3.08m    12'7" x 10'1"

Bedroom 2  
3.08m x 2.41m    10'1" x 7'11"

Bathroom  
2.41m x 2.22m    7'11" x 7'3"

**TOTAL FLOOR AREA**  
60.79m<sup>2</sup> - 654.34 sq.ft

△ External access    C Cupboard/Storage

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## THE SPRUCE

3 Bedroom  
End-Terrace home  
Plot 93 Mid-Terrace

The Spruce is a stylish three bedroom end-terrace home comprising of a well appointed front aspect kitchen, spacious living/dining area with access to the rear turfed garden.

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
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
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- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking
- ◆ EV Chargers



### GROUND FLOOR

Living/Dining  
4.64m x 4.58m 15'2" x 15'0"

Kitchen  
2.95m x 2.53m 9'8" x 8'3"



### FIRST FLOOR

Bedroom 1  
4.58m x 2.45m 15'0" x 8'0"

Bedroom 2  
4.27m x 2.23m 14'0" x 7'4"

Bedroom 3  
3.15m x 2.28m 10'4" x 7'6"

Bathroom  
2.37m x 2.35m 7'9" x 7'9"

**TOTAL FLOOR AREA**  
84.55m<sup>2</sup> - 910.04 sq.ft

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## THE SPRUCE

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Nottinghamshire, NG12 4JE.

House prices for plots available



Plot	House Type	Postal Address	Handover	100% Price	25% Share Value	Monthly Rent	Service Charge
47	<b>The Show Home</b> 3 Bed Mid-Terrace House	185 Rose Way, Edwalton, Nottingham, NG12 4LR.	Not Available				
43	<b>The Spruce</b> 3 Bed End-Terrace House	4 Perfecta Close Edwalton, Nottingham NG12 4HA.	Available Now	£357,500	£89,375	£614.45	£32.90
44	<b>The Maple</b> 2 Bed Mid-Terrace House	6 Perfecta Close Edwalton, Nottingham NG12 4HA.	Available Now	£310,000	£77,500	£532.81	£31.21
47	<b>The Maple</b> 2 Bed Mid-Terrace House	12 Perfecta Close Edwalton, Nottingham NG12 4HA.	Available Now	£310,000	£77,500	£532.81	£31.21
64	<b>The Maple</b> 2 Bed Mid-Terrace House	4 Ballerina Grove Edwalton, Nottingham NG12 4GY.	Available Now	£310,000	£77,500	£532.81	£31.12
65	<b>The Maple</b> 2 Bed End-Terrace House	6 Ballerina Grove Edwalton, Nottingham NG12 4GY.	Available Now	£312,500	£78,125	£537.11	£31.12
66	<b>The Spruce</b> 3 Bed Semi-Detached House	8 Ballerina Grove Edwalton, Nottingham NG12 4GY.	Available Now	£360,000	£90,000	£618.75	£32.90
93	<b>The Spruce</b> 3 Bed Mid-Terrace House	8 Concerto Gardens Edwalton, Nottingham NG12 4GX.	Available Now	£355,000	£88,750	£610.16	£32.90
94	<b>The Spruce</b> 3 Bed End-Terrace House	9 Concerto Gardens Edwalton, Nottingham NG12 4GX.	Available Now	£357,500	£89,375	£614.45	£32.90

For more information contact:  
**Sales@Platformhg.com**  
**Platformhomeownership.com**  
**0333 200 7304**



Please note:

Prices and dates quoted above where correct at the time of going to print, Platform Home Ownership reserve the right to amend the details and prices above without prior consultation.

Purchasers are advised to consult with your sales co ordinator.

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Nottinghamshire, NG12 4JE.

House prices for plots available



Plot	House Type	Postal Address	Handover	100% Price	25% Share Value	Monthly Rent	Service Charge
120	<b>The Maple</b> 2 Bed Semi-Detached House	10 Starina Avenue, Edwalton, Nottingham NG12 4BP.	Available Now	£315,000	£78,750	£541.41	£
121	<b>The Maple</b> 2 Bed Semi-Detached House	12 Starina Avenue, Edwalton, Nottingham NG12 4BP.	Available Now	£315,000	£78,750	£541.41	£
131	<b>The Maple</b> 2 Bed End-Terrace House	23 Starina Avenue, Edwalton, Nottingham NG12 4BP.	Available Now	£312,500	£78,125	£537.11	£
132	<b>The Maple</b> 2 Bed Mid-Terrace House	21 Starina Avenue, Edwalton, Nottingham NG12 4BP.	Available Now	£310,000	£77,500	£532.81	£
133	<b>The Maple</b> 2 Bed End-Terrace House	19 Starina Avenue, Edwalton, Nottingham NG12 4BP.	Available Now	£312,500	£78,125	£537.11	£
143	<b>The Birch</b> 2 Bed Semi-Detached House	164 Rose Way, Edwalton, Nottingham NG12 4LZ.	Available Now	£315,000	£78,750	£541.41	£

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