

3 and 4-BED SHARED OWNERSHIP HOMES FOR SALE

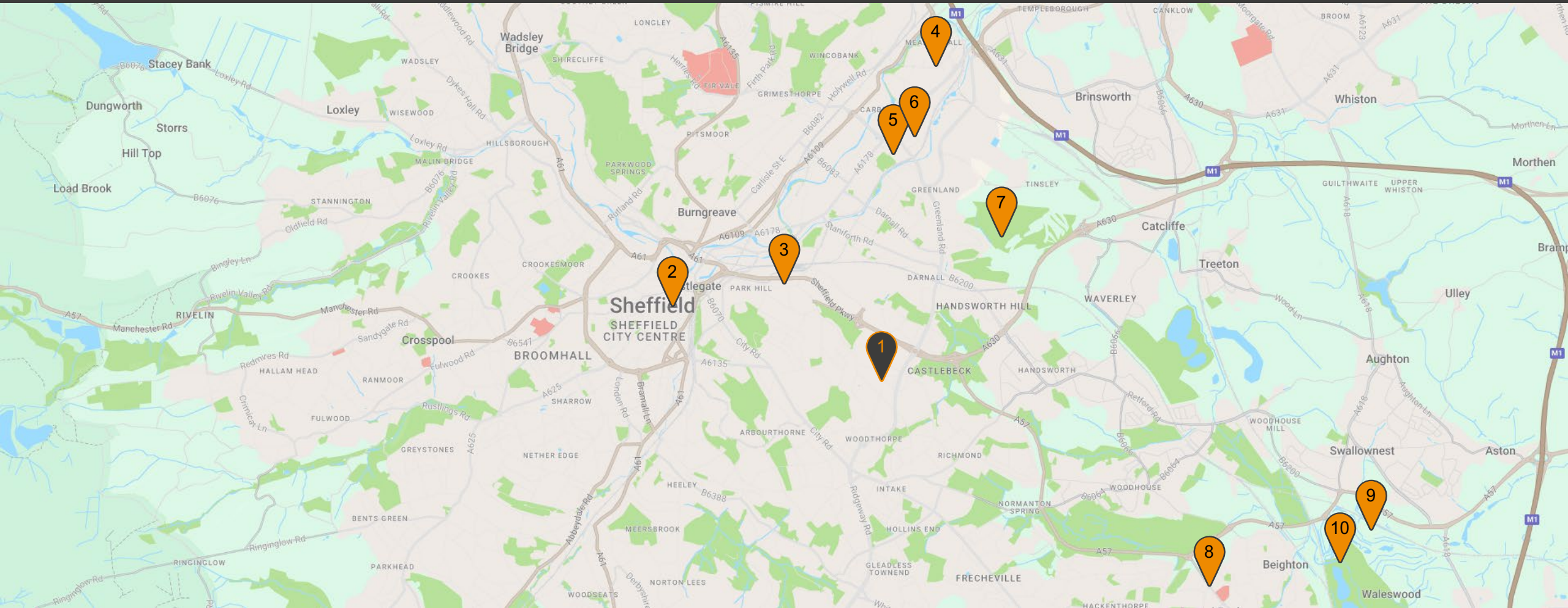
MANOR 12/13, MANOR PARK

SHEFFIELD, S2 1QS



MANOR 12/13

1. Manor 12/13
2. Sheffield City Centre
3. Parkway Central Retail Park
4. Meadowhall Shopping Centre
5. Utilita Arena Sheffield
6. Valley Entertainment
7. High Hazels Park
8. Crystal Peaks Shopping Centre
9. Gulliver's Valley Theme Park
10. Rother Valley Country Park



MANOR 12/13

Househunters looking for a suburban living experience but close to good transport links and other amenities, will find their ideal location living in Manor Park.

Key attractions within the locality include High Hazels Park, located 1.25 miles northeast of the development, boasting 20 hectares of parkland, as well as Rother Valley Country Park, situated just fifteen minutes away. Here you'll find fun for all the family, with water sports on offer, as well as cycling trails, aqua park and an animal farm. If you fancy a snack, then nip to the onsite café for a refreshing drink and scrumptious snack.

