

MALABAR FARM

STAVERTON ROAD, DAVENTRY

platform 
home
OWNERSHIP

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

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**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 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 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 HARVEST
2 Bedroom Home



THE GRANARY
2 Bedroom Home



THE HAYLOFT
3 Bedroom Home



THE BARLEY
3 Bedroom Home



THE ORCHARD
3 Bedroom Home



THE FARLEIGH
3 Bedroom Home



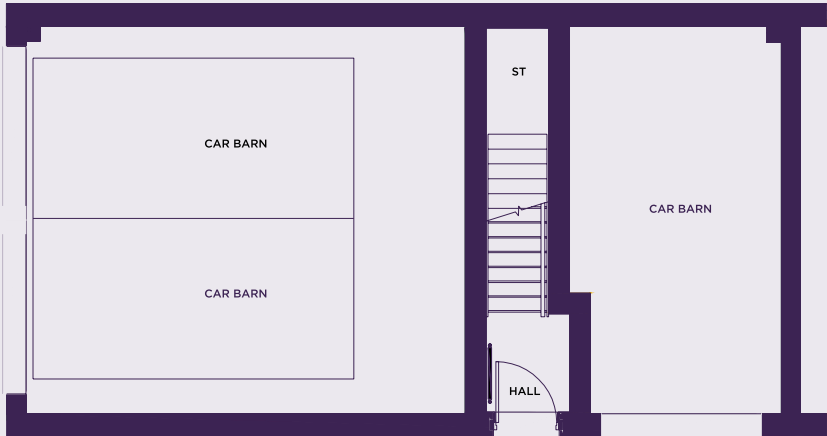


This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Platform Home Ownership home of this type, but there are, however, variances from site to site. External 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.

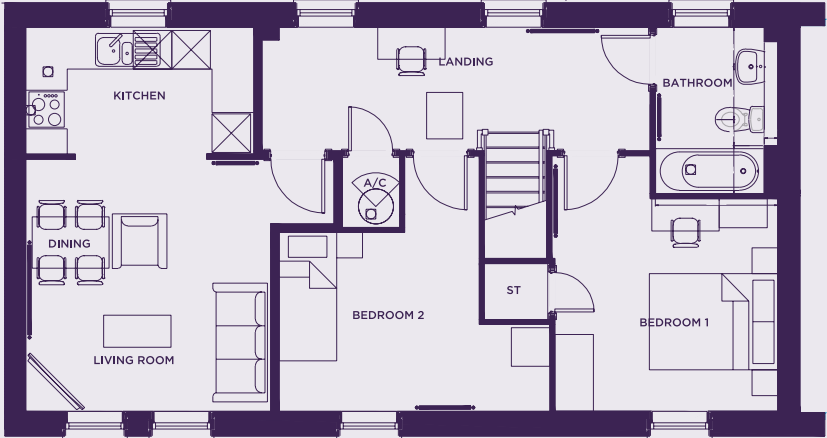
THE HARVEST

LOTS 109
TOTAL 755 SQ FT
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

| | | |
|-----------|----------------|-----------|
| Kitchen | 11'8" x 6'6" | 76 sq ft |
| Living | 15'9" x 12'11" | 204 sq ft |
| Bedroom 1 | 11'5" x 13'1" | 150 sq ft |
| Bedroom 2 | 12'10" x 13'1" | 168 sq ft |

