



JACQUES
ORCHARD

www.jacquesorchard.co.uk

Jacques Orchard is a brand-new, boutique, development of 29 two and three bedroom bungalows, with a choice of six styles.



Designed by multi-award winning architects, CODA Studios. Each of the two and three bedroom homes has a calm and minimalist feel, with open plan living areas, modern kitchens and tiled bathrooms, fitted with high quality sanitary ware.

These light-filled, voluminous bungalows are further enhanced by the use of expansive glazing

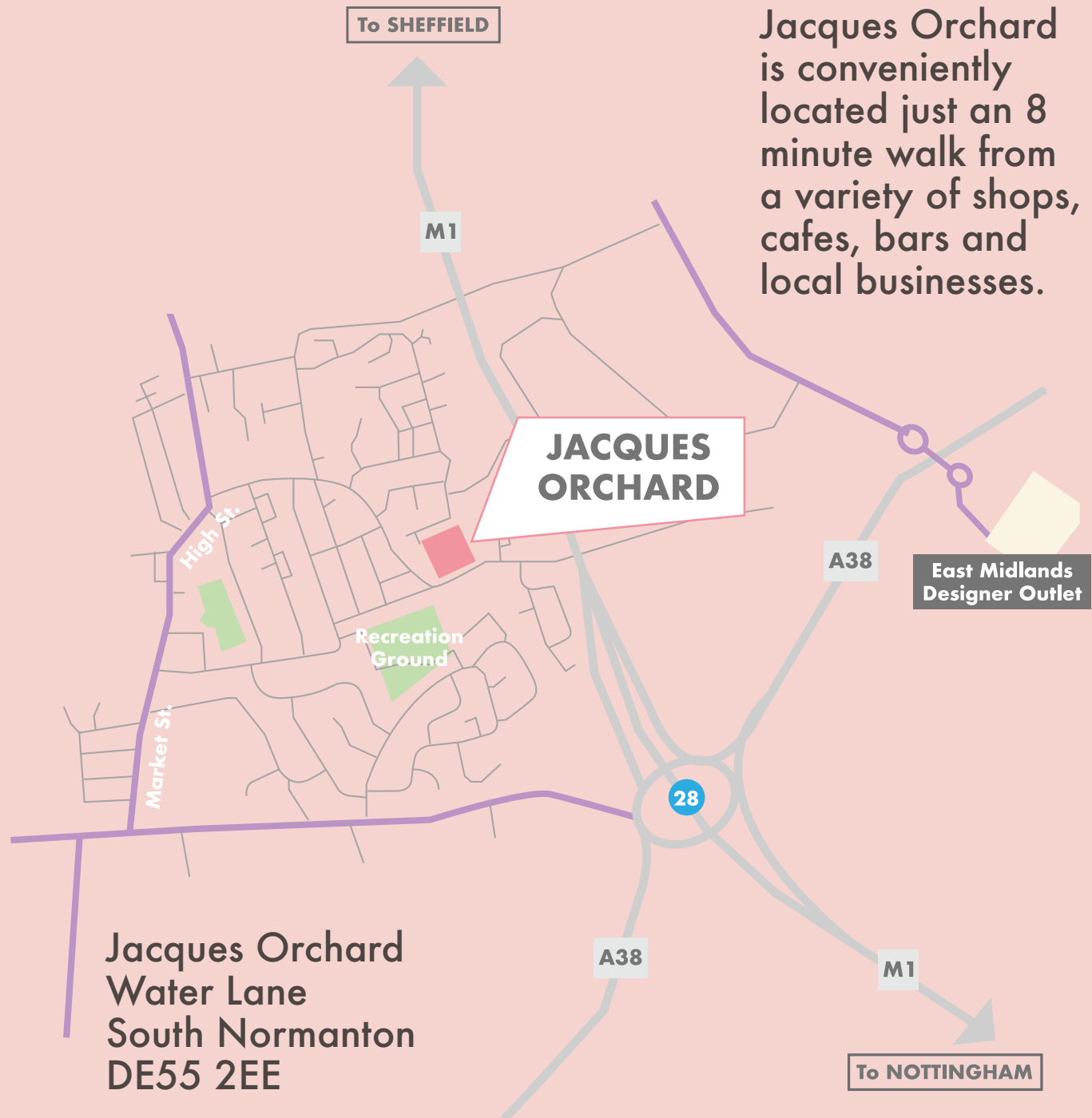
and feature lighting. There are six property types to choose from which all come with off-street parking and a private garden.

