



BROAD OAK FARM  
LINTHWAITE



# 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.





# BROAD OAK FARM

Introducing Broad Oak Farm, a brand-new collection of 3 & 4 bedroom homes exclusively available with Shared Ownership located within the scenic village of Linthwaite.

Situated in the picturesque of Linthwaite, a short drive away from Huddersfield, Broad Oak Farm is surrounded by scenic countryside, such as Marsden Moor and Peak District National Park. Living in Linthwaite, you'll have the perfect combination of village living whilst having a wide range of amenities and motorway links right on your doorstep. Broad Oak Farm is perfectly positioned for growing families with several schools just a short distance away.





## BROAD OAK FARM



Homes at Broad Oak Farm 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 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. 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

# BENEFITS TO BUYING NEW

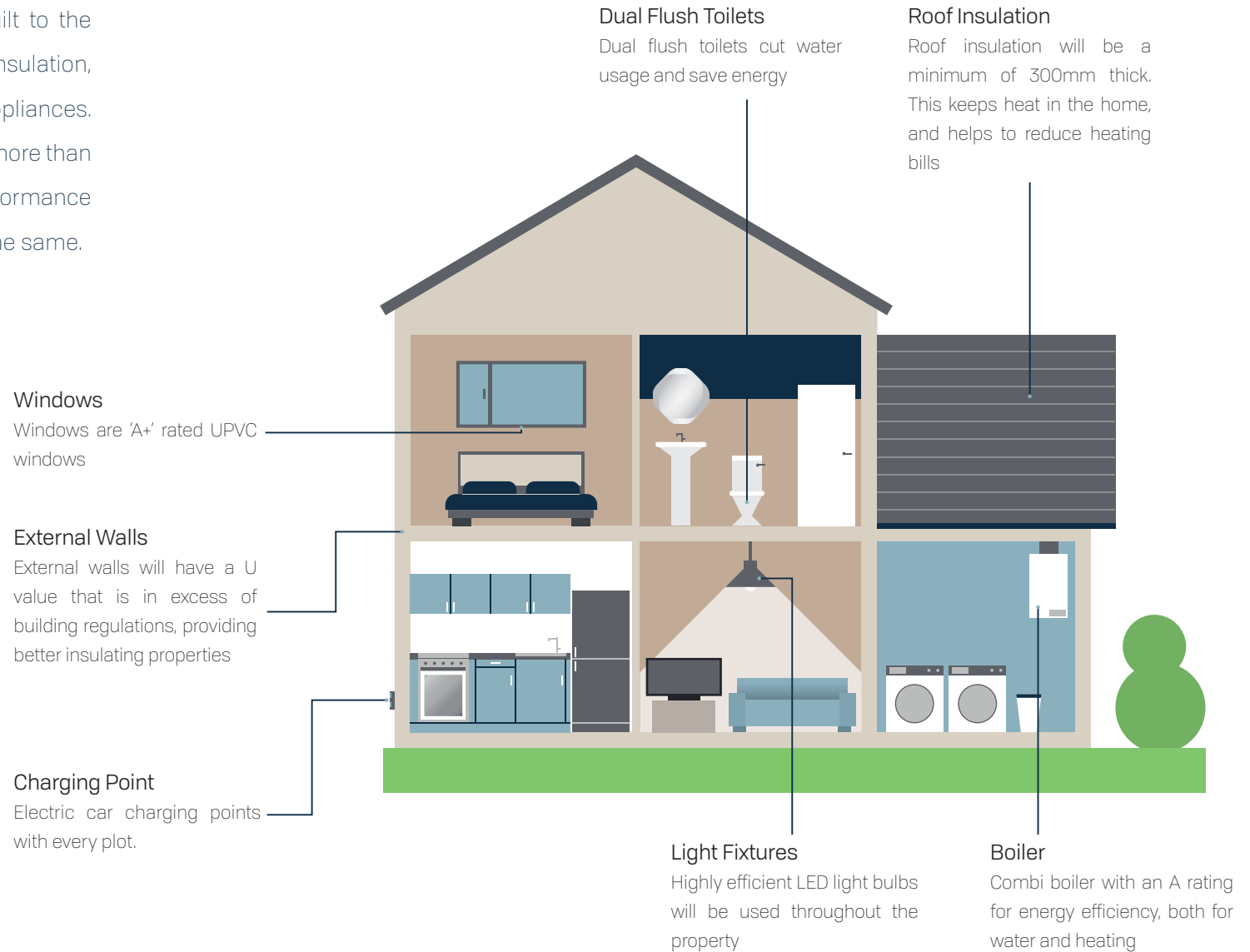
## Cheaper and Greener

New-build homes are substantially cheaper to run than many existing properties. They are built to the latest environmental standards, with better insulation, more efficient heating systems and better appliances. According to the Home Builders Federation, more than 80% of new-builds have an A or B energy performance rating, while only 2.2% of older homes have the same.

