Saxon Place

Barkby Road, Queniborough



2, 3 and 4 bedroom homes

available with **Shared Ownership**

Welcome to Saxon Place

A brand new residential community surrounded by open countryside in the Leicestershire village of Queniborough, offering contemporary 2, 3 and 4 bedroom houses close to everyday amenities and excellent local connections.

Available with Shared Ownership, you can purchase your new home with a lower deposit than is required to buy outright.

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VIEW OVER LEICESTER

Discover all that Queniborough has to offer

Queniborough is a picturesque and well-connected Leicestershire village that perfectly balances countryside charm with everyday convenience.

Set within the Leicestershire countryside, Queniborough offers an exceptional village setting where rural charm meets everyday convenience. Surrounded by open green landscapes and country parks, yet close to local amenities and key connections, it is a place designed for those seeking a more peaceful pace of life without compromising on accessibility.

At the heart of the village, residents can enjoy a welcoming community atmosphere with local shops, pubs, restaurants and Queniborough Post Office all close at hand. Families are well catered for, with Queniborough CofE Primary School nearby, while Syston train station provides convenient connections for commuting and leisure.

Beyond the village, everyday essentials are within easy reach, including Tesco Superstore and Aldi, while Beedles Lake Golf Club offers nearby leisure in a beautiful setting. Leicester City Centre is approximately 30 minutes away by car, bringing an extensive choice of shopping, dining, culture and entertainment.

For days out, Twinlakes Park offers family-friendly fun, while East Midlands Airport provides convenient travel further afield. Leicester Hospitals, including A&E services, are also within reach, adding reassurance to this well-connected location.

Combining countryside beauty, village character and excellent accessibility, Queniborough presents a distinctive opportunity to enjoy modern living in one of Leicestershire's most desirable village settings.



WATERMEAD COUNTRY PARK



GRAND UNION CANAL AT SYSTON

Surround yourself with nature

Set within the Leicestershire countryside, Queniborough offers a peaceful village setting with open green spaces, scenic walking routes and beautiful outdoor destinations close by.

From everyday fresh air to weekend adventures, Queniborough is perfectly placed for enjoying nature in every season. King George's Field offers a welcoming local green space close to home, while the surrounding countryside around Queniborough, Rearsby and Gaddesby provides picturesque walks through fields, lanes and rural landscapes.

Nearby Syston Lakes Nature Reserve and Watermead Country Park offer peaceful settings for walking, wildlife spotting and time by the water. A little further afield, Abbey Park, Aylestone Meadows Nature Reserve, Hamilton Park and Humberstone Park provide even more opportunities to explore green space, all within easy reach of home.

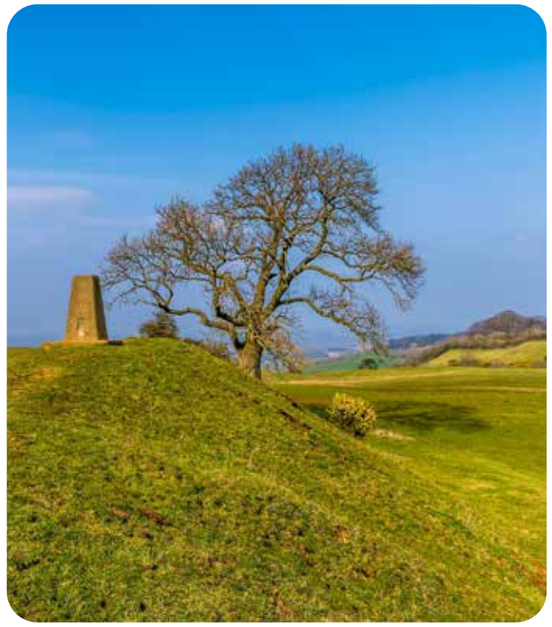
With countryside on the doorstep and a wealth of parks, lakes and nature reserves nearby, Queniborough offers modern living with a naturally calmer pace.

Beautiful outdoor spaces within easy reach...

- **King George's Field, Queniborough**
  0.5 miles
- **Syston Lakes Nature Reserve**
  1.9 miles
- **Rearsby countryside walks**
  2.8 miles
- **Gaddesby countryside walks**
  4.3 miles
- **Watermead Country Park**
  3.3 miles
- **Hamilton Park**
  3.8 miles
- **Humberstone Park**
  4.8 miles
- **Abbey Park**
  5.8 miles
- **Burrough Hill**
  8.5 miles
- **Aylestone Meadows Nature Reserve**
  9.5 miles



