



Otium

of Stocksbridge

Noble Homes
Retirement *Living*

This is Retirement *Living*

Otium

from the Latin meaning

leisure time, where one can rest, eat, experience the joy of quiet contemplation, or explore academic endeavours.

synonyms: leisure time, freedom in retirement, rest, repose, relief from toil, tranquillity, calm, quiet, peace;

informal: rest to your hearts content, suit yourself, do as you please

Otium

Noble Homes Retirement *Living*

Otium of Stocksbridge - raising the bar for an active life in the modern age for the over 55's. This new purpose-built community will be developed in partnership with Noble Homes, the renowned house building firm established in Yorkshire over 55 years ago. As one of the largest independent builders in Yorkshire and beyond, Noble Homes upholds a solid reputation for build quality and attention to detail, qualities that will benefit Otium of Stocksbridge and further enhance its appeal.

What we are creating with Otium of Stocksbridge is a relaxing, carefree community where active people over 55 years can live life to the full without the complexities and ties of traditional home ownership, but still enjoy the same level of privacy or social interaction that they would elsewhere.





PEAK DISTRICT NATIONAL PARK AT THE WOODHEAD TO TORSIDE RESERVOIRS

Otium Stocksbridge

Named after a local landowner John Stocks and his river crossing, Stocksbridge is a small town to the north west of Sheffield, South Yorkshire. It is located in the steep-sided valley of the Little Don River on the edge of the breathtaking Peak District National Park and all it has to offer.

Local industrialist and businessman Samuel Fox, noted for developing the Paragon umbrella frame, brought prosperity to Stocksbridge by establishing a steelmaking works there in the 1860's. Some of the Victorian mill sites from steelmaking's heyday have been redeveloped, such as the Fox Valley retail area with its cafés, restaurants, Friday markets and entertainment.

The A616 Sheffield-Manchester road now bypasses the town, drawing traffic away from the centre yet still providing direct access to these two major cities. Stocksbridge is also served by regular buses connecting with the Supertram service right into the heart of Sheffield.



stocksbridge@otiumliving.co.uk

www.otiumliving.co.uk

Noble Homes
Retirement *Living*






Otium

Built with you in mind

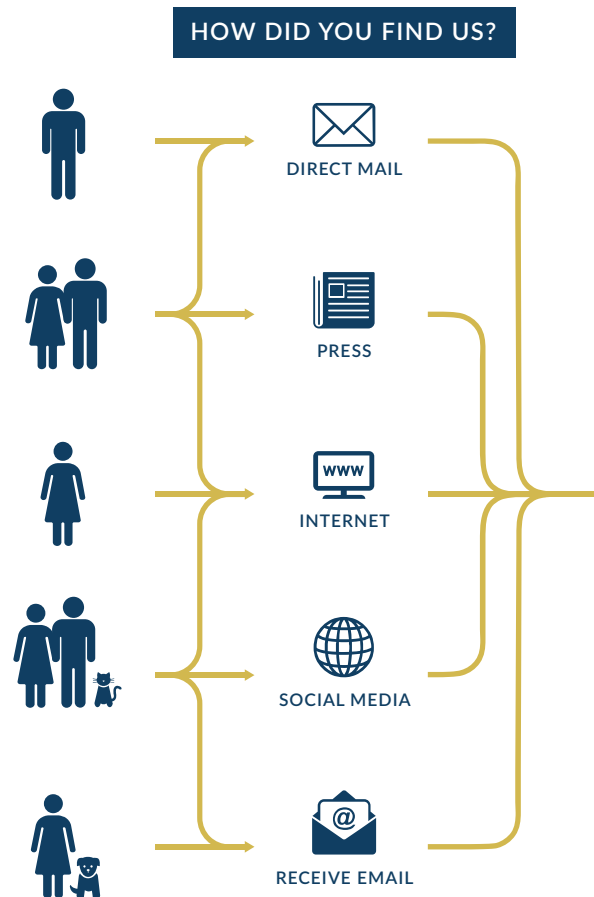
Otium is a brand new gated development designed for the over 55's and incorporating all the modern energy-efficient technologies expected of today's new builds. Otium employs the very latest security features whilst maintaining a relaxed, friendly environment within the community.

