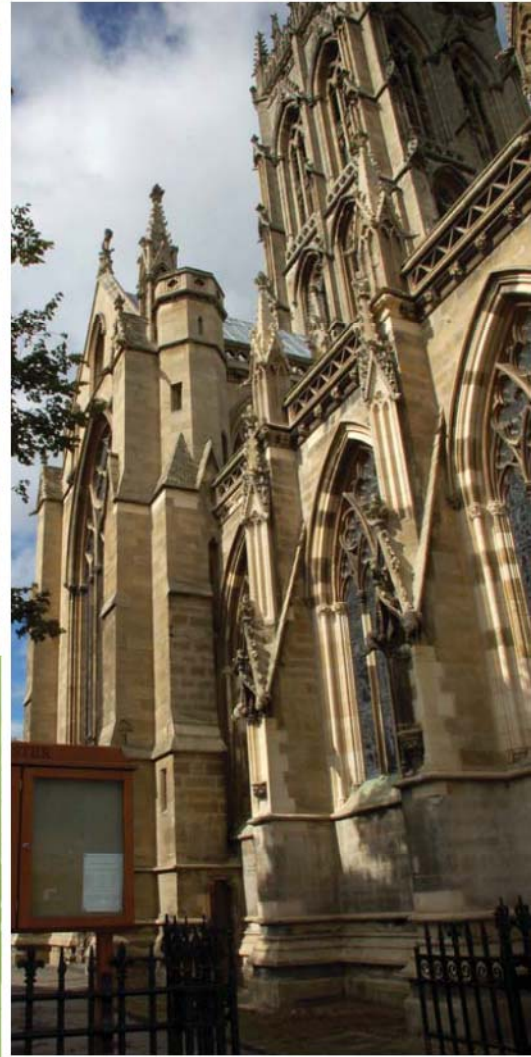




Stylish two and three bedroom homes for
Shared Ownership sale





“ Where you want to live...”

Welcome to Dominion

Doncaster

Dominium is an exciting new development of high quality homes in Doncaster and Guinness Homes is delighted to offer a range of homes for Shared Ownership sale.

Founded by the Romans in AD71 due to its strategic position on the River Don, Doncaster is an historical market town at the southern edge of Yorkshire. Despite being the largest metropolitan borough in the country with great shopping, eating and entertainment facilities, Doncaster also has a wealth of green open spaces and nature reserves giving you the best of urban and rural life.

With a huge variety of shops, museums, galleries, green open spaces, restaurants and sporting facilities, there is something to cater

for every taste and every age range in Doncaster. Doncaster market has approximately 400 shops, stalls and stands selling a huge range of items and has been a feature of the town for hundreds of years.

Doncaster is well served by an extensive network of motorways and trunk roads so getting to and from the town by car is really easy. The town is situated by the A1(M) and M18 and close to the M1 and M62. Doncaster is also situated on the main East coast rail line so you can be in York in 20 minutes, Sheffield in 30 minutes and London in only 90 minutes.

Dominium is a vibrant new community set to become a much sought after place to live in Doncaster. Based off Woodfield Way, Dominion benefits from great transport links and proximity to local amenities. Designed to be light and spacious, our contemporary two, three and four bedroom houses have a high quality specification and all the features you would expect in a stylish new home. The sleek modern kitchens come with an integrated oven, hob and hood and each home benefits from two parking spaces.

Site Map

Key

- Shared Ownership homes first phase
- Shared Ownership homes later phases
- Other tenure homes