AYLESTONE MILL LOCK, AYLESTONE MEADOWS



THE IRON AGE HILL FORT REMAINS, BURROUGH HILL



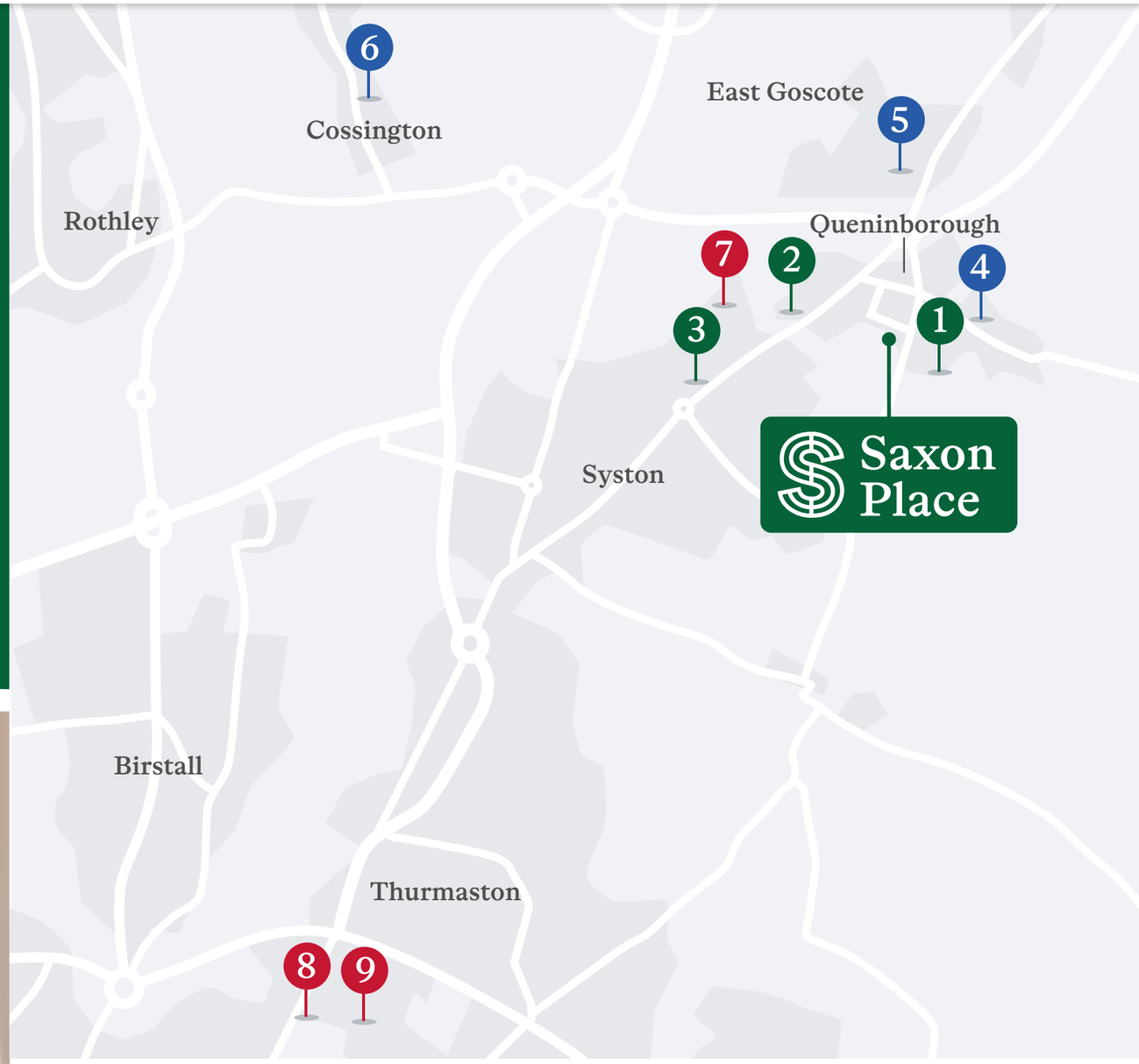
ABBEY PARK

Quality learning around the corner

Families are well catered for in and around Queniborough, with a good selection of primary and secondary schools, nurseries and further education options nearby

The area's strong community feel, combined with access to outdoor spaces, leisure facilities and everyday amenities, helps create an ideal setting for family life and growing households.





Nursery schools

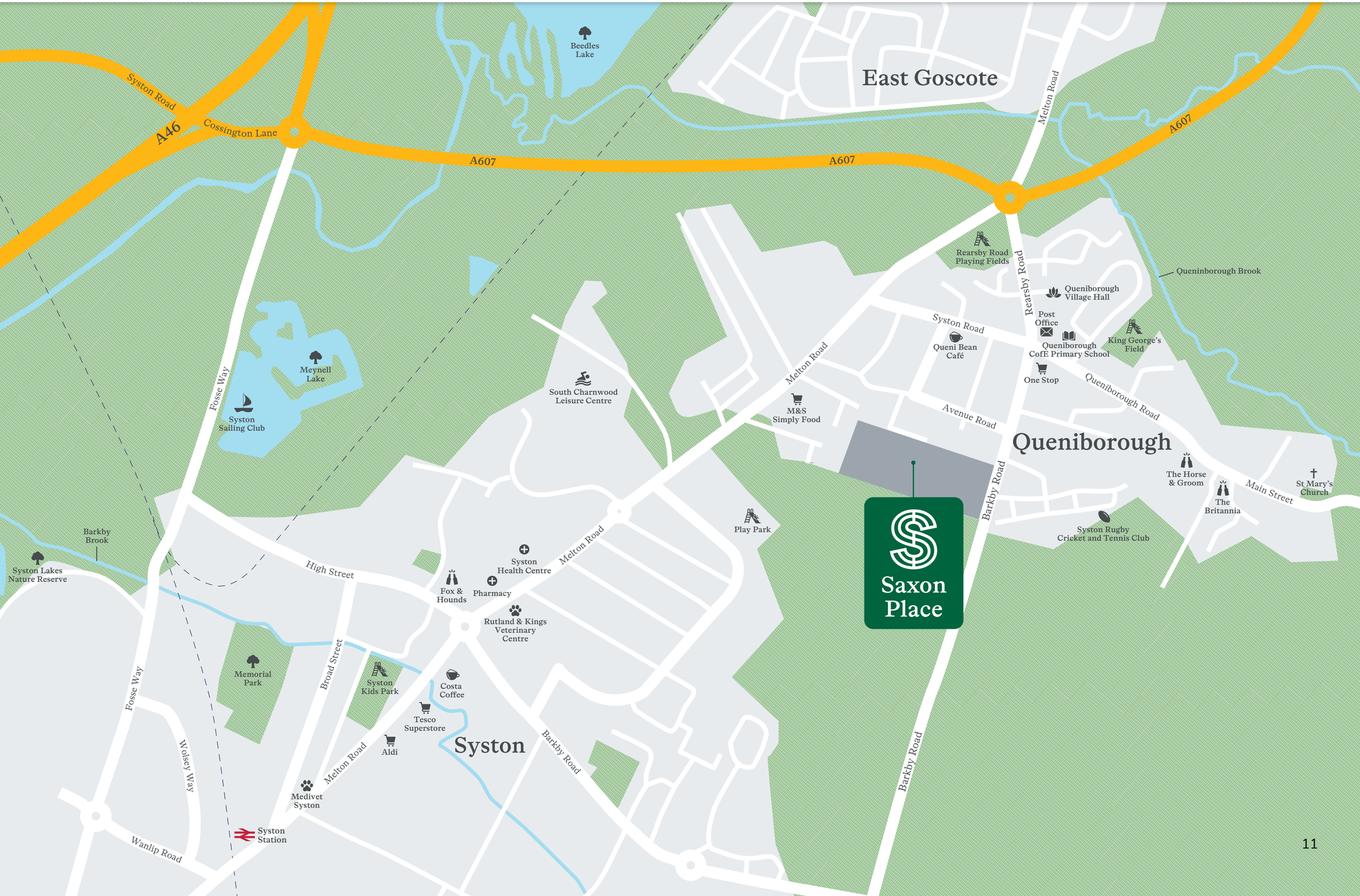
1. **Busy Bodies Childcare**
   3 min walk | 0.1 mile
2. **The Laurels Nursery School & Preschool**
   14 min walk | 0.6 miles
3. **Children 1st Syston Nursery School**
   4 min drive | 1.1 miles

