



# COMET

## RISE



New Stylish 1 & 2 bedroom apartments  
Shared Ownership

**settle.**

# Contents

<b>Welcome to Comet Rise</b>	4-5
<b>Start your story at Comet Rise</b>	6-7
<b>Local area: University &amp; student life</b>	8-9
<b>Enjoy a taste of the high life</b>	10-11
<b>London within reach</b>	12-13
<b>Get on your bike!</b>	14-15
<b>On your doorstep!</b>	16-17
<b>High five!</b>	18-19
<b>Going places?</b>	20-21
<b>Specifications</b>	22-23
<b>Sitemap</b>	24-25
<b>1 Bed plot locators</b>	26-27
<b>1 Bed Floorplans</b>	28-33
<b>2 Bed plot locators</b>	34-35
<b>2 Bed Floorplans</b>	36-48
<b>Credentials</b>	50-51
<b>Why buy from settle?</b>	52-53



# Welcome to Comet Rise

**Make a first big move to this superb new development on Comet Way, Hatfield.**

With a buzzing location close to amenities at The Galleria, this striking, contemporary development provides a new community and a fabulous opportunity to get on the property ladder.

Comet Rise gives you excellent road and rail transport links to London and to nearby St Albans - the perfect location for a busy social life with the added benefits of beautiful countryside and easy commuter living - what more could you want?







Computer Generated image

# Start your story at Comet Rise

Comet Rise is perfect for first-time buyers or young professionals working locally or commuting into London. These stylish apartments will also appeal to students and their parents - why rent when investing makes such good sense?

Each one or two bedroom apartment has been designed to meet the needs of modern living; fully kitted out with thoughtful storage and private balconies. With access to communal secure cycle stores and shared landscaped roof top gardens on the 4th and 5th floors. Most apartments also include allocated parking in the price and there's also the option for on site EV charging (although spaces are limited).

If you thought this lifestyle might be out of reach, think again! These chic apartments are available through settle's Shared Ownership scheme, your first move just got a lot easier!

Move up and move in - relax and enjoy the freedom of your new home.





## Local area: University & student life

Hatfield is a small but lively University town with all the amenities and entertainment you'll need within easy reach.

The University of Hertfordshire brings a buzz to Hatfield which fuels the social, sporting and entertainment scene. The Art & Design Gallery and the University's The Forum live music venue are popular spots. Easily reached on foot or by bike, Hatfield town centre also offers plenty of places to meet friends for coffee, dinner or drinks. For everyday needs, residents are well served by a choice of big supermarkets such as Tesco, Asda and Aldi.

For a health & fitness kick, the new Sports Village is moments away on foot or by bike. Opened in 2023 on the new de Havilland University Campus, this world class complex boasts a 100-station gym, studio classes, indoor courts and outdoor pitches – the choice is yours.





# Enjoy a taste of the high life

in historic St Albans

If you want to “up your game”, the beautiful city of St Albans is just a 15-minute Uber or 30-minute bike ride away, offering a fantastic range of cultural and entertainment options - check out the stunning cathedral or explore the Roman ruins amongst 100 acres of beautiful parkland.

Enjoy leisurely shopping at weekly flea markets and farmers’ markets or visit the fabulous boutique and artisan shops.

If you’re looking for trendy bars and eateries, you’ll be spoilt for choice - grab a casual brunch at Hatch, stop for dinks and a bite at Bar Meze or Craft & Cleaver, enjoy a cosy Italian at Per Tutti, or go large and experience The Ivy’s St Albans Brasserie.

In the heart of the city and free to enter is the recently renovated St Albans Museum & Gallery, now a state-of-the-art venue. The gallery showcases world-leading pieces on tour and immersive installations – there’s always something new to discover.



St Albans cathedral



George Street  
**CANTEEN**  
←  
BRUNCH  
COFFEE  
HOT CHOCOLATE  
DESSERTS  
WIFI  
DOG FRIENDLY  
INDOOR SEATING  
OUTDOOR HEATING  
MEETING ROOM  
SECRET GARDEN  
& PANTRY







Kings Cross Station



Sadlers Wells Theater



Exmouth Arms Pub

# London within reach

With up to 49 trains a day into King's Cross from Hatfield, travelling into the capital is a breeze.

## Kings Cross – the capital's biggest and brightest tech hub

Known as London's busiest and brightest tech hub, Kings Cross is home to dozens of diverse high-tech businesses, academic research and cultural institutions; sought-after employers include global giants Google and Facebook, specialists such as UCL Base KX Hub (start-up for entrepreneurs), Expedia Group and The Alan Turing Institute.

The former industrial area to the north of KX is now home to garden squares and modern art installations. Try the Coal Drops Yard complex, packed full of lifestyle brands, upmarket boutiques, trendy bars and eateries.

## Stylish and eclectic Islington

Nearby Islington is well known for offering some of the best entertainment in London with a wealth of theatres, galleries and high-quality, independent leisure and retail.

Visit Camden Passage, a quaint collection of cafes, antique shops, specialist food stalls and great restaurants, or plan a night out at iconic venues like the King's Head, The Almeida or Sadler's Wells theatre - and come home easily by train.

For unique hospitality, try Exmouth Market in Clerkenwell with an eclectic choice of freshly prepared food stalls and busy pubs or bars.



Coal Drops Yard, Kings Cross



# On your bike!

Comet Rise offers easy access to beautiful Hertfordshire countryside and endless opportunities to enjoy the great outdoors.

Walking, cycling and running trails criss-cross the county including the Alban Way, a scenic, disused railway track from Welwyn Garden via Hatfield to St Albans and picturesque trails along the nearby River Lea Valley.

On the edge of town and just 5 minutes by car (or 12 minutes by bike) Hatfield Park is a must. Historic Hatfield House hosts big events, from concerts and comedy shows to seasonal festivities: walk or cycle the estate trails, and don't miss The Stable Yard, an eclectic mix of artisan shops plus the contemporary Coach House Kitchen, showcasing live music and beer festivals in the courtyard.

Venture further afield and the Hertfordshire countryside will take your breath away. Dotted with picturesque villages and country pubs, cycling routes such as Ayot Greenway and Cole Green Way are a fantastic opportunity to breathe more deeply and release some stress.

Other destinations include the Paradise Wildlife Park and for thrills and spills, try axe throwing or rifle shooting at the Apollo Activities Centre, just 20 minutes away by car.





# On your doorstep

Comet Rise has shopping, dining and entertainment options right on the doorstep!

Popular choices include Nando's & KFC which are moments away on foot. For a taste of retail therapy, the Galleria is on hand, with its big brand outlets, high street names such as JD Sports, TK Maxx and The Body Shop and popular eateries like Costa, Wagamama & Pizza Express. The centre also hosts an Odeon cinema complex.

