

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**RIMSIDE VIEW LONGFRAMLINGTON NE65 8EP**



- Retirement Bungalow
- 50% Ownership
- No Further Chain
- EPC: D
- Tenure: Leasehold

- Two Bedroom Semi Detached
- Garage & Gardens
- Popular Village Location
- Council Tax Band: B
- Services: Electric, Water, Drainage & Sewerage

**50% Shared Ownership £67,500**



## RIMSIDE VIEW LONGFRAMLINGTON NE65 8EP

A fantastic opportunity to purchase this well-presented two-bedroom semi-detached retirement (55 years +) bungalow situated on Rimside View in the popular village of Longframlington. Available to purchase as a 50% shared ownership property (with the option to acquire up to 75%), the remaining share is owned by Karbon Homes. Offered with no onward chain, the accommodation briefly comprises: entrance hall, spacious lounge, fitted kitchen, two bedrooms, and bathroom/WC.

Externally, the property benefits from gardens to the front and rear, a garage, and a driveway providing off-street parking.

Longframlington is a thriving village offering excellent local amenities including a doctors' surgery, community hall, convenience stores, cafés, and traditional pubs. The village is ideally placed between Morpeth and Alnwick, both of which offer a full range of town centre amenities including supermarkets, leisure facilities, independent shops, and transport links.

This is an ideal purchase for those looking to downsize to a well-connected village location while enjoying a secure and manageable home.

### ENTRANCE HALL

Entrance door to the front leading to a hallway with a wall mounted electric heater.

### LOUNGE

17'3" x 11'9" (5.28 x 3.6)

To the rear of the property with a double glazed window, electric fire in decorative surround and two electric heaters.



### KITCHEN

8'8" x 12'0" (2.66 x 3.67)

Fitted with a range of wall and base units with roll top work surfaces and a sink drainer unit with mixer tap and plumbing for a washing machine and dishwasher. Integrated electric oven and hob and space for an under bench fridge or freezer. Double glazed window and external door to the rear.



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### BEDROOM ONE

11'10" x 11'5" (3.62 x 3.5)

Double glazed window to the front, electric heater.



### BEDROOM TWO

8'5" x 11'1" (2.58 x 3.38)

Double glazed window to the front, electric heater and access to the loft.



### BATHROOM/WC

Fitted with a wc, wash hand basin, panelled bath and electric shower over. Double glazed window to the side and an electric heater.



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## EXTERNALLY

The front of the property has a lawned garden and a driveway providing off street parking and access to the garage.

The rear of the property has an attractive enclosed garden with lawn and patio area. There is a further lawned area to the side that provides access along the side of the property and the garage.



## ADDITIONAL IMAGE



## GARAGE

Single garage with up and over door.

## GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.



# RIMSIDE VIEW LONGFRAMLINGTON NE65 8EP

## MATERIAL INFORMATION

Verified Material Information

Shared ownership - ownership percentage: 50%

Lease restrictions: Buyer to be age 55 + See below paragraphs for more information.

Property type: Bungalow

Property construction: Standard brick and block construction

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating features: Night storage

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: Yes

Non-coal mining area: No

Loft access: Yes - insulated and unboarded, accessed by: ceiling hatch

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

All information correct as of 22nd September 2025.

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# RIMSIDE VIEW LONGFRAMLINGTON NE65 8EP

## TENURE & COUNCIL TAX BAND

Leasehold - We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

Lease length: 64 years remaining (99 years from 1990)

Restrictive Covenants: Here is a summary but a property lawyer can advise further: - You must maintain a treated timber post and four rail fence with a single barbed wire along the top on the northern boundary of the property. - You must fence off the property from the land to the east with a fence of a design, height, and character approved in writing by the local council. - You can only use the property for private homes and not for any trade or business.

Beneficial Rights/Easements: Here is a summary but a property lawyer can advise further:- You have any legal rights or access granted by the lease, and the property is also subject to any rights reserved by the lease, as long as these rights exist and affect the property.

Council Tax Band: B (Source gov.uk Checked September 2025).

## AGE RESTRICTION

All occupants must be aged 55+

Anyone under the age of 55 will not be eligible.

## SHARED OWNERSHIP INFORMATION

50% or maximum 75% share can be owned. There is no facility to purchase the remaining 25%.

Rent, administration, buildings insurance and service charge is payable on a 50% share.

Where a 75% share is owned only service charge and buildings insurance is payable.

