



THE MEADOWS



BELIEVE IN
POSSIBLE

THE MEADOWS, RED LANE, SOUTH NORMANTON, DE55 3HA

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ABOUT emh

**HERE'S A LITTLE BIT
ABOUT US AND HOW
WE CAN HELP YOU.**



OUR HISTORY & VALUES

Our decisions and actions are underpinned by our values:



Integrity

We work to the highest ethical standards



Diversity

We respect others for who they are



Openness

We are honest and straightforward



Accountability

We are accountable to and influenced by our customers



Clarity

We are clear about what we are here to do and why



Excellence

We strive to be the best in everything we do



EMH GROUP WAS FOUNDED ON HOPE, BEGINNING AS EAST MIDLANDS HOUSING ASSOCIATION IN 1946 AND BUILDING A SMALL NUMBER OF AFFORDABLE HOMES FOR EX-SERVICEMEN AFTER THE WAR.

Since then, we've been committed to bringing that hope to communities and providing opportunities for people to build better futures for themselves and their families.

Working with reputable housebuilders and contractors, we build affordable homes that we'd be proud to live in; homes that suit the needs of our communities and provide spaces for people to thrive in across the East Midlands.

Guiding you through your home buying journey is just part of what we do. Alongside more than 49 local authorities and hundreds of partners, we put communities first, providing care, support, and employment opportunities to help change lives for the better.

PROFIT FOR PURPOSE

BELIEVE IN
POSSIBLE



What is Profit for Purpose?

Profit for Purpose is the way we describe ourselves and the way we centre our mission to make sure that we're providing homes, care and hope for the communities we work in. We've been providing quality, affordable homes to people in the East Midlands since 1946, and the 'Profit for Purpose' approach is key to us continuing to do that.

How does it help?

Through Profit for Purpose, we make sure that our commercial performance directly supports and benefits our social impact; the profits we make on our assets helps us to deliver on our commitment to efficiency, value for money and the highest level of service for our customers and stakeholders.



WHAT DOES BELIEVE IN POSSIBLE MEAN?

We believe in building for a better tomorrow: homes, futures, hopes and dreams.

We believe in providing housing and care to improve opportunities for people, to listen to everything you need and to always do our best to find just the right answer. We don't guide you to our desired outcome; we work with you to find the solution that suits you best.

To us, 'believe in possible' is a way of thinking and a way of doing; it's here to remind us all that great things can happen when we work together.



**IT'S PERFECT.
WE FEEL TRULY
GRATEFUL FOR THE
OPPORTUNITY TO LIVE
IN THIS BEAUTIFUL
DEVELOPMENT**

Craig, Melton Mowbray



**THE COMMUNICATION
THROUGHOUT THE
WHOLE PROCESS
WAS SPOT ON**

Katie Jane, Swadlincote



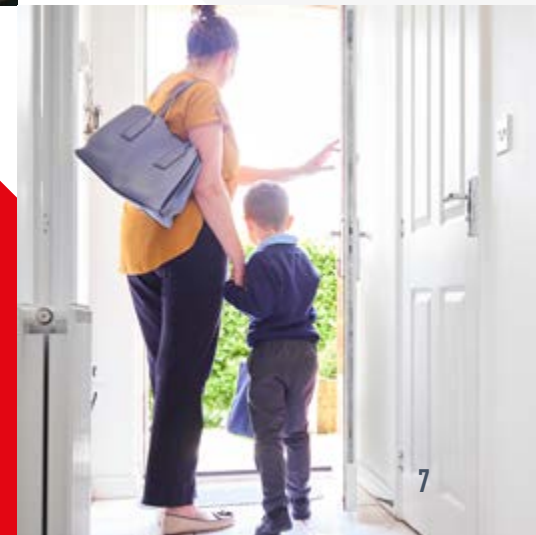
**GREAT BUILD AND
IN A FANTASTIC
DEVELOPMENT**

Paul, Leicester



**THE SALES
CONSULTANT WAS
VERY HELPFUL AND
POSITIVE. REALLY
APPRECIATED
HER HELP.**

Diana, Chesterfield



WHAT IS SHARED OWNERSHIP?

