



# LANGLEY CHASE

RADBOURNE LANE, MACKWORTH

# WELCOME TO LANGLEY CHASE

**A COLLECTION OF 2 & 3 BEDROOM HOMES AVAILABLE  
THROUGH SHARED OWNERSHIP LOCATED IN RADBOURNE LANE, MACKWORTH,  
BROUGHT TO YOU BY PLATFORM HOME OWNERSHIP**

Discover a new neighbourhood that perfectly encapsulates the qualities that make Derby a popular destination for homebuyers, from its superb amenities to its rich heritage and stunning green spaces. Each property epitomises contemporary urban living, delivering both energy efficiency and convenience via the accessibility that only shared ownership can provide.

# THE WORLD AROUND YOU

After growing rapidly during the Industrial Revolution, Derby now represents one of the UK's most eclectic cities, built on the back of a rich manufacturing heritage. Just 10 minutes from Langley Chase, you'll find premium brands, boutique shops, cultural hotspots, a thriving nightlife, music venues and theatres all nestled amongst Derby's mostly pedestrianised streets. Once the centre of the UK's rail network, Derby remains incredibly well-connected with links to every major UK destination.



1. The Silk Mill
2. Iron Gate Street
3. Florence Nightingale Statue
4. Rask Coffee
5. Sadler Gate Street



# LANGLEY CHASE IS PERFECTLY CONNECTED IN EVERY DIRECTION MAKING IT A HOME BUYERS DREAM

**2 MILES**

DERBY

**2.5 MILES**

ASHBOURNE

**10 MILES**

NOTTINGHAM

**17 MILES**

RADBOURNE

# A CONNECTED COMMUNITY

Derby is one of the most popular cities in the UK for a reason. While smaller than its larger counterpart in Nottingham, Derby still offers an eclectic range of amenities, including premium brands, boutique shops, cultural hotspots, a thriving nightlife, music venues, and theatres, all nestled amongst Derby's mostly pedestrianised streets.

## LOCAL AMENITIES

<b>FARMHOUSE AT MACKWORTH</b>	 1 MINUTE WALK	0.1 MILES
<b>THE POTTING SHED CAFÉ</b>	 3 MINUTE DRIVE	1.3 MILES
<b>RYKNELD SPORTS CENTRE</b>	 4 MINUTE DRIVE	1.8 MILES
<b>SAINSBURYS LOCAL</b>	 5 MINUTE WALK	2.2 MILES

## CONNECTIVITY

<b>A516</b>	 7 MINUTES DRIVE	0.7 MILES
<b>DERBY RAILWAY STATION</b>	 7 MINUTES DRIVE	4 MILES
<b>A511</b>	 31 MINUTES DRIVE	6 MILES
<b>A50</b>	 37 MINUTES DRIVE	33 MILES

## EDUCATION

<b>REIGATE PARK PRIMARY ACADEMY</b>	 15 MINUTE WALK	0.7 MILES
<b>BRACKENSDALE SPENCER ACADEMY</b>	 3 MINUTE DRIVE	1.4 MILES
<b>ASHGATE PRIMARY SCHOOL</b>	 4 MINUTE DRIVE	1.8 MILES
<b>JASMINE HALL SCHOOL</b>	 4 MINUTE DRIVE	1.9 MILES

## PLACE OF INTEREST

<b>ALL SAINTS CHURCH</b>	 16 MINUTE WALK	1 MILES
<b>MARKEATON PARK</b>	 8 MINUTE DRIVE	2.5 MILES
<b>THE MUSEUM OF MAKING</b>	 9 MINUTE DRIVE	3 MILES
<b>DARLEY PARK</b>	 10 MINUTE DRIVE	3 MILES



## **BUILDING A BETTER FUTURE THROUGH NEW HOMES**

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.

# BUYING THROUGH SHARED OWNERSHIP

## BUYING YOUR LANGLEY CHASE HOME WITH PLATFORM HOME 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 your 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.

## 1

### BUY THE FIRST SHARE IN YOUR NEW HOME

Purchase an initial share typically between 10% and 75% with a 5-10% deposit on that share

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## 2

### PAY RENT ON THE REMAINING SHARE

Pay subsidised rent on the portion you don't own, often below market rates

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## 3

### BUY MORE SHARES IN YOUR HOME LATER

Increase ownership through 'staircasing' buying additional shares as finances allow

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GET TO KNOW

# LANGLEY CHASE

RADBOURNE LANE, MACKWORTH

Langley Chase features a collection of 2 & 3 bedroom homes offering the perfect opportunity for first time buyers, downsizers and growing families.

