



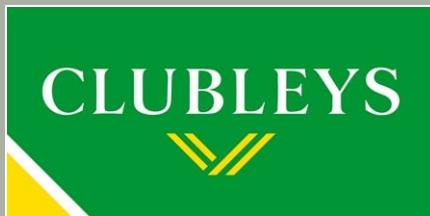
SHARED OWNERSHIP PURCHASE FROM 10% TO 75%

A fantastic opportunity to acquire this beautiful 'Detached' new build property situated on the development of Dawnay Park, Driffield. This property is offered for sale on a shared ownership basis through East Riding of Yorkshire Council.

The accommodation is spacious and well laid out - upon entering the hall leads off to a breakfast kitchen onto living room, utility room and cloakroom to the ground floor. To the first floor are four good size bedrooms (master with en-suite) and a modern family bathroom.

Outside there is a paved forecourt with parking for two vehicles and a rear garden laid to lawn with a paved patio area.

East Riding of Yorkshire Council Tax Band - TBC
Energy Performance Certificate - B
Tenure - Leasehold



Tenure: Leasehold
East Riding of Yorkshire
BAND:

THE ACCOMMODATION COMPRISSES

ENTRANCE HALL

6.66 x 1.82 (21'10" x 5'11")
Composite front door with privacy door view., understairs cupboard, radiator and power points.

CLOAKROOM

1.64 x 0.84 (54" x 29")
Modern White suite comprising low flush wc, vanity wash hand basin, radiator and vinyl flooring.

LIVING ROOM

5.76 x 3.15 (18'10" x 10'4")
To the front aspect with power points and radiator.

BREAKFAST KITCHEN

6.37 x 3.42 (20'10" x 11'2")
UPVC double glazed window and french doors to the rear with a good range of base and wall mounted units, integrated dishwasher, wall mounted high level oven, and integrated gas hob with cooker extractor hood, marble effect worktops and upstands, composite sink and a half drainer with mixer tap. Vinyl flooring, Door leading to...

UTILITY ROOM

2.74 x 1.70 (8'11" x 5'6")
Composite half glazed door to rear aspect. Range of base units with tall unit housing the boiler, stainless steel single drainer sink unit, marble effect worktops and upstands. Walk in cupboard.

FIRST FLOOR

LANDING

Recessed cupboard.

MASTER BEDROOM

4.55 x 4.10 (14'1" x 13'5")
Well proportioned master with window to the front aspect with radiator and power points.

EN SUITE

2.80 x 1.84 (9'2" x 6'0")
Walk in double shower, pedestal wash basin, low level WC heated towel rail, tiled splashbacks. lino flooring.

BEDROOM TWO

4.66 x 3.52 (15'3" x 11'6")
Rear aspect, radiator and power points

BEDROOM THREE

4.55 x 3.52 (14'1" x 11'6")
Rear aspect, radiator and power points.

BEDROOM FOUR

3.17 x 2.99 (10'4" x 9'9")
Front aspect, radiator and power points.

FAMILY BATHROOM

2.36 x 1.92 (7'8" x 6'3")
Modern three piece suite with panelled bath and shower over, glazed shower screen, pedestal wash hand basin, low level wc , tiled splash backs, heated towel rail and vinyl flooring.

INTEGRAL GARAGE

5.57 x 2.79 (18'3" x 9'1")
Up and over door, power and light.

OUTSIDE

The property has a block paved forecourt with parking for two vehicles to the front. Side gated access with fully enclosed rear garden, patio area and lawn.

ADDITIONAL INFORMATION

SERVICES AND APPLIANCES

The property has the benefit of mains water, electricity, gas and drainage.

SHARE PURCHASE PRICE AND EXAMPLES

The share purchase price is calculated using the full market value and the percentage share purchased. If you buy a 25% share, the share purchase price will be £85,000 and the rent will be £584.38 a month. If you buy a larger share, you'll pay less rent. The table below shows further examples.

Share Share Purchase Price Monthly rent

10% £34,000 £701.25

25% £85,000 £584.38

30% £102,000 £545.42

40% £136,000 £467.50

50% £170,000 £389.58

60% £204,000 £311.67

70% £238,000 £233.75

75% £255,000 £213.39

The percentage share and rent amount will change depending on the amount you can afford. You'll receive a worked example after a financial assessment.

Your annual rent is calculated as 2.75% of the remaining share of the full market value owned by the landlord.

