



**Mount Park Road, Springwell Village**  
**Discount Market Sale/Shared Equity**





## Development Information

Nestled within the countryside is the charming and peaceful Springwell Village, which is served well by brilliant commuting and transport links. It is a short distance from both the A1 and A19 with easy access to the neighbouring towns and cities of Newcastle Upon Tyne, Gateshead and Sunderland.

You really have the best of both worlds at Mount Park as it's conveniently settled within coast and city. Just a 10 minutes' drive away in Newcastle, is an abundance of bars, clubs, and shopping outlets but best of all, only 20 minutes away from the coast with plenty local beaches and seafront bars and restaurants to enjoy from South Shields to Seaburn.

Within Springwell Village you will find a collection of local amenities and local pubs such as The Guidepost, The Ship and Engine Room. There are also a variety of primary and secondary schools rated as either 'good' or outstanding' by Ofsted on your doorstep.

Mount Park is a stunning development by Esh Homes of 2, 3 and 4 bedroom homes. The development sits within 1.38 acres of green open space including a children's play area. These homes are a perfect size for couples or young families looking to get their foot onto the housing ladder.

## Price List and available plots

Address	Beds	Plot	Tenure	OMV	Discount	Purchase Price
29 Nightingale Wynd	2	68	Discount Sale	£233,009	70%	£163,170
29 Nightingale Wynd	2	68	Shared Equity	£233,099	80%	£186,479
27 Nightingale Wynd	2	69	Discount Sale	£233,009	70%	£163,170
27 Nightingale Wynd	2	69	Shared Equity	£233,099	80%	£186,479
25 Nightingale Wynd	3	70	Discount Sale	£256,846	70%	£179,793
25 Nightingale Wynd	3	70	Shared Equity	£256,846	80%	£205,477
23 Nightingale Wynd	3	71	Discount Sale	£256,846	70%	£179,793
23 Nightingale Wynd	3	71	Shared Equity	£256,846	80%	£205,477
21 Nightingale Wynd	2	72	Discount Sale	£233,009	70%	£163,170
21 Nightingale Wynd	2	72	Shared Equity	£233,099	80%	£186,479
17 Nightingale Wynd	3	74	Discount Sale	£256,846	70%	£179,793
17 Nightingale Wynd	3	74	Shared Equity	£256,846	80%	£205,477



[Mount Park, Springwell Village, Gateshead - Homes by Esh](#)

## **How do I qualify?**

The applicant must satisfy and provide evidence for the following:

### **Evidence Required for the purchase:**

- Valid Decision in Principle (not more than 3 months old)
- Proof of funds for deposit is required (e.g Bank statement)
- Evidence of all sourced household income and savings (P60, pay slip, bank statements plus details of any other income received).
- Statement from an Independent Financial Advisor confirming an applicant is unable to purchase the property at full market value (this should include their name, plot number, site address, discount and sale price of the property).

This must be your only home and you should not have any other financial interest in another property. You will also be unable to use this property as a Buy to Let.

## **Buying a home with us**

Hellens Residential is a private registered provider of affordable homes for rent and low cost home ownership. Discount Market Sale is low cost home ownership whereby a new build property is purchased at a discounted purchase price compared to homes in the market.

You will be the sole home owner from move in and you will own the home outright with no interest from other parties. The only condition on the property is that the home must be sold on in any future sales at the same discount rate, in this instance 70% of its market value.

## **Important information - DISCOUNT MARKET SALE**

Discount Market Sales housing is property sold at a discounted price, i.e. less than the full market value. This scheme is for people whose income is not enough to enable them to buy a property to meet their needs on the open market, but enough to buy a property at a discounted price.

To enable Sunderland Council to assess whether or not you meet the criteria there is a short application you must complete prior to being accepted to purchase the home. Please ask your sales adviser for more information and they will be happy to provide you with a copy. You must be able to evidence that you cannot afford to purchase a property on the open market.

## **Buying a home with us –Shared Equity**

You also have the option of buying the home as part of our Shared Equity scheme. The home is for sale at 80% of the normal market value of the home. You will purchase the home in the normal way with your deposit and mortgage and you will be 100% owner of the title deed. Therefore there will be no third party ownership.

We will provide our buyers with a 20% interest free equity loan. If you are also taking a mortgage from a bank or building society, it will sit behind your main mortgage.

## **Repaying your Equity Loan**

The Shared Equity loan is payable following:

- The sale of the property
- Seven days from notice by the borrower to the lender of their wish to redeem their loan
- The redemption of your main mortgage
- 12 months following the death of the borrower

## **Important notes**

It is essential that you must let your mortgage advisor know that this is a Shared Equity property and they will ensure you have the right mortgage product for the property.