We'd be delighted to welcome you to our beautiful show home at Jacques Orchard, please call or email us to book an appointment to view.

01226 697208
sales@bigcityco.com



Jacques Orchard, South Normanton



Jacques Orchard is conveniently located just an 8 minute walk from a variety of shops, cafes, bars and local businesses.

Key:

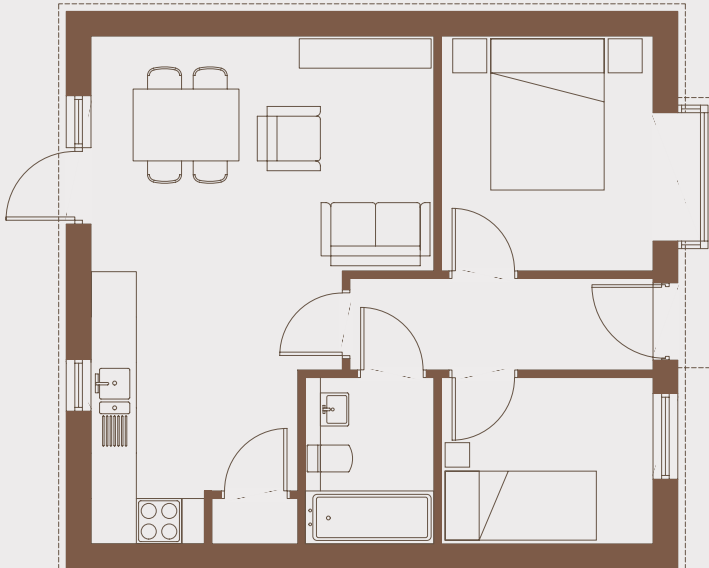
Cortland 1, 2, 3
 Sunrise 4, 5, 7, 8, 15, 16, 20, 21, 27, 28
 Bellflower 6, 14, 17, 18, 23, 24
 Holstein 30, 31
 Pearmain 9, 19, 22, 25, 26, 29
 Melrose 10, 11



Property type:

Cortland

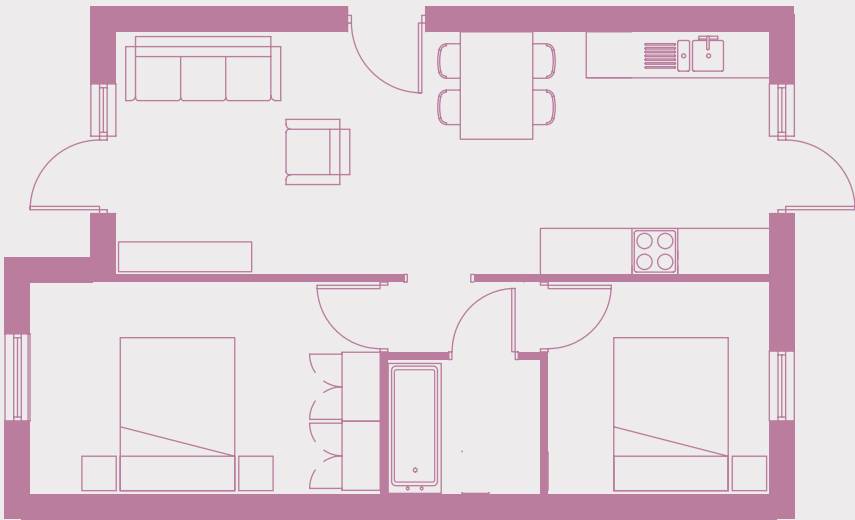
Two Bedroom Terraced Bungalow



Property type:

