



DART CLOSE
BURTON

*Welcome
to*
Dart Close
Lovely family homes



The development at Dart Close comprises 11 beautiful terraced family homes. Each home is being built using sustainable materials to a contemporary design perfect for life today that include flexible layouts, large windows to make living spaces, light and bright and patioed gardens the whole family can enjoy .

The development is situated Short Street just 5 minutes from the centre of the historic market town of Burton on Trent – home to historic markets, brewing and a range of excellent shops and restuarants.

A home at Dart Close is the ideal choice for those who want to live in a beautifully designed contemporary new home built in a classic style and using quality local materials.



Find Your
Perfect
Place

DEDICATED TO **DETAIL**

Homes finished to the highest of standards and specifications — a statement of care and craftsmanship.



BURTON ON TRENT

– A WONDERFUL PLACE TO LIVE

Time to work, rest and play



Regionwide cycle routes



Local schools

With an unparalleled brewing heritage and attractions and countryside to get your heart racing, there are plenty of things to do in Burton. Shop til you drop at Barton Marina, Mercia Marina and The Octagon Shopping Centre and Coopers Square Shopping Centre in Burton. Fans of sporting excellence and the Great Outdoors are spoilt for choice, with pulsating horse racing at Uttoxeter Racecourse, the National Football Centre at St George's Park, and plenty of walking and cycling routes to choose from. The nearby National Forest's offers a vast new and maturing woodland, with the annual walking festival featuring guided and themed walks for all abilities, and The National Forest Way spanning 75 miles, and routes like the Branston to Jackson's Bank passing through valleys and picturesque villages.



THE HEART OF ENGLAND

With its central England location Burton on Trent has excellent transport links.

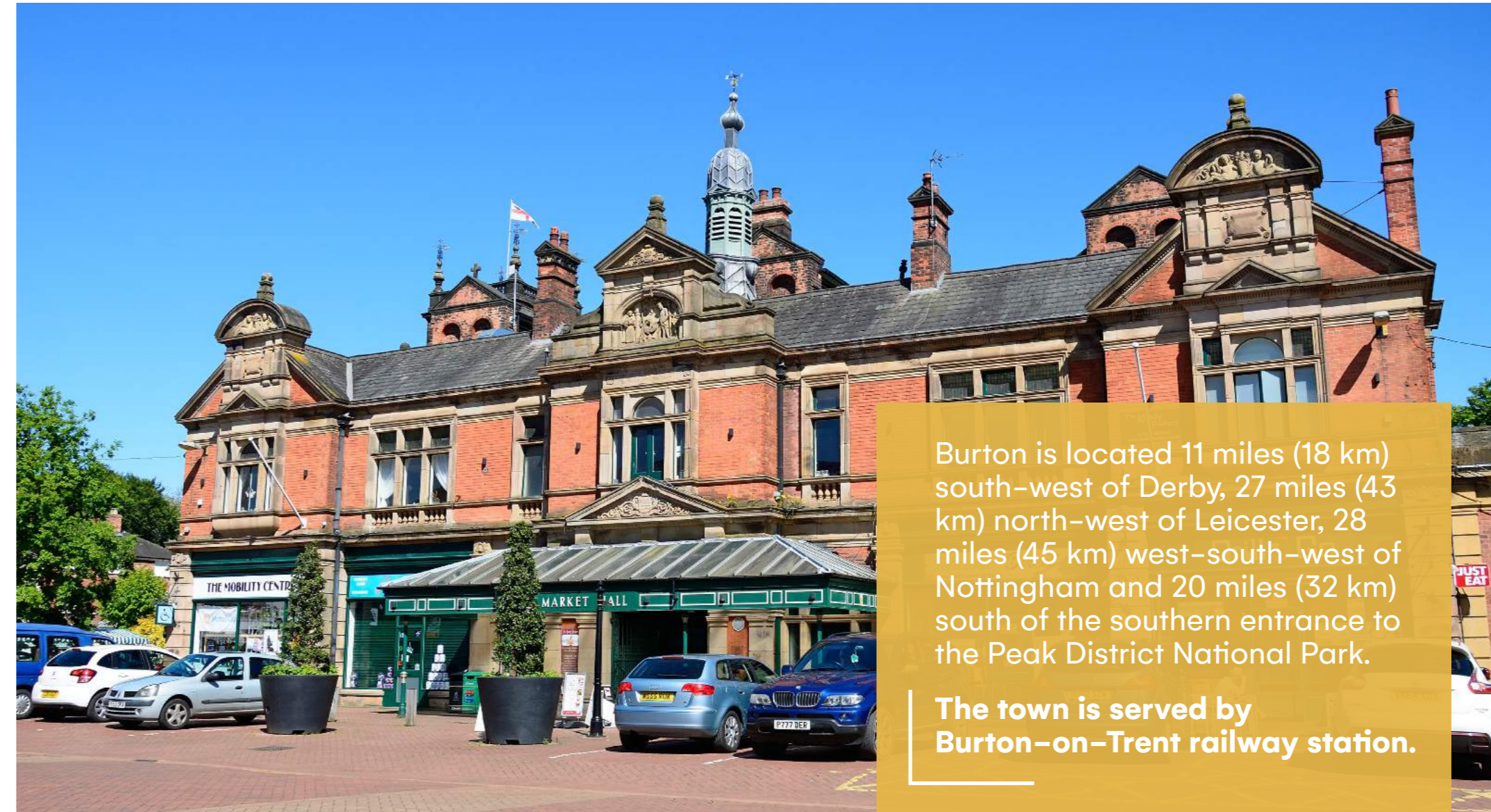
By Bus: Burton on Trent is served by a good bus services which connects with the train service.



