

# INGRAMS FARM

NINFIELD

## Ingrams Farm- Price List

Longshaw Close, Ninefield, Battle  
Satnav Postcode: TN33 9FL  
Published 05/02/2026

# SOUTHERN HOUSING

*new homes*

Availability	Plot	Address	Type	Parking & Detached Garage	Full Market Value £ [1]	Minimum Share %	Minimum Share £ [2]	Monthly Rent % [4]	Monthly Rent £ [4]	Estimated Monthly Service Charge £ [6]	Based on a 5% Deposit			Based on a 10% Deposit		
											Deposit Amount [3]	Monthly Mortgage [5]	Estimated Total Monthly Cost	Deposit Amount [3]	Monthly Mortgage [5]	Estimated Total Monthly Cost
<b>2 Bedroom Houses</b>																
AVAILABLE	14	6 Mapplehurst Way, Ninfield, Battle, TN33 9FH	Semi-Detached	2 Spaces	£337,500	25%	£84,375	2.75%	£580.08	£66.10	£4,219	£415.24	£1,061.42	£8,438	£393.38	£1,039.56
AVAILABLE	15	8 Mapplehurst Way, Ninfield, Battle, TN33 9FH	Semi-Detached	2 Spaces	£327,500	25%	£81,875	2.75%	£562.89	£66.10	£4,094	£402.94	£1,031.93	£8,188	£381.73	£1,010.72
AVAILABLE	16	10 Mapplehurst Way, Ninfield, Battle, TN33 9FH	Semi-Detached	2 Spaces	£330,000	25%	£82,500	2.75%	£567.19	£66.10	£4,125	£406.01	£1,039.30	£8,250	£384.64	£1,017.93
AVAILABLE	18	14 Mapplehurst Way, Ninfield, Battle, TN33 9FH	Semi-Detached	2 Spaces	£327,500	25%	£81,875	2.75%	£562.89	£66.10	£4,094	£402.94	£1,031.93	£8,188	£381.73	£1,010.72
<b>3 Bedroom Houses / Bungalows</b>																
AVAILABLE	5	4 Sprays Crescent, Ninfield, Battle, TN33 9FJ	Detached	Attached Single Garage & 2 Spaces	£425,000	25%	£106,250	2.75%	£730.47	£71.19	£5,313	£522.89	£1,324.55	£10,625	£495.37	£1,297.03
AVAILABLE	19	16 Mapplehurst Way, Ninfield, Battle, TN33 9FH	Detached	2 Spaces	£407,000	25%	£101,750	2.75%	£699.53	£71.18	£5,088	£500.75	£1,271.46	£10,175	£474.39	£1,245.10
AVAILABLE	22	24 Mapplehurst Way, Ninfield, TN33 9FH	Bungalow	2 spaces	£468,500	25%	£117,125	2.75%	£805.23	£71.18	£5,856	£576.41	£1,452.83	£11,713	£546.08	£1,422.49
AVAILABLE	20	18 Mapplehurst Way, Ninfield, TN33 9FH	Detached	2 spaces	£407,000	25%	£101,750	2.75%	£699.53	£71.18	£5,088	£500.75	£1,271.46	£10,175	£474.39	£1,245.10
AVAILABLE	6	5 Sprays Crescent, Ninfield, TN33 9FJ	Bungalow	2 spaces & detached double garage	£479,000	25%	£119,750	2.75%	£823.28	£71.19	£5,988	£589.33	£1,483.80	£11,975	£558.31	£1,452.79
<b>4 Bedroom Houses</b>																
SHOW HOME	1	2 Mapplehurst Way, Ninfield, TN33 9FH	Detached	Detached Single Garage & 2 Spaces	£482,500	25%	£120,625	2.75%	£829.30	£78.27	£6,031	£593.64	£1,501.20	£12,063	£562.39	£1,469.96
AVAILABLE	8	7 Sprays Crescent, Ninfield, TN33 9FJ	Detached	Detached Single Garage & 2 Spaces	£538,000	25%	£134,500	2.75%	£924.69	£78.27	£6,725	£661.92	£1,664.88	£13,450	£627.08	£1,630.04

Mortgage Interest Rate 4.69%

The show home is not yet available to reserve.

\*Parking is specifically allocated and cannot be changed or transferred. Under the planning obligations residents will not be able to apply for, transfer or purchase parking permits from the local borough council.

### 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.

Once you have received a memorandum of sale, the agreed sale price and any incentives are secured for the duration of that agreement. If you exceed your exchange deadline, then it is at our discretion whether we extend those terms.

[3] Both 5% and 10% deposits, and the corresponding estimated monthly mortgage, are shown. Your deposit value will vary depending on the mortgage product you are able to obtain and your personal circumstances.

[4] Rent is charged at the % shown on 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.

[5] Representative mortgage rate is based on a repayment loan over 30 years with an interest rate as indicated. Interest rates and deposit values you are eligible for will differ based on your personal circumstances.

[6] 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 advised 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)