## 1 Hatfield Galleria

Nando's  
McDonalds  
Pizza Express  
Wagamama  
Waterstones  
Prezzo  
Burger King

## 2 Odeon Cinema

## 3 KFC

## 4 Aldi

## 5 Asda

## 6 Hatfield Town Center





# 5 things to do today!

1

## Achieve your goals!

It's a short stroll away to the state-of-the-art Sports Village. Take a regular fitness class, join in the fun with a club team or take advantage of the affordable monthly membership and hit the gym.



## Walk the Alban Way

Walk, run or cycle your way along scenic Alban Way from Hatfield into the heart of St Albans, or cycle the whole route starting in Welwyn Garden City.



2

3

## Visit Hatfield House & Park

Take time to explore this simply stunning stately home and beautiful parkland – and don't miss out on shopping, lunch & drinks at The Stable Yard.



## See stunning St Albans

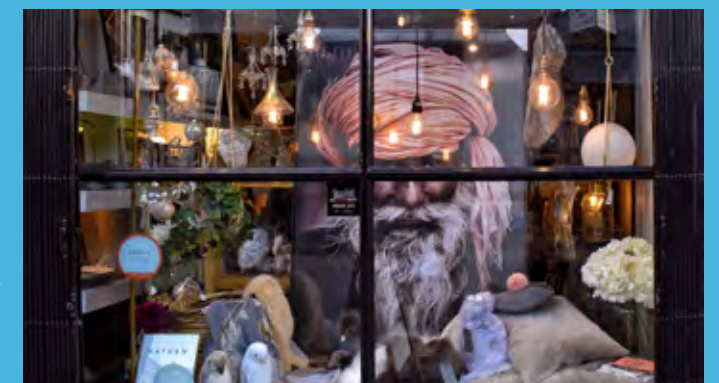
Visit on one of the bustling market days, explore the beautiful grounds and Roman remains in Verulamium, and stay on for dinner and drinks at one of the many chilled-out eateries.



4

## Feel the buzz in Islington

Hop off the train at Finsbury Park – see a gig or enjoy one of the many traditional pubs, global eateries and independent shops on the bustling Blackstock Road.



5





# Going places?

There's so much to see and do on foot or by bike from Comet Rise, but if you are heading further afield, the world is within easy reach via major roads and scenic backroads.

Join the A1(M) at Roehyde Interchange just 2 miles away, from where you can fast-track the

20-mile route into central London, or head north to Cambridge 40 miles away.

Just a 2-mile drive or 12-minute cycle ride away, Hatfield Railway Station runs up to 49 trains a day into London's Kings Cross in 26 minutes. Direct connections run north to Welwyn Garden City, Stevenage, Peterborough and Cambridge.

## BY RAIL FROM HATFIELD:

Welwyn Garden City	<b>5 minutes</b>
Stevenage	<b>16 minutes</b>
London Kings Cross	<b>26 minutes</b>
St Pancras International	<b>26 minutes</b>
Cambridge	<b>60 minutes</b>

## ON FOOT FROM COMET RISE:

Galleria Outlet	<b>5 minutes</b>
De Havilland Uni Campus	<b>11 minutes</b>
Sports Village	<b>15 minutes</b>
Main University Campus	<b>19 minutes</b>
Hatfield Railway Station	<b>29 minutes</b>

## BY ROAD FROM COMET RISE:

Hatfield Railway Station	<b>1.7 miles</b>
A1(M) Roehyde Interchange	<b>2 miles</b>
Hatfield House/Park	<b>2 miles</b>
Welwyn garden City	<b>3.5 miles</b>
St Albans Market Place	<b>6 miles</b>
Luton Airport	<b>13 miles</b>
Central London	<b>20 miles</b>
Heathrow Airport	<b>30 miles</b>

## BY BICYCLE FROM COMET RISE:

De Havilland Uni Campus	<b>4 minutes</b>
Sports Village	<b>5 minutes</b>
Main University Campus	<b>8 minutes</b>
Hatfield Railway Station	<b>12 minutes</b>
Hatfield House/Park	<b>12 minutes</b>
Welwyn Garden City	<b>17 minutes</b>
St Albans Market Place	<b>33 minutes</b>
Brookmans Park	<b>26 minutes</b>

## BY BUS FROM COMET RISE:

Hatfield Railway Station	<b>14 minutes</b>
St Albans Market Place	<b>28 minutes</b>
Welwyn Garden City	<b>30 minutes</b>