If you are a thrill seeker, situated adjacent to Rother Valley Country Park is Gulliver's Valley theme park. There's a wonderful selection of attractions and activities that the entire family can enjoy, including themed play areas, a wide selection of rides and plenty of tempting food outlets. Another great attraction is the nearby Valley Centertainment Leisure Park, offering fun activities for all, including a ten-pin bowling alley, Cineworld and Laser Quest.

This thriving area also has easy access to many amenities. For your shopping fix, Crystal Peaks Shopping Centre and Meadowhall Shopping Centre are within 10 minutes and 12 minutes respectively by car, home to many big-name stores as well as cinema and entertainment. There are also plenty of supermarkets nearby, with Co-Op just four minutes' walk away as well as Asda, Aldi and Lidl less than two miles away.

The development is in close proximity to Pipworth Primary School and Sheffield Park Academy. Archdale School and Emmaus Catholic & C of E Primary School are also close by.

The development has the benefit of easy access to the M1, linking you to the rest of the country in under 10 minutes. Sheffield train station is also less than 10 minutes away, providing quick links to other major towns and cities.

MANOR 12/13

DEVELOPMENT PLAN

Manor 12/13 is brought to you by Sheffield City Council, offering an affordable route to home ownership.

The development, located between Stonecliffe Close and Harbrough Avenue, S2 1QS, brings a new community of homes to the Manor Park area, with the availability of 3- to-4-bedroom shared ownership homes featuring a modern specification and functional layout.

In total, there are 14 shared ownership homes in development, complete with private gardens and off-road parking.



THE CRUCIBLE
4-bedroom home

Indicative price breakdown
Plots 1, 2, 14 and 15 (semi-detached)
Full value: £270,000
50% share: £135,000
Rent: £309.38 pcm



MANOR 12/13

THE CRUCIBLE 1163 sq. ft.

GROUND FLOOR

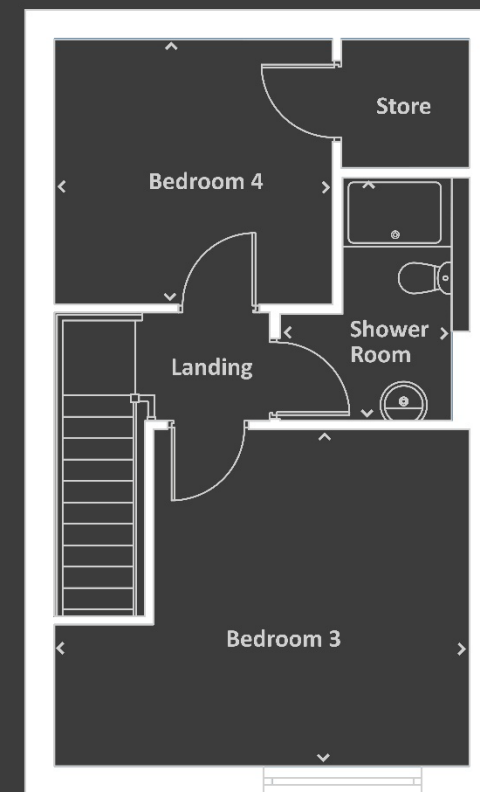
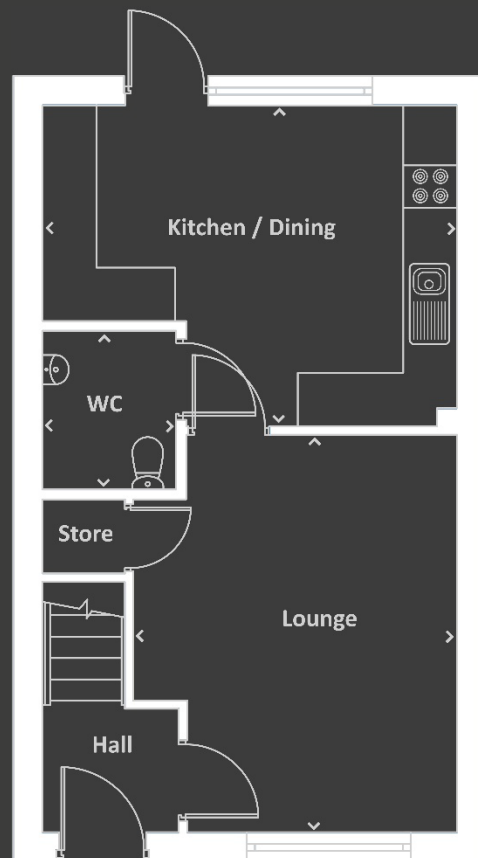
Kitchen / Dining	3584 x 4635	11'8" x 15'2"
Lounge	3622 x 4434	11'9" x 14'5"
WC	1770 x 1495	5'8" x 4'9"

