



The Woodlands, Langley Park, DH7 9SF
2 Bed - House - End Terrace
50% Shared Ownership £60,000

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The Woodlands

Langley Park, DH7 9SF

* 50% SHARED OWNERSHIP * POSSIBILITY TO PURCHASE 100% * NO CHAIN * EN SUITE * DOWNSTAIRS WC * ENCLOSED REAR GARDEN * ALLOCATED PARKING *

Offered for sale with no onward chain is this end link home, available to purchase on a 50% shared ownership basis, with the opportunity to purchase up to 100% ownership in the future. Occupying a pleasant position, the property should appeal to first-time buyers and those looking to take advantage of an affordable route onto the property ladder.

The floorplan comprises an entrance hallway, downstairs WC, fitted kitchen and a spacious lounge with French doors opening onto the enclosed rear garden. To the first floor there are two bedrooms, the main bedroom benefitting from en suite facilities, together with a family bathroom.

Externally, there is a garden to the front, an enclosed rear garden and an allocated parking space.

The Shared Ownership Scheme is designed to assist first-time buyers and those in genuine housing need who may not otherwise be able to purchase a suitable home outright. The property is held on a 99-year lease commencing 1 January 2006. Any purchaser must first be approved by Bernicia before a sale can proceed and must not own another property unless it is currently being sold. The property cannot be purchased for sub-letting purposes.

Current monthly charges payable to Bernicia are:

Rent: £409.72

Service charge (including buildings insurance): £16.68

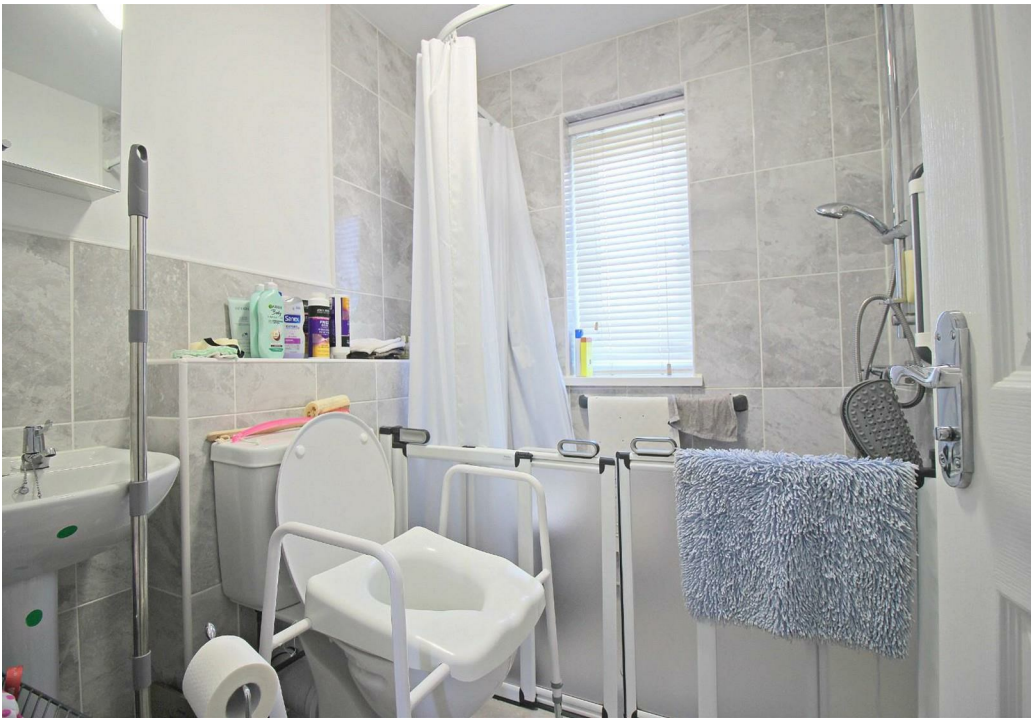
Administration charge: £14.91

Total monthly payment: £441.31.

These charges are reviewed annually each April.









AGENT'S NOTES

Council Tax: Durham County Council, Band B, approx £2039 pa

Tenure: Leasehold with approximately 78 years remaining (99-year lease commencing 1 January 2006). Current monthly charges payable to Bernicia are £409.72 rent, £16.68 service charge (including buildings insurance) and a £14.91 administration charge, giving a total monthly payment of £441.31, which is reviewed annually each April.