## Property Description

*Two bedroom semi detached/mid terraced*

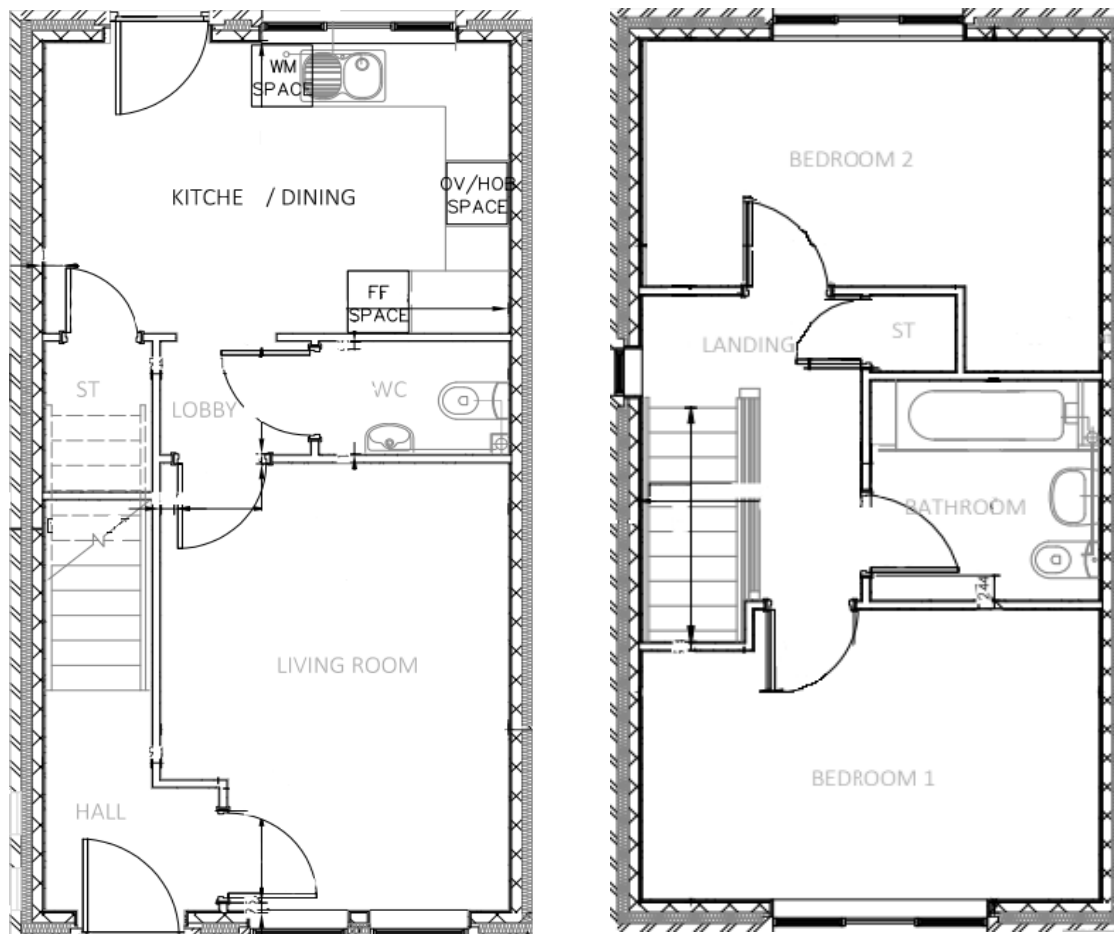
*Plots available: 68/69/72/73*

This modern two bedroom is an ideal home for families and couples alike. Downstairs features a spacious living room to the front of the property with a hall area.

Home owners will enjoy a fully equipped kitchen to the rear of the property complete with laminate worktops with fully fitted oven, hob and stainless steel extractor hood with space for their own appliances. There is also access to your garden through a rear door as well as a large practical storage cupboard.

This home also features two double bedrooms and a fitted family bathroom to the 1st floor which comes fully tiled with fitted shower & screen. Further storage can also be found upstairs.

Gardens will be fully turfed to the front with light landscaping as well as a private



