



LOCAL AREA

SHOPPING

Breadsall Hilltop caters for everyday grocery needs with a local Coop and a variety of amenities including a pharmacy, newsagents and opticians all half a mile away.

For a wider choice, Asda Spondon Superstore and Chaddesden main shopping centre are both 2.5 miles away, while the Meteor Retail Park is within a mile and includes Curry's, Pets at Home, Morrison's, Bookers and a petrol station.

If you're looking for a truly diverse shopping experience, travel a few miles into Derby City Centre. The beautiful Victorian Market Hall is home to traditional stalls, artisan produce and unusual crafts while the Cathedral Quarter is a haven for foodies, offering café culture, chefs demonstrations, independent boutiques and culture, all dotted along historical pedestrianised streets.

When it comes to High Street shops and Designer fashion, INTU Derby Shopping Centre has everything you could need.

SPORT AND LEISURE

Fitness facilities including a gym, tennis courts and exercise classes can be found at Springfield Leisure and Fitness Centre just a mile away in Oakwood, whilst Breadsall Priory is three miles away offering an excellent golf course, clubhouse, swimming and fitness facilities.

If you're looking for entertainment, Rollerworld and Odeon Cinema can be found on the Meteor Retail Park which is 0.8 miles away or why not try the Derby Velodrome for more active past times and the Oxygen Freejumping trampoline park.

The Cathedral Quarter in Derby City Centre plays venue to a variety of events including orchestral concerts, contemporary dance performers, gigs, plays and films. Of an evening, the area transforms into a vibrant hive of activity with nightclubs, bars, pubs and restaurants offering entertainment late into the night.

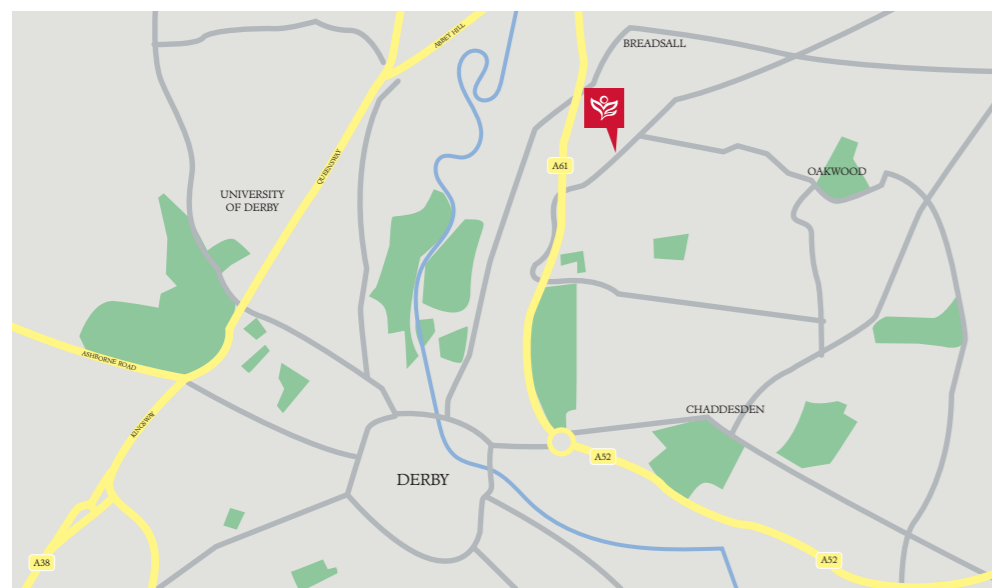
EDUCATION

The closest Primary is Breadsall Hilltop Primary School for children aged 4 to 11. Slightly further afield, you have a choice of 'Good' Ofsted-rated primary schooling with Beaufort School and Roe Farm School both within walking distance. Secondary education can also be found close by at Da Vinci Academy which is just half a mile away.

While Derby has its own university there are also plenty of others to choose from in nearby Nottingham, Loughborough, Sheffield and Birmingham.

HEALTH CARE

The Oakwood Doctors surgery is off Oakwood Drive just four minutes away and the main A&E Hospital is Royal Derby Hospital on Uttoxeter Road which can be reached in less than 15 minutes.



Durose Country Park, Mansfield Road,
Derby DE21 4GB

01332 972571

redrow.co.uk/durosecountrypark

CONSUMER
CODE FOR
HOME BUILDERS

www.consumercode.co.uk



REDROW

Stepping into The Heritage Collection at Durose Country Park is truly like

COMING HOME



Durose Country Park is a brand new development of high-quality two, three and four bedroom family homes in historic Breadsall Hilltop. This beautiful development is ideally located for one of the country's most charming cities.