Journey times provided by google.co.uk





**Comet Way  
Hatfield  
AL10 9TF**  
*///runner.soda.vase*





Image of Comet Rise Show Home

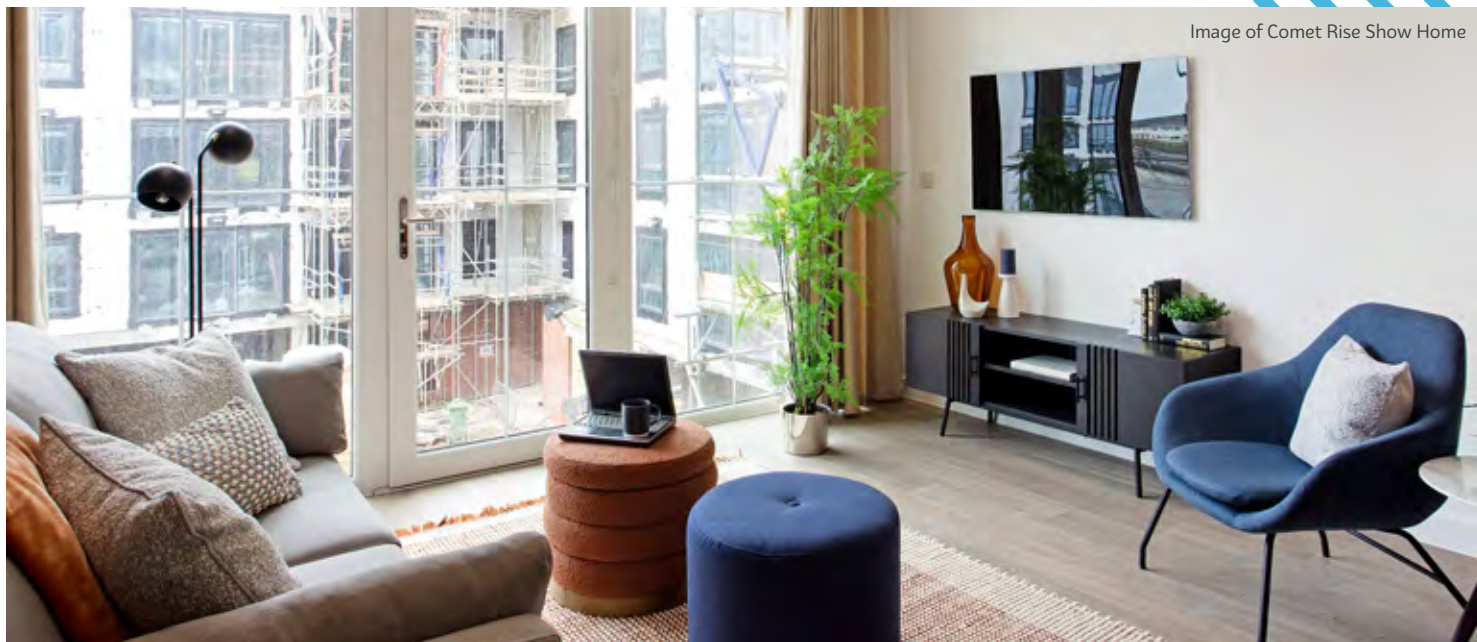


Image of Comet Rise Show Home



Image of Comet Rise Show Home

# Specifications

## KITCHEN

- Fully fitted kitchen from Howden's "Clerkenwell" range in Gloss Dove Grey finish, handle-less, with soft close doors and drawers and under-pelmet lighting.
- White, marble-effect laminate worksurface and upstand.
- Stainless steel splashback to hob.
- Integrated appliances including electric oven and grill, ceramic hob, cooker hood, dishwasher and fridge-freezer.

## BATHROOM (ensuite, shower and ensuite where applicable)

- White bathroom suite with chrome brassware. Thermostatically controlled shower over bath.
- Ceramic wall tiles, full height to bath and around basin and window cill.
- Electric, chrome, heated towel rail.
- Shaver socket.

## FLOORING

- Stylish and hardwearing oak-effect Amtico vinyl plank flooring to kitchen, lounge, dining and hallway.
- Wool mix carpet on underlay to bedroom(s).
- Cream-coloured ceramic floor tiles to bathroom and ensuites.

## SECURITY & CONNECTIVITY

- Video door entry system with fob access.
- CCTV.
- Mains powered smoke and heat detection.
- Sprinklers.
- Secure cycle storage.
- Sky Q & Fibre broadband (subject to owner's contract). Freeview TV available.

## GENERAL

- Allocated parking to most apartments including limited EV chargers (Speak to one of our Sales Consultants for more information)
- Washing machine located in utility cupboard to save noise in the living area.
- Private, outdoor space to all apartments.
- Shared, landscaped roof top gardens at 4th and 5th floors.
- Excellent access to amenities.
- Double-glazed windows.
- Electric central heating via radiators with individual thermostatic controllers.
- Elevators to all floors.



GOLDSMITH WAY


GOLDSMITH WAY

JETLINER WAY



K F C

COMET WAY A1001

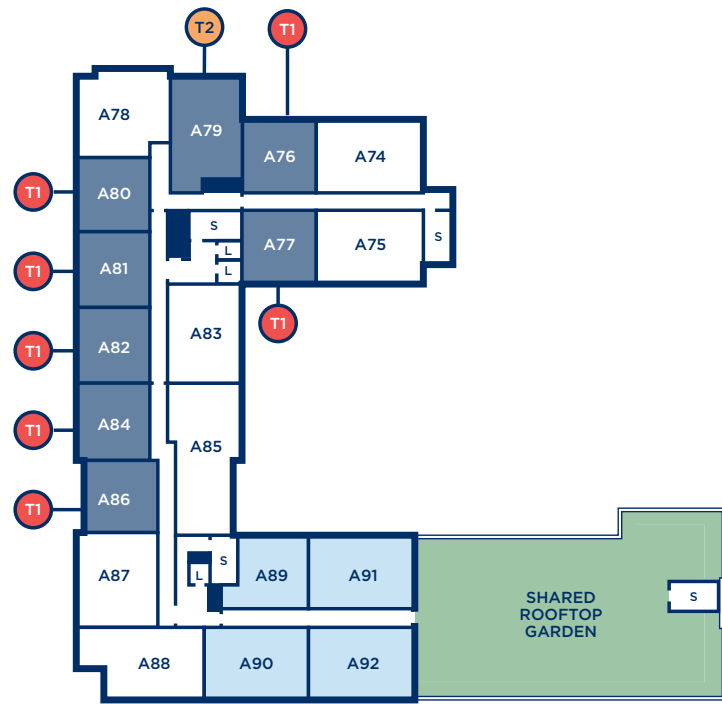
- P** Plant Area
- C** Cycle store
- B** Bin Store
- L** Lift
- S** Stairs
- SS** Electrical Substation
-  EV charging point





