

# Bracken Heights

Hastings



**23** Two Bedroom Shared Ownership Apartments

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Situated in an attractive hillside location, less than four miles away from the town centre, these high quality apartments are constructed by Westbury Homes - one of the UK's most successful housebuilders.

The 23 two bedroom homes are offered at values not exceeding 75% of the open market price, to people satisfying local connection criteria.

Each new home comes with a fully fitted kitchen incorporating an electric oven, gas hob, cooker hood, integrated fridge/freezer and washer/dryer. Gas fired central heating also comes as standard whilst certain plots (subject to stage of construction) may also allow selection of kitchen units and bathroom wall tiles.

With a range of locations throughout the site there is plenty of choice in terms of aspect and floor level.

The computer generated image, on the cover, shows an example of the Devonshire elevation. External details and finishes may vary on individual plots and from one development to another.

## Frequently Asked Questions:

If you would like to buy a new home, but cannot afford current prices, shared ownership may be the answer. We at Landspeed Affordable Homes have many years experience in dealing with shared ownership properties and the following may address some of your questions:

### What is shared ownership?

An affordable way to get onto the property ladder. Through this scheme you will initially buy a share of a leasehold property, based on 75% of the open market value. Your purchase can be funded by a mortgage but unlike other schemes, we do not charge rent on the unsold (apart from an annual ground rent).

### Can anyone buy a shared ownership home at Bracken Heights?

No. You must be unable to buy an equivalent property on the local market outright and, equally as important, be able to afford the costs of ownership. Applicants must either live, work or have a family connection within the Hastings Borough Council area.

### How will I know whether I qualify?

You will complete an application form and we will check that you satisfy the qualifying criteria and notify you accordingly. The next step will be for us to refer your application form to an independent financial adviser who will carry out financial checks to ensure that you can afford and sustain a purchase. You will be informed of the decision and, if 'approved', advised of the next steps.

### What will be the initial costs?

You are strongly advised to seek independent financial advice, but your costs will include both legal and mortgage application fees. Stamp duty does not need to be paid if the purchase price falls below the prevailing threshold (please ask for further details). It is generally estimated that around £3000 will be needed to cover the initial costs and you should have access to this amount as a minimum without the need for further borrowing.

### I haven't got access to any savings, does this exclude me?

Generally yes, as your only option will be to borrow the money, adding to your monthly costs, unless of course your family can help. If you wish to discuss this in confidence, then please do not hesitate to contact us.

### How do I get a mortgage and ensure I can afford the repayments?

You are strongly advised to visit a reputable bank, building society or financial adviser. We are currently working with Mortgage Matters Direct who have experience of arranging shared ownership mortgages and have knowledge of this scheme. We have provided their details, as this may be helpful to you, but this is not a recommendation - you are entirely free to talk to other companies.

### Can I buy with someone else?

Yes, but you must become legal joint owners and all applicants must meet the qualifying criteria. It is important that the application form clearly indicates this and provides details of both applicants' savings and incomes.

### Can I buy a property for one of my family members or as an investment?

No. The applicant must be the person who will be funding the purchase and whose name will be on the lease. The share purchased must also be funded by a mortgage in their name (or in the case where one or more people are buying, all names must be on the mortgage). In short, the applicant(s) must be the person who will live in the property.

### What will be my rights, responsibilities and costs?

The lease will define, and your solicitor will advise. You will be responsible for: paying the annual service charge and ground rent; maintenance and decoration of the inside of your home; council tax; services (gas, water, electricity etc); regular gas safety checks; contents insurance; and of course your mortgage payments.

The landlord will be responsible for: maintaining the outside of the building; cleaning and maintaining communal areas; payment of the landlords supplies of electricity, water, gas etc; insuring the building.

### Can I make alterations to the property?

You must obtain the landlords written consent to any structural alterations or improvements. Consent of the developer will also be required during the period covered by the NHBC guarantees.

The lease will define in full and you should seek advice from your solicitor.

### What about when I want to sell?

You can sell at any time but you must give your landlord notice in writing. They will then have a set period in which to nominate a buyer after which you are free to sell your share on the open market.

You will benefit from any increase in the value of your share of the property at that point in time, although you should be aware that you will also be affected by any fall in values. You will be required to pay for an independent valuation and any other costs associated with the sale of your home.

