



# Sales



### 3 Bedroom House

The Meadows | South Normanton |  
The Swift

**£108,000**

### Full Description

3 bed 1 bathroom

### Final Swift Available - Plot 43 at The Meadows, South Normanton

Emh Sales is delighted to confirm that **the very last Swift house type—Plot 43**—is available at The Meadows. **Reserve this home and receive: Completion day cash bonus** (equivalent to two months' rent) A little extra support as you settle into your new home. **£500 High Street Voucher** on completion of your purchase! **The Swift** is a thoughtfully designed **three-bedroom semi-detached home**, ideal for growing families, first-time buyers wanting extra space, or anyone seeking a modern home in a peaceful, well-connected location. Situated within the attractive development of **The Meadows, South Normanton**, this home combines the charm of countryside surroundings with excellent access to nearby towns, transport links, and everyday amenities. **Key Features Include:**

- Contemporary fitted kitchen
- Turfed rear garden
- Off-road parking
- High-quality build throughout
- Part of a friendly and developing new community

With **Plot 43 being the final Swift available**, now is the perfect moment to secure this popular house type at The Meadows.

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### Your Path to Homeownership with Shared Ownership

This home is available through New Model Shared Ownership (NMSO), a scheme designed to make homeownership more accessible. The price displayed is an example based on a 40% share. The actual share you purchase, which can range from 10% to 75%, will be determined by a financial affordability assessment. **The NMSO offers several key benefits:**

- **Low Initial Share:** Start your homeownership journey by purchasing a share from as little as **10%**.
- **Flexible Staircasing:** Increase your ownership gradually, from as little as **1% annually** or a minimum of **5% at a time**.
- **Repairs and Maintenance:** A new 10-year period provides support for repair and maintenance costs on your new-build home.
- **Secure Lease:** All homes come with a long-term **990-year lease**.

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## About the Area: South Normanton

South Normanton is a well-established Derbyshire village with a vibrant community. At The Meadows, you'll have everything you need close by, from local shops and eateries to larger retail options at the East Midlands Designer Outlet. For leisure, the Post Mill Centre is a dynamic community hub, while local parks offer green spaces for relaxation. The village's rich history adds character to this welcoming and accessible location.

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## How to Apply

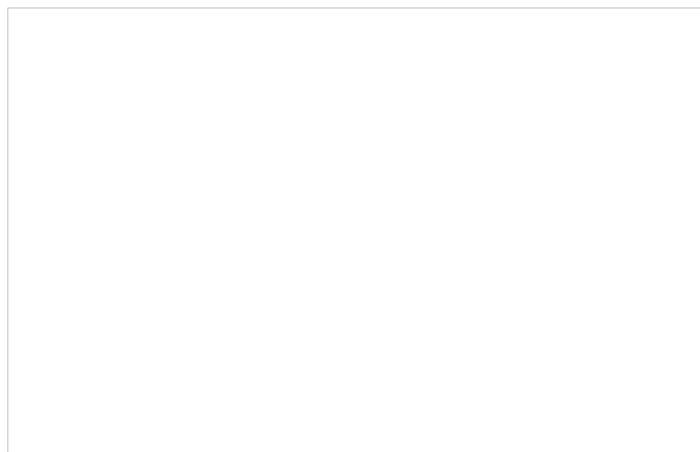
Shared Ownership is a fantastic opportunity, allowing you to purchase a share of a property and pay rent on the remaining portion. As your financial security grows, you have the flexibility to increase your ownership up to 100% through a process known as staircasing. To find out if you're eligible and to get started on your application, please visit our [Apply Here](#) page.

- **Note:** For more details on the share purchase price and rent examples, please refer to the [Key Information Document](#).

## Features

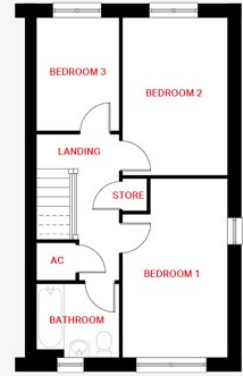
- Last remaining Swift house type
- Enjoy a completion day bonus equivalent to 2 months' rent
- A £500 high street voucher upon completion
- A fully fitted kitchen with an integrated washing machine, fridge freezer, and a stainless steel oven, hob, and cooker hood.
- Modern conveniences: USB sockets in key rooms and gas central heating for a comfortable, efficient home.
- Vinyl flooring in the kitchen, bathroom, and W/C.
- Fitted bathroom and W/C with chrome heated towel rail
- Outdoor amenities: An outside tap and electric socket for convenience, as well as an electric vehicle charging point.
- Solar panels, reducing your energy costs and environmental impact.
- Off-road parking for two cars
- Garden laid to lawn
- \*A built-in dishwasher is included on select plots only.

## Location



## Floorplans

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

Floorplans

