

4-BED SHARED OWNERSHIP HOMES FOR SALE

VALLEY VIEW, HACKENTHORPE

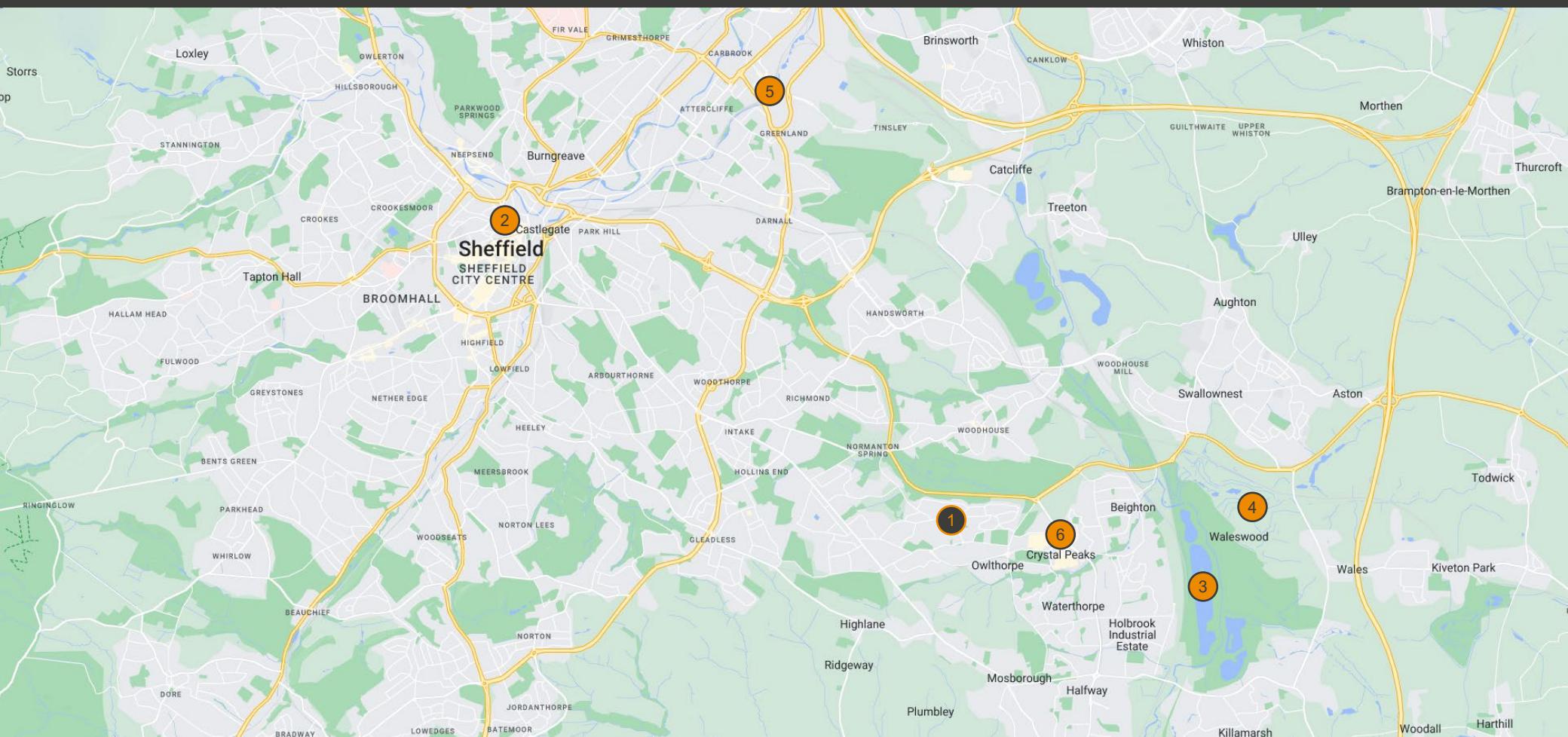
SHEFFIELD, S12 4BQ



VALLEY VIEW

LOCATION

1. Valley View
2. Sheffield City Centre
3. Rother Valley Country Park
4. Gulliver's Valley Theme Park
5. Valley Centertainment Leisure Park
6. Crystal Peaks Shopping Centre



VALLEY VIEW

Househunters looking for a suburban living experience but close to good transport links and other amenities, will find their ideal location living in Hackenthorpe.

Hackenthorpe is in the eastern part of Sheffield and was originally a part of Derbyshire but was later transferred to the metropolitan and ceremonial county of South Yorkshire.