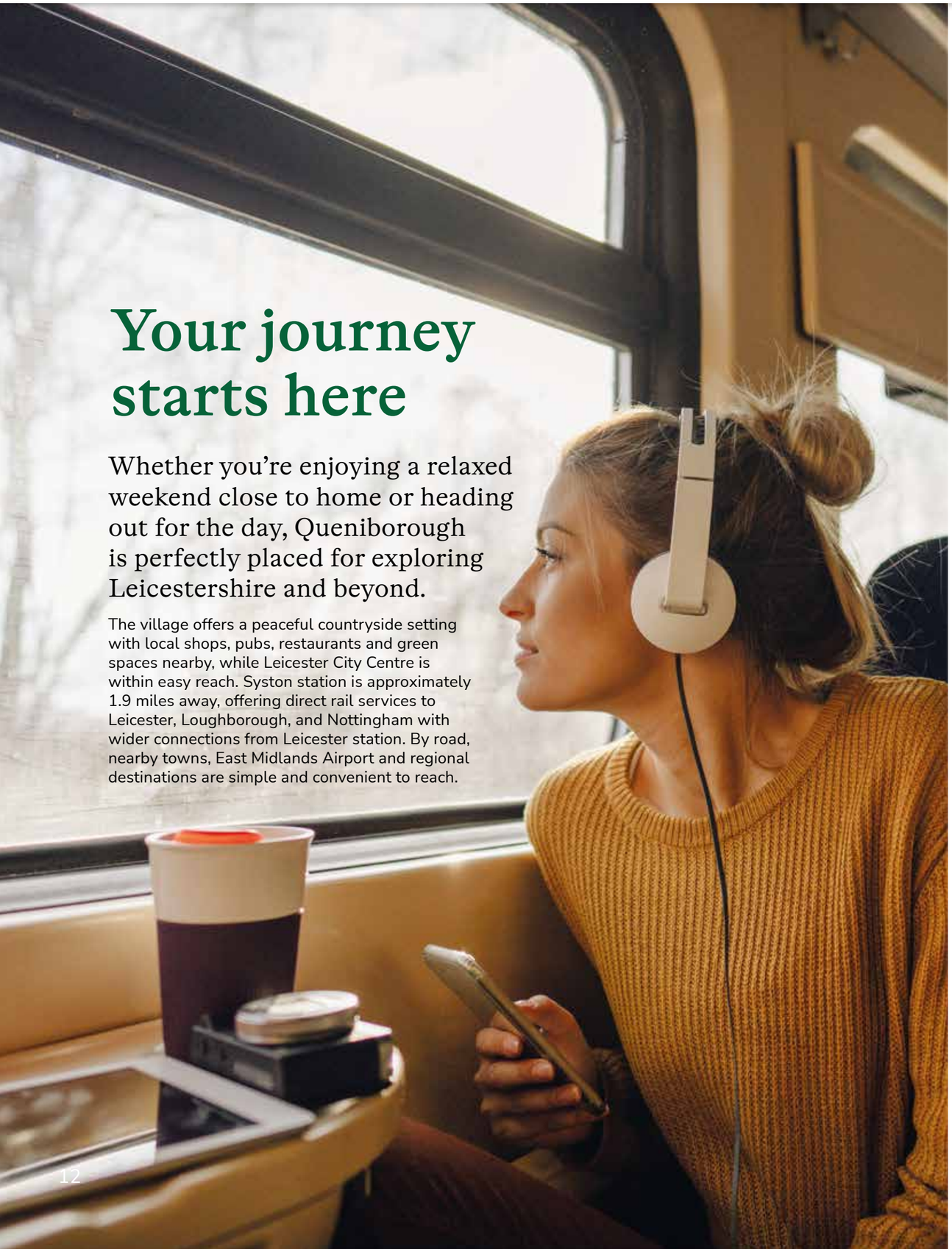
Primary schools

4. **Queniborough CofE Primary School**
   11 min walk | 0.5 miles
5. **Broomfield Community Primary School**
   3 min drive | 0.7 miles
6. **Cossington CofE Primary School**
   8 min drive | 3.5 miles

Secondary schools

7. **Wreake Valley Academy**
   4 min drive | 0.8 miles
8. **Rushey Mead Academy**
   12 min drive | 3.8 miles
9. **Soar Valley College**
   12 min drive | 3.8 miles


Beedles Lake
East Goscote
Syston Road
A46
Cossington Lane
A607
A607
A607
Melton Road
Rearsby Road Playing Fields
Queninborough Brook
Queniborough Village Hall
Rearsby Road
Post Office
Queniborough CofE Primary School
King George's Field
Syston Road
Queni Bean Café
One Stop
Queniborough Road
Meynell Lake
Fosse Way
Syston Sailing Club
South Charnwood Leisure Centre
Melton Road
M&S Simply Food
Avenue Road
Queniborough
The Horse & Groom
The Britannia
Main Street
St Mary's Church
Barkby Road
Play Park
Syston Rugby Cricket and Tennis Club
Barkby Brook
Syston Lakes Nature Reserve
High Street
Syston Health Centre
Pharmacy
Fox & Hounds
Melton Road
Rutland & Kings Veterinary Centre
Saxon Place
Memorial Park
Broad Street
Syston Kids Park
Costa Coffee
Tesco Superstore
Aldi
Syston
Barkby Road
Fosse Way
Wolsey Way
Medivet Syston
Melton Road
Barkby Road
Syston Station
Wanlip Road



Your journey starts here

Whether you're enjoying a relaxed weekend close to home or heading out for the day, Queniborough is perfectly placed for exploring Leicestershire and beyond.

The village offers a peaceful countryside setting with local shops, pubs, restaurants and green spaces nearby, while Leicester City Centre is within easy reach. Syston station is approximately 1.9 miles away, offering direct rail services to Leicester, Loughborough, and Nottingham with wider connections from Leicester station. By road, nearby towns, East Midlands Airport and regional destinations are simple and convenient to reach.