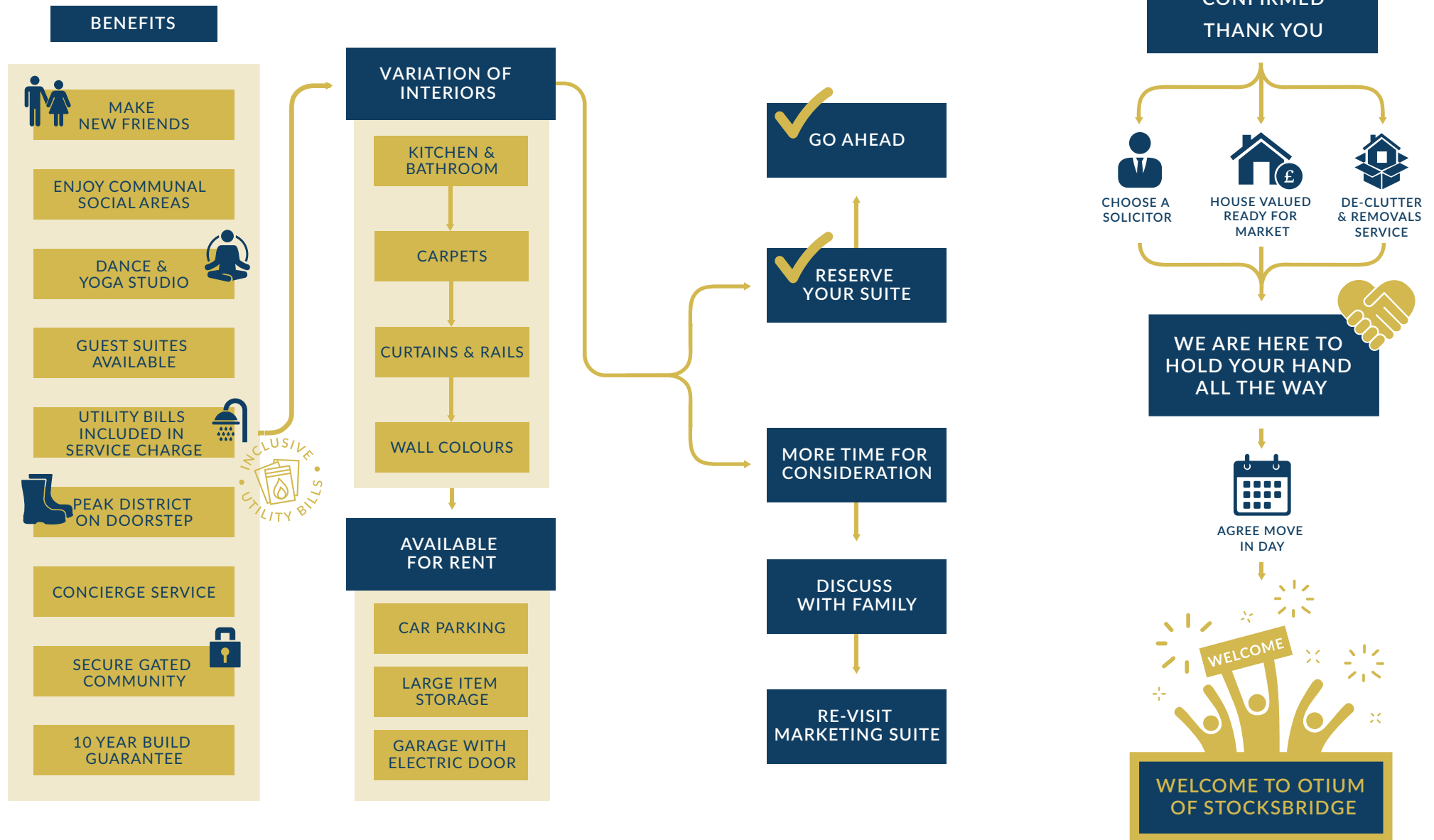


Your Otium Journey

Moving to a new home can be one of life's major milestones and it's proved to be much easier to do sooner rather than much later in life. But if you're still contemplating, and we completely understand that, we've put together a journey map to help you see your way ahead.

Visit the marketing suite, by appointment, and we'll take you through everything step by step or if you have any questions please contact us on **01142 881 407**.





Otium Suites

Otium offers a selection of one and two bedroom suites. There are 15 suite types in all, with a variety of features and each named in honour of a well-known Yorkshire person, all tastefully finished to a very high standard.

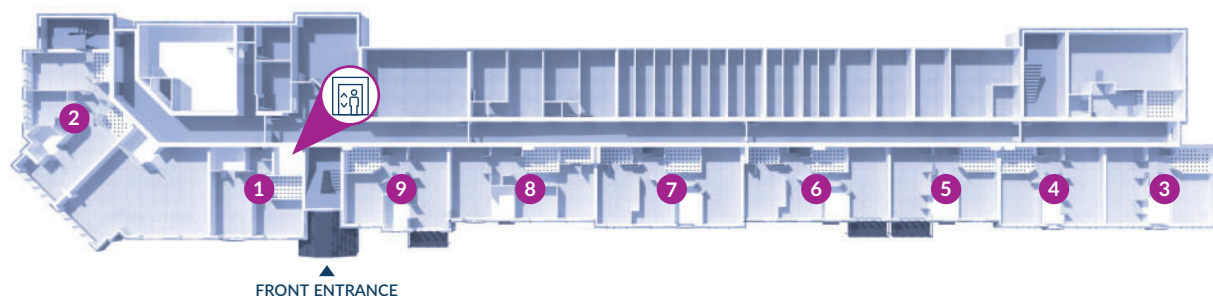
Please request an information sheet for your preferred suite by contacting the marketing suite on 01142 881 407.



● Upper Ground Floor



● Lower Ground Floor



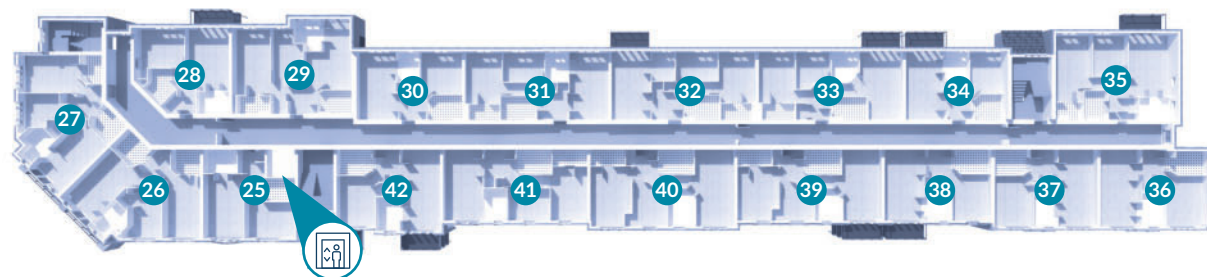
Suites Key

NO.	SUITE	BEDS	BALCONY	NO.	SUITE	BEDS	BALCONY	NO.	SUITE	BEDS	BALCONY	NO.	SUITE	BEDS	BALCONY
1	● The Brearley	1	✓	11	● The Bronte	2	✓	21	● The Whittaker	2	✓	30	● The Carter	1	n/a
2	● The Noble	2	n/a	12	● The Bronte	2	✓	22	● The Hargreaves	2	n/a	31	● The Thompson	2	n/a
3	● The Stewart	1	n/a	14	● The Fielding	1	✓	23	● The Thompson	2	✓	32	● The Shaw	2	✓
4	● The Palin	1	n/a	15	● The Bennett	2	✓	24	● The Sharman	1	✓	33	● The Ennis	2	✓
5	● The Carter	1	✓	16	● The Carter	1	n/a	25	● The Brearley	1	✓	34	● The Carter	1	✓
6	● The Whittaker	2	✓	17	● The Wainwright	2	✓	26	● The Bronte	2	✓	35	● The Wainwright	2	✓
7	● The Hargreaves	2	n/a	18	● The Stewart	1	n/a	27	● The Bronte	2	✓	36	● The Stewart	1	n/a
9	● The Sharman	1	✓	19	● The Palin	1	n/a	28	● The Fielding	1	✓	37	● The Palin	1	n/a
10	● The Brearley	1	✓	20	● The Carter	1	✓	29	● The Bennett	2	✓	38	● The Carter	1	✓