By Car: Burton on Trent can be reached from central Birmingham, Nottingham and Leicester in less than 45 minutes. The major North South motorways of the M1 and M6 are both within easy reach for rapid longer journeys.



By Train: The Burton on Trent Railway Station has regular to trains to all major cities. Trains to London run regularly and are from 1hr and 23min, Derby can be accessed in just a 10 minute train journey.



Burton is located 11 miles (18 km) south-west of Derby, 27 miles (43 km) north-west of Leicester, 28 miles (45 km) west-south-west of Nottingham and 20 miles (32 km) south of the southern entrance to the Peak District National Park.

The town is served by Burton-on-Trent railway station.



WHY BUY A NEW HOUSE AT DART CLOSE?



“An untouched, un-lived in, dream home that’s been tailored to suit your style”

When you buy a new home you’re buying a blank canvas. A space no-one before you has ever owned, and somewhere you can truly make your own.

As well as moving into a beautiful, fresh, clean space you will benefit from a property that conforms to the very highest standards and incorporates the latest technology.

It’s all yours!

One of the best things about buying a new home is that it’s never been lived in before. It’s your blank canvas waiting to be made into something wonderful. We might build your house, but it’s you that transforms it into a home. From bathroom suites to fireplaces, we’ve handpicked a range of quality fixtures and fittings from trusted suppliers for you to choose from. Our interior designers have thought about every detail, creating beautiful combinations that work brilliantly together, so all you have to do is the fun part – choose the finishing touches and we add them.



GREEN ENERGY

Each home has integrated solar panels, air source heat pumps and when required is supplied with power generated from 100% renewable sources from the national grid.



Broadband Availability Estimate for Dart Close

- Superfast Broadband Speed - 54.9Mb
- Fibre Broadband Speed - 220Mb
- Availability checked on 2021-12-13 at **BT Broadband Availability Checker**

Our broadband availability checks are an estimate based on the postcode and are for information only. Please confirm speeds and availability with your chosen broadband supplier.



QUALITY THROUGHOUT

Homebuyers enjoy the benefits of a comprehensive 10 year warranty, thorough quality assurance and control standards, and reliable scheduling and dependable delivery.



AFTER SALE CARE

For the first two years after your purchase, One Nature Homes' dedicated team will provide an excellent maintenance guarantee. After this time, your house will be covered by a structural warranty for the remainder of the 10 year period. This protects you as a new home owner, providing peace of mind and satisfaction.



QUALITY THROUGHOUT

A new home from One Nature Homes is designed to follow the latest building regulations so you can rest assured that your property's structure, ventilation, sound insulation, and electrical and fire safety all meet the highest standards. We're just as house proud as our customers. We understand how important it is to consider every tiny detail in a home, whether it be the thickness of the carpet in the living room, or the finish of the tiling in the bathroom. Unlike older homes, ours are fitted with up-to-date heating systems, ventilation, sound and heat insulation and electrical and fire safety to the highest standards. Quality remains at the heart of everything we do, and we work with the very best partners, to ensure you'll always experience high quality. Our homes also come with smoke alarms and modern locks, which mean lower insurance premiums and greater peace of mind.



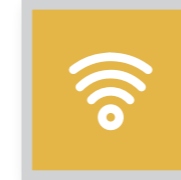
10 YEAR GUARANTEE

Each new home is covered by a 10 year warranty, whereby your home is thoroughly inspected from top to bottom before issuing the accreditation. On top of this, we also offer a two year One Nature Homes warranty, so you can rest assured that you're covered should anything go wrong.