## Property Description

*Three bedroom semi detached*

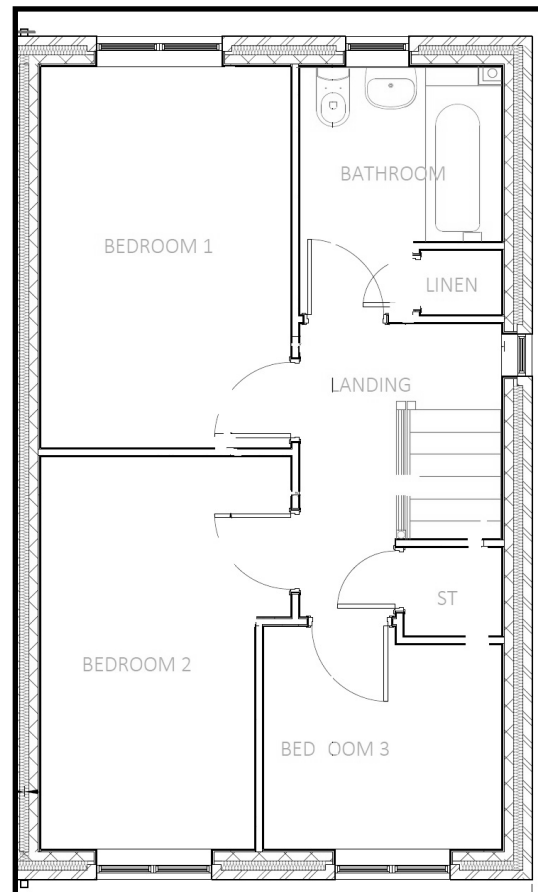
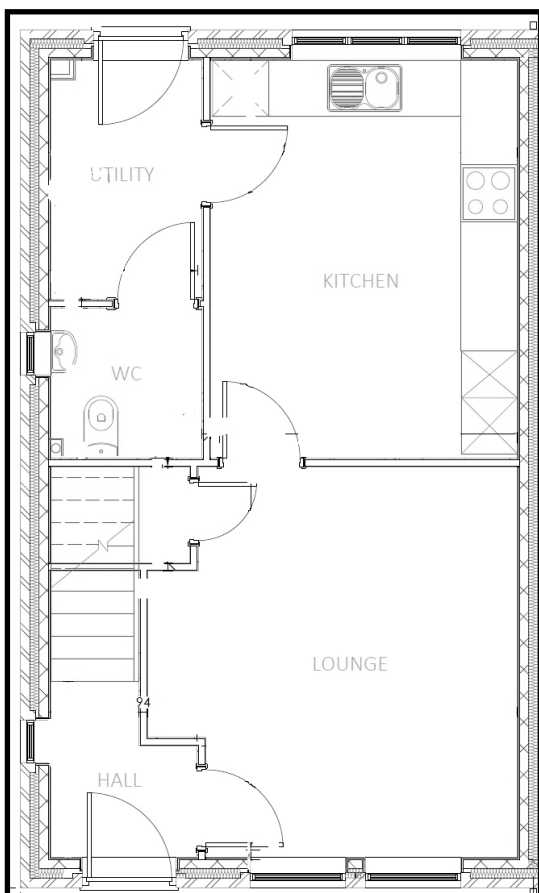
*Plots available: 70/71/74/75*

This modern three bedroom is an ideal home for families and couples alike. Downstairs features a spacious living room to the front of the property with a modest hall area with stairs leading to first floor.

Home owners will enjoy a fully equipped kitchen to the rear of the property complete with laminate worktops with fully fitted oven, hob and stainless steel extractor hood with space for their own appliances. There is access to your private rear garden via a utility room. You will also find a handy W.C.

This home also features three bedrooms and a fitted family bathroom to the 1st floor which comes fully tiled with fitted shower & screen. Further storage can also be found upstairs.

Gardens will be fully turfed to the front with light landscaping as well as a private block paved driveway.





## Specification

### Warranty

- 10 year NHBC guarantee
- Builders warranty with ESH Homes

### Gardens

- 4ft timber fencing to boundary
- Turf to front garden with light landscaping to the front (plot dependent)

### Heating & Ventilation

- IDEAL Logic Combi boiler system
- EPC rating of B

### Kitchen

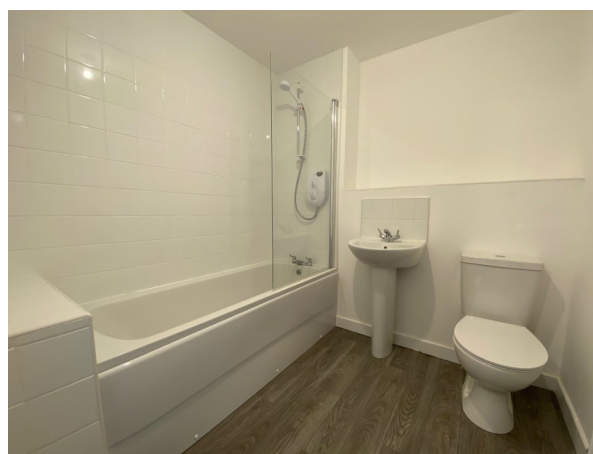
- Neutral fitted kitchen with laminate worktops
- Integrated BEKO oven/hob with stainless steel extractor BEKO hood

### Bathroom

- Electric MIRA shower over the bath with wet walls fully tiled and glass screen

### Fittings

- White switches and sockets
- Smoke alarms and heat detector
- Alarm system



## Buying an Affordable Home from Hellens Residential