● Second Floor



● First Floor




NO.	SUITE	BEDS	BALCONY	NO.	SUITE	BEDS	BALCONY	NO.	SUITE
39	● The Whittaker	2	✓	48	● The Carter	1	n/a	A	● Guest Suite - 1 double suite
40	● The Hargreaves	2	n/a	49	● The Thompson	2	n/a	B	● Guest Suite - family suite
41	● The Thompson	2	✓	50	● The Shaw	2	n/a	8	● Concierge - private suite
42	● The Sharman	1	✓	51	● The Ennis	2	n/a		
43	● The Brearley	1	n/a	52	● The Carter	1	n/a		
44	● The Bronte	2	✓	53	● The Wainwright	2	✓		
45	● The Bronte	2	✓	54	● The Stewart	1	n/a		
46	● The Fielding	1	✓	55	● The Palin	1	n/a		
47	● The Bennett	2	✓	56	● The Hargreaves	2	n/a		

Key

- Lower Ground Floor
- Upper Ground Floor
- First Floor
- Second Floor

Balcony types available:
Juliette, Open and Terrace

 Shows where the lifts are situated

Otium Benefits

How it works

When you choose an Otium property you are buying into a lifestyle that sets you free from the everyday distractions of regular home ownership.

Your apartment suite will be located within a secure gated development on the edge of the Derbyshire Peaks, close to local shops and transport links.

The grounds and property exterior are all maintained by our own specialist staff, leaving you more time to do the things that really matter to you.

Some of the key points and benefits are listed here. **If you have any specific questions not covered please feel free to contact us on 01142 881 407.**



Utility Bills

For peace of mind the billing for your electricity, water and broadband/wifi will form part of your Otium inclusive service charge package. Owners will be responsible for their own council tax, contents insurance, telephone and chosen TV/entertainment bills.



Secure on-site Parking, Garaging and Storage

For an additional rental fee Otium can provide secure parking within the gated grounds, garages complete with electric doors, and private storage facilities for large items such as golf clubs and luggage. See page 26 for further details and rates.



Guest Suites

Otium will provide guest accommodation for visiting friends and family so there's no need to miss out on life's treasured moments with the people you love. The family and double guest suites are available for rent at a daily rate; please speak to your Concierge for further details and to book.



10 Year ICW Warranty Guarantee

Otium of Stocksbridge will be a brand new building and therefore protected by the ICW 10 year Build Warranty Guarantee, providing peace of mind for buyers. More details available on request.



PARKING, GARAGING AND STORAGE



GUEST SUITES



ACTIVITY STUDIOS





Pets

We understand your fondness and attachment to your non-human companions and welcome well behaved, non-disruptive pets to the Otium family, subject to consultation and approval.



Activity Studios

To complement and enhance the sense of community at Otium we will provide free studio space for group activities such as pilates, yoga (and tripping the light fantastic after 'Strictly...' of course!). Booking will be via your Concierge.



Lauderette

Otium's complimentary laundrette/ironing parlour is fully equipped with commercial washers and dryers, irons and ironing boards and relaxing seating - all you need to add is the detergent, cuppa tea and hobnobs!



IT Suite and Library

Your communal IT suite will have free-to-use quality PC's, a printer and scanner and will be co-located with a 'share-with-us' library.



Owners Lounge

The communal lounge with relaxation seating and coffee/tea making facilities provides the ideal space for socialising, chilling-out or meeting and greeting.



Concierge Service

Last but by no means least, the Concierge service. Your live-in Concierge will be central to life at Otium of Stocksbridge, providing help and assistance when required and managing the building as a whole.



Extra peace of mind

Otium homeowners will enjoy the added reassurance of a fully integrated state-of-the-art intruder alarm and video door entry system.

- Fitted in all suites and communal areas
- Providing controlled admission to visitors
- Monitored via your Concierge
- Giving protection against cold callers
- CCTV around car park
- Entrance security gates

Further details are available on request.

OWNERS LOUNGE



PETS WELCOME



LAUNDERETTE



Otium Community

As an Otium homeowner you will have exclusive access to a range of facilities and communal areas including the owners lounge, activity studios, IT suite/library and launderette.

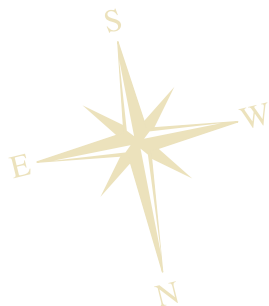
There are meeting places and barbeque patios for social get togethers as well as comfy seating areas for coffee mornings with friends or a quiet place to mull over the crossword with your afternoon cuppa.

In addition you will have the option of on-site car parking, garage and storage facilities, as well as use of the guest suites for family or friends that are visiting.

Your live-in Concierge will be there to help, support and advise you every step of the way.



If you require any further information please contact the marketing suite on **01142 881 407**.