FIRST FLOOR

Bedroom 1	3000 x 4635	9'8" x 15'12"
Bedroom 2	2750 x 2513	9'0" x 8'2"
Bathroom	2138 x 1955	7'0" x 6'4"

SECOND FLOOR

Bedroom 3	3760 x 4635	12'3" x 15'12"
Bedroom 4	2956 x 3109	9'7" x 10'2"
Shower Room	2685 x 2117	8'9" x 6'9"



THE RIVELIN
3-bedroom home

Indicative price breakdown

Plots 3 and 4 (semi-detached)

Full value: £260,000

50% share: £130,000

Rent: £297.92 pcm

Plots 16 and 17 (semi-detached)

Full value: £265,000

50% share: £132,500

Rent: £303.65 pcm

Plot 43 (detached)

Full value: £270,000

50% share: £135,000

Rent: £309.38 pcm



MANOR 12/13

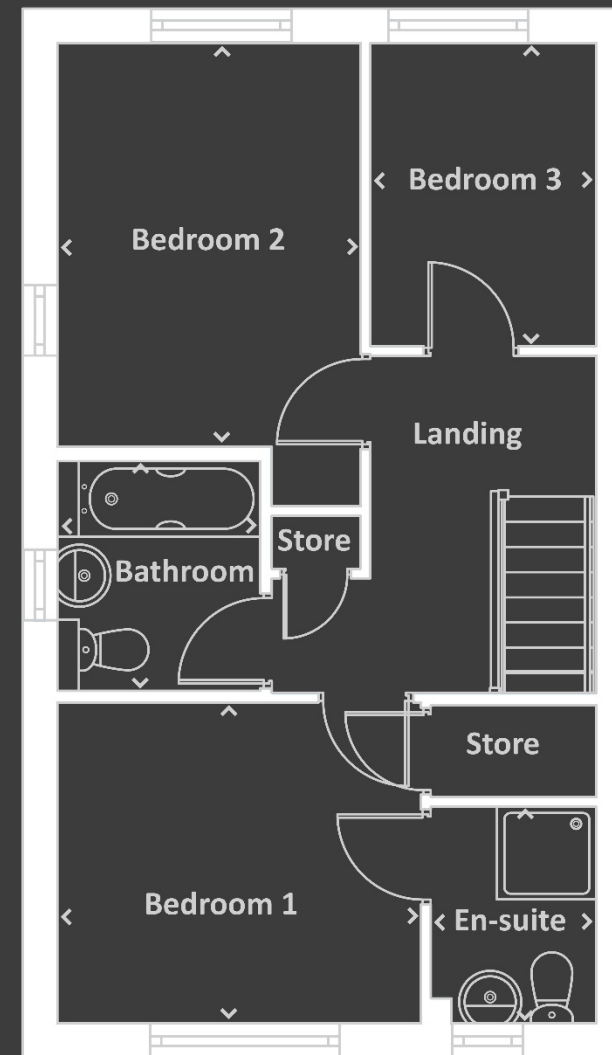
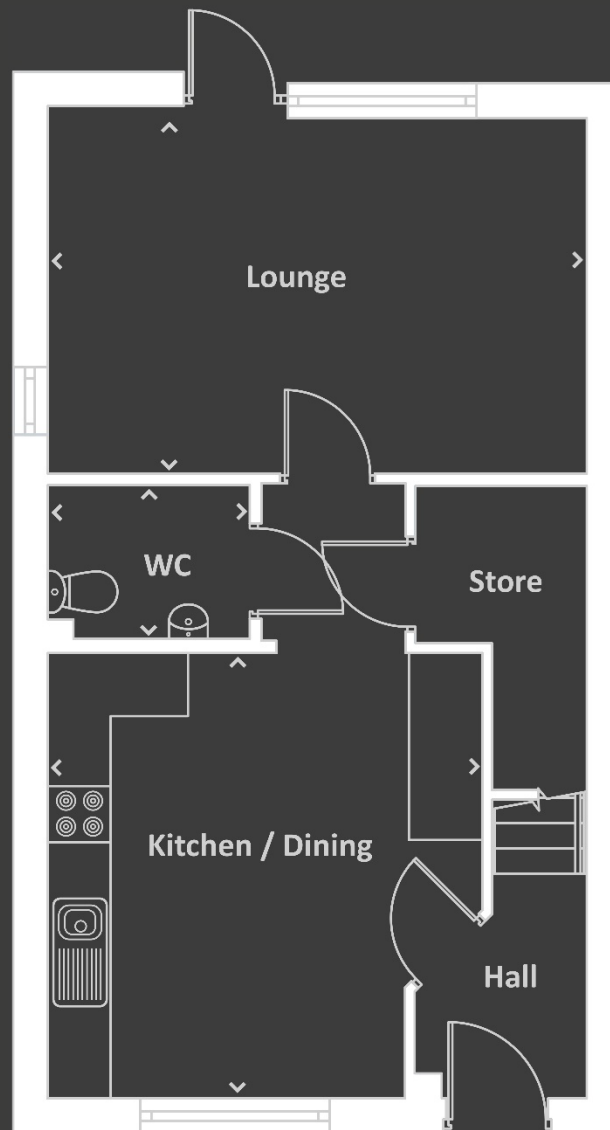
THE RIVELIN
1046 sq. ft.