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – N/A – Can't be rented

Probate – N/A

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – None known

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

Shared Ownership

The following points also apply to shared ownership:

1. The Shared Ownership Scheme is aimed at assisting first time buyers and people in genuine housing difficulties who would not normally be able to purchase a suitable property outright on the open market.
2. The lease commenced 01 January 2006 for a period of 99 years.
3. In light of our continuing interest in the property, no sale must progress or offer be accepted until the applicant has been approved by Bernicia. All applications are to be submitted to sales@bernicia.com and forms can be obtained from Robinsons office or emailing Bernicia.
4. The applicant must not own another property, unless they are currently selling it.
5. Under the terms of the Lease the purchaser must not be purchasing in order to sub-let the property.
6. There are charges to be paid to Bernicia in respect of the property and prospective purchasers must be made aware of these. The rent is reviewed annually each April, and the monthly charges are currently:

Rent £409.72

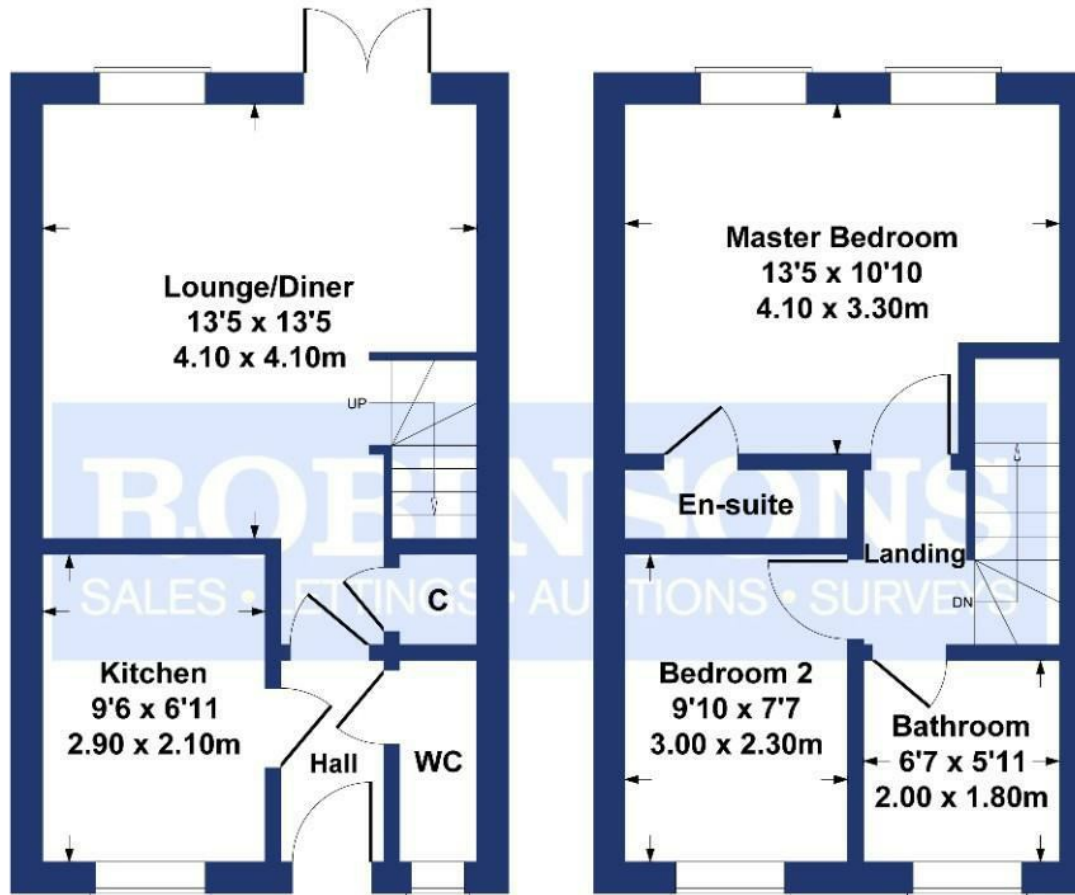
Service charge inc buildings insurance: £16.68

Administration: £14.91

Total £441.31

The Woodlands

Approximate Gross Internal Area
635 sq ft - 59 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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