

# MALABAR FARM

STAVERTON ROAD, DAVENTRY

platform   
**home**  
OWNERSHIP



# PLATFORM HOME OWNERSHIP

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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*

**INTRODUCTION**  
P. 04

**LOCAL AREA**  
P. 06

**CONNECTIVITY**  
P. 07

**SHARED OWNERSHIP**  
P. 08

**THE DEVELOPMENT**  
P. 09

**AVAILABLE HOMES**  
P. 10

**GET IN TOUCH**

WELCOME TO

DAVENTRY COUNTRY PARK

NATURE RESERVE  
ADVENTURE PLAY

VISITOR CENTRE  
CAFE

"CARRY IN - CARRY OUT" RUBBISH POLICY  
PLEASE RECYCLE AT HOME

**WELCOME TO MALABAR  
FARM, A STUNNING NEW  
COLLECTION OF 2 AND  
3-BEDROOM HOMES  
AT THE HEART OF A  
NORTHAMPTONSHIRE.**



# THE WORLD AROUND YOU

Malabar represents a new neighbourhood of design-led homes near Daventry in Northamptonshire, built with both sustainability and quality in mind. Just 20 minutes from Northampton, Daventry is a fast-growing market town of around 28,000 residents. Thanks to consistent inward investment over the last 20 years, Daventry is increasingly popular with buyers seeking homes in Northamptonshire, offering easy access to the M1 and A45 as well as quality amenities including shopping, nightlife and above-average schools.

# MALABAR FARM IS PERFECTLY CONNECTED IN EVERY DIRECTION MAKING IT A HOME BUYERS DREAM

**1.3 MILES**  
DAVENTRY

**11.3 MILES**  
RUGBY

**14.3 MILES**  
NORTHAMPTON

**18.5 MILES**  
BANBURY

## LOCAL AMENITIES

DOCTORS	5 MIN (CAR)	2.0 MILES
SUPERMARKET	6 MIN (CAR)	1.6 MILES
GYM	6 MIN (CAR)	1.6 MILES
LEISURE CENTRE	6 MIN (CAR)	1.6 MILES

## PLACES OF INTEREST

DAVENTRY TOWN FC	4 MIN (CAR)	1.4 MILES
STAVERTON PARK AND GOLF CLUB	5 MIN (CAR)	2.0 MILES
THE ARC CINEMA	6 MIN (CAR)	1.8 MILES
DAVENTRY COUNTRY PARK	6 MIN (CAR)	2.3 MILES

## CONNECTIVITY

A45	5 MIN (CAR)	2.1 MILES
LONG BUCKBY	13 MIN (CAR)	6.1 MILES
M45	13 MIN (CAR)	7.8 MILES
M1	15 MIN (CAR)	8.4 MILES

## EDUCATION

THE GRANGE SCHOOL	1 MIN (CAR)	0.5 MILES
FALCONERS HILL ACADEMY	5 MIN (CAR)	2.0 MILES
THE PARKER E-ACT	5 MIN (CAR)	2.0 MILES
WELTON CE ACADEMY	10 MIN (CAR)	4.2 MILES

Travel times are all shown in minutes and are representative of driving time. All times and distances are taken from [google.com/maps](https://www.google.com/maps)

# ABOUT SHARED OWNERSHIP

## BUY YOUR MALABAR FARM 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 25 - 75% of your property and pay a subsidised rent on the remaining share you don't own.

### HOW IT WORKS

- 1** BUY THE FIRST SHARE IN YOUR NEW HOME.
- 2** PAY RENT ON THE REMAINING SHARE
- 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.

**[CLICK HERE TO LEARN MORE BY READING OUR SHARED OWNERSHIP GUIDE](#)**

# MALABAR FARM

STAVERTON ROAD, DAVENTRY

**A STUNNING COLLECTION OF TWO AND  
THREE-BEDROOM HOMES AVAILABLE  
THROUGH SHARED OWNERSHIP.**

Thoughtfully designed to meet Zero Carbon Ready guidelines, each home will feature efficient, cost-effective technology such as Solar PV panels, air source heat pumps, and EV charging points.