Sunrise

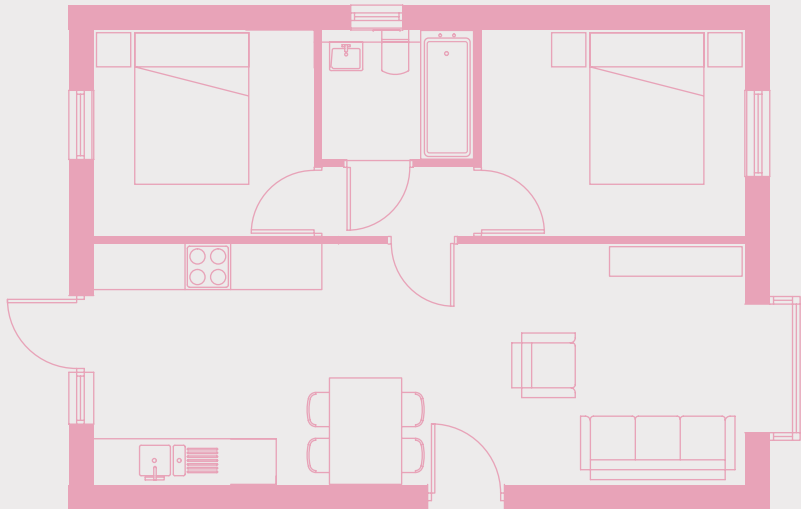
Two Bedroom Semi-Detached Bungalow



Property type:

Bellflower

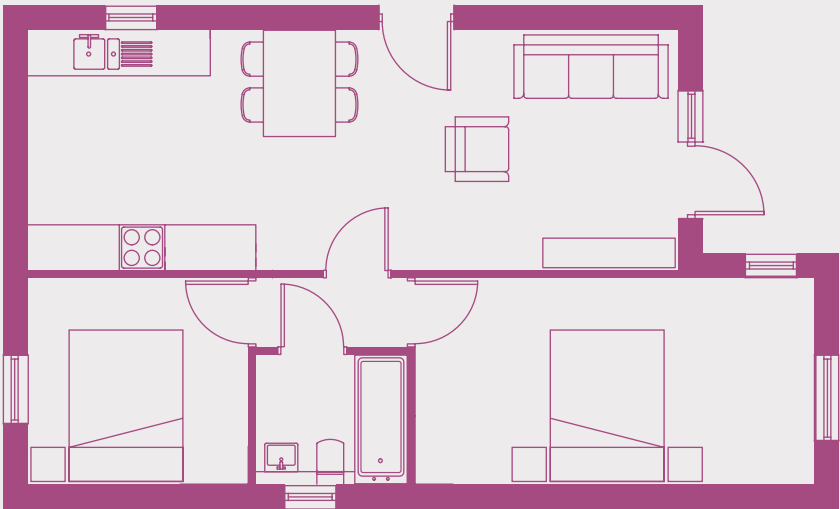
Two Bedroom Detached Bungalow



Property type:

Holstein

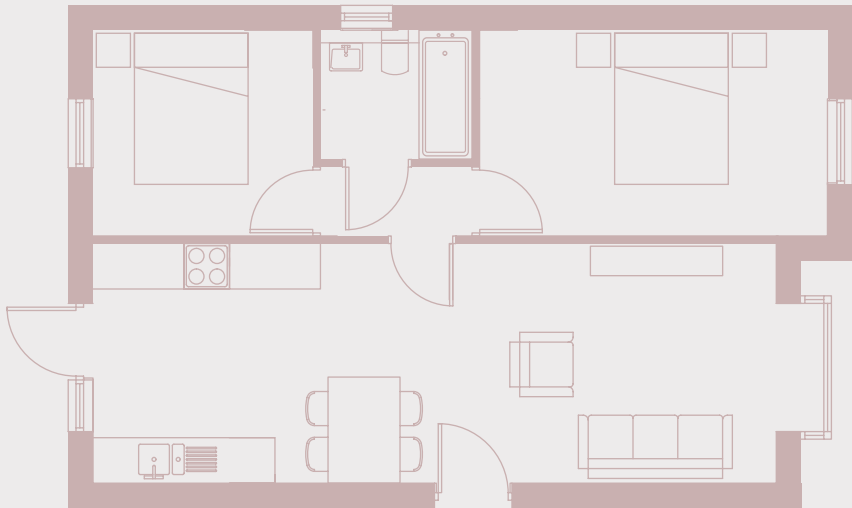
Two Bedroom Detached Bungalow



Property type:

Pearmain

Two Bedroom Detached Bungalow



Property type:

Melrose

Three Bedroom Detached Bungalow



These are not standard house builder homes but carefully Architect designed places to live, breathe and enjoy your life.



Spec:



All the houses all come with off-street parking, 2 or 3 bedrooms and private gardens all set within a private tree lined enclave close to the South Normanton district centre, M1 and the Designer Outlet.

There are 6 bungalow types in total. These are not standard house builder homes but carefully Architect designed places to live, breathe and enjoy your life.

