



Osprey View

Worksop



LLOYDS
LIVING

Welcome to Osprey View

With its semi-rural location and with a wide selection of amenities and leisure facilities nearby, Osprey View offers a superb range of 2-, 3- and 4-bedroom contemporary homes - perfect for young professionals, modern families or downsizers. The bustling market town of Worksop (4.6 miles) is within easy reach or take advantage of excellent transport links to Rotherham (30 mins), Chesterfield (35 mins), and Sheffield (45 mins).



Lloyds Living are your trusted landlord

We are passionate about property and invest time and resources into understanding the needs and expectations of our customers. That's why all of our properties must meet our high standards, which means keeping a finger on the pulse of the latest trends and going above and beyond to create living environments to suit a wide range of lifestyles.

Our role is to make renting a smooth and stress-free process. Quality housing and flexible living are two of our top priorities, so you can rest assured that we're always here to offer expert guidance and a wide range of tenancy agreements to help you make the most of your new home.

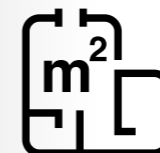
Overview

Property types
**2, 3 &
4 bedroom houses**

Number of properties
112

Average EPC
B

Floorplans available



Rent



Unfurnished



Specification

Smart, stylish and sustainable.

Kitchen

- Contemporary kitchen cabinets and drawers and a complementary worktop and matching upstand
- Oven, Gas hob and extractor fan
- Integrated Fridge Freezer
- Integrated Dishwasher
- Integrated washer/dryer or separate washing machine and dryer if space permits

Bathroom

- Modern white sanitaryware including WC and basin with chrome basin tap
- Shower screen over the bath, chrome bath mixer tap, shower
- Fitted mirror
- Towel rail

General

- Fitted wardrobe to bedroom one
- Neutral fitted carpets will be fitted to the living room, stairs, landing and bedroom(s)
- Vinyl flooring to kitchen and wet areas
- White emulsion painted walls and ceilings

