

# TOP FARM

HIGHAM LANE

platform   
**home**  
OWNERSHIP

# PLATFORM HOME OWNERSHIP

At Platform Home Ownership, we're passionate about building quality homes for our customers and creating communities that homeowners can be proud of. It's our mission to build a better future for the UK - investing in affordable homes to ensure accessible routes to homeownership for everyone.

*Building A Better Future Through New Homes*

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**WELCOME TO TOP  
FARM, SITUATED IN  
THE MARKET TOWN  
OF NUNEATON.**



# THE WORLD AROUND YOU

A thriving market town in Warwickshire, Nuneaton offers a perfect blend of modern amenities, green spaces, and rich history, making it an ideal place to call home. Nuneaton is equipped with all of your local amenities, an Ofsted rated local schools.

TOP FARM  
IS PERFECTLY  
CONNECTED IN  
EVERY DIRECTION  
MAKING IT A HOME  
BUYERS DREAM

4.6 MILES  
BEDWORTH

4.7 MILES  
HINCKLEY

9.9 MILES  
COVENTRY

14.2 MILES  
TAMWORTH

## LOCAL AMENITIES

ETONE SPORTS CENTRE	5 MIN (CAR)	1.4 MILES
HIGHAM LANE FOOD AND WINE	14 MIN (WALK)	0.6 MILES
THE CHASE HOTEL	18 MIN (WALK)	0.8 MILES
THE GRANGE MEDICAL CENTRE	29 MIN (WALK)	1.3 MILES

## PLACES OF INTEREST

RIVERSLY PARK	8 MIN (CAR)	2.3 MILES
FUNTATSIC	8 MIN (CAR)	3 MILES
ODEON LUXE NUNEATON	13 MIN (CAR)	4.3 MILES
WEDDINGTON MEADOWS	13 MIN (CAR)	3.1 MILES

## CONNECTIVITY

M69	17 MINS	11.1 MILES
M6	14 MINS	6 MILES
A5	1 MINS	0.1 MILES

## EDUCATION

MILBY NURSERY AND KIDS CLUB	1 MIN (CAR)	0.5 MILES
MILBY PRIMARY SCHOOL	1 MIN (CAR)	0.5 MILES
HIGHAM LANE SECONDARY SCHOOL	2 MIN (CAR)	0.5 MILES
WEDDINGTON PRIMARY SCHOOL	5 MIN (CAR)	1.6 MILES

Travel times are all shown in minutes and are representative of driving time. All times and distances are taken from [google.com/maps](https://www.google.com/maps)

# ABOUT SHARED OWNERSHIP

## BUY YOUR TOP FARM HOME THROUGH SHARED OWNERSHIP

Your dream home is more affordable than you may think with Shared Ownership. Shared Ownership means you can purchase part of your home and then pay rent on the remaining share. Typically, you can purchase 40-75% of your home, but lower shares are available. What's more, Shared Ownership is flexible, and allows you to increase your level of ownership over time if you choose to.

Whatever your looking for, we have a wide selection of homes perfect for whatever your needs.

Buying through Shared Ownership at this development means you can purchase between 25 - 75% of your property and pay a subsidised rent on the remaining share you don't own.

### HOW IT WORKS

- 1** BUY THE FIRST SHARE IN YOUR NEW HOME.
- 2** PAY RENT ON THE REMAINING SHARE
- 3** BUY MORE SHARES IN YOUR HOME LATER

### DID YOU KNOW?

Shared Ownership offers great flexibility, and you can purchase more of your home through staircasing whenever you are ready too.

[CLICK HERE TO LEARN MORE BY READING OUR SHARED OWNERSHIP GUIDE](#)

## TOP FARM

HIGHAM LANE

### A STUNNING COLLECTION OF TWO, THREE AND FOUR-BEDROOM HOMES AVAILABLE THROUGH SHARED OWNERSHIP.

Top Farm is an exciting addition to the local area. It will become a new destination, offering a high standard of living while creating a brand-new neighbourhood for the region. Sustainability is at the heart of the build, ensuring that each home is built to last, creating a legacy for future generations.

Each home in the development will utilise the latest fixtures and fittings to ensure a quality interior finish. The surrounding scheme will also implement schools, community facilities and retail units, meaning residents have everything they need on their doorstep. For buyers, it's the ideal chance to buy in an exciting development amongst the stunning countryside.



GET TO KNOW

# TOP FARM

HIGHAM LANE

Top Farm is an exclusive collection of two, three and four bedroom homes offering new opportunities for first time buyers, downsizers and growing families.



