



ACORN GRANGE





BELIEVE IN
POSSIBLE

OAK CLOSE, CASTLE GRESLEY, DE11 9UU

CONTENTS

A LITTLE BIT ABOUT US

04

OUR HISTORY

05

PROFIT FOR PURPOSE

06

BELIEVE IN POSSIBLE

07

WHAT IS SHARED OWNERSHIP?

08

HOW DOES SHARED OWNERSHIP WORK?

09

ABOUT THE DEVELOPMENT

10

WELCOME TO ACORN GRANGE

11

ABOUT THE AREA

12

OUR HOMES & SITE PLAN

14

SPECIFICATIONS

19

NEXT STEPS

20

WHAT HAPPENS NEXT?

21

FROM INITIAL ENQUIRY TO MOVING IN

22

FURTHER INFORMATION

23

BELIEVE IN
POSSIBLE

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:

BELIEVE IN
POSSIBLE



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?

BELIEVE IN
POSSIBLE

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 ACORN GRANGE



ABOUT THE DEVELOPMENT

WELCOME TO ACORN GRANGE

Built by
**LOVELL
HOMES**

**BELIEVE IN
POSSIBLE**



The Acorn Grange development features brand new two and three-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.

The New Model for Shared Ownership has some great new additions:

- You are able to purchase your initial share from just 10% (subject to eligibility).
- You can purchase further shares from as little as 5% each time (known as staircasing).
- A new gradual staircasing process has been introduced allowing you to purchase an additional 1% each year for a maximum of 15 years.
- The introduction of a new 10-year period during which emh will support you with the cost of repairs and maintenance in your new build home (for more info please speak to the Sales Consultant).
- The resale nominations period has been reduced from 8 weeks to 4 weeks.
- All new leases on the New Model for Shared Ownership homes will have a minimum lease length term of 990 years.

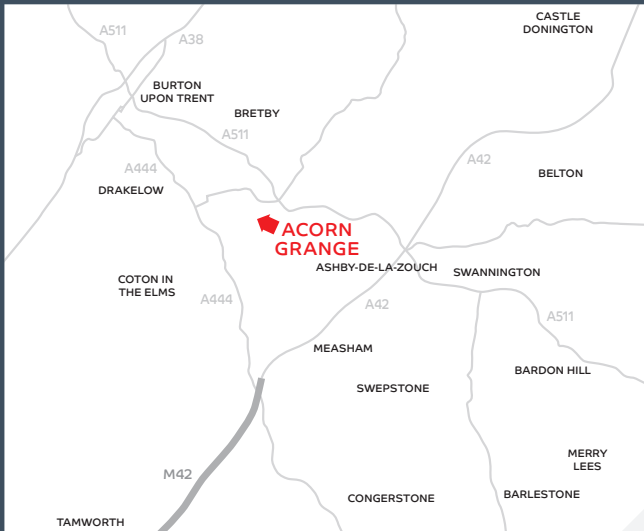
ABOUT THE AREA

Castle Gresley has retained its historical charm while benefiting from the modernization of nearby Swadlincote.

Ideal for exploring local history or just wanting a peaceful glance at nature's beauty.

ABOUT THE AREA

BELIEVE IN POSSIBLE



CASTLE GRESLEY IS A VILLAGE LOCATED NEAR SWADLINCOTE, IN SOUTH DERBYSHIRE. ITS NAME IS DERIVED FROM THE HISTORICAL GRESLEY FAMILY, WHO PLAYED A SIGNIFICANT ROLE IN THE REGION'S HISTORY.