One of the key attractions of this area is Rother Valley Country Park, situated just ten minutes away from the development. Here you'll find fun for all the family, with water sports on offer, as well as cycling trails, aqua park and an animal farm. If you fancy a snack, then nip to the onsite café for a refreshing drink and scrumptious snack.

If you are a thrill seeker, then Gulliver's Valley theme park is less than ten minutes away by car. There's a wonderful selection of attractions and activities that the entire family can enjoy, including themed play areas, a wide selection of rides and plenty of tempting food outlets. Another great attraction is the nearby Valley Centertainment Leisure Park, offering fun activities for all, including a ten-pin bowling alley, Cineworld and Laser Quest.



This thriving area also has plenty of amenities on its doorstep. For your shopping fix visit Crystal Peaks Shopping Centre, home to big name stores such as M&S and Next, and is less than a two-minute drive from the development. There are also plenty of supermarkets nearby, with Aldi and Sainsbury's on your doorstep.

For the food-lovers, there is an array of restaurants and takeaways nearby, including a local Indian restaurant, a fish and chip shop, as well as everyday favourites like McDonalds and Subway.

The development is in close proximity to Rainbow Forge Nursery, Infant and Junior School, and falls within the catchment area of The Birley Academy and Westfield School.

The development ensures easy access to the M1, linking you to the rest of the country in under 20 minutes. Less than fifteen minutes away is also Sheffield train station, providing quick links to other major towns and cities. Sheffield Supertram circulates around Hackenthorpe and can be easily accessed at three local tram stops.

VALLEY VIEW

DEVELOPMENT PLAN

Valley View is brought to you by Sheffield City Council, offering an affordable route to home ownership.

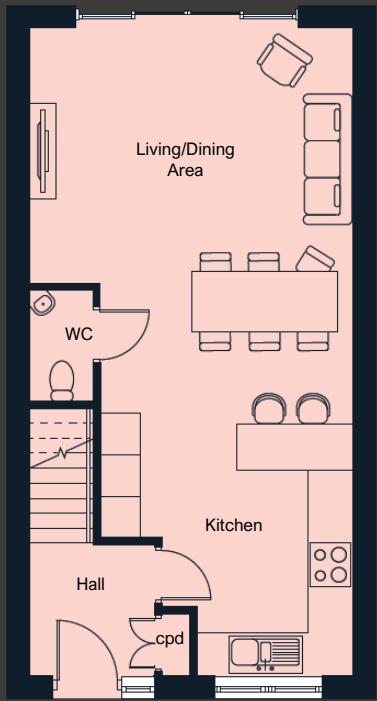
Valley View brings a new community of homes to the Hackenthorpe area, with the availability of 4-bedroom shared ownership homes featuring a modern specification and functional layout.

In total, there are 5 shared ownership homes in development, complete with private gardens and off-road parking.



THE POPPY
4 bedroom home

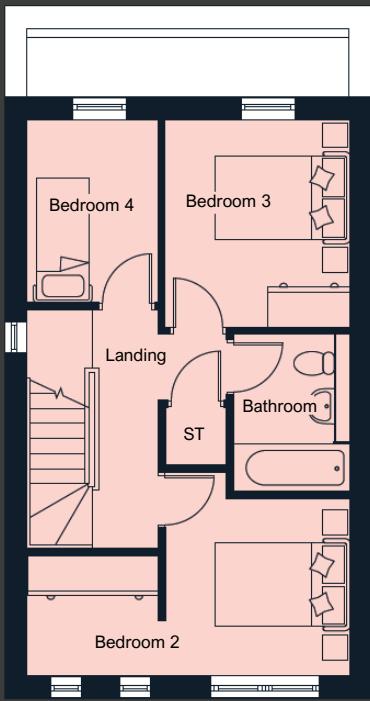




Ground Floor

Kitchen/Dining/ Living Area
9.47m x 4.78m (31'1" x 15'7")

WC
1.58m x 0.90m (5'2" x 2'10")



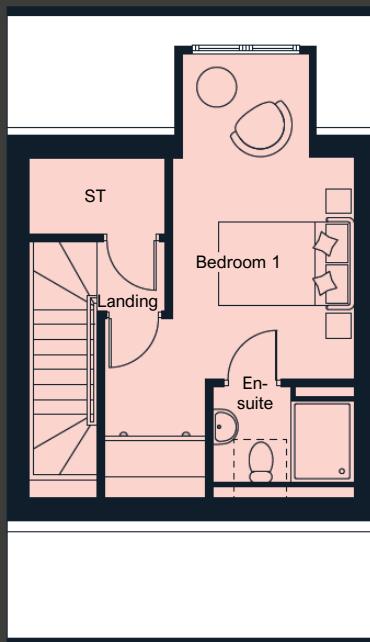
First Floor

Bedroom 2
4.73m x 2.99m (15'5" x 9'8")

