

**SAXON FIELDS
AMOTHERBY**

MAKE A HOME IN YORKSHIRE **YOURS**



S P A C E

H O M E S

Here at Space Homes, we know just how hard buying a house can be. Finding the perfect place to call home requires many big decisions to be made. The process can seem very daunting at times, particularly for our first-time buyers. This is why we are so committed to making your journey as smooth as possible while improving your move.

We are a Yorkshire based developer, so we have dedicated our time to getting to know our customers.

We recognise the areas people want to live, and we use this to build high quality homes across the Yorkshire region.

With a reputation you can trust, we offer a wide range of buying options to suit every customer's needs. Whatever your situation may be, we are committed to helping you find the perfect space and deciding on the best way to buy.



SAXON FIELDS

Introducing Saxon Fields, a collection of 3 & 4 bedroom homes located in the picturesque rural village of Amotherby.

Surrounded by open countryside and set within a welcoming, close-knit community, Saxon Fields offers peaceful village living just a short distance from the vibrant market town of Malton. Known for its thriving cultural scene and strong farming heritage, Amotherby provides an authentic rural lifestyle while keeping everyday essentials within easy reach.

Saxon Fields is also one of our sustainable new developments, with every home designed to be 100% off-gas, using renewable energy solutions that support a greener way of living and help create a more sustainable future for all.

Perfectly placed for commuters and those seeking a balanced lifestyle, Saxon Fields is just an 8-minute drive from Malton Train Station, offering convenient travel to Leeds, Manchester, York and Scarborough. Whether you're commuting for work or exploring Yorkshire's coast and countryside, this location provides excellent flexibility and connectivity.





SAXON FIELDS

Homes at Saxon Fields are available with Shared Ownership.

Shared Ownership is a great way to get on to the property ladder when you can't quite afford to buy a home on the open market.

Based upon your affordability, you can buy an initial share of your home between 25% and 75% and make a small monthly rent payment for the remaining share that we retain.

You are eligible for Shared Ownership if:

- You have a household income of less than £80,000
- You have no ties to any other properties on completion
- You are unable to buy on the open market

You can purchase additional shares as and when you can afford it, this is called 'staircasing'. There are no timescales or deadlines on when you must staircase; however, the more shares you purchase, the lower your monthly rent payments become.

Enhanced Insulation

We add in more insulation to our houses (more than what is required for building regulations) this is so that the houses will need less spent to help them achieve net zero requirements for 2050, keeps them warm in winter / cool in summer and less carbon required to heat the home overall.

Solar Photovoltaics (Solar Panels)

Where possible we will be adding Solar PV panels to the roofs of our houses which convert sunlight directly into electricity for the owner and national grid



EV Charger

Electric car charging points with every plot as standard.

Efficient Heating Design With Underfloor Heating

Underfloor heating downstairs and radiators upstairs to make heating homes more efficient

Air Source Heat Pump

Air source heat pumps operate by absorbing heat from the outside air, even when temperatures are as low as -15°C . They use a refrigeration cycle similar to that of a refrigerator but in reverse, and are an energy-efficient system.

SUSTAINABLE, FUTURE-READY HOMES

Cheaper to Run, Greener to Live in

New-build homes are significantly more economical to run than many older properties. Built to the latest environmental standards, they benefit from superior insulation, modern heating systems, and energy-efficient appliances.

According to the Home Builders Federation:

- Over 80% of new-build homes achieve an A or B EPC rating
- Only 2.2% of older homes reach the same standard

An A or B rating represents the highest levels of energy efficiency, helping homeowners enjoy lower energy bills while reducing their environmental footprint.

Peace of mind

All Space Homes properties come with a 10-year LABC warranty, offering reassurance and long-term protection.

For further details, please speak with your sales consultant.



SHARED OWNERSHIP

Shared Ownership is a great way to get on to the property ladder when you can't quite afford to buy a home on the open market. Based upon your affordability, you can buy an initial share of your home between 10% and 75% and make a monthly rent payment for the remaining share.

