



Allesborough Farm, Pershore, WR10 2AB

£248,500

Discount Market Sale



For further details please contact Hellens Residential on 0191 594 6666 or email [info@hellensresidential.co.uk](mailto:info@hellensresidential.co.uk)



[www.visitpershore.co.uk/plan-your-visit/how-to-get-here/](http://www.visitpershore.co.uk/plan-your-visit/how-to-get-here/)

## Development Information

Allesborough Farm is a beautiful new development of luxury, restored barns and new homes. Surrounded by gorgeous countryside, Pershore is a market town situated on the River Avon just 10 miles from Worcester City.

Famous for its variations of English Plums and Georgian architecture, Pershore offers a range of unique and independent retailers, cosy coffee shops and charming tea rooms as well as a vibrant indoor market offering a range of local produce, clothes and bakery goods. You will find all other local amenities such as supermarkets and local pubs, all just a short walk from Allesborough Farm.

Close by you will find the delightful Tiddesley Woods a large, ancient woodland owned by Worcestershire Wildlife Trust which is perfect for family walks. They often hold guided walks and live music events here too, so it really is a place for all the family.

For growing families, there are a choice of good and outstanding Ofsted approved schools within the area including first and middle schools as well as sixth form colleges.

Allesborough Farm is also served well by great transport links. Local villages around the area can be accessed by the 'Village Hopper', and for shorter journeys around Pershore Town, the 'Plumline' is ideal. This service also links to the train station within the town centre which connects to London Paddington, Birmingham and Hereford. Worcestershire Parkway is also just 5 miles away, with high-speed rail to London and Cardiff. Broadway in the Cotswolds is just a short 12-mile drive, a town which is highly regarded for its boutique shopping and hotels.

## Three bedroom home

### *Property Description*

This three bedroom terraced home is a lovely addition to Allesborough Farm. On entering the property you will find a spacious hallway complete with wood effect flooring and spotlights throughout.

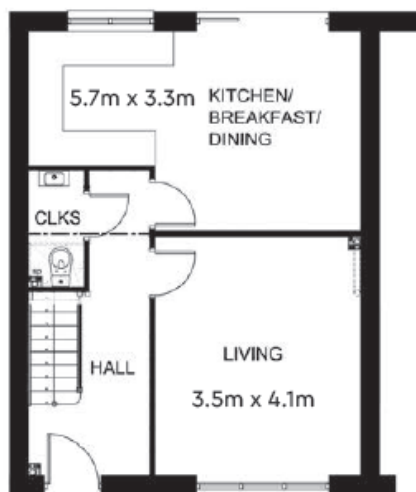
To the front of the property you will find a spacious, bright and modern living area complete with floor to ceiling windows which flood plenty of natural light into the room.

To the rear of the home you will find a large kitchen/dining area complete with French doors leading to a West facing garden, a perfect space for entertaining guests. Kitchen is fully fitted with shaker style doors and stainless steel handles and included a single oven, ceramic hob and stainless steel extractor hood.

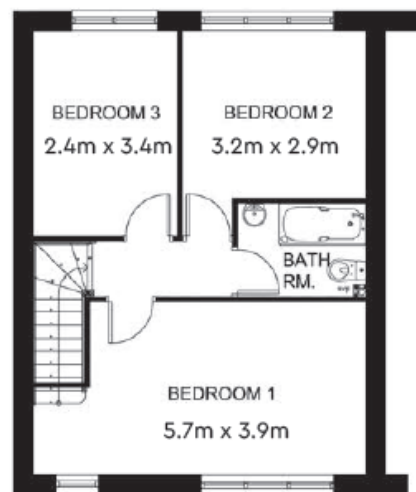
Bathroom space comes complete with a white suite. Ceramic wall tiling throughout and shower over the bath included with glass screen as well as heated chrome towel rails and vanity units.

Upstairs you will find the master bedroom and two additional bedrooms.

Flooring included throughout the home.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

## Structure and Warranty

- Structural Warranty cover for 10 years
- Timber frame brick work insulated to achieve Energy Rating B
- 1-2 car parking spaces per dwelling

## Gardens

- Walled and gated community with landscaped communal garden. Management charge of £372 per annum for the upkeep
- Private fence and turfed gardens

## Heating & Ventilation

- Air source central heating
- Heated chrome towels

## Kitchen

- Neutral fitted kitchen with laminate worktops
- Integrated NEFF oven/hob with stainless steel extractor NEFF hood.
- Integrated NEFF dishwasher

## Bathroom

- Ceramic wall and floor tiling throughout
- Chrome heated towel rails and vanity units
- Villeroy-Boch thermostatic shower with chrome sliding rail and head.

## Fittings

- Slimline plug sockets and light switches
- Smoke alarms and heat detector

## 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 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 Wychavon District Council to assess whether or not you meet the criteria that determines housing need and are eligible for the low-cost housing there is a short application you will need to complete. You must be able to evidence that you cannot afford to purchase a property on the open market. Applicants should not have a joint income of over £80,000. If savings and the Mortgage in Principle total over to the Open Market Value you would be unsuccessful.

Along with a completed application form you will also need to provide the following:

- Copies of your most recent 3 months or 8 weekly wage slips for all applicants
- Copies of your savings e.g. building society books, bank statements etc
- A mortgage offer in principle detailing the maximum amount you are able to borrow

## Important information continued...

This property is being sold at 70% of the open market value. On any subsequent sales, the property is to be sold at 70 % of the open market to a 'Qualifying Person' i.e. a Person who can evidence that their housing needs are not met by the open market and who fulfils local connection criteria. So if the property was purchased and re-sold, these stipulations would need to be adhered to.

### Further information regarding DMS properties

- Help to Buy Equity Loan cannot be used.
- The DMS properties cannot be rented out.
- We are often asked the question “who owns the remaining 30% of the property?”. In short, the answer is no-one. The owner will own 100% freehold of the property, however, to ensure that the property remains as affordable housing, the discount remains in place in perpetuity.

So, if the property was purchased and then sold again in the future, the 70% discount would be applied to the open market value at the time the property was being sold.

A DMS property may be sold at any time. The owner must notify the Council in writing of their intention to sell. This can be done by emailing the Council's Housing Strategy and Enabling team at [HousingStrategyandEnabling@wychavon.gov.uk](mailto:HousingStrategyandEnabling@wychavon.gov.uk). The sale must be made under the same terms and at the same discount percentage as at the time of original sale/purchase.

For example, a property purchased with a 30% discount can only be sold at 70% of its current open market value (OMV). The owner must obtain and provide the Council with two written valuations for the full OMV, from reputable local agents. The sales value is then calculated and agreed by taking the average of the two valuations and applying the 30% equity discount. The agreed value then becomes the maximum sales value the property can be sold at.

## Buying an Affordable Home from Hellens Residential

