



MIDDLEMASS PLACE

29
new energy
efficient
homes

SMART
and stylish
design



2 & 3
bedroom
homes

THRIVE
in a new
community

Middlemass Place
Netherley
Liverpool
L27 7AR



MAKE YOURSELF AT HOME



With a stylish collection of 2 & 3 bedroom homes available through Shared Ownership and Rent to Buy, Middlemass Place is the ideal place to put down some roots.



ON THE RURAL EDGE OF THE LIVERPOOL SUBURBS LIES MIDDLEMASS PLACE – PART OF A NEW COMMUNITY AND THE PERFECT PLACE TO CALL HOME.

On the southern edge of the Liverpool suburbs, a stones throw from vast open countryside lies Middlemass Place in Netherley – a collection of 2 and 3 bedroom homes. This popular location provides an enviable base that allows you to make the most of the green spaces of east Liverpool and the city itself, while great transport connections make travelling across the entire region easy.

Middlemass Place provides an outstanding range of stylish affordable homes that are easy to live in and maintain; everything you want from your new home.

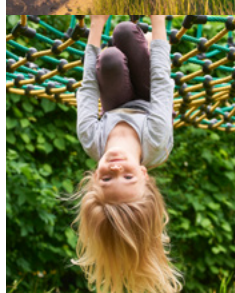


FROM BEACHES TO ART AND HERITAGE, IT'S ALL WITHIN REACH. A HOME YOU'LL LOVE SURROUNDED BY THE THINGS YOU LOVE.

Middlemass Place's location gives residents a diverse range of amenities on their doorstep (with a few other gems a little further afield).

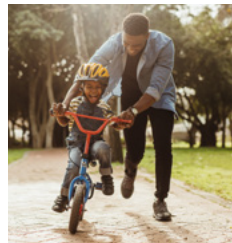
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With the coast in easy reach, and the first UK marina to be awarded a Blue Flag; the Royal Albert Dock and Salhouse Dock Marina, there's plenty of exciting places awaiting to be explored, along with Knowsley Safari Park, National Trust sites and historic homes that provide families with a great day out.



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Parks and gardens are ideal for walking and cycling can be found almost from the door. The Liverpool Loop Line is perfect for families and less experienced cyclists as it's flat, easy and almost entirely traffic-free. This wonderful green corridor runs through east Liverpool and provides a tranquil escape from the city. The trail is suitable for both walking and cycling.



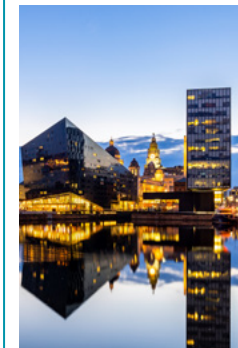
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From Netherley, a short drive or bus journey will take you to nearby Woolton or Belle Vale for a range of shops, supermarkets, cafés, restaurants and pubs. With Netherley itself surrounded by golf courses for the golf enthusiasts.



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Even more awaits in nearby Liverpool city centre; under 20 minutes' drive away, this cultural hotspot and lively destination will deliver on all fronts. Get your glad rags on and visit one of the many theatres, get the babysitter booked so you can wine and dine the night away, shop till you drop at a myriad of shops including Liverpool One, or simply take in the sights of the waterfront.



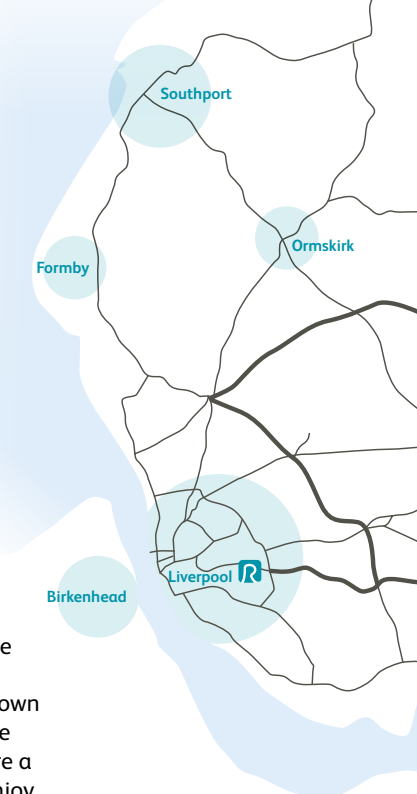
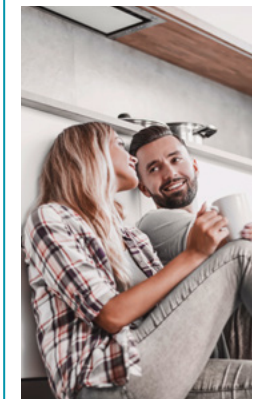
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A 30 minute drive gets you to the nearby seaside town of Southport. The prom and pier are a great place to enjoy ice-creams and fish and chips. Discover boutique shops as you meander through the victorian shopping arcades. Or spend the day enjoying the annual air show, fireworks festival, or Pleasureland theme park.



