

Cramlington | The development Cramlington | Buying guide

- Location Close to all local amenities
- Transport Ideally located for commuters. Cramlington station is just 1.6 miles away with direct links to Newcastle and Leeds
- Entertainment Cramlington has a range of pubs. restaurants, leisure centre and cinema
- Schools Three primary schools within two miles

Moving on, Moving up

Home group presents a collection of 2 and 3 bedroom family homes available through Shared Ownership situated in Cramlington, Northumberland.

Located just 10 miles north of Newcastle, Cramlington provides an ideal mix of suburban and country life. Enjoy a day out visiting the community park which is set in over 46 acres and is home to Northumberlandia a unique piece of public art.

Alternatively, the Northumberland coast is just a short drive away. Cramlington itself offers a wide range of shops, supermarkets and entertainment venues.



Location



Transport links



Entertainment



Schools

Area Broadband speed

(UK average 23 mbps)

Schools Offsted report

2 for 5-7 year olds and 8-16 year olds

Approximately

1.6 miles

to Cramlington Station



10 steps to buying

You've found your dream home, here's what happens next:



Step 1. Get things moving

We're delighted that you've chosen to enquire about a Home Group development. In the first instance, contact us and we will happily talk you through this process and arrange your viewing. Please phone or call into the sales office to arrange a convenient time.



Step 2. A little more about you

Before you can reserve your new home, there are some simple forms that you need to complete. These are just a formality, but they're important as they help us tailor our expertise to your requirements. If you require any assistance or help filling them in, your Sales Advisor will be on hand to help.



Step 3. Arrange your finances

If you need a mortgage to purchase your new home, you'll need to obtain an Agreement in Principle (AIP) from your preferred bank or building society. Many people use the services of an Independent Financial Advisor (IFA) to help them select the right mortgage product and assist with the application process. Home Group can put you in touch with a trusted IFA who will help you select a product that is a good fit for your requirements.

*Fully refunded before instruction of Home Group solicitors. £150 fee will be retained by Home Group as an administration fee if we have instructed our solicitors.



Step 4. Reserve your home

To secure your home, you need to pay a £1000 reservation fee (£500 if shared ownership) of which is refundable*. This reservation fee takes your home off the market for 28 days, (unless otherwise stated) giving you time to ensure you're ready for your move.



Step 5. Make it legal

Having paid your reservation fee, you need to instruct a solicitor. Your solicitor handles all the legal aspects of your purchase, from reservation to completion. Once you've appointed a solicitor, our legal team will send them a detailed information pack containing all the information they need to assist you with your purchase. If you need help finding a solicitor, your Sales Advisor will be happy to recommend some.



Step 6. Exchange contracts

Good news, if you're at this stage, your home is reserved. During, or by the end of this 28 day reservation period, you should be in a position to pay your deposit and exchange contracts. Once contracts are exchanged, we are both legally committed to complete on the purchase and you are one step closer to moving in to your new home.



Step 7. **Home Demonstration** and Inspection

Before you complete on your purchase, we'll be in touch to arrange a demonstration of your new home. Your Sales Advisor will give you the chance to experience your new home for the first time whilst also gaining your confirmation that you are happy ahead of moving in.



Step 8. The keys to your new home

Completion normally takes place within 10 working days of exchanging contracts, or as soon as the property is ready to move into. Upon completion, you get the keys and take ownership of your new home.



Step 9. You're in!

Congratulations and welcome to your new home.



Step 10. With you ALL the way

Don't worry, we're still here to help you settle in, your Sales Advisor will keep in touch and will contact you within 7-10 days of your moving in, but if you have any questions about your home or need anything in the meantime, just drop us a line. Thank you for choosing Home Group.

02

Ways to get in touch

Phone 0800 073 0600

E-mail BuyAHome@homegroup.org.uk

www.homegroup.org.uk