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Shared Ownership is another path to buying a home. You buy a share of the property - usually between 10% and 75% (depending on the development, your affordability and the terms of your lease) - and then pay rent to emh on the percentage that you don't own.

Shared Ownership is for people from all walks of life; it allows you to get on the property ladder with a smaller deposit, which means less time spent saving and a chance to buy a home that you might not otherwise be able to afford. Buying your own home is closer than you think, and it's our mission to show you how it's possible.

Whether you're an individual, a couple, or a family, we'll provide the support and clarity you need to understand Shared Ownership and whether or not it's right for you, and help you find a home that suits your needs and your situation.

You can be eligible for Shared Ownership if:

- Your household income is below £80k (or £90k in London)
- You can't afford all of the deposit and mortgage payments for a home that meets your needs.
- You already own a home, but have accepted an offer with a memorandum of sale in place, and you complete on the sale before or on the same day you complete on the purchase of your new home
- You can prove that you have a good credit history, and you can afford the regular payments that come with buying a home

HOW DOES SHARED OWNERSHIP WORK?

SHARED OWNERSHIP IS AN OPTION FOR LOTS OF PEOPLE — PROBABLY MORE THAN YOU THINK.

BELIEVE IN POSSIBLE

A smaller deposit makes it easier for first-time buyers to get on the ladder, and it's an easier way for separated couples to buy again with their individual share of joint assets. And with a smaller deposit and smaller mortgage required, it can be a great option for many families looking to get more space with a bigger home than they could afford to buy otherwise.

If you decide to do so, you can buy more shares, this is called staircasing, which may eventually lead to outright home ownership (in most cases, please ask your sales consultant).

ABOUT THE DEVELOPMENT

ENOUGH ABOUT US, LET'S TALK ABOUT YOU AND YOUR NEW HOME AT THE MEADOWS



ABOUT THE DEVELOPMENT

WELCOME TO THE MEADOWS

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POSSIBLE



📍 **RED LANE,
SOUTH NORMANTON,
DE55 3HA**

☎ **0300 123 0918**

The Meadows development features brand new two, three and four bedroom homes available on a Shared Ownership basis.

Initial percentage shares are available at this development from 10%. The share you purchase is subject to an affordability assessment.

Life at The Meadows means affordable, comfortable living in a home designed to give you countryside living with the convenience of towns nearby.

Every home is complete with fitted kitchens, turfed rear gardens, off-road parking and beautiful fixtures and fittings, and a welcoming community and neighbourhood on your doorstep.

ABOUT THE AREA

South Normanton is a well-established Derbyshire village offering a vibrant community atmosphere and a wealth of local amenities. Residents of The Meadows will find everything they need close at hand, from convenient local shops and eateries on the high street to larger retail options at the nearby East Midlands Designer Outlet. For leisure, the Post Mill Centre acts as a dynamic community hub, hosting various clubs and events, while nearby parks provide green spaces for relaxation and outdoor activities. The village also boasts a rich history, adding character to this welcoming and accessible location.

ABOUT THE AREA



PERFECTLY LOCATED ON THE EDGE OF SOUTH NORMANTON, THE MEADOWS OFFERS A GREAT LOCATION.



LOCAL SCHOOLS

Families moving to The Meadows will appreciate South Normanton's excellent local schools. The Green Flying High Academy is rated "Outstanding" by Ofsted for primary education, while Glebe Junior and The Brigg Infant School are both "Good." For secondary students, Frederick Gent School is a "Good" rated option. All schools are conveniently located, offering superb choices for all ages.



TRAVEL

The Meadows benefits from excellent travel links, making it ideal for commuters and explorers alike. Junction 28 of the M1 motorway is just moments away, providing seamless connections to major cities like Nottingham, Derby, and Sheffield. The A38 is also easily accessible, further enhancing road connectivity. For public transport, regular bus services connect South Normanton to surrounding towns and Alfreton train station, which offers East Midlands Railway and Northern services, putting wider destinations within easy reach.