Each home will also follow a design-led approach, utilising modern fixtures and fittings alongside a meticulous interior finish. The surrounding scheme will also incorporate a new school, nursery and community centre alongside food and retail units. For buyers, it's an opportunity to buy a quality home in a highly-desirable new development.

GET TO KNOW

# MALABAR FARM

STAVERTON ROAD, DAVENTRY

Malabar Farm is an exclusive collection of two and three-bedroom homes offering new opportunities for first time buyers, downsizers and growing families.



**THE GRANARY**

2 Bedroom Home



**THE BARLEY**

3 Bedroom Home



**THE HAYLOFT**

3 Bedroom Home



**THE FARLEIGH**

3 Bedroom Home



**THE ORCHARD**

3 Bedroom Home





THE GRANARY

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. External materials, finishes, landscaping, windows and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

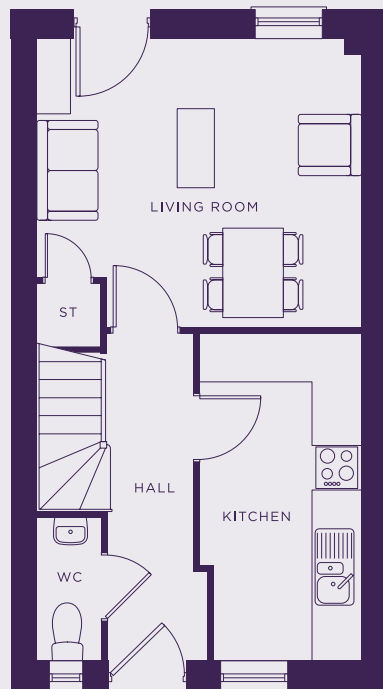
# THE GRANARY

**PLOTS** 150, 151, 154, 160, 165, 166, 169, 170, 171, 172, 174 & 181

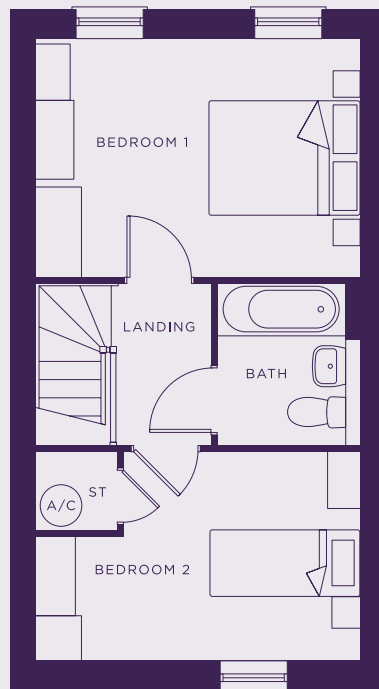
**TOTAL 762 SQ FT**

**END OF TERRACE / SEMI DETACHED**

**GROUND**



**FIRST**



## SPECIFICATION

### Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining

### Bathroom

- Family bathroom with shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

### General

- Located near Northampton, a major destination full of fantastic amenities.
- Excellent links to the M1 and A45
- 2 parking spaces per property
- 10 Year build warranty

<b>Kitchen</b>	7'0" x 14'3"	100 sq ft
<b>Living/Dining</b>	14'1" x 12'6"	177 sq ft
<b>Bedroom 1</b>	14'1" x 10'4"	146 sq ft
<b>Bedroom 2</b>	14'1" x 9'1"	128 sq ft