ENERGY EFFICIENCY

Live smarter.. We're committed to reducing the impact we have on the environment, which is why we only use specific materials, carry out particular building methods and ensure all appliances are energy saving. As a One Nature Homes homeowner, you will benefit from wall, floor and loft insulation, added to this the windows have double or triple glazing to make for cosy low energy homes with lower utility bills and warmer winters. All central heating systems within our homes have been designed to act as efficiently as possible, ensuring your home is a happy one, whatever the season. Integrated solar panels and connection to 100% renewable energy from the national grid in this area means your home is gentle on the environment and good for your wallet!



SUPER FAST BROADBAND

BT estimates speeds 220Mb per second.



MORE WAYS TO BUY

Don't let your old home get in the way of your new one. We offer a Part Exchange service, where we buy your current home from you. It's the fastest way to move into a brand new One Nature Home, there are no estate agent fees to pay, and you're not stuck in an endless chain.

SPACE TO ROAM

Whether you're looking for outdoor space so the kids can play or a study so you can work from home, all of our homes are designed with modern living in mind, so you can find a home that suits your lifestyle.



1

LESS CHAIN, LESS HASSLE

You can move into your new One Nature home as soon as it is complete. There's no need to wait for existing owners to move out. This reduces the house buying chain and the stress and uncertainty that is often associated with moving, particularly into a second-hand home.

2

MORE FOR YOUR MONEY

One Nature homes are built to a much higher specification than the majority of older homes so you get more for your money. They have central heating, double-glazing and high standards of roof, floor and wall insulation all included in the price. Standard features also usually include fitted kitchens with integrated appliances and stylish bathrooms and cloakrooms, many en suite. Our homes are priced to sell swiftly so provide excellent value for money.

3

A WISE INVESTMENT

Owning a new home could well be one of the best investments you could ever make and provide a comforting nest egg for the future. But it's important not to overstretch your finances or speculate on short term price rises. Of course, house prices can go up or down but it's easy to see why so many people feel that buying a new home, particularly with all the help that builders can provide, was their best move ever.



BUYING GUIDANCE

The Home Buying Journey

“A life changing experience”

Buying a new home is an unforgettable experience, a rewarding journey that can be highly emotional and, ultimately, life changing. A new home is one of the largest purchases made in a lifetime. We approach the journey with the highest level of care and thoughtfulness. From your earliest daydreams of ownership to the months and years that follow your move — we’ll be there to guide you every step of the way.



1

FIND THE HOME FOR YOU

We want to help you find the home that is right for you. Start by booking an appointment with the Sales Advisor and view the plans and location of our stunning homes. If it is the right place for you, choose the plot which you want as your home.

2

UNDERSTAND YOUR FINANCIAL POSITION

We recommend getting advice from a respected independent financial adviser who will be able to advise you on how much you can borrow, available mortgages and give specialist advice about buying a new home. They can also help you apply for your mortgage in principle (a mortgage agreement based on financial information you provide).

3

RESERVE YOUR NEW HOME

Once you have fallen in love with your brand new One Nature home be sure to reserve it so it is not sold to someone else. To do so, you must be in a position to purchase which means having a mortgage in principle. The home will be secured with a small reservation fee and you will have 28 days before you need to pay the deposit.

4

APPOINT A SOLICITOR

Appoint a solicitor to begin the conveyancing process. If you are unsure who to appoint, we can help you find excellent solicitors at very good value. Your solicitor should be instructed to carry out necessary searches which will require a payment of a few hundred pounds. It is worth noting that searches can take three weeks or longer so the sooner these can be done the better.



5

APPLY FOR YOUR MORTGAGE

Now you have reserved your home, it is time to formally apply for a mortgage. It is best to do this through your mortgage broker or independent financial adviser who arranged your mortgage in principle. Once you have received your offer, sign the form to accept.

6

CHOOSE YOUR FINISHES AND MAKE OUR HOUSE YOUR HOME

Personalise your home with all the choices and none of the hard work! From tiles to carpets, worktops to doors and all the finishing touches in between, imagine the possibilities and make the house your home. Your sales adviser will book an appointment with you to discuss all of your options when you reserve your home.

7

EXCHANGE OF CONTRACTS

Your solicitors will let you know once all legal work has been complete and the exchange of contracts can take place. Arrange for your deposit to be with your solicitors and sign the contract.

8

FORMAL NOTICE

Once your home has been finished and approved by the 10 year warranty provider, we will send your solicitor a formal notice and agree a completion date. This will be the first time you'll be given your actual moving in date.