K150
K149

K142

K137

K135

S81
S82
S83

S115
S115
S115

K106
K105

K111

K54
K53
K52

K38
K37
K39



Plots K37 & K38

3 Bedrooms



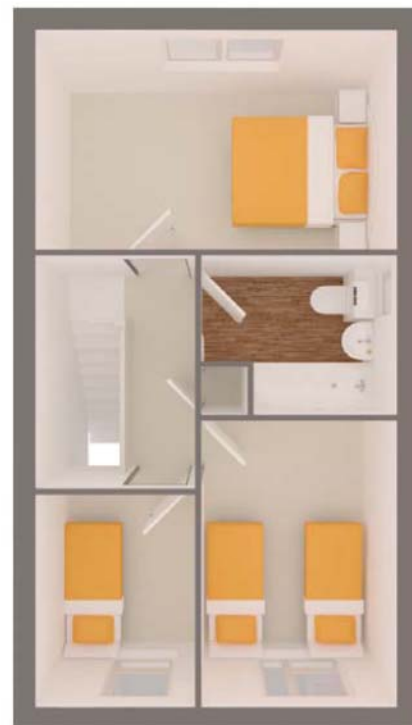
Ground Floor

Living Room

4.95m x 3.95m

Kitchen / Dining

3.94m (max) x 3.42m (min)



First Floor

Bedroom 1

4.95m x 3.04m

Bedroom 2

3.92m x 2.69m

Bedroom 3

2.91m x 2.19m

Bathroom

2.69m (max) x 2.18m

Plot K39

2 Bedrooms



Ground Floor

Living Room

4.55m (max) x 3.56m (max)

Kitchen / Dining

4.20m x 2.08m (min)



First Floor

Bedroom 1

4.55m (max) x 3.04m (max)

Bedroom 2

4.55m (max) x 2.50m

Bathroom

2.31m x 2.16m

A High Quality Specification

Our Dominion homes all benefit from the same quality design and specification associated with Guinness Homes.

Our two and three bedroom homes offer flexible living space perfect for those looking for their first home, young families or those seeking a spare bedroom or study.

Kitchen

- Integrated oven, hob and hood
- Laminate work surface with glazed splashback
- Stainless steel sink with chrome mixer tap
- Vinyl flooring

Bathroom

- Stylish white bathroom suite
- Thermostatic shower over bath
- Wall tiling to area around bath and rear of sink
- Vinyl flooring

General

- Allocated parking
- 10 year NHBC warranty
- Low energy lighting in kitchen and bathroom
- Smoke detector
- UPVC double glazing
- Turf to front and rear gardens



FAQS

Here are some answers to frequently asked questions. If you need any further advice, please do not hesitate to contact us or visit our website.

What is Shared Ownership?

Under the Shared Ownership scheme you buy a share of your property and pay a subsidised rent on the remainder. Buying your home in smaller, manageable stages is the smarter way to home ownership.

How does it work?

You buy a share in your property based on what you can afford and its current market value, subject to a minimum share requirement.

Why is it affordable?

With Shared Ownership you buy only the share you can afford which means you need a smaller mortgage and deposit. The rent you pay on the share you haven't bought is also reduced. This means Shared Ownership can often be cheaper than renting privately.

What am I buying?

Buying a Shared Ownership property makes you an owner-occupier. You'll have a lease and have all the same rights and responsibilities as a full owner-occupier.

Can I buy further shares?

Shared Ownership is flexible enough to suit you as your circumstances change and can buy further shares in the property up to full ownership. Buying further shares is called 'staircasing' and full details can be found in your individual lease. The price you pay for any further shares is based on the market value of your home at the time you want to buy.

What happens if I want to sell?

If you want to move and sell your share you may do this at any time. You will need to contact your Home Ownership Officer who will talk you through the process.



Step by Step



Taking you through the purchase process.... And beyond

Deciding to buy a Shared Ownership home is the start of an exciting journey and we are here to support you every step of the way from your initial viewing and reservation to moving in and beyond, our specialist Sales and Home Ownership teams are here to help.

Every year we help hundreds of home buyers step onto the property ladder. We will do everything we can to make your home buying experience as stress-free as possible and once you have moved in, our specialist Home Ownership team are on hand to support you with any questions you may have as you settle into your new home. We want you to love living in your new home.

“ I was made to feel very special and not just another customer. ”

“ I just wanted to say thank you for all your help, hard work and commitment over the last year. ”



“Great service, great homes and a great place to work.”

Guinness Homes is a member of the Guinness Partnership - a non-profit making, charitable housing association, providing good quality, affordable homes for over 100 years.

The Guinness Partnership currently owns and manages nearly 60,000 homes across England and provides services for over 120,000 customers nationwide.

