

SHARED
OWNERSHIP
AVAILABLE

Falcons Place



Somewhere to call home

Falcons Place

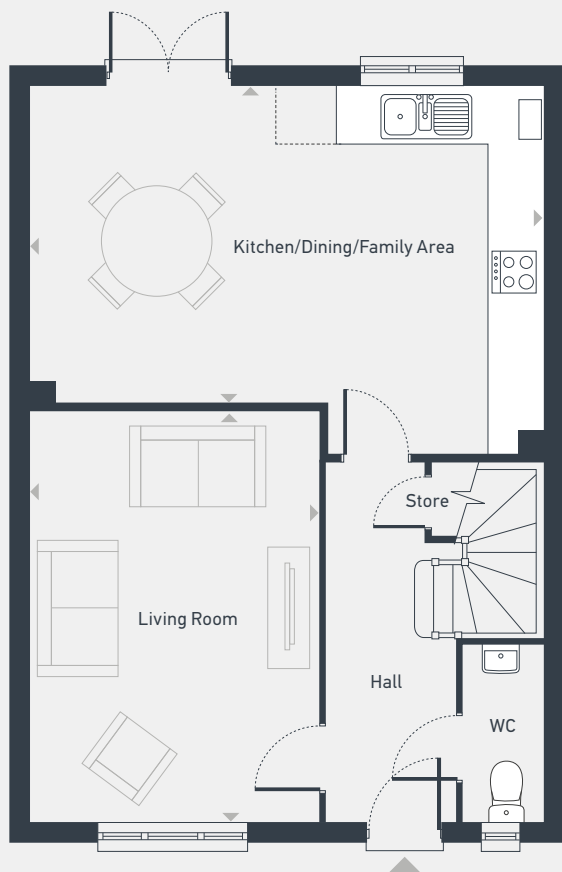
**The Mylne
4 bedroom home**



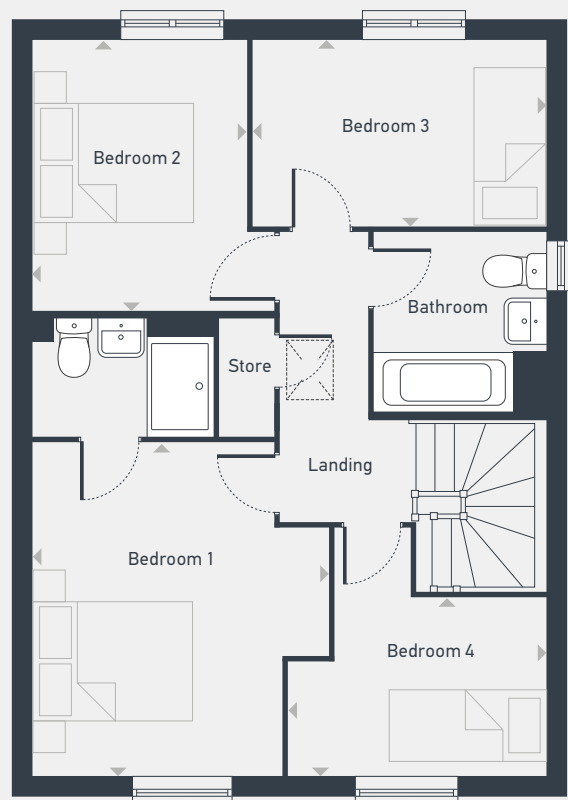
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The Mylne 4 bedroom home

105.4 sq m / 1136 sq ft



GROUND FLOOR



FIRST FLOOR

DIMENSIONS	m	ft
Living Room	4.83m x 3.39m	15'10" x 11'1"
Kitchen/Dining	6.04m x 4.37m	19'9" x 14'4"

DIMENSIONS	m	ft
Bedroom 1	3.95m x 3.46m	12'11" x 11'4"
Bedroom 2	3.20m x 2.57m	10'6" x 8'5"
Bedroom 3	3.39m x 2.20m	11'1" x 7'5"
Bedroom 4	3.10m x 2.10m	10'2" x 6'11"







07973 813 331 | southyorkshire@lslnewhomes.co.uk

Falcons Place, Scunthorpe DN16 3UZ

Please note: All layouts and floor plans, configurations, maps and information are intended for guidance only and accuracy of this information cannot be relied upon by prospective purchasers who must make their own enquiries to satisfy themselves by inspection or otherwise as to the correct detail. Sizes and dimensions approximate and subject to change.



Key

-  **Eveleigh**
3 bedroom home
-  **Harcourt**
2 bedroom home
-  **Mylne**
4 bedroom home
-  **Mountford**
3 bedroom home



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A guide to shared ownership

What is shared ownership?

Shared ownership is a government-backed scheme that could help you to get a foot on the property ladder.