THE HAYLOFT

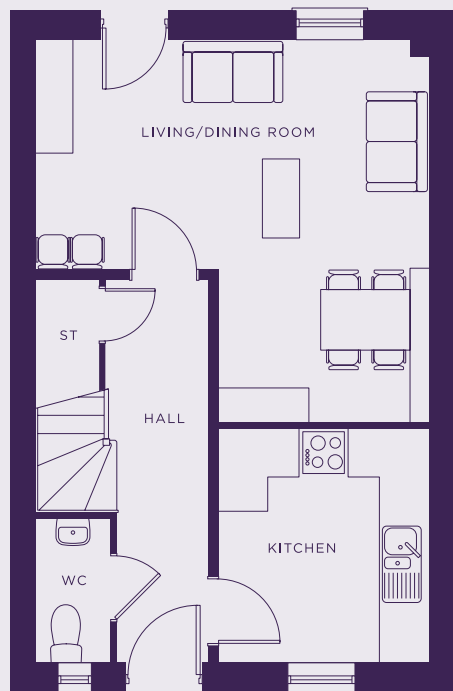
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# THE HAYLOFT

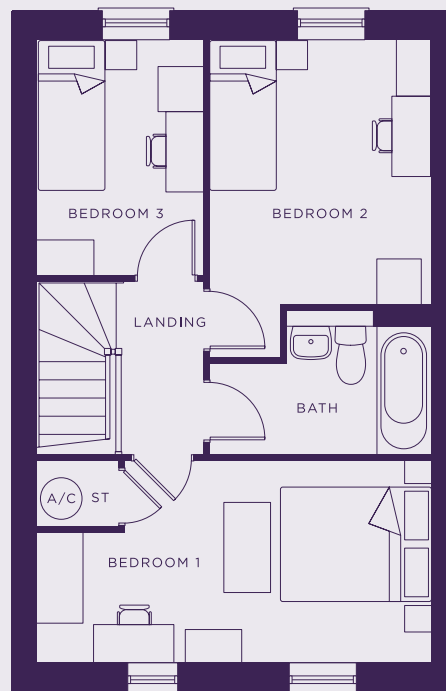
**PLOTS** 178, 222, 223, 224 & 232

**TOTAL 921 SQ FT**  
**END/MID TERRACE**

**GROUND**



**FIRST**



## SPECIFICATION

### Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
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- 10 Year build warranty

<b>Kitchen</b>	<b>9'1" x 10'2"</b>	<b>93 sq ft</b>
<b>Living</b>	<b>17'1" x 9'11"</b>	<b>170 sq ft</b>
<b>Dining</b>	<b>8'4" x 6'8"</b>	<b>56 sq ft</b>
<b>Bedroom 1</b>	<b>17'1" x 8'9"</b>	<b>150 sq ft</b>
<b>Bedroom 2</b>	<b>9'7" x 13'9"</b>	<b>132 sq ft</b>
<b>Bedroom 3</b>	<b>7'3" x 10'2"</b>	<b>74 sq ft</b>

