Steeles Road, Woolpit, IP30 9RD

£500 paid towards legal fees on completion

A selection of homes available for shared ownership purchase in Woolpit.

3 x three bedroom houses

2 x 2 bedroom houses

2 x 2 bedroom bungalows

Your opportunity to step onto the property.
The development

Woolpit is a popular mid Suffolk village, which is particularly well served by a range of local facilities including a Co-operative store, post office, fish and chip shop, bakery, popular public house ‘The Swan’, a fine parish church, Health Centre and a primary school. It lies just off the A14, 10 miles from Bury St Edmunds and 7 miles from Stowmarket, which has a mainline railway station to London’s Liverpool Street. Bury St Edmunds 10 miles, Stowmarket 7 miles, Ipswich 19 miles (distances approximate).

Am I eligible?

To be eligible you must have:

- lived in Mid Suffolk for not less than 2 years
- a parent or adult child sibling who has lived in Mid Suffolk for not less than 2 years
- been employed in Mid Suffolk within the last 2 years
- previously lived in Mid Suffolk for (a) six months out of the preceding 12 months or (b) three years out of the preceding 5 years

An affordability check will also be carried out to check that between 35%-45% of net income is used to the make the monthly payments for rent, mortgage and service charge. This will also determine the share that you are offered.

You must also register and be approved by Orbit Homebuy Agents. An application can be completed online at [www.orbithomebuyagents.co.uk](http://www.orbithomebuyagents.co.uk) or requested by calling 0345 850 2050.

Please contact Flagship Homes on 01603 255444 to determine if you may qualify.

All properties are subject to an 80% staircasing restriction.
What you will pay

This table has been designed to assist you in calculating how much of your new home you can initially afford to purchase and the cost of renting the remaining share from Flagship Homes on a monthly basis.

Shares available from 45%-75%, and will be offered based on your affordability assessment.

FULL MARKET VALUE £155,000
Plot 21, No. 45 & Plot 25, No. 37 Steeles Road, three bedroom end terrace houses

<table>
<thead>
<tr>
<th>Share Percentage</th>
<th>Share Price</th>
<th>Mortgage Repayment* PCM</th>
<th>Rent PCM</th>
<th>Service charge, buildings insurance &amp; admin fee PCM</th>
<th>Total Monthly Payment PCM</th>
</tr>
</thead>
<tbody>
<tr>
<td>50%</td>
<td>£77,500</td>
<td>£492</td>
<td>£177.60</td>
<td>£36.02</td>
<td>£705.62</td>
</tr>
</tbody>
</table>

*Based on a repayment mortgage over 25 years with the Ipswich Building Society at 6.39%, using a 5% mortgage deposit

The figures shown in the above table are a guide only. Mortgage repayments may vary depending on the particular mortgage product chosen and personal circumstances. For more detailed advice you should contact an Independent Financial Advisor.

FULL MARKET VALUE £145,000
Plot 23, No. 41 Steeles Road, three bedroom mid terrace house

<table>
<thead>
<tr>
<th>Share Percentage</th>
<th>Share Price</th>
<th>Mortgage Repayment* PCM</th>
<th>Rent PCM</th>
<th>Service charge, buildings insurance &amp; admin fee PCM</th>
<th>Total Monthly Payment PCM</th>
</tr>
</thead>
<tbody>
<tr>
<td>50%</td>
<td>£72,500</td>
<td>£460</td>
<td>£166.16</td>
<td>£36.02</td>
<td>£662.18</td>
</tr>
</tbody>
</table>

FULL MARKET VALUE £135,000
Plot 24, No. 39 & Plot 22, No. 43 Steeles Road, two bedroom mid terrace houses

<table>
<thead>
<tr>
<th>Share Percentage</th>
<th>Share Price</th>
<th>Mortgage Repayment* PCM</th>
<th>Rent PCM</th>
<th>Service charge, buildings insurance &amp; admin fee PCM</th>
<th>Total Monthly Payment PCM</th>
</tr>
</thead>
<tbody>
<tr>
<td>50%</td>
<td>£67,500</td>
<td>£426</td>
<td>£154.69</td>
<td>£36.02</td>
<td>616.71</td>
</tr>
</tbody>
</table>

FULL MARKET VALUE £150,000
Plot 27, No. 33 & Plot 26, No. 35 Steeles Road, two bedroom semi detached bungalows

<table>
<thead>
<tr>
<th>Share Percentage</th>
<th>Share Price</th>
<th>Mortgage Repayment* PCM</th>
<th>Rent PCM</th>
<th>Service charge, buildings insurance &amp; admin fee PCM</th>
<th>Total Monthly Payment PCM</th>
</tr>
</thead>
<tbody>
<tr>
<td>50%</td>
<td>£75,000</td>
<td>£476</td>
<td>£171.88</td>
<td>£36.02</td>
<td>683.90</td>
</tr>
</tbody>
</table>

All properties are subject to an 80% staircasing restriction.

Specification

- Fitted kitchen with a range of matching units and coordinating work surface, spaces for washing machine and fridge freezer, 1 ½ bowl stainless steel sink, tiled flooring, electric pelmet heater, spotlight track, tiled splash-backs
- Electrolux built in oven, with gas hob, electric oven and stainless steel extractor hood
- Gas central heating
- WC with white Ideal Standard sanitary ware, hand basin, toilet roll holder and hand towel ring
- Bathroom with white Ideal Standard sanitary ware, electric shower over bath, shower screen, mirror, shaver point and light, mirrored medicine cabinet and towel rail
- TV point to lounge
- BT point to hallway or bedroom two
- Built in wardrobes in bedroom s one and two – Houses only
- Fitted carpets
- Rear garden with lawn and shed
- Allocated parking
These particulars are set out as a general outline only for guidance of intending purchasers and do not constitute a part of, an offer or contract. All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given having (for the purpose of the Property Misdescriptions Act 1991) taken all reasonable steps to avoid committing an offence. Nonetheless such statements do not constitute any warranty or representation by the Vendor. It is the responsibility of any intending Purchaser to satisfy himself as to the basis upon which they make an offer. The making of any offer of this property will be taken as an admission by the intending Purchaser (a) that they have relied solely upon their own judgment and (b) to the extent that they have not personally verified the information in these particulars) they have noted and accepted the qualification and disclaimer set out above and (c) that in entering into any contract pursuant to any such offer, they shall have relied solely upon their own inspection and enquiries and the terms of such contract. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement.