



## PLOT 9 ROBINSON'S FOLD

RAINTON, YO7 3PX

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£117,500 Shared Ownership

LINLEY &  
SIMPSON

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Land & New Homes

# PLOT 9, ROBINSON'S FOLD RAINTON

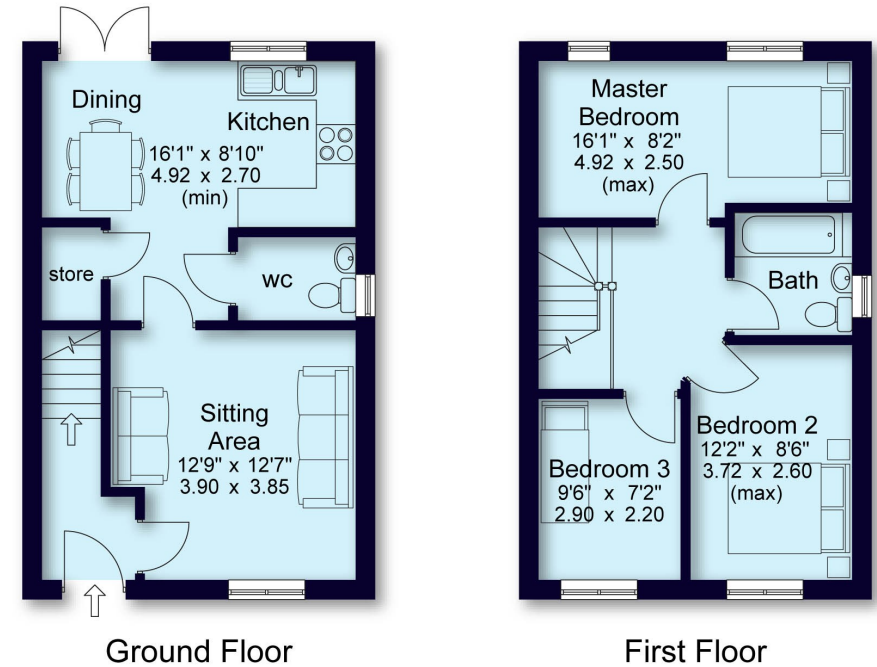
A limited number of properties are being made available for shared ownership on this new development in Rainton. Built by Oakapple Homes, these brand new properties are situated in an idyllic village location with good proximity to local amenities. S106 Local Occupancy planning condition applies.

Robinson's Fold is a stunning collection of three, four and five bedroom homes, set in the idyllic village of Rainton, close to the vibrant city of Ripon. Each property offers bright, open rooms, finished to a good standard and thoughtfully laid out.

This three bedroom semi detached property will appeal to first time buyers, couples and families looking for a little extra space. A well proportioned sitting room is found to the front of the home whilst to the rear is an open dining kitchen, benefitting from French doors to the private rear garden, making it perfect for entertaining. A store cupboard and downstairs WC complete the ground floor layout.

The first floor comprises the spacious principal bedroom, a main bathroom, and two further double bedrooms.

**PLOT 9**  
Approx Gross Floor Area = 848 Sq. Feet  
= 78.78 Sq. Metres



For illustrative purposes only. Not to scale.



Please note images are for illustrative purposes only.

## SHARED OWNERSHIP

Shared Ownership is a government-backed scheme and a great way to get on to the property ladder when you can't quite afford to buy a home on the open market. Based upon your affordability, you can buy an initial share of your home and make a small monthly payment to rent the remaining share.

You may be able to buy further shares at a later stage, however, in some cases there may be restrictions on when you can buy a further share or on the maximum total share you can own.

You qualify for shared ownership if you:

- Have a household income of under £80,000
- Don't currently own your home and can't afford to on the open market
- Can afford the minimum deposit
- Pass an affordability check to make sure you can get a mortgage

## SHARES

Price £235,000 at 100%

**50% Share for £117,500**

**Rent (pcm) - £269.27**

Other shares are available based on individual criteria and subject to assessment by Incommunities.

## TENURE

Although properties are Freehold, they will be sold on a Leasehold basis if shared ownership arrangements are in place.

## VIEWING & PURCHASING PROCEEDURE

Prior to viewing, all interested parties should complete an initial application and eligibility form (please enquire for further information). Please note that properties are allocated on a 'first come first served basis' and that a £500 non-refundable reservation fee is required to secure a particular property (this will be deducted from the final price upon completion).



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