By Rail

Syston train station from Saxon Place

6 min drive | 1.9 miles | 8 min cycle

Leicester	Loughborough	East Midlands Parkway	Beeston
8 mins	9 mins	17 mins	27 mins

Nottingham	Derby	Newark Castle	Lincoln
34 mins	39 mins	1 hour 14 mins	1 hour 49 mins

By Road

from Saxon Place

A607

Leicester

6.8 miles | 20 mins

A46

Nottingham — Newark-on-trent

23 miles | 38 mins — 39.1 miles | 45 mins

A6

Loughborough — Castle Donnington

10 miles | 20 mins — 22 miles | 38 mins

By bus

Queniborough Bus Stop

Adjacent to Barkby Road

0.4 miles | 8 min walk

Route 5/5A

Leicester	Melton Mowbray
42 mins	30 mins

Car travel times and distances taken from google.co.uk/maps and are approximate only. Rail times taken from trainline.com and are approximate only.

Site plan

Click on a home to see its floor plan and details

- 2 bedroom house
- 3 bedroom houses
- 4 bedroom houses
- Future L&G Shared Ownership homes
- L&G Affordable Rent homes
- David Wilson Homes



The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a Sales Consultant for more details.

2 bedroom house

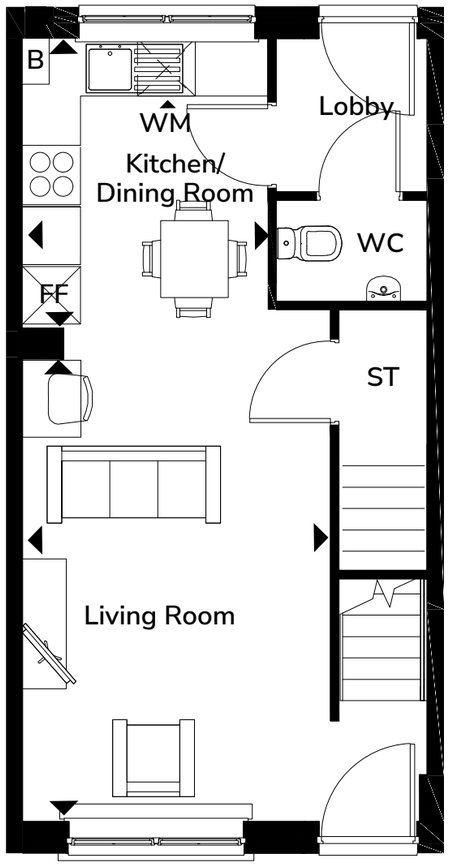
Plots: 26, 27*, 28, 29*, 123 and 124*

* Homes are handed

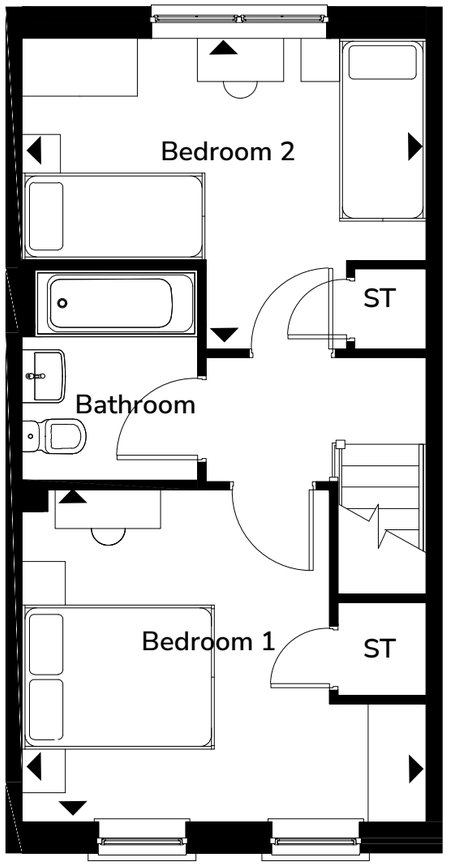


Ground Floor		Width | Length
Kitchen/ Dining Room	4.24m x 3.83m	13'10" x 12'6"
Living Room	4.24m x 3.69m	13'10" x 12'1"

First Floor		Width | Length
Bedroom 1	4.24m x 3.48m	13'10" x 11'5"
Bedroom 2	4.24m x 2.38m	13'10" x 7'9"
Total Area	69.58 sq m	748 sq ft



Ground Floor



First Floor

Two bedroom house style is a representation from another scheme and is indicative only.

This brochure is designed specifically as a guide. The computer generated images are for illustrative purposes only.
The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrances, position of windows.
Please ask a Sales Consultant for further information.

KEY

FF Integrated fridgefreezer
WM Space for washing machine
B Boiler
ST Store
WC Cloakroom