Garden

- Patio area
- Turfed garden
- Outside tap

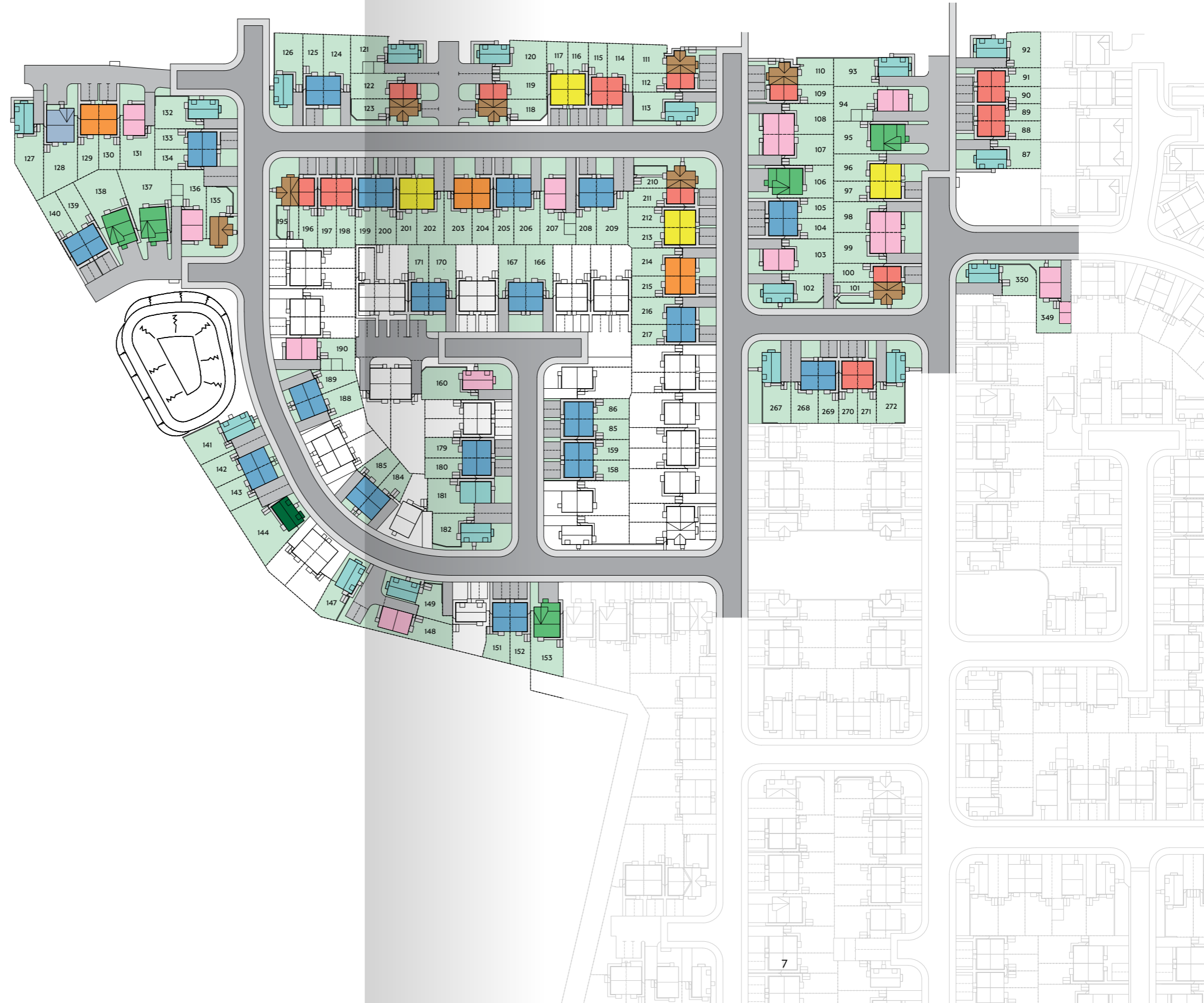


The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.

Siteplan

Properties

■ Harland	2 Bedrooms
■ Bradshaw	3 Bedrooms
■ Coniston	3 Bedrooms
■ Derwent	3 Bedrooms
■ Steeton	3 Bedrooms
■ Weaver	3 Bedrooms
■ Caversham	4 Bedrooms
■ Hoveton	4 Bedrooms
■ Ryebank	4 Bedrooms
■ Egford	4 Bedrooms



Location

Things to do

A designated Local Nature Reserve, Langold Country Park (0.5 miles) has 300 acres of parkland, woodland, and wildlife and butterfly meadows. With fishing lake, skate park, children’s splash park and traditional bandstand, there are endless reasons for return visits. Jump aboard a canal boat at the Lock Keeper Pub (6.0 miles) and take an instant step back in time cruising the Chesterfield canal. Walk in the footsteps of early humans and woolly mammoths at Creswell Crags (10.7 miles) with museum, limestone caves and prehistoric gorge. Home to the legend of Robin Hood, from bat walks to heritage trails, Sherwood Forest (14.8 miles) blends nature and history in breathtaking surroundings. Central Co-op is just minutes from home. For larger shopping trips, Tesco Superstore (5.0 miles) is just a short drive away. Find high street bargains at up to 60% less at Lakeside Village Outlet Shopping (11.5 miles). Your Space at Worksop Leisure Centre (4.3 miles) has two pools, fitness classes, the very latest gym equipment and a warm and welcoming atmosphere.



