

Prices from  
**£82,500\***

**Hastoe**  
Group

# Shrub Lane, Burwash, TN19 7BW

2 x two bed 'Passivhaus' houses for sale on a shared ownership basis at 30% minimum share



- Fully fitted white gloss kitchen
- Integrated oven, hob, extractor hood, and fridge freezer
- Two allocated parking spaces
- Over bath shower with glass screen
- Carpet to bedrooms
- Laminate flooring to living room
- Private garden with shed

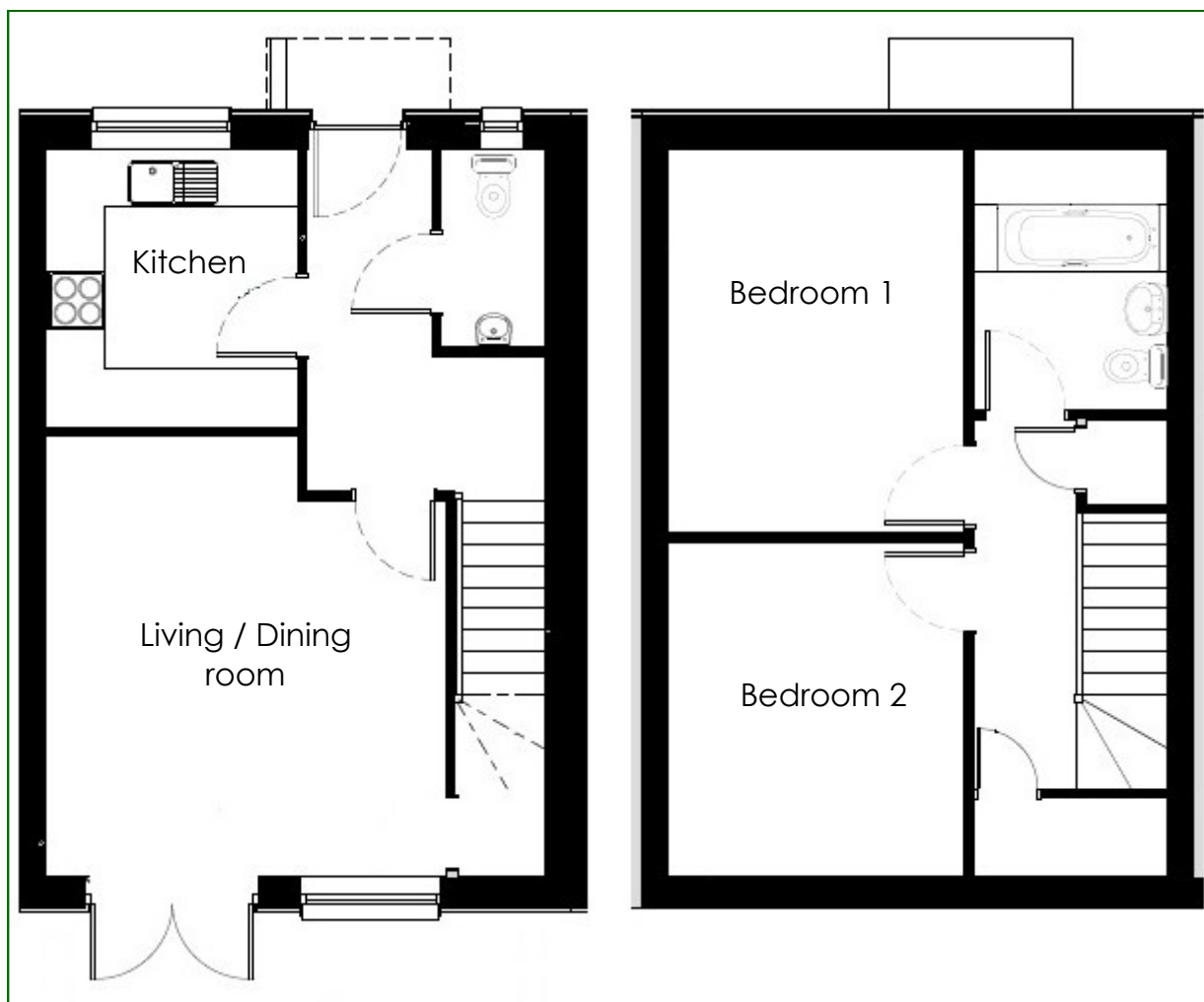
## Passivhaus Features

- Triple glazed windows and thermal insulation to reduce heat loss
- Fresh filtered air 24 hours a day 7 days a week
- Heating bills at around 10% of a standard similar sized house
- Provides a clean, healthy, fresh environment for owners



\*This represents a 30% share of the full market value (£275,000), please see the affordability schedule for full detail of costs.