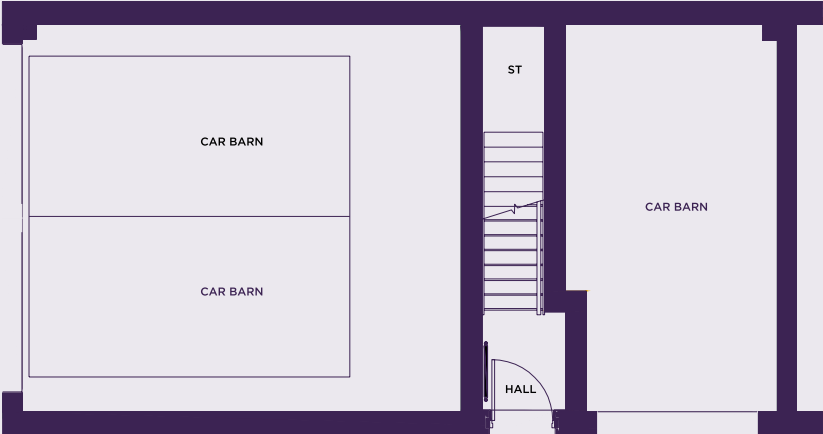


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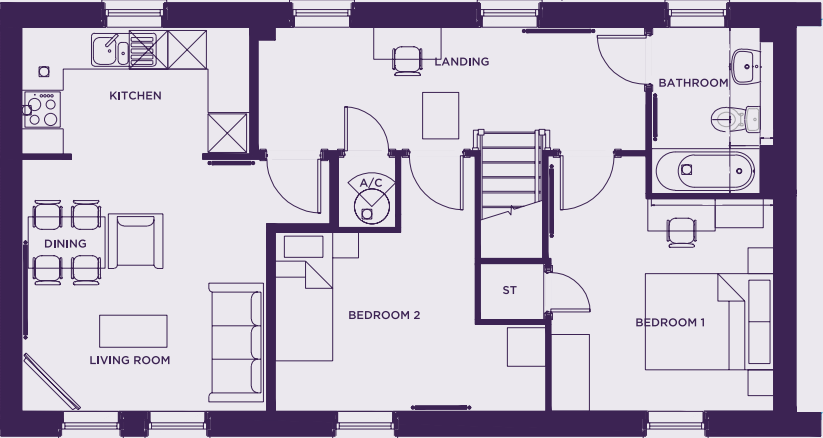
THE HARVEST

PLOTS 112
TOTAL 755 SQ FT
SEMI-DETACHED

GROUND



FIRST



SPECIFICATION

Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
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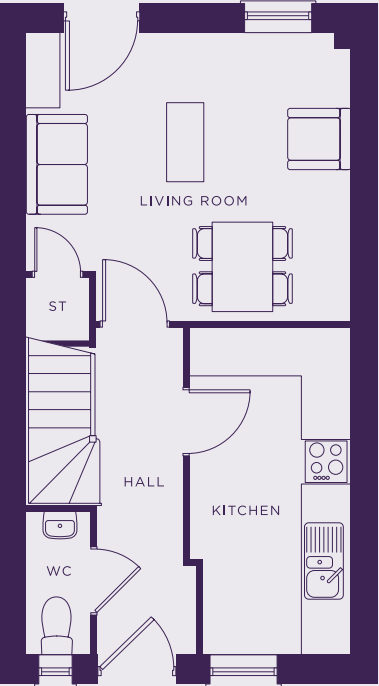


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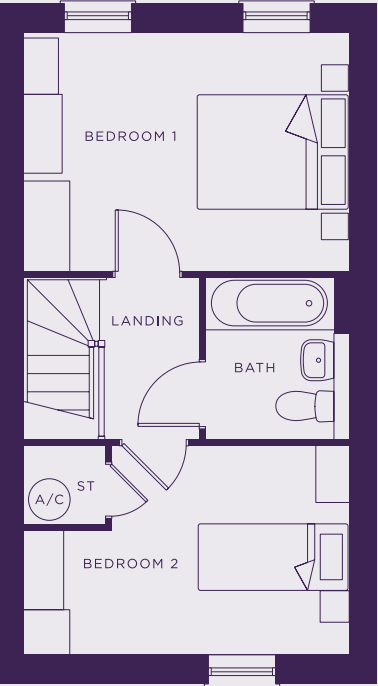
THE GRANARY

PLOTS 84, 85, 113 & 114
TOTAL 762 SQ FT
MID TERRACE / END OF TERRACE

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

| | | |
|---------------|---------------|-----------|
| Kitchen | 7'0" x 14'3" | 100 sq ft |
| Living/Dining | 14'1" x 12'6" | 177 sq ft |

| | | |
|-----------|---------------|-----------|
| Bedroom 1 | 14'1" x 10'4" | 146 sq ft |
| Bedroom 2 | 14'1" x 9'1" | 128 sq ft |

