

Shared Ownership  
**£104,000**

Plot 5, 9 Crabtree Way, Bury, Ramsey,  
Huntingdon PE26 2LE



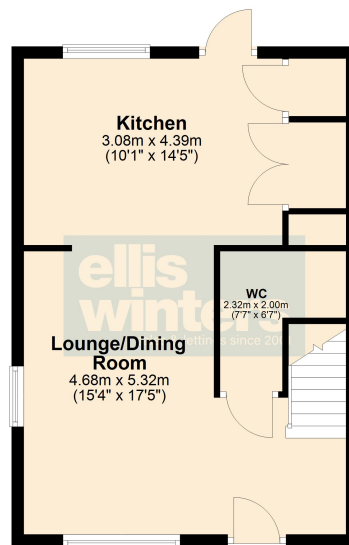
To arrange a viewing call us now on 01354 694900

#### 40% SHARED OWNERSHIP

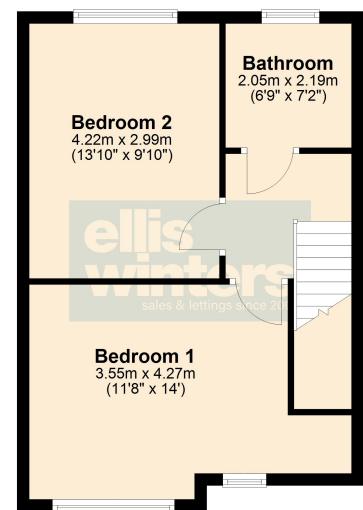
This brand NEW two bedroom DETACHED HOUSE is being offered for sale on the SHARED OWNERSHIP SCHEME. The price indicated is to purchase 40% of the value of £240,000. The rent will amount to £357.50 pcm plus a service charge payment of £38.69.

The accommodation comprises open plan kitchen/dining/lounge, cloakroom, utility cupboard, two good size bedrooms and family bathroom. There will also be parking.

Ground Floor



First Floor



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Please note there will be staircasing available on this property up to a maximum of 80% of the value of the property. Buyers must have a connection to the locality to be eligible to purchase this plot – see below:-

**"Local Connection"**

This means any person who:-

(i) On making an application for Affordable Housing has been resident in the parish of Bury, Upwood and the Raveleys or Ramsey St Mary, Ramsey Heights, Ramsey Forty Foot, Wistow and Ramsey ("the Local Area") for the previous two (2) years; or

(ii) Has a strong link with the Local Area which is (without prejudice to the generality of the foregoing):-

(a) Has previous residency in the Local Area for at least three (3) years during the past five (5) years;

(b) Family Association with the Local Area where close relatives (ie parents, grandparents, children, brother or sister) have lived in the Local Area for at least the previous five (5) years;

(c) Permanent employment in the Local Area for at least the previous two (2) years and working at least sixteen (16) hours per week

This is also a Rural Exception plot, please see further information below:-

"Rural Exception Shared Ownership Housing" means in respect of Rural Exception Housing only, the two (2) residential units as identified in the Affordable Housing Scheme and which shall be purchased on a shared equity basis whereby up to eighty per cent (80%) and not less than twenty five per cent (25%) of the equity in the relevant unit is initially sold to the purchaser by the Registered Provider with the flexibility to increase their degree of ownership up to eighty per cent (80%) if they so wish and in respect of which rent is payable on the remaining equity at a level no greater than that equivalent to that obtained by applying to the current Homes England rent rate applicable and "Rural Exception Shared

Ownership Housing Unit" shall mean any of the two (2) Affordable Housing Units used as Rural Exception Shared Ownership Housing.

Huntingdonshire District Council Tax band - TBC

EPC – As part of Building Regulations the property will have a SAP Assessment on completion

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

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