

Homes
by Muir



Fletton Folly, Great Haddon



love the home you own

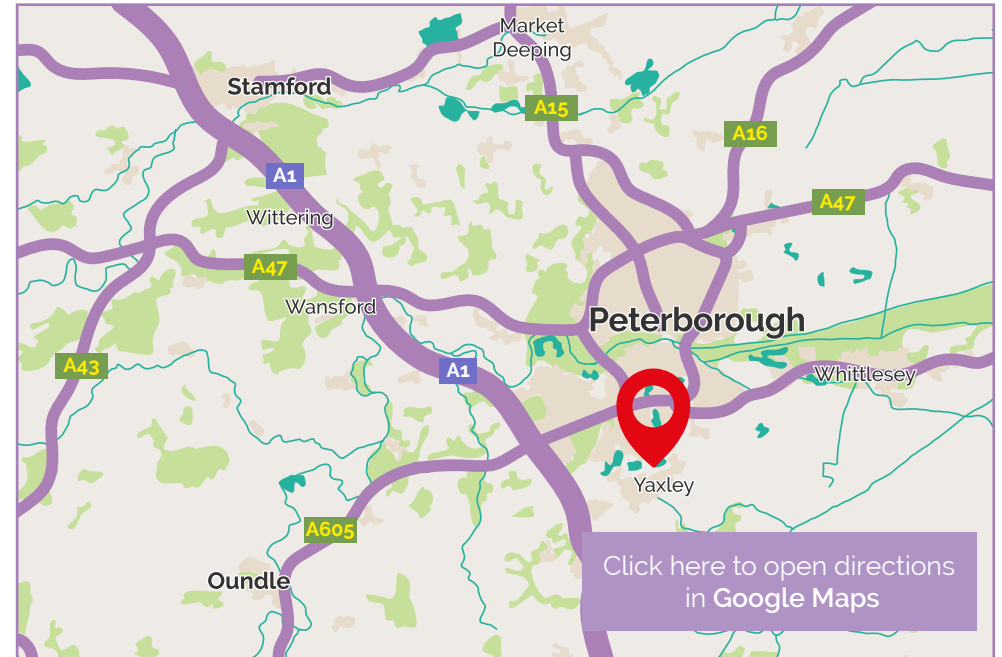
Muir Housing Group are delighted to present Fletton Folly, Great Haddon. This development includes a range of 3 bedroom townhouses and semi-detached homes developed by Countryside Homes

Each new build home had been carefully designed to offer spacious practical fitted kitchens, comfortable living spaces well planned bedrooms and attractive exteriors. Every aspect of your new Muir home is carefully finished to the highest standard. The scheme includes vehicular and pedestrian accesses, public open space and landscaping.

Fletton Folly is situated between Hampton and Yaxley and will form part of a new and thriving community with provisions for retail space, multiple primary schools, a secondary school, community facilities and more than 132 hectares of open space, making it perfect for families.



About Fletton Folly



Location

Great Haddon is a charming village situated between Hampton and Yaxley and within a 5 mile drive to the city centre of Peterborough, a thriving city praised for its magnificent architecture. Fletton Folly, borders with open fields and meadows and is just a few minutes from Crown Lakes Country Park, which boasts dedicated cycleways and footpaths as well as a large leisure lake which makes it great for families that favour the outdoors.