# 1 BEDROOM APARTMENTS

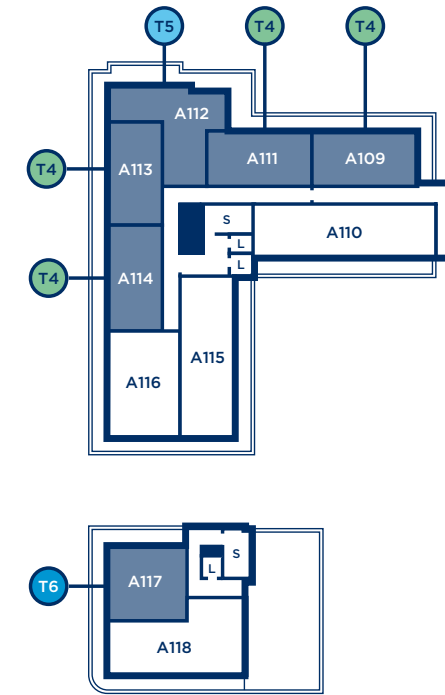
- Rented Homes
- L Lift
- S Stairs



FLOOR 4



FLOOR 5



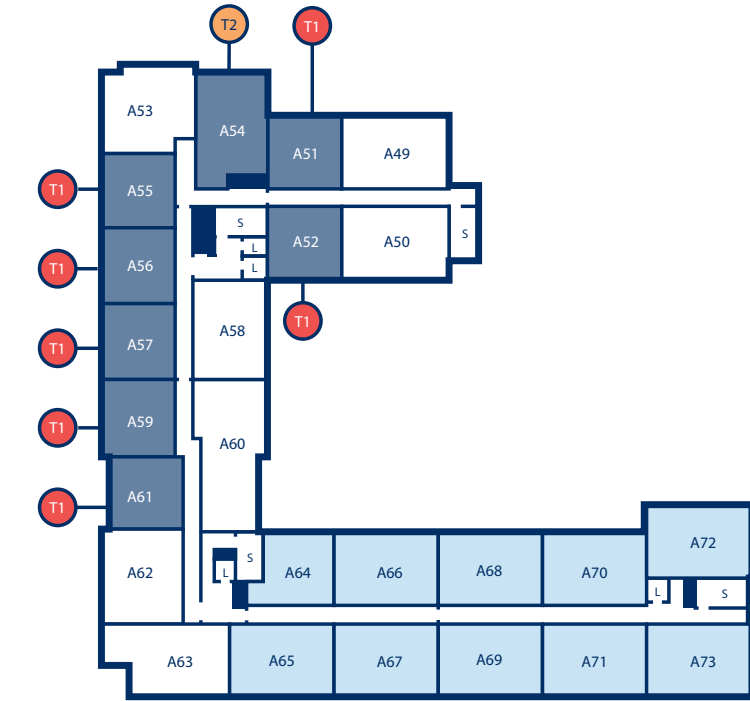
FLOOR 6



FLOOR 1



FLOOR 2



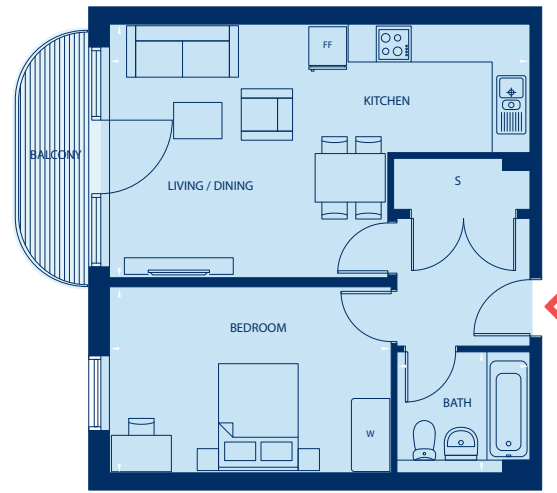
FLOOR 3



# 1 BED APARTMENT

**T1**

PLOTS A3, A4\*, A7\*, A8, A9\*, A11, A13, A26, A27\*, A30\*, A31, A32\*, A34, A36, A51, A52\*, A55\*, A56, A57\*, A59, A61, A76, A77\*, A80\*, A81, A82\*, A84, A86, A95, A96\*, A99\*, A100, A101\*, A103 & A104\*



# 1 BED APARTMENT

**T2**

PLOTS A6, A29, A54, A79, A98



\*Handed

FF – Fridge/Freezer

LIVING/DINING/KITCHEN	6.94m x 4.14m	22' 9" x 13' x 6"
BEDROOM	4.66m x 3.08m	15' 3" x 10' x 1"
BATH	2.26m x ???m	7' 4" x ? x ?"
<b>TOTAL AREA</b>	<b>51.5 Sq M</b>	<b>554 Sq Ft</b>

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

FF – Fridge/Freezer

LIVING/DINING/KITCHEN	3.58m x 10.13m	11' 8" x 33' x 2"
BEDROOM	3.34m x 5.20m	10' 11" x 17' x 0"
BATH	1.80m x 2.42m	5' 10" x 7' x 11"
<b>TOTAL AREA</b>	<b>75.5 Sq M</b>	<b>812 Sq Ft</b>

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



# 1 BED APARTMENT

T3

PLOT A108



FF – Fridge/Freezer

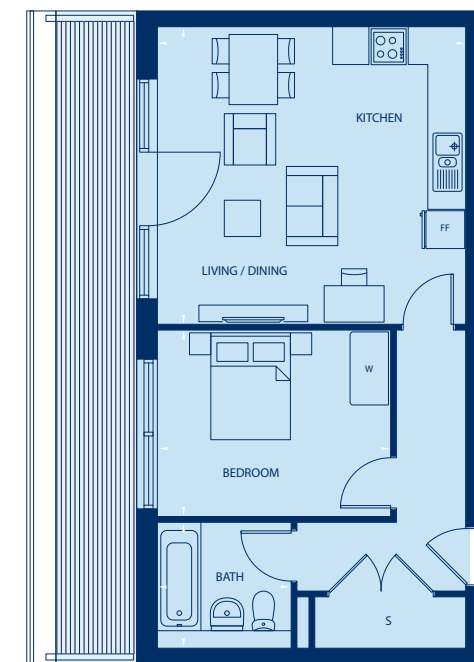
LIVING/DINING/KITCHEN	3.97m x 6.94m	13' 0" x 22' x 9"
BEDROOM	2.75m x 4.73m	9' 0" x 15' x 6"
BATH	2.19m x 1.80m	7' 2" x 5' x 10"
<b>TOTAL AREA</b>	<b>50.8 Sq M</b>	<b>546 Sq Ft</b>

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

# 1 BED APARTMENT

T4

PLOTS A109\*, A111, A113 & A114



\*Handed

FF – Fridge/Freezer

LIVING/DINING/KITCHEN	5.10m x 4.92m	16' 8" x 16' x 1"
BEDROOM	3.85m x 3.08m	12' 7" x 10' x 1"
BATH	2.20m x 1.80m	7' 2" x 5' x 10"
<b>TOTAL AREA</b>	<b>52.4 Sq M</b>	<b>564 Sq Ft</b>

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



# 1 BED APARTMENT

T5

PLOT A112



FF – Fridge/Freezer

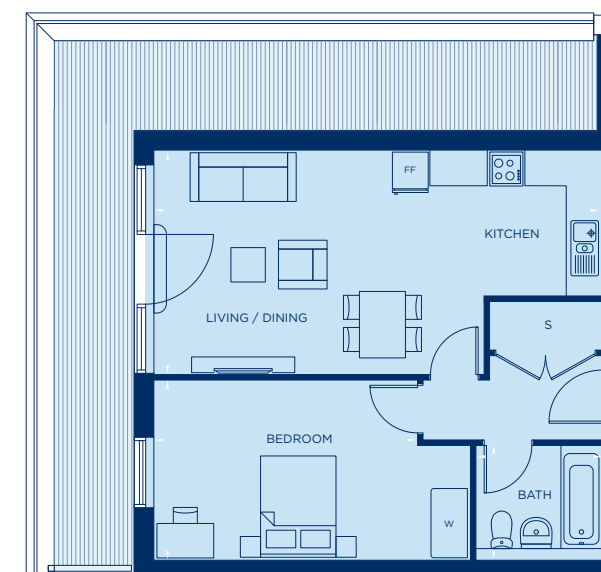
LIVING/DINING/KITCHEN	7.93m x 3.41m	26' 0" x 11' x 2"
BEDROOM	3.57m x 3.77m	11' 8" x 12' x 4"
BATH	1.80m x 2.20m	5' 10" x 7" x 2"
<b>TOTAL AREA</b>	<b>67 Sq M</b>	<b>721 Sq Ft</b>

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

# 1 BED APARTMENT

T6

PLOT A117



FF – Fridge/Freezer

LIVING/DINING/KITCHEN	7.81m x 3.92m	25' 7" x 12' x 10"
BEDROOM	4.60m x 3.14m	15' 1" x 10' x 3"
BATH	2.20m x 1.80m	7' 2" x 5' x 10"
<b>TOTAL AREA</b>	<b>55.9 Sq M</b>	<b>601 Sq Ft</b>