VIEW PLOTS ON SITE PLAN

3 bedroom house

Plots: 19, 125* and 126

* Homes are handed

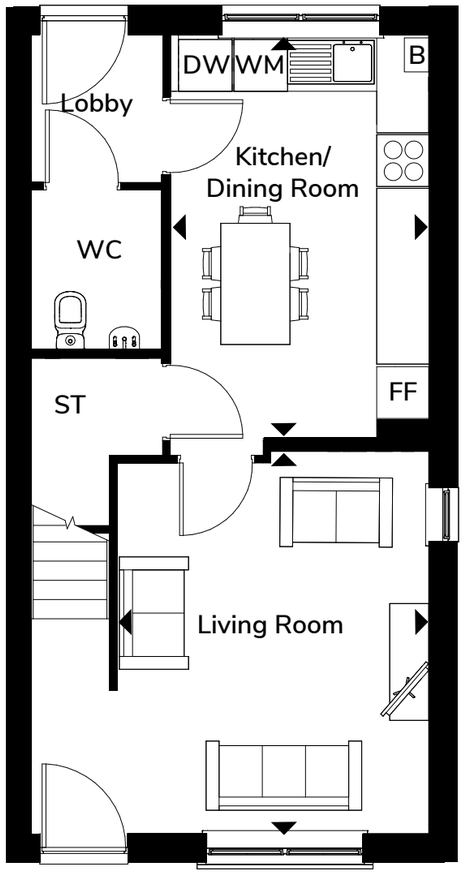


Ground Floor

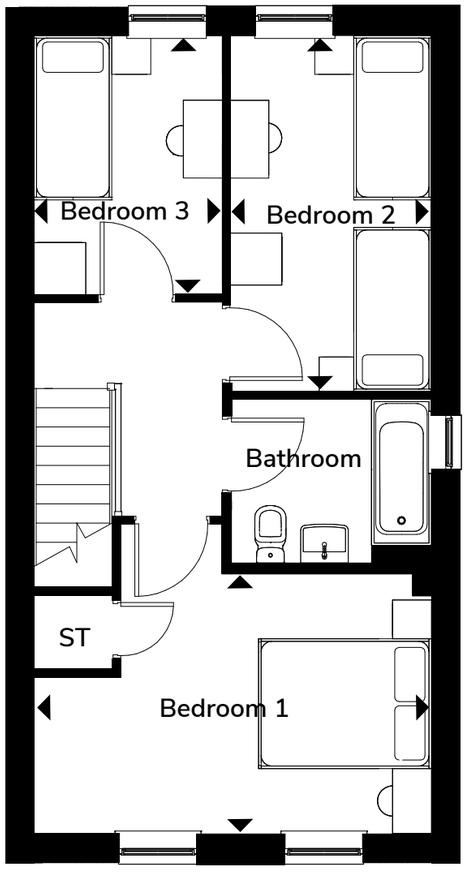
	Width	Length
Kitchen/ Dining Room	3.02m x 4.71m	9'11" x 15'5"
Living Room	3.63m x 4.47m	11'11" x 14'8"

First Floor

	Width	Length
Bedroom 1	4.64m x 3.04m	15'3" x 10'0"
Bedroom 2	2.21m x 3.03m	7'3" x 9'11"
Bedroom 3	2.37m x 4.15m	7'9" x 13'7"
Total Area	86.31 sq m	929 sq ft



Ground Floor



First Floor

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KEY

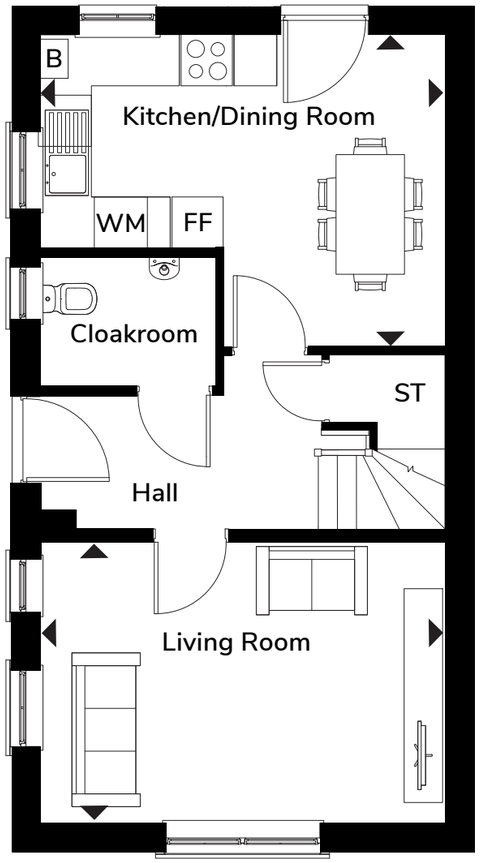
FF Integrated fridgefreezer
WM Space for washing machine
DW Removable base unit with plumbing for dishwasher
B Boiler
ST Store
WC Cloakroom

VIEW PLOTS ON SITE PLAN

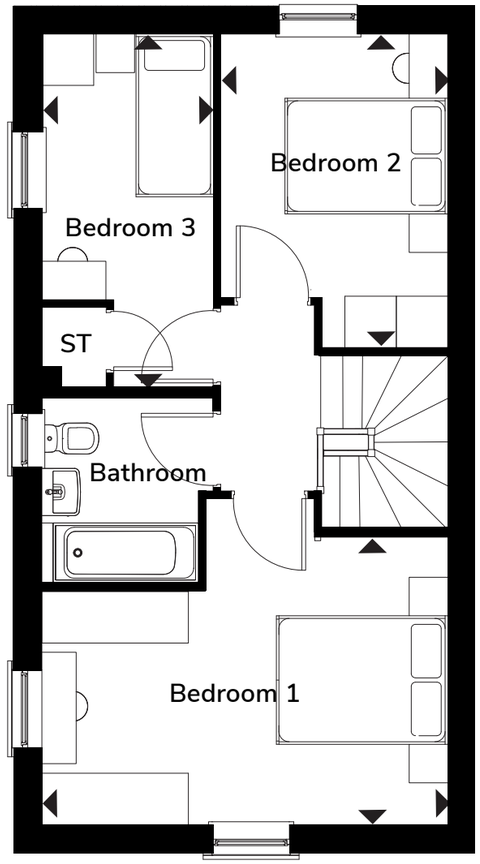
3 bedroom house

Plot: 18





Ground Floor



First Floor

Ground Floor		Width | Length
Kitchen / Dining	4.78m × 3.69m	15'8" × 12'1"
Living Room	4.78m × 3.34m	15'8" × 10'11"

First Floor		Width | Length
Bedroom 1	4.78m × 3.40m	15'8" × 11'2"
Bedroom 2	2.68m × 3.69m	8'10" × 12'1"
Bedroom 3	2.03m × 4.18m	6'8" × 13'9"
Total Area	88.91 sq m	957 sq ft

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KEY

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WM Space for washing machine
DW Removable base unit with plumbing for dishwasher
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ST Store
WC Cloakroom

