



## Plot 41, 102 The Links

Stourport-on-Severn, DY13 9FQ

Andrew Grant

# Plot 41, 102 The Links

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**3 Bedrooms   1 Bathrooms   2 Reception Rooms**

An exciting opportunity to purchase a brand-new three-bedroom home, being sold on a part-buy, part-rent basis. Part of a small Taylor Wimpey development nicely positioned on the fringes of town, conveniently located for accessing Hartlebury Common nature reserve and less than one mile from Stourport town centre.

- Brand-new shared ownership home
- Spacious living room and kitchen diner with integrated appliances
- Principal bedroom with en-suite
- Garden with shed, parking for two cars and an electric car charging point

This is a unique chance to purchase a brand-new three-bedroom home, available on a part-buy, part-rent basis. Buyers at this stage can acquire anywhere from 50% to 75% shares, with the option to purchase more later. This excellent and affordable housing scheme, provided by the Community Housing Group, is ideal for first-time buyers or those with a limited budget aiming to step onto the property ladder. The flexible scheme allows owners to increase their share up to full 100% ownership after one year, with the rental amount proportionately decreasing. For a 50% shared ownership, the monthly rental amounts to £352.36, inclusive of buildings insurance and administrative fees. Below, you will find information regarding eligibility criteria and how to apply.

**976 sq ft**



## Qualification eligibility criteria

Applicants are not eligible to join the Home Choice Plus housing register unless they met the qualifying criteria of a close association outlined below:

In determining whether the household has a close association we will agree a connection exists in the following circumstances;

- Where the local connection arises due to residency the applicant(s) must have lived in the partnership area (by choice) for a minimum period of two years.
- Where the applicant(s) meets any of the statutory homelessness definitions included in the allocations policy.
- Where the local connection arises due to employment and the applicant(s) have been in permanent, paid employment for a minimum period of six months, within one of the Local Authority areas included in the Partnership, immediately prior to the application (please see further information below).
- Where the applicant(s) has a close (immediate) family member living in the HC+ partnership area and has done so for a minimum period of five years, immediately prior to the application (please see further information below).
- Where the applicant has resided in the Partnership area for three out of the last five years at the point of application.



**REAR ELEVATION**



# Eligibility

To be eligible for shared ownership you:

- Need to be over the age of 18.
- Be unable to buy on the open market.
- Not already own a property (unless in exceptional circumstances).
- Be able to raise a mortgage to cover the share you wish to purchase.
- Be able to afford to pay the remaining rent and bills etc.
- Have enough saved to cover the mortgage and legal fees and any additional moving costs.
- Do not earn in excess of £80,000 per annum.
- Be registered on HomeChoice plus Housing Register. You can apply online at <https://www.homechoiceplus.org.uk>

## How to apply

To apply for one of the Community Housing Group properties you need to complete an application form and an income and expenditure statement:

- [Application.pdf](#) ([communityhousing.co.uk](http://communityhousing.co.uk)).
- [IncomeAndExpenditure.pdf](#) ([communityhousing.co.uk](http://communityhousing.co.uk)).

You need to provide documents to support your application, please use the checklist to ensure you have provided everything that is applicable:

- [ApplicationChecklist.pdf](#) ([communityhousing.co.uk](http://communityhousing.co.uk))
- Register on our housing register – [www.homechoiceplus.org.uk](http://www.homechoiceplus.org.uk)

You will then be issued with a letter which we will require sight of, then email your supporting documents to [sales@communityhousing.co.uk](mailto:sales@communityhousing.co.uk)

The Community Housing Group will then assess your application. This normally takes around a week. A financial assessment will need to be undertaken by our nominated financial advisor prior to your application being assessed.







## The ground-floor

The ground floor is arranged for practical, comfortable living. A welcoming hallway with built-in storage leads into the newly carpeted living room, a spacious and bright area with plenty of room for relaxation. Stairs rise to the first floor, and a door opens to the cloakroom/utility room. An open connection leads through to the modern kitchen/diner, finished with driftwood-style units, copper worktops and integrated appliances. A rear window and French doors fill the space with natural light and provide easy access to the garden. The cloakroom/utility room includes a WC, washbasin and space for laundry appliances, completing a convenient and well-organised layout.





## The first-floor

The first floor offers a well-planned layout centred around a newly carpeted landing that leads to three bedrooms and the family bathroom. The principal bedroom is a spacious double with a front-facing window and its own en suite shower room, which includes a WC, washbasin, shower cubicle and an obscure-glazed window for light and privacy. Bedroom Two is another well-proportioned double enjoying a rear aspect, while Bedroom Three is a generous single room suitable for a child, guests or use as a study. Completing the floor, the family bathroom is equipped with a low-level WC, washbasin and a bath with an overhead shower, providing practical facilities for everyday living.



## The rear garden

The rear garden presents a blank canvas for the new owner to craft something extraordinary. Enclosed by panel fencing, it offers a secure, family-friendly outdoor space. A garden shed is included, ideal for storage. Additionally, the property benefits from off-road parking for two cars and an electric car charging point.