MONTHLY PAYMENT TO LANDLORD

In addition to the rent above, the monthly payment to the landlord includes:

Service charge £0

Estate charge £0

Buildings insurance £16.74

Management fee £1.86

Reserve fund payment £0

Total monthly payment excluding rent £18.60

RESERVATION FEE

£200

You'll need to pay a reservation fee to secure your home. When you pay the fee, no one else will be able to reserve the home.

The reservation fee secures the home. If you buy the home, the fee will be taken off the final amount you pay on completion. If you do not buy the home, the fee is not refundable.

ELIGIBILITY

Eligibility You can apply to buy the home if both of the following apply:

• your household income is £80,000 or less

• you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs

One of the following must also be true:

• you're a first-time buyer

• you used to own a home but cannot afford to buy one now

• you're forming a new household - for example, after a relationship breakdown

• you're an existing shared owner, and you want to move

• you own a home and want to move but cannot afford to buy a new home for your needs

If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.

As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.

TENURE

Leasehold

LEASE TYPE

Shared Ownership House Lease

LEASE TERM

990 years

For more information, see section 2.5, 'Lease extensions', in the 'Key information about shared ownership' document.

RENT REVIEW

Your rent will be reviewed each year by a set formula using the Retail Price Index (RPI) for the previous 12 months plus 0.5%.

MAXIMUM SHARE YOU CAN OWN

You can buy up to 100% of your home.

TRANSFER OF FREEHOLD

Transfer of freehold At 100% ownership, the freehold will transfer to you.

LANDLORD

East Riding of Yorkshire Council

County Hall

Cross Street

Beverley

HU17 9BA

Under a shared ownership lease, you pay for a percentage share of the market value of a home. You enter into a lease agreement with the landlord and agree to pay rent to the landlord on the remaining share.

INITIAL REPAIR PERIOD

Up to £500 a year for the first 10 years to help with essential repairs. For more information, see section 5, 'Maintaining and living in the home', in the 'Key information about shared ownership' document. For more information, see section 5, 'Maintaining and living in the home', in the 'Key information about shared ownership' document.

LANDLORD'S NOMINATION PERIOD

Landlord's nomination period When you give the landlord notice that you intend to sell your share in your home, the landlord has 4 weeks to find a buyer. The landlord may offer to buy back your share, but only in exceptional circumstances and if they have funds available. If they do not find a buyer within 4 weeks, you can sell your share yourself on the open market. For example, through an estate agent.

PETS

You can keep pets at the home.

SUBLETTING

Subletting You cannot sublet (rent out) your entire home unless you either:

• own a 100% share; or have your landlord's permission which they will only give in exceptional circumstances (see section 1.5 in 'Key information about shared ownership' document) and have your mortgage lender's permission if you have a mortgage.

APPLICATION GUIDELINES

Request & Complete ERYC Shared Ownership Application Form.

* An Affordability Assessment will determine your eligibility for shared ownership and the share that you can afford to purchase of a property. Cash Purchasers must still obtain an affordability assessment.

* The companies listed below are independent financial brokers with experience of shared ownership & providing the affordability assessments to the required standard. This assessment is FREE of charge and there is no obligation to obtain a mortgage via these companies.

* Metro Finance <https://www.metrofinance.co.uk/> Tel: 0114 270 1444

* The Mortgage People <https://tmpmortgages.co.uk/> Tel: 0800 4880 814

The assessment is split into 2 stages; an initial telephone assessment followed by an in-depth assessment for which you will need to provide documents. On receipt of a successful written initial

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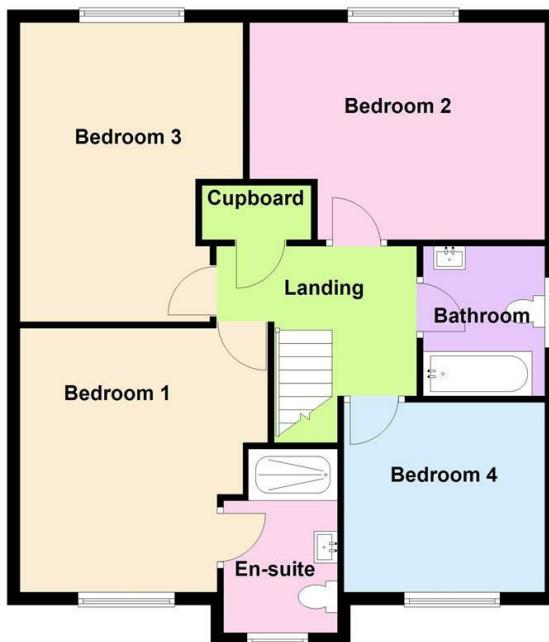


Estate Agents | Lettings Agents | Chartered Surveyors

Ground Floor



First Floor



AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.