THE MEADOWS



KEY TO AVAILABLE HOMES:

-  **THE KINGFISHER**
4 BEDROOM DETACHED
-  **THE NIGHTINGALE**
3 BEDROOM SEMI-DETACHED
-  **THE SWIFT**
3 BEDROOM SEMI-DETACHED
-  **THE ROBIN**
3 BEDROOM DETACHED
-  **THE ROBIN 2**
3 BEDROOM DETACHED
-  **THE WREN**
2 BEDROOM SEMI-DETACHED

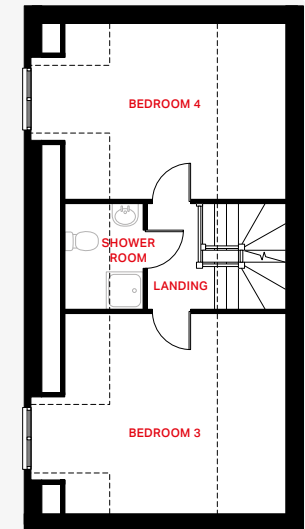
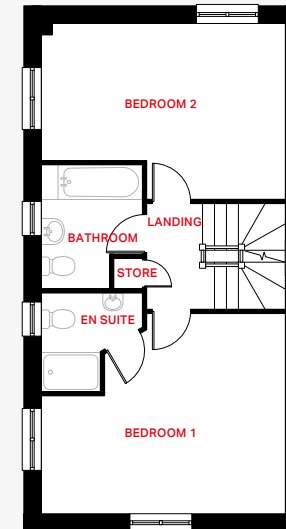
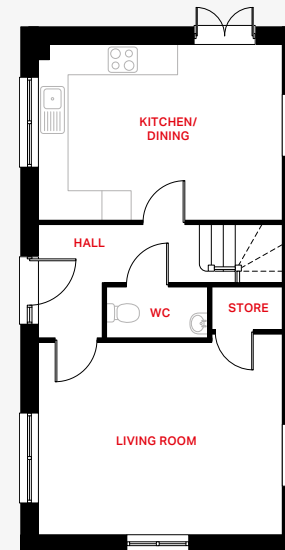
 = Affordable Rent homes



With our support you can own your home in this beautiful development surrounded by green open space. Two, three and four-bedroom homes available.



Plot 52



THE KINGFISHER

4 BEDROOM DETACHED HOUSE

Shared Ownership

GROUND FLOOR

Living Room
4.05m x 4.91m

Kitchen / Dining Area
3.55m x 4.91m

FIRST FLOOR

Bedroom 1 max.
4.05m x 4.91m

Bedroom 2 max.
3.55m x 4.91m

SECOND FLOOR

Bedroom 3
4.05m x 3.97m

Bedroom 4
3.55m x 3.97m

Floorplans are computer generated. Whilst these plans have been prepared with all due care for the convenience of the intending purchaser, please refer to a member of the sales team for exact details of layout and specification.

CGI's are computer-generated images illustrative of each house type and for guidance only. Actual elevations for each plot number may vary – please check with a member of the sales team. CGIs and layouts are indicative only of provision. Exact locations of all outlets and equipment on each plot to be confirmed by Sales Consultant.

Some CGIs show no solar panels due to the orientation of the plot chosen to be drawn up and its position on the development.

All measurements should be treated as a guide only as taken from a working drawing.

Some plots will be handed (mirror opposite) from shown on the floor plan. Your Sales & Marketing Consultant can provide details on those concerned.

