



35, Sherwood Drive,
Goole, DN14 6GJ
25% Shared Ownership £86,250



SHARED OWNERSHIP PURCHASE FROM 10% TO 75%

A fantastic opportunity to acquire a new build property situated on The Greenways development in Goole.

Briefly comprising: entrance hallway, breakfast/dining kitchen, utility room and cloakroom. With four good sized bedrooms, master with ensuite. Garage, driveway providing parking for two vehicles, EV charger and garden to rear.

Tenure - Leasehold.
Council Tax Band D
EPC RATING: A



Tenure: Leasehold
BAND:

THE ACCOMODATION COMPRISES

ENTRANCE HALLWAY

Composite half glazed door, matwell to the entrance doorway and carpets to hall and stairs/landing.

LOUNGE

3.21 x 4.76 (10'6" x 15'7")

UPVC double glazed bay window to front aspect, radiator and single pendant light fitting. Carpeted.

BREAKFAST KITCHEN/DINING AREA

6.55 x 2.81 (21'5" x 9'2")

UPVC double glazed window and french doors to rear elevation, a range of base and wall mounted kitchen units, with integrated fridge/freezer, induction hob, extractor hood and wall mounted oven, stainless steel sink and a half drainer with mixer tap. Woodgrain effect worktops and upstands, vinyl flooring in herringbone, and downlights. Radiator. Door leading to...

UTILITY ROOM

UPVC half glazed door leading to side and garden. With a range of base and wall mounted units, cupboard housing Combi Boiler. Vinyl flooring. Door leading to...

DOWNSTAIRS CLOAKROOM

UPVC double glazed window to side elevation, low level WC, wall mounted hand wash basin. Vinyl flooring.

FIRST FLOOR

LANDING

Loft hatch and storage cupboard. Doors leading to...

MASTER BEDROOM

5.23 x 4.45 (17'1" x 14'7")

UPVC double glazed window to front elevation, radiator and single pendant light fitting, opening into dressing area. Door leading to...

EN SUITE

UPVC double glazed window to side elevation. Low level WC, shower cubicle with tiled splashbacks, pedestal wash basin, ladder towel radiator, downlights, vinyl flooring.

BEDROOM TWO

3.21 x 3.47 (10'6" x 11'4")

UPVC double glazed window to front elevation. radiator and single pendant light fitting.

BEDROOM THREE

3.51 x 3.21 (11'6" x 10'6")

UPVC double glazed window to rear elevation, radiator and single pendant light fitting.

BEDROOM FOUR

3.36 x 3.44 (11'0" x 11'3")

UPVC double glazed window to rear elevation, radiator, single pendant light fitting.

BATHROOM

UPVC double glazed window to rear elevation, white suite comprising, panel bath with mixer tap and shower over, shower screen and tiled splashback. pedestal wash basin and low level WC, ladder towel radiator. extractor and downlights. Vinyl flooring.

OUTSIDE

To the front there is block paved driveway providing parking for two vehicles and lawned area, EV charging point. To the rear there is a lawned garden, high level timber boundary fencing, side gate access and paved patio. Outside tap, outside lighting to both front and rear.

ADDITIONAL INFORMATION

COUNCIL TAX BAND D - EPC RATING A

SERVICES AND APPLIANCES

Mains water, electricity, gas and drainage connected to the property. No appliances have been tested by the agent.

SHARE PURCHASE PRICE AND RENT EXAMPLES

Full market value £345,000. The share purchase price is calculated using the full market value and the percentage share purchased.

If you buy a 25% share, the share purchase price will be £86,250 and the rent will be £592.96 a month.

If you buy a larger share, you'll pay less rent. The table below shows further examples.

Share Share Purchase Price Monthly rent

10% £34,500 £711.56

25% £86,250 £592.96

30% £103,500 £553.44

40% £138,000 £474.38

50% £172,000 £395.31

60% £207,000 £316.25

70% £241,500 £237.19

75% £258,750 £197.66

The percentage share and rent amount will change depending on the amount you can afford. You'll receive a worked example after a financial assessment. Your annual rent is calculated as 2.75% of the remaining share of the full market value owned by the landlord.