GROUND FLOOR

Kitchen / Dining	4237 x 4136	13'9" x 13'6"
Lounge	3385 x 5130	11'11" x 16'8"
WC	1461 x 1923	4'9" x 6'4"

FIRST FLOOR

Bedroom 1	3054 x 3462	10'0" x 11'4"
En-suite	2060 x 1575	6'8" x 5'2"
Bedroom 2	3843 x 2886	12'6" x 9'5"
Bedroom 3	2882 x 2150	9'5" x 7'1"
Bathroom	2185 x 1930	7'3" x 6'4"



THE REDMIRE
4-bedroom home

Indicative price breakdown

Plots 18 and 19 (semi-detached)

Full value: £270,000

50% share: £135,000

Rent: £309.38 pcm

MANOR 12/13

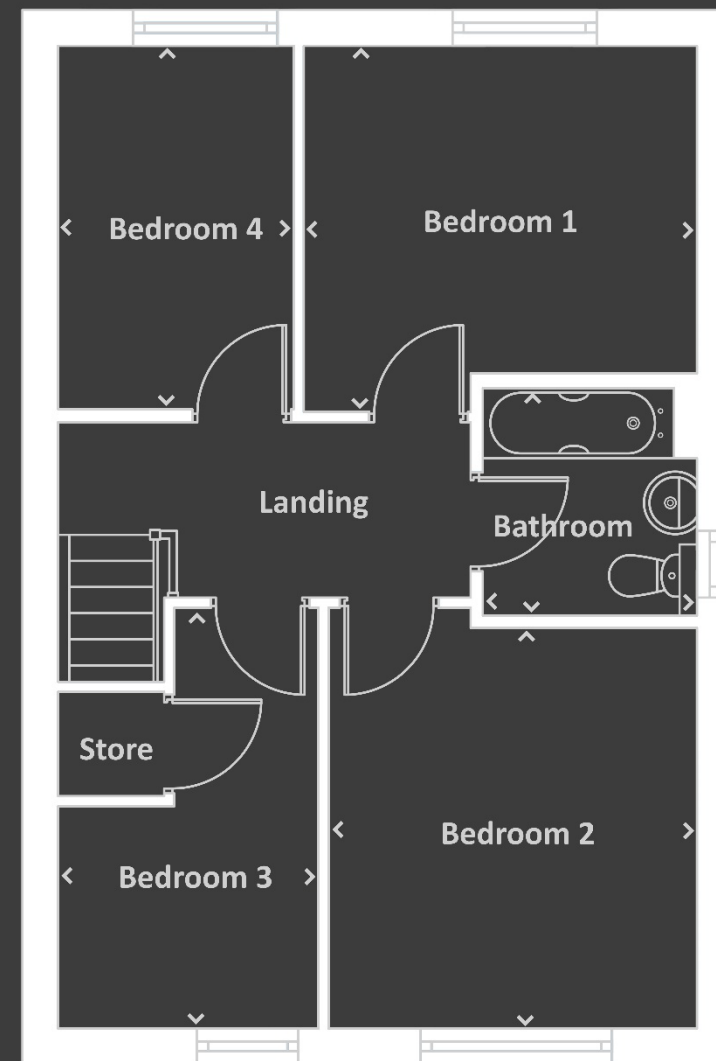