Bedroom 3
3.04m x 2.73m (9'10" x 8'9")

Bedroom 4
2.69m x 1.95m (8'8" x 6'4")

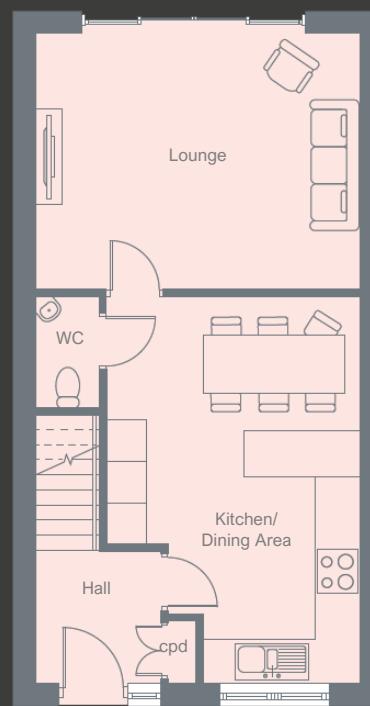
Bathroom
2.30m x 2.30m (7'5" x 7'5")



Second Floor

Bedroom 1
6.52m x 3.70m (21'4" x 12'1")

En-Suite
2.08m x 1.40m (6'8" x 4'6")



Ground Floor – Variant *

Kitchen/Dining Area
5.69m x 4.77m (18'7" x 15'7")

Lounge
3.77m x 4.77m (12'4" x 15'7")

WC
1.58m x 0.90m (5'2" x 2'10")

*Variant available at additional cost



INDICATIVE PRICE BREAKDOWN

Plot 14 - The Poppy

Full value of the property: £295,000

50% share: £147,500.00

Rent: £338.02 pcm

STANDARD SPECIFICATION

All homes at Valley View include a stunning range of specification as standard. Our team will provide you with full details, but here are some of the highlights;

- Double glazed windows and French doors
- Modern anthracite grey entrance doors with chrome handles
- Block paved parking areas
- Flooring throughout
- Tiling to all bathrooms and en-suites
- Gas fired combi boilers
- Contemporary bathroom suite designs
- Stylish fitted kitchens with oven, hob, extractor hood, fridge / freezer, dishwasher and washer / dryer
- Security alarm
- A 10 year structural warranty





VALLEY VIEW

SHARED OWNERSHIP

WHAT IS SHARED OWNERSHIP?

Shared ownership is an alternative way to buy your home. It allows you to purchase a percentage and pay rent on the rest. Sheffield City Council owns part of it – but you live there, decorate, and make your own decision on when to sell.

Shared ownership means a smaller deposit and mortgage and is an ideal first step onto the property ladder. You can carry on buying further shares to own it up to 100%. Shared Ownership usually works out less per month than renting privately, and you can enjoy the benefits of being a homeowner rather than a tenant.

ELIGABILITY

Eligibility to buy a home using Shared Ownership is governed by Homes England.

You can buy a home through shared ownership if both of the following are true: your household income is £80,000 a year or less; and you cannot afford all of the deposit and mortgage payments for a home that meets your needs.

One of the following must also be true: you're a first-time buyer; you used to own a home but cannot afford to buy one now; you're forming a new household – for example, after a relationship breakdown; you're an existing shared owner, and you want to move; you own a home and want to move but cannot afford a new home that meets your needs.

WHAT SHARE WILL I BUY?

You will buy a share ranging from 10% to 75%. You will need to be able to get a mortgage or have savings to cover the price of the share.

It is essential that you pay your mortgage and rent payments each month, as well as the household outgoings. Your mortgage is covered by a contract between you and your lender. If you fall behind with the payments, the bank or building society may repossess your home. In addition to this, if your rent is in arrears, this could put your home at risk.

VALLEY VIEW

SHARED OWNERSHIP BUYING PROCESS

Step 1

FIND YOUR NEW HOME AND DETERMINE AFFORDABILITY

All of our available properties are listed on Rightmove.

