

Henbury



PEAKS & PLAINS  
Housing Trust



## Own a new home on Rough Heys Lane...

### What is Shared Ownership?

Basically, you buy a share of the home (usually around 50%) and the rest belongs to us, Peaks & Plains Housing Trust. You pay a mortgage for the part that you own, and you pay us rent on the rest.

You get all the security of owning your home and you get to make a start on the property ladder, but you only have to pay a fraction of the total asking price.

#### Here's some of the benefits:

- Don't be surprised if you only need 5% deposit
- No stamp duty to pay
- The process of buying a home is simple

### Am I eligible for a home on Rough Heys Lane through Shared Ownership?

You can buy a home through Shared Ownership if your household earns £80,000 a year or less and any of the following apply:

- You're a first-time buyer
- You used to own a home, but can't afford to buy one now
- You're an existing shared owner

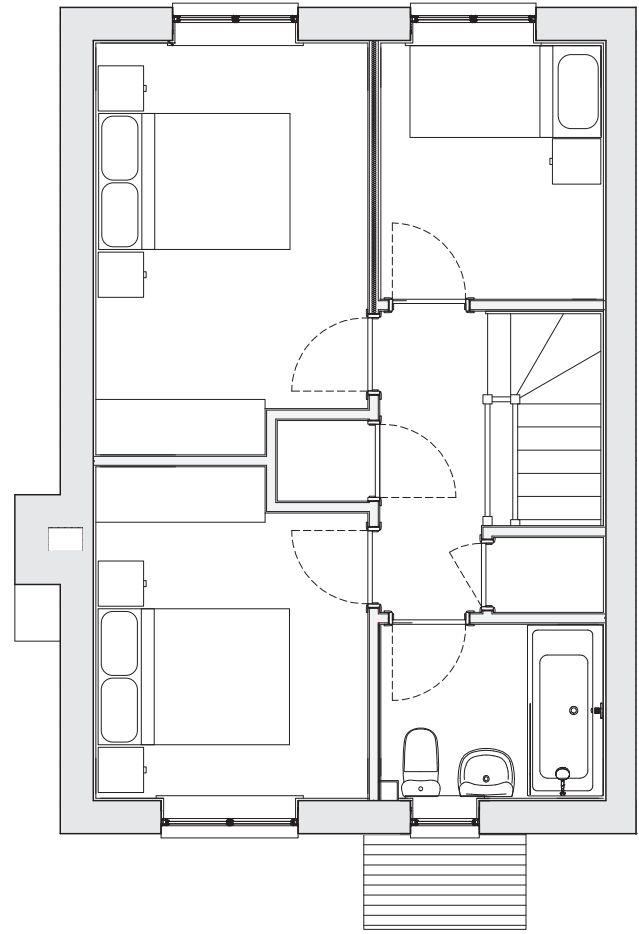
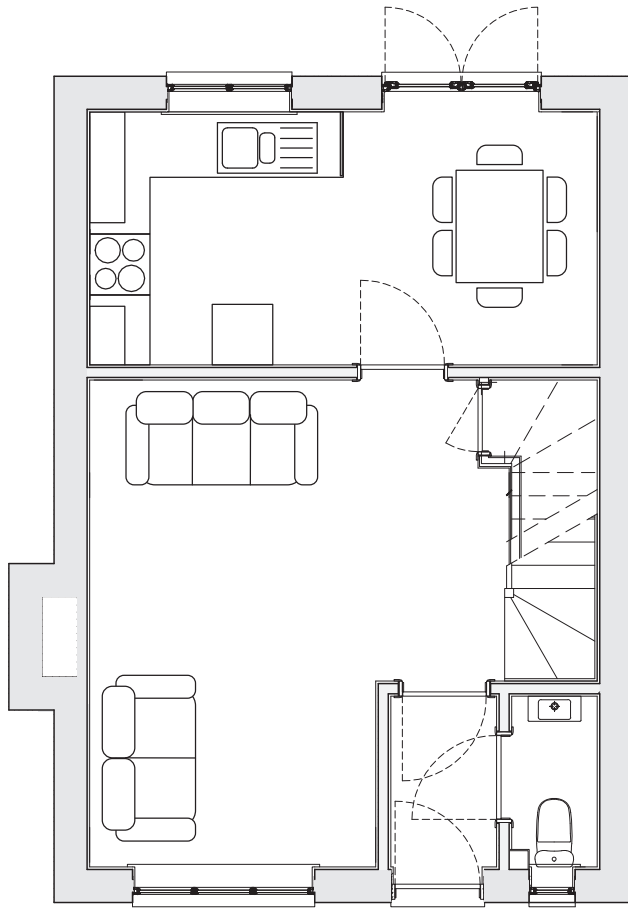
You will need to do an independent financial assessment to ensure you can afford the property and so we sell you the most affordable share. We are prioritising first time buyers with a local connection to Henbury.

Contact our sales team on 01625 553490 or [sales@peaksplains.org](mailto:sales@peaksplains.org) and they will be happy to run through the eligibility criteria with you.



### Property features...

- Indian stone paving
- Electric car charging points
- Turfed garden to front and rear
- Air source heating system
- Ceramic tiles in the kitchen
- Electric cooker, hob and extractor



## Available through Shared Ownership

	Full Market Value	Purchase Share	Purchase Price	Deposit (5%)	Monthly Mortgage*	Monthly Rent	Monthly Cost
3 bedroom end terrace house	£250,000	50%	£125,000	£6,275	£612.32	£286.46	<b>£898.78</b>
		75%	£187,500	£9,375	£914.82	£143.23	<b>£1058.05</b>

\*Example mortgage payments are calculated over 25 years at an initial fixed rate of 3.74% for 3 years, your own mortgage costs may differ. These particulars do not constitute any part of an offer or contract, the information provided is for guidance only. Prices are correct at time of release and may be subject to change. Maximum purchase on a first initial sale is 75%. Any future staircasing will be capped to an 80% maximum therefore the property will remain a leasehold.

## Living in Henbury, Cheshire

Set around a village green at the end of a long private drive, Rough Heys Lane is surrounded by seven acres of managed private grounds featuring a pond, lake and woodland walks.

Henbury is ideally placed in an excellent rural location just minutes away from the towns of Chelford, Macclesfield, Alderley Edge and Prestbury and their amenities.



[sales@peaksplains.org](mailto:sales@peaksplains.org)



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[www.peaksplains.org](http://www.peaksplains.org)



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