

DART COURT, FINCHAMPSTEAD



WOKINGHAM
BOROUGH COUNCIL

 **Housing
Solutions**



26 SHARED OWNERSHIP
APARTMENTS AVAILABLE
FOR PURCHASE NOW

ABOUT THE PROPERTY

An opportunity to purchase a brand new two-bedroom shared ownership apartment at the newly regenerated development at Gorse Ride in Finchampstead.

Ideal for first-time buyers, these brand-new apartments offer the perfect opportunity to step onto the property ladder. With everything ready for you, move right in and start enjoying your new home.

Each property welcomes you with a spacious hallway that separates all rooms, creating a sense of flow and privacy throughout. Enjoy two generously sized double bedrooms, a family bathroom, and a bright, open-plan living area perfect for entertaining or relaxing in style.

Step out onto your private balcony ideal for morning coffee or evening unwinding. Select properties also feature an ensuite, adding an extra touch of comfort and convenience.

Residents have access to on-site parking within the car park, which includes electric vehicle (EV) charging facilities, along with additional visitor spaces available for guests.

Dart Close is set in an ideal location; with Wokingham town centre, the M4 and Bracknell Lexicon Shopping Centre is all within a 20 minute drive.

These properties are anticipated to be ready to move in from the end of November 2025.

Applications are being accepted for off-plan purchase. Please register your interest for an application form to be sent to you. Viewings for successful applicants will be arranged as soon as the properties reach a viewable condition



Applicants will need to have a local connection to the Wokingham Borough in order to be considered.

Applications for those holding a local connection will be accepted on a first come first served basis, with a fully completed financial application from an approved assessor.



WHAT IS SHARED OWNERSHIP?

Shared ownership is a type of leasehold tenure that allows you to purchase a percentage of your home while paying rent on the remaining share. You'll only need a deposit and mortgage for the share you buy, this can make monthly costs more affordable.

Over time, you have the option to buy additional shares in your home through a process called **staircasing**. In most cases, you can continue staircasing until you own 100% of the property.

Once you've staircased to full ownership, your shared ownership responsibilities will end, and you'll become the sole Leaseholder of the property. At that point, ownership transfers entirely from your Landlord - Wokingham Borough Council - to you.



AM I ELIGIBLE?

Shared ownership offers a more affordable way to own your home. To be eligible, you'll typically need to meet the following criteria:

- ✓ You're unable to buy a suitable property outright on the open market
- ✓ Your total household income is £80,000 a year or less
- ✓ You have savings for upfront costs and access to a mortgage or funds to buy your share

Some homes may require a local connection—such as living or working in the area. If you currently own a home, you may still qualify if you're selling it or moving from another shared ownership property.



FLOOR PLANS



GROUND FLOOR

Type 1

Type 2

Type 3

Type 4

Type 5



FIRST FLOOR

Type 1

Type 2

Type 3

Type 4

Type 5



SECOND FLOOR

Type 1

Type 2

Type 3

Type 4

Type 5



THIRD FLOOR

Type 1

Type 2

Type 3

Type 4

Type 5



LOCATION AERIAL MAP

PRICE LIST

Type 1

Type 2

Type 3

Type 4

Type 5

Standard Shared Ownership Scheme (Affordable Housing Programme 2016-2021)

Floor	Plot No.	Apartment type	Size (SqMtrs) Approx.	Price	Example share	Share value	Rent based on share example	Lease term
First	82	Type 2	72.8	£290,000	35%	£101,500	£235.63	125 yrs
First	83	Type 2	72.8	£290,000	35%	£101,500	£235.63	125 yrs
First	84	Type 1	72.2	£290,000	35%	£101,500	£235.63	125 yrs
First	85	Type 1	72.2	£290,000	35%	£101,500	£235.63	125 yrs
First	86	Type 2	72.8	£290,000	35%	£101,500	£235.63	125 yrs
First	87	Type 2	72.8	£290,000	35%	£101,500	£235.63	125 yrs
Second	90	Type 2	72.8	£290,000	35%	£101,500	£235.63	125 yrs
Second	91	Type 2	72.8	£290,000	35%	£101,500	£235.63	125 yrs
Second	92	Type 1	72.2	£290,000	35%	£101,500	£235.63	125 yrs
Second	93	Type 1	72.2	£290,000	35%	£101,500	£235.63	125 yrs

