19, Blakeston Place,
Driffield, YO25 4DE
10% Shared Ownership £18,900

OPPORTUNITY TO PURCHASE A 'SHARED OWNERSHIP' FROM 10% TO 75%

A fantastic chance to acquire a new build property situated on this popular Keepmoat site Poppy Place in Driffield. A lovely spot close to the town of Driffield and surrounding seaside towns & villages.

Briefly comprising of entrance hall, W.C, lounge & kitchen/diner to the ground floor. To the first floor are two bedrooms & a family bathroom. Outside there is ample parking space & the rear garden is laid mainly to lawn with a paved patio adjacent to the property.

Must be viewed internally to appreciate the accommodation available.

Council Tax Band - TBC
Tenure - Leasehold

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Composite front entrance door, radiator, vinyl flooring, radiator, stairs leading to first floor accommodation.

DINING KITCHEN
3.81m x 3.25m (12'6 x 10'8)
Fitted with a range of modern wall, base & drawers units with contemporary work surfaces, integrated slimline dishwasher, integrated washing machine, integrated electric oven, four ring electric hob with extractor, stainless steel sink with mixer tap, integrated 50/50 fridge/freezer, pantry style cupboard, space for dining table. Vinyl flooring, radiator, understairs cupboard for storage, access to W.C, UPVC double glazed window to the front.

CLOAKROOM/WC
1.02m x 1.83m (3'4 x 6'0)
UPVC double glazed opaque window to the side, low flush W.C, pedestal wash hand basin, radiator.

LOUNGE
3.40m x 4.19m (11'2 x 13'9)
UPVC double glazed patio doors leading to rear garden, fully carpeted, radiator.

LANDING
Spacious, fully carpeted, loft access.

BEDROOM ONE
3.12m x 4.19m (10'3 x 13'9)
UPVC double glaze window to rear, radiator, fully carpeted.

BEDROOM TWO
2.95m x 4.19m (9'8 x 13'9)
UPVC double glazed windows to the front, radiator, bulkhead storage cupboard, fully carpeted.

BATHROOM
2.16m x 2.08m (7'1 x 6'10)
Modern suite: comprising UPVC double glazed opaque window to the side, panelled bath with shower over and screen, low flush W.C, pedestal wash hand basin, radiator, vinyl flooring.

OUTSIDE
To the front of the property is a paved pathway leading to the front entrance door. To the side of the property is the block paved driveway providing ample off road parking whilst to the rear of the property a sunny south facing garden which is laid to lawn with a wooden storage.

ADDITIONAL INFORMATION
*Broadband
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage

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

SERVICES/APPLIANCES
No appliances have been tested by the agent.
Mains water, drainage, electricity & air source heat pump are connected to the property.

FLOOPLAN/MEASUREMENTS
Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

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 £47,250 and the rent will be £324.84 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%	£18,900	£389.81
25%	£47,250	£324.84
30%	£56,700	£303.19
40%	£75,600	£259.88
50%	£94,500	£216.56
60%	£113,400	£173.25
70%	£132,300	£129.94
75%	£141,750	£108.28

Note that not all homes will be available to purchase from 10%. The minimum initial share you can purchase will vary depending on the home.
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
Every month (in addition to your rent) you will pay:
Estate charge £14.51
Buildings insurance £9.70
Management fee £2.42
Reserve/sinking fund payment £0
Other service charges £0
Total monthly payment excluding rent £26.63
Total monthly payments will typically be reviewed on an annual basis.
For more information, see section 4, 'Service Charges', in the 'Key information about shared ownership' document.

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.
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
The housing provider will assess whether you meet the eligibility criteria for the scheme.
This will be based on the eligibility criteria for the shared ownership scheme and the housing provider's specific policies. These include:
• The order in which you will be assessed; https://www.eastriding.gov.uk/council/plans-and-policies/other-plans-and-policies-information/housing-strategy/affordable-housing/ - first-come-first-served-policy
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/LEASE TYPE/LEASE TERM
Leasehold.
Shared ownership house lease.
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 Consumer Price Index (CPI) for the previous 12 months plus 1%.
For more information, see the 'Rent Review' section in the 'Summary of Costs' document which includes an example of how rent could increase over a 5 year period. A worked example demonstrating how the rent is calculated at review is also set out in Appendix 2 of the lease.

