

2, 3, 4-BED SHARED OWNERSHIP HOMES FOR SALE

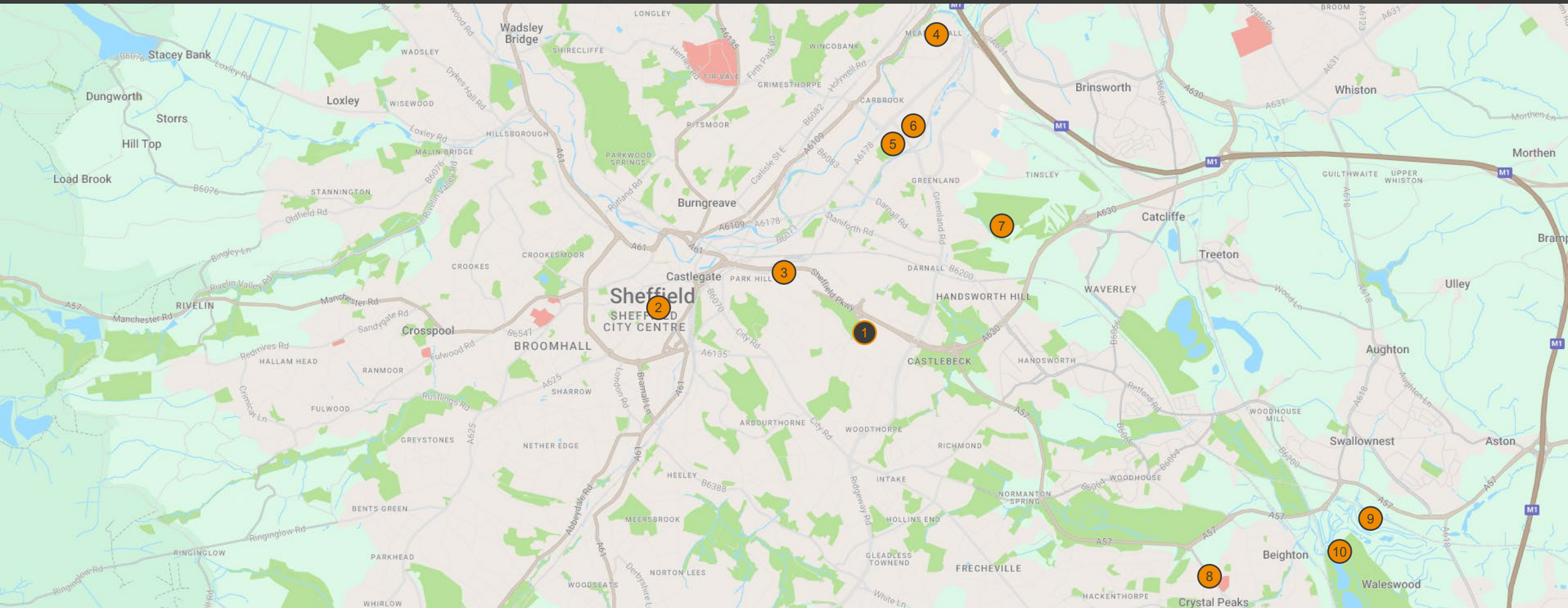
# CORKER BOTTOMS, MANOR PARK

SHEFFIELD, S2 1RL



# CORKER BOTTOMS

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



## CORKER BOTTOMS

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.








# CORKER BOTTOMS

## DEVELOPMENT PLAN

Corker Bottoms is brought to you by Sheffield City Council, offering an affordable route to home ownership.

The development brings a new community of homes to the Manor Park area, with the availability of 2-to-4-bedroom shared ownership homes featuring a modern specification and functional layout.

In total, there are 12 shared ownership homes in development, complete with private gardens and off-road parking.