A and B are the top classifications available, meaning that they are of the highest standards in terms of energy efficiency. This is a huge benefit to buying new, not only for keeping energy bills low but for also doing our bit to protect the environment

## Peace of mind

Our homes come with an LABC 10-year warranty. For more information on your new homes warranty, please speak with your sales consultant.





## HOW IT WORKS

### 100% SHARE

**£268,950**

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

## 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 30% and 75% and make a small 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 on 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

### 75% SHARE

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

### 50% SHARE

SHARE PRICE	5% DEPOSIT	RENT (PCM)
£134,475	£6,723.75*	£308.17

### 30% SHARE

SHARE PRICE	5% DEPOSIT	RENT (PCM)
£80,685	£4,034.25*	£431.44

\*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 FOSSDALE

A semi-detached three bedroom home



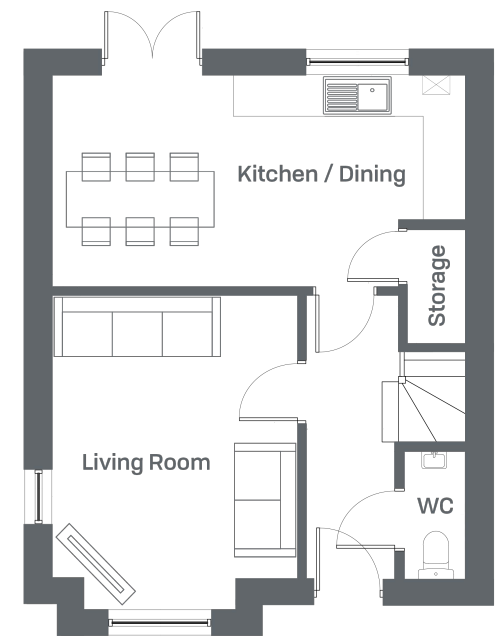
- Open plan kitchen / diner
- Dining area French doors
- Ground floor WC
- Master bedroom with en-suite

## The Fossdale Collection

Plots 9, 10, 11, 12, 13, 14, 15, 16, 72, 73, 74, 75, 77, 78, 79,  
80, 82, 83, 86, 87, 88, 89, 93, 94, 105, 106, 109, 110

## GROUND FLOOR

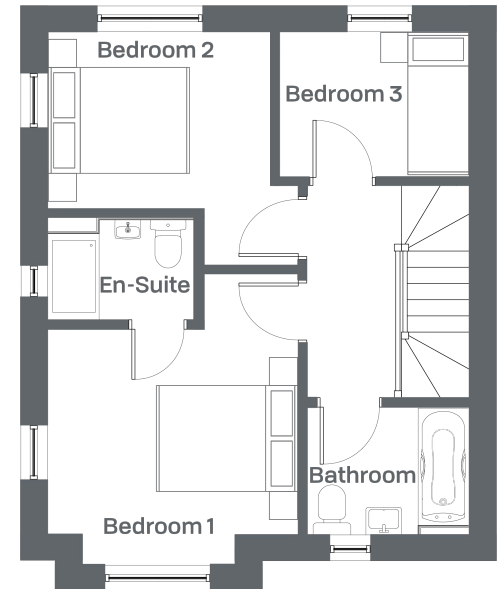
- Kitchen / Diner  
5.9m x 3m / 19'4" x 10'1"
- Living Room  
3.5m x 4.1m / 11'5" x 13'6"
- WC  
0.8m x 2m / 2'7" x 6'5"