MONTHLY PAYMENTS TO LANDLORD

In addition to rent above, the monthly payment to the landlord includes:

Service charge £0

Estate Charge £0

Building insurance £17.46

Management Fee £1.74

Reserve fund payment £0

Total monthly payment excluding rent £19.20

RESERVATION FEE

£200. You'll need to pay a reservation fee to secure your home. When you pay the fee, no one else will be able to reserve the home.

The reservation fee secures the home. If you buy the home, the fee will be taken off the final amount you pay on completion. If you do not buy the home, the fee is not refundable.

ELIGIBILITY

You can apply to buy the home if both of the following apply:

- your household income is £80,000 or less

- you cannot afford all of the deposit and mortgage payments to buy 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 to buy a new home for your needs

If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.

As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.

TENURE

Leasehold.

LEASE TYPE

Share term 990 years. For more information, see Lease extensions, section 2.5. in the "Key information about shared ownership" document.

RENT REVIEW

Your rent will be reviewed each year by a set formula using the Consumer Price Index (CPI) for the previous 12 months plus 1%

For more information, see the Rent Review section in the 'Summary of Costs' document which includes an example of how rent could increase over a 5 year period. A worked example demonstrating how the rent is calculated at review is also set out in Appendix 2 of the lease.

MAXIMUM SHARE YOU CAN OWN

You can buy to 100% ownership, the Freehold will transfer to you.

TRANSFER OF FREEHOLD

At 100% ownership, the Freehold will transfer to you.

LANDLORDS NOMINATION PERIOD

When you give the landlord notice that you intend to sell your share in your home, the landlord has 4 weeks to find a buyer. The landlord may offer to buy back your share, but only in exceptional circumstances and if they have funds available. If they do not find a buyer within 4 weeks, you can sell your share yourself on the open market. For example, through an estate agent.

PETS

You can keep pets at the home.

SUBLETTING

You cannot sublet (rent out) your entire home unless you either:

- own a 100% share; or

- have your landlord's permission which they will only give in exceptional circumstances (see section 1.5 in 'Key information about shared ownership' document and have your mortgage lender's permission if you have a mortgage

APPLICATION GUIDELINES

Request & Complete ERYC Shared Ownership Application Form.

* An Affordability Assessment will determine your eligibility for shared ownership and the share that you can afford to purchase of a property. Cash Purchasers must still obtain an affordability assessment.

* The companies listed below are independent financial brokers with experience of shared ownership & providing the affordability assessments to the required standard. This assessment is FREE of charge and there is no obligation to obtain a mortgage via these companies.

*Metro Finance <https://www.metrofinance.co.uk/> Tel: 0114 270 1444

*The Mortgage People [https://tjmpmortgages.co.uk/Tel:](https://tjmpmortgages.co.uk/Tel;) 0800 4880 814

The assessment is split into 2 stages; an initial telephone assessment followed by an in-depth assessment for which you will need to provide documents. On receipt of a successful written initial assessment the property will be provisionally allocated to that applicant pending the successful completion of the in-depth assessment. This is in line with the Council's 1st Come, 1st Served Policy. You can only reserve a property after successfully completing the in-depth affordability assessment and having your application approved by the Council. At this point you can reserve the property and we will request a Reservation Fee of £200, this will be deducted from the sale price on completion of the sale. Providing your application information does not commit you to purchasing a property.

Further information. The companies above will forward details and documents that are part of your affordability assessment to the Council for your application to be reviewed. The Council's Shared Ownership Policy including the 1st Come, 1st Served appendix & the minimum surplus income appendix can be found on the ERYC website: <https://downloads.eastriding.org.uk/corporate/pages/affordable-housing/Shared-Ownership-Policy-2022-2025-updated-2024.pdf> **If you have any queries or wish to know about the shared ownership properties for sale please Email: shared.ownership@eastriding.gov.uk, Tel: 01482 393901 www.eastriding.gov.uk

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

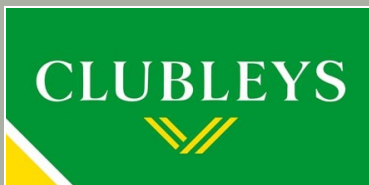
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.