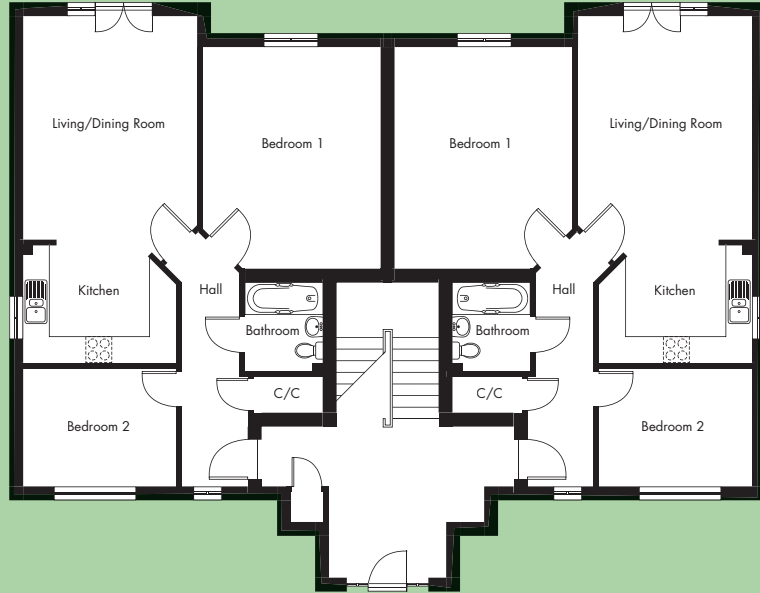
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## Devonshire 1 & 2

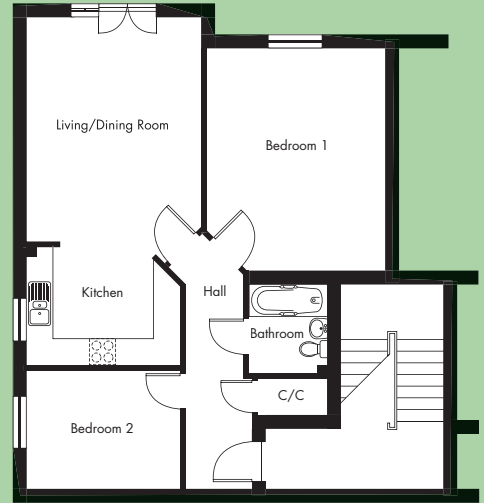
Ground	1	24	76	88
First	3	26	78	90
Second	5	28	80	

Ground	25	77
First	27	79
Second	29	81



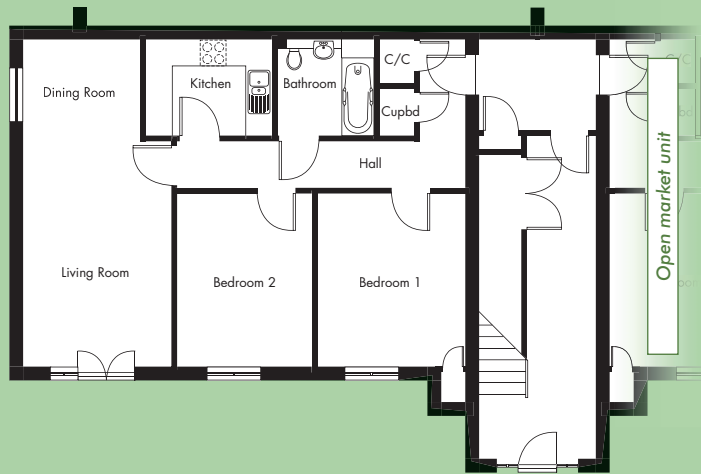
## Devonshire 2

Lower Ground	23
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## Devonshire 3

Ground	36
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## Dimensions

### Devonshire 1 & 2 Ground, First and Second Floors

Living/Dining Room	15'7"	x	12'3"
Kitchen	10'11"	x	8'8"
Bedroom 1	15'6"	x	12'9"
Bedroom 2	10'11"	x	8'4"
Bathroom	6'6"	x	5'7"

### Devonshire 2 Lower Ground Floor

Living/Dining Room	15'6"	x	12'2"
Kitchen	10'10"	x	8'8"
Bedroom 1	15'1"	x	12'7"
Bedroom 2	10'10"	x	8'2"
Bathroom	6'6"	x	5'6"