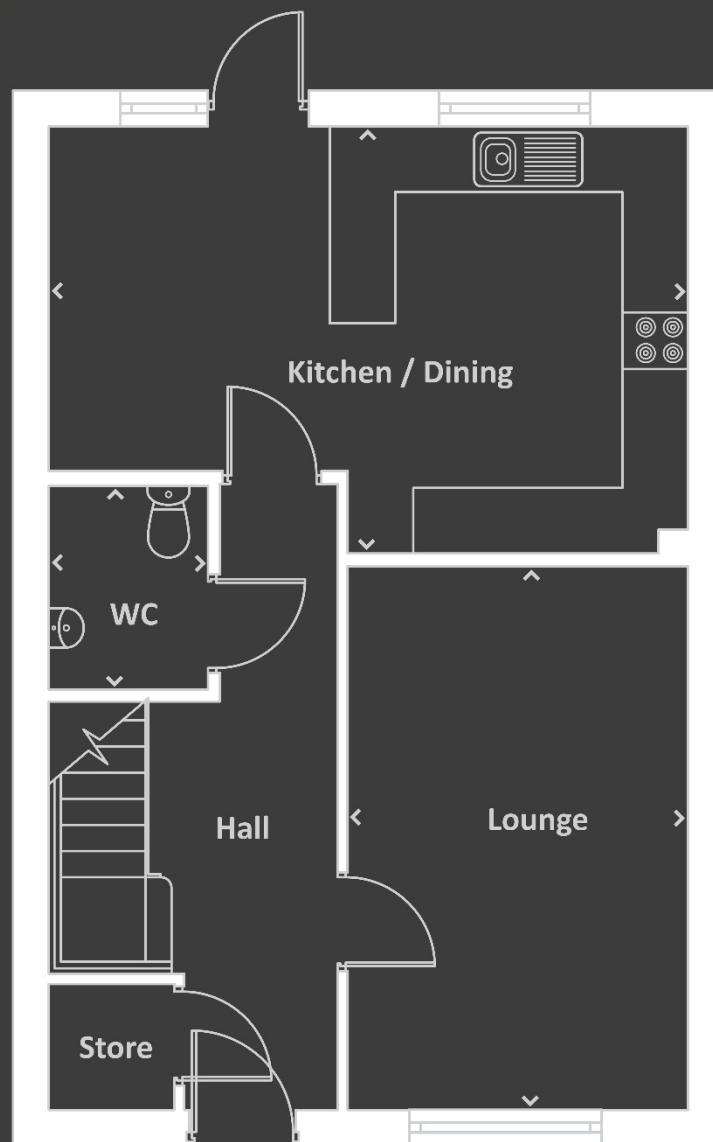
THE REDMIRE
1130 sq. ft.

GROUND FLOOR

Kitchen / Dining	3904 x 5846	12'8" x 19'2"
Lounge	4968 x 3113	16'3" x 10'2"
WC	1861 x 1454	6'10" x 4'8"

FIRST FLOOR

Bedroom 1	3350 x 3598	11'0" x 11'8"
Bedroom 2	3850 x 3371	12'6" x 11'10"
Bedroom 3	3850 x 2382	12'6" x 7'8"
Bedroom 4	3325 x 2155	10'9" x 7'10"
Bathroom	2081 x 1959	6'8" x 6'4"



THE NORTON
3-bedroom home

Indicative price breakdown

Plot 44 (detached)

Full value: £268,000

50% share: £134,000

Rent: £307.08 pcm

Plots 46 and 46 (semi-detached)

