SHARED OWNERSHIP HOMES

THE PADDOCKS

Stathern

HOMES by MUIR

love the home you own

Welcome to THE PADDOCKS

DESIGNED WITH MODERN LIVING IN MIND.

Homes by Muir are delighted to introduce The Paddocks, a thoughtfully planned collection of two and three bedroom homes in the highly desirable village of Stathern, nestled within the picturesque Vale of Belvoir, Leicestershire.

Designed with modern living in mind, the homes offer well-planned layouts, stylish interiors, and high-quality finishes throughout. Combining village charm, excellent transport connections and beautifully designed homes, The Paddocks represents a rare opportunity to enjoy modern living in one of Leicestershire's most desirable rural locations.

Beautifully built SHARED OWNERSHIP HOMES

Making it easier than ever to step onto the property ladder

The Paddocks is an exciting new build development offering a collection of thoughtfully designed homes through a shared ownership scheme, making it easier than ever to step onto the property ladder. Perfect for first-time buyers and growing families alike, these beautifully designed homes combine comfort, style, and energy efficiency in a welcoming community setting.

Shared ownership provides a more affordable route into home-ownership by allowing you to purchase a share of your home while paying a reduced rent on the remaining portion, meaning lower upfront costs and greater flexibility. At The Paddocks, Stathern, you can enjoy the pride and stability of part owning a beautiful new home, with the opportunity to increase your ownership over time as your circumstances grow.

10 SIMPLE STEPS
to shared ownership

1. **ELIGIBILITY** – Check if you are eligible
2. **AFFORDABILITY** – Can you afford it?
3. **SEARCH** – Find your new home
4. **PROVIDE THE INFO** – Upload your documents
5. **RESERVE** – Reserve your new home
6. **INSTRUCT SOLICITOR** – Instruct your solicitor when you reserve
7. **FINANCING** – Apply for a mortgage
8. **EXCHANGE** – Exchange of contracts
9. **DEMONSTRATION VISIT** – Property demonstration visit
10. **COMPLETION** – Congratulations!

THE PADDOCKS
Site plan

THE TRUSSELL
3 BED END TERRACED

61 Willow Rd (Plot 30)

THE MARLOWE
2 BED SEMI-DETACHED

11 Dove Close (Plot 53)
15 Dove Close (Plot54)

Muir Homes policy is continuous product and specification development. Plans and images are shown for illustrative purposes only and the final layout and development may vary from that shown. Every effort has been made to ensure the accuracy of the information provided in this leaflet at the date of publication, but it may be subject to change without notice. Please consult with our Sales and Marketing Officer to obtain the current specification. You should take appropriate steps to verify any information upon which you wish to rely. These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty. (Aug 2026)

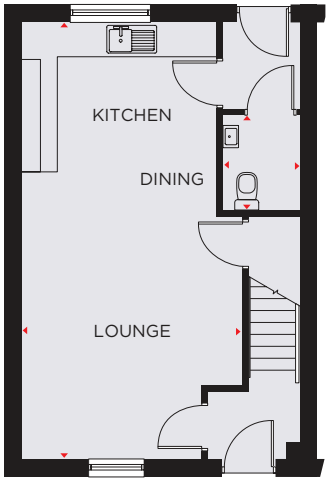
SHARED OWNERSHIP HOMES

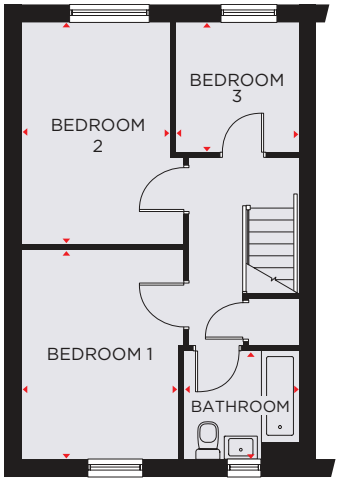
THE TRUSSELL

3 bedroom end terrace home

Overall internal area: 913 sqft

Upon entering, you are welcomed into an entrance hallway which opens into the open plan living spaces. To the front of the property is a spacious sitting area offering a comfortable area for relaxation and family activities. Towards the rear is the dining and kitchen area that benefits from some integrated appliances including an Indesit oven, gas hob and extractor hood. A ground-floor WC is conveniently located off the living space, together with a small lobby which provides access onto the turfed and fenced garden which is completed by a small patio area. Luxury vinyl flooring is fitted in the kitchen and bathrooms and the home benefits from an understairs storage space. Upstairs there are three well-proportioned bedrooms, a family bathroom with luxury vinyl flooring, chrome towel rail and glass shower screen. Upstairs also benefits from a storage cupboard. Externally there is block paved parking spaces for two cars and EV car charging. This property is located at the top of the development and subsequently benefits from a rural outlook.