-  The Norton  
3-bedroom home
-  The Rivelin  
3-bedroom home
-  The Foxhill  
2-bedroom home
-  The Sheaf  
2-bedroom home
-  The Meadow  
3-bedroom home
-  The Amber  
2-bedroom home
-  The Redmire  
4-bedroom home



THE FOXHILL  
2-bedroom home



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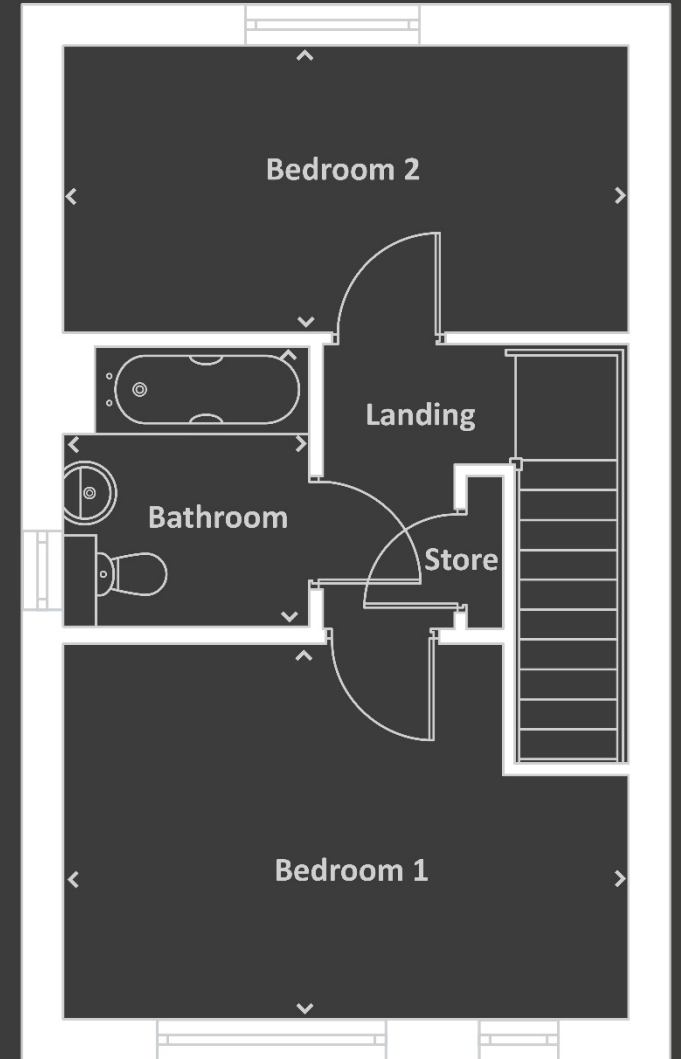
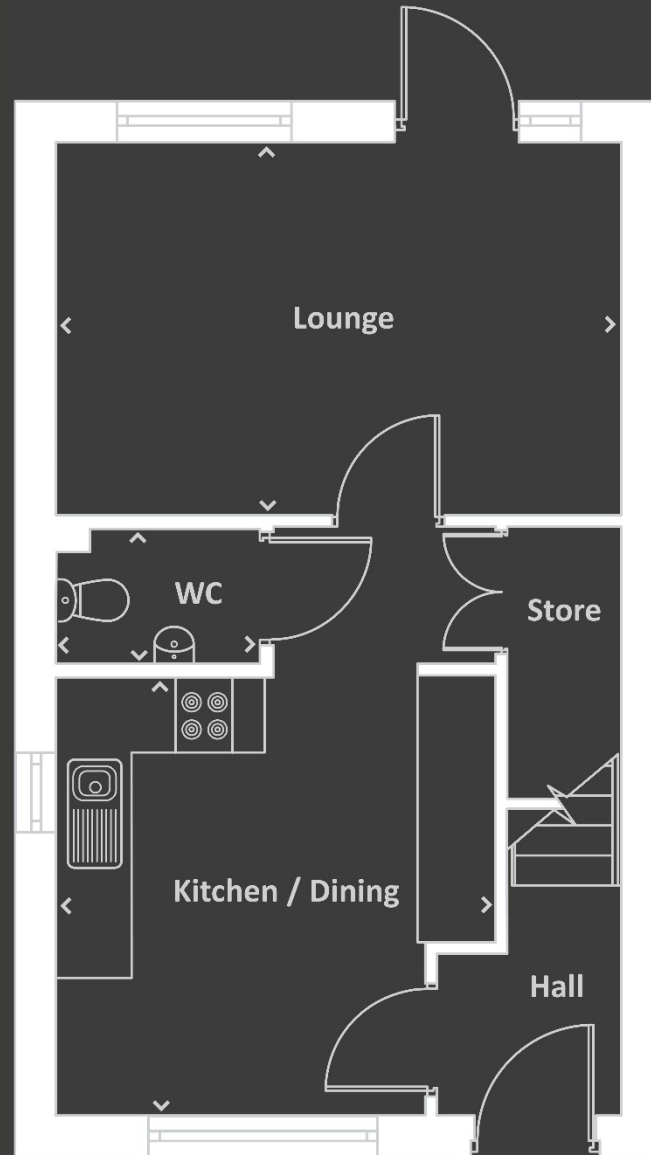
THE FOXHILL  
770 sq. ft.