THE HAYLOFT

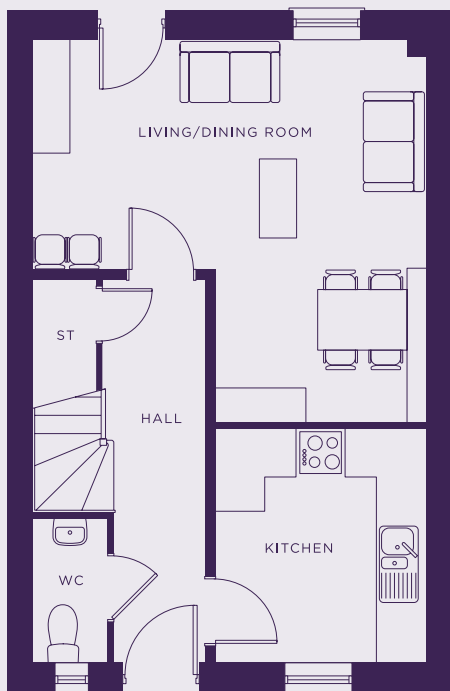


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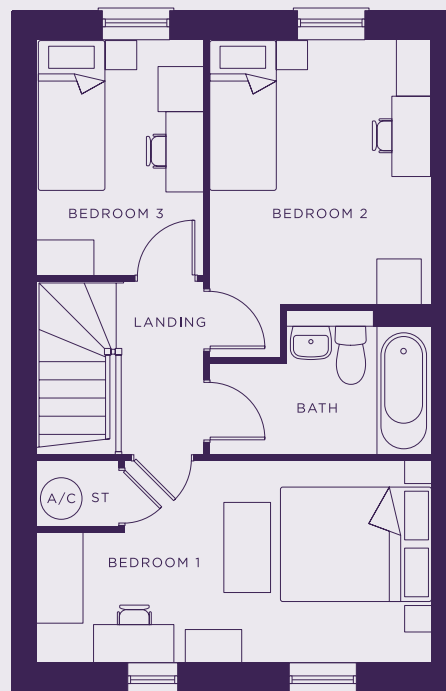
# THE HAYLOFT

**PLOTS 120**  
**TOTAL 921 SQ FT**  
**SEMI DETACHED**

**GROUND**



**FIRST**



## SPECIFICATION

### Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
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### Bathroom

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<b>Bedroom 1</b>	17'1" x 8'9"	150 sq ft
<b>Bedroom 2</b>	9'7" x 13'9"	132 sq ft
<b>Bedroom 3</b>	7'3" x 10'2"	74 sq ft

THE BARLEY



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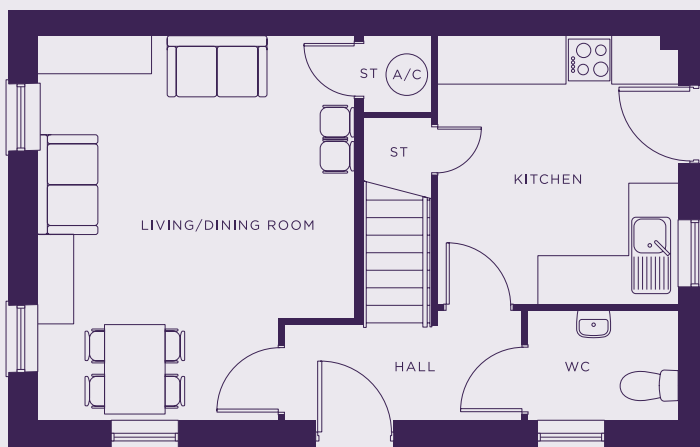
# THE BARLEY

PLOTS 149, 155, 161, 173 & 180

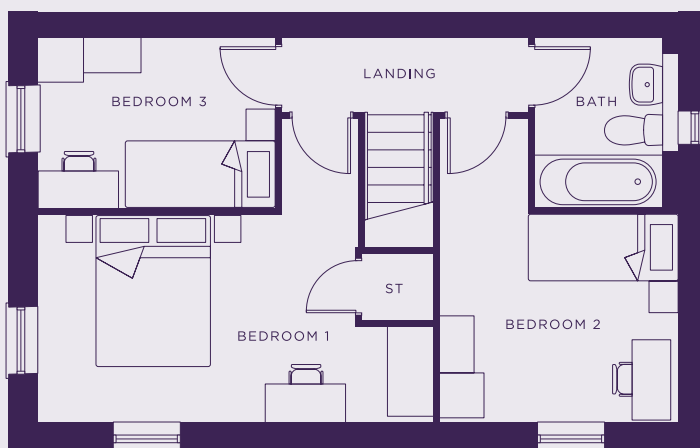
TOTAL 926 SQ FT

END OF TERRACE / SEMI DETACHED / DETACHED

GROUND



FIRST



## SPECIFICATION

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- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
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- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining

### Bathroom

- Family bathroom with shower over bath
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### General

- Located near Northampton, a major destination full of fantastic amenities.
- Excellent links to the M1 and A45
- 2 parking spaces per property
- 10 Year build warranty

Kitchen/Dining	10'5" x 11'8"	122 sq ft
Living	13'9" x 16'8"	230 sq ft
Bedroom 1	17'1" x 9'0"	154 sq ft
Bedroom 2	10'5" x 9'1"	95 sq ft
Bedroom 3	10'3" x 7'5"	77 sq ft