9

NEW HOME DEMONSTRATION

You'll be invited to an important New Home Demonstration with your Sales Advisor and the Site Manager. This is your opportunity to see how your new home works from using your heating to where to find your stop-tap.



10

LEGAL COMPLETION

Typically 6 to 10 weeks after exchange of contract, your solicitor will send you a completion statement and ask you for any outstanding monies to be paid. Proudly sign your name on the dotted lines of your transfer deed and mortgage. On the day of completion your solicitor will take care of all the paperwork. Once everything has been completed your sales adviser will let you know when your keys will be ready for you to pick up!

11

MOVE IN

The big moment has arrived! All the dreaming has led to this exciting moment when you can make your house your home.

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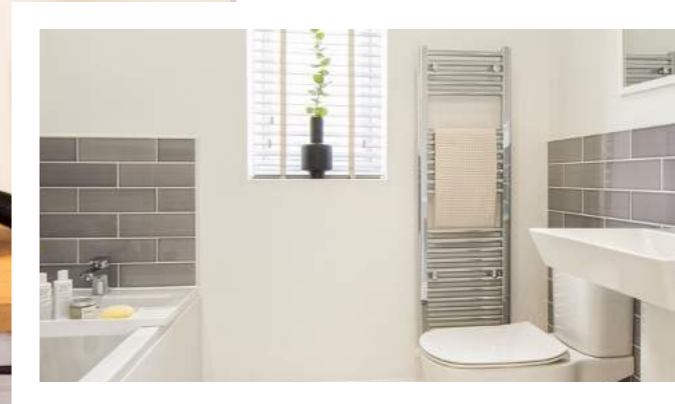
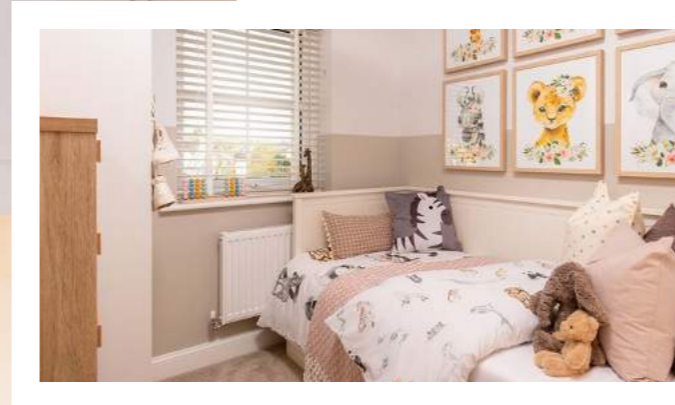
AFTER CARE

For the first two years after your purchase, One Nature Homes' dedicated team will provide an excellent maintenance guarantee. After this time, your house will be covered by a structural warranty for the remainder of the 10 year period. This protects you as a new home owner, providing peace of mind and satisfaction.





MOVE ASSIST



You buy ours, and we'll sell yours!

Want to reserve a One Nature home, but having trouble selling your existing property? Our Move Assist scheme helps your dream move become a reality. The scheme offers practical and financial assistance for those who have set their heart on one of our new homes, yet are struggling to sell their existing property.

Benefits include:

- We deal with the estate agents and pay their fees
- We'll help you get the best price for your old home
- You can secure your new home today



PART EXCHANGE

Take the chain out of your next property purchase
Upgrade to a One Nature Home by simply
exchanging your old home without waiting for a
chain of purchasers. The smoothest way to have
an uncomplicated sale.



THE BENEFITS OF PART EXCHANGE

A quick move, no need to wait – once you have found your ideal One Nature home and our offer on your existing property has been accepted by you, you can go ahead and reserve without having to find a buyer for your existing home first.

Guaranteed sale – Once the price is agreed, which is a quick and fair offer, One Nature Homes will buy your home (Subject to survey and contact).

A faster, simpler move – Move into your One Nature Home as soon as it is ready, no need to worry about moving out of your current property early.





Start Your Journey

CONTACT US

For an introductory discussion or to arrange a private appointment,
we invite you to contact our dedicated team of representatives
at Sure Property Group **Tel:** 01283 537120
E-Mail: l.goodyer@surepropertygroup.com

IMPORTANT NOTICE

All particulars in this brochure, including the illustrations, are for guidance only. It may have been necessary to introduce some alterations to these or their specification since publication. This brochure cannot therefore form any part of the contract or be taken as an indication of warranty or guarantee on the properties. To reserve a property, a reservation fee of £5,000 will be required, together with the name and address of your solicitor. Upon exchange of contracts, 10% of the purchase price is payable, less the reservation fee. The balance of the purchase money is payable on legal completion.

Developed by One Nature Homes in Partnership with Dragon Homes