## GROUND FLOOR

## FIRST FLOOR

- Bedroom 1  
3.5m x 3.6m / 11'5" x 11'9"
- En-Suite  
2.1m x 1.4m / 6'8" x 4'6"
- Bedroom 2  
3.1m x 2.6m / 10'3" x 8'6"
- Bedroom 3  
2.7m x 2.1m / 8'8" x 7'0"
- Bathroom  
2.3m x 1.9m / 7'5" x 6'2"



## FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes only and should be used as such.



# THE GARSDALE

A semi-detached three bedroom home



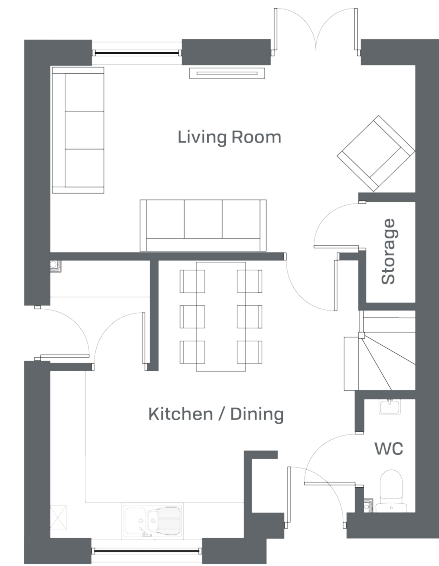
- Open plan kitchen diner
- Living room French doors
- Utility
- Ground floor WC
- Master bedroom with en-suite

## The Garsdale Collection

Plots 95, 103, 104, 116, 117

### GROUND FLOOR

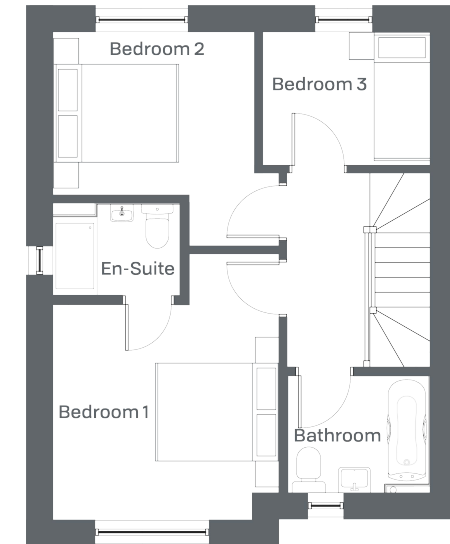
- Kitchen / Diner  
4.9m x 4.5m / 16'1" x 15"
- Living Room  
6m x 3m / 19'7" x 10'1"
- WC  
0.9m x 1.9m / 3" x 6'2"



### GROUND FLOOR

### FIRST FLOOR

- Bedroom 1  
3.6m x 3.4m / 11'8" x 11'4"
- Bedroom 2  
3.2m x 2.6m / 10'6" x 8'5"
- Bedroom 3  
2.6m x 2.1m / 8'8" x 7"
- Bathroom  
2.3m x 1.9m / 7'5" x 6'2"



### FIRST FLOOR

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# THE MALHAMDALE

A detached four bedroom home



Open plan kitchen / diner  
Dining area French doors  
Ground floor WC  
Two double bedrooms

## The Malhamdale Collection

Plots 2, 6, 118, 122, 124, 125

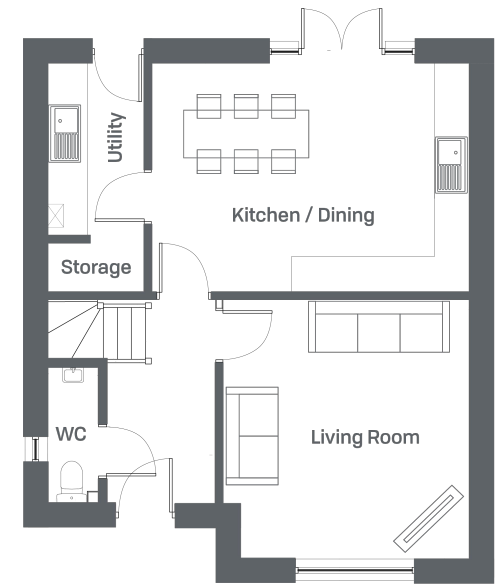
### GROUND FLOOR

Kitchen / Diner  
5.3m x 3.8m / 17'6" x 12'7"

