



HALFPENNY LANE
KNARESBOROUGH

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.



HALFPENNY LANE

Introducing Halfpenny Lane, a collection of 2, 3 and 4 bedroom homes located in the beautiful village of Knaresborough.

Halfpenny Lane is a perfect location for growing families with multiple parks, such as Horseshoe Field and Mackintosh Park just a short walk away. The heart of Knaresborough is just a 20 minute walk with many pubs, restaurants and shops to explore. With a handy local train station, it's easy to connect to close by towns such as York, Leeds and Harrogate.

Halfpenny Lane is perfectly positioned with several nearby schools and great local amenities just a short distance away.



HALFPENNY LANE



Homes at Halfpenny Lane 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 35% 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

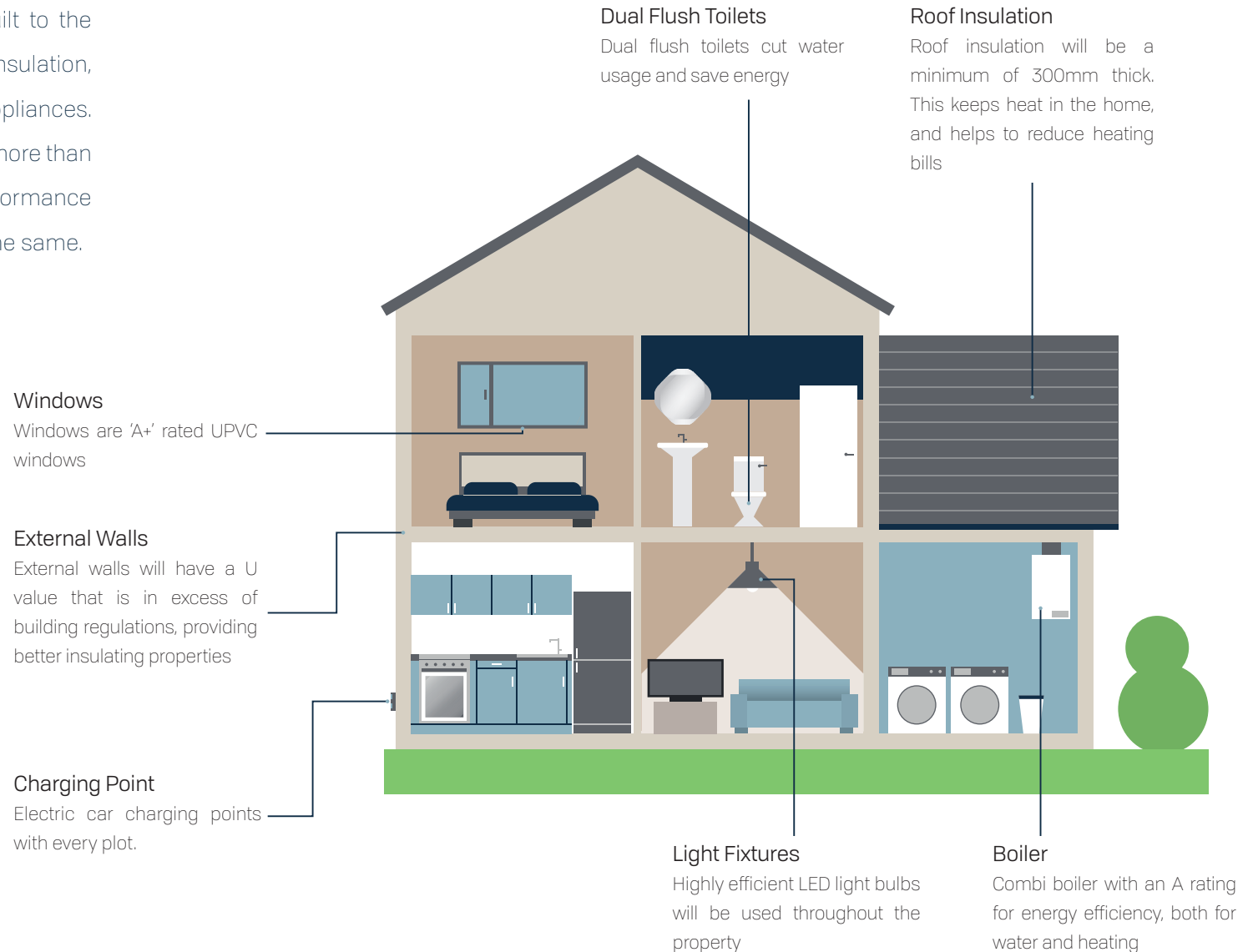
Cheaper and Greener

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

35% SHARE

SHARE PRICE	5% DEPOSIT	RENT (PCM)
£94,132	£4,706.62*	£400.62

*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 ARUNDEL

A semi-detached two bedroom home



Open Plan Kitchen Diner

Ground Floor WC

Two Double Bedrooms

The Arundel Collection

Plots 32 & 33

GROUND FLOOR

Kitchen

4.4m x 3.5m / 14'4" x 11'4"