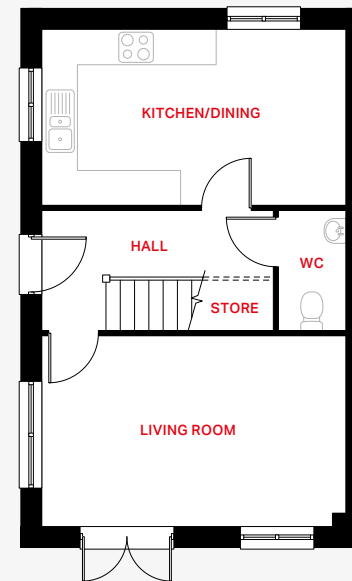


THE ROBIN

3 BEDROOM DETACHED HOUSE

Shared Ownership

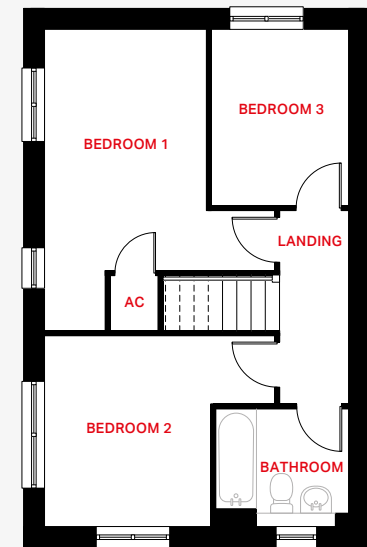
Plot 1



GROUND FLOOR

Living Room
3.23m x 5.14m

Kitchen / Dining Area
2.99m x 5.14m



FIRST FLOOR

Bedroom 1 max.
5.10m x 2.75m

Bedroom 2
3.23m x 2.82m

Bedroom 3
2.99m x 2.33m

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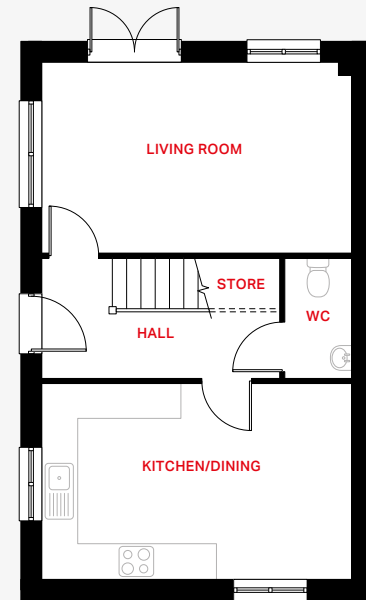


THE ROBIN 2

3 BEDROOM DETACHED HOUSE

Shared Ownership

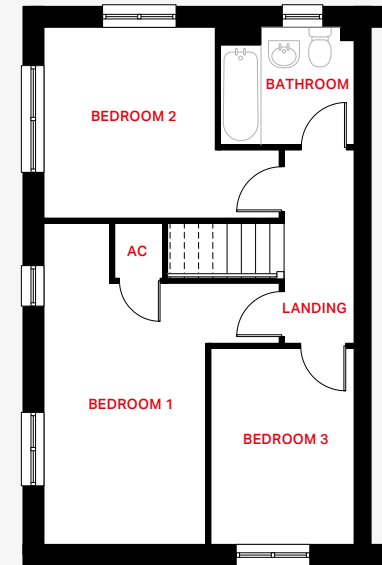
Plot 42



GROUND FLOOR

Living Room
3.23m x 5.23m

Kitchen / Dining Area
3.33m x 5.23m



FIRST FLOOR

Bedroom 1 max.
5.44m x 2.75m

Bedroom 2
3.23m x 2.92m

Bedroom 3
3.33m x 2.42m

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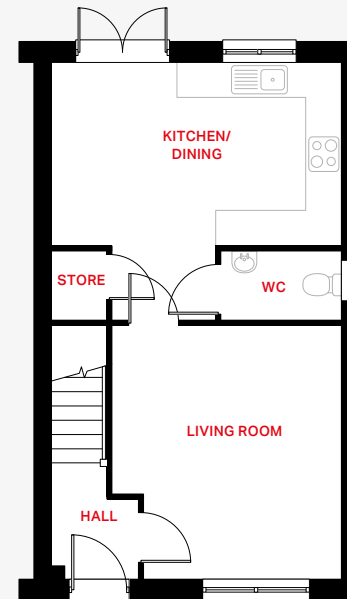