Upper Ground Floor



Lower Ground Floor



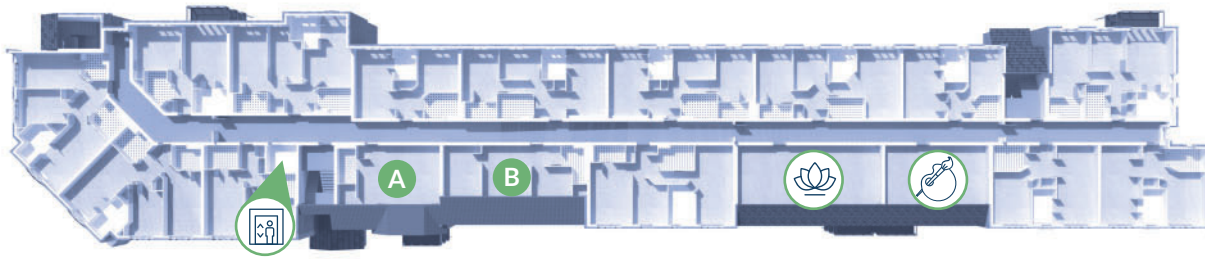
Communal Areas Key

SYMBOL	AREA
	Concierge Office
	Owners Lounge
	Launderette
	Quiet Seating
	Mail Room

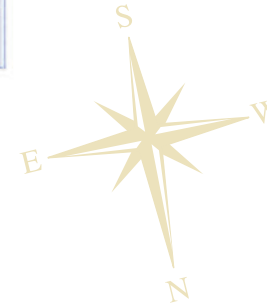
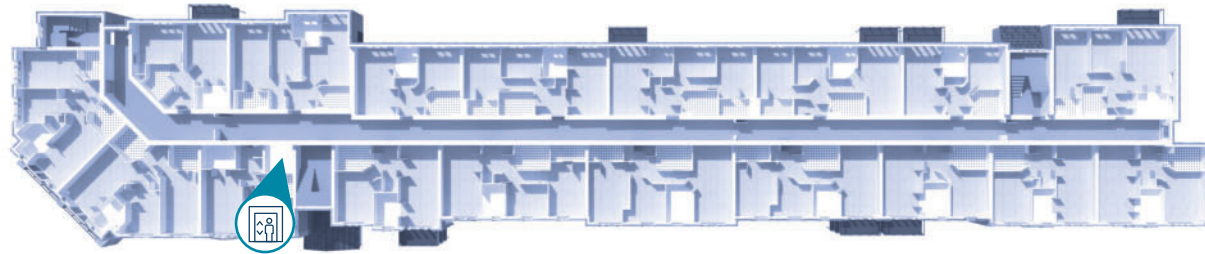


SYMBOL	AREA
	IT and Library
	Disabled WC
	Storage for rent
	Activities Studio
	Lift to all floors

● Second Floor



● First Floor



SYMBOL	AREA
	● Garages for rent
	● BBQ Patio Area
	● Upper Ground Floor Lift
	● First Floor - all residential
	● Lift to all floors

SYMBOL	AREA
	● Activities Studio
	● Artists Studio
A	● Guest Suite - 1 double
B	● Guest Suite - family
	● Lift to all floors

Key

- Lower Ground Floor
- Upper Ground Floor
- First Floor
- Second Floor



Otium Community

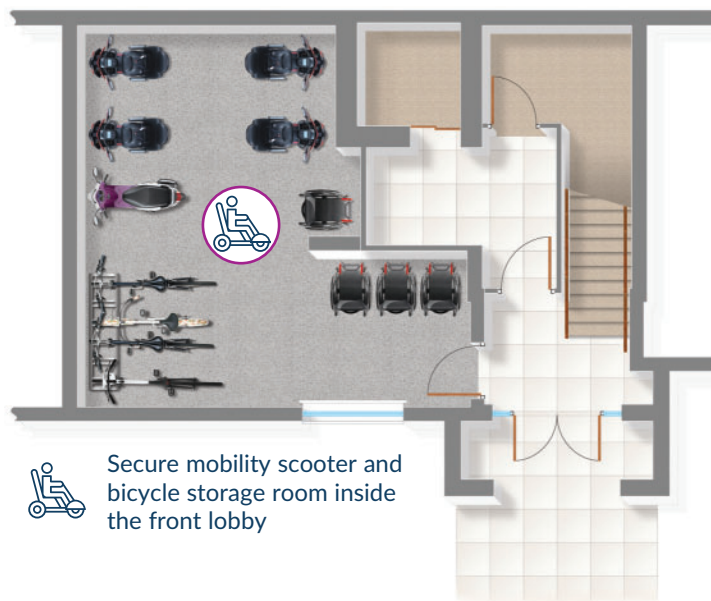
We want all of our homeowners to fully buy-in to the Otium Living ethos and, to that end, provide several multi-use communal spaces, a comfy owners lounge and guest facilities for visiting family and friends. These are available to all Otium homeowners and are managed by your Concierge.

If you require any further information please contact the marketing suite on **01142 881 407**.



Entrance Lobby

The entrance lobby is located off Manchester Road and has both ramp and step access, complimentary secure storage for mobility scooters and bicycles, staircase or lift to lower ground floor.



Secure mobility scooter and bicycle storage room inside the front lobby



Owners Lounge

The owners lounge, with adjoining kitchen area, is situated on the lower ground floor and is furnished with tables and plush seating. This is the ideal space for mixing with your neighbours or entertaining guests. You can also find a 'quiet area' here for private meetings.





Lauderette

The lauderette is equipped with *free-to-use* commercial washing machines, dryers, ironing boards and steam irons, along with social seating and kitchenette.



Concierge Office

The Concierge office is on the lower ground floor, this is your first point of contact for checking guest suite availability or booking the communal rooms/spaces.



Mail Room

The adjacent mail room is where you'll find your own personal post box and package drop off area. These are all located on the lower ground floor.



IT Suite and Library Room

Situated next door, an I.T. suite fitted out with PC stations, printer and scanner, along with the adjoining sharing library/reading room.



Your pets are welcome

We understand your fondness and attachment to your non-human companions and welcome well behaved, non-disruptive pets to the Otium family, subject to consultation and approval.