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



# 2 BED APARTMENTS

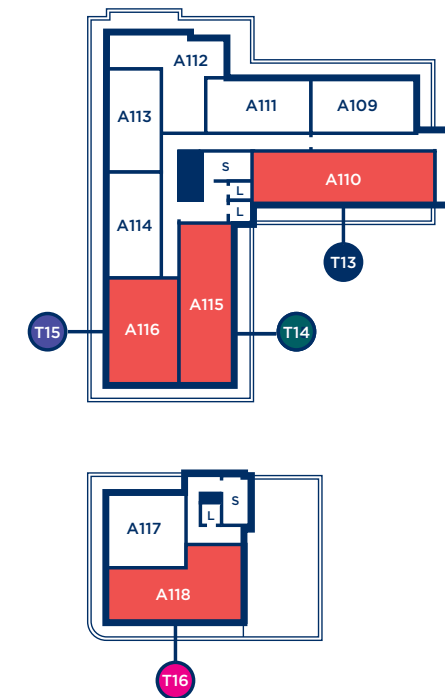
- Rented Homes
- L Lift
- S Stairs



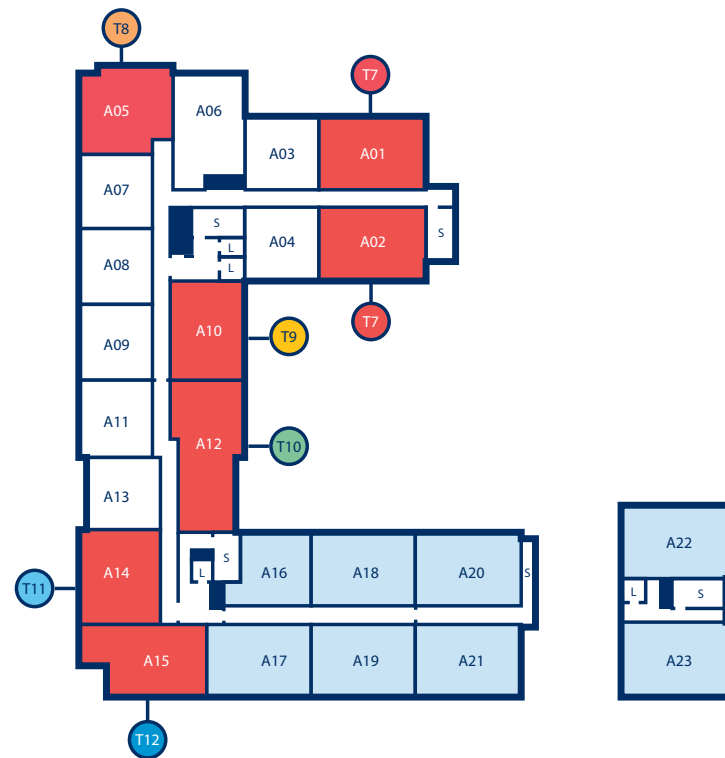
FLOOR 4



FLOOR 5



FLOOR 6



FLOOR 1



FLOOR 2



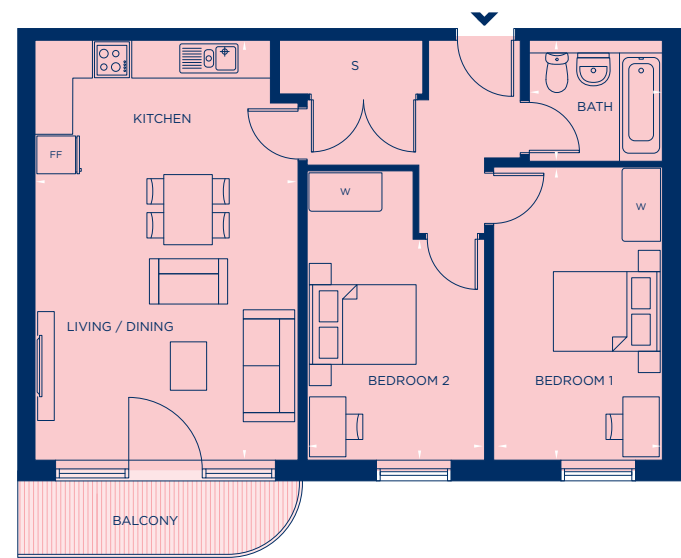
FLOOR 3



# 2 BED APARTMENT

T7

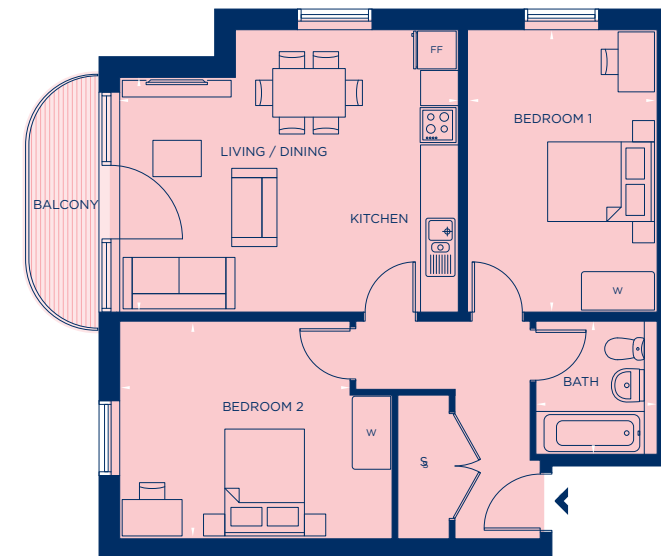
PLOTS A1\*, A2, A24\*, A25, A49\*, A50, A74\*, A75, A93\* & A94



# 2 BED APARTMENT

T8

PLOTS A5, A28, A53, A78 & A97



\*Handed

FF – Fridge/Freezer

LIVING/DINING/KITCHEN	4.33m x 6.94m	14' 2" x 22' x 9"
BEDROOM 1	2.79m x 4.85m	9' 1" x 15' x 10"
BEDROOM 2	2.94m x 3.65m	9' 7" x 11' x 11"
BATH	2.20m x 1.80m	7' 2" x 5' x 10"
<b>TOTAL AREA</b>	<b>72 Sq M</b>	<b>775 Sq Ft</b>

FF – Fridge/Freezer

LIVING/DINING/KITCHEN	5.60m x 4.67m	18' 4" x 15' x 3"
BEDROOM 1	3.13m x 4.67m	10' 3" x 15' x 3"
BEDROOM 2	3.81m x 3.60m	12' 5" x 11' x 9"
BATH	1.80m x 2.20m	5' 10" x 7' x 2"
<b>TOTAL AREA</b>	<b>70.5 Sq M</b>	<b>758 Sq Ft</b>