THE SWIFT

3 BEDROOM SEMI-DETACHED HOUSE

Shared Ownership

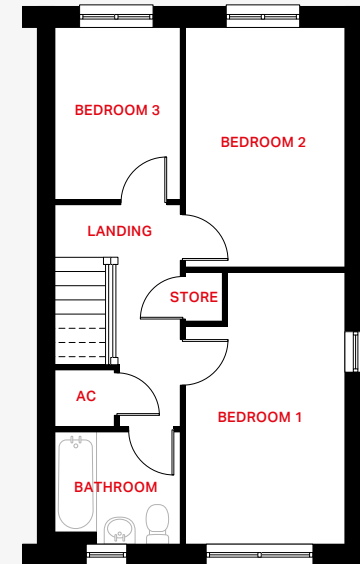
Plot 43



GROUND FLOOR

Living Room max.
4.30m x 3.88m

Kitchen / Dining Area
3.11m x 4.89m



FIRST FLOOR

Bedroom 1 max.
4.60m x 2.71m

Bedroom 2
4.07m x 2.71m

Bedroom 3
2.93m x 2.12m

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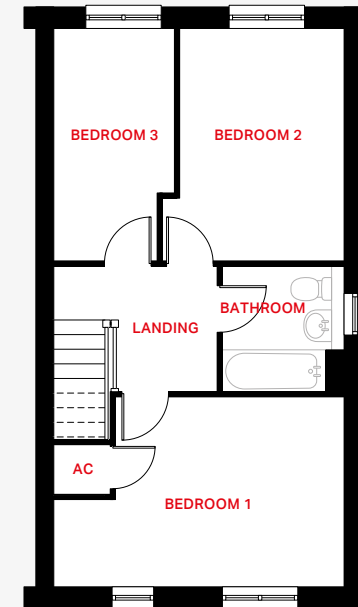
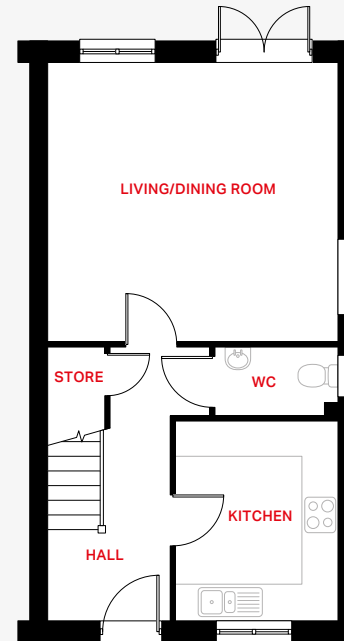
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Plots 45, 47, 49 & 51 (AS) 44, 46, 48 & 50 (OPP)



GROUND FLOOR

Living/Dining Room
4.61m x 4.78m

Kitchen
3.30m x 2.69m

FIRST FLOOR

Bedroom 1 max.
3.13m x 4.78m

Bedroom 2 max.
3.84m x 3.00m

Bedroom 3 max.
3.84m x 2.00m

THE NIGHTINGALE

3 BEDROOM SEMI-DETACHED HOUSE

Shared Ownership

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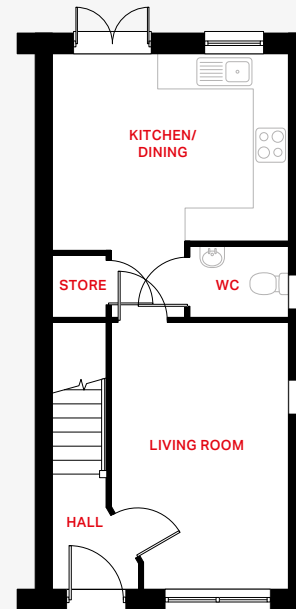


THE WREN

2 BEDROOM SEMI-DETACHED HOUSE

Shared Ownership

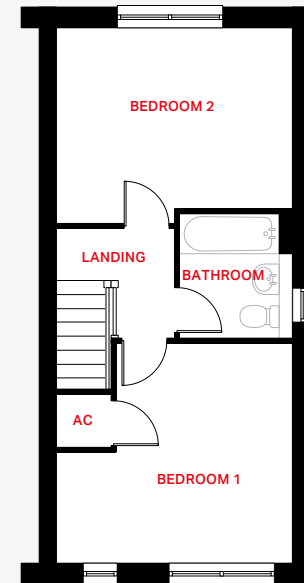
Plots 3 & 5 (AS) 2 & 4 (OPP)