Otium Community

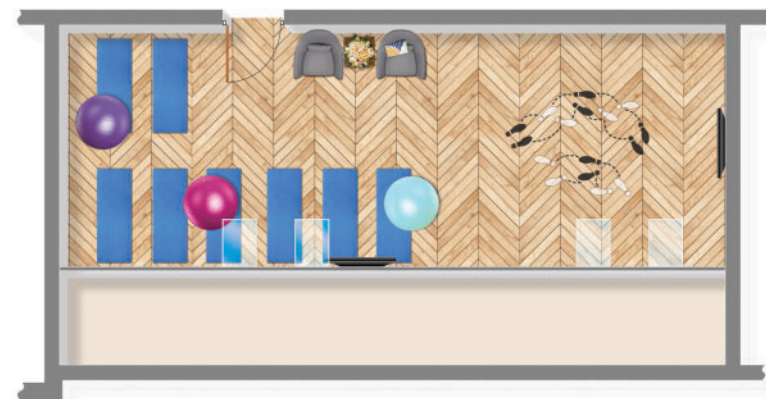
We wish to encourage health, fitness and activity alongside the community spirit and for this purpose we have a selection of rooms for a multitude of purposes all booked via the Concierge for your own use complimentary of charge. These activities can be arranged by the owners themselves or if by demand, potentially by the Concierge.

If you require any further information please contact the marketing suite on 01142 881 407.



Activities Studios

We have two rooms set aside for group activities, one on the lower ground floor and the other on the second floor. Each of these is suitable for yoga, pilates, or even dance classes for the more adventurous.





Artists Studio

We have an artists studio situated on the second floor, the ideal place to explore your creative side.



Guest Suites

Otium has two guest suites for friends and family, situated on the second floor. These can be booked via the Concierge.



Guest Suites for your loved ones

The Otium Guest Suites are well appointed double and family suites providing accommodation for visiting friends and family.



The suites are available for rent at a daily rate; please speak to your Concierge for further details and to book.

Interiors

The interior of your new home has been carefully considered to create a comfortable, safe and secure living space. Adjustable or comfort heights are utilised where possible, alongside ergonomic easy-grip handles and levers. These features are intended to aid your future independence without compromising the modern aesthetics.

All that is left for you to do is to add your own personal stamp to help you feel at home.

ALL INCLUDED

- Carpet and tiles to all rooms
- Curtains and blinds to all rooms
- Fitted wardrobes to master bedroom
- Fully fitted bathroom and en-suite (2 beds only)
- Fully fitted kitchen with fridge-freezer and washing machine



ADJUSTABLE HEIGHT
• SHOWER •



ANTI-SLIP TEXTURE



Bathroom

Contemporary fitted bathrooms benefit from comfort height WC and adjustable shower heights

COMFORT HEIGHT



STYLISH ERGONOMIC
• TAPS •



Please note all items are subject to availability and may differ from those shown.

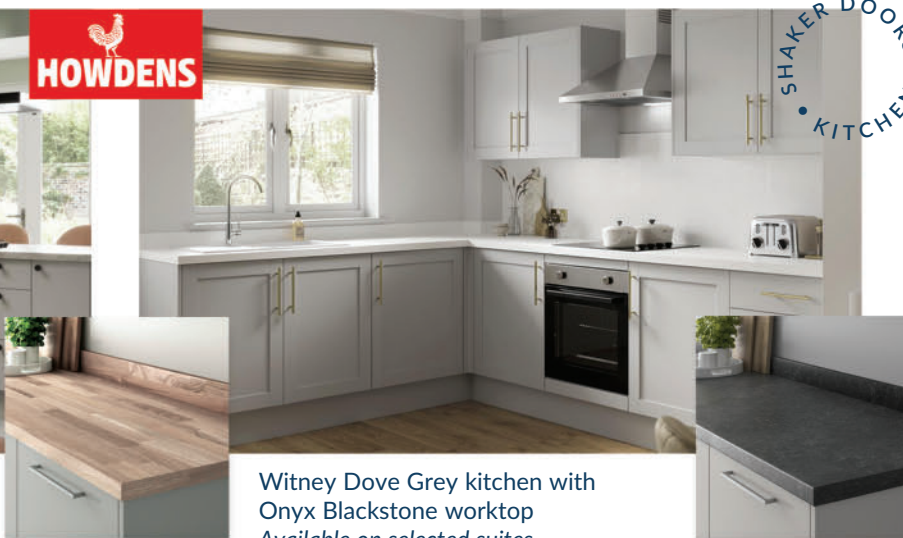
Kitchen

Fully fitted Howdens kitchen and worktop with Zanussi integrated induction hob, oven and hood...

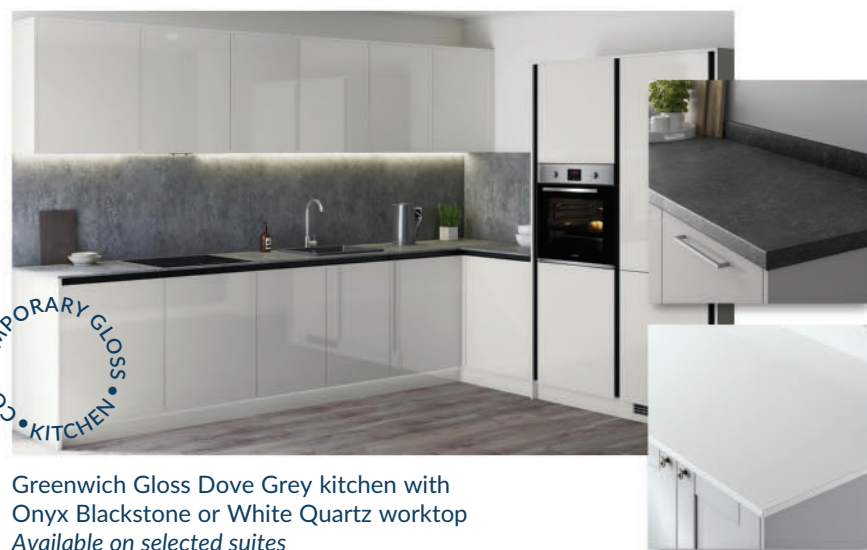
...washing machine and fridge-freezer



Greenwich matt finish kitchen in Sandstone with Authentic Oak Block worktop and black sink
Available on selected suites



Witney Dove Grey kitchen with Onyx Blackstone worktop
Available on selected suites



Greenwich Gloss Dove Grey kitchen with Onyx Blackstone or White Quartz worktop
Available on selected suites



Available on selected suites,
ask the marketing suite.

— PLUS —
**FREE Set of induction
hob pans**

Ask about ...
the special safety features of the
induction hob when you visit
the marketing suite.