The interiors of the bungalows will all be designed by CODA's award winning team and are designed to create a calm and minimalist feel that is both soft and contemporary with feature lighting, modern kitchens,

bathrooms and an enviable sense of space and light.

All the bathrooms are tiled with high quality showers and taps and European Styled sanitaryware. The kitchens will be sleek and efficient and form part of the contemporary open plan living space creating the perfect home.

Buyers will be offered a range of optional extras, including fitted wardrobes and integrated appliances, as well as security and garden packages.

- Two Bedroom or Three Bedroom
- Set Within A Private Tree Lined Enclave
- Soft Contemporary Minimalist Styling
- High Tech Modern Kitchen & Luxury Tiled Bathroom
- Open Plan Living Space, Feature Lighting, Expansive Windows
- Designed By Award Winning Architects
- Rear Garden, Off-Street Parking
- Eco Friendly Design
- Easy Access to M1, Chesterfield, Nottingham & Derby

Information:

Additional Information:

- Freehold
- Annual maintenance charge for upkeep of common areas
- Annual service charge will be payable to Jacques Orchard Management Company Limited

Purchase procedure:

- Select plot of your choice.
In order to reserve your new home you will need to do the following:
- Complete a reservation form
- Complete an identification checklist (please note you will need to provide two forms of identification, one with a photograph such as a driver's licence or passport and one with your current address, such as a recent utility bill).
- Pay a non-refundable reservation fee (please note you can pay the reservation fee by bank transfer or cheque, the payment must be in GBP and the buyer is responsible for all bank charges).
- Solicitors will then need to be instructed and contract paperwork will be sent out. The reservation fee takes the property off the

market for the agreed reservation period.

- On exchange of contracts you pay the balance of the deposit monies (minimum 10% of the agreed purchase price), less the reservation fee. Details of which will be documented on your reservation paperwork. The developer requests that exchange of contracts takes place as soon as it is practical to do so. At the point of exchange you are legally bound to complete on the purchase and your solicitor will advise you accordingly.
- Once your house is practically completed and ready for occupancy you will be served a notice informing you that the completion can now take place. This notice will be served through the solicitors.
- On completion we will contact you to arrange for you to collect keys.

Help To Buy

Help to Buy is available to all first-time buyers reserving a plot at the Jacques Orchard development. With a Help to Buy Equity Loan the Government will lend up to 20% of the cost of you're your newly built home, so you'll only need a 5% cash deposit and a 75% mortgage to make up the rest.

You won't be charged fees on the 20% loan for the first five years of owning your home.

About:

CODA Studios



CODA Studios

CODA Studios offer freshness and innovation in architecture, town planning and design.

Based in Sheffield and Manchester and working internationally, CODA's goal is to bring the highest standard of design to every job they undertake. Their award winning service covers simple home extensions to large-scale commercial, public sector and regeneration projects.

Email: info@codastudios.co.uk
www.codastudios.co.uk



BIG City Co.

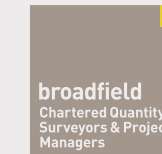
We take the unloved and unviable and create new places for people. We are a diverse group of people with a proven track record of bringing forward brilliant developments in communities across the UK.

We are architects, planners, renewable energy experts. We have collectively 50

years of experience of delivering projects and meeting a diverse set of objectives. Our careers have been spent bringing positive and welcomed residential developments.

Over the last 3 years we have brought forward thousands of residential units as architects, developers and investors in communities across the UK working positively with local authorities and communities.

Email: info@BIGCityCo.com
www.bigcityco.com



Broadfield

Broadfield is a niche supplier of quantity surveying and construction management services to the building industry. Broadfield's focus is customer service - they give client's what they want and they keep coming back. They pride themselves on this approach, which keeps their amazing clients asking for more places to work in and more homes to live in.

Email: info@broadfieldpm.co.uk
www.broadfieldpm.co.uk



ASG Estates

ASG Estates launched in 2020 with sales locations across the UK. We have access to a wide range of developments and homes across the country to suit all customers from first timer buyers, family home purchases or those looking to downsize.

Our sales team personal bring over 20 years of Estate Agency experience and will be with you every step of the journey from having an offer accepted to handing over the keys to your lovely new home. ASG Estates has a property to suit you.

Email: info@asgestates.co.uk
www.asgestates.co.uk

Contact

All enquiries contact Big City Co.
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HM Government



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