LOCAL AREA

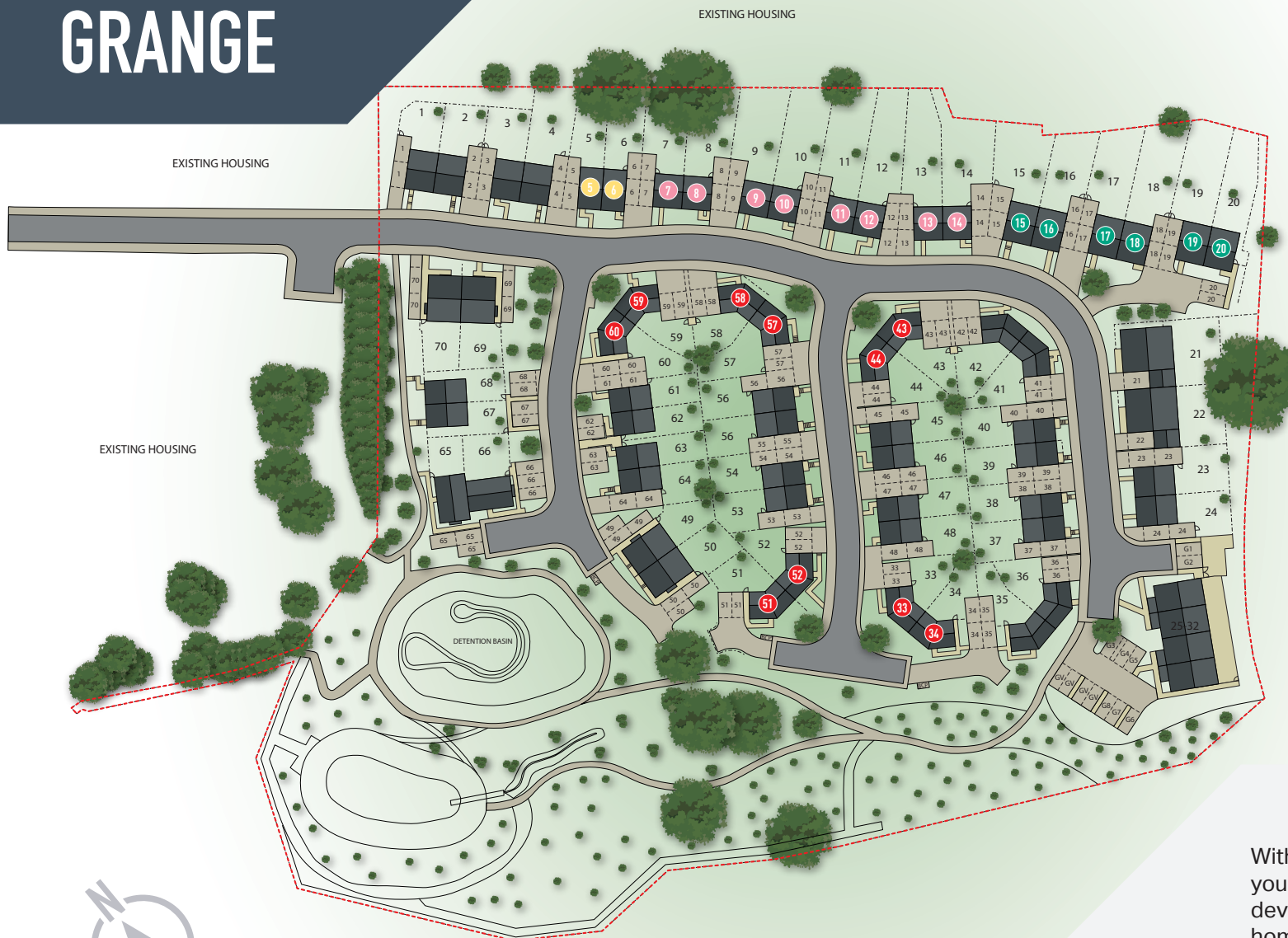
The nearby National Forest (Gresley, Swainspark and Tunnel Woods) also means that the area is rich in woodland and outdoor spaces, which have made it a more attractive place for modern-day residents and visitors.

The area offers a blend of rural charm, community support, access to nature, and proximity to employment and services, contributing to a balanced and positive living environment.

TRAVEL

It is positioned between two key areas, Swadlincote and Ashby-de-la-Zouch allowing for strong road connections. There are local bus routes that connect Castle Gresley to Swadlincote and other nearby areas. Swadlincote has a central bus station, and from there, you can catch buses to other towns and cities like Burton-on-Trent, Ashby-de-la-Zouch, and beyond.

ACORN GRANGE



KEY TO AVAILABLE HOMES:

- THE TULIP
2 BEDROOM HOME
- THE LILY
2 BEDROOM HOME
- THE IVY
3 BEDROOM HOME
- THE ROSE
3 BEDROOM HOME

With our support, you can own or rent your home in the beautiful Acorn Grange development. With two and three-bedroom homes available, surrounded by green open space, Acorn Grange is the ideal place to live.