THE FARLEIGH

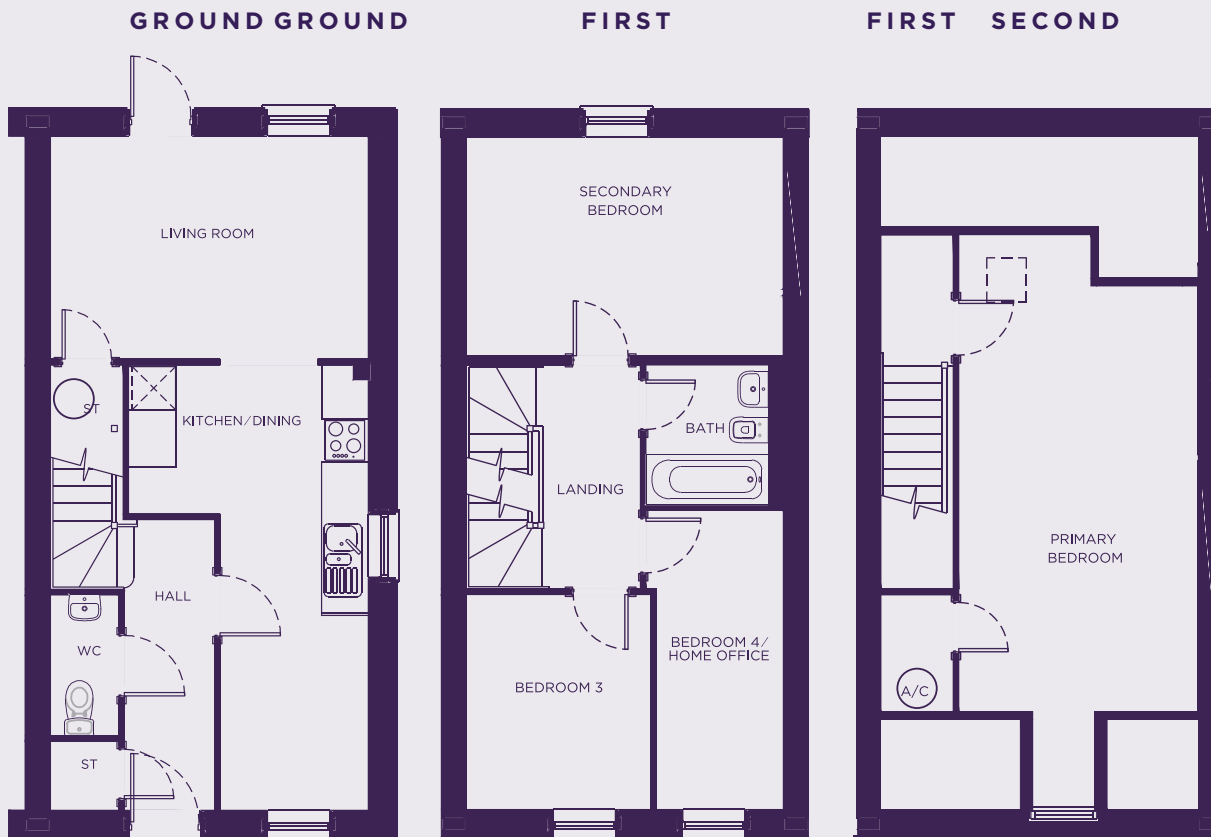


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# THE FARLEIGH

**PLOTS** 124, 125, 144, 145, 204, 205, 208, 209, 210 & 211

**TOTAL 1,204 SQ FT**



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<b>Kitchen/Dining</b>	10'11" x 20'4"	222 sq ft
<b>Living Room</b>	14'6" x 9'11"	144 sq ft
<b>Secondary Bedroom</b>	14'6" x 9'12"	144 sq ft
<b>Bedroom 3</b>	8'5" x 9'10"	84 sq ft
<b>Bedroom 4 / Home Office</b>	5'10" x 13'8"	81 sq ft
<b>Primary Bedroom</b>	10'11" x 26'1"	285 sq ft