New Shared Ownership Scheme (Affordable Housing Programme 2021-2026)

Floor	Plot No.	Apartment type	Size (SqMtrs) Approx.	Price	Example share	Share value	Rent based on share example	Lease term
Ground	75	Type 1	72.2	£285,000	25%	£71,250	£489.84	990 yrs
Ground	76	Type 2	72.8	£285,000	25%	£71,250	£489.84	990 yrs
Ground	77	Type 2	72.8	£285,000	25%	£71,250	£489.84	990 yrs
Ground	78	Type 1	72.2	£285,000	25%	£71,250	£489.84	990 yrs
Ground	79	Type 1	72.2	£285,000	25%	£71,250	£489.84	990 yrs
Ground	80	Type 2	72.8	£285,000	25%	£71,250	£489.84	990 yrs
First	81	Type 3	80.8	£305,000	25%	£76,250	£524.22	990 yrs
First	88	Type 3	80.8	£305,000	25%	£76,250	£524.22	990 yrs
Second	89	Type 3	80.8	£305,000	25%	£76,250	£524.22	990 yrs
Second	94	Type 2	72.8	£290,000	25%	£72,500	£498.44	990 yrs
Second	95	Type 2	72.8	£290,000	25%	£72,500	£498.44	990 yrs
Second	96	Type 3	80.8	£305,000	25%	£76,250	£524.22	990 yrs
Third	97	Type 4	85.1	£320,000	25%	£80,000	£550.00	990 yrs
Third	98	Type 5	87.1	£322,500	25%	£80,625	£554.30	990 yrs
Third	99	Type 5	87.1	£322,500	25%	£80,625	£554.30	990 yrs
Third	100	Type 4	85.1	£320,000	25%	£80,000	£550.00	990 yrs

FAQ's

✓ Who are Housing Solutions

Housing Solutions have been instructed to market the apartments on behalf of Wokingham Borough Council. From your first viewing right up to completion day Housing Solutions will be your point of contact

✓ Who will be my ongoing contact completion has occurred?

Wokingham Borough Council will be your Landlord and your point of contact once you have completed on your purchase and have the keys to your new home.

✓ Can I staircase?

Yes, all homes can achieve 100% ownership



✓ Why do some homes in this block have different shared ownership terms?

This block includes homes funded under two different government schemes:

- 2016-2021 Shared Ownership model
- 2021-2026 New Shared Ownership model

Each scheme has its own rules, benefits, and legal requirements

✓ What's the difference between the two schemes?

SHARED OWNERSHIP MODEL	STANDARD MODEL SHARED OWNERSHIP	NEW MODEL SHARED OWNERSHIP
Minimum initial share	25%	10%
Buying more shares - minimum purchase	10%	5%
1% share purchase	No	Yes
Landlord's nomination period	8 weeks	4 weeks
Lease Length	125 years	990 years
Rent Charge	1.5% of unsold equity	2.75% of unsold equity
Repair Support	No repair support	10-year initial repair period

✓ How do I know which scheme my home falls under?

Before you buy, you'll receive a Key Information Document that clearly explains:

- Which scheme your home is part of
- What benefits and responsibilities come with it
- What your lease includes



WANT TO SEE MORE?

Whether you're just starting your journey or ready to reserve your new home, we're here to guide you every step of the way.



Register Your Interest

Contact Housing Solutions sales team to register your interest today.



Book a Viewing

Be the first to know – contact us today. Housing Solutions' friendly team is here to answer your questions about shared ownership and keep you updated on when viewings become available.



Apply for a Home

Once you've found the right property, Housing Solutions will support you through the application process, including an affordability assessment.



CONTACT US

Email: sharedownership@housingsolutions.co.uk



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