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

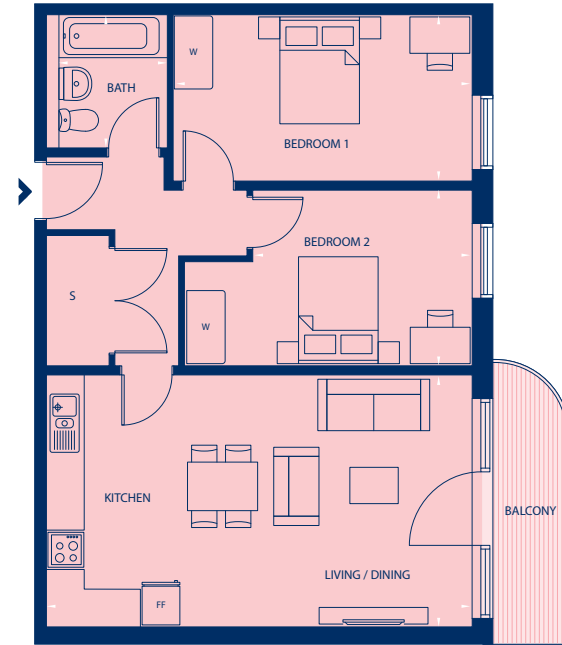
Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



# 2 BED APARTMENT

T9

PLOTS A33, A58, A83, A102, A10 & A107\*



FF – Fridge/Freezer

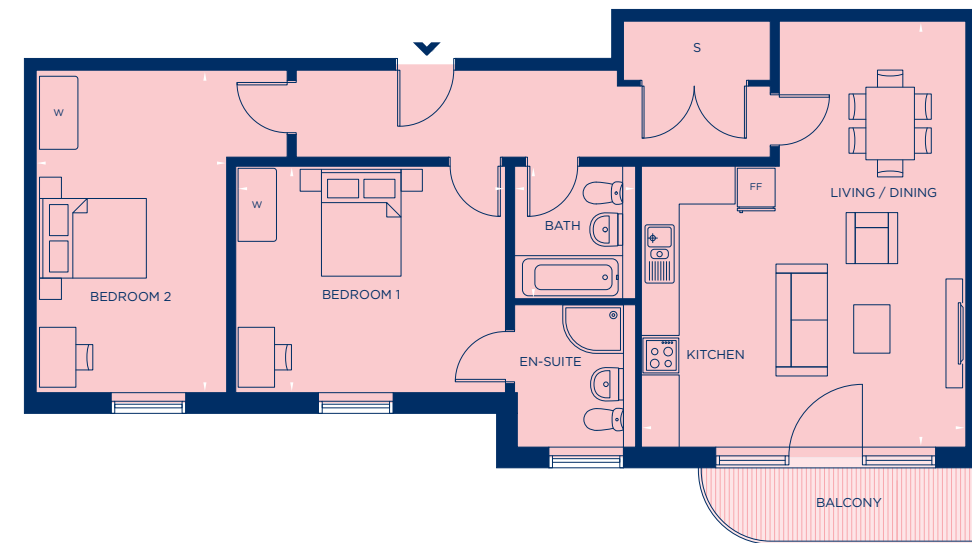
LIVING/DINING/KITCHEN	7.04m x 4.21m	23' 1" x 13' x 9"
BEDROOM 1	4.95m x 2.77m	16' 2" x 9' x 0"
BEDROOM 2	3.63m x 2.90m	11' 10" x 9' x 6"
BATH	1.80m x 2.20m	15' 10" x 7' x 2"
<b>TOTAL AREA</b>	<b>71.1 Sq M</b>	<b>765 Sq Ft</b>

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

# 2 BED APARTMENT

T10

PLOTS A12, A35, A60 & A85



FF – Fridge/Freezer

LIVING/DINING/KITCHEN	5.37m x 7.04m	17' 7" x 23' x 1"
BEDROOM 1	4.46m x 3.74m	14' 7" x 12' x 3"
BEDROOM 2	3.16m x 5.33m	10' 4" x 17' x 5"
BATH	2.00m x 2.19m	6' 6" x 7' x 2"
<b>TOTAL AREA</b>	<b>92.8 Sq M</b>	<b>998 Sq Ft</b>

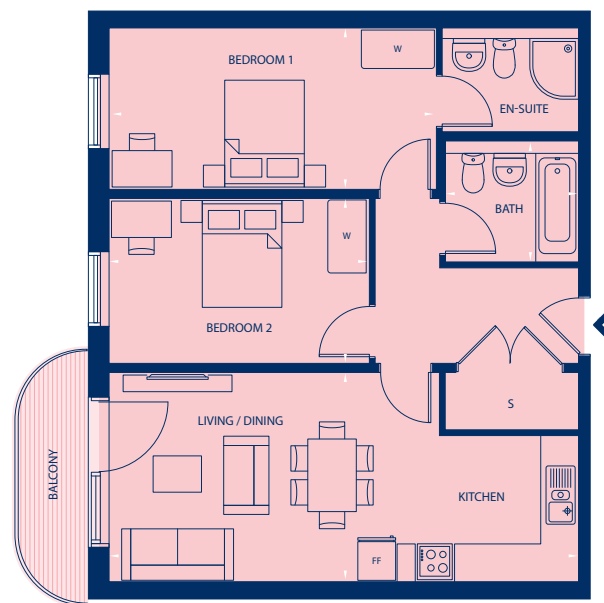
Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



# 2 BED APARTMENT

T11

PLOTS A14, A37, A62, A87 & A105



FF – Fridge/Freezer

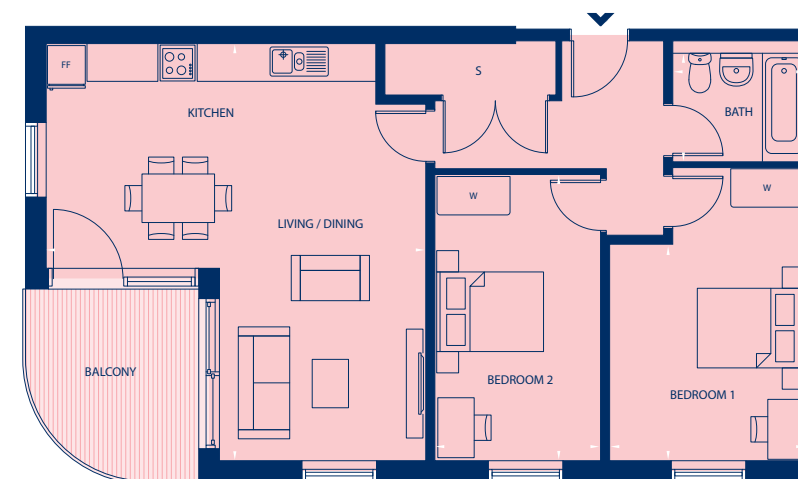
LIVING/DINING/KITCHEN	7.67m x 3.46m	25' 1" x 11' x 4"
BEDROOM 1	5.41m x 2.67m	17' 9" x 8' x 9"
BEDROOM 2	4.30m x 2.75m	14' 1" x 9' x 0"
BATH	2.19m x 1.81m	7' 2" x 5' x 11"
<b>TOTAL AREA</b>	<b>70.8 Sq M</b>	<b>762 Sq Ft</b>

