



Low Cost Market & Shared Equity Housing

As part of the Florence Fields development, 18 of the homes are to be sold as either Low Cost Market or Shared Equity.

Priority for these homes are for those purchasers with a local connection. You do not have to be a first time buyer, or on the Herefordshire Council's housing waiting list, however there is a financial criteria to who is eligible for these homes.

AVAILABLE PLOTS

PLOT NO.	HOUSE TYPE	ANT. H/O	ACCOMMODATION	TENURE	DISCOUNT OFF OPEN MARKETING SELLING PRICE
Plot 10	Dinmore	Jan 24	3 Bedroom Semi-detached	Shared Equity	By 20% to £232,497
Plot 17	Dinmore	Jan 24	3 Bedroom Semi-detached	Shared Equity	By 20% to £232,497
Plot 18	Dinmore	Jan 24	3 Bedroom Semi-detached	Shared Equity	By 20% to £232,497
Plot 21	Dinmore	Nov 23	3 Bedroom Semi-detached	Shared Equity	By 20% to £239,997
Plot 22	Dinmore	Nov 23	3 Bedroom Semi-detached	Shared Equity	By 20% to £239,997

MANAGEMENT COMPANY

There is an annual service charge for each home. The charge is for the maintenance of the open spaces, foul pumping station, the general repairs/maintenance of those items and the associated management fees. Cost per home = £359.91 per year.

To find out more contact:

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www.fletcherhomes.co.uk

Anyone can apply, provided they meet the following:

- Location connection as follows: Leintwardine then cascading parishes Buckton & Coxall, Adforton, Walford, Letton & Newtown, Pipe Aston, Downton.
- Be in need of affordable housing.
- Be able to purchase the property at the discounted price, but not at the open market price (subject to a financial assessment completed by the Council).
- Have an annual household income of less than £80,000 as a couple, or £40,000 as a single applicant.
- Use the property as their only/ principle home throughout ownership - it cannot be sublet.
- Not own any other property. If you currently own another property, you will have to provide evidence that you are in the process of selling it before you can purchase through this scheme.

The sales price of the houses are established by Independent RICS Valuation. The discounted value of the homes will be replicated on future home re-sales.



Please Note:

Every Fletcher Homes' development is designed to be as individual as possible. External finishes and specifications may therefore vary on each property. Full details on the home of your choice are available from the Sales Department. This brochure outlines the plans, specifications and layout for the development at the time of printing. The information in the brochure has been prepared for guidance only and does not form part of an offer of a contract or warranty. All floor plans and artists impressions are only intended as a guide and should not be relied upon for precise measurements. All descriptions and dimensions are indicative and should not be used as the basis for purchasing furnishings, such as carpets or curtains, appliances or furniture. Such information is given in good faith and believed to be correct but any intending purchasers or lessees should not rely upon them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. Any customer choices contained within the specification depend upon the construction stage reached when reservation is made. Fletcher Homes operates a policy of continual improvement and reserves the right to alter its designs, specifications or floor plans/layout and prices without prior notice. Should you require further clarification or confirmation of any matters contained in this brochure, they should be raised through your solicitor or conveyor.