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One thing is for sure, making your home at Middlemass Place will enable you to live the life you deserve.



WELCOME HOMIE

Modern living is at the heart of Middlemass Place. Our thoughtfully designed 2 and 3 bedroom homes include a range of layouts to suit different lifestyles including light, airy open plan living spaces and kitchen-diners that are flooded with natural light. All our homes come with private gardens and parking and are built to the highest standards. There is something for everyone at Middlemass Place; first time buyers, families looking for more space as well as those looking to downsize to a smaller, easy to manage home. Whatever you choose, welcome home.





CHRIST CHURCH

MIDDLEMASS HEY

HEALTH CENTRE

NURSING HOME

BROWNBILL BANK

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Middlemass Place is ideally located to offer families a superb choice of local schools and colleges. Nurserys, infant schools, colleges, and the University of Liverpool are all within easy reach.

Netherley and the surrounding suburbs offer all the amenities you will need within a short walk or drive including a leisure centre and gyms, supermarkets, a range of convenience shops, pharmacies and a post office.

Nature is in plentiful supply too, from local parks, places to walk the dog or ride your bike, and golf courses. Everyone can find somewhere to escape.

Bus stops are only a short walk away from Middlemass Place offering frequent services to the city centre, whilst the nearby M62 provides quick and direct access to all over the North West.

Local convenience store:
4 minute walk

Liverpool One:
21 minutes by car

Junction 6 M62:
6 minutes by car

ALDI, Morrisons, Sainsbury's:
4-7 minutes by car



THE WILLOW

70m² 753 sq ft

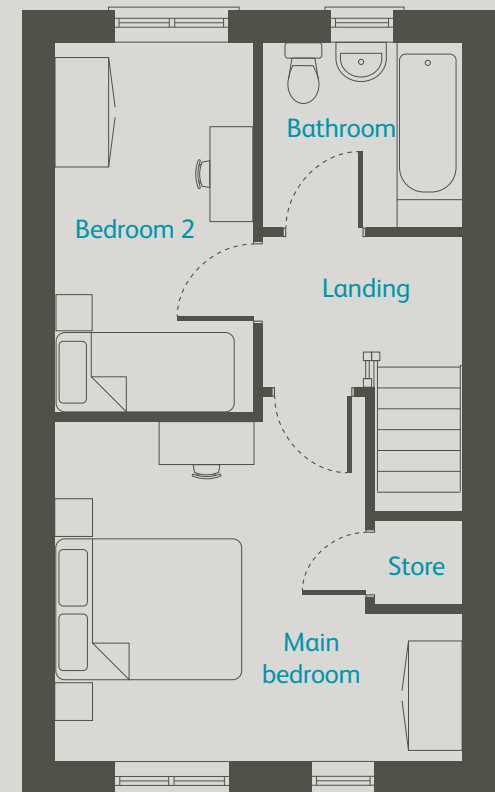
	m	ft
Living	3.4m x 4.4m	11'2" x 14'5"
Kitchen / Dining	4.4m x 3.4m	14'5" x 11'2"

	m	ft
Main bedroom	4.4m x 4.0m	14'5" x 13'1"
Bedroom 2	2.2m x 4.0m	7'3" x 13'1"

Note: Room sizes are indicative and for information purposes only.