Amenities

Yaxley village boasts a range of local amenities such as independent shops,

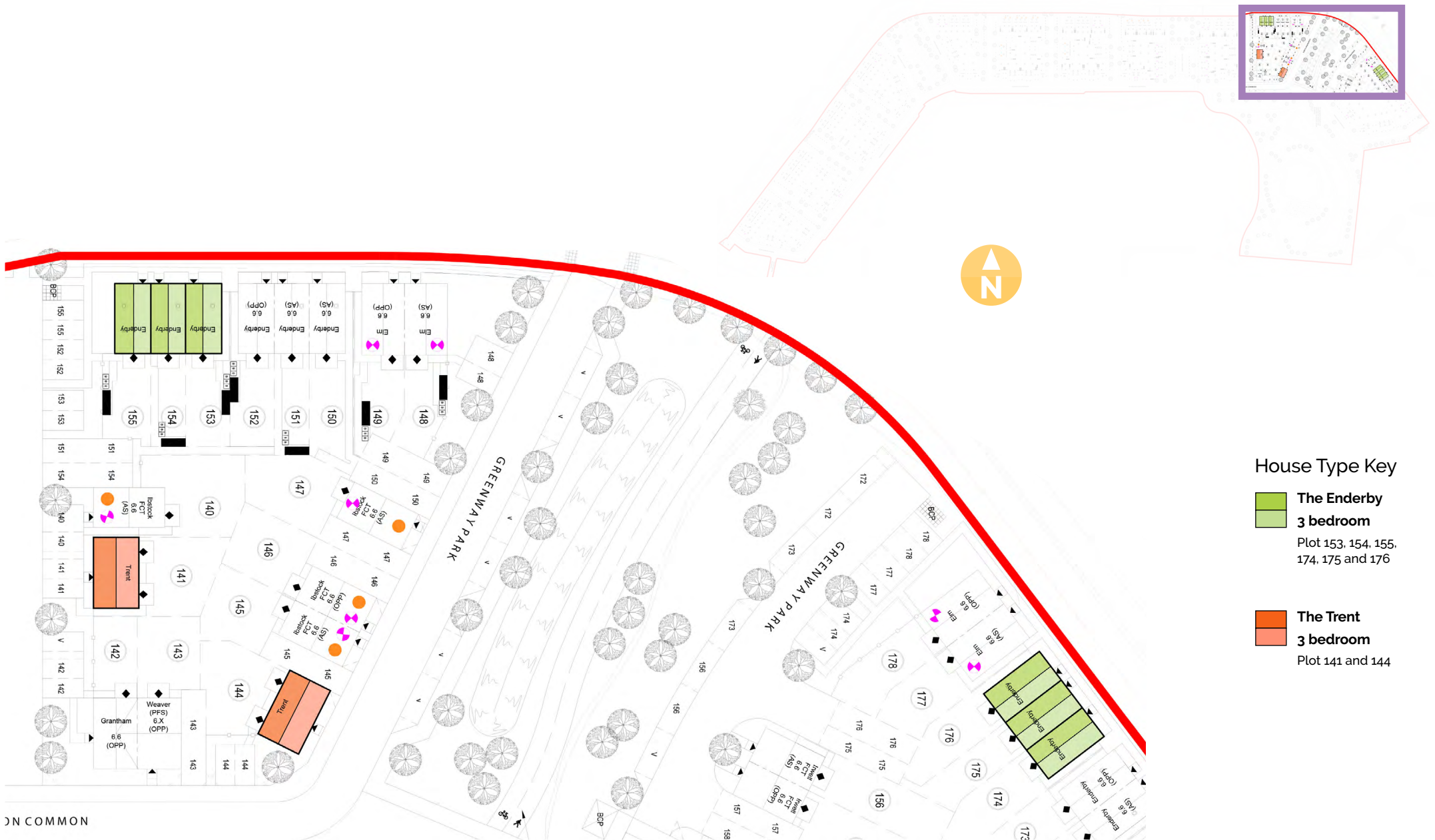
pubs, doctors, dentist and both primary and secondary schools. Peterborough boasts extensive shopping facilities including the Queensgate shopping centre.

Connectivity

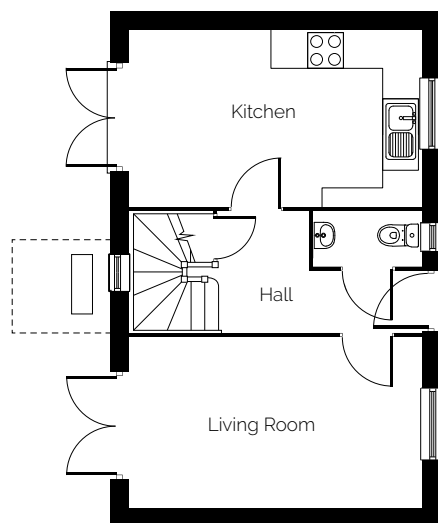
Transport links are excellent with commuter links with the A1, A15 and A47 all close by. The train station allows you to reach London Kings Cross by train in 50 minutes, direct bus links are also available to Peterborough.

Getting to Fletton Folly

Postcode for Sat Nav is PE7 7AB.

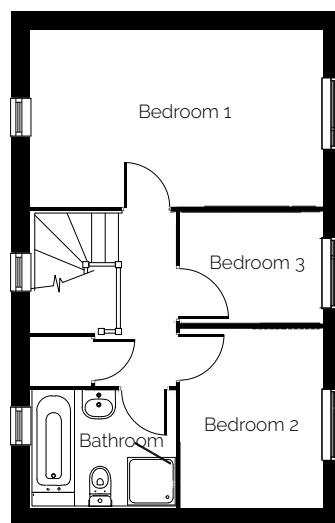


The Trent – Three bedroom detached house



Ground Floor

Kitchen	4.82m x 2.93m	15' 10" x 9' 8"
Living Room	4.82m x 2.81m	15' 10" x 9' 3"



First Floor

Bedroom 1	4.82m x 2.92m	15' 10" x 9' 7"
Bedroom 2	2.96m x 2.33m	9' 9" x 7' 8"
Bedroom 3	2.33m x 1.87m	7' 8" x 6' 2"



Specification

- Fitted kitchen with Oven, Hob and Extractor provided
- Tiled floor to kitchen and bathroom
- Downstairs cloakroom

