

for sale

£250,000 Leasehold



Chapmans Passage Chapmans Yard Birmingham B1 1QD

****Open day Thursday 28th May****

Reserve your home at Chapman's Yard this June and enjoy an exclusive package: a 5% deposit contribution, plus furniture pack, wardrobes, and blinds included, everything you need to move straight in.

Call now to book your viewing - don't miss out!

Residential Sales & Lettings | Mortgage Services |
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Property Details

First Homes

Chapmans Yard offers a unique opportunity to secure either a First Homes OR Low cost apartment offering a 30% discount from the homes full market value.

Two bedroom apartments available:

Plot 18 / Plot 62

SQFT ranging from 423 - 801

These homes are built and ready to view and move into this summer

Price Example:

Full market value - £357,142

30% discount price - £250,000

No rent payable on the 30% not owned

No ground rent payable

Service charge - £1,793.22

How Does First Homes Work?

The First Homes scheme is a policy that provides discounted homes to eligible buyers in England who otherwise wouldn't be able to afford one.

Under this scheme, first-time buyers can buy a new-build home at Chapmans Yard at a discount of 30% on the homes full market value.

These properties must be purchased by first-time buyers. If buying as a couple, neither partner can have previously owned a home. Otherwise, the properties are bought and sold as normal.

If and when the first-time buyer decides to sell the property, the home will be independently valued, and the scheme discount will be re-applied to this new value for the next owner.

The following criteria apply to all purchasers involved in buying the home:

-You must be a first-time buyer.

-You'll also need to buy within your local area, with the intention of living in the property (it cannot be a holiday home or buy-to-let).

-Your combined income must not exceed £80,000.

-Connells Estate Agents will need to financially qualify prospective purchasers.

The scheme requires first time buyers to purchase their property that covers at least half of the purchase value. With the discount in place, the mortgage requirement will be lower.

How To Apply

Contact Connells New Homes: Let us know you're interested in buying at Chapmans Yard. You will be expected to complete an affordability assessment with our friendly mortgage advisors who will assess your affordability to purchase.

Our advisors will take you through the necessary steps to submit your application to Birmingham City Council. This will include proving that you are eligible for either scheme.

Get the authority to proceed: If your application is successful, Birmingham City Council will send you an Authority to Proceed and Eligibility Certificate. You'll need to give these to your solicitor and mortgage provider (or broker) so that they can start next steps.

Connells New Homes will then proceed to complete a reservation with you, whereby you will pay a £500 reservation fee to the developer. A memorandum of sale will be sent to all parties and your mortgage application submitted and solicitors instructed.

Agency Notes

These particulars are intended as a guide only. All measurements are approximate and should not be relied upon. Purchasers should verify details before proceeding. Some images used in this listing are Computer Generated Imagery (CGI) and are for illustrative purposes only. They are intended to show the potential appearance of the property and may not represent the final specification, finishes, or landscaping.





To view this property please contact Connells on

T 0121 212 0800
E birminghamcity@connells.co.uk

145 Great Charles Street Queensway
BIRMINGHAM B3 3LP

Property Ref: DIG113827 - 0003

Tenure:Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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