## GROUND FLOOR

Kitchen / Dining	2542 x 4510	8'4" x 14'10"
Lounge	3541 x 3507	11'7" x 11'6"
WC	1468 x 1905	4'10" x 6'3"

## FIRST FLOOR

Bedroom 1	3025 x 4510	9'11" x 14'10"
Bedroom 2	2291 x 4510	7'6" x 14'10"
Bathroom	2235 x 1960	7'4" x 6'5"



THE SHEAF  
2-bedroom home



# CORKER BOTTOMS

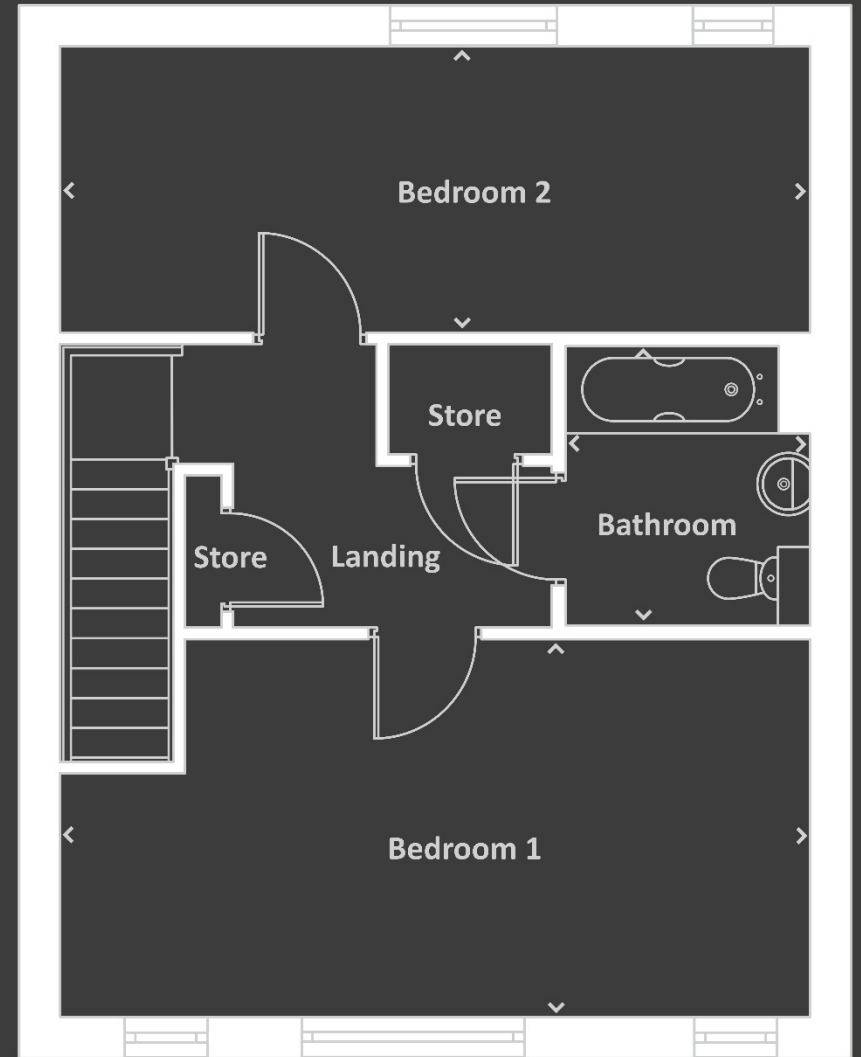
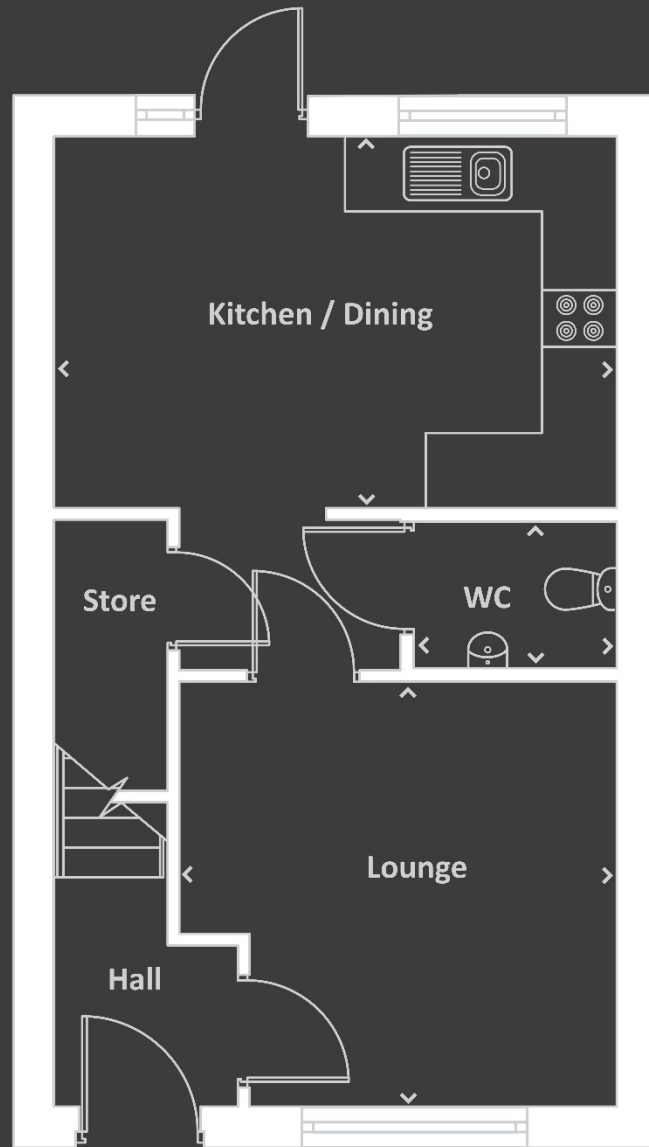
THE SHEAF  
878 sq. ft.

## GROUND FLOOR

Kitchen / Dining	2977 x 4510	9'8" x 14'8"
Lounge	3403 x 3507	11'2" x 11'5"
WC	1171 x 1625	3'8" x 5'3"

## FIRST FLOOR

Bedroom 1	3025 x 6013	9'9" x 19'7"
Bedroom 2	2291 x 6013	7'5" x 19'7"
Bathroom	2235 x 1960	7'3" x 6'4"





Indicative price breakdown

Plot 15: The Foxhill

Full value: £200,000

75% share: £150,000

Rent: £114.58 pcm

Indicative price breakdown

Plot 14: The Sheaf

Full value: £205,000

75% share: £153,750

Rent: £117.45 pcm



- Great location – just three miles from the centre of Sheffield
- Perfect for first-time buyers and families
- Advanced energy-efficient homes featuring PV panels and EV charging points
- High specification kitchens and bathrooms
- An established community with great local amenities
- Great road and rail transport links



# CORKER BOTTOMS

## 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.

# CORKER BOTTOMS

## 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.

# CORKER BOTTOMS

## 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.

# CORKER BOTTOMS

## 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](mailto: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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