**Plot 4  
2 bed house**



**Kitchen**

2.91m x 2.65m / 9'6 x 8'8

**Living / dining room**

4.62m x 4.20m / 15'1 x 13'9

**Bedroom 1**

4.03m x 3.11m / 13'2 x 10'2

**Bedroom 2**

3.50m x 3.11m / 11'5 x 10'2

**Total**

**80 sq.m / 861 sq.ft**

**Costs**

**Full Market Price**

£275,000

**Minimum Share**

30%

**Share Value**

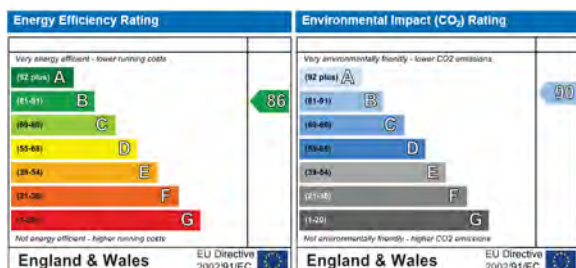
£82,500

**Monthly Rent**

£441.15

**Estimated  
Service Charge PCM**

£35



**Plot 5  
2 bed house**



**Kitchen**  
2.91m x 2.65 m / 9'6 x 8'8

**Living / dining room**  
4.62m x 4.20m / 15'1 x 13'9

**Bedroom 1**  
4.03m x 3.08m / 13'2 x 10'1

**Bedroom 2**  
3.45m x 3.08m / 14'4 x 10'1

**Total**  
**80 sq.m / 861 sq.ft**

**Costs**

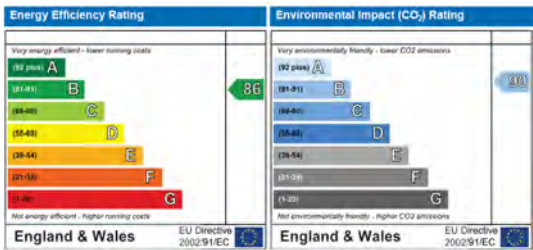
**Full Market Price**  
£275,000

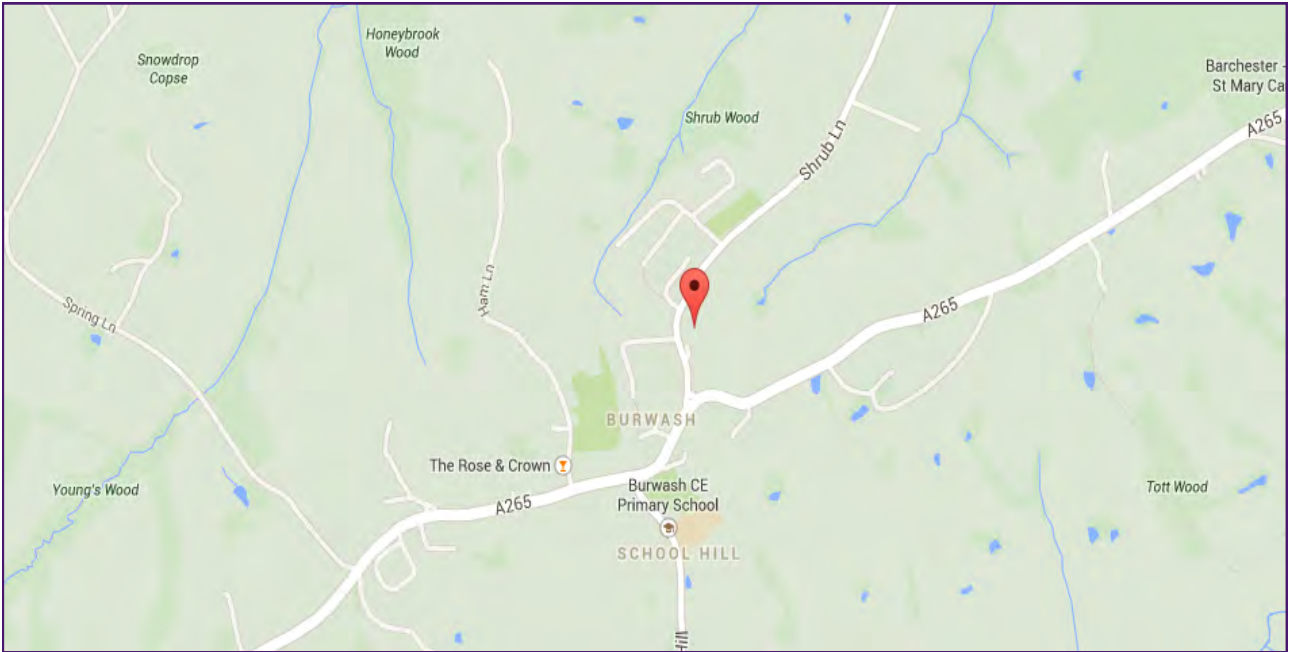
**Minimum Share**  
30%

**Share Value**  
£82,500

**Monthly Rent**  
£441.15

**Estimated Service Charge PCM**  
£35





### **When will the properties be finished?**

Late Summer / Early Autumn

### **About the properties**

These new homes are an ideal opportunity for a first time buyer to get on to the property ladder with Hastoe. They are being sold under the shared ownership scheme whereby you purchase a share in the property and pay a reduced rent on the remaining Hastoe equity.

### **Purchase Requirements**

- Can demonstrate a local connection to the area.
- Be a first time buyer or not currently own a property.
- Can demonstrate you meet the minimum income requirements.
- Can demonstrate a deposit sufficient to obtain a mortgage for the property
- Be registered with you Help to Buy Agent:

**BPHA**

**03333 214 044**

**[www.helptobuyese.org.uk](http://www.helptobuyese.org.uk)**

**Sales Team**

**0800 783 3097**

**online at**

**[www.hastoesales.com](http://www.hastoesales.com)**

These particulars have been produced in good faith. They are a general guide only and do not constitute any part of an offer or contract. Property elevations and specification may vary from plot to plot; individual features such as