

PRICE LIST

Development
Old Ham Lane
Location
Lenham, Kent, ME17

										Example of monthly repayments							
Plot No.	Address	No. of Bedrooms	Sqm²	Apartment Floor Level or House Type	Council Tax Band	Annual Council Tax Amount	Full Market Value	Min share value	Status	Purchase price	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
18	7 Pilbeam Road, ME17 2JZ	3B/4P	89	Detached House	D	£2,600	£430,000	25%	Available	£107,500	£10,750	£96,750.00	£642.06	2.75%	£739.06	£67.58	£1,448.70
34	9 Stella Cole Drive, ME17 2QW	3B/4P	100	Semi Detached House	D	£2,600	£425,000	25%	Available	£106,250	£10,625	£95,625.00	£634.60	2.75%	£730.47	£61.25	£1,426.32
35	7 Stella Cole Drive, ME17 2QW	3B/4P	100	Semi Detached House	D	£2,600	£425,000	25%	Available	£106,250	£10,625	£95,625.00	£634.60	2.75%	£730.47	£61.25	£1,426.32
36	5 Stella Cole Drive, ME17 2QW	3B/4P	100	Semi Detached House	D	£2,600	£425,000	25%	Available	£106,250	£10,625	£95,625.00	£634.60	2.75%	£730.47	£61.25	£1,426.32
37	3 Stella Cole Drive, ME17 2QW	3B/4P	100	Semi Detached House	D	£2,600	£425,000	25%	Available	£106,250	£10,625	£95,625.00	£634.60	2.75%	£730.47	£61.25	£1,426.32
19	5 Pilbeam Road, ME17 2JZ	3B/4P	100	Semi Detached House	D	£2,600	£425,000	25%	Available	£106,250	£10,625	£95,625.00	£634.60	2.75%	£730.47	£65.43	£1,430.50
20	3 Pilbeam Road, ME17 2JZ	3B/4P	100	Semi Detached House	D	£2,600	£425,000	25%	Available	£106,250	£10,625	£95,625.00	£634.60	2.75%	£730.47	£65.43	£1,430.50

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 CMA 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 12 months from 26 August 2026. Prospective purchasers should be aware that prices may change after 01 October 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 Old Ham Lane. 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.