Situated on the outskirts of Derby, this attractive development offers a quiet retreat for peaceful family living, while the buzz and excitement of the city is only a matter of minutes away. Each home has been thoughtfully designed with the modern family in mind to maximise space, enhance natural light and embrace modern technology, while the external design maintains the character and charm of this historic city.



TRANSPORT

The development is within three miles of the A52 Derby bypass meaning the M1 is just 10 minutes away, while the A50 bypass is within five miles. The M42 via the A42 is 20 miles away and connects to the M6 Junction 4 at Birmingham, which is 34 miles away.

Derby Railway station, offering mainline links to Nottingham, Birmingham, Stoke on Trent and London is just three miles away. Services will take you to London St Pancras in 1 hour 29 minutes, Nottingham in 20 minutes, Sheffield in 28 minutes and Birmingham in 34 minutes.

Buses run every 15 minutes from Breadsall to most local areas and Derby City, while national and international flights are also within easy reach with East Midlands Airport a 20-mile drive away or just 13 minutes by train.



STAMP DUTY

Up to £125,000	Zero
The next £125,000 (the portion from £125,001 to £250,000)	2%
The next £675,000 (the portion from £250,001 to £925,000)	5%
The next £575,000 (the portion from £925,001 to £1.5 million)	10%
The remaining amount (the portion above £1.5 million)	12%

Example - If you buy a house for £275,000, the SDLT you owe is calculated as follows:

- 0% on the first £125,000 = £0
- 2% on the next £125,000 = £2,500
- 5% on the final £25,000 = £1,250
- Total SDLT = £3,750

First time buyers paying £300,000 or less for a home will pay no stamp duty.

COUNCIL TAX – DERBY

Most domestic properties are subject to council tax, which helps to pay for the cost of local services on an annual basis. There is one bill per property, whether it is owned or rented. Every property is allocated a valuation band from 'A' to 'H'. Each band pays a different amount of council tax (A the lowest, to H the highest). Please see the table below for charges in each band. (Based on house value in April 1991.)

Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
£1,095.52	£1,278.10	£1,460.69	£1,643.27	£2,008.44	£2,373.61	£2,738.79	£3,286.54
Upto £40,000	£40,000 to £52,000	52,000 to £68,000	£68,000 to £88,000	£88,000 to £120,000	£120,000 to £160,000	£160,000 to £320,000	More than £320,000

DUROSE COUNTRY PARK MANAGEMENT COMPANY

There will be an estate charge of approximately £165 per annum payable by every home towards the upkeep of all the green areas, surface water balancing facility, play areas, public open spaces and planted areas. A management company helps bring residents together with the purpose of making a community and this ensures that Durose Country Park is maintained to the highest standard set out by Redrow Homes for years to come. The management company will also look after the financial, administrative and regulatory needs on behalf of the residents.



RESERVATION PROCESS

As one of the UK's leading housebuilders, Redrow is committed to building you a home to be proud of and making your purchase as smooth and trouble-free as possible.

The Redrow Customer Charter sets out our commitment to you throughout the whole process of buying your new home.

The Redrow Home Buyer Guide has been prepared to provide more detailed information on the process of buying your new home and the service provided by Redrow, covering all areas within our Charter commitment.

1. A reservation fee of £1,000 is required to secure the home of your choice (£500 Help to Buy).
2. An exchange fee being 10% of the actual purchase price.
3. The balance of 90% of the actual purchase price is payable on legal completion.

For more information about the reservation process and our Customer Charter, please ask your Sales Consultant for a copy of the Redrow Home Buyers Guide & the Customer Charter.

RECOMMENDED SOLICITORS:

- Franklins Solicitors LLP - 8 Castilian Street, Northampton NN1 1JX - Contact Marie Bevan 0800 781 8744
- JC Lawyers - 44A St Johns, Ashbourne DE6 1GH - Contact Joanne Clay & Lyndsey Franklin 01335 300949
- Smith Partnership - Celtic House, Friary Street, Derby DE1 1LS - Contact Sylvia Caudwell 01332 225225
- Ellis-Felmor & Negus - 2 Devonshire Ave, Beeston, Nottingham NG9 1BS - Contact Giles Tyas 01159 221 591

RECOMMENDED FINANCIAL ADVISORS:

- Meridian Mortgages - 0116 272 0083
- William Lowden & Associates - 01234 881111