Step 2

CONTACT SHEFFIELD CITY COUNCIL SHARED OWNERSHIP TEAM TO REGISTER

If you are interested in buying a shared ownership home, you must register with Sheffield City Council's dedicated Shared Ownership team. Further information can be found on the Shared Ownership website.

Step 3

SHEFFIELD CITY COUNCIL APPROVAL

Once your interest is registered, we will send you an application form for any properties that become available.

We will review your application for a Shared Ownership property.

Step 4

SEEK FINANCIAL ADVICE

If your application is successful, with your permission we'll send your contact details to Metro Finance. They will establish the percentage share you can afford. Metro Finance is our chosen financial advisor. They are specialists in shared ownership affordability and mortgage advice.

You're not obliged to take out any of the products they offer. If you seek mortgage advice from an advisor that is not Metro Finance, we'll decide if we can accept this.

Step 5

COMPLETE A RESERVATION AGREEMENT & PAY YOUR DEPOSIT

Once the previous steps are met there is a reservation deposit required on a first come first serve basis. This will be used as a deposit towards the cost of your home.

Step 6

CHOOSE A SOLICITOR

To buy a home, you must appoint and pay for a conveyancer to act on your behalf. They will:

- handle the house purchase for you (legally transferring the title to you)
- explain the terms of your Shared Ownership Lease
- communicate with the homebuilder's conveyancer on your behalf

When your solicitor is happy that all legal formalities have been completed and your property is ready, we will ask you to agree to a moving in date. We will meet you at your new home and hand over the keys.

VALLEY VIEW

SHARED OWNERSHIP

WHAT ARE THE INITIAL COSTS?

Reservation Deposit

You will be asked to pay a reservation deposit of £500 which will be deducted from the final purchase price.

A Mortgage Valuation

Your lender will arrange to value the home to check that it is worth the price you are paying.

A mortgage Arrangement Fee

Your mortgage lender may charge you a fee for arranging your mortgage. The cost of this will vary depending on your lender and the length and terms of your mortgage.

Solicitor Fees

Costs vary, contact solicitors for quotes.

Stamp duty

This is a government tax on buying your home and the rules on stamp duty change from time to time. Your solicitor will advise you of the current rates.

Deposit

There will be a minimum deposit required by your lender depending on the value of the home. This is usually between 5% and 20% of the price of the share you are buying.

WHAT ARE THE ONGOING COSTS?

Monthly housing costs include:

- Mortgage payment
- Rent
- Maintenance Charge Payments
- Administration fees to the Council for admin work e.g. staircasing
- Council Tax
- Water Bill
- Gas Bill
- Electricity Bill
- Buildings Insurance
- Contents Insurance
- Management Fee
- General upkeep and maintenance

Further information regarding initial and ongoing costs can be found on the [Sheffield City Council](#) website.

VALLEY VIEW

SHARED OWNERSHIP FAQS

WHO IS RESPONSIBLE FOR MAINTENANCE AND REPAIRS TO THE PROPERTY?

As the leaseholder you are responsible for keeping the property in a good condition. For some internal repairs, there is a 10-year period where the shared owner can claim up to £500 in repairs and maintenance costs each year or £1000 on a roll over year of no previous claims.

For further details please refer to the [Shared Ownership Website](#).

CAN I BUY A LARGER SHARE?

Once you have moved into the property, you have the choice to buy a bigger share in your home if you want to. This is called 'staircasing'. The price you pay for any extra shares is based on the market value of your home, when you want to buy. This can fluctuate depending on house prices generally. There will be additional costs involved in staircasing, including valuation and solicitors' fees.

WHAT HAPPENS WHEN I WANT TO SELL MY HOME?

You can sell your home at any time. Under the terms of the lease, we will have a certain period of time to find a buyer for your home who meets the affordable homes criteria. There will be a fee for selling your property. After the time explained in your lease has expired, if we are unable to find a buyer, you can continue marketing with us or you can sell your home through an Estate Agent, paying their fees. The buyer must meet the affordable homes requirements.



Sheffield City Council
@sharedownership@sheffield.gov.uk
0114 205 3700
Shared Ownership website

Financial Advice
FCA Website
MoneyHelper Website

Legal Advice
The Law Society Website





MISREPRESENTATION ACT 1967 Sheffield City Council gives notice that (1) these particulars do not constitute any part of an offer or a contract. (2) Statements contained in these particulars as to this property are made without responsibility on the part of the City Council. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. (4) Any intending purchasers or lessees or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) Sheffield City Council does not make or give nor does any person in its employment have any authority to make or give any representation or warranty in relation to this property.