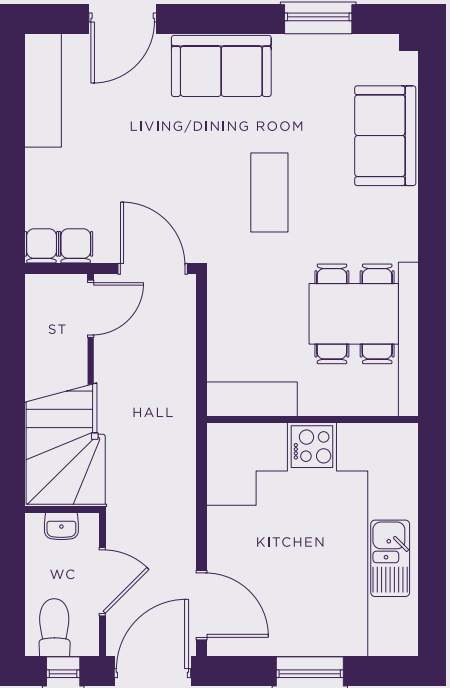


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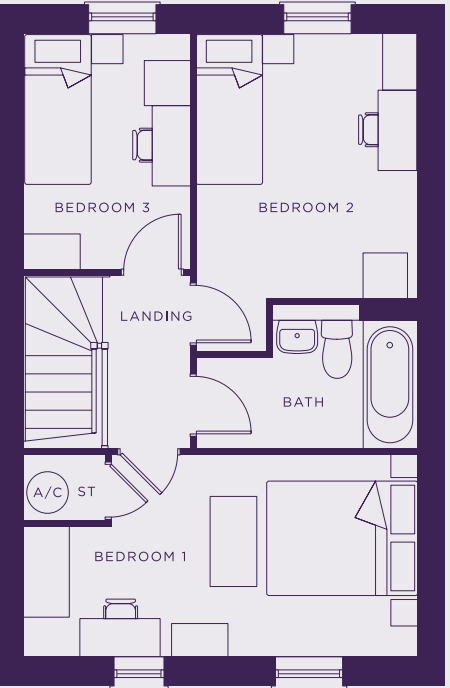
THE HAYLOFT

PLOTS 82
TOTAL 921 SQ FT
END OF TERRACE

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

| | | |
|---------|---------------|-----------|
| Kitchen | 9'1" x 10'2" | 93 sq ft |
| Living | 17'1" x 9'11" | 170 sq ft |
| Dining | 8'4" x 6'8" | 56 sq ft |

| | | |
|-----------|--------------|-----------|
| Bedroom 1 | 17'1" x 8'9" | 150 sq ft |
| Bedroom 2 | 9'7" x 13'9" | 132 sq ft |
| Bedroom 3 | 7'3" x 10'2" | 74 sq ft |



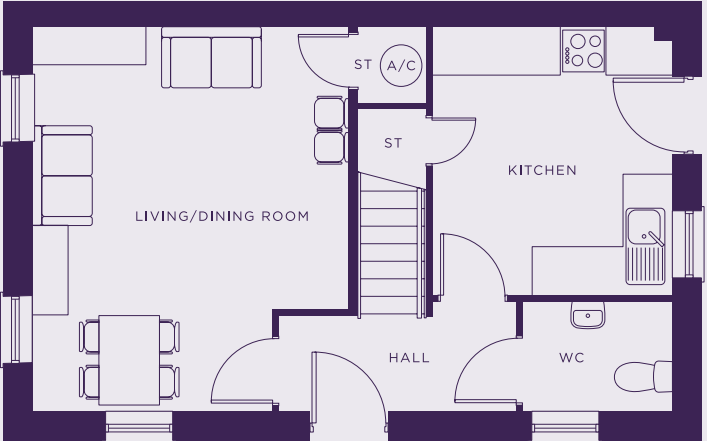
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THE BARLEY

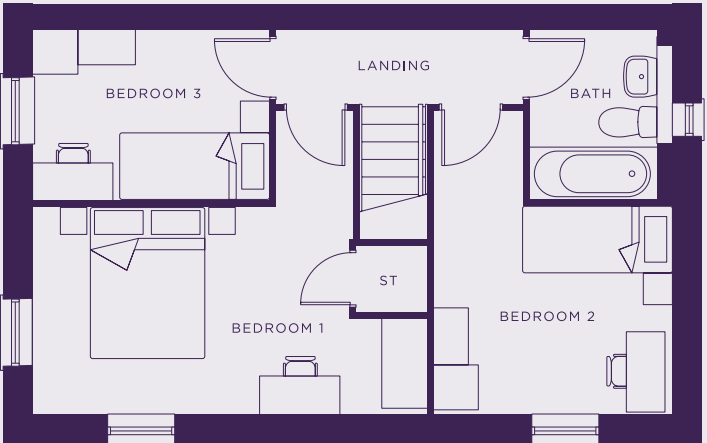
THE BARLEY

PLOTS 86
TOTAL 926 SQ FT
END OF TERRACE

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

| | | |
|----------------|---------------|-----------|
| 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 |
|-----------|--------------|----------|

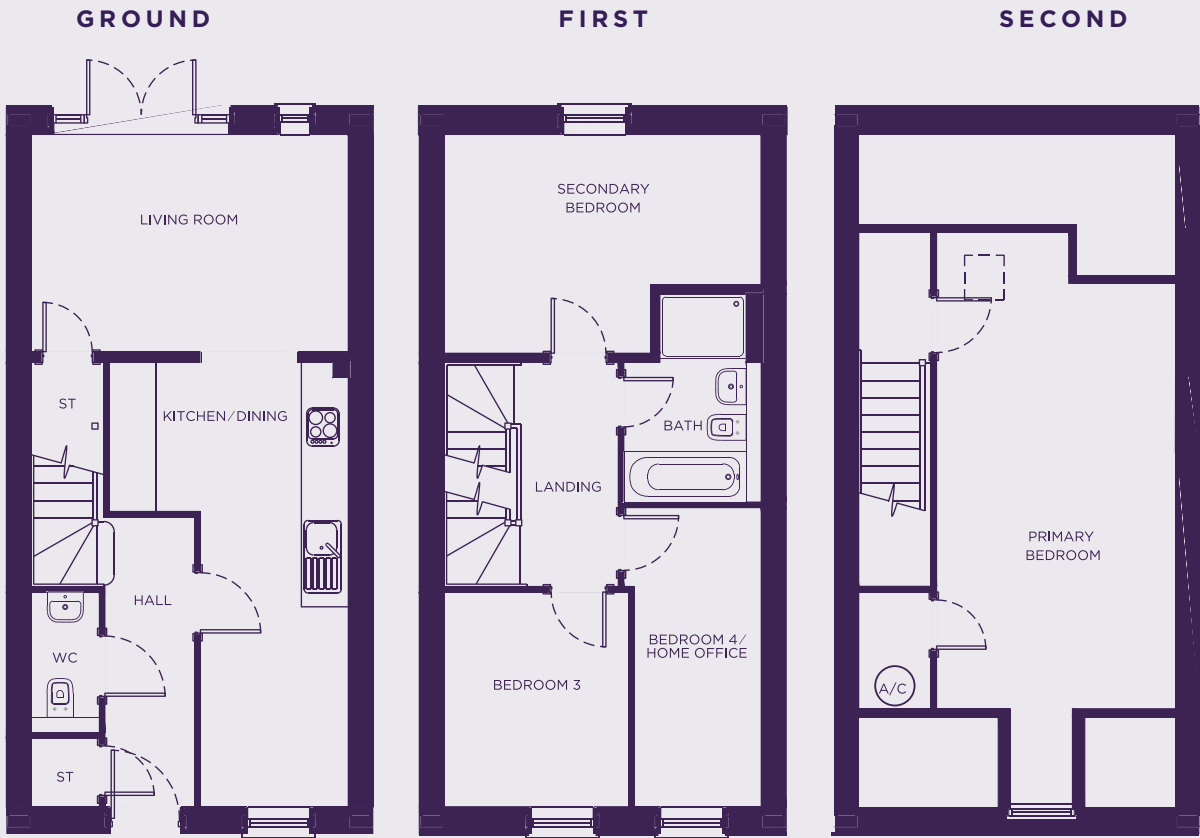


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THE FARLEIGH

THE FARLEIGH

PLOTS 204, 205, 208, 209, 210 & 211
TOTAL 1,204 SQ FT



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

| | | |
|-------------|----------------|-----------|
| Kitchen | 10'11" x 11'9" | 128 sq ft |
| Dining Room | 6'9" x 8'7" | 60 sq ft |
| Living Room | 14'6" x 9'11" | 144 sq ft |

| | | |
|-------------------------|---------------|-----------|
| Secondary Bedroom | 14'6" x 9'12" | 144 sq ft |
| Bedroom 3 | 8'5" x 9'10" | 84 sq ft |
| Bedroom 4 / Home Office | 5'10" x 13'8" | 81 sq ft |

| | | |
|-----------------|----------------|-----------|
| Primary Bedroom | 10'11" x 26'1" | 285 sq ft |
|-----------------|----------------|-----------|