Useful amenities

Central Co-op	0.7 miles
Lakeside Surgery	0.8 miles
Langold Pharmacy	0.9 miles
mydentist	0.9 miles
Langold Post Office	0.9 miles

For those with children, some of the closest and best-rated schools include:

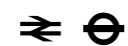
Kingston Park Academy	1.4 miles
Langold Dyscarr Community School	1.3 miles
Ramsden Primary & Nursery School	1.5 miles
St John’s CofE Academy	3.7 miles
Norbridge Academy	4.6 miles
Selby Park Academy Primary & Secondary	7.6 miles
Outwood Academy Valley	4.3 miles
Outwood Academy Portland	8.0 miles



Connections

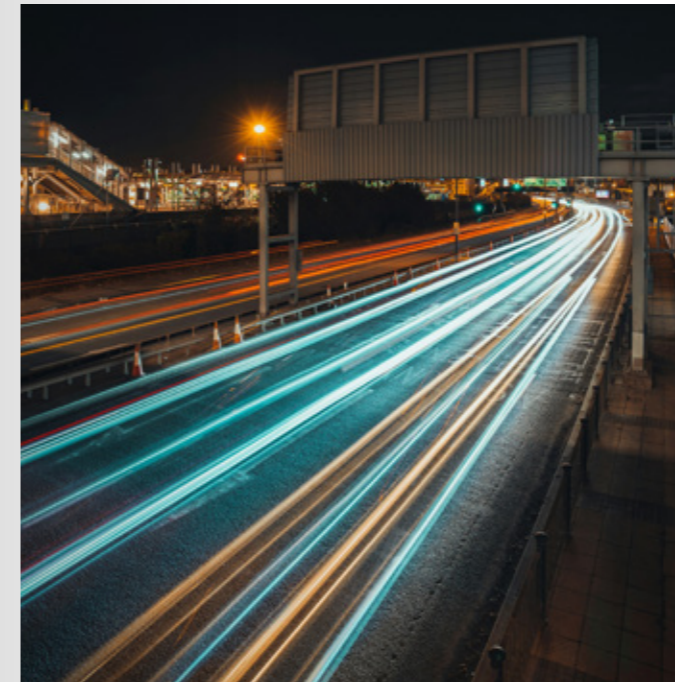
By Rail

Whether commuting or simply exploring your new surroundings, Worksop Train Station (EMR/Northern) is just 4.4 miles from home.



Destination	Journey time
Sheffield	22 mins
Mansfield	30 mins
Doncaster	35 mins
Lincoln	45 mins

Source: Google maps



By Road

Conveniently located near the A1 and M1 motorways, enjoy easy travel throughout Nottinghamshire, the East Midlands and beyond.

Worksop

10 mins / 4.6 miles
(via A60)

Doncaster

24 mins / 12.6 miles
(via A60)

Rotherham

30 mins / 15.6 miles
(via B6463)

Chesterfield

35 mins / 26.8 miles
(via M1)

Mansfield

40 mins / 19.3 miles
(via A60)

Sheffield

45 mins / 20.3 miles
(via Sheffield Parkway)



Our values

We have three core values that shape everything from our properties to the customer experience:

People

- We always put our customers and colleagues first so that together we can deliver a positive social impact.
- We're here to help you put down roots and feel safe and secure in your home.
- For your peace of mind, we offer flexible tenancy lengths to suit your unique requirements.
- You can trust us to be a fair and reasonable landlord. If you ever have a query or a concern, we're here to help you.

Places

- We consider our properties to be more than just buildings, they're comfortable, safe, welcoming and energy-efficient homes that enable a planet-positive future.
- We will never stop playing our part in improving the availability of good quality rental homes across Britain.
- Our teams are passionate about helping to build communities where people want to live and applying continuous improvement to every development.
- We want to nurture collective pride in the place our customers call home.

Partners

- Our strategic partnerships and responsible suppliers share our ethos of creating modern homes for Britain's renters.
- We only work with partners who share our commitment to sustainability, with every home designed to create a greener future
- Our partners respect and facilitate our commitment to offering great homes and a fantastic service every step of the way.
- We have the resources and can-do attitude to speed up the rate of housing delivery and increase the number of homes built to meet local housing demand.

Why Lloyds Living?