GROUND FLOOR

Living / kitchen
8.11m* x 3.59m 26’ 7”* x 11’ 9”

WC
1.8m x 3.59m* 5’ 10” x 11’ 9”*

**Maximum dimension*

FIRST FLOOR

Bedroom 1
3m* x 3.89m 9’ 10”* x 12’ 9”

Bedroom 2
4.11m x 2.75m 13’ 5” x 9’ 0”

Study
2.4m x 2.31m 7’ 10” x 7’ 7”

Bathroom
2.15m x 1.71m 7’ 0” x 5’ 7”

**Maximum dimension*

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THE PADDOCKS

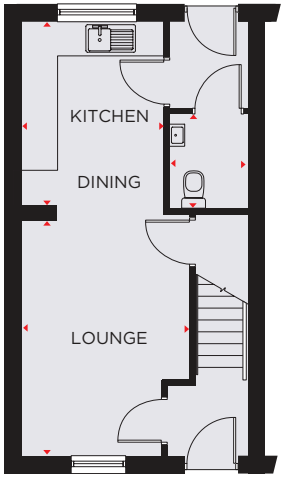
SHARED OWNERSHIP HOMES

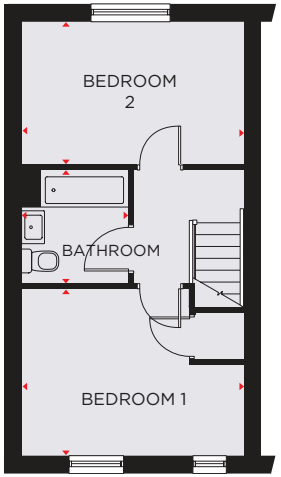
THE MARLOWE

2 bedroom semi-detached home

Overall internal area: 732 sqft

Upon entering, you are welcomed into an entrance hallway which opens into the open plan living spaces. To the front of the property is a spacious sitting area offering a comfortable area for relaxation and family activities. Towards the rear is the dining and kitchen area that benefits from some integrated appliances including an Indesit oven, gas hob and extractor hood. A ground-floor WC is conveniently located off the living space, together with a small lobby which provides access onto the turfed and fenced garden which is completed by a small patio area. Luxury vinyl flooring is fitted in the kitchen and bathrooms. Upstairs there are two well-proportioned bedrooms, a family bathroom with luxury vinyl flooring, chrome towel rail and glass shower screen. Upstairs benefits from a storage cupboard. Externally there is block paved parking spaces for two cars and EV car charging.





GROUND FLOOR	
Kitchen/dining	
2.63m* x 3.45*m	8’ 7”* x 11’ 3”*
Lounge	
4.36m x 3.14*m	15’ 2” x 10’ 3”*
WC	
1.45m x 1.8m	4’ 9” x 5’ 11”

**Maximum dimension*

FIRST FLOOR	
Bedroom 1	
3.1m x 4.19m*	10’ 2” x 13’ 9”*
Bedroom 2	
4.19m x 2.7m	13’ 9” x 8’ 10”
Bathroom	
2m x 2.15m	6’ 7” x 7’ 0”

**Maximum dimension*

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Your home MADE PERFECT

CONTEMPORARY KITCHENS

- Fitted kitchen with integrated 'Indesit' Single Oven, Gas Hob and Extractor Fan.
- Luxury Vinyl flooring.

MODERN BATHROOMS

- Family bathroom with towel radiator.
- Half tiled walls.
- Luxury Vinyl flooring.

ENERGY EFFICIENT CONSTRUCTION

- Double Glazing throughout.
- Gas Central Heating throughout.

PRIVATE GARDENS

- Gardens Turfed and fenced to rear.
- Stone patio in rear garden.

ALLOCATED PARKING

- Front parking spaces for 2 cars.

CONTEMPORARY LIVING

- EV Car Charging.

10 YEAR NEW BUILD GUARANTEE

your peace of mind

All Homes by Muir properties come with the **10 YEAR NEW BUILD WARRANTY** for your peace of mind.

Every Homes by Muir property is covered by a **10-year new build warranty**, providing peace of mind that your home has been built to recognised quality standards. The warranty is designed to protect homeowners against certain structural defects and workmanship issues that may arise after completion. This warranty complements Homes by Muirs commitment to delivering high-quality homes and offers added protection for your investment in shared ownership.

