

Ashton Hayes Development

Image shows site plan of development



Shared Ownership Homes at Ashton Hayes.

An exclusive development situated in the sought after rural village of Ashton Hayes. Enjoying the best of both worlds with countryside on your doorstep yet still within easy access to major road networks, a train station in the neighbouring village of Mouldsworth and Chester Town Centre which offers an extensive range of local amenities, shops, restaurants and bars. Offered for sale on a superb shared ownership scheme these properties are the ideal houses to get you on the property ladder at an affordable price.



What is Shared Ownership and How Does it Work?

What is shared ownership?

Shared Ownership is a specially designed scheme to allow more people to get onto the house-buying ladder. It helps first time buyers into their first home but also helps people to buy where there's been a change in circumstances, such as a relationship breakdown or a change in financial circumstances.

How does it work?

Shared Ownership works by enabling you to buy a share in your new home that you can afford, and pay a rent to Equity Housing Group on the part you don't own. You can buy further shares in your home when you can afford to, this is known as staircasing.

Why buy through shared ownership?

You will own part of your home, rather than renting meaning you have something to show for your monthly payments. Your monthly mortgage and rent might be more affordable than you think, it's worth checking. You only buy what you can afford, so you don't overstretch yourself financially. You will have our support throughout the buying process, we understand that there is a lot for you to arrange and we will be in regular contact with you to help make sure that your purchase is progressing as expected. We can also provide you with details of solicitors and Independent Financial Advisors that deal in shared ownership.

What am I buying?

Buying through Shared Ownership is designed to be a stepping stone. It means that you buy a share of a property and rent the remainder. You are buying a share in your new home, your lease is a legal document that proves you own part of your home. Your lease sets out:

- Your rights and responsibilities
- What you expect from us
- Details of rent and service charge reviews

You will become a leaseholder and will have the same rights and responsibilities as a full owner occupier.

What costs are involved in buying my own home?

Mortgage fees - we can give you details of some local solicitors and an Independent Financial Advisor (IFA) who has expertise in Shared Ownership. Depending on the lender you choose, there may be a fee as part of the mortgage application or mortgage valuation process. Your IFA or lender will be able to give you more details on fees that will be applicable to the mortgage you are considering. Please also ask the IFA assisting you with your mortgage application whether any fees are charged for their advice.



Deposit - The amount of deposit you will need depends on the value of the property and the share that you buy. Depending on your circumstances and credit history, some lenders only require a 5% of the share that you are buying.

Solicitors fees - We will give you details of solicitors who have experience of Shared Ownership, however you are not obliged to use them. Your solicitor will be able to give you a quote for their work and will need payment in advance for certain things such as local searches.

Am I eligible for shared ownership?

You would normally be eligible in the following circumstances:

- Your household income is less than £80,000 a year.
- You are a tenant of another Housing Association or Local Authority
- You are an owner occupier and you have to leave your existing home (due to relationship breakdown or change in financial circumstances) and the sale price will not give you enough capital to purchase a suitable property. You must not own another property.
- You are an owner occupier and your financial circumstances have changed through redundancy or ill health, which means you are no longer able to meet the running costs for your current home, meaning that you are in the process of selling.
- You are moving to the area for employment or to receive family support.

There is an application process that you need to go through so that you can go ahead and buy your new home.

Plot	House Type	M 2	Anticipated Completion	Indicative Prices (Outright Value)	Price for 50%	Monthly Rent
3	B1 - 3 bedroom house	88	April 2018	£215,000	£107,500	£246.35
4	B1 - 3 bedroom house	88	April 2018	£215,000	£107,500	£246.35
5	A - 2 bedroom house	75	April 2018	£181,500	£90,750	£207.97
11	B - 3 bedroom house	84	April 2018	£205,000	£102,500	£234.90
12	A - 2 bedroom house	75	April 2018	£181,500	£90,750	£207.97
13	A - 2 bedroom house	75	April 2018	£181,500	£90,750	£207.97
14	B - 3 bedroom house	84	April 2018	£205,000	£102,500	£234.90
15	B - 3 bedroom house	84	April 2018	£205,000	£102,500	£234.90

Prices are indicative and subject to change. Please note if values change then the rents will also change. In addition to the monthly rent there is a management & insurance payable of £28.34 per month (this includes building insurance). There will also be a service charge payable for plots that have use of a shared driveway.

DISCLAIMER

Pricing and availability information is for guidance only and is not intended to constitute a contract and may change without notice. We reserve the right to amend the specification, as necessary, without prior notice to an equal or higher standard. All images and floor plans are for information and illustration.