Eligibility Criteria:

- A household income less than £80,000
- No ties to any other properties on completion
- You are unable to buy in the open market

The Advantages:

- Buy as much as you can afford
- Get out of the renting cycle
- Purchase without needing a large deposit
- Benefit from increases in value when you sell

HOW IT WORKS

£268,950

You can choose to step up to 100% share after 1 year

100% SHARE

75% SHARE

SHARE PRICE	5% DEPOSIT	RENT (PCM)
£201,712	£10,085 *	£154.08

50% SHARE

SHARE PRICE	5% DEPOSIT	RENT (PCM)
£134,475	£10,085 *	£154.08

10% SHARE

SHARE PRICE	5% DEPOSIT	RENT (PCM)
£26,895	£10,085 *	£154.08

*5% Deposit based upon mortgage lender. Breakdown is an example of a full market value of £268,950. For more information on service charge, please speak with our sales consultant.

THE ARKENDALE

A collection of semi-detached and detached three bedroom homes



Open plan kitchen / diner

Separate living room

Ground Floor WC

Storage Throughout

The Arkendale Collection

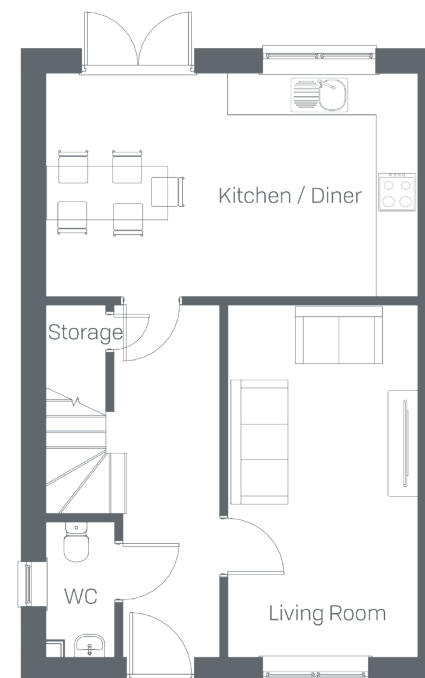
Plots: 1, 2, 5, 6, 7, 8, 11, 13, 17, 18, 29, 30, 42 and 43

GROUND FLOOR

Kitchen / Diner
5.6m x 3.2m / 18'3" x 10'4"

Living Room
3.6m x 5m / 11'8" x 16'4"

WC
1.1m x 2m / 3'6" x 6'5"



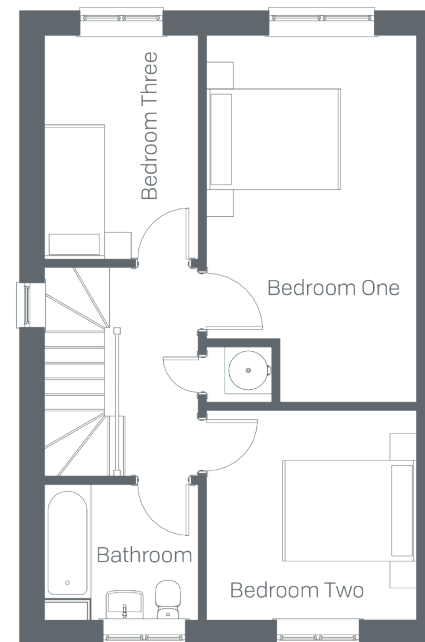
FIRST FLOOR

Bedroom 1
3.2m x 5.3m / 10'4" x 17'3"

Bedroom 2
3.2m x 3.1m / 10'4" x 10'1"

Bedroom 3
2.3m x 3.4m / 7'5" x 11'1"

Bathroom
2.3m x 2m / 7'5" x 6'5"