VIEW PLOTS ON SITE PLAN

4 bedroom house

Plots: 20 and 21*

* Homes are handed

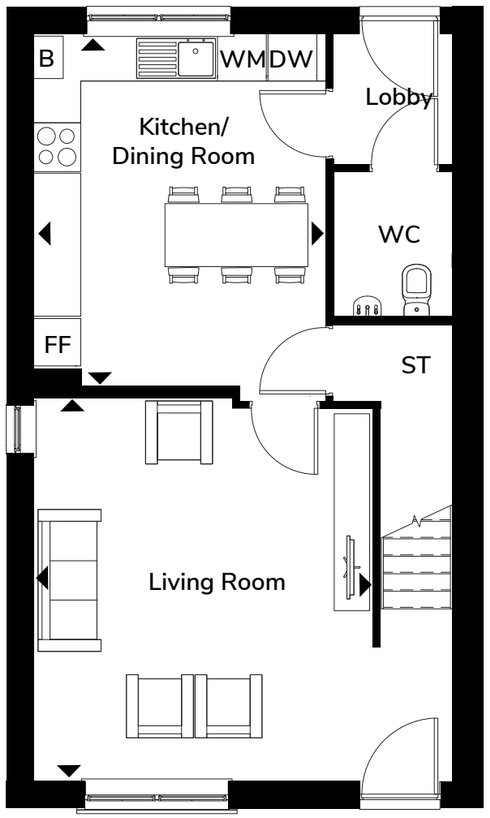


Ground Floor

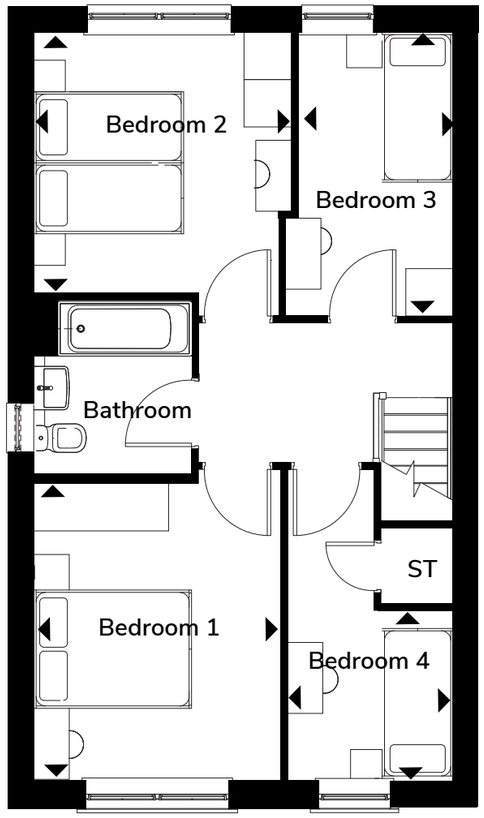
	Width	Length
Kitchen / Dining	3.74m × 4.52m	12'3" × 14'10"
Living Room	5.36m × 4.92m	17'7" × 16'2"

First Floor

Bedroom 1	3.16m × 3.81m	10'4" × 12'6"
Bedroom 2	2.00m × 3.63m	6'7" × 11'11"
Bedroom 3	3.30m × 3.34m	10'9" × 10'11"
Bedroom 4	2.14m × 2.20m	7'0" × 7'2"
Total Area	102.47 sq m	1,103 sq ft



Ground Floor



First Floor

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The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrances, position of windows.
Please ask a Sales Consultant for further information.

KEY

FF Integrated fridge/freezer
WM Space for washing machine
DW Space for dishwasher
ST Store
WC Cloakroom
B Boiler

VIEW PLOTS ON SITE PLAN

It's all in the detail





Specification

Specification correct at time of print, but is subject to change without notice. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

* Please speak to the sales team for further details

Kitchen

- Contemporary Porcelain kitchen with brushed nickel handles and soft close cupboards
- Laminate worktop with matching upstand
- Stainless steel splashback to hob
- Stainless steel 1½ bowl sink with chrome mixer tap
- Stainless steel multi-function oven, gas hob and stainless steel chimney hood
- Integrated fridge/freezer
- Space for washing machine
- Removable base unit with plumbing for dishwasher to 3 and 4 bedroom houses

Flooring

- Wood effect vinyl flooring to kitchen/dining room, cloakroom and bathroom.
- Carpet to hall, living room, stairs, landing and bedrooms

Bathroom

- Contemporary white bathroom suite comprising bath, close coupled WC, pedestal basin with chrome mixer tap
- Glass shower screen to bath
- Thermostatic shower over bath
- Wall tiling to bath and splashback tiling to basin area
- White heated towel rail
- Mirror

Cloakroom

- Contemporary white close coupled toilet and basin with chrome mixer tap
- Splashback tiling to basin
- Mirror

Electrical

- Tracklight to kitchen
- Downlights to cloakroom and bathroom
- Pendant lighting to all other areas
- White sockets and switches throughout
- TV point to living room
- Telephone point to hall
- Smoke and carbon monoxide detectors
- Extractor fan to kitchen, cloakroom and bathroom
- Shaver socket to bathroom

General

- White PVCu double glazed windows
- Ceilings, architraves and skirtings painted white
- Walls painted in 'Almond' white matt emulsion
- White panel internal doors with chrome ironmongery
- Gas central heating via Ideal Combi boiler and white contemporary radiators
- NHBC 12 year build warranty

External

- Minimum of two parking bays
- EV charger
- Paved patio area
- Turf to rear garden
- 1.8m high timber fencing to rear garden
- Light to front and rear elevations
- Storage to rear garden
- Outside tap





The images are indicative and not actual photography from Saxon Place.

A step-by-step guide to owning your own home

Find a L&G Shared Ownership property you'd like to buy and follow our step-by-step guide to turn your home-buying dreams into reality.

CLICK HERE TO FIND OUT MORE

1 Book an appointment and come and see us in person or online

2 Find your dream home

3 Speak to a mortgage broker to see how much of the home you can buy

4 Complete your application and reservation paperwork

5 Pay your reservation fee

6 Reserve your home

7 Instruct a solicitor and begin your legal paperwork

8 Complete your mortgage application

9 Once your valuation is done, receive your mortgage offer

10 Sign the contract lease and pay your deposit

11 Exchange contracts

12 Complete and receive your keys and celebrate

Your step onto the property ladder

This home ownership scheme allows you to buy an initial share in your home and rent the remaining share. Over time, should you choose to, you can buy more shares in your home until you own the full 100%.



About Shared Ownership

Q: How does Shared Ownership work?