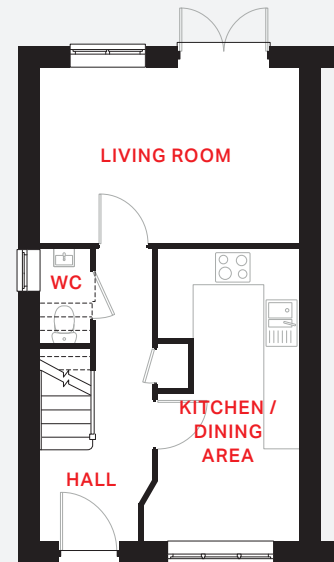


THE TULIP

2 BEDROOM HOME

Shared Ownership

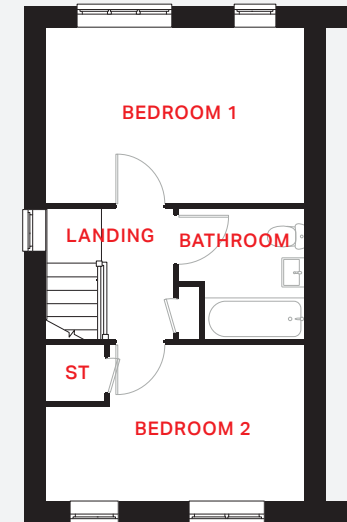
Plots 5 & 6



GROUND FLOOR

Living Room
3.00m min x 4.41m max

Kitchen / Dining Area
2.40m min / 2.64m max x 4.96m max



FIRST FLOOR

Bedroom 1
3.00m min x 4.41m max

Bedroom 2
1.61m min / 2.65m max x 3.31m min / 4.41m max

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.

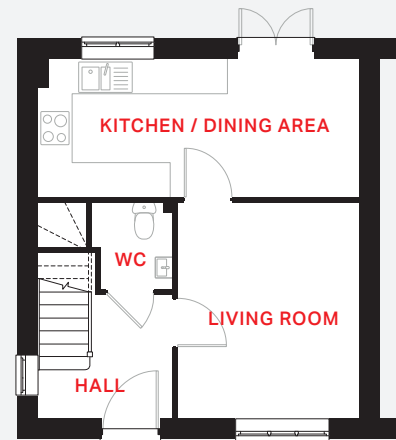
CGI's are computer-generated images illustrative of each house type and for guidance only. Actual elevations for each plot number may vary – please check with a member of the sales team.

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. Porch colours may vary. Your Sales & Marketing Consultant can provide details on those concerned.



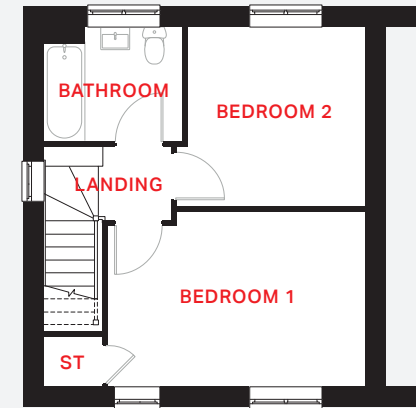
Plots 7, 8, 9, 10, 11, 12, 13 & 14



GROUND FLOOR

Living Room
3.15m min x 3.77m max

Kitchen / Dining Area
2.40m min x 5.59m max



FIRST FLOOR

Bedroom 1
2.80m min / 3.06m max x 3.29m max / 4.49m max

Bedroom 2
3.11m min x 3.10m min / 3.29m max

THE LILY

2 BEDROOM HOME

Shared Ownership

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.

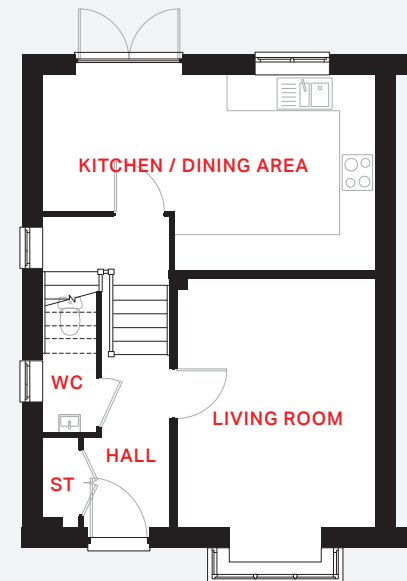
CGI's are computer-generated images illustrative of each house type and for guidance only. Actual elevations for each plot number may vary – please check with a member of the sales team.

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. Porch colours may vary. Your Sales & Marketing Consultant can provide details on those concerned.