Fully managed homes for stress-free living

You can rest assured that all of our homes are professionally managed, which means that everything is looked after and any maintenance problems that arise will be dealt with quickly and effectively.

Some of our developments have a full-time on-site manager and others have a visiting manager who will make regular visits to your development. Either way, there's someone keeping on top of things.

For additional peace of mind, if something in your home or development requires maintenance and it's not due to negligence, misuse or damage, you won't be charged for it.



Flexible tenancy agreements

Everyone is looking for something different when renting a home, which is why we've made sure to make our tenancy agreements as flexible as possible. Depending on your circumstances, you may be looking for short-term accommodation or a place to call home for many years to come, or you may even be planning on renting before taking your first steps on the property ladder. Whatever the case, we have a solution to fit your needs.

To make our rental homes work for everyone, we offer tenancy lengths from six months to three years, plus you can renew your tenancy agreement if you decide you'd like to stay longer. We also offer our Pathways scheme that gives you the option to try before you buy, which means you can rent for as long as you like before buying your home through an affordable and manageable shared ownership scheme.

Customer commitment

- Make things as simple as possible and focus on what is important.
- Listen and take the time to understand how we can help.
- Give you the right information and keep you updated when we say we will.
- Make sure that you can communicate with us in the simplest way by offering various channels of communication.
- Be open and honest with you and work with you to solve issues if they arise.
- For more information on our customer commitment please visit [Lloydsliving.co.uk](https://lloydsliving.co.uk)



We welcome questions and make sure to explain everything in simple language, giving you complete peace of mind at every stage of the rental process.



For all of your questions answered, please visit lloydsliving.co.uk/customer-information

Your pathway from renting to home ownership

Our modern homes across the UK are designed to be safe and energy efficient. In fact, they're of such a high quality that many of our customers decide they'd like to buy their Lloyds Living Living home further down the line. That's why we offer a shared ownership scheme which we call Pathways.

How does work?

We understand that it can be hard to take your first step on the property ladder and we're dedicated to helping you buy your own home. That's where Pathways comes in.

Pathways offers the opportunity to rent one of our shared ownership homes for as long as you wish, we call it the "try before you buy" of home ownership. If you decide you'd like to buy your home later on, you can do so through shared ownership. In most cases, you'll only need a 5% deposit of the share you're buying, which makes it a flexible and affordable way to become a homeowner.

Eligibility for Pathways

Lloyds Living Living has homes in multiple locations all around the UK and many of them are on offer under our Pathways scheme. There are only two requirements:

- You don't own another property
- You have the right to live in the UK



The buying process

Like the idea of owning your own home through Pathways? Here's the buying process from start to finish:

- 1 We'll arrange for an independent mortgage advisor to contact you. They'll do some financial checks and can help you to choose a mortgage.
- 2 You'll need a solicitor to deal with the legal side. It's best to use a company that has experience of shared ownership. We can help you find one from our solicitors' panel if you like.
- 3 Once your solicitor is holding your mortgage offer and signed contract, you'll need to pay your deposit (usually 5% of the price of the share of the home you're buying).
- 4 It's then time to exchange contracts. This takes about a month and means that you're committed to buying the property and we're committed to selling it to you.
- 5 The final step is completion, which should happen within ten days of the contracts being exchanged.
- 6 Congratulations! You're now a homeowner.

Whether it's more information about our modern developments or advice on how to rent a property through Lloyds Living, we're always available for a chat.

Please get in touch by emailing hello@lloydsliving.co.uk

To enquire about Pathways please email pathways@lloydsliving.co.uk

Disclaimer

All details provided are indicative and intended to act as a guide only and may change. These details should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order under the Consumer Protection from Unfair Trading Regulations 2008. Nor do they constitute a contract or a warranty. Dimensions should not be used for carpet sizes, appliances or furniture. Lloyds Living operate a policy of continuous product development and individual features such as specification, windows and elevational treatments may vary. Computer generated images are indicative only and subject to change.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained in this brochure, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and / or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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