**THE CURLEW**  
2 Bedroom Home



**THE MOUNTFORD**  
3 Bedroom Home



**THE ELMSLIE**  
3 Bedroom Home



**THE ALDRIDGE**  
4 Bedroom Home





This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Platform Home Ownership home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping, windows and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

MID/END TERRACE & SEMI DETACHED

THE CURLEW

PLOTS 85, 86, 258, 289 & 260

TOTAL 782 SQ FT (NIA)

GROUND

FIRST

KITCHEN/DINING/LIVING

ST

WC

BEDROOM 1

BATHROOM

LANDING

A/C

BEDROOM 2

SPECIFICATION

- Kitchen**
- Modern fitted kitchen
  - Stainless steel integral oven, hob & extract hood
  - Space for washing machine & fridge/freezer
  - Vinyl flooring to kitchen and WC
  - Open plan kitchen/dining

- Bathroom**
- Family bathroom
  - Shower over bath
  - Three piece white suite
  - Complimentary wall tiling
  - Vinyl flooring to bathroom

- Sustainability**
- EPV Charging
  - Air Source heat pumps
  - Solar panels

- General**
- 2 parking spaces per property
  - 10 Year build warranty

Living / Dining Room	20.2 m²	15'0" x 14'5"
Kitchen	13.1 m²	12'4" x 11'3"
Bedroom 1	14.1 m²	14'5" x 10'5"
Bedroom 2	12.6 m²	14'5" x 9'4"





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SEMI DETACHED

THE ELMSLIE

PLOTS 31, 32, 97, 149, 150, 246, 247, 359, 360, 391 & 392

TOTAL 933 SQ FT (NIA)

GROUND

FIRST

LIVING ROOM

DINING

HALL

KITCHEN

WC

BEDROOM 3

BEDROOM 1

LANDING

BEDROOM 2

BATHROOM

EN SUITE

Kitchen / Dining Room	13.9 m <sup>2</sup>	15'8" x 9'6"
Living Room	18.5 m <sup>2</sup>	16'9" x 11'11"
Bedroom 1	10.5 m <sup>2</sup>	12'0" x 9'4"
Bedroom 2	6.8 m <sup>2</sup>	9'4" x 7'9"
Bedroom 3	7.8 m <sup>2</sup>	12'0" x 7'1"

SPECIFICATION

- Kitchen**
- Modern fitted kitchen
  - Stainless steel integral oven, hob & extract hood
  - Space for washing machine & fridge/freezer
  - Vinyl flooring to kitchen and WC
  - Open plan kitchen/dining

- Bathroom**
- Family bathroom
  - Three piece white suite
  - Complimentary wall tiling
  - Vinyl flooring to bathroom
  - En suite to bedroom 1

- Sustainability**
- EPV Charging
  - Air Source heat pumps
  - Solar panels

- General**
- 2 parking spaces per property
  - 10 Year build warranty





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SEMI DETACHED

THE MOUNTFORD

PLOTS 59, 172, 173, 185, 186, 355, 356, 393 & 394

TOTAL 955 SQ FT (NIA)

GROUND

FIRST

SPECIFICATION

- Kitchen**
- Modern fitted kitchen
  - Stainless steel integral oven, hob & extract hood
  - Space for washing machine & fridge/freezer
  - Vinyl flooring to kitchen and WC
  - Open plan kitchen/dining
  - Utility room

- Bathroom**
- Family bathroom
  - Three piece white suite
  - Complimentary wall tiling
  - Vinyl flooring to bathroom
  - En suite to bedroom 1

- Sustainability**
- EPV Charging
  - Air Source heat pumps
  - Solar panels

- General**
- 2 parking spaces per property
  - 10 Year build warranty

Kitchen / Dining	14.9 m <sup>2</sup>	18'4" x 8'8"
Living Room	17.6 m <sup>2</sup>	18'4" x 10'3"
Bedroom 1	10.6 m <sup>2</sup>	11'0" x 10'4"
Bedroom 2	8.6 m <sup>2</sup>	10'3" x 9'0"
Bedroom 3	7.6 m <sup>2</sup>	9'1" x 9'1"





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THE ALDRIDGE

SEMI DETACHED

THE ALDRIDGE

PLOTS 147 & 148

TOTAL 1,111 SQ FT (NIA)

GROUND

FIRST

SECOND

SPECIFICATION

- Kitchen**
- Modern fitted kitchen
  - Stainless steel integral oven, hob & extract hood
  - Space for washing machine & fridge/freezer
  - Vinyl flooring to kitchen and WC
  - Open plan kitchen/dining

- Bathroom**
- Family bathroom
  - Three piece white suite
  - Complimentary wall tiling
  - Vinyl flooring to bathroom
  - En suite to bedroom 1

- Sustainability**
- EPV Charging
  - Air Source heat pumps
  - Solar panels

- General**
- 2 parking spaces per property
  - 10 Year build warranty

Kitchen / Dining	13.4 m <sup>2</sup>	15'8" x 9'2"
Living Room	15.9 m <sup>2</sup>	16'4" x 10'6"
Bedroom 2	10.3 m <sup>2</sup>	12'3" x 9'1"
Bedroom 3	8.0 m <sup>2</sup>	10'6" x 8'5"
Bedroom 4	7.5 m <sup>2</sup>	10'6" x 7'9"
Bedroom 1	16.6 m <sup>2</sup>	14'1" x 12'9"



# Top Farm

# Higham Lane

## HOUSE PRICES FOR ALL PLOTS AVAILABLE

[illegible]



TOP FARM,  
HIGHAM LANE,  
CV11 6AP

GET IN TOUCH

0333 200 7304

[sales@platformhg.com](mailto:sales@platformhg.com)

SATNAV

CV11 6AP



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