LOCAL AREA

SHOPPING

There’s an abundance of places close by to get essential groceries, with a Co-op and a Tesco (including pharmacy) only 1.5 miles away by car. Only slightly further afield there is an Aldi, 3 miles away, so whatever you’re looking for you’re sure to find.

If you’re shopping for pleasure, Kingsway Retail Park is only 3.2 miles away. A Marks and Spencer Food Hall, Costa, and Subway along with TK Maxx, Argos, Boots, Hollister, Gap at Home and Hobbie’s shine, amongst others. DERBY City also offers boutiques, furniture, restaurants and a cinema, and is just 10 minutes away.

Finally, Derby City itself has a truly remarkable range of restaurants, boutiques, and shops. The Timber Yard offers an all-round experience of traditional stalls, artisan produce and unusual canoe, while the Cathedral Quarter has boutique stores and multiple cafes.

SPORT AND LEISURE

Cyclists will enjoy the 250m track at Derby Arena, as well as the paths of The Peak District National Park only a 25-minute drive away. After 30 minutes by car, you’ll get to London Swimming Pool and two golf courses, whilst football and cricket fans can take advantage of the Derby County Ground and Pride Park Stadium.

For something less active, the Cathedral Quarter of Derby has cultural activities such as theatres, cinemas, cultural centres and gigs. At night the multiple clubs, bars and pubs allow you to let your hair down under the stars. You might take advantage of the convenient transport if you don’t want to, as the city centre has multiple hotels and bed and breakfasts to choose from, including Jury’s Inn and Premier Inns.

EDUCATION

Nursery to Primary aged children will benefit from the Ofsted-rated ‘Good’ schools nearby, including Mickleover Nursery/Infant/Primary, Silverhill Nursery and Farnsfield Junior all within 2 miles. The ‘Outstanding’ Littleover Community School and Wren Park are also slightly further out.

For secondary education the four nearby schools, Murray Park Community School, St Claires School, Derby High School and Derby Grammar School, will be within your child’s catchment area. There are also several adult education classes, including Derby, Stafford, Birmingham, Nottingham and Loughborough.

HEALTH CARE

Various medical practices serve the local community, such as Mickleover Surgery and Mickleover Medical Centre, with Royal Derby Hospital and an A&D department just 15 minutes drive in case of emergencies.
Hackwood Grange is an exciting new development for Mickleover offering two, three and four bedroom homes for discerning buyers. Just two miles from Derby with excellent travel connections, new families or those looking to upgrade will feel at home.

Sitting between green fields and existing suburbs, the Hackwood Grange development enjoys the best of city convenience without the hustle and bustle. Designed to cater to a wide variety of tastes without sacrificing charm, Redrow’s award-winning Heritage Collection houses are sure to go fast so register your interest today. Ease, comfort and excitement can be yours with only a 5% deposit using Help to Buy.

TRANSPORT
Getting around is simple, with the A38 only 1.5 miles away and the A50 Derby Southern Bypass just 6.5 miles, linking to the M1 at junction 25. You’ll also find the M6 nearby, linking to Stafford, Birmingham and Manchester.

Derby Train Station is an easy 3.6 miles away, giving you fast access to the East Midlands, with London St Pancras reachable in 1 hour and 29 minutes for anyone concerned about their commute. Regular buses will take you from Mickleover to Derby for leisure trips or shorter commutes.

Longer journeys are a breeze, with East Midlands airport only 13 minutes away by train or 20 miles by car, offering national and international flights. Business trips or holidays will start right, with less stress and less time travelling.

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.)

<table>
<thead>
<tr>
<th>Band</th>
<th>Council Tax Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>£1,095.52</td>
</tr>
<tr>
<td>B</td>
<td>£1,278.10</td>
</tr>
<tr>
<td>C</td>
<td>£1,460.69</td>
</tr>
<tr>
<td>D</td>
<td>£1,643.27</td>
</tr>
<tr>
<td>E</td>
<td>£2,008.44</td>
</tr>
<tr>
<td>F</td>
<td>£2,373.61</td>
</tr>
<tr>
<td>G</td>
<td>£2,738.79</td>
</tr>
<tr>
<td>H</td>
<td>£3,286.54</td>
</tr>
</tbody>
</table>

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 last £25,000 = £1,250
• Total SDLT = £3,750

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

HACKWOOD GRANGE MANAGEMENT COMPANY

There will be an estate charge of approximately £200 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 Hackwood Grange 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 all the residents.

STAMP DUTY

Up to £125,000 2% of purchase price

Over £125,000 to £250,000 5% of purchase price

Over £250,000 to £925,000 10% of purchase price

Over £925,000 to £2.5 million 15% of purchase price

Over £2.5 million 12% of purchase price

Example - If you buy a house for £400,000, the SDLT you owe is calculated as follows:
• 0% on the first £125,000 = £0
• 2% on the next £275,000 = £5,500
• Total SDLT = £5,500

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 Castillian Street, Northampton NN1 1JX - Contact Marie Bevan 0800 781 8744
- JC Lawyers - 44A St John’s, 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 8893
- William London & Associates - 01224 801111

COMING HOME