We are proud of the work we do, and see it as our job to provide good quality homes and services that will help our customers achieve their goals, ambitions and aspirations. We are continually working to build neighbourhoods where people will want to live both now and in the future.

The next steps to your new home

All of the properties offered by Guinness Homes at Dominion are available through our Shared Ownership scheme. If you are interested in our homes at Dominion please get in touch using our contact details below.

- T** 0844 800 2020
- E** sales@guinnesshomes.co.uk
- W** www.guinnesshomes.co.uk
- f** Like us [facebook.com/guinnesshomes](https://www.facebook.com/guinnesshomes)
- E** Follow us [@guinnesshomes](https://twitter.com/guinnesshomes)

All applicants need to complete our online registration form at www.guinnesshomes.co.uk and register with the Help To Buy agent, Help to Buy NEYH at www.helptobuyneyh.co.uk

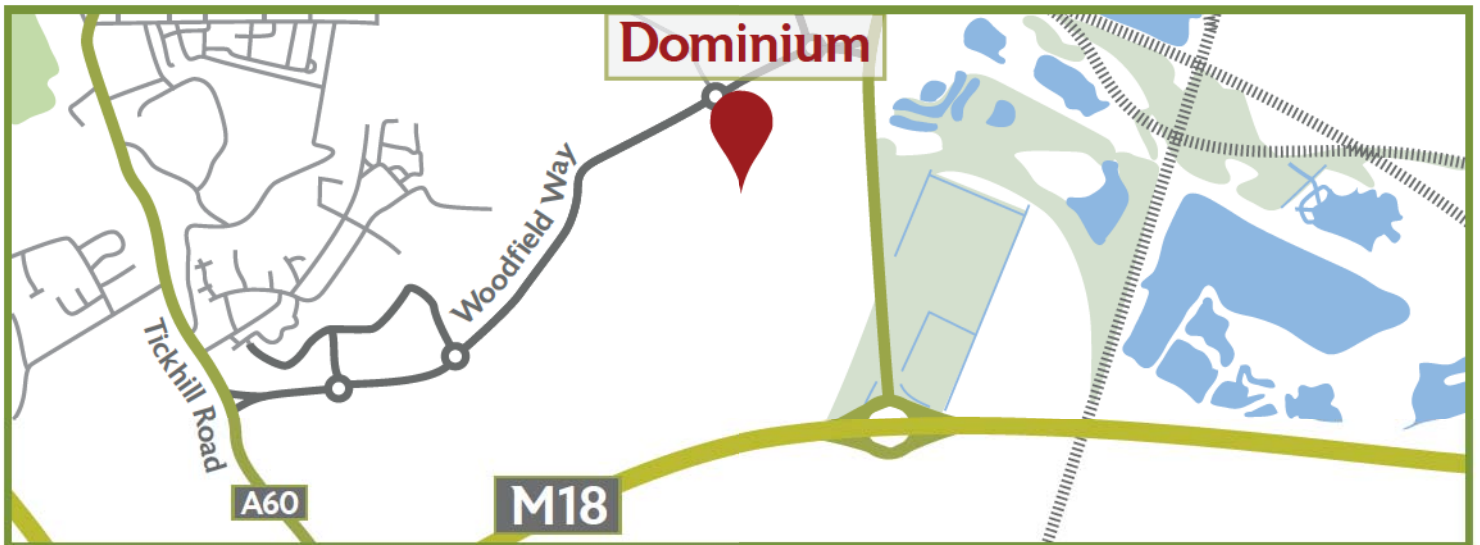


2 St Michael's Court | Brunswick Road | Gloucester | GL1 1JB



How to find **Dominium**

Find us with your SatNav: DN4 8SN



These particulars do not constitute any part of an offer or contract. Any intending purchaser must satisfy themselves by inspection as to the correctness of each of the statements contained in these particulars. Your home is at risk if you do not keep up the rent and mortgage payments. Guinness Homes and The Guinness Partnership support the development of mixed tenure communities and are proud to provide homes for shared ownership and affordable rent. The tenure of these homes may change subject to demand. Map not to scale. Plans are indicative only. Details correct at time of going to print, October 2014.