This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

THE STONESDALE

A semi-detached three bedroom home



Open plan kitchen / diner

Separate living room

Ground Floor WC

Storage Throughout

The Stonesdale Collection

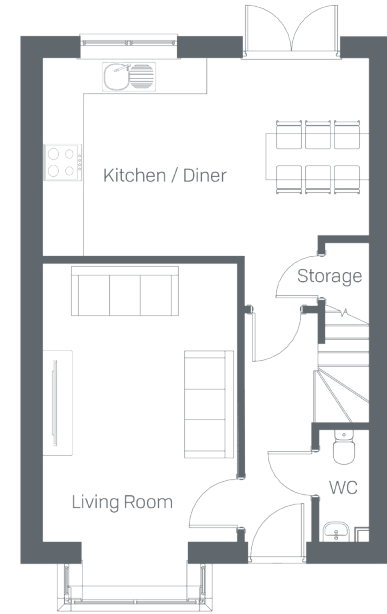
Plots: 14, 40 and 49

GROUND FLOOR

Kitchen / Diner
5.7m x 3.4m / 18'7" x 11'1"

Living Room
3.4m x 4.7m / 11'1" x 15'4"

WC
0.9m x 1.7m / 2'9" x 5'5"



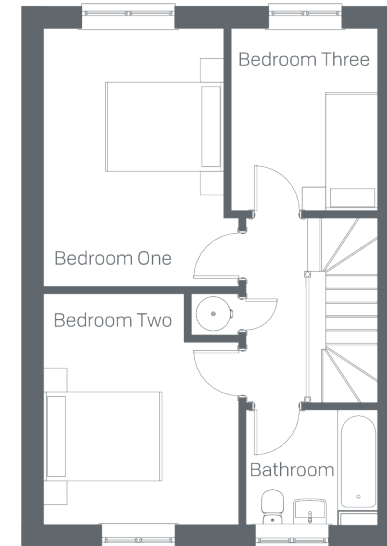
FIRST FLOOR

Bedroom 1
3.1m x 4.3m / 10'1" x 14'1"

Bedroom 2
3.3m x 3.9m / 10'8" x 12'7"

Bedroom 3
2.6m x 3m / 8'5" x 9'8"

Bathroom
2.3m x 2.2m / 7'5" x 7'2"



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THE HARRISON

A detached three bedroom home



For illustrative purposes only

Open plan kitchen / diner

Separate living room

Utility room and ground floor WC

Storage Throughout

The Harrison Collection

Plots: 14

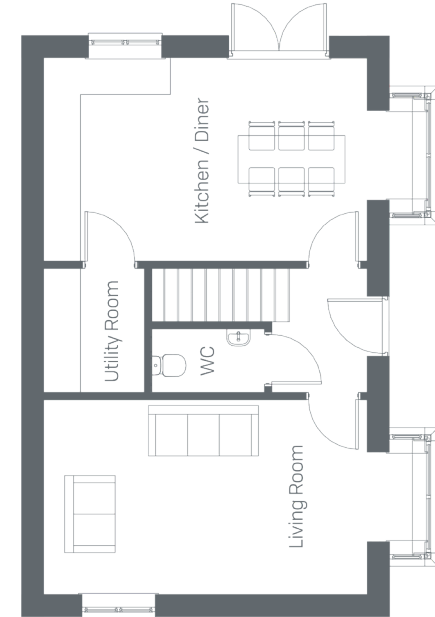
GROUND FLOOR

Kitchen / Diner
3.4m x 5.4m / 11'1" x 17'7"

Living Room
3.4m x 5.4m / 11'1" x 17'7"

Utility Room
2m x 1.6m / 6'5" x 5'2"

WC
1m x 2m / 3'2" x 6'5"