Full value: £260,000

50% share: £130,000

Rent: £297.92 pcm

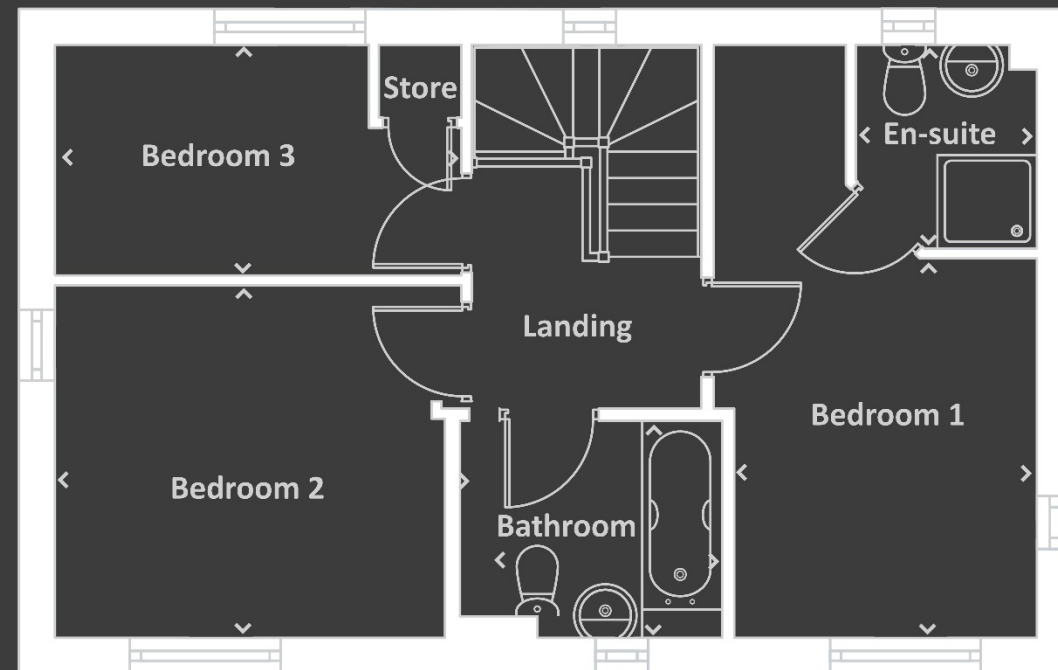
MANOR 12/13

THE NORTON
1034 sq. ft.



GROUND FLOOR

Kitchen/Dining	3700 x 5394	12'10" x 17'7"
Lounge	2939 x 5394	9'6" x 17'7"
WC	1500 x 1905	5'0" x 6'3"



FIRST FLOOR

Bedroom 1	2939 x 5394	9'8" x 17'7"
En-suite	1646 x 1851	5'4" x 6'10"
Bedroom 2	3824 x 3205	12'5" x 10'5"
Bedroom 3	3700 x 2096	12'10" x 6'9"
Bathroom	2112 x 1975	6'9" x 6'5"





- Great location – just three miles from the centre of Sheffield
- Perfect for first-time buyers and families
- High specification kitchens and bathrooms
- An established community with great local amenities
- Great road and rail transport links



MANOR 12/13

SHARED OWNERSHIP

WHAT IS SHARED OWNERSHIP?

Shared ownership is an alternative way to buy your home. It allows you to purchase a percentage and pay rent on the rest. Sheffield City Council owns part of it – but you live there, decorate, and make your own decision on when to sell.

Shared ownership means a smaller deposit and mortgage and is an ideal first step onto the property ladder. You can carry on buying further shares to own it up to 100%. Shared Ownership usually works out less per month than renting privately, and you can enjoy the benefits of being a homeowner rather than a tenant.

ELIGIBILITY

Eligibility to buy a home using Shared Ownership is governed by Homes England.

You can buy a home through shared ownership if both of the following are true: your household income is £80,000 a year or less; and you cannot afford all of the deposit and mortgage payments for 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 a new home that meets your needs.

WHAT SHARE WILL I BUY?

You will buy a share ranging from 10% to 75%. You will need to be able to get a mortgage or have savings to cover the price of the share.

It is essential that you pay your mortgage and rent payments each month, as well as the household outgoings. Your mortgage is covered by a contract between you and your lender. If you fall behind with the payments, the bank or building society may repossess your home. In addition to this, if your rent is in arrears, this could put your home at risk.

MANOR 12/13

SHARED OWNERSHIP

Step 1

FIND YOUR NEW HOME AND DETERMINE AFFORDABILITY

All of our available properties are listed on Rightmove.