Ground floor



First floor



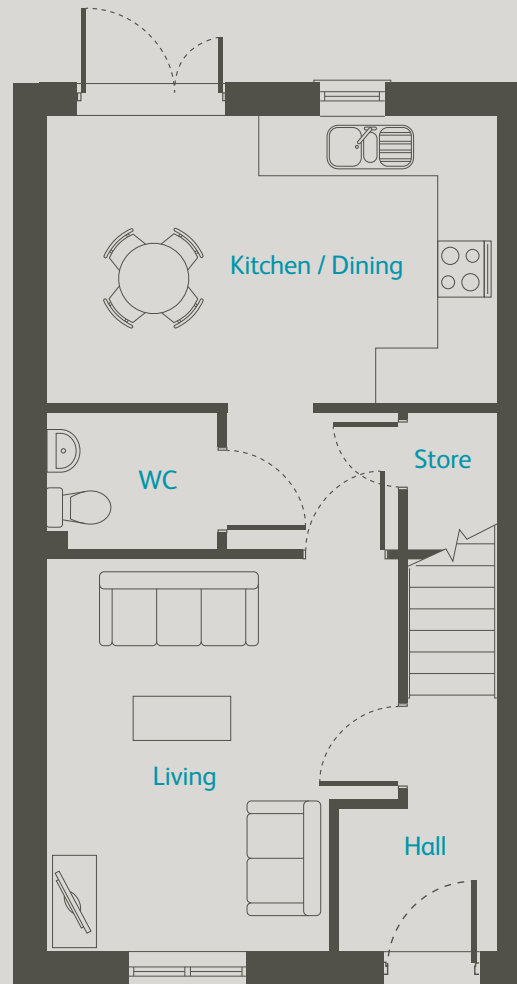
THE ROWAN

85m² 915 sq ft

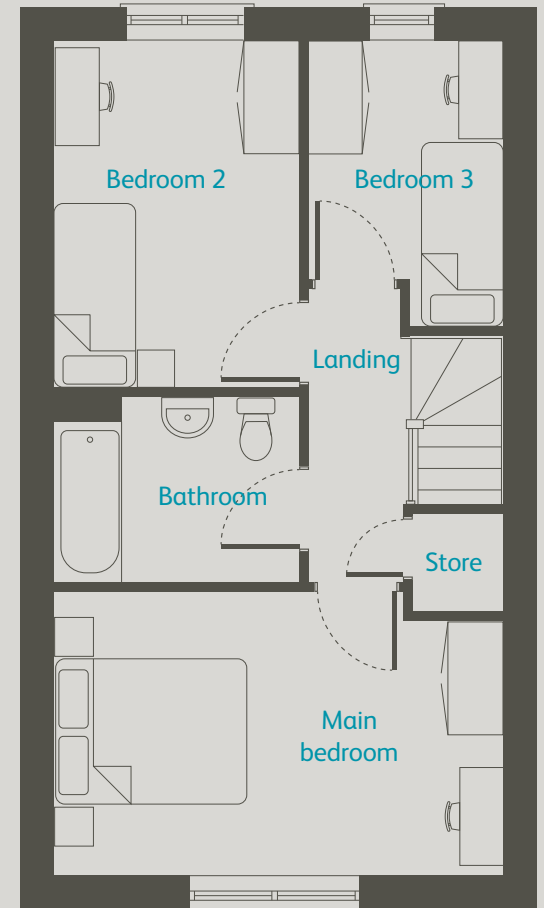
	m	ft
Living room	3.8m x 4.2m	12'6" x 13'9"
Kitchen / Dining	4.8m x 3.1m	15'9" x 10'2"

	m	ft
Main bedroom	4.8m x 3.0m	15'9" x 9'11"
Bedroom 2	2.6m x 3.7m	8'6" x 12'2"
Bedroom 3	2.1m x 3.1m	6'11" x 10'2"

Note: Room sizes are indicative and for information purposes only.



Ground floor



First floor

HOME SPECIFICATION

All our homes at Middlemass Place are built to an excellent specification. Light, spacious rooms are complemented by eye catching, contemporary bathroom designs. Kitchen/diners are equipped with modern fitted units throughout – including a stainless-steel oven, gas hob and extractor hood.



General

- Vinyl flooring to kitchens, bathrooms and WC.
- Carpets through remainder of the house.
- Double glazed windows
- 10-year NHBC warranty



A number of eco-features have also been integrated ranging from energy efficient boilers to full double-glazing.

Outside

- Off-street parking
- Turfed rear garden
- Wall or fencing provided to all boundaries
- External front and rear lights
- Outside tap




Kitchen

- Contemporary kitchen with ample storage
- Oven hob and extractor

Bathroom

- White sanitaryware
- Generous bathroom tiling





**NOT ONLY
THOUGHTFULLY
DESIGNED BUT
EFFICIENT AND
ECONOMICAL
TO HEAT AND
MAINTAIN.**

BUY USING SHARED OWNERSHIP

Buying a home the affordable way

Some of our homes are available to buy using the government's new shared ownership scheme, launched in April 2021.