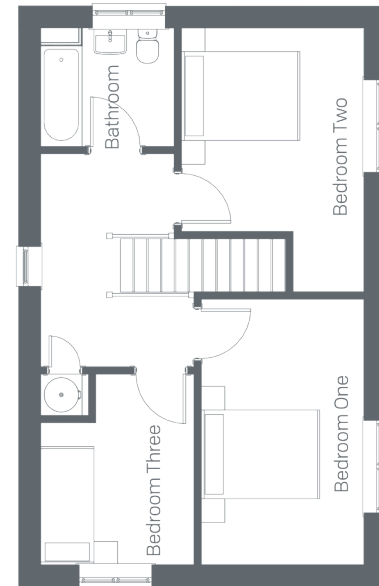
FIRST FLOOR

Bedroom 1
4.7m x 3.1m / 15'4" x 10'1"

Bedroom 2
4.5m x 2.8m / 14'7" x 9'1"

Bedroom 3
3.3m x 2.5m / 10'8" x 8'2"

Bathroom
2.2m x 2.2m / 7'2" x 7'2"



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THE DEARNE

A collection of semi-detached and detached four bedroom homes



Open plan kitchen / diner

Separate living room

Ground Floor WC

Storage Throughout

The Dearne Collection

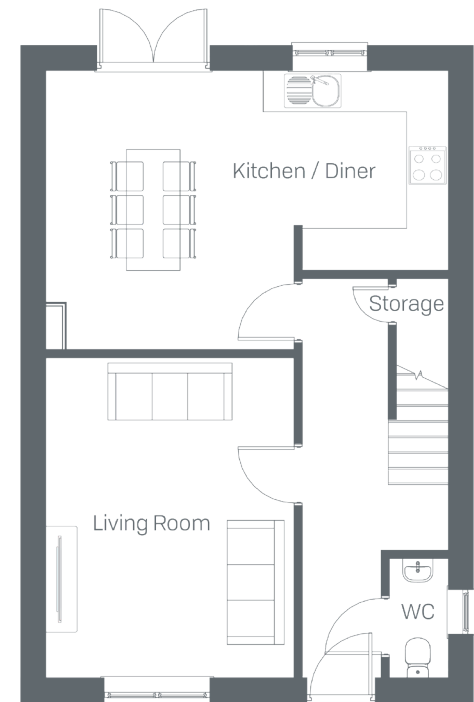
Plots: 21, 25, 26, 33 and 39

GROUND FLOOR

Kitchen / Diner
6m x 3.6m / 19'6" x 11'8"

Living Room
3.7m x 4.6m / 12'1" x 15'0"

WC
0.9m x 1.8m / 2'9" x 5'9"



FIRST FLOOR

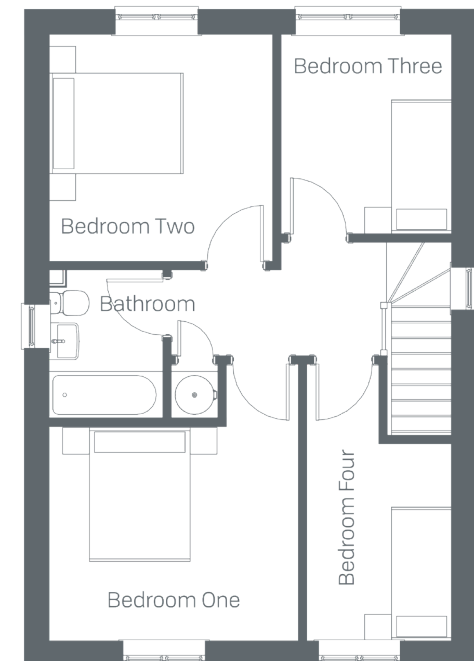
Bedroom 1
4m x 2.9m / 13'1" x 9'5"

Bedroom 2
3.3m x 3.5m / 10'4" x 11'4"

Bedroom 3
2.5m x 3m / 8'2" x 9'8"

Bedroom 4
2.2m x 2.9m / 7'2" x 9'5"

Bathroom
2m x 1.9m / 6'5" x 6'2"



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SITE PLAN



The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.

S P A C E

H O M E S

SAXON FIELDS

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