The Whittaker

A Representative
2 Bedroom Suite



ROOM SIZES AT A GLANCE

	Metric	Imperial
Bedroom 1 ...	4.26 x 3.16	13'11" x 10'4"
Bedroom 2 ...	3.06 x 2.65	10' x 8'6"
Kitchen	2.58 x 2.09	8'5" x 6'10"
Lounge	5.57 x 3.00	18'3" x 9'10"
Bathroom	1.88 x 2.75	6'2" x 9'

Total Floor Area **61m²/660ft²**



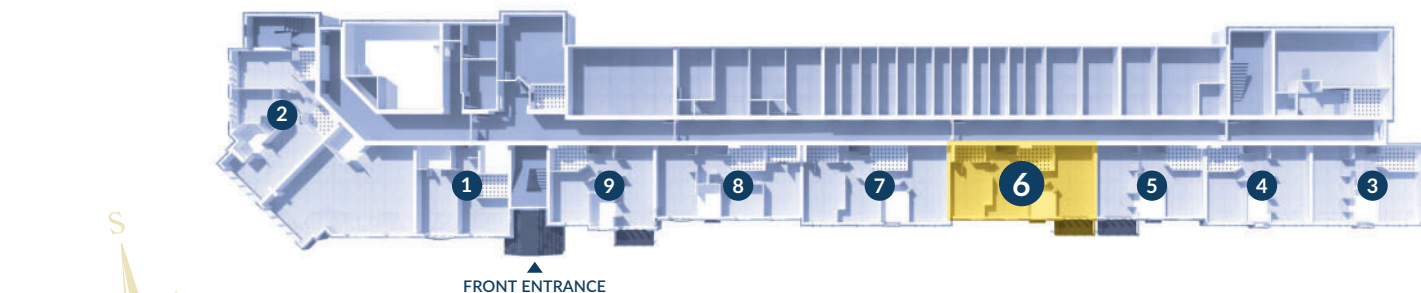
Parking, garages and storage
available to rent on request.

Maximum measurements shown.

All sizes are approximate.

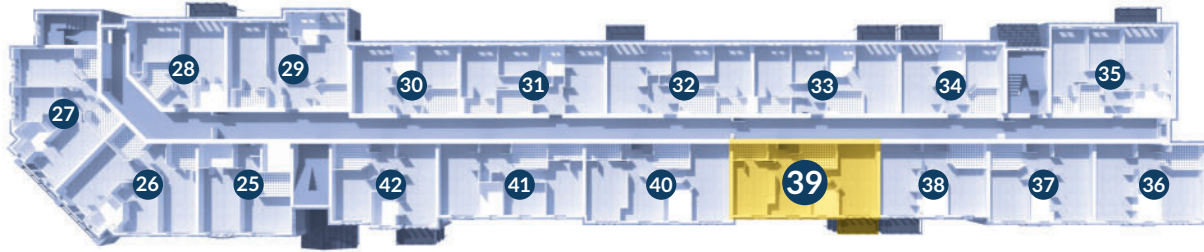
Flooring and furnishings are for
illustrative purposes only.

Lower Ground Floor

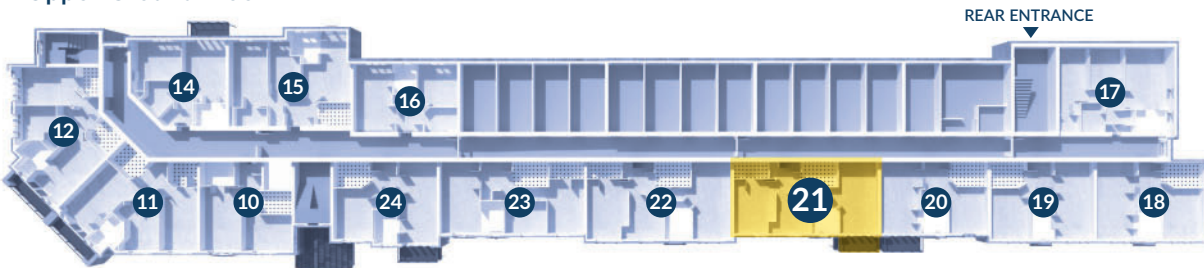


Front Facing Lower Ground Floor N° 6
2 Bedroom Suite with Balcony

First Floor

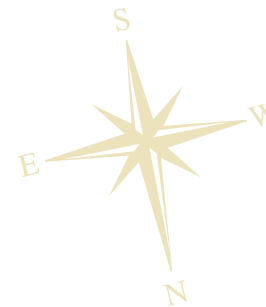


Upper Ground Floor



First Floor N° 39
with Balcony

Upper Ground Floor N° 21
with Balcony



KITCHEN



MASTER BEDROOM WITH EN-SUITE



LOUNGE SHOWING DINING AREA



MASTER BATHROOM



The Sharman

A Representative
1 Bedroom Suite



ROOM SIZES AT A GLANCE

	Metric	Imperial
Bedroom 1 ...	3.89 x 2.95	12'8" x 9'6"
Kitchen	2.59 x 1.79	8'6" x 5'10"
Lounge	6.24 x 3.03	20'6" x 9'11"
Bathroom	1.95 x 2.69	6'4" x 8'10"