Specification

Gas central heating

Contemporary kitchen with integrated oven, hob, extractor fan and fridge/freezer. Space for washing machine. (Kitchen fittings in below photo)

UPVC double glazed windows

Off Road Parking

Turf and shed in the rear garden

Vinyl flooring in the kitchen, guest WC and bathroom

Part tiled bathroom – Tiles to be confirmed

LABC Guarantee

Suppliers:

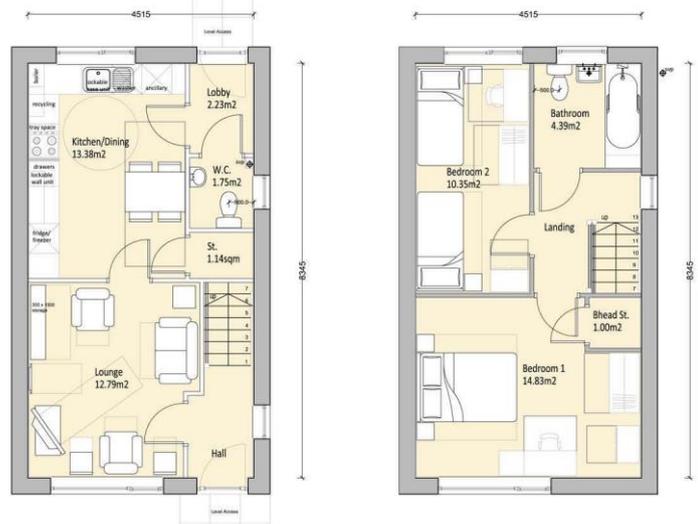
Gas/Electric – British Gas

BT/Sky Available

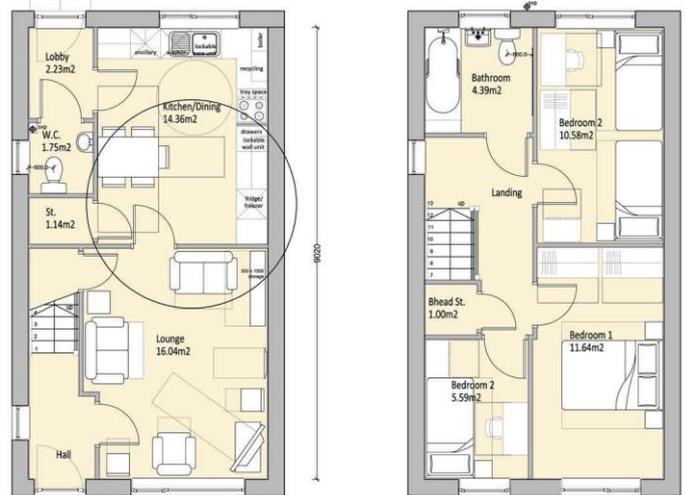


House Types:

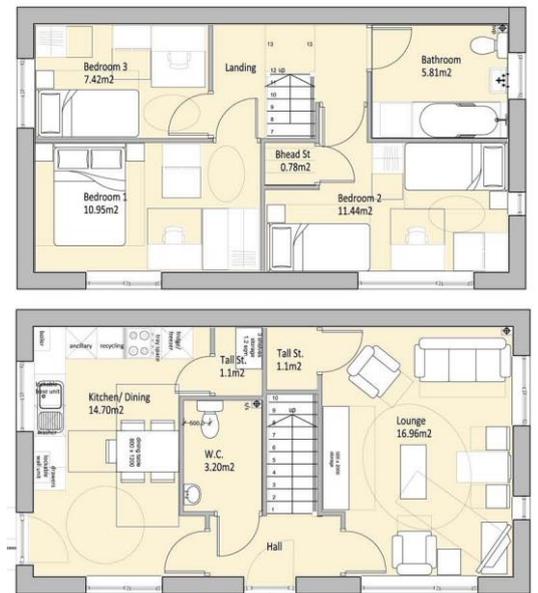
A – 2 bedroom house



B – 3 bedroom house



B1 – 3 bedroom house





Important Information

This development has a local criteria restriction which gives priority to applicants who either live or have a strong local connection to Ashton Hayes for the first 10 weeks of marketing. In the second instance applications will be considered from buyers that live or have a strong connection to neighbouring villages. In the third instance after 12 weeks of marketing eligible applications will be considered from buyers that live or have a strong local connection to the ward of Gowy. In the fourth instance applications will be considered after 14 weeks of marketing to any persons who in the opinion of the Housing Association have a genuine need for accommodation.

There is a restriction on final staircasing to a maximum of 80% share.

Mortgages will only be considered from lenders that are registered with the building society association or council of mortgage lenders.

For more information please contact Sofie Leroux on 0161 486 7710 or sofiel@equityliving.co.uk