Discover STATHERN

Stathern is a charming village nestled in the heart of the Vale of Belvoir. Stathern offers an idyllic blend of rural tranquillity and community spirit. Surrounded by rolling countryside and picturesque views, this sought after Leicestershire village is known for its peaceful setting and welcoming atmosphere.

Stathern offers a charming selection of day-to-day amenities that cater well to village life, combining convenience with a strong sense of community. At its heart, the village features a well-regarded primary school, making it particularly appealing for families, alongside a traditional village pub. The village hall hosts a variety of events and activities throughout the year, fostering a vibrant and connected atmosphere for residents. While Stathern itself provides the essentials, more extensive shopping, dining, and leisure facilities can be found just a short drive away in the nearby market town of Melton Mowbray.

Stathern enjoys a well-balanced position for both rural living and accessibility, with convenient road links connecting residents to nearby towns and regional centres. The village lies within easy reach of Melton Mowbray, Grantham, and Nottingham, with the A52 and A1 providing straightforward routes for commuters and travelling further afield. Rail services are readily accessible from Grantham, offering direct high-speed connections to London King's Cross in around an hour, ideal for those requiring regular access to the capital.

LE14 4HW
Sat Nav Postcode

GETTING HERE

Willow Road LE14 4GJ
Dove Close LE14 4GN
/// tasks.retract.tapes

BY ROAD

The Paddocks is conveniently located on **Main Street, Stathern (LE14 4HW)** within the Vale of Belvoir. The development is easily reached from the surrounding road network. **From Melton Mowbray:** Travel via the **A607** towards Croxton Kerrial and follow local roads through the Vale of Belvoir towards Stathern. Upon entering the village, continue along Main Street, where The Paddocks is located. **From Grantham:** Take the **A52 westbound** towards Nottingham. At Bottesford, follow signs for Stathern and continue along local roads into the village.

Distances from Stathern:

Grantham	10 Miles	17 Minutes
Melton Mowbray	10 miles	20 Minutes
Nottingham	20 Miles	37 Minutes

PUBLIC TRANSPORT

Stathern is served by regular local bus routes, including the Centrebus 25 service connecting the village with Melton Mowbray and a number of surrounding Vale of Belvoir villages. School and local services also provide links towards Grantham, offering convenient public transport options for residents.

The Paddocks benefits from excellent rail links, with Bottesford Railway Station just a short drive away, providing services to Nottingham and Grantham. For national commuting, Grantham Railway Station offers direct East Coast Main Line services to London King's Cross in around 73 minutes, making the development an attractive choice for commuters seeking village living with city connectivity.

SHARED OWNERSHIP HOMES

What is SHARED OWNERSHIP?

Shared Ownership offers you the chance to buy a share of your home (between 40% and 75%) and pay rent on the remaining share. You could buy bigger shares when you can afford to do so which is referred to as 'staircasing' and the more shared you own, the less rent you pay. Muir Housing Group offer 'staircasing' to 100% ownership.

HOW IT WORKS

Because you are buying a share of the property, the deposit you need is a lot smaller. You will typically need a deposit of just 5% of the share you are buying. You pay a deposit and legal fees. Your mortgage is based on the size of share you buy. You will pay a monthly rent on the remaining share. A service charge will apply for buildings insurance and if there are any communal areas to maintain.

The rent which you pay will go down as you purchase more shares. We retain the freehold of the property whilst it is a shared ownership, when/if you purchase all the remaining shares in your home, you will acquire the freehold interest in the property. The term of the lease is 990 years from new. Your solicitor will provide you with a copy of the lease which sets out our joint responsibilities during the conveyancing process.

THE Next Step

Contact our team

Simply contact our team to find out more about our early bird reservations. We will discuss eligibility and the affordability assessment with you.

www.muir.org.uk/shared-ownership

WHO IS ELIGIBLE?

Certain key eligibility criteria apply to shared ownership, these include:

INCOME UNDER £80,000

You must have a combined household income under £80,000 per annum.

NOT OWNING A PROPERTY

You must not already own a property, or part of a property, at the time of completing on your purchase.

UNABLE TO PURCHASE

You must be unable to purchase a suitable home to meet your housing needs on the open market.

HOW MUCH WILL IT COST?

The cost of buying your shared ownership home will vary from development to development. Here's an example of how shared ownership could work:

40% Share	**£108,000**
10% deposit	**£10,800**
60% unowned share	**£162,000**
Rent	**£371.25 mnth**
Mortgage	**£575.81 mnth**

Service charges and management fees apply

HOMES by MUIR

love the home you own

Speak to our dedicated Sales Team to find out
more about our brand new Shared Ownership homes.

get in touch with us

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e:**salesteam@muir.org.uk** **www.muir.org.uk**