GROUND FLOOR

Living Room max.
4.59 x 3.04m

Kitchen / Dining Area max.
3.37m x 4.05m



FIRST FLOOR

Bedroom 1 max.
3.78m x 4.05m

Bedroom 2 max.
3.37m x 4.05m

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SPECIFICATIONS

BELIEVE IN
POSSIBLE

OUR HOMES COME WITH THE FOLLOWING FEATURES AND SPECIFICATIONS:

- Fitted kitchen
- Integrated washing machine
- Integrated dishwasher (certain plots only)
- Integrated fridge freezer
- Built in stainless steel oven, hob and cooker hood
- USB sockets
- Gas central heating
- Vinyl flooring to kitchen, bathroom and W/C
- Fitted bathroom and W/C with chrome heated towel rail
- Outside tap
- Outside electric socket
- Off road parking for two cars
- Electric vehicle charging points
- Solar panels

WHAT'S NEXT?

**NOW THAT YOU'VE READ UP
ON THE MEADOWS,
LET'S TALK ABOUT
WHAT HAPPENS NEXT**



WHAT'S NEXT?

WHAT HAPPENS NEXT?

OUR DEDICATED SALES TEAM IS ON HAND EVERY STEP OF THE WAY TO HELP PEOPLE LIKE YOU MOVE INTO THE HOME OF THEIR DREAMS.

BELIEVE IN POSSIBLE

We know that there's a lot to understand when it comes to buying a home, and it can be difficult to know where to start. That's why we're here to listen, talk and guide you through the entire process; you'll have our support from our first conversation and long after you've picked up the keys. From advice on suitable options to clear, helpful, and jargon-free answers to questions about the home-buying process, you can trust us to be there when you need us.

FROM INITIAL ENQUIRY TO MOVING IN

We're here for you every step of the way. To find out more speak to your Sales Consultant.



1. Application



2. Financial
Qualification
& Affordability
Assessment



3. Approval



4. Reservation



5. Appointing a
Solicitor



6. Mortgage
Valuation
& Mortgage Offer



7. Measure up
appointment



8. Completion



9. New Home
Demonstration &
handover of keys



10. Aftercare



11. Enjoy your
new home



12. Staircasing
or selling your
property

WHAT'S NEXT?

FURTHER INFORMATION

BELIEVE IN
POSSIBLE

VISITING OUR SHOW HOMES

Any visit to our show homes is by appointment only and must be pre-booked. Please supervise any children with you when visiting our marketing area.

Show homes are decorated and furnished for your enjoyment when you visit, and to give you a taste of how they might look. Please ask the sales team to clarify which items are included as standard.

PLANS

The site plan and floor plans are provided for illustration only.

For specific house type dimensions please check the individual house sizes with the sales team. It is the intention to build in accordance with this plan. However, there may be occasions where boundaries and layouts can change as the site develops, so please check these details with the sales team and the detailed scheme plans.

The location plan shows general information of the surrounding area

outside of the scheme. For more up-to-date information, please contact the relevant local planning authority.

When purchasing one of our Shared Ownership homes, you will be taken through a reservation checklist, and we will show you the latest plans and revisions which will be noted on the checklist and you will be required to sign prior to your reservation. The deed plan will be sent directly to your solicitors and should be inspected by you during the conveyance process.

SPECIFICATION

The specification set out in this brochure is applicable to this development. Care has been taken to ensure accuracy of the specification. However, this information does not form part of any contract. Please check the specification in relation to your individual plot at the time of reservation with the sales team.

In the unlikely event of any specification change, we will endeavour to bring it to your attention as soon as possible.



To register your interest call
emh on: 0300 123 0918*
email sales@emh.co.uk
or visit sales.emh.co.uk

*Local call rate