

PRICE LIST

| |
|---|
| Development |
| Footpath Field - Plot 52, 53, 67, 68 & 69 |
| Location |
| Wingham, Canterbury, CT3 1WN |

| Plot No. | Address | No. of Bedrooms | Sqm ² | Apartment | | | | Annual Council Tax Amount | Full Market Value | Min share value | Status | Purchase price | Example of monthly repayments | | | | | |
|----------|------------------------------|-----------------|------------------|---------------------------|------------------|----------------------------|---------------------------------------|---------------------------|-------------------|-----------------|--------|----------------|-------------------------------|----------------------------------|----------------------|----------------------------------|-------------------------------|--|
| | | | | Floor Level or House Type | Council Tax Band | 10% (deposit for mortgage) | Mortgage required (excluding deposit) | | | | | | Estimated mortgage repayments | Rental rate (% of unsold equity) | Monthly rent payable | Estimated monthly service charge | Estimated total monthly costs | |
| Plot 52 | 6 Ansell Drive, Staple Road | 2B/3P | 70 | Semi Detached House | C | £2,047 | £365,000 | 25% | Available | £91,250 | £9,125 | £82,125.00 | £545.01 | 2.75% | £627.34 | £68.01 | £1,240.36 | |
| Plot 53 | 8 Ansell Drive, Staple Road | 2B/3P | 70 | Semi Detached House | D | £2,303 | £375,000 | 25% | Available | £93,750 | £9,375 | £84,375.00 | £559.94 | 2.75% | £644.53 | £68.01 | £1,272.48 | |
| Plot 67 | 9 Gardener Lane, Staple Road | 2B/4P | 70 | End of Terrace | D | £2,303 | £375,000 | 25% | Available | £93,750 | £9,375 | £84,375.00 | £559.94 | 2.75% | £644.53 | £57.43 | £1,261.90 | |
| Plot 68 | 7 Gardener Lane, Staple Road | 2B/4P | 70 | Mid Terrace | C | £2,047 | £355,000 | 25% | Available | £88,750 | £8,875 | £79,875.00 | £530.08 | 2.75% | £610.16 | £55.28 | £1,195.52 | |
| Plot 69 | 5 Gardener Lane, Staple Road | 2B/4P | 70 | End of Terrace | D | £2,303 | £370,000 | 25% | Available | £92,500 | £9,250 | £83,250.00 | £552.47 | 2.75% | £635.94 | £57.43 | £1,245.84 | |

Reservations are subject to a £500 reservation deposit which will be taken once eligibility and affordability are confirmed. Moat reserves the right to review the property prices quoted until the reservation deposit has been taken. Although every care has been taken to ensure the accuracy of all information given, the contents do not form part of, or constitute a representation warranty, or part of any contract.

The above costs are indicative examples only. Mortgage amounts are estimates only and are based on a repayment mortgage over 25 years with a 10% deposit, at an interest rate of 6.5%. The interest rate could be higher or lower subject to your circumstances and will likely rise after the initial 2 years. You will be asked to have an assessment with from our panel of mortgage advisors prior to making a reservation.

Moat operates an affordability policy which limits the mortgage interest rate we can accept - currently 8% (as at February 2024). Interest only and 100% mortgages are not acceptable; purchasers will need a minimum 5% deposit.

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

The Council Tax bands supplied are based on estimates. For full information and to check for updates to the Council Tax band go to

www.gov.uk/council-tax-bands

Please note that households with an income in excess of £80,000 are not eligible for Shared Ownership Properties.

The figures above assume a 10% deposit, lower deposits maybe available depending on your circumstances.

The above purchase price examples are valid for three months from 16 September 2025. Prospective purchasers should be aware that prices may change after 15 September 2026 if the property remains unreserved.

Your home is at risk if you do not keep up repayments on a mortgage, rent or other loans secured on it. Please note that the value of properties can go down as well as up. Moat supports the development of mixed tenure developments and is proud to provide homes for shared ownership at Footpath Field - Plot 52, 53, 67, 68 & 69. We may change the tenure of some properties subject to demand. Details are correct at time of going to press.

Please note that Moat do not allow pets in Apartments.

This information is available in large text, audiotape or electronic format. We offer Language Line services to people whose first language is not English.

Moat Homes Limited is a charitable housing association.