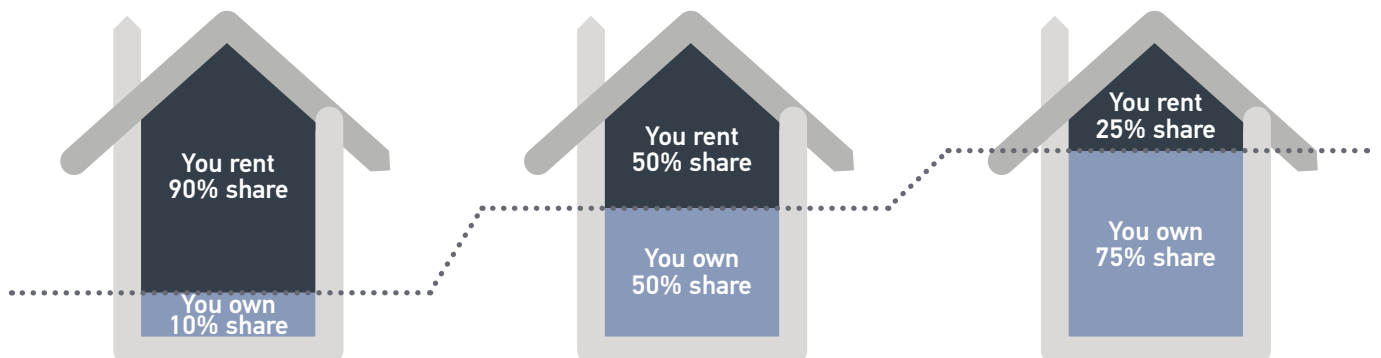
At Falcons Place, you can choose a beautiful two, three or four-bedroom house, designed to exacting standards. And through the government-backed shared ownership scheme, you could be getting a foot on the property ladder more quickly than buying a home outright.

If you can't afford all of the deposit and mortgage payments for a home that meets your needs, shared ownership offers you the chance to buy an initial share of your home based on its market value and then pay rent on the remaining share — helping you to get on the property ladder more quickly than buying a home outright.

You can purchase an initial share of your new home between 10% and 75% of the property's value and pay rent on the rest. Even better, because you are buying a share of the property, the deposit you need to have saved is smaller too.

If you wish to in the future you can decide to buy further shares in your home, in stages or all at once, this is called staircasing. This will reduce the rent you have to pay, and you can increase your share gradually until you own 100% of your home.

How shared ownership works



Your questions answered

Am I eligible for shared ownership?*

You can apply to buy with shared ownership if:

- You are a first-time buyer.
- You are an existing shared owner moving to another shared ownership home.
- You have previously owned a home but need help buying a new one.
- You have a combined household income less than £80,000.
- You are able to afford the mortgage, rent and service charges.

How much of my home can I afford to buy?

This will vary depending on your circumstances. An independent financial advisor will carry out an affordability assessment to determine the exact share that's right for you and your circumstances. They'll also carry out an affordability check with the most appropriate mortgage lender, to ensure you can get the amount you need to complete your purchase. This is all quite straightforward, and we can take care of it for you.

What is staircasing?

You can usually buy more shares in your home later, as finances permit, which allows you to increase your ownership and reduce your rent as well. This is known as 'staircasing'. You can staircase at any point and for any value, until you own up to 100% (dependent on the lease) of your home. This includes the option to staircase for as little as 1% a year for a period of 15 years, starting from when you purchase your home.

How much does staircasing cost?

The cost of the additional shares will depend on the current market value of your home at the time you wish to buy more. When you buy more shares, you'll pay less rent.

Along with the cost of the additional shares that you are buying, there are other legal costs that you will need to consider. To find out more visit www.gov.uk/shared-ownership-scheme

What will my responsibilities be?

You will have a shared ownership lease which tells you your rights and responsibilities, which include being responsible for the maintenance and repairs inside your home as well as paying your rent, service charges and your mortgage payments.

Who will be responsible in terms of repairs and maintenance?

The first ten years of home ownership, is known as the Initial Repair Period (IRP), meaning some external and structural repairs are covered by us (T&Cs apply). During this ten years, you can also apply for up to £500 each year, toward the cost of other qualifying general repairs and maintenance works.

Do I need to pay Stamp Duty?

When you purchase a home through shared ownership, you can make a one-off Stamp Duty payment based on the total market value of the property, or alternatively, you can pay the Stamp Duty in stages. This means that you won't have to pay any Stamp Duty in the future when staircasing.

Alternatively, you can choose to pay the Stamp Duty in stages. There will be no Stamp Duty to pay until your owned share reaches 80% and above. If you are staircasing to 80% in your home, you will need to pay Stamp Duty on the share that took you over 80% and any further transactions.

I'm interested in shared ownership, now what?

Our sales team will be happy to discuss the shared ownership scheme with you and answer any questions you may have to help you find your perfect new home at Falcons Place.

Find out more at
placesforpeople.co.uk/sharedownership

*Terms and conditions apply. Please talk to us for further details. Applications are subject to affordability and eligibility criteria.



Kitchen

- Symphony fitted kitchen in a choice of colours
- Coordinating worktop and matching upstand
- Matching extractor
- Soft-close doors and drawers
- LED under-cabinet lighting
- Indesit single electric oven with four-ring gas hob and stainless steel splashback (Mylne only Indesit double stainless steel electric oven)
- Integrated fridge-freezer
- Stainless-steel single-bowl inset sink with chrome mixer tap (Mylne only has 1.5 bowl)

Plumbing and heating

- Gas-fired combi boiler and water system

Electrical

- External lights at the front & back
- Doorbell
- Wiring installed to TV points from the loft space. Aerial not provided.
- Mains-wired smoke detectors
- USB socket to kitchen and bedroom 1

Bathroom

- White bathroom suite with shower over bath and glass shower screen (where no en-suite)
- White wash basin pedestal unit with chrome mixer tap
- Porcelanosa tiles to full height around the bath where high level shower is fitted/no en-suite

En-suites (where applicable)

- White shower tray with glass door
- White wash basin pedestal unit with chrome mixer tap
- Porcelanosa tiles to full height around shower

Internal finishes

- White matt emulsion walls and ceilings
- Vinyl flooring in the kitchen, bathroom and cloakroom
- A choice of carpets in the remaining rooms

External

- Front garden landscaping
- Turfed rear garden
- Outside tap



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