windows, doors, heating and electrical may have changed from the details shown. Measurements provided are for guidance only and should not be used to select furnishing of fixtures. These particulars should be treated as a general guide only and cannot be relied upon as accurately describing any of the specified matters. Prices featured are correct at the time of going to print.

## What are my potential costs?



### Burwash 2 Bedroom House

Full Market Value	% Share sold	Amount Purchased	Share Price minus the 15% mortgage deposit	Estimate of Service Charges PCM	Approx. PCM Mortgage Costs	Rent Per Month	Total Costs per Month
£275,000	30%	£82,500	£70,125	£35.00	£410.48	£441.15	£886.63
£275,000	40%	£110,000	£93,500	£35.00	£547.31	£378.13	£960.44
£275,000	50%	£137,500	£116,875	£35.00	£684.14	£315.10	£1,034.24
£275,000	60%	£165,000	£140,250	£35.00	£820.97	£252.08	£1,108.05
£275,000	70%	£192,500	£163,625	£35.00	£957.79	£189.06	£1,181.86
£275,000	75%	£206,250	£175,313	£35.00	£1,026.21	£157.55	£1,218.76

### Deposits required by mortgage lenders

Full Market Value	% share to be sold	Cost of Share	5% Deposit	10% Deposit	15% Deposit	20% Deposit	25% Deposit
£275,000	30%	£82,500			£12,375	£16,500	£20,625
£275,000	40%	£110,000			£16,500	£22,000	£27,500
£275,000	50%	£137,500			£20,625	£27,500	£34,375
£275,000	60%	£165,000			£24,750	£33,000	£41,250
£275,000	70%	£192,500			£28,875	£38,500	£48,125
£275,000	75%	£206,250			£30,938	£41,250	£51,563

Prices are subject to change but correct at print date

This schedule has been based on a variable rate mortgage at 6% over a 25 year repayment loan

This schedule is intended as a guide and the minimum income requirements will vary depending on your circumstances for example, savings or family assistance. Please call the Sales Team to discuss your financial eligibility and to find out details of our Independent Financial Assessment Service. Our panel of Financial Assessors can offer you free, impartial advice about your finances and help you find a mortgage.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED ON IT**