## SHARED OWNERSHIP



### THE SHERMONT

2 Bedroom Home

**PLOTS:** 24, 25, 26, 45, 46, 47, 174, 175, 177 & 178



### THE HAYTON

3 Bedroom Home

**PLOTS:** 54, 55, 56, 57, 134, 135, 171, 172, 173 & 176



THE SHERMONT



This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Platform Home Ownership home of this type, but there are, however, variances from site to site. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. External materials, finishes, landscaping, windows and the position of garages, (where provided) may vary throughout the development. Please speak to one of our sales team for further details or specific measurements.

MID/END TERRACE

# THE SHERMONT

TOTAL: 774 SQ FT



GROUND

FIRST

## SPECIFICATION

- 10 year build warranty
- Modern fitted kitchen with oven, hob and extractor fan
- Downstairs W/C
- Family bathroom with shower over bath
- Vinyl flooring to wet areas (no carpets are included in Shared Ownership plots)
- Gas central heating
- Turfed & fenced rear garden
- Allocated parking

### GROUND FLOOR

1	Lounge	12.1 m2	130.5 sq ft
2	Kitchen / Dining	14.3 m2	153.5 sq ft

### FIRST FLOOR

3	Bedroom 1	12.9 m2	139.3 sq ft
4	Bedroom 2	13.7 m2	147.1 sq ft

THE SHERMONT

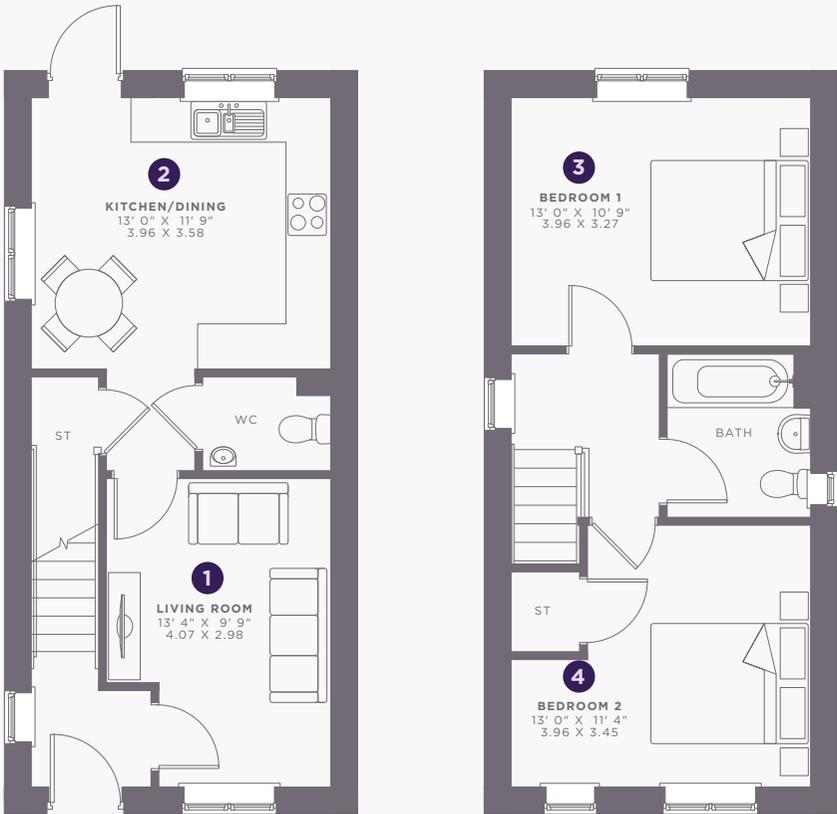


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SEMI-DETACHED

# THE SHERMONT

TOTAL: 774 SQ FT



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THE HAYTON

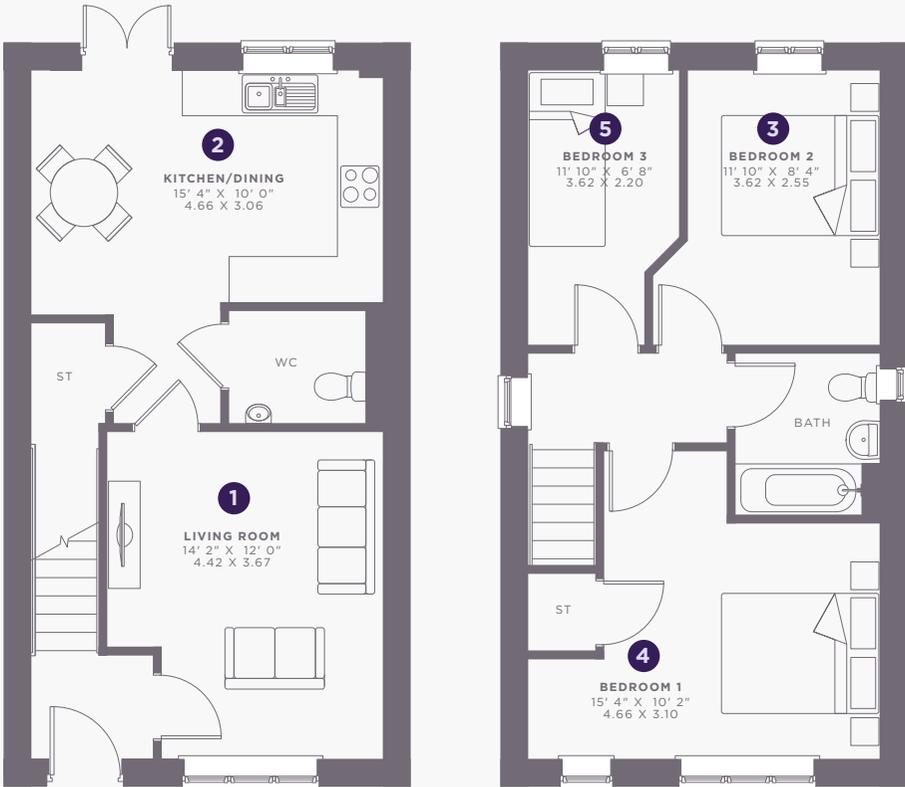


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MID/END TERRACE

# THE HAYTON

TOTAL: 911 SQ FT



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- Allocated parking

### GROUND FLOOR

1	Lounge	15.9 m2	170.6 sq ft
2	Kitchen / Dining	14.3 m2	153.6 sq ft

### FIRST FLOOR

3	Bedroom 1	14.5 m2	155.6 sq ft
4	Bedroom 2	9.2 m2	99.3 sq ft
5	Bedroom 3	7.3 m2	78.7 sq ft

THE HAYTON

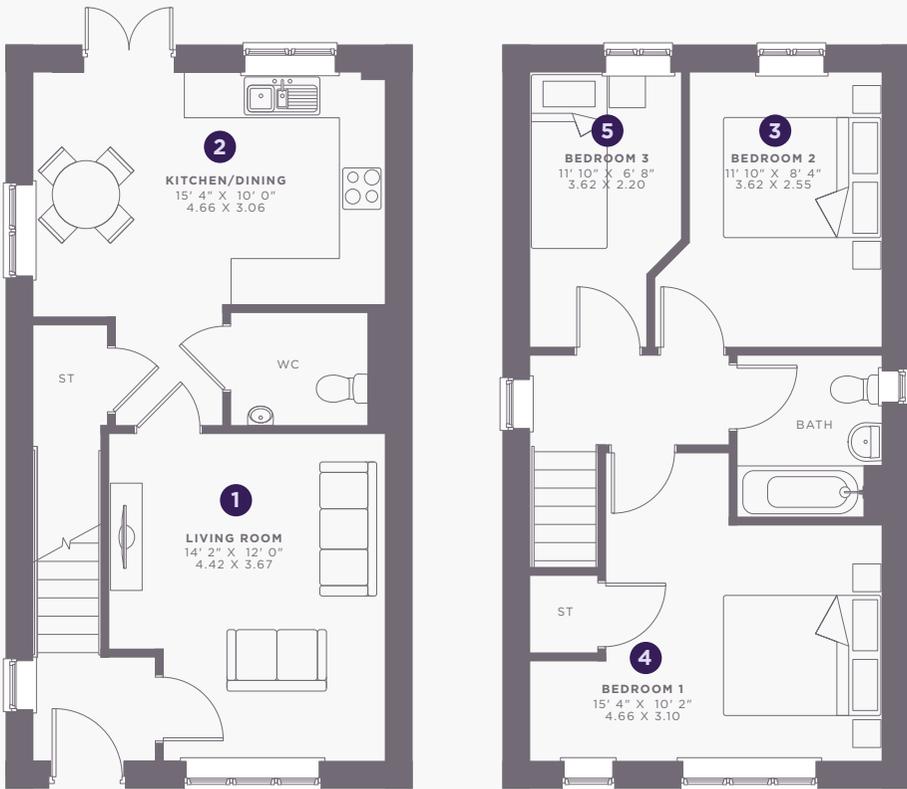


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**Find us at:**  
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# GET IN TOUCH

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