SHARED OWNERSHIP HOMES

SOMERBY VIEW

Grantham

HOMES by MUIR

love the home you own

Welcome to SOMERBY VIEW

DESIGNED WITH MODERN LIVING IN MIND.

We are delighted to introduce **Somerby View,** a thoughtfully planned collection of two and three bedroom homes in the historic market town of Grantham.

Designed with modern living in mind, the homes offer well-planned layouts, stylish interiors, and high-quality finishes throughout.

Situated in the heart of Lincolnshire, Grantham, this development backs onto picturesque rolling countryside. Enjoy open green spaces, country walks and parks at Somerby View, ideal for relaxing and outdoor activities. Somerby View offers the perfect balance of town and country living.

Beautifully built SHARED OWNERSHIP HOMES

Making it easier than ever to step onto the property ladder

Somerby View is an exciting new build development offering a collection of thoughtfully designed homes through a shared ownership scheme, making it easier than ever to step onto the property ladder. Perfect for first-time buyers and growing families alike, these beautifully designed homes combine comfort, style, and energy efficiency in a welcoming community setting.

Shared ownership provides a more affordable route into home-ownership by allowing you to purchase a share of your home while paying a reduced rent on the remaining portion, meaning lower upfront costs and greater flexibility. At Somerby View, you can enjoy the pride and stability of part owning a beautiful new home, with the opportunity to increase your ownership over time as your circumstances change.

10 SIMPLE STEPS to shared ownership

1. **ELIGIBILITY** – Check if you are eligible
2. **AFFORDABILITY** – Can you afford it?
3. **SEARCH** – Find your new home
4. **PROVIDE THE INFO** – Upload your documents
5. **RESERVE** – Reserve your new home
6. **INSTRUCT SOLICITOR** – Instruct your solicitor when you reserve
7. **FINANCING** – Apply for a mortgage
8. **EXCHANGE** – Exchange of contracts
9. **DEMONSTRATION VISIT** – Property demonstration visit
10. **COMPLETION** – Congratulations!

SOMERBY VIEW

Site plan

THE STANFORD
3 BED SEMI-DETACHED

THE SINCLAIR
2 BED SEMI-DETACHED

THE STANFORD
3 BEDROOM

25 Driel Close
(Plot 180)

27 Driel Close
(Plot 181)

THE SINCLAIR
2 BEDROOM

17 Horsa Close
(Plot 219)

19 Horsa Close
(Plot 220)

Muir Homes policy is continuous product and specification development. Plans and images are shown for illustrative purposes only and the final layout and development may vary from that shown. Every effort has been made to ensure the accuracy of the information provided in this leaflet at the date of publication, but it may be subject to change without notice. Please consult with our Sales and Marketing Officer to obtain the current specification. You should take appropriate steps to verify any information upon which you wish to rely. These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty. (Aug 2026)

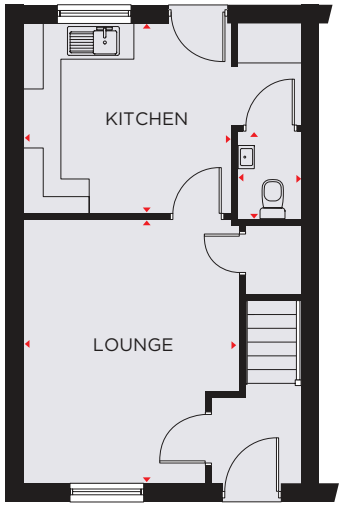
SHARED OWNERSHIP HOMES

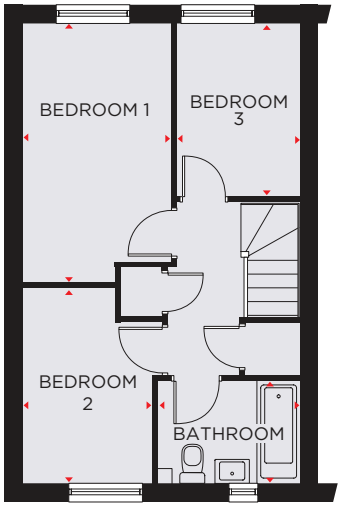
THE STANFORD

3 bedroom, semi-detached home

Overall internal area: 759 sqft

Off the entrance hallway is a bright and spacious lounge, which leads through to a large kitchen/diner. This space opens onto a turfed and fenced garden, complemented by a stone patio. The stylish fitted kitchen includes an integrated oven, hob, and extractor with space for free standing appliances. Luxury vinyl flooring is fitted in both the kitchen and W.C. and family bathroom, whilst supreme twist stain resistant carpet is fitted in the living and bedrooms. The ground floor also benefits from a convenient cloakroom and utility room. Upstairs, there are three well-proportioned bedrooms and a family bathroom complete with a shower over bath and half tiled walls. Externally there is parking for two cars, complete with EV charging points.