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

# 2 BED APARTMENT

T12

PLOTS A15, A38, A63, A88 & A106



FF – Fridge/Freezer

LIVING/DINING/KITCHEN	6.28m x 6.90m	20' 7" x 22' x 7"
BEDROOM 1	3.24m x 3.58m	10' 7" x 11' x 8"
BEDROOM 2	2.74m x 4.73m	8' 11" x 15' x 6"
BATH	2.19m x 1.80m	7' 2" x 5' x 10"
<b>TOTAL AREA</b>	<b>77.6 Sq M</b>	<b>835 Sq Ft</b>

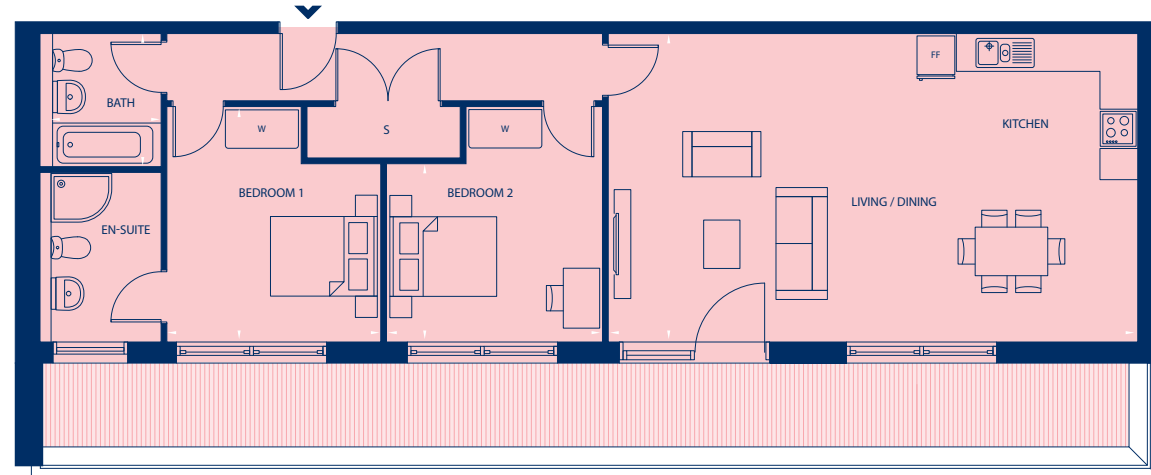
Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



# 2 BED APARTMENT

## T13

PLOT A110



FF – Fridge/Freezer

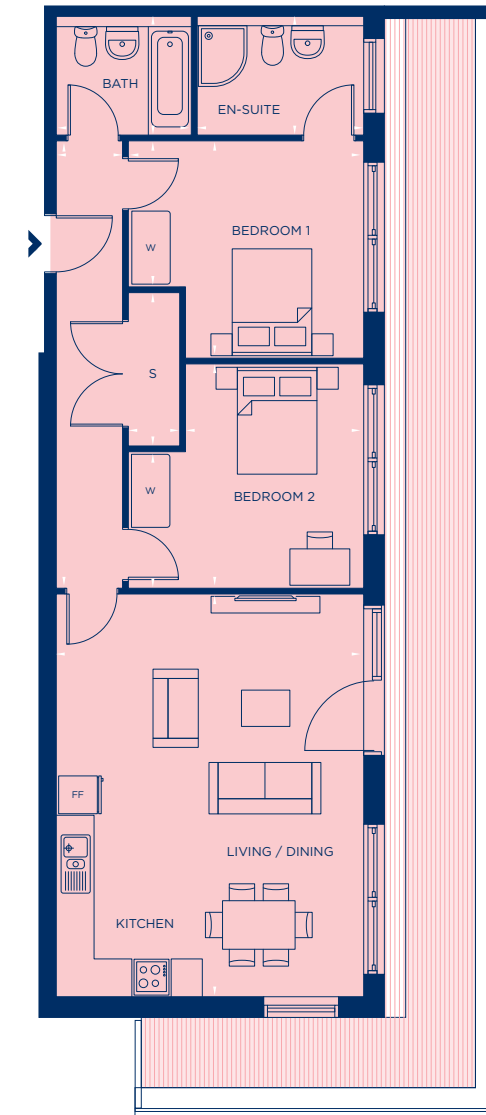
LIVING/DINING/KITCHEN	8.76m x 5.10m	28' 8" x 16' x 8"
BEDROOM 1	3.53m x 3.89m	11' 7" x 12' x 9"
BEDROOM 2	3.57m x 2.95m	11' 8" x 9' x 8"
BATH	1.80m x 2.20m	5' 10" x 7' x 2"
<b>TOTAL AREA</b>	<b>92.5 Sq M</b>	<b>995 Sq Ft</b>

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

# 2 BED APARTMENT

## T14

PLOT A115



FF – Fridge/Freezer

LIVING/DINING/KITCHEN	5.08m x 6.66m	16' 8" x 21' x 10"
BEDROOM 1	3.89m x 3.59m	12' 9" x 11' x 9"
BEDROOM 2	3.89m x 3.69m	12' 9" x 12' x 1"
BATH	2.20m x 1.80m	7' 2" x 5' x 10"
<b>TOTAL AREA</b>	<b>82.8 Sq M</b>	<b>891 Sq Ft</b>

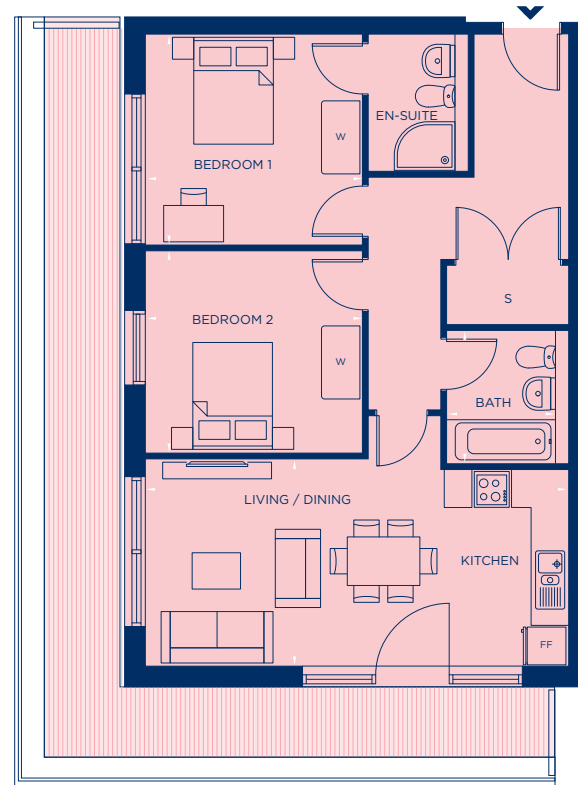
Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