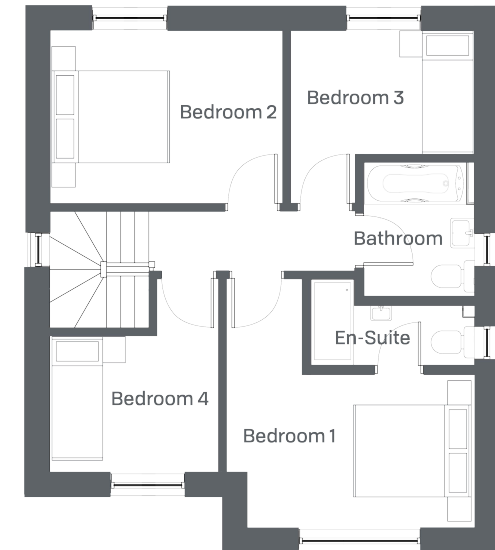
Utility Room  
1.6m x 2.9m / 5.4" x 9'6"

Living Room  
4.1m x 4.4m / 13'7" x 14'4"

WC  
0.9m x 2m / 2'9" x 6'5"



### GROUND FLOOR



### FIRST FLOOR

### FIRST FLOOR

Bedroom 1  
4.18m x 2.6m / 13'7" x 8'6"

En-Suite  
2.8m x 1.5m / 9'1" x 4'9"

Bedroom 2  
3.2m x 2.3m / 10'6" x 7'6"

Bedroom 3  
3.9m x 2.9m / 12'8" x 9'6"

Bathroom  
1.7m x 2.2m / 5'8" x 7'5"

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# THE SILVERDALE

A detached four bedroom home



- Open plan kitchen diner
- Dining area French doors
- Ground floor WC
- Master bedroom with en-suite
- Integral Garage

## The Silverdale Collection

Plots 1, 4, 5, 119, 121

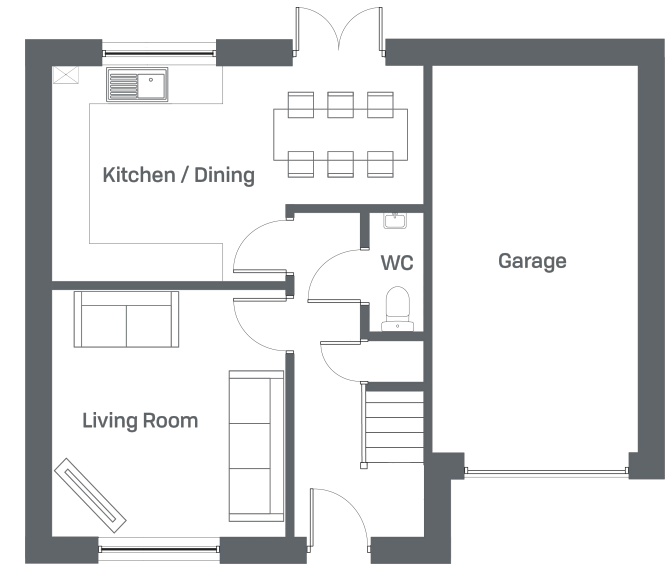
### GROUND FLOOR

Kitchen Diner  
5.9m x 3.4m / 19'3" x 11'2"

Living Room  
3.7m x 3.9m / 12'1" x 12'8"

WC  
0.9m x 1.9m / 2'9" x 6'2"

Garage  
3.2m x 6.2m / 10'4" x 20'3"



### GROUND FLOOR

### FIRST FLOOR

Bedroom 1  
3.7m x 3.9m / 12'1" x 12'8"

En-Suite  
2m x 1.2m / 6'7" x 4"

Bedroom 2  
3.5m x 3.4m / 11'5" x 11'2"

Bedroom 3  
3.3m x 2.1m / 10'8" x 6'9"

Bedroom 4  
3.1m x 4m / 10'4" x 13'1"

Bathroom  
2.4m x 2.1m / 7'87" x 6'8"



### FIRST FLOOR

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# SITE PLAN



THE SILVERDALE



THE MALHAMDALE



THE GARSDALE



THE FOSSDALE



AFFORDABLE



S P A C E

H O M E S

# BROAD OAK FARM

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