



SHARED OWNERSHIP



## The Loughrigg, Pendlebrook, Peel Park Avenue, BB7 1ET £177,000



Welcome to Pendlebrook, a contemporary collection of one, two and three bedroom bungalows located in the vibrant town of Clitheroe. 5 homes have been set aside on this site specifically to provide affordable homes to those living in or with a connection to the Ribble Valley. These homes will be made available through the popular Government backed Shared Ownership scheme; offering part buy, part rent. The product allows you to purchase a property suitable for your needs at a price you can afford.

Shared ownership prices start from £70,800 for a 40% share. Based on this share a rent of £243.38pcm would be payable on the unpurchased equity.

For more information please contact Christine on 07762323402.

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tel. 01254 828810

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## Shared Ownership - How It Works And How You Start The Application Process.

Shared Ownership allows you to buy a share in a new home, ranging from 40% to 75%, depending on what you can afford. Progress Housing will own the remaining share, and you pay a reduced rent on that share.

This means that you will need a smaller mortgage/less equity to buy the property. You can buy more shares as and when you can afford them - this is called Staircasing - and as you buy more shares, you will pay less rent. You can eventually own 100% of the property if you want to, at which point you will pay no rent at all

A service charge of £39.90pcm is payable for maintenance of any common areas and to cover buildings insurance.

As a home-owner, you will be responsible for the maintenance and repairs on your home. However as it is a new build your property comes with a 10 year NHBC guarantee and many of the appliances will have a 2 year manufacturers guarantee giving you peace of mind.

You can apply to buy one of these homes by filling in an online application form on the Help to Buy North West website where the properties are listed. [www.helptobuynw.org.uk](http://www.helptobuynw.org.uk) Progress Housing will undertake an affordability assessment with you and can provide details of Independent Financial Advisors who can assist with obtaining a mortgage.

Detailed below is an indication of the price of various shares and the rent payable on the unpurchased equity.

### Share Price & Rent Calculator – 1 bed bungalow £177,000

**50% share price £88,500 and rent of £202.81pcm**

**60% share price £106,200 and rent of £162.25pcm**

**75% share price £132,750 and rent of £101.41pcm**

#### Kitchen

- Bosch Integrated fridge freezer
- Spotlights to ceiling and under cabinet lights
- Contemporary KAM design fitted kitchens
- Bosch electric oven

#### Bathroom

- Modern white bathroom suite
- Modern Porcelanosa bathroom tiles
- Chrome heated towel rail

#### General Features

- Telephone and TV points to the lounge and master bedroom
- 10 years NHBC New Homes Warranty
- Double Glazing
- Turfed Rear Gardens
- Allocated Parking
- Valiant Gas combi boiler

# The Loughrigg

1 Bedroom Bungalow



## Ground Floor

Kitchen / Dining / Lounge	6198 x 5284	20'4" x 17'4"
Utility / Store	1886 x 1864	6'2" x 6'1"
Bedroom 1	2935 x 4527	9'8" x 14'10"
Bathroom	1886 x 2499	6'2" x 8'2"

## Pendlebrook

### Site Plan

Peel Park Avenue, Clitheroe, Lancashire, BB7 1ET

- **The Loughrigg**  
1 Bedroom Bungalow
- **The Whinfall**  
2 Bedroom Bungalow
- **The Grasmere**  
2 Bedroom Bungalow
- **The Yewdale**  
3 Bedroom Bungalow
- **Shared Ownership**



Site plan is for illustrative purposes only. This drawing is not to scale, with certain details subject to change. Please see our Sales Advisor for full specification and plot details at this development. T2 420-02 Pendlebrook, Revision date: 04.03.19 Rev No: 03





Location: From our Whalley office continue towards Clitheroe Road and follow signs for Clitheroe. As you are entering Clitheroe take a right hand turn onto Littlemoor Road before the Aldi and follow the road round taking the next right onto Peel Park Avenue. The development is at the top of the hill on the right hand side before the road curves to the left.

### services

All mains services are connected.

### tenure

We understand from the owners to be Freehold.

### council tax

To be confirmed

### other information

Gas central heating installed

### viewings

Please contact Christine on 07762323402 to arrange an appointment

### office hours

53 King Street, Whalley, BB7 9SP  
Monday to Friday 9.00am to 5.00pm  
Saturday 9.30am to 2.30pm

### property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice.

### surveys

Athertons offer a full surveying service and are able to undertake surveys and valuations in accordance with the Royal Institution of Chartered Surveyors guidelines. Please ring for a competitive quotation on 01254 828810.

### internet

Details of this and other properties can be viewed on our website [www.athertons-uk.com](http://www.athertons-uk.com)

### mortgage consultant

For professional advice on mortgages call Athertons Mortgage Services at our Whalley office. (Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it).

### money laundering regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction)

October 2019

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