

A unique collection of new two and three bedroom shared ownership houses

Available on shares from 25% to 75%







Brailsford Park Wingerworth

### Brailsford Park Wingerworth Chesterfield

Brailsford Park is a traditional development of new homes in the attractive parish village of Wingerworth, close to the excellent amenities of the market town of Chesterfield and within close proximity of the beautiful Peak District National Park.

Ideal for families, local playing fields surrounding the development are accessible via an adjoining footpath, which also provides picturesque routes for walkers following the old Roman Road of Wingerworth.

The A61 is less than one minute from the development and provides a direct route into Chesterfield in 12 minutes, while Sheffield is located 41 minutes away by car. For travel by train, Chesterfield Railway Station provides connections to several major cities including Sheffield and Nottingham.

# The Tilton Two Bedroom House

- Gas Central Heating
- Allocated parking
- Shares from 25% to 75%
- Prices from £ 33,750 for a 25% share

You pay a subsidised rent based on the share you can afford.

#### For example:

25% share (£33,750)	Rent £232.03 pm
50% share (£67,500)	Rent £154.69 pm
75% share (£101,250) Based on a Full Market Value of £1	Rent £77.34 pm <sub>35,000</sub>

Plus you will pay a service charge and buildings insurance charge of £ TBC per month

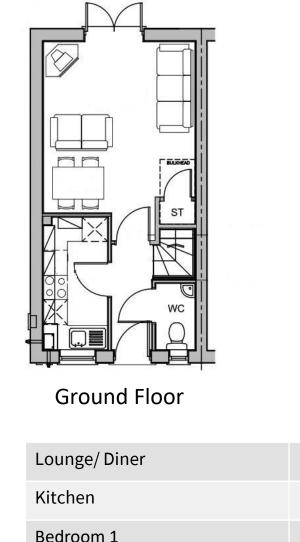
You will need a minimum 5% deposit for mortgage purposes and funds to pay for solicitor fees, moving costs & furnishings.

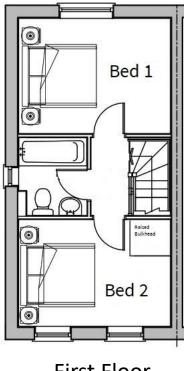


Images are for Illustration purposes only. Specification may vary.



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First Floor

Lounge/ Diner	4.2m x 3.8m
Kitchen	3.3m x 1.6m
Bedroom 1	3.8m x 2.9m
Bedroom 2	3.8m x 2.6m

# The Melbourne Three Bedroom House

- Gas Central Heating
- Allocated parking
- Shares from 25% to 75%
- Prices from £ 45,000 for a 25% share

You pay a subsidised rent based on the share you can afford.

#### For example:

25% share (£45,000)	Rent £309.38 pm
50% share (£90,000)	Rent £206.25 pm
75% share (£135,000) Based on a Full Market Value of £1	Rent £103.13 pm

Plus you will pay a service charge and buildings insurance charge of £ TBC per month

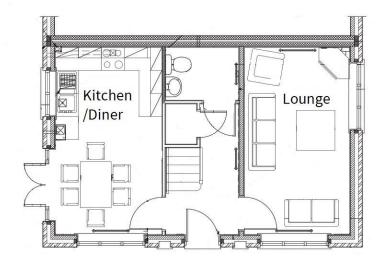
You will need a minimum 5% deposit for mortgage purposes and funds to pay for solicitor fees, moving costs & furnishings.



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Ground Floor

Bed 2 Bed 2 Bed 1

**First Floor** 

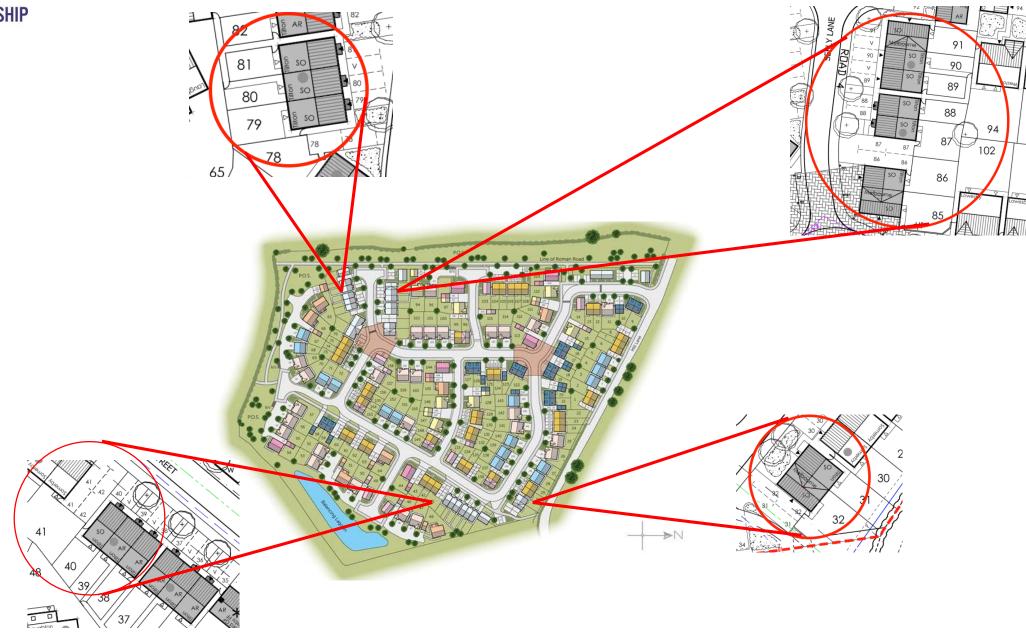
Lounge/ Diner	4.92m x 2.80m
Kitchen	4.92m x 2.82m
Bedroom 1	3.84m (max) x 2.74m
Bedroom 2	3.22m x 2.74m
Bedroom 3	2.70m x 2.11m

Due to the nature of construction, room sizes may vary. These dimensions are not intended to be used for carpet sizes



**D B** 

Site



Shared Ownership makes home ownership more affordable Shared ownership offers a fantastic opportunity for you if you're trying to get a foot on the property ladder but can't quite afford to buy a home on the open market.

Depending on what you can afford, you can buy a share of between 25% and 75% of the home, you then pay a subsidised rent on the remaining share.

As and when you can afford to, it's possible to buy a larger share of the property at a later date – this is called staircasing.

Buying a shared ownership home is very similar to buying a home on the open market. You'll need a deposit of at least 5% if you require a mortgage to cover the purchase price of your share and you'll have to pay your legal fees.

You will need to register with the Help to Buy agent for the area you're looking to buy in, and there are certain eligibility criteria you'll need to meet too.

You'll need to be earning no more than £80,000 (outside London), be over 18, live or work in the UK, not own any other property and be unable to afford to buy a home on the open market.

## Find out more

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If you think shared ownership could be the way to owning your new home, then contact the team at **THE SHARED OWNERSHIP SHOP.** Our advisors will be happy to give you more details and advice on the Shared Ownership Scheme.

## Tel: 0300 11 33 701

Email: contactus@sharedownership-shop.co.uk Web: sharedownership-shop.co.uk