GROUND FLOOR

Kitchen/Dining
4.60m* x 3.18m* 15' 1"* x 10' 5"*

Lounge
4.40m* x 3.59m* 14' 5"* x 11' 10"*

**Maximum dimension*

FIRST FLOOR

Bedroom 1
4.34m* x 2.47m 14' 3"* x 8' 1"

Bedroom 2
3.25m x 2.16m 10' 8" x 7' 1"

Bedroom 3
2.89m x 2.05m 9' 6" x 6' 9"

**Maximum dimension*

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SOMERBY VIEW

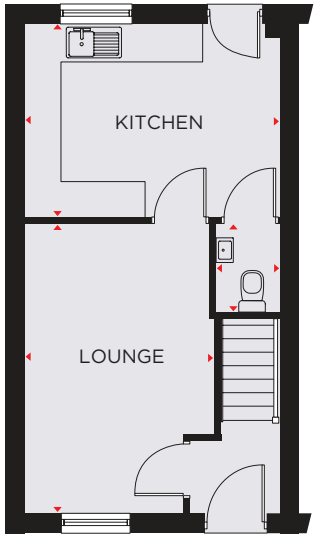
SHARED OWNERSHIP HOMES

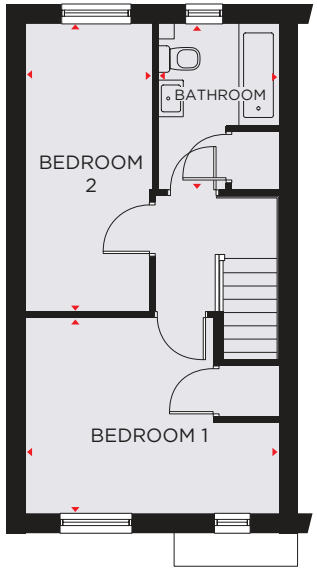
THE SINCLAIR

2 bedroom, semi-detached home

Overall internal area: 733 sqft

Off the entrance hallway is a bright and spacious lounge, which leads through to a large kitchen/diner. This space opens onto a turfed and fenced garden, complemented by a stone patio. The stylish fitted kitchen includes an integrated oven, hob, and extractor with space for free standing appliances. Luxury vinyl flooring is fitted in both the kitchen and W.C. and family bathroom, whilst supreme twist stain resistant carpet is fitted in the living and bedrooms. The ground floor also benefits from a convenient cloakroom and utility room. Upstairs, there are two well-proportioned bedrooms and a family bathroom complete with a shower over bath and half tiled walls. Externally there is parking for two cars, complete with EV charging points.





GROUND FLOOR

Lounge
3.13m* x 4.82m* 10' 3"* x 15' 10"*

Kitchen/Dining
4.20m* x 3.21m* 13' 10"* x 10' 7"*

**Maximum dimension*

FIRST FLOOR

Bedroom 1
4.20* x 3.25m* 13' 10"* x 10' 8"*

Bedroom 2
2.10m x 4.78m 6' 11" x 15' 8"

Bathroom
2.03m x 2.76m 6' 8" x 9' 1"

**Maximum dimension*

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Your home MADE PERFECT

CONTEMPORARY KITCHENS

- Fitted kitchen with integrated Oven, Hob and Extractor Fan.
- Luxury Vinyl flooring.

MODERN BATHROOMS

- Over shower bath.
- Half tiled bathrooms.
- Chrome towel radiator.
- Luxury Vinyl flooring.

ENERGY EFFICIENT CONSTRUCTION

- Double Glazing throughout.
- Central Heating throughout.
- Solar Panels.

PRIVATE GARDENS

- Gardens Turfed and fenced to rear.
- Garden water supply.

ALLOCATED PARKING

- Parking spaces for 2 cars.
- EV Car Charging.

READY TO MOVE IN

- Luxury Vinyl flooring in wet areas.
- Supreme twist stain resistant carpet throughout.

10 YEAR NEW BUILD GUARANTEE

your peace of mind

All Homes by Muir properties come with the **10 YEAR NEW BUILD WARRANTY** for your peace of mind.