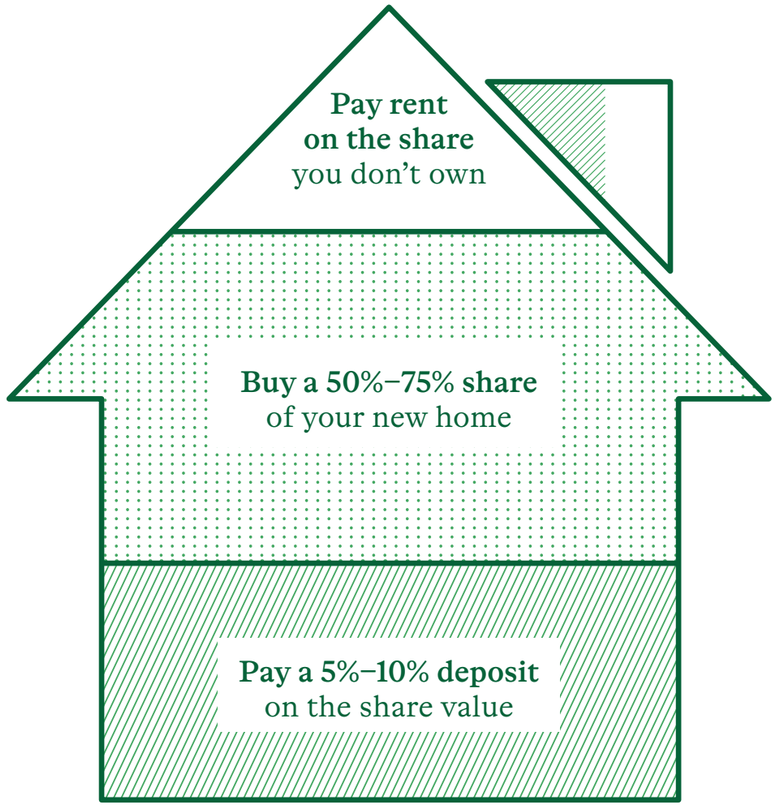
At Saxon Place, you can buy an initial share of between 50% and 75% of the home's full market value. Your mortgage repayments are based on the share of the home you own, and you'll pay a subsidised rent on the remaining share that you don't own.

Over time, should your financial circumstances change, you may choose to purchase further shares, taking your ownership to 100%.

Q: Will I need a deposit?

With Shared Ownership properties, a deposit is still necessary, typically starting at just 5%–10%. Since you're buying a portion of the property, your deposit is typically lower than when compared to the open market, making it more affordable.

CLICK HERE TO FIND OUT MORE



Breakdown example of buying a new home at Saxon Place

For full details around costs, please speak to one of our Sales Consultants.

FAQs

Q: How do I know what percentage I can purchase?

At L&G at Saxon Place, you can own any share from 50% to 75% of the initial purchase price. You will be asked to speak to a mortgage broker to assess what share you can buy that is both affordable and sustainable.

Q: What if I already have a home?

If you already own a property you would need to have confirmed the sale of your home when you apply to buy via Shared Ownership. Your application would be assessed based on your housing need for you to be considered for Shared Ownership.

Q: Can I buy a property on my own?

If you earn or have a household income up to a maximum of £80,000 per annum, you could be eligible. You can also use Shared Ownership to buy alone or with another person as long as your joint incomes don't exceed the maximum earnings bracket.

Q: How will I pay my rent?

L&G has appointed a Management Provider, Pinnacle, to manage your rental account and will collect the rent on our behalf. They will be in touch with more information nearer the time of completion.

Q: Is it cheaper than renting?

Shared Ownership can be cheaper than renting privately as the mortgage cost and low rent usually add up to less than the equivalent rental payments to a landlord.

Q: Can I buy additional shares in the property?

Yes you can. This is known as 'staircasing'. You can staircase in annual 1% increments during the first 15 years of your lease, this is calculated based on the initial purchase price adjusted in line with HPI (House Price Index), or you can staircase in larger proportions (over 5%) with a RICS valuation. You can staircase to 100% ownership.

Q: Can I rent out my property?

You cannot grant an Assured Periodic Tenancy on a Shared Ownership property. If you want to get a lodger you can, however, you need to be able to afford to purchase the home without any assistance.

Q: How is the rent calculated?

Your annual rent is charged at 2.75% of the residual value of your home, which is reviewed annually each April. This is capped at CPI (Consumer Price Index) from September of the previous year + 1%.

Our Sales Consultant and your mortgage broker can give you further details based on your specific circumstances.

Shared Ownership – Terms and conditions apply. This scheme is subject to status and meeting criteria. Minimum and maximum share values will apply and rent is payable on the unsold share. Please speak to a Sales Consultant for more details.

Q: Can I decorate and make improvements to my home?

Yes, you don't need our permission for decorating or simple repairs, however, you would need to get permission for larger works to ensure it does not affect the structure of the building.

Q: What is the length of the lease?

The lease is 990 years.

Q: Will I have to pay Stamp Duty?

When you buy a share in one of our homes you will have to pay a Stamp Duty Land Tax (SDLT). We advise you consult your solicitor as to the amount payable at the point of your legal completion.

There are two ways to pay on a newly built (new lease) property. Making a one-off payment based on the total market value of the property or paying any SDLT due in stages. If you decide to make a one-off payment upfront this is known as making a 'market value election'. If you choose to pay SDLT in stages then you pay SDLT on the initial purchase amount. Should you choose to pay SDLT in stages, you will not have to make any further payments until you own more than an 80% share of the property.

Q: What if I want to sell my property?

When you want to sell your Shared Ownership home, L&G has a time period specified within your lease to offer the property to another eligible shared owner. If we are unable to source a suitable purchaser in this time, you can put the property on the open market.

Q: Are there other costs involved?

Some other costs to consider:

Estate & Service Charges
An estate charge is payable by all homes on the development to maintain unadopted roads, lighting, and landscaped and communal spaces. The service charge will cover the buildings insurance for your home.

Management fees
L&G appoint a Management Provider to manage your home and rental account on our behalf. Pinnacle will be in contact shortly after you move in to introduce themselves.

Solicitor fees
You must appoint a solicitor before you can apply for a mortgage, and it is important to check they are approved to work for your mortgage lender. Fees are usually based on a fixed cost basis.

Broker fees
A mortgage broker will charge a fee for their services, and this can vary from a fixed amount to a percentage of the purchase price. Your broker should explain what fees are charged before they undertake any work on your behalf.

Other fees
You may incur other costs throughout the moving process, for example, removal costs. These can vary and it's worth speaking to a few companies to obtain quotes.