MAXIMUM SHARE YOU CAN OWN
You can buy up to 100% of your home.

TRANSFER OF LEASEHOLD
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.

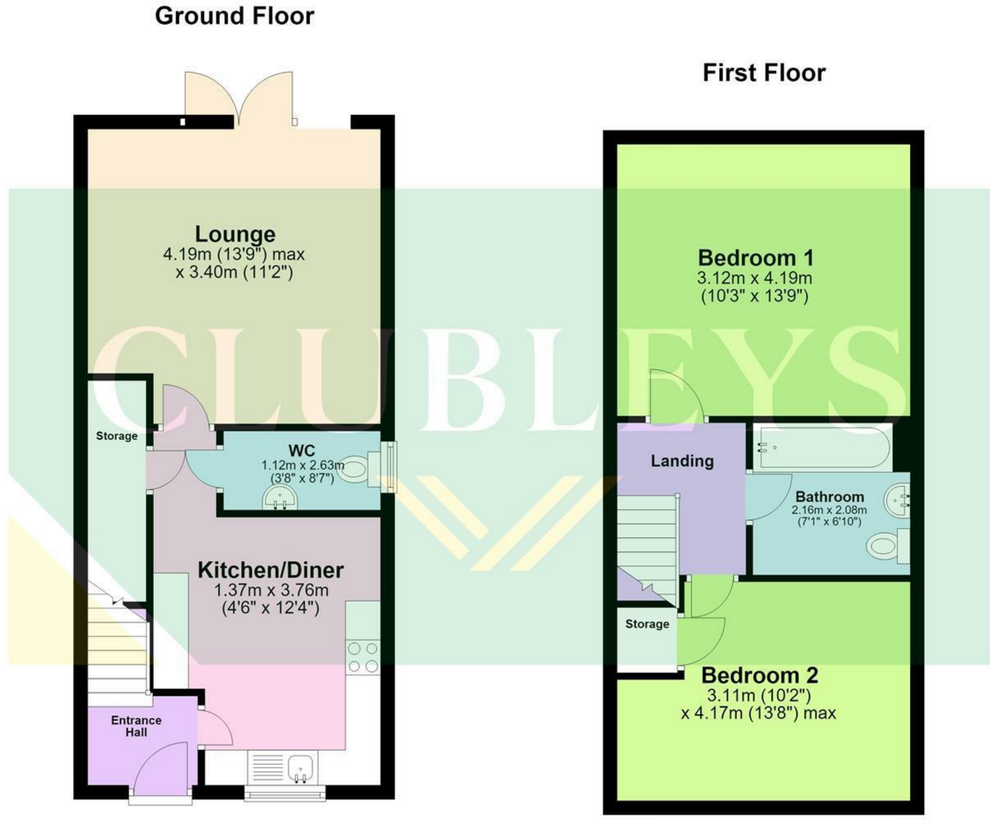
LANDLORDS NOMINATION PERIOD
When you give the landlord notice that you intend to sell your share in your home, the landlord has 4 weeks to find a buyer. The landlord may offer to buy back your share, but only in exceptional circumstances and if they have funds available. If they do not find a buyer within 4 weeks, you can sell your share yourself on the open market. For example, through an estate agent.
The landlord may decide to waive their rights to the nomination period (either from the outset or during the existing nomination period).
For more information, see section 8.4, 'Landlords Nomination Period', in the 'Key information about shared ownership' document

PETS
You can keep pets at the home.

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 1.6 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

clubleys.com



Total area: approx. 74.1 sq. metres (797.1 sq. feet)

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.

CLUBLEYS

1 Toft Court, Skillings Lane, Brough, East Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com