Living / Dining

4.4m x 4.2m / 14'4" x 13'7"

WC

0.9m x 1.7m / 2'9" x 5'6"



GROUND FLOOR

FIRST FLOOR

Bedroom 1

4.4m x 3.1m / 14'4" x 10'1"

Bedroom 2

4.4m x 2.5m / 14'4" x 8'2"

Bathroom

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



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 BOURNE

A semi-detached three bedroom home



Open Plan Kitchen Diner

French Doors

Ground Floor WC

Master Bedroom with Storage

The Bourne Collection

Plots 24 & 25

GROUND FLOOR

Kitchen / Diner
4.8m x 3.9m / 15'7" x 12'7"

Living Room
3.8m x 4.8m / 12'4" x 15'7"

WC
0.9m x 2.1m / 2'9" x 6'8"



GROUND FLOOR

FIRST FLOOR

Bedroom 1
4.8m x 2.7m / 15'7" x 8'8"

Bedroom 2
2.3m x 4m / 7'5" x 13'1"

Bedroom 3
2.3m x 3.6m / 7'5" x 11'8"

Bathroom
2.4m x 1.9m / 7'8" x 6'2"



FIRST FLOOR

Please Note : Window positioning may differ depending on plot.

Please speak to Sales Team for more information.

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THE BOURNEMOUTH

A semi-detached three bedroom home



Open Plan Kitchen Diner

Ground Floor WC

Master Bedroom with Storage

The Bournemouth Collection

Plots 20, 21, 22, 23, 62 & 63

GROUND FLOOR

Kitchen / Diner
4.8m x 4.3m / 15'7" x 14'1"

Living Room
3.7m x 4.4m / 12'1" x 14'4"

WC
1.4m x 1.6m / 4'5" x 5'2"



GROUND FLOOR

FIRST FLOOR

Bedroom 1
4.8m x 3m / 15'7" x 9'8"

Bedroom 2
2.2m x 3.5m / 7'2" x 11'4"

Bedroom 3
2.5m x 3.6m / 8'2" x 11'8"

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



FIRST FLOOR

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THE LEVERTON

A semi-detached three bedroom home



Large Open Plan Kitchen Diner

Dining Area French Doors

Living Room Bay Window

Ground Floor WC

Large Master Bedroom

The Leverton Collection

Plots 42 & 43

GROUND FLOOR

Kitchen / Diner

6.2m x 4.1m / 20'3" x 13'4"

Living Room

3.2m x 4.2m / 10'4" x 13'7"

WC

1.4m x 2.2m / 4'5" x 2"



GROUND FLOOR

FIRST FLOOR

Bedroom 1

4.3m x 4.2m / 14'1" x 13'7"

Bedroom 2

3.3m x 3.2m / 10'8" x 10'4"

Bedroom 3

2.7m x 3.1m / 8'8" x 10'1"

Bedroom 4

2.8m x 2.2m / 9'1" x 7'2"

Bathroom

2.1m x 2.1m / 6'8" x 6'8"



FIRST FLOOR

Please Note : Bay Window positioning may differ depending on plot.

Please speak to Sales Team for more information.

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THE SOUTHWICK

A detached four bedroom home



Large Open Plan Kitchen Diner

Dining Area French Doors

Living Room Bay Window

Ground Floor WC

Three Double Bedrooms

The Southwick Collection

Plots 1 & 15

GROUND FLOOR

Kitchen/Diner

6.2m x 3.7m / 20'3" x 12'1"

Living Room

4.2m x 4.3m / 13'7" x 14'1"

WC

0.9m x 2.1m / 2'9" x 6'9"



GROUND FLOOR

FIRST FLOOR

Bedroom 1

3.3m x 2.8m / 10'8" x 9'1"

Bedroom 2

3.1m x 2.6m / 10'1" x 8'5"

Bedroom 3

3.0m x 3.0m / 9'8" x 9'8"

Bedroom 4

2.8m x 2.2m / 9'1" x 7'2"

Bathroom

2.0m x 2.6m / 6'5" x 8'5"



FIRST FLOOR

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SITE PLAN

- ARUNDEL
- BOURNEMOUTH
- SOUTHWICK
- LEVERTON
- BOURNE



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