

# Shared Ownership - Price List

Ingrams Farm, Ninefield, TN33 9FH  
01/5/2025

| Availability                | Plot | Address  | Gross Internal Area (ft <sup>2</sup> ) | Full Market Value £ [1] | Minimum Share % | Minimum Share £ [2] | 10% Deposit £ | Monthly Rent £ (2.75%) [3] | Estimated Monthly Mortgage £ [4] | Estimated Monthly Service Charge £ [5] | Estimated Total Monthly Cost £ |
|-----------------------------|------|--|--|-------------------------|-----------------|---------------------|---------------|----------------------------|----------------------------------|--|--------------------------------|
| <b>Two Bedroom Houses</b>   |      |  |  |                         |                 |                     |               |                            |                                  |  |                                |
| Available                   | 33   | 31 Mapplehurst Way, Ninfield, Battle, TN33 9FH | 800                                    | £340,000                | 25%             | £85,000             | £8,500.00     | £584.38                    | £410.67                          | £66.10                                 | £1,061.14                      |
| Available                   | 34   | 33 Mapplehurst Way, Ninfield, Battle, TN33 9FH | 800                                    | £340,000                | 25%             | £85,000             | £8,500.00     | £584.38                    | £410.67                          | £66.10                                 | £1,061.14                      |
| <b>Three Bedroom Houses</b> |      |  |  |                         |                 |                     |               |                            |                                  |  |                                |
| Available                   | 23   | 22 Mapplehurst Way, Ninfield, Battle, TN33 9FH | 1100                                   | £445,000                | 25%             | £111,250            | £11,125.00    | £764.84                    | £537.49                          | £71.18                                 | £1,373.52                      |
| Available                   | 22   | 24 Mapplehurst Way, Ninfield, Battle, TN33 9FH | 1100                                   | £450,000                | 25%             | £112,500            | £11,250.00    | £773.44                    | £543.53                          | £71.18                                 | £1,388.15                      |

Parking is available. Subject to terms and conditions. Please speak to a sales executive for further details.

**IMPORTANT INFORMATION - PLEASE READ CAREFULLY**

[1] Sale prices are based on a market valuation carried out by an Independent RICS Valuer every 3 months. Our sale prices are subject to change up until the point you have received a memorandum of sale from us, reserving your new home.

[2] Applicants will be required to purchase the amount that they can suitably afford, as assessed by a qualified and experienced advisor who is regulated to give mortgage advice.

[3] Rent is based on 2.75% of the unsold share. Rent increases annually and effective from 1st April each year based on the terms set out in the lease. Please ensure you discuss this with your solicitor and factor in future rent increases into your budgets.

[4] Representative mortgage rate is based on a 90% repayment loan over 30 years with interest rate of 5% (this assumes you will be paying a 10% deposit). Subject to affordability criteria you may be eligible for a 5% deposit.

[5] Service charge figures are estimates based on information provided to us by the developers and managing agents. Service charges are reviewed annually and are effective from 1st April each year. Service charges will increase year on year. You are recommended to factor in any increases into your costings.

**YOUR HOME IS AT RISK IF YOU FAIL TO KEEP UP THE REPAYMENTS ON YOUR RENT OR MORTGAGE.**

Shared Ownership terms and conditions apply. Please refer to Southern Housing's Shared Ownership Sales Policy for guidance on eligibility, the allocation of homes, our first come first served priority and assessing affordability, including our approach to 100% mortgages and cash buyers. [www.southernhousing.org.uk/policy/shared-ownership-sales-policy](http://www.southernhousing.org.uk/policy/shared-ownership-sales-policy)

Prices are correct at time of going to print and are subject to change at any time without prior notification. Please check when enquiring about specific properties.