



Price List

Morwick Springs - New Released Shared Ownership Plots

Address: Linley & Simpson, Harrogate

Email :sarahhillyard@linleyandsimpson.co.uk

Telephone: 01423 540054

Plot No.	Postal address	No. of beds	Spec	SQFT	M²	Aspect	Full market value	SHARE	Share value	5% deposit	Rent pcm	service charge pcm	Status
89	29 Pendas Avenue, Leeds, LS14 5FZ	3	SO	1021	95.0	West	£335,000	35%	£117,250	£5,863	£499.01	£42.90	Sold
90	31 Pendas Avenue, Leeds, LS14 5FZ	3	SO	1021	95.0	West	£335,000	35%	£117,250	£5,863	£499.01	£42.90	Sold
16	3 Pendas Crescent, Leeds LS14 5FP	3	SO	981	91.0		£325,000	35%	£113,750	£5,688	£484.11	£42.90	Sold
17	5 Pendas Crescent, Leeds LS14 5FP	3	SO	981	91.0		£325,000	35%	£113,750	£5,688	£484.11	£42.90	Sold
30	11 Pendas Vale, Leeds LS14 5FQ	3	SO	981	91.0		£325,000	35%	£113,750	£5,688	£484.11	£42.90	Sold
31	13 Pendas Vale, Leeds LS14 5FQ	3	SO	1060	98.5		£350,000	35%	£122,500	£6,125	£521.35	£42.90	Sold
131	3 Mercia Close, Leeds LS14 5FJ	3	SO	1021	95.0		£335,000	35%	£117,250	£5,863	£499.01	£42.90	Sold
132	1 Mercia Close, Leeds LS14 5FJ	3	SO	1021	95.0		£335,000	35%	£117,250	£5,863	£499.01	£42.90	Sold
135	2 Mercia Close, Leeds LS14 5FJ	4	SO	1275	118.5		£400,000	35%	£140,000	£7,000	£595.83	£42.90	Available
136	4 Mercia Close, Leeds LS14 5FJ	4	SO	1275	118.5		£400,000	35%	£140,000	£7,000	£595.83	£42.90	Available
137	6 Mercia Close, Leeds LS14 5FJ	4	SO	1275	118.5		£400,000	35%	£140,000	£7,000	£595.83	£42.90	Available
138	8 Mercia Close, Leeds LS14 5FJ	4	SO	1275	118.5		£400,000	35%	£140,000	£7,000	£595.83	£42.90	Available

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 January 2023 They are based on a valuation carried out by a RICS qualified surveyor(valuations are reviewed at least every three months).

Service charges £193.33 / £37.50 (+ VAT) extra over for shared driveways these 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% per annum of the value of the share that you do not initially buy.

Applicants with a household annual gross income in excess of **£80,000** 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 is registered with Regulator of Social Housing (4865); and is a charitable Community Benefit Society under the Co-operative and Community Benefit Societies Act 2014 (7686) VAT no 675646394. Clarion Housing Association Limited's registered office is 5th Floor, Greater London House, Hampstead Road, London NW1 7QX



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