# 2 BED APARTMENT

**T15**

PLOT A116



FF – Fridge/Freezer

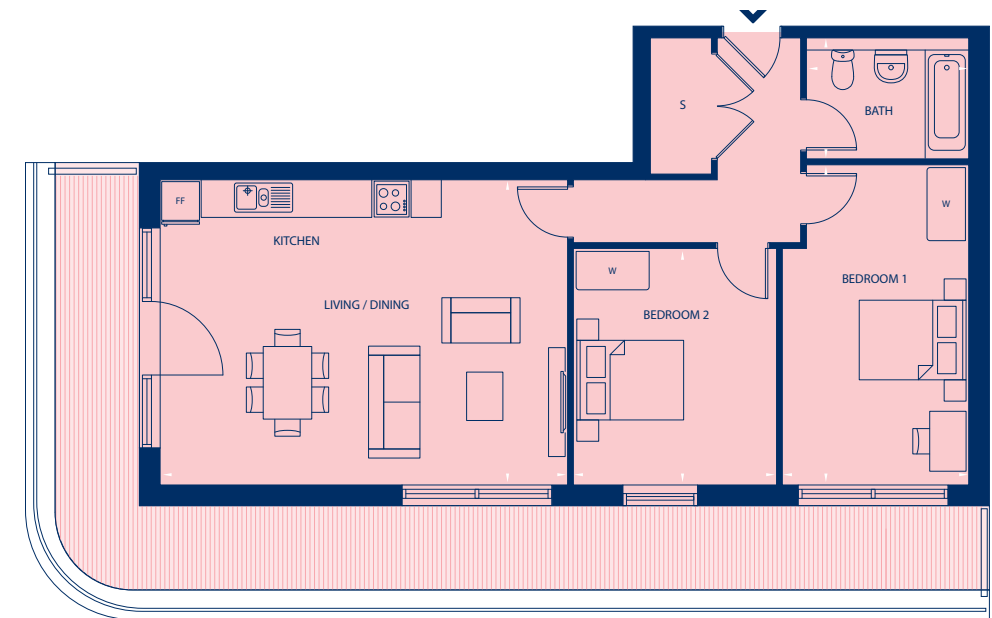
LIVING/DINING/KITCHEN	7.0m x 4.67m	22' 11" x 11' x 2"
BEDROOM 1	3.59m x 3.47m	11' 9" x 11' x 4"
BEDROOM 2	3.59m x 3.34m	11' 9" x 10' x 11"
BATH	1.80m x 2.20m	5' 10" x 7' x 2"
<b>TOTAL AREA</b>	<b>73.0 Sq M</b>	<b>785 Sq Ft</b>

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

# 2 BED APARTMENT

**T16**

PLOT A118



FF – Fridge/Freezer

LIVING/DINING/KITCHEN	6.74m x 5.04m	22' 1" x 16' x 6"
BEDROOM 1	3.08m x 5.30m	10' 1" x 17' x 4"
BEDROOM 2	3.36m x 3.91m	11' 0" x 12' x 9"
BATH	2.68m x 1.80m	8' 9" x 5' x 10"
<b>TOTAL AREA</b>	<b>79.8 Sq M</b>	<b>859 Sq Ft</b>

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.





Computer Generated image





# settle

## New Communities:

We aim to offer something for everyone, from one-bedroom apartments to four-bedroom family houses. Our quality homes are made affordable through the flexibility of Shared Ownership.

## Happy Residents:

We help make home ownership achievable and can simplify your Shared Ownership journey. 97% of our purchasers rate the settle sales process as 'excellent' – our great service continues after you've purchased your home and become an owner with settle.

## Our Purpose:

Everyone deserves a home. We're driven to help people who typically cannot buy a property on the open market, by providing high specification homes built with our customers' needs and budget in mind.





# Why buy from settle?

As the name suggests, we want to help you settle in a new community – by delivering new homes that meet local needs and creating diverse new neighbourhoods that let you live the life you choose.

We aim to offer something for everyone, from one-bedroom apartments to four-bedroom family houses. Our quality homes are made affordable through the flexibility of Shared Ownership.

## What is Shared Ownership?

Shared ownership is a great way to get your foot on the housing ladder if you're unable to purchase a home on the open market.

The Government backed scheme allows you to purchase between 10-75% of a home available for shared ownership and you'll usually pay a mortgage on the part you own.

You'll then pay a subsidised rent of 2.75% on the remaining share of your home. This figure is reviewed annually in line with the Retail Price Index (RPI)

The deposit required for a shared ownership mortgage is a lot lower than if you were purchasing the property outright. This is because it is calculated on the initial share you are purchasing, rather than the full value of the property and can be as little as 5%.

## Am I eligible?

You'll need to meet the following criteria to qualify for shared ownership:

- + Have a household income of less than £80,000
- + Unable to buy a home on the open market that satisfies your housing need
- + You can pay for the mortgage deposit, legal, surveying and mortgage fee and stamp duty (if applicable).

## You won't be able to buy a shared ownership property if:

- You already own a home in the UK, or abroad, that you are unable or willing to sell
- You have any outstanding credit issues (i.e. unsatisfied defaults or County Court judgements)
- You have had a home repossessed within 6 years prior to the application or any mortgage arrears in the past 3 years.

Priority will first be given to buyers who are in, or have been in, eligible roles within the Ministry of Defence and those who live, work, or have an immediate family connection in Welwyn Hatfield borough. Homes will then be allocated in accordance to our *First Come First Serve policy*.

The artist's impressions in this brochure have been created to give a general indication of the finished properties. During the construction process it may be necessary to make certain changes. Landscaping, ground levels, steps, retaining walls, planting and material colours are indicative only. All room dimensions are given in metres and are between finished plastered faces. Dimensions are the maximum measurements and include window recesses. All dimensions are taken from architect's plans and are likely to vary during the construction process.

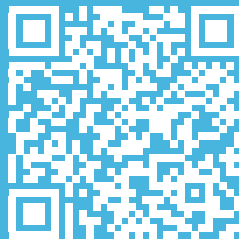








Comet Rise, Hertfordshire AL10  
[settlements.co.uk/cometrise](https://settlements.co.uk/cometrise)



**settle.**