Total Floor Area 48m²/520ft²



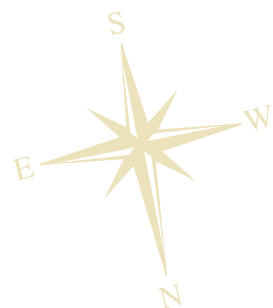
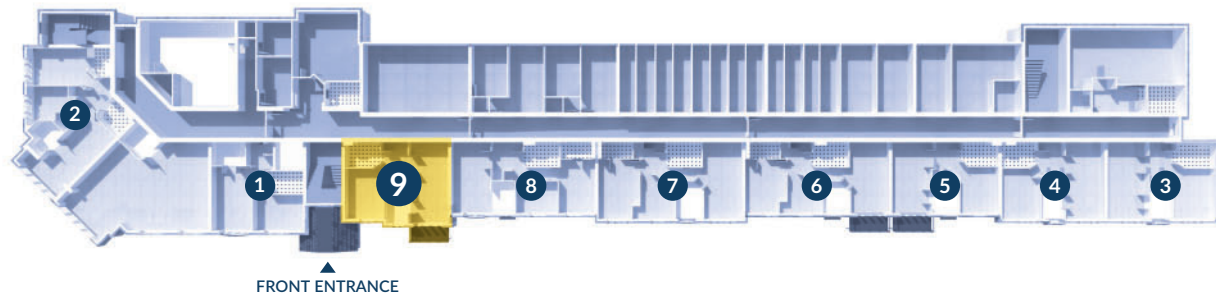
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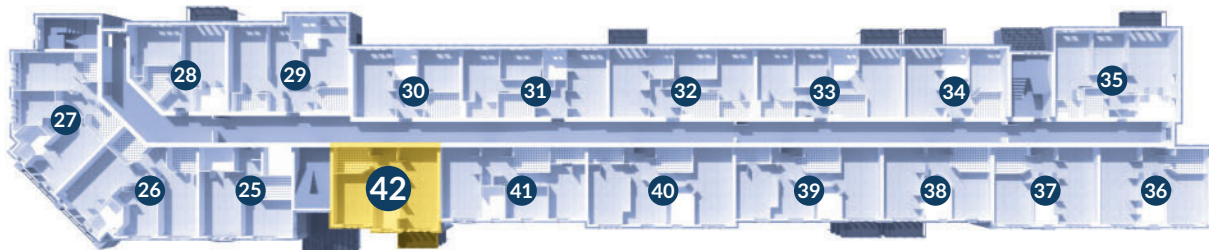
Flooring and furnishings are for
illustrative purposes only.

Lower Ground Floor



Front Facing Lower Ground Floor N° 9
1 Bedroom Suite with Balcony

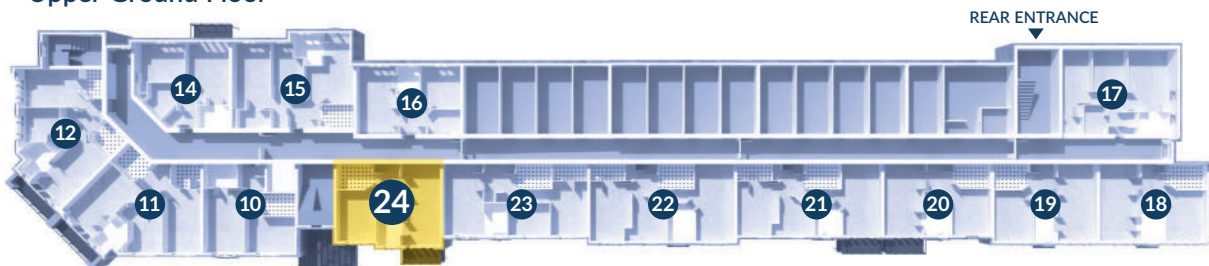
First Floor



First Floor N° 42
with Balcony



Upper Ground Floor



Upper Ground N° 24
with Balcony



KITCHEN



DOUBLE BEDROOM



LOUNGE WITH DINING AREA



MASTER BATHROOM



Otium Legal stuff

Otium of Stocksbridge is a retirement complex designed for those active and aged 55+ years.

Your suites are sold on a leasehold basis for a term of 250 years from 1st January 2022.

The service charge is payable on a quarterly basis. This *includes your utility bills* for electric, water and broadband, along with the use, and cost, of all the communal facilities as described on page 12 and 13. Each year we will review the costs we incur in providing these services, provide you with accounts detailing those costs and adjust charges for the forthcoming year accordingly. (Full details are available within the lease document.) You, the owner, will be responsible for your own council tax and a connected telephone line (if applicable), plus your own contents insurance.



Your ground rent is £130 per annum for a one bedroom suite and £170 for a two bedroom suite. This will increase by the Retail Price Index (RPI) at the anniversary of the lease every 15 years (the RPI is one of the two main measures of consumer inflation produced by the United

Kingdom's Office for National Statistics). But will only increase by a *maximum of £100* over the term of the lease.

Otium of Stocksbridge suites are designed for independent living, they are not secure care units and are not suitable for owners with dementia care needs.

Most pets are welcome subject to management approval prior to acceptance.

Car parking (£50 per calendar month), garaging (£150 per calendar month) and secure storage (£20 per week) are available. These are available upon suite reservation or later via the Concierge.

Guest suites are available via the Concierge on an advanced booking basis with rates from £80 per night (a maximum of 7 nights for any booking unless by Concierge approval).

Your suites are not able to be sub-let during your ownership.

There will be no selling charge of any % of your suite value if you decide to sell, the only applicable charges will be £275+vat for sending

the management accounts to your solicitor. A separate administration fee of £250+vat on the completion of your sale, to provide a certificate of compliance for Land Registry purposes.

The Management of the Complex will be:



Premier Property Management
& Maintenance Ltd
Unit 14, Phase 2
BBIC
Innovation Way
Barnsley S75 1JL

Telephone: 01226 770 088



Please note that individual property specifications may differ between plots.

Quoted measurements are approximate and Interior imagery is for illustrative purposes only and not necessarily included, please ask for clarity.

Otium - from the Latin for leisure time, where one can rest, eat, experience the joy of quiet contemplation, or explore academic endeavours.

