



37, Shepherd Lane,
Beverley, HU17 8NH
25% Shared Ownership £49,375



25% SHARED OWNERSHIP

A fantastic opportunity to acquire a property situated on the Shepherds Rest development within the market town of Beverley. This property is offered for sale on a shared ownership basis through East Riding of Yorkshire Council.

Accommodation briefly comprising entrance hall, living room, dining kitchen, cloakroom to the ground floor. The first floor offers two fantastic sized bedrooms and a family bathroom.

Externally there is two allocated car parking spaces and rear garden.

This property is Leasehold. East Riding of Yorkshire Council .Council Tax Band C. EPC - B



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Block paved pathway leads to the property having an outside light and glazed entrance door into the entrance hall. Stairs off to the first floor and door into.

LIVING ROOM

4.14m x 3.42m (13'6" x 11'2")

A light and airy room with under stairs storage cupboard, Tv and telephone point.

DINING KITCHEN

3.38m x 3.33m (11'1" x 10'11")

Modern range of light coloured wall and floor units with complimentary work surfaces and splashbacks incorporating a one and a half bowl stainless steel sink unit, large larder unit, integrated oven with stainless steel splashback and chimney extractor over. Space for fridge freezer, washing machine and dining table. There is a further useful recessed storage cupboard, vinyl flooring, recessed spotlights and back door off into the rear garden.

CLOAKROOM

1.63m x 1.02m (5'4" x 3'4")

Suite comprising of low level Wc and modern vanity sink unit with storage under. Extractor fan.

FIRST FLOOR

LANDING

Hatch to loft space and recessed cupboard housing combination boiler.

MASTER BEDROOM

4.45m x 2.73m (14'7" x 8'11")

A lovely sized double to the rear of the property. Tv point.

BATHROOM

2.40m x 1.89m (7'10" x 6'2")

Modern suite comprising of low level Wc, pedestal hand basin and panelled bath with shower over and glass screen. Part tiling to the walls, vinyl flooring, large chrome towel radiator, shaver point and extractor fan.

BEDROOM TWO

4.44m x 2.84m (14'6" x 9'3")

Another good sized double to the front of the property with over stairs storage cupboard.

OUTSIDE

Laid mainly to lawn with block paved patio adjacent to the property, block paved pathway leads to the rear access gate. Two parking spaces to the rear of the property.

ADDITIONAL INFORMATION

*Broadband

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

*Mobile

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

*Referral Fees

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.

SERVICES/APPLIANCES

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

SHARE PURCHASE PRICE AND RENT EXAMPLES

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 £49,375 and the rent/service charge will be £399.46 a month. (Subject to review 1/4/26)

If you buy a larger share, you'll pay less rent. The table below shows further examples. The share purchase price is calculated using the full market value and the percentage share purchased.

MONTHLY PAYMENT TO THE LANDLORD

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

Service charge £0

Estate charge £16.93

Buildings insurance £9.24

Management fee £2.62

Reserve fund payment £0

Total monthly payment excluding rent £28.79

Rent plus Service Charge = £417.29 per calendar month from 1 April 2026

RESERVATION FEE

£0-nil

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

Shared Ownership House Lease Model 2016-21

LEASE TERM

990 years from Lease Start Date of 24/5/2023

For more information, see section 2.5, 'Lease extensions', in the 'Key information about shared ownership' document.

MAXIMUM SHARE YOU CAN OWN

You can buy up to 100% of your home.

TRANSFER OF FREEHOLD

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

LANDLORD

East Riding of Yorkshire Council

County Hall

Cross Street

Beverley

East Riding of Yorkshire

HU17 9BA

Under a shared ownership lease, you pay for a percentage share of the market value of a home. You enter into a lease agreement with the landlord and agree to pay rent to the landlord on the remaining share.

LANDLORD NOMINATION PERIOD

When you give the landlord notice that you intend to sell your share in your home, the landlord has 8 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 8 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 can rent out a room in the home, but you must live there at the same time.

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

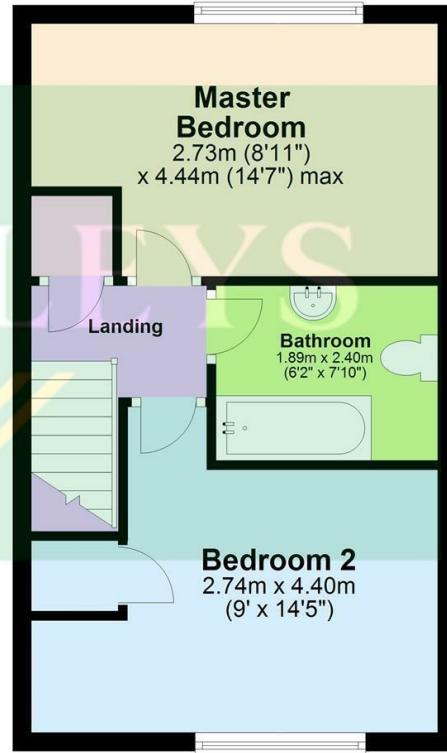
- have your mortgage lender's permission if you have a mortgage



Ground Floor



First Floor



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

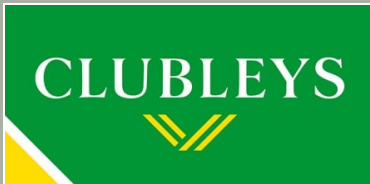
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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			96
(81-91) B		84	
(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.