Step 2

CONTACT SHEFFIELD CITY COUNCIL SHARED OWNERSHIP TEAM TO REGISTER

If you are interested in buying a shared ownership home, you must register with Sheffield City Council's dedicated Shared Ownership team. Further information can be found on the Shared Ownership website.

Step 3

SHEFFIELD CITY COUNCIL APPROVAL

Once your interest is registered, we will send you an application form any properties that become available. We will review your application for a Shared Ownership property.

Step 4

SEEK FINANCIAL ADVICE

If your application is successful, with your permission we'll send your contact details to Metro Finance. They will establish the percentage share you can afford. Metro Finance is our chosen financial advisor. They are specialists in shared ownership affordability and mortgage advice.

You're not obliged to take out any of the products they offer. If you seek mortgage advice from an advisor that is not Metro Finance, we'll decide if we can accept this.

Step 5

COMPLETE A RESERVATION AGREEMENT & PAY YOUR DEPOSIT

Once the previous steps are met there is a reservation deposit required on a first come first serve basis. This will be used as a deposit towards the cost of your home.

Step 6

CHOOSE A SOLICITOR

To buy a home, you must appoint and pay for a conveyancer to act on your behalf. They will:

- handle the house purchase for you (legally transferring the title to you)
- explain the terms of your Shared Ownership Lease
- communicate with the homebuilder's conveyancer on your behalf

When your solicitor is happy that all legal formalities have been completed and your property is ready, we will ask you to agree to a moving in date. We will meet you at your new home and hand over the keys.

ECLIPSE, MANOR PARK

SHARED OWNERSHIP

WHAT ARE THE INITIAL COSTS?

Reservation Deposit

You will be asked to pay a reservation deposit of £500 which will be deducted from the final purchase price.

A Mortgage Valuation

Your lender will arrange to value the home to check that it is worth the price you are paying.

A mortgage Arrangement Fee

Your mortgage lender may charge you a fee for arranging your mortgage. The cost of this will vary depending on your lender and the length and terms of your mortgage.

Solicitor Fees

Costs vary, contact solicitors for quotes.

Stamp duty

This is a government tax on buying your home and the rules on stamp duty change from time to time. Your solicitor will advise you of the current rates.

Deposit

There will be a minimum deposit required by your lender depending on the value of the home. This is usually between 5% and 20% of the price of the share you are buying.

WHAT ARE THE ONGOING COSTS?

Monthly housing costs include:

- Mortgage payment
- Rent
- Maintenance Charge Payments
- Administration fees to the Council for admin work e.g. staircasing
- Council Tax
- Water Bill
- Gas Bill
- Electricity Bill
- Buildings Insurance
- Contents Insurance
- Management Fee
- General upkeep and maintenance

Further information regarding initial and ongoing costs can be found on the Sheffield City Council website.

MANOR 12/13

SHARED OWNERSHIP

WHO IS RESPONSIBLE FOR MAINTENANCE AND REPAIRS TO THE PROPERTY?

As the leaseholder you are responsible for keeping the property in a good condition. For some internal repairs, there is a 10-year period where the shared owner can claim up to £500 in repairs and maintenance costs each year or £1000 on a roll over year of no previous claims.

For further details please refer to the Shared Ownership Website.

CAN I BUY A LARGER SHARE?

Once you have moved into the property, you have the choice to buy a bigger share in your home if you want to. This is called 'staircasing'. The price you pay for any extra shares is based on the market value of your home, when you want to buy. This can fluctuate depending on house prices generally. There will be additional costs involved in staircasing, including valuation and solicitors' fees.

WHAT HAPPENS WHEN I WANT TO SELL MY HOME?

You can sell your home at any time. Under the terms of the lease, we will have a certain period of time to find a buyer for your home who meets the affordable homes criteria. There will be a fee for selling your property. After the time explained in your lease has expired, if we are unable to find a buyer, you can continue marketing with us or you can sell your home through an Estate Agent, paying their fees. The buyer must meet the affordable homes requirements.



Sheffield City Council

@ sharedownership@sheffield.gov.uk

☎ 0114 205 3700

🌐 [Shared Ownership website](#)

Financial Advice

[FCA Website](#)

[MoneyHelper Website](#)

Legal Advice

[The Law Society Website](#)

Sheffield
City Council





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