## Location

These brand-new shared ownership properties are part of a small Taylor Wimpey development, ideally situated on the outskirts of Stourport.

This location boasts excellent convenience, being less than one mile from the centre of Stourport, a fantastic riverside town that is just a short stroll from the property. The town offers a vast array of amenities and attractions, including numerous supermarkets and a diverse range of shops along the bustling high street. There are plenty of pubs and dining options throughout the town and along the canal. For outdoor enthusiasts, the town's riverside features beautiful seating areas overlooking the River Severn and miles of walking paths leading to Bewdley in one direction and Worcester in the other.

Adjacent to the development is the celebrated Hartlebury Common nature reserve, a varied green oasis popular with dog walkers and nature lovers. Additionally, the historic Staffordshire/Worcestershire canal is easily accessible, providing scenic routes into the town and the surrounding countryside.

## Services

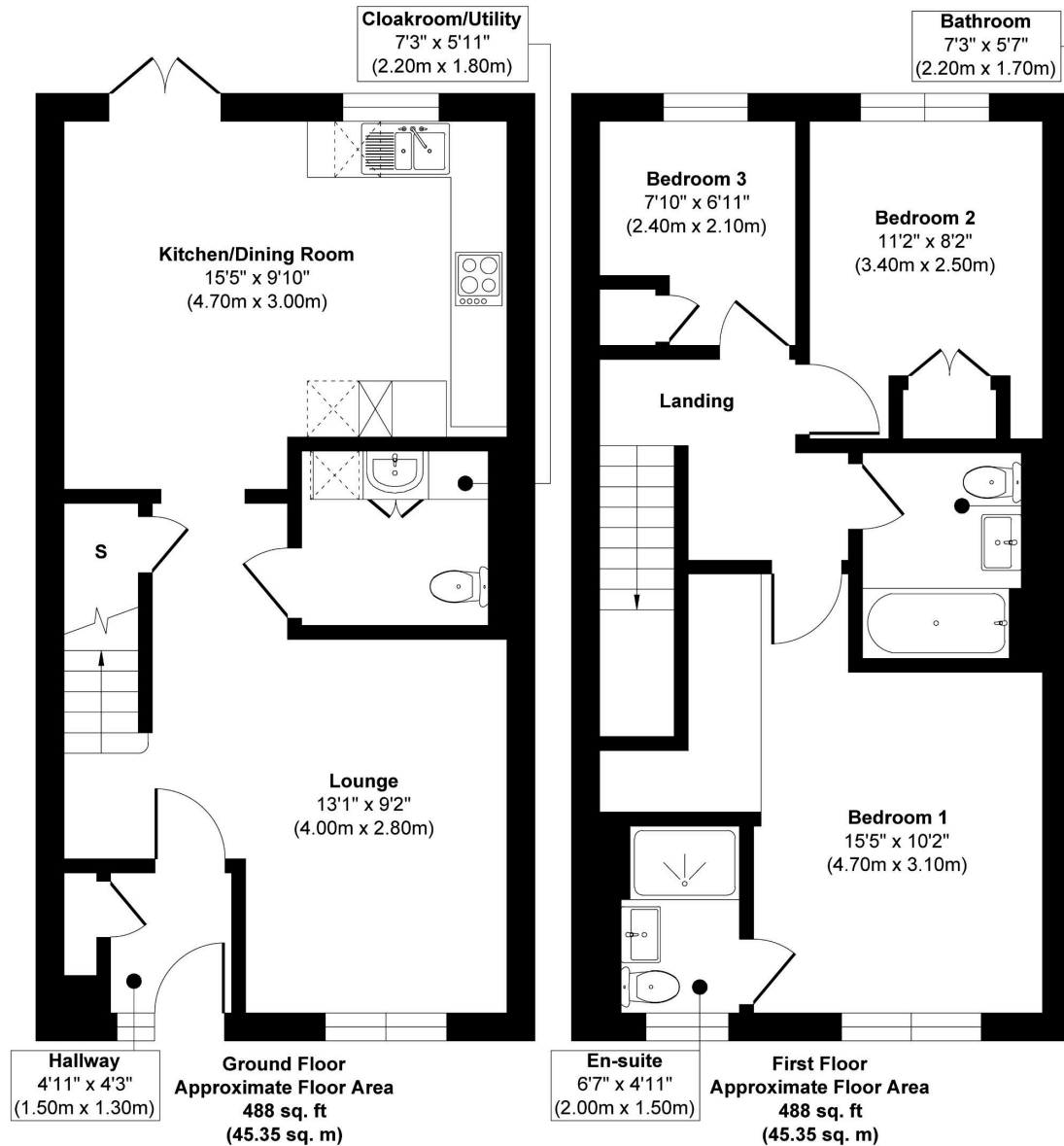
The property benefits from mains gas, electricity, water and drainage.

## Council Tax

The Council Tax for this property is TBC



# The Links, Stourport-on-Severn DY13 9FQ



Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Approx. Gross Internal Floor Area 976 sq. ft / 90.70 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property





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