Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

MORTGAGES

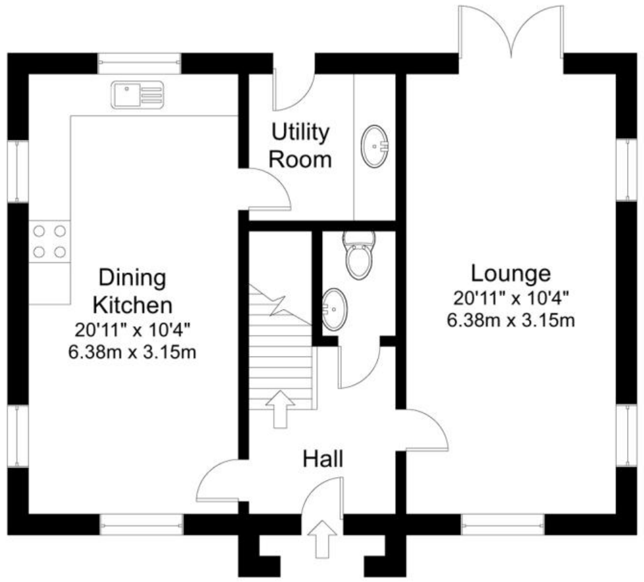
If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

All mortgages are subject to status and valuation. Any lender will require a charge on the property.

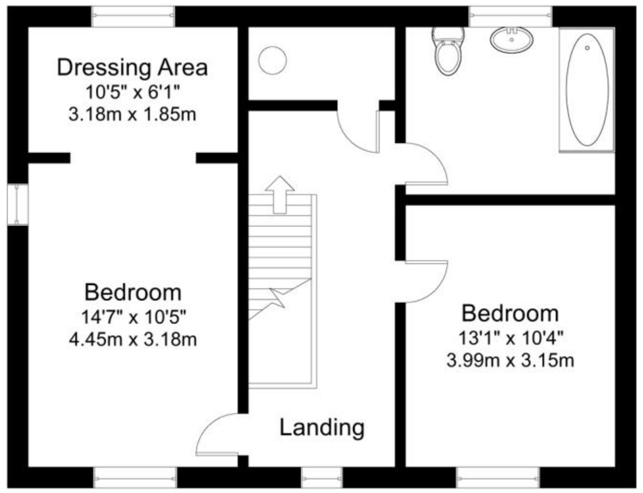
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request.

Details prepared August 2026



Ground Floor



First Floor

Not to Scale. Copyright © Apex Plans. For illustrative purposes only.

Walton ~ Plot 15, Springs Lane, LS23 7DL

FIRST TIME BUYERS ONLY - A brand new two double bedroom detached home on an exclusive development of just 15 luxury properties by renowned local builder PDS Construction. Available to eligible first-time buyers under the Government's First Homes Scheme, offering 100% ownership at a fixed price of £250,000. Contact us for further details and eligibility criteria.

- Coming Soon – A superbly built two double bedroom detached home
- Available through the Government's First Homes Scheme, allowing eligible buyers to purchase 100% ownership of the property
- Available at a capped purchase price of £250,000 for the freehold
- An exceptional opportunity for first-time buyers to secure a brand-new detached home with a substantial discount from market value
- Buyers must have a mortgage and no less than a 50% loan to value
- Exclusive development of just 15 luxury properties in Walton Village

£250,000 FIXED PRICE FOR THE FREEHOLD

Renton & Parr

CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

THE PROPERTY

An exceptional opportunity for first-time buyers to secure a beautifully constructed two double bedroom detached home on an exclusive development of just 15 luxury properties, built by the highly regarded local developer PDS Construction.

Offering high-quality craftsmanship, modern design and energy efficient living, this attractive new home represents one of the most compelling opportunities currently available to eligible purchasers. Available under the Government's First Homes Scheme, buyers will own 100% of the property, with no shared ownership element, whilst benefiting from a substantial discount from its open market value.

With an estimated market value of approximately £425,000, the property is being offered at a capped purchase price of just £250,000, providing an immediate and significant equity advantage from day one. Subsequent sales will be at 30% below current market value.
Rarely do opportunities arise to purchase a brand-new detached home of this quality at such an attractive price point.

Further details regarding eligibility criteria and the First Homes Scheme are available upon request.

Register your interest today to avoid disappointment.

👉 First Homes scheme: first-time buyer's guide: Overview - GOV.UK

Find out if you're eligible you must:

be 18 or older

be a first-time buyer

be able to get a mortgage for at least half the price of the home

not earn more than £80,000 a year before tax (£90,000 if the property is in London) - this is your income from the previous tax year

If you're buying with others:

you must all be first-time buyers
you must apply together, even if you're not all getting a mortgage

your joint income cannot be more than £80,000 a year before tax (£90,000 if the property is in London)

Your joint income is the total of what you all earned in the previous tax year.

Local eligibility criteria
Councils may set local eligibility criteria. For example, some councils may prioritise giving First Homes discounts to:
key workers, as defined by the council
people who already live in the area
those on lower incomes

If you're buying with others:
you must all meet any local income criteria
only one of you needs to meet any other local criteria

These local criteria only apply for the first 3 months that a property is on sale.

Local exemptions for armed forces and their families

You do not have to be a key worker or live in the area if you're:

a member of the armed forces

a former spouse or civil partner who's divorced or separate from a member of the armed forces

a widow or widower of a deceased member of the armed forces (if their death was caused wholly or partly by their service)

a veteran who left the armed forces in the last 5 years
You still need to meet all other First Homes eligibility criteria.

COUNCIL TAX
To be assessed.

GENERAL
Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.