



Price List

The Cocoa Works (BLOCK A - ALMOND)
Haxby Road, York, YO31 8TA
01904 390 301
Email:- cocoaworkssales@clarionhg.com

Plot No.	Postal address	Beds	Spec	SQFT	M ²	Aspect	Full market value	Share	Share value	5% deposit	Rent pcm	service charge pcm	Status
A.3.09	309 Almond, The cocoa Works, Haxby Road, York, YO31 8AD	2 BED	DARK	944	87.7	S / W	£357,500	25%	£89,375	£4,469	£614.45	£223.50	Available
B.3.11	311 Mint, The cocoa Works, Haxby Road, York, YO31 8AE	2 BED	DARK	925.7	86.0	EAST	£377,500	25%	£94,375	£4,719	£648.83	£233.85	Pending
B.2.11	211 Mint, The cocoa Works, Haxby Road, York, YO31 8AE	2BED	LIGHT	925.7	86.0	EAST	£372,500	25%	£93,125	£4,656	£640.23	£231.33	Available
A.1.09	109 Almond, The cocoa Works, Haxby Road, York, YO31 8AD	2 BED	DARK	900.9	83.7	S/W	£347,500	25%	£86,875	£4,344	£597.27	£223.50	Pending
B.1.01	101 Mint, The cocoa Works, Haxby Road, York, YO31 8AE	2 BED	DARK	1005	93.4	WEST	£420,000	25%	£105,000	£5,250	£721.88	£248.66	Available
B.1.11	111 Mint, The cocoa Works, Haxby Road, York, YO31 8AE	2 BED	DARK	925.7	86.0	EAST	£367,500	25%	£91,875	£4,594	£631.64	£231.33	Available
A.0.09	9 Almond, The cocoa Works, Haxby Road, York, YO31 8AD	2 BED	LIGHT	839.6	78.0	S/W	£345,000	25%	£86,250	£4,313	£592.