



LATIMER
by Clarion Housing Group

Shared Ownership Price List

41 WoodGrange Road Forest Gate

Plot No.	* Postal Address	Floor Level	No. of Bedrooms	SQFT	Amenity Type	Full Market Value	Shares Available From:	Share Value	5% Mortgage Deposit	Rent PCM	Estimated Service Charge PCM
32	2 Holly House 152 Earlham Grove Forest Gate	First	2	73.9	Winter Garden	£480,000	25%	£120,000	£6,000	£825	£210
34	4 Holly House 152 Earlham Grove Forest Gate	First	2	78.6	Terrace	£495,000	30%	£148,500	£7,425	£794	£223
35	5 Holly House 152 Earlham Grove Forest Gate	First	3	94.4	Terrace	£665,000	25%	£166,250	£8,313	£977	£268
38	8 Holly House 152 Earlham Grove Forest Gate	First	1	60.8	Terrace	£457,500	25%	£114,375	£5,719	£786	£173
41	11 Holly House 152 Earlham Grove Forest Gate	Second	1	53.2	Winter Garden	£370,000	25%	£92,500	£4,625	£636	£151
42	12 Holly House 152 Earlham Grove Forest Gate	Second	2	78.6	Balcony	£497,500	30%	£149,250	£7,463	£798	£223
45	15 Holly House 152 Earlham Grove Forest Gate	Second	2	91.1	Balcony	£517,500	25%	£129,375	£6,469	£889	£259
47	17 Holly House 152 Earlham Grove Forest Gate	Third	1	53.0	Balcony	£372,500	25%	£93,125	£4,656	£640	£151
49	19 Holly House 152 Earlham Grove Forest Gate	Third	1	53.2	Balcony	£372,500	25%	£93,125	£4,656	£640	£151
56	26 Holly House 152 Earlham Grove Forest Gate	Fourth	2	73.2	Balcony	£487,500	25%	£121,875	£6,094	£838	£208
58	28 Holly House 152 Earlham Grove Forest Gate	Fourth	2	78.9	Balcony	£502,500	30%	£150,750	£7,538	£806	£224
63	33 Holly House 152 Earlham Grove Forest Gate	Fifth	3	102.6	Balcony & Terrace	£652,500	25%	£163,125	£8,156	£897	£291
69	39 Holly House 152 Earlham Grove Forest Gate	Fifth	3	111.9	Balcony x2	£645,000	25%	£161,250	£8,063	£887	£318
73	43 Holly House 152 Earlham Grove Forest Gate	Sixth	3	103.4	Balcony x2	£665,000	25%	£166,250	£8,313	£914	£294

Reservations are subject to a £350 reservation deposit. Latimer reserves the right to review the property prices until the reservation deposit has been paid.

Although every care has been taken to ensure the accuracy of all information given, the contents of this price list do not form part of, or constitute a representation warranty, or part of any contract.

The above price examples are valid as at November 2023. They are based on a valuation carried out by a RICS qualified surveyor (valuations are reviewed at least every three months).

Service charges are estimates and can change before and after completion.

The above costs are indicative examples only. The larger the deposit you put down, the lower your monthly repayments will be.

You must obtain advice from a qualified independent mortgage advisor (you will be asked to have an affordability assessment with an independent mortgage advisor from our panel).

Monthly rent is calculated at 2.75% (1 & 2 Beds) 3 beds range from 1.90% to 2.35% per annum of the value of the share that you do not initially buy.

Applicants with a household annual gross income in excess of £90,000 are not eligible for Shared Ownership in this area.

Your home is at risk if you do not keep up repayments on your mortgage, rent or any other loans secured on it. The value of properties can go down as well as up.

Latimer by Clarion Housing Group supports mixed tenure developments and is proud to provide homes for Shared Ownership. We may change the tenure of some properties subject to demand.

Latimer by Clarion Housing Group is the development arm of Clarion Housing Association Limited and Latimer Developments Limited. Clarion Housing Association Limited

Instructions - please follow carefully:

Always use a fresh version of this template. NEVER overwrite new data onto an older version!

Fill in marketing name and full address, to include street name, town, county (or borough in London) :

Add in extra rows to have one row per plot (shortcut: "CTrl Shift +" "Entire Row" and Enter).

Each page can hold up to 20 rows.

The sheet is protected - if you need to unprotect it, press Review in the header section, and Unprotect

The formulas/data in columns K, L and M will need to be copied into your new rows. Do not Copy/Past

Plot number	Populate the column.
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Postal address Populate the column to include postcode.

Type Use dropdown data to populate entire column.

Floor or type Use dropdown data to populate entire column.

No. of bedrooms Use dropdown data to populate entire column.

M^2 Populate the column.

Parking Use dropdown data to populate entire column.

Check! - is parking included in the FMV or is it offered at an extra p

Full market value Populate the column with values that match your RICS valuation.

Shares available from: Populate the column.

Share value This column will populate automatically with a formula that's in the

5% mortgage deposit This column will populate automatically with a formula that's in the

Rent pcm This column will populate automatically with a formula that's in the

Estimated service charge pcm Populate the column.

Annual ground rent Populate the column. If no ground rent applies, then delete this col

List of disclaimers: This list requires some data input from yourself. The disclaimers m

Third point down: Insert date from which prices are valid (date of RICS formal valuation)

Sixth point down: Defaults to 2.75%. If rent level is different to 2.75% please amend t

Seventh point down: Customise this wording depending on the location of your scheme:

Applicants with a household annual gross income in excess of £80,000

Applicants with a household annual gross income in excess of £90,000

Footer Amend the 'Price list correct..' statement in the footer by clicking o

CHECK THAT YOU HAVE POPULATED YOUR PRICE LIST ACCURATELY!

Ask a Sales Manager to check and sign it off for you. Sign offs to be in writing (by email is ok). Scan t

Then, PDF the price list using the PDF option on your print menu.

Send your PDF to marketing for upload and use. Attach the sales manager sign-off.

Shortcut: select "RANGE" in the name box to select the price sheet's print range.

Notes:

Please use the full date format, not any abbreviation: 2 November 2017 and NOT 2/11/

Where properties are reserved or sold, then leave the plot data on the price list but override the FMV

Price lists with a lot of plots/rows: please consider splitting your price lists, either by phase or by property type.

Questions, comments, suggestions, hints/tips, (please type below and inc your name and date of co

and postcode.

∴ You do not require a password. Do not save over the Master Copy Pricelist
∴ the formulas (risk of errors). Instead pls drag the formulas all the way down to the bottom of your p

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000 are not eligible for shared ownership in this area.

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he sign-off and save it on the Scheme folder for audit purposes.

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with either RESERVED or SOLD. Delete the error messages and leave those cells blank.

erty type or by bedroom sizes. Check with your manager if unsure. IMPORTANT that the disclaimers a

mmment):

price table.

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Administrators: Erin Alexander

DATA SHEET - DO NOT EDIT WITHOUT APPROVAL

Property type	Floor plans	No of bedrooms	Parking
Apartment	Ground floor	Studio	Yes
Bungalow	First floor	1	No
Coach house	Second floor	2	Allocated space
Cottage	Third floor	3	Undercroft
Duplex	Fourth floor	4	Garage
House	Fifth floor	5	Underground
Quad	Sixth floor		Driveway
Studio	Seventh floor		
	Eighth floor		
	Ninth floor		
	Tenth floor		
	Semi-detached		
	Detached		
	End of terrace		
	Terrace		
	Ground/First floor		
	First/Second floor		

Workings

5%

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