Every Homes by Muir property is covered by a **10-year new build warranty**, providing peace of mind that your home has been built to recognised quality standards. The warranty is designed to protect homeowners against certain structural defects and workmanship issues that may arise after completion. This warranty complements Homes by Muirs commitment to delivering high-quality homes and offers added protection for your investment in shared ownership.

Discover GRANTHAM

The perfect location

Perfectly positioned in the heart of Lincolnshire, Grantham is a thriving market town that combines historic charm with modern convenience. Offering excellent transport links, a wealth of local amenities and beautiful surrounding countryside, it's an ideal location for first-time buyers, families, and commuters alike.

Residents can enjoy a wide range of shops, supermarkets, cafés, restaurants, and leisure facilities, along with highly regarded schools and healthcare services. The town also benefits from direct rail services to London, making it a popular choice for those looking for a more affordable lifestyle without sacrificing connectivity.

Surrounded by picturesque villages and open green spaces, Grantham provides the perfect balance of town and country living. Whether you're exploring local parks, enjoying family days out or commuting to nearby cities, you'll find everything you need close to home.

At Somerby View, you'll enjoy modern living in a well-connected location that's perfectly placed to help you love the home you own.

NG31 7EX
Sat Nav Postcode

GETTING HERE

Somerby View, Grantham, NG31 7EX
/// senior.chat.comical

BY ROAD

Exit the **A1 at Grantham** and follow signs for the town centre. Continue towards **Bridge End Road/Somerby View**, where the development is conveniently located for local amenities and transport links.

Distances from Somerby View:

Grantham Town Centre	1.5 Miles	4 mins
Newark-On-Trent	16 miles	25 mins
Melton Mowbray	16 Miles	26 mins
Nottingham	25 Miles	40 mins
Peterborough	31 Miles	41 mins

PUBLIC TRANSPORT

Somerby View benefits from regular local bus services operating from nearby Bridge End Road. Routes provide convenient connections to Grantham town centre, the railway station, Stamford and surrounding villages, making it easy to access local amenities, employment opportunities, and onward travel links.

Grantham Railway Station is located less than 2 miles from the development and offers direct services to London King's Cross in around one hour, making Somerby View an excellent choice for commuters.

SHARED OWNERSHIP HOMES

What is SHARED OWNERSHIP?

Shared Ownership offers you the chance to buy a share of your home (between 40% and 75%) and pay rent on the remaining share. You could buy bigger shares when you can afford to do so which is referred to as 'staircasing' and the more shared you own, the less rent you pay. Muir Housing Group offer 'staircasing' to 100% ownership.

HOW IT WORKS

Because you are buying a share of the property, the deposit you need is a lot smaller. You will typically need a deposit of just 5% of the share you are buying. You pay a deposit and legal fees. Your mortgage is based on the size of share you buy. You will pay a monthly rent on the remaining share. A service charge will apply for buildings insurance and if there are any communal areas to maintain.

The rent which you pay will go down as you purchase more shares. We retain the freehold of the property whilst it is a shared ownership, when/if you purchase all the remaining shares in your home, you will acquire the freehold interest in the property. The term of the lease is 990 years from new. Your solicitor will provide you with a copy of the lease which sets out our joint responsibilities during the conveyancing process.

THE Next Step

Contact our team

Simply contact our team to find out more about our early bird reservations. We will discuss eligibility and the affordability assessment with you.

www.muir.org.uk/shared-ownership

WHO IS ELIGIBLE?

Certain key eligibility criteria apply to shared ownership, these include:

INCOME UNDER £80,000

You must have a combined household income under £80,000 per annum.

NOT OWNING A PROPERTY

You must not already own a property, or part of a property, at the time of completing on your purchase.

UNABLE TO PURCHASE

You must be unable to purchase a suitable home to meet your housing needs on the open market.

HOW MUCH WILL IT COST?

The cost of buying your shared ownership home will vary from development to development. Here's an example of how shared ownership could work:

40% Share	**£108,000**
10% deposit	**£10,800**
60% unowned share	**£162,000**
Rent	**£371.25 mnth**
Mortgage	**£575.81 mnth**

Service charges and management fees apply

HOMES by MUIR

love the home you own

Speak to our dedicated Sales Team to find out
more about our brand new Shared Ownership homes.

get in touch with us

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e:**salesteam@muir.org.uk** **www.muir.org.uk**