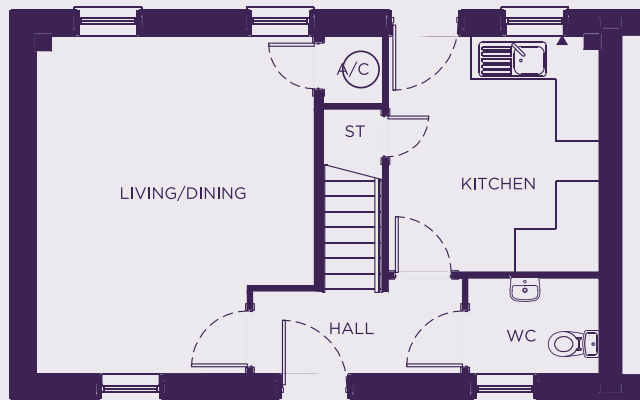
THE ORCHARD

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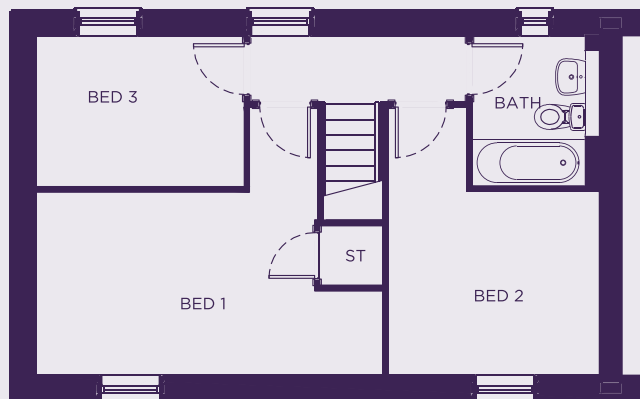
# THE ORCHARD

**PLOTS 175**  
**TOTAL 926 SQ FT**

**GROUND**



**FIRST**



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<b>Living Room</b>	13'9" x 16'8"	230 sq ft
<b>Kitchen/Dining</b>	10'5" x 12'5"	131 sq ft
<b>Bedroom 1</b>	17'1" x 8'7"	148 sq ft
<b>Bedroom 2</b>	10'5" x 9'1"	96 sq ft
<b>Bedroom 3</b>	10'3" x 7'10"	81 sq ft



# ABOUT RENT TO BUY

## BUY YOUR MALABAR FARM HOME THROUGH RENT TO BUY

Your dream home may be closer than you think thanks to Rent to Buy. Rent to Buy (RtB) allows you to rent a new-build home at a reduced rate before allowing you to either buy it through shared ownership or outright sale.

Rent to Buy is specifically designed to ease the transition between renting and buying, mainly by subsidising a percentage of the rent.

With Rent to Buy, you'll be renting at below-market value for up to five years, meaning you'll be saving money that can be used for a deposit. Once your RtB period ends, you can either purchase the home or leave.

## HOW IT WORKS

- 1** RENT THE PROPERTY AT AN 80% SUBSIDISED AMOUNT FOR FIVE YEARS
- 2** SAVE THE REMAINING 20% TOWARDS YOUR DEPOSIT
- 3** AT YEAR 5, PURCHASE THE HOME THROUGH SHARED OWNERSHIP

## DID YOU KNOW?

Rent to Buy offers great flexibility, and you can purchase more of your home through staircasing whenever you are ready too.

THE HAYLOFT



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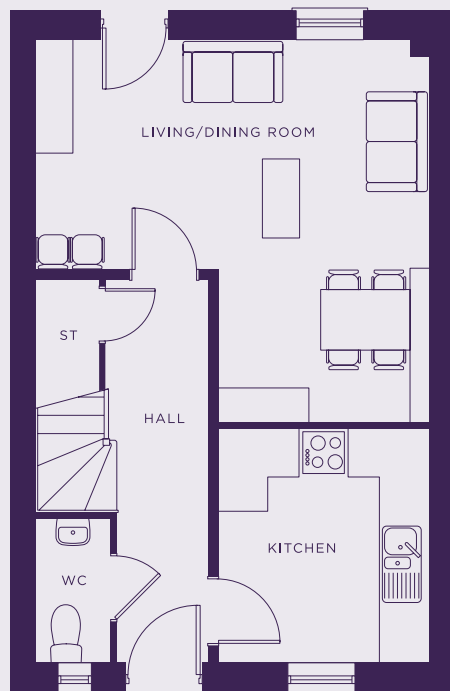
# THE HAYLOFT