Internal features

- Double Glazing/Central Heating
- Heated towel rail in bathroom

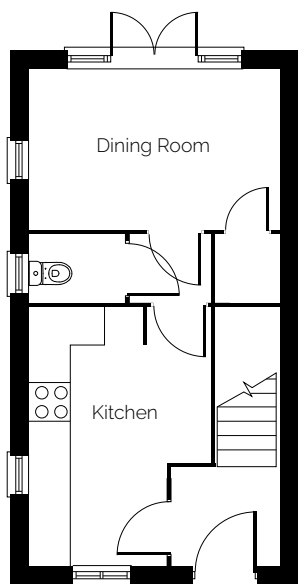
External Features

- Turfed and fenced rear garden
- Two car parking spaces
- External garden tap

Warranties

- 10 year new home guarantee
- 250 year lease term

The Enderby – Three bedroom terraced house

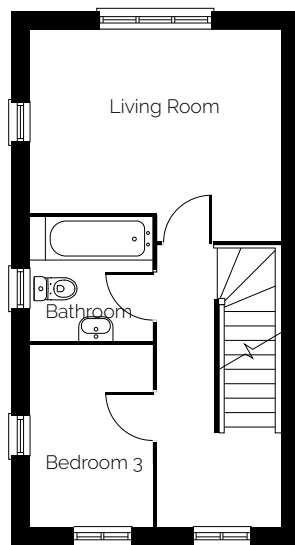


Ground Floor

Dining Room
3.89m x 2.57m 12' 9" x 8' 5"

Kitchen
4.13m x 2.91m 13' 6" x 9' 6"

*Maximum dimension

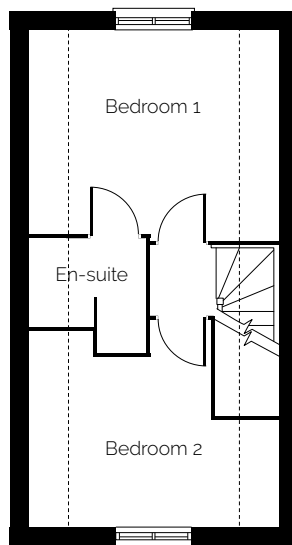


First Floor

Living Room
3.89m x 3.29m 12' 9" x 10' 10"

Bedroom 3
2.84m x 1.89m 9' 4" x 6' 3"

*Maximum dimension



Second Floor

Bedroom 1
3.89m x 3.29m 12' 9" x 10' 10"

Bedroom 2
3.89m x 3.32m 12' 9" x 10' 9"

*Maximum dimension



Specification

- Fitted kitchen with Oven, Hob and Extractor provided
- Tiled floor to kitchen and bathroom
- Downstairs cloakroom

Internal features

- Double Glazing/Central Heating
- Heated towel rail in bathroom

External Features

- Turfed and fenced rear garden
- Two car parking spaces
- External garden tap

Warranties

- 10 year new home guarantee
- 250 year lease term



Shared Ownership

Shared Ownership offers you the chance to buy a share of your home (between 40% and 75%) and pay rent on the remaining share. You could buy bigger shares when you can afford to do so which is referred to as 'staircasing' and the more shared you own, the less rent you pay. Muir Housing Group offer 'staircasing' to 100% ownership.

How it works

Because you are buying a share of the property, the deposit you need is a lot smaller. You will typically need a deposit of just 5% of the share you are buying. You pay a deposit and legal fees. Your mortgage is based on the size of share you buy. You will pay a monthly rent on the remaining share. A service charge will apply for buildings insurance and if there are any communal areas to maintain.

The rent which you pay will go down as you purchase more shares. We retain the freehold of the property whilst it is a shared ownership, when/if you purchase all the remaining shares in your home, you will acquire the freehold interest in the property. The term of the lease is 250 years from new. Your solicitor will provide you with a copy of the lease which sets out our joint responsibilities during the conveyancing process.

Eligibility

- Have a combined household income under £80,000 per annum
- Not already own a property, or part of a property, at the time of completing on your purchase
- Be unable to purchase a suitable home to meet your housing needs on the open market.

Next steps

Simply contact our team to find out more about our early bird reservations. We will discuss eligibility and the affordability assessment with you. More information can be found at:

www.muir.org.uk/shared-ownership

Homes by Muir



Ownership opportunities



Muir's Shared Ownership opportunities are an excellent, affordable route to home ownership. As an established provider of shared ownership homes for many years, Muir has helped thousands of customers to realise their dream of owning a home.

how to get in touch

salesteam@muir.org.uk

www.muir.org.uk

The wording images included in this brochure are for illustrative purposes only and will differ to the homes available. Purchasers must satisfy themselves as to the accuracy of information provided in the brochure.