The Leasehold for the Elderly Scheme is for people who are 55 years or over allowing them to purchase usually a 70% share in the property. This scheme is aimed at assisting those who are finding their present property difficult to manage either physically or financially. Karbon Homes retains the remaining share in the property to ensure that when the property is sold that it is offered to someone who meets the criteria of the scheme.

Anyone wishing to live in the property must be age 55 years or over.

Under the terms of the lease the resident has already had an independent valuation The valuer is of the opinion that the current market value of the property is £135,000 realising £67,500 for the 50% share.

To qualify you must be purchasing a property as your only home and you may not qualify if you have a home to sell or have your name on a residential mortgage. You will need to have a proceedable offer on your existing property before you buy through the Shared Ownership scheme and you will need to provide information on the level of equity that you will receive from the sale.

Under the terms of the Lease the purchaser must not be purchasing in order to sub-let the property. This even applies to parents who are wishing to purchase for their son/daughter for example.

## RENT PAYABLE

There are charges to be paid to Karbon homes in respect of the property i.e. service charge, rent, administration and buildings insurance and prospective purchasers must be made aware of these. The monthly charges are currently.

Rent  
Admin  
Building Insurance  
Service charge  
Total £177.72 per month

Karbon homes does not allow purchasers to obtain a mortgage for more than 95% of the share being purchased. Under the terms of the Lease we need to approve the mortgage offer prior to exchange of Contracts.

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# RIMSIDE VIEW LONGFRAMLINGTON NE65 8EP

## BROADBAND, MOBILE & DATA

The property has Ultrafast broadband available.

The connection type is "FTTP (Fibre to the Premises)".

These are the fastest estimated speeds predicted in this area provided by Ofcom. Actual service availability at a property or speeds received may be different.

Type Max download Max upload Available Details

Standard 16 Mb 1 Mb YES

Standard broadband has download speeds of less than 30 Mbps and uses copper wire.

Superfast 38 Mb 6 Mb YES

Superfast broadband has download speeds between 30 Mbps and 300 Mbps. Fibre optic cable runs from the exchange to your local cabinet, and then copper wire connects the cabinet with your home.

Ultrafast Unavailable Unavailable YES

Ultrafast broadband has download speeds of greater than 300 Mbps and runs fibre optic cable from the exchange to your home.

Actual services available may be different (data provided by Ofcom).

Mobile Available:

Mobile & Data - Yes - Based on customers' experience in the NE65 area, this shows the chance of being able to stream video, make a video call, or quickly download a web page with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within your postal district depending on the network you are using. Performance scores should be considered as a guide since there can be local variations.

Provider Coverage

EE OK

O2 Great

Three OK

Vodafone Great

Ofcom Broadband & Mobile Checker September 2025.

## SALE SUBJECT TO PROBATE

The sale of this property is subject to a grant of probate. Please seek an update from the branch with regards to the potential time frames involved.

## MORTGAGES

Why not take the next step toward securing the best mortgage deal for you by booking an appointment with Brian Boland, our experienced Independent Mortgage Adviser at McKenzie Financial Services LTD

With years of industry experience and a wealth of knowledge, Brian has helped countless customers save money and make confident, informed choices when it comes to their mortgage. Whether you're a first-time buyer, moving home, or looking to remortgage, Brian will provide tailored advice to suit your unique needs and guide you through the entire process from start to finish.

Let's work together to find the right mortgage solution for you—get in touch today and take that first step towards a better deal!

Please note:

Your home may be repossessed if you do not keep up repayments on your mortgage.

McKenzie Financial Services LTD will pay Rickard 1936 Ltd a referral fee upon the successful completion of any mortgage application.

## FLOOR PLAN

This plan is not to scale and is for identification purposes only.

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# RIMSIDE VIEW LONGFRAMLINGTON NE65 8EP

## GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

## VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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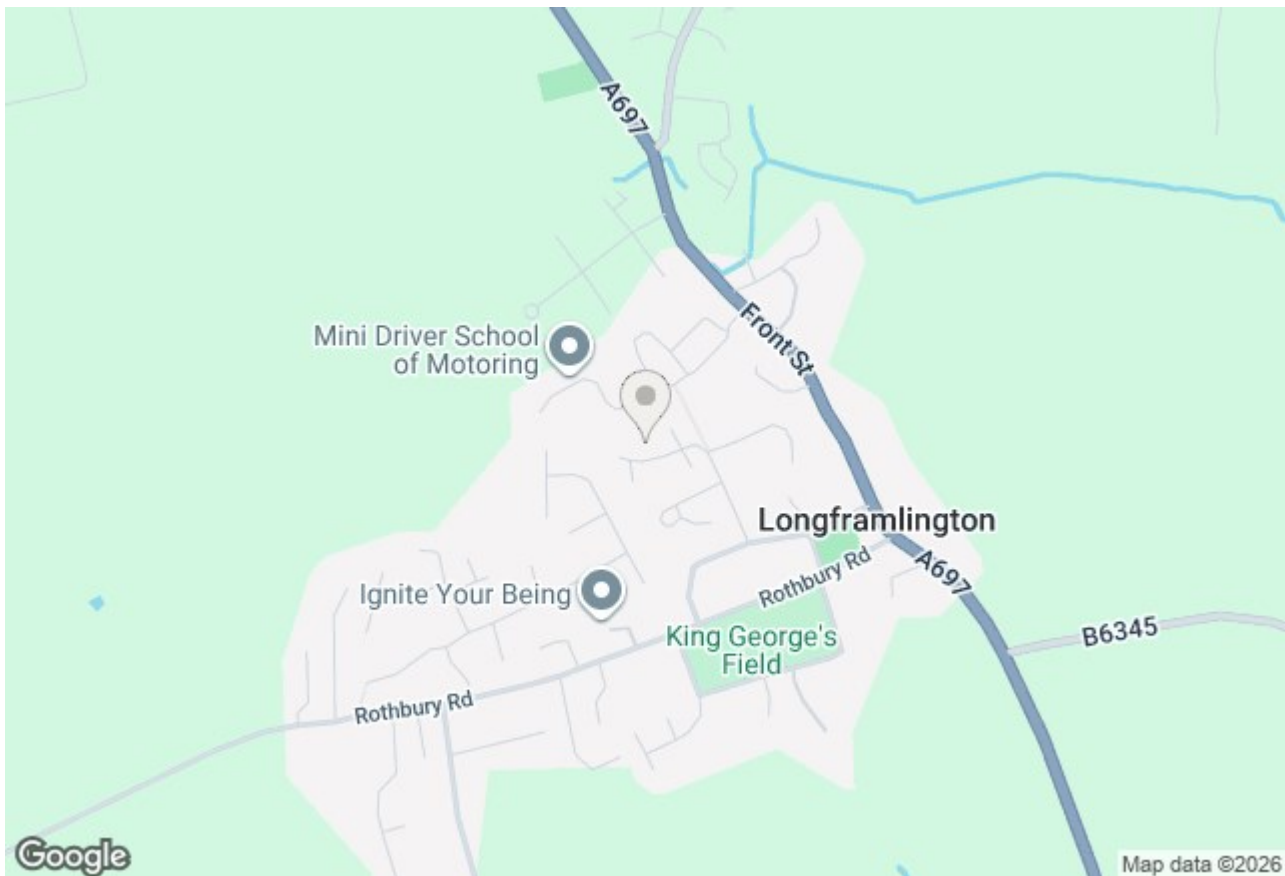
Total area: approx. 62.1 sq. metres (668.6 sq. feet)

**Rimside View, Longframlington**



| Energy Efficiency Rating                    |                                                                                   |                                                                                   |
|---------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                                                                           | Potential                                                                         |
| Very energy efficient - lower running costs |                                                                                   |                                                                                   |
| (92 plus) <b>A</b>                          |  |  |
| (81-91) <b>B</b>                            |                                                                                   |                                                                                   |
| (69-80) <b>C</b>                            |                                                                                   |                                                                                   |
| (55-68) <b>D</b>                            |                                                                                   |                                                                                   |
| (39-54) <b>E</b>                            |                                                                                   |                                                                                   |
| (21-38) <b>F</b>                            |                                                                                   |                                                                                   |
| (1-20) <b>G</b>                             |                                                                                   |                                                                                   |
| Not energy efficient - higher running costs |                                                                                   |                                                                                   |
| <b>England &amp; Wales</b>                  |                                                                                   |                                                                                   |
| EU Directive 2002/91/EC                     |                                                                                   |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |                                                                                     |
|-----------------------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                                                 | Current                    | Potential                                                                           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |                                                                                     |
| (92 plus) <b>A</b>                                              |                            |                                                                                     |
| (81-91) <b>B</b>                                                |                            |                                                                                     |
| (69-80) <b>C</b>                                                |                            |                                                                                     |
| (55-68) <b>D</b>                                                |                            |                                                                                     |
| (39-54) <b>E</b>                                                |                            |                                                                                     |
| (21-38) <b>F</b>                                                |                            |                                                                                     |
| (1-20) <b>G</b>                                                 |                            |                                                                                     |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |                                                                                     |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |  |



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