**PLOTS** 187, 188, 195 & 196

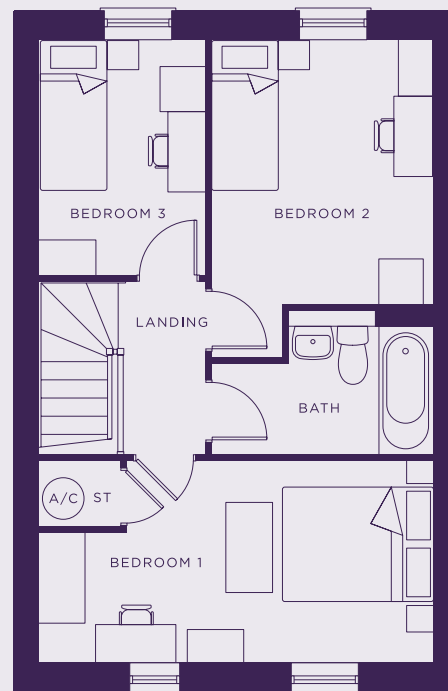
**TOTAL** 921 SQ FT

**SEMI DETACHED**

**GROUND**



**FIRST**



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# Malabar Farm

Staverton Road, Daventry

HOUSE PRICES FOR ALL PLOTS AVAILABLE

PLOT	NAME	BEDS	TYPE	ADDRESS	100% SHARE	30% SHARE VALUE	MONTHLY RENT
120	The Hayloft	3	Semi-Detached	56 Lavender Way NN11 4WP	£315,000	£94,500	£505.31
149	The Barley	3	Detached	37 Lavender Way NN11 4WP	£325,000	£97,500	£521.35
150	The Granary	2	Semi-Detached	39 Lavender Way NN11 4WP	£275,000	£82,500	£441.15
151	The Granary	2	Semi-Detached	41 Lavender Way NN11 4WP	£275,000	£82,500	£441.15
152	Farleigh	3	Semi-Detached	43 Lavender Way NN11 4WP	£330,000	£99,000	£529.38
153	Farleigh	3	Semi-Detached	45 Lavender Way NN11 4WP	£330,000	£99,000	£529.38
154	The Granary	2	Semi-Detached	47 Lavender Way NN11 4WP	£275,000	£82,500	£441.15
155	The Barley	3	Semi-Detached	1 Bay Rise NN11 4US	£315,000	£94,500	£505.31
160	The Granary	2	Semi-Detached	11 Bay Rise NN11 4US	£275,000	£82,500	£441.15
161	The Barley	3	Semi-Detached	1 Borage Lane NN11 4UR	£315,000	£94,500	£505.31
165	The Granary	2	Semi-Detached	9 Borage Lane NN11 4UR	£275,000	£82,500	£940.00
166	The Granary	2	Semi-Detached	11 Borage Lane NN11 4UR	£275,000	£82,500	£441.15
169	The Granary	2	Semi-Detached	12 Borage Lane NN11 4UR	£275,000	£82,500	£441.15
170	The Granary	2	Semi-Detached	10 Borage Lane NN11 4UR	£275,000	£82,500	£441.15





STAVERTON ROAD,  
DAVENTRY,  
NORTHAMPTONSHIRE  
NN11 4WP

GET IN TOUCH

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**sales@platformhg.com**

SATNAV

**NN11 4WP**



PLATFORMHOMEOWNERSHIP



@PLATFORMHOMEOWNERSHIP



@PLATFORMNEWHOME

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