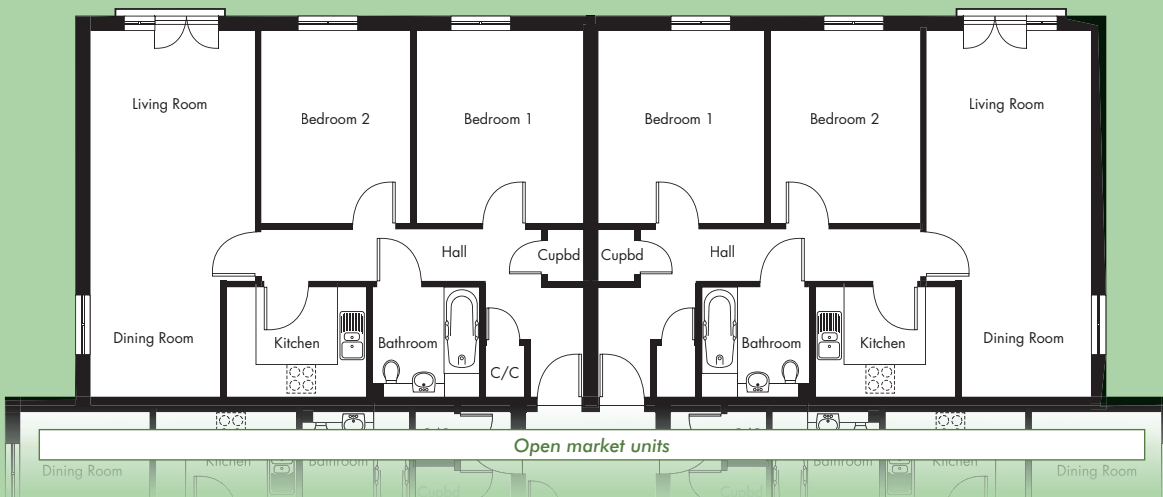
### Devonshire 3 Ground, First and Second Floors

Living/Dining Room	15'7"	x	10'7"
Kitchen	9'0"	x	6'9"
Bedroom 1	12'3"	x	10'6"
Bedroom 2	12'3"	x	9'10"
Bathroom	7'0"	x	6'9"

## Devonshire 3

First	39
Second	43

First	40
Second	44



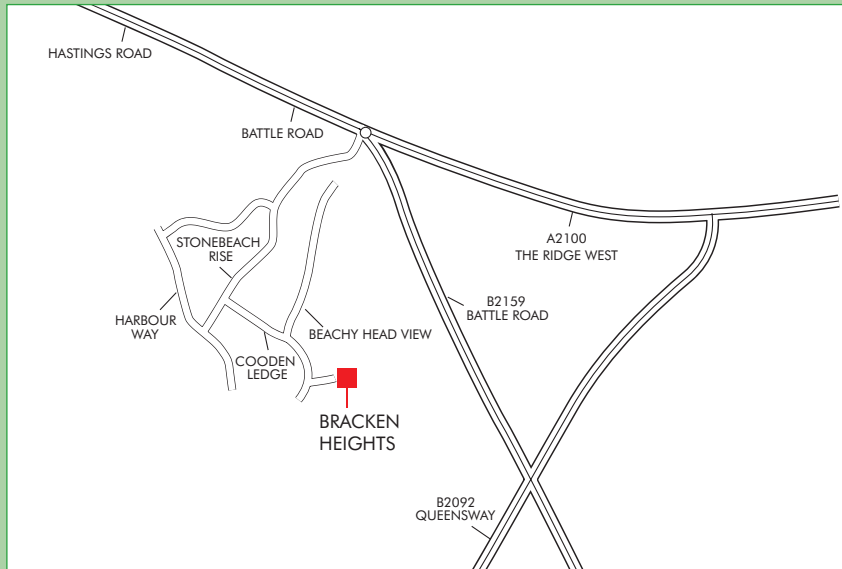
The plan drawings are not to scale and all measurements quoted are wall to wall and based on the original plans. Some slight variations may occur during construction. External specifications, external finishes, window styles and whether a unit is left or right handed may differ from plot to plot. Full details of a particular property are available from the site sales negotiator.

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## Directions

Follow the A21 for Hastings and just after entering the town, turn right on the A2100 signposted Battle. At the T-junction, turn left – again signposted Battle – and after approximately 1 mile, take the second exit on the roundabout into Stonebeach Rise. After approximately 0.2 miles, turn left into Cooden Ledge. After a further 0.1 miles, take the second left and Bracken Heights will be found straight ahead.



Apartment blocks coloured yellow signify locations of the affordable homes, these blocks will not necessarily comprise of all affordable units. Please see the accommodation schedule to identify specific plot locations. Apartments and houses shaded grey are available at open market value.



This plan is intended to show the relative positions of individual properties. It is NOT TO SCALE. This is a two dimensional drawing and does not show land contours or gradients, boundary treatments, landscaping or Local Authority street lighting. Highway details are subject to Local Authority approval.