

4 HOUGHTON DRIVE, CORBY GLEN, NG33 4LX



£105,000 50% SHARED OWNERSHIP

"Shared ownership"

- SEMI DETACHED HOME
- BRAND NEW SHARED OWNERSHIP PROPERTY
- SHARES AVAILABLE FROM 25%
- EXCELLENT ACCESS LINKS TO THE A1, BOURNE AND GRANTHAM
- BUILT BY AWARD WINNING DAVID WILSON HOMES
- FANTASTIC OPPORTUNITY TO GET ONTO THE PROPERTY LADDER
- POTENTIAL TO BUY LARGER SHARES OR UPTO 100% IN THE FUTURE
- READY TO MOVE IN TO WITH FLOORING AND TURF INCLUDED
- TWO BEDROOM
- SOUGHT AFTER VILLAGE OF CORBY GLEN



PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to offer for sale the 'Herdwick' Plot 93 Pastures Place, a two bedroom semi detached property available through the Home Reach Shared Ownership scheme - A perfect opportunity to step onto the property ladder.

Situated on the outskirts of the sought-after village of Corby Glen, this property combines the charm of countryside living with the convenience of having the A1 less than 5 miles away.

The house itself offers a bright and modern interior, thoughtfully laid out with an open-plan kitchen/dining area/living space and contemporary finishes throughout. Upstairs, both bedrooms are well proportioned doubles and there is a brand new, modern family bathroom. Outside, you'll find a westerly aspect rear garden to the rear and off road parking to the front.

Corby Glen itself boasts a welcoming community atmosphere with local shops, pubs, schools and beautiful countryside walks, all while being within easy reach of the nearby towns Bourne and Grantham.

With shares available from as little as 25%, this is a fantastic opportunity to own your very own brand new home in a highly desirable location. If you're a first-time buyer, looking to downsize or are curious if this could be your best option, call our office to understand how the process works and to get your viewing booked in today.

THE PRICE SHOWN IS FOR A 50% SHARE OF THIS PROPERTY - FULL PRICE £210,000.***

Agents Note:

This home is available with Home Reach Shared Ownership by Heylo Housing.

The price advertised is a 50% share of the full market value, although shares are available from 25% depending on buyer eligibility.

Please contact the sales team at Rosedale Property Agents to discuss shared ownership financial qualification, the application process and reservation.

The lease granted is for 999 years from 2025

The new owner will be liable to pay rent to Home Reach for the remaining share of the property that they have not purchased.

Rent is charged at 2.75% of the value of the remaining share that is owned by Heylo Housing.

Full on market value - £210,000. 25% value - £52,500. Monthly rent for 25% share - £360.94

Heylo charge a lease management fee. This is currently charged at £26.43 pcm.

The Pastures, like many modern housing estates, has an estate management charge. This is currently £129.17 pa.

Rent and service charge payments are collected by monthly direct debit and are reviewed annually in line with the terms of the Lease.

All charges referred to in this brochure have been provided by Home Reach and are meant as a guide only. These should be checked during the conveyancing process by your solicitor and are subject to change or inflation.

All buyers will be required to complete a Heylo shared ownership eligibility form and speak with our independent financial advisors pass the Home Reach credit checks.

The reservation fee is £99 and payable after the application checks have been done and the buyer has been approved.

Household income cannot exceed £80,000 with a minimum household income is £12,000.

Buyers do not need to be first time buyers.

Successful candidates must not own or be named on any other property at the time of completion/occupation of their new shared ownership home.

There is potential to buy larger shares of this property. If you buy a larger share, you will pay less rent (staircasing). There is also potential to buy up to 100% of your home. At 100% ownership, the freehold will transfer to you.



 2 Bedrooms  1 Bathroom  1 Reception

SERVICES & UTILITIES

Tenure: Leasehold - Share of Freehold **Council Tax Band:** A

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30151777

Or alternatively speak to your Rosedale agent who will be able to help you.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

Interested in viewing this property?

01778 420011

12 North Street, Bourne, Lincolnshire, PE10 9AB

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

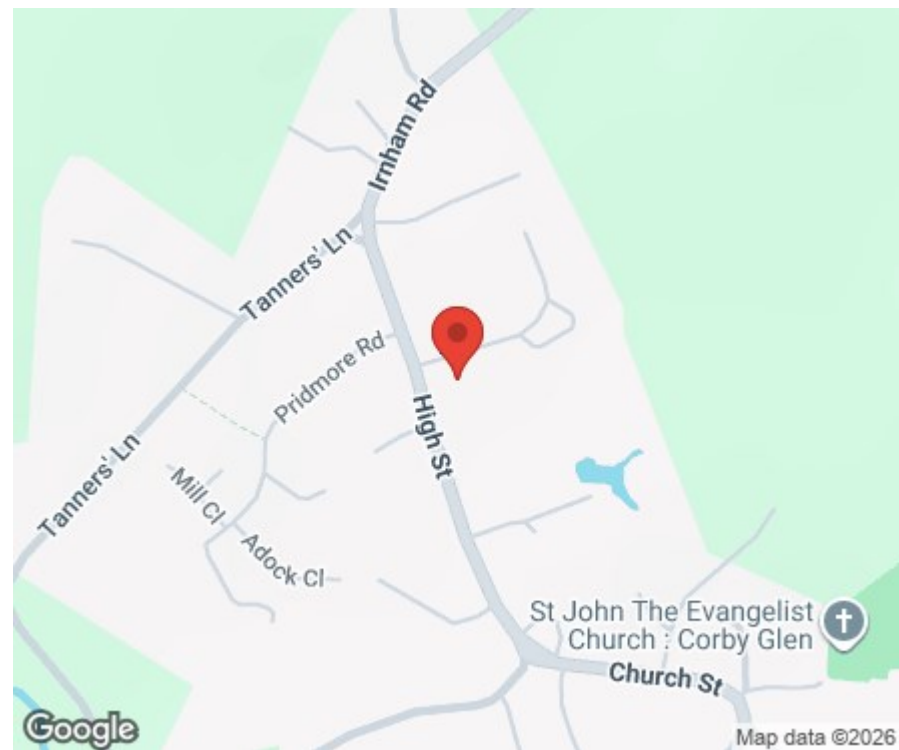
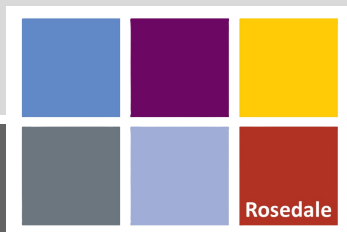
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



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