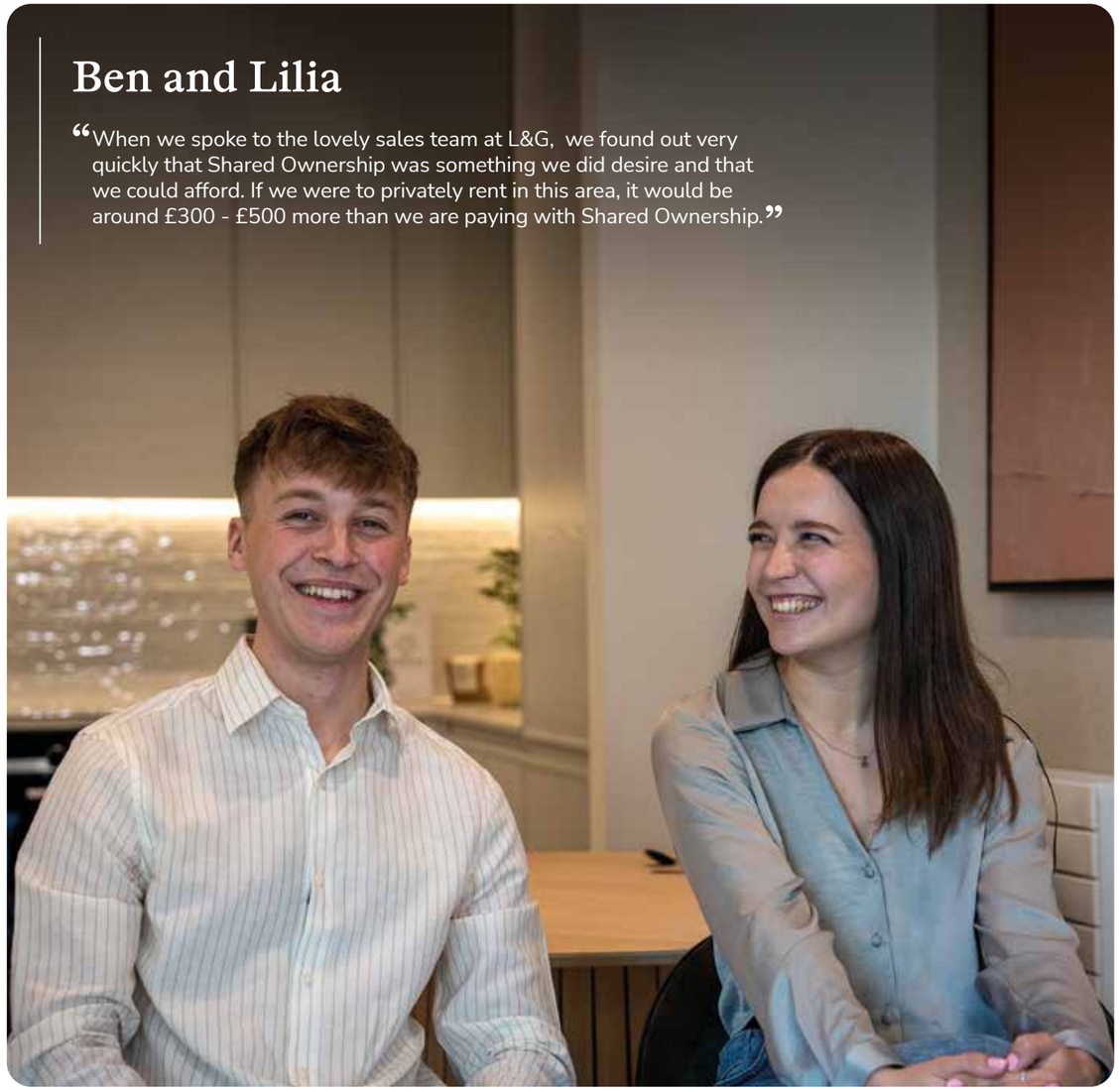
Your Sales Consultant will provide you with the costs for the estate charges and your solicitor will be provided with the breakdown of what the costs cover.

CLICK FOR MORE FAQS



Don’t just take our word for it...

Here's what some of our customers have to say about living in one of our Shared Ownership homes.



Ben and Lilia

“When we spoke to the lovely sales team at L&G, we found out very quickly that Shared Ownership was something we did desire and that we could afford. If we were to privately rent in this area, it would be around £300 - £500 more than we are paying with Shared Ownership.”



Arati and Prashan

“As soon as we walked in, we could see ourselves living here and it felt like home. We have wanted to live here for a while and with Shared Ownership it made it possible. We found the team amazing, they were super helpful, knowledgeable and actually listened to us. So far, it has been the best journey with L&G.”



Tracey

“First impressions were fantastic. Brand new carpets inside were fresh and clean. Really, really good size, the hallway is a lovely open space. Kitchen kitted out and bathrooms as well.”



Hono

“Shared Ownership helped me own a property in an area I love. The amount I was paying for rent was the same as I am now paying for Shared Ownership for a home that I love. The space and location are great and Shared Ownership made it possible to live in this area.”



Jamie and Jodie

“What stood out most about Shared Ownership was that it made something that was starting to seem quite impossible, very possible. If it wasn't for this scheme, we would have had to save for years for a deposit.”

How to find us...



BARKBY ROAD, QUENIBOROUGH, LEICESTERSHIRE LE7 3FE | /// what3words **rival.relate.gentle**

FROM THE A46 NORTH AND SOUTH

Leave the A46 at the Hobby Horse roundabout and follow signs for Syston and Queniborough. Continue along the A607 towards Queniborough, then follow signs into the village. Turn onto Barkby Road and continue towards the development, where local signage will direct you into Queen's Manor.

FROM THE A607

At the appropriate junction, turn towards Queniborough village and continue along the local road network. Turn onto Barkby Road and follow the road towards Queen's Manor, where local signage will direct you into the development.

GET DIRECTIONS

L&G terms and conditions apply. All content within this document is indicative only. L&G reserves the right to make any changes at any time. Please speak to a member of our Sales Team for up-to-date information when reserving your new home. Information is correct at the time of going to print. Maps not to scale. Distances and times taken from google.co.uk/maps.

People come first.

That's been the L&G way for almost 200 years.

L&G was founded in 1836 by six lawyers in a coffee shop on London's Chancery Lane. Nearly two centuries later, we are investing in new homes for all ages, social groups and home ownership structures.

The shortage of housing in the UK and the high deposits required to buy a property outright mean that home ownership is out of reach for many people. Our mission is to improve everybody's chances to become a homeowner. Whether it's a first-time buyer, young couple or growing family, we believe that everyone deserves a safe and secure space to call their own.

CLICK HERE TO FIND OUT MORE

Saxon Place

Barkby Road
Queniborough
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