Plots 15, 16, 17, 18, 19 & 20



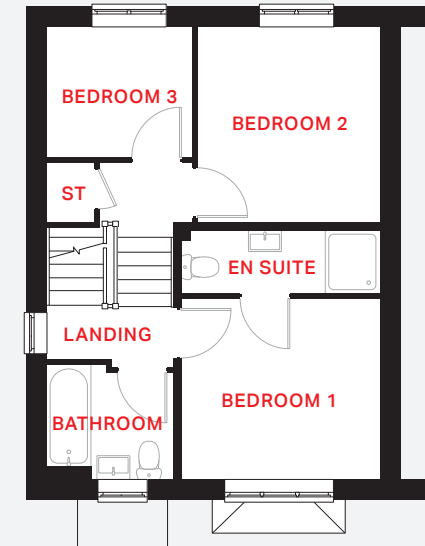
GROUND FLOOR

Living Room

3.32m min x 4.18m max

Kitchen / Dining Area

2.29m min / 3.28m max x 3.38m min / 5.59m max



FIRST FLOOR

Bedroom 1

3.02m min x 3.32m max

Bedroom 2

3.04m min x 3.28m max

Bedroom 3

2.20m min x 2.45m max

THE IVY

3 BEDROOM HOME

Shared Ownership

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.

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. Porch colours may vary. Your Sales & Marketing Consultant can provide details on those concerned.

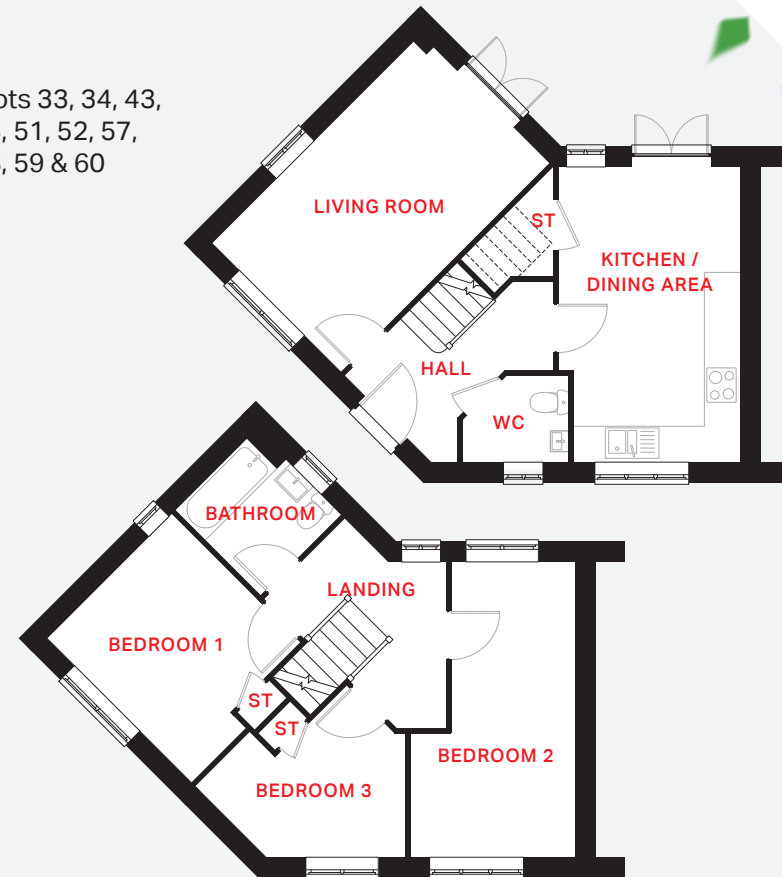


THE ROSE

3 BEDROOM HOME

Shared Ownership

Plots 33, 34, 43,
44, 51, 52, 57,
58, 59 & 60



GROUND FLOOR

Living Room

3.10m min x 5.02m max

Kitchen / Dining Area

2.82m min / 3.09m max x 3.47m min / 5.02m max

FIRST FLOOR

Bedroom 1

2.98m x 3.10m min / 3.48m max

Bedroom 2

2.10m min / 2.80m max x 5.02m

Bedroom 3 max.

(Irregular shape) – 1.41m min / 3.57m max x 2.10m min / 3.03m

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.

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. Porch colours may vary. Your Sales & Marketing Consultant can provide details on those concerned.

SPECIFICATIONS

BELIEVE IN
POSSIBLE

OUR HOMES COME WITH THE FOLLOWING FEATURES AND SPECIFICATIONS:

- 2 & 3 bedroom homes
- Living room
- Fitted kitchen with upstands
- Built in oven, hob and cooker hood
- Downstairs W/C
- Integrated fridge freezer, washing machine and dishwasher
- Upstairs family bathroom
- Vinyl flooring to wet areas
- Gas central heating
- Lawn to rear garden
- Off road parking
- Electric vehicle charging point and solar panels

WHAT'S NEXT?

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



WHAT'S NEXT?

WHAT HAPPENS NEXT?

BELIEVE IN
POSSIBLE

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

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