



Shared Ownership Houses
Carter Meadows, Latchingdon, Chelmsford, Essex, CM3 6JR

| Plot No | House Type | SQ FT | Full Market Value | Initial Share % | Share Value | Rent On Unowned Share PCM | Estimated Estate Charges & Fees PCM | Anticipated Household Income To Purchase 40%* |
|-----------------------------|------------------------------------------|-------------|-------------------|-----------------|-------------|---------------------------|-------------------------------------|-----------------------------------------------|
| Two Bedroom Houses | | | | | | | | |
| 36 | Semi Detached + Garage | 853 | COMPLETED | - | - | - | - | - |
| 37 | Semi Detached + Garage | 877 | EXCHANGED | - | - | - | - | - |
| 38* | Detached + Garage | 836 | £370,000 | 40% | £148,000 | £509 | £84 | £51,251 |
| 3 | Semi Detached | 853 | £360,000 | 40% | £144,000 | £495 | £83 | £49,928 |
| 4 | Semi Detached + Car Port | 877 | COMPLETED | - | - | - | - | - |
| 5 | Semi Detached + Car Port | 853 | RESERVED | - | - | - | - | - |
| 6 | Semi Detached + Car Port | 877 | £360,000 | 40% | £144,000 | £495 | £84 | £49,959 |
| 7 | Semi Detached + Car Port | 853 | £360,000 | 40% | £144,000 | £495 | £83 | £49,928 |
| 8 | Semi Detached + Car Port | 877 | £360,000 | 40% | £144,000 | £495 | £84 | £49,959 |
| 9 | Semi Detached + Car Port | 853 | £360,000 | 40% | £144,000 | £495 | £83 | £49,928 |
| 10 | Semi Detached + Car Port | 877 | £360,000 | 40% | £144,000 | £495 | £84 | £49,959 |
| 31 | Semi Detached + Car Port + Garage | 853 | EXCHANGED | - | - | - | - | - |
| 32 | Semi Detached + Car Port + Garage | 877 | EXCHANGED | - | - | - | - | - |
| 33* | Semi Detached + Garage | 834 | £375,000 | 40% | £150,000 | £516 | £84 | £51,918 |
| 40* | Semi Detached | 834 | EXCHANGED | - | - | - | - | - |
| 41* | Semi Detached | 834 | EXCHANGED | - | - | - | - | - |
| Three Bedroom Houses | | | | | | | | |
| 34 | Detached + Garage | 1150 | EXCHANGED | - | - | - | - | - |
| 35 | Detached + Garage | 1150 | RESERVED | - | - | - | - | - |
| 43 | Detached + Garage | 1150 | EXCHANGED | - | - | - | - | - |
| 11* | Semi Detached + Car Port | 992 | £412,500 | 40% | £165,000 | £567 | £92 | £57,105 |
| 12* | Semi Detached | 1019 | £397,500 | 40% | £159,000 | £547 | £92 | £55,127 |
| Four Bedroom Houses | | | | | | | | |
| 42 | Detached + Garage | 1335 | RESERVED | - | - | - | - | - |
| 25 | Detached + Garage | 1572 | £600,000 | 30% | £180,000 | £963 | £110 | £72,954 |
| 26 | Detached + Garage | 1244 | £510,000 | 40% | £204,000 | £701 | £103 | £68,246 |
| 49 | Detached + Garage | 1244 | £505,000 | 40% | £202,000 | £694 | £103 | £67,598 |
| 52 | Detached + Garage | 1572 | £615,000 | 30% | £184,500 | £987 | £129 | £74,723 |
| 48 | Detached + Garage | 1335 | RESERVED | - | - | - | - | - |

Parking included to all homes - see brochure for details

Lease Term 990 years

Plots marked with an * have a requirement to be sold to a customer with a live or work connection to the Maldon District Council area.

For further information contact us on:

01621 220 212

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Prices correct as of 2nd April 2024

All Shared Ownership home sales are subject to eligibility criteria and a financial assessment by a recommended Independent Financial Advisor.

The suggested income levels on the pricelist indicate our recommendation of the household incomes required to purchase; however, applicants on a lower income may be able to secure a property but will need to contribute a larger deposit. (i.e. where you have higher savings, your household income can be lower than the figure quoted in the above).

The 30% and 40% share percentage quoted is a guideline and may vary according to individual incomes and circumstances. Charges include buildings insurance, estate management and a management fee. All figures are estimated and subject to change.

*Anticipated Household income(s) is based on a 10% deposit and no other financial commitments on 2 & 3 Bedroom Homes and 20% deposit on 4 Bedroom Homes. Minimum income is based on a 5.50% interest rate and 25 year mortgage term. Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage. Please note these figures are an indication only and will vary according to personal circumstances.