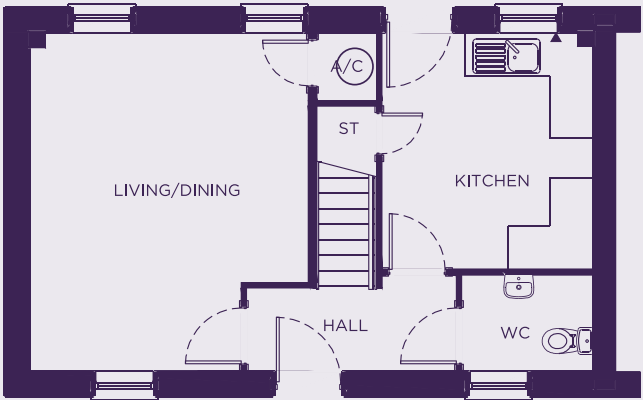


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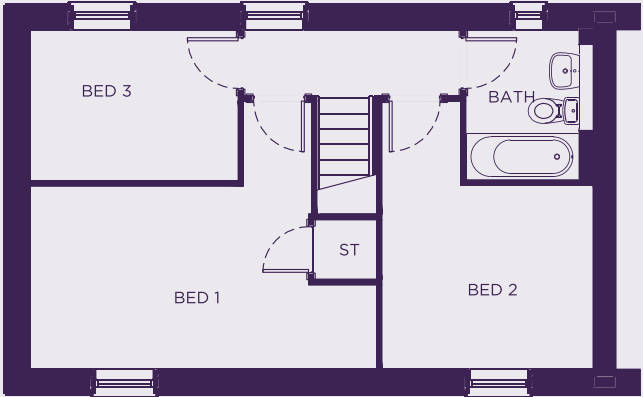
THE ORCHARD

PLOTS 217
TOTAL 926 SQ FT

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

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

Malabar Farm

Staverton Road, Daventry

HOUSE PRICES FOR ALL PLOTS AVAILABLE

| PLOT | NAME | BEDS | TYPE | ADDRESS | 100% SHARE | 40% SHARE VALUE | MONTHLY RENT |
|------|--------------|------|-------------|--|------------|-----------------|--------------|
| 82 | The Hayloft | 3 | End-terrace | 12 Rosehip Court, Daventry NN11 4RQ | £315,000 | £126,000 | £433.13 |
| 84 | The Granary | 2 | Mid-terrace | 11 Rosehip Court, Daventry NN11 4RQ | £270,000 | £108,000 | £371.25 |
| 85 | The Granary | 2 | Mid-terrace | 10 Rosehip Court, Daventry NN11 4RQ | £270,000 | £108,000 | £371.25 |
| 86 | The Barely | 3 | End-terrace | 9 Rosehip Court, Daventry NN11 4RQ | £315,000 | £126,000 | £433.13 |
| 109 | The Harvest | 2 | Semi | 8 Barberry Lane, Daventry, Northants NN11 4HF | £235,000 | £94,000 | £323.13 |
| 112 | The Harvest | 2 | Semi | 14 Barberry Lane, Daventry, Northants NN11 4HF | £235,000 | £94,000 | £323.13 |
| 113 | The Granary | 2 | Mid-terrace | 16 Barberry Lane, Daventry, Northants NN11 4HF | £270,000 | £108,000 | £371.25 |
| 114 | The Granary | 2 | End-terrace | 18 Barberry Lane, Daventry, Northants NN11 4HF | £275,000 | £110,000 | £378.13 |
| 204 | The Farleigh | 3 | Semi | 69 Lavender Way, Daventry, NN11 4WP | £330,000 | £132,000 | £453.75 |
| 205 | The Farleigh | 3 | Semi | 67 Lavender Way, Daventry, NN11 4WP | £330,000 | £132,000 | £453.75 |
| 206 | The Hayloft | 3 | Semi | 65 Lavender Way, Daventry, NN11 4WP | £315,000 | £126,000 | £433.13 |
| 207 | The Hayloft | 3 | Semi | 63 Lavender Way, Daventry, NN11 4WP | £315,000 | £126,000 | £433.13 |
| 208 | The Farleigh | 3 | Semi | 61 Lavender Way, Daventry, NN11 4WP | £330,000 | £132,000 | £453.75 |
| 209 | The Farleigh | 3 | Semi | 59 Lavender Way, Daventry, NN11 4WP | £330,000 | £132,000 | £453.75 |

[illegible]



STAVERTON ROAD,
DAVENTRY,
NORTHAMPTONSHIRE
NN11 4WP



PLATFORMHOMEOWNERSHIP



@PLATFORMHOMEOWNERSHIP



@PLATFORMNEWHOME

GET IN TOUCH

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sales@platformhg.com

SATNAV

NN11 4WP

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. Maps shown are not to scaled and for illustrative purposes only. Distances are taken from google.co.uk/maps. Information is correct at the time it was published - **June 2025**. For more information please visit us website at **www.platformhomeownership.com**