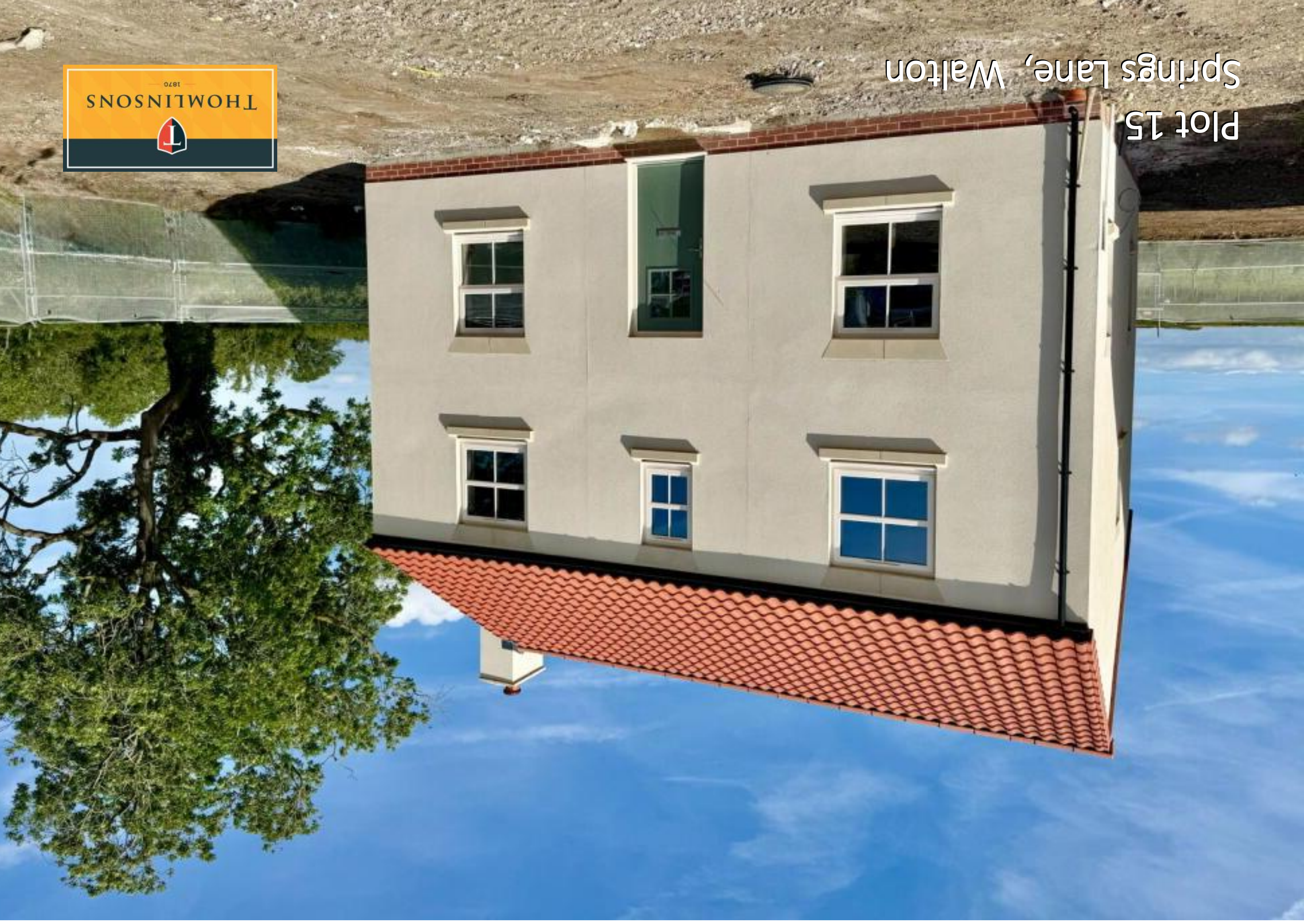
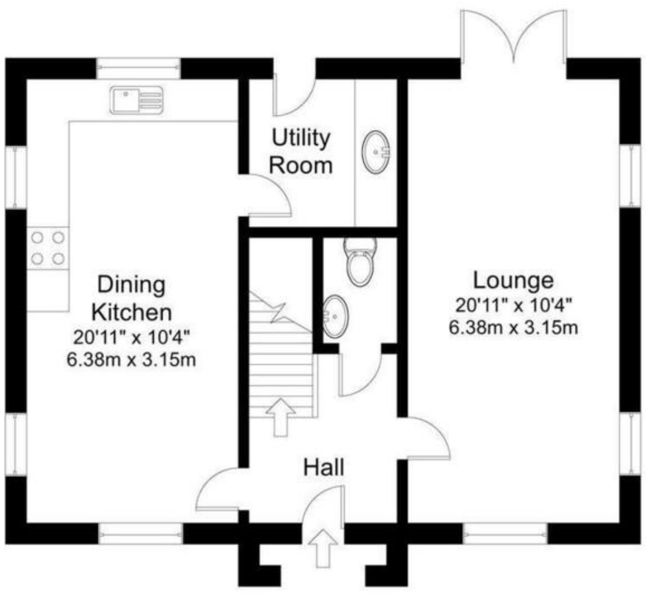
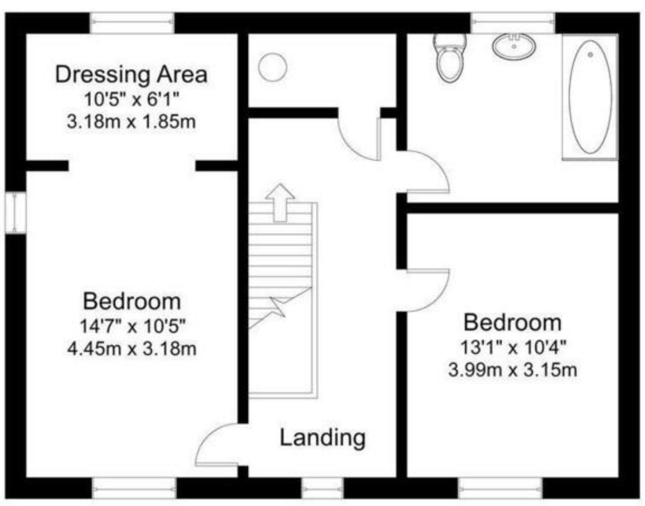




Ground Floor



First Floor

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

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THOMLINSONS
1870

Fixed Price £250,000

Plot 15, Springs Lane, Walton, Wetherby, 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

KEY FEATURES

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 Countryside views. Only a short walk to Walton and popular village pub. Built by renowned local developers PDS Construction, offering high-quality craftsmanship and modern energy-efficient living

COMING SOON

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:

FIRST TIME BUYER

be a first-time buyer be 18 or older 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

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

LOWER INCOMES

those on lower incomes 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.