



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								
9	Semi Detached + Car Port	853	£360,000	40%	£144,000	£495	£91	£48,136
27	Semi Detached + Garage	853	£360,000	40%	£144,000	£495	£91	£48,136
30	Semi Detached + Car Port	877	£360,000	40%	£144,000	£495	£91	£48,136
33*	Semi Detached + Garage	834	£375,000	40%	£150,000	£516	£92	£50,050
Three Bedroom Houses								
11*	Semi Detached + Car Port	992	£412,500	40%	£165,000	£567	£95	£54,834
Four Bedroom Houses								
42	Detached + Garage	1335	£530,000	40%	£212,000	£729	£104	£69,827
25	Detached + Garage	1572	RESERVED	-	-	-	-	-
26	Detached + Garage	1244	RESERVED	-	-	-	-	-
49	Detached + Garage	1244	RESERVED	-	-	-	-	-
50	Detached + Garage	1561	£600,000	30%	£180,000	£963	£110	£72,097
52	Detached + Garage	1572	EXCHANGED	-	-	-	-	-
48	Detached + Garage	1335	EXCHANGED	-	-	-	-	-

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

www.landgah.com

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Prices correct as of the 22nd July 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 5.25% 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.