Put simply, you buy a share in your home and pay a rent on the part you don't own. Under the new scheme, you can buy anything from a 10 per cent share up to 75 per cent.

It's a much more affordable way to buy because it means you'll have a smaller mortgage and you won't have to find a big deposit.

The government's new model for shared ownership introduces a new form of staircasing that enables you to buy shares from as little as 1 per cent for the first 15 years. You can continue to buy further shares until you own your home outright. Or you can stay as you are.

And when it comes to maintaining your home, you'll have less to worry about. As part of the new scheme, we'll support you with some of the cost of qualifying repairs for the first 10 years.

If you decide to move on, you can sell your share of the property based on its value at the time of selling.

Check if you're eligible

Shared ownership is for anyone who'd like to own a home but can't afford to buy one outright. You may qualify if:

- Your household income is less than £80,000 a year, or less than £90,000 a year in London.
- You don't currently own a home or have a legal interest in a property.
- You're forming a new household - for example, after a relationship breakdown.
- You can secure a mortgage or have funds to buy the property.
- You can afford to buy a share of the property based on your individual circumstances and affordability assessment.

Shared ownership is a well-established route into home ownership. For more than 40 years, it's helped thousands of people get onto the property ladder. It's one of a number of schemes offered by the government. To check whether you're eligible and more information, visit www.ownyourhome.gov.uk/scheme/shared-ownership

If you're eligible, we'll support you through the buying process to help make your move hassle-free.



WHEN YOU CAN AFFORD TO YOU CAN BUY MORE OF THE PROPERTY UNTIL YOU OWN ALL OF IT; THIS IS CALLED STAIRCASING.

RENT TO BUY

Rent now, buy later

To help you save for a deposit, you could rent now and buy later. At Dunston Bank Rise we have a number of homes available through Rent to Buy.

You'll start by renting your home at 20 per cent below the market rent for a minimum of five years. With less rent to pay, you'll be able to save for a deposit to buy your home.

It means you can move into a brand new home now, and start to make it your own.

While you're renting, we'll carry out any necessary repairs to make sure your home is safe and comfortable to live in.

And when you're ready, you can put your deposit savings towards a mortgage and buy your home.

Check if you're eligible

If the following applies to you then you may be eligible for Rent to Buy:

- You're a first-time buyer or a previous homeowner looking to buy again but unable to afford to buy now.
- You want to buy a home in the future but don't have the deposit to buy right now.
- You're working.
- You can afford the rent and have a good credit rating.
- You have the "Right to Rent" in the UK.

Rent to Buy is a government-backed scheme, which guarantees you a reduced rent period for five years. After that, you might be able to buy your home or we could extend your tenancy agreement. To find out more about Rent to Buy, go to www.riversidehomeownership.org.uk



**PAY A
REDUCED
RENT**

**USE THE SAVINGS ON
YOUR RENT TO BUILD
UP A DEPOSIT FUND.**

A photograph of a potted plant, a pair of glasses, and a notebook on a gold table with the text 'YOUR HOME, YOUR STYLE' overlaid. The background is a dark, textured wall with a light beam. The notebook has the text 'LIFE ISN'T ABOUT FINDING YOURSELF. IT'S ABOUT CREATING YOURSELF.' on the cover.

YOUR HOME, YOUR

STYLE

LET US INTRODUCE OURSELVES

Riverside is one of the UK's leading housing providers, owning or managing around 80,000 homes across the country.

Since 1985, we've been experts in building and selling affordable homes through a range of government-backed home ownership schemes, including Shared Ownership and Rent to Buy.

As residential property managers, we also provide and manage services such as gardening and cleaning to our leaseholders and tenants.

Helping people onto the property ladder plays a key role in our aim to transform lives and build strong, lasting communities.





Riverside Home Ownership is the sales arm of Riverside, established over 90-years ago to provide a range of affordable housing options for people across England and Scotland. With customers firmly at our heart, we are all about creating vibrant, friendly, diverse communities where people want to live, work, and relax.

The Riverside Group Limited

Registered Office:
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A charitable Registered Society under
the Co-operative and Community Benefit
Societies Act 2014

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