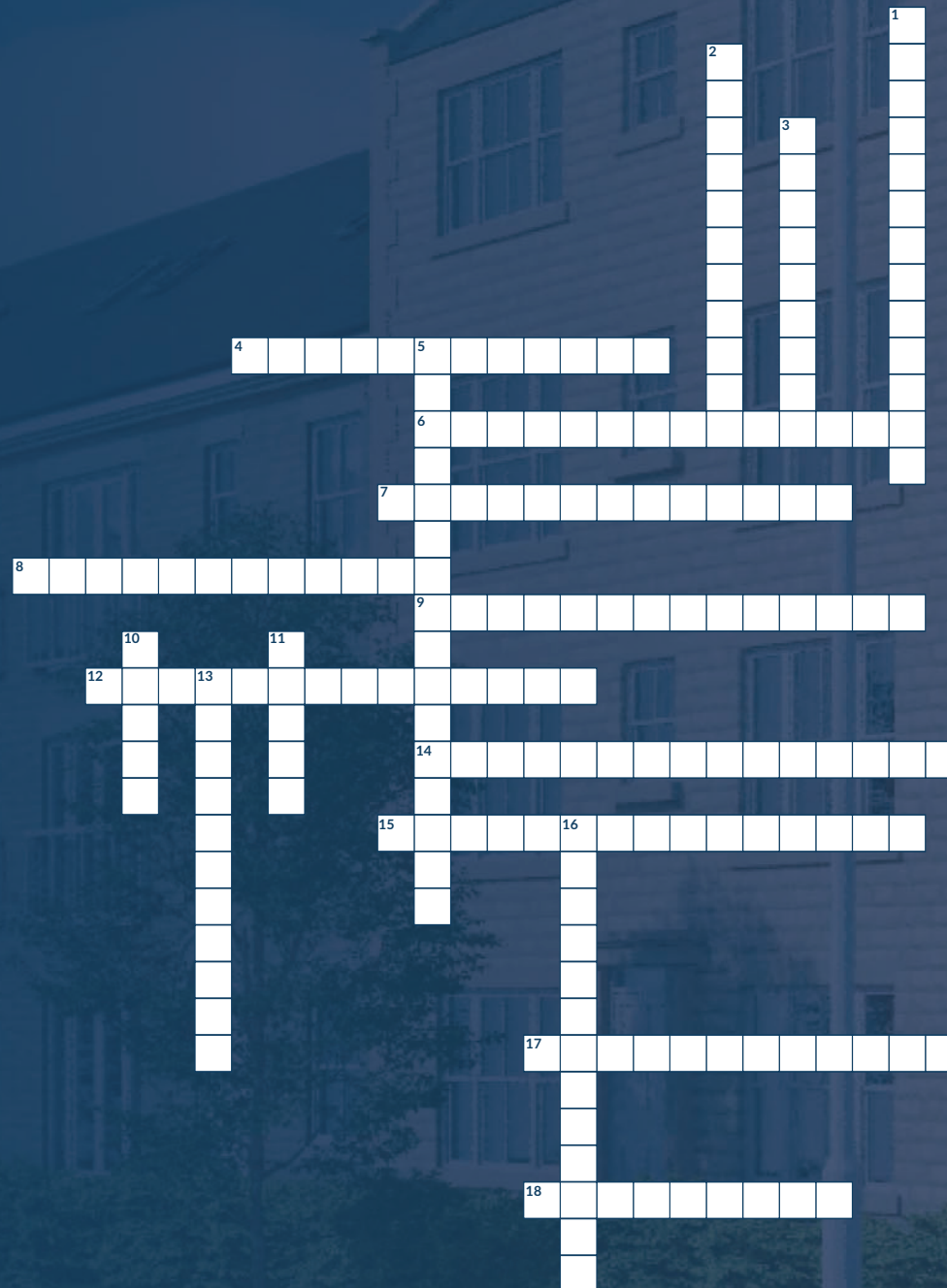
Otium of Stocksbridge, Noble Homes Retirement Living is named appropriately...

Obviously you can rest to your hearts content. We know you deserve it.

Eat in the Peak District for lunch, followed by a glass of whatever you wish.

Spend time in contemplation and reach enlightenment (and maybe your toes) with a yoga session.

As for academic endeavours? Well, here's a crossword to mull over with your morning cuppa, that should do for now.



"Just for fun" Crossword

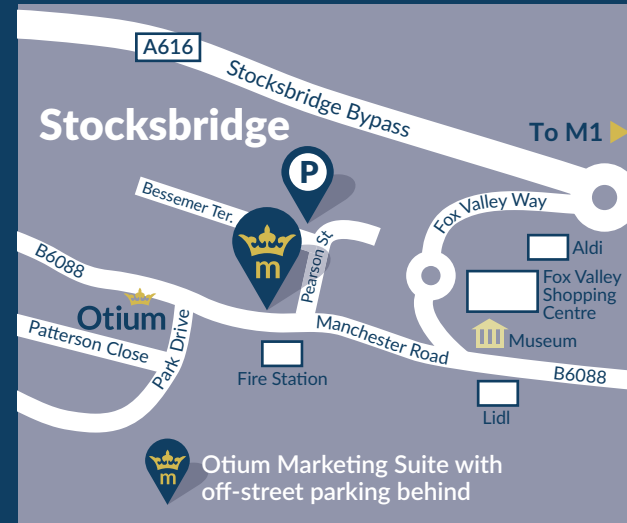
Tip: Clues are in the brochure

Down

1. English Soprano (6, 7)
2. Yorkshire playwright (4, 7)
3. Inventor of Cats Eyes (5, 4)
5. Georgian oceanic explorer (7, 5, 4)
10. Belonging to a high social rank in a society, especially by birth (5)
11. Latin abstract term meaning leisure time (5)
13. Author of Wuthering Heights (5, 6)
16. Novelist and screenwriter (5, 8)

Across

4. Female Gold Heptathlon Medallist at the London Olympics (6, 5)
6. The Final Frontier Captain (7, 7)
7. Sheffield Inventor of stainless steel (5, 8)
8. The first female British cosmonaut (5, 6)
9. Who knows this Doctor? (5, 9)
12. Mouseman furniture maker who 'signed' his pieces with a little carved mouse (6, 8)
14. TV writer of Happy Valley (5, 10)
15. Writer of Mr Men and Little Miss books (5, 10)
17. A Python (7, 5)
18. Actor famed for Mr Carson character (3, 6)



Marketing Suite (by appointment only)

614 Manchester Road, Stocksbridge

We are situated a short walk from the Otium development, opposite the Fire Station. Parking is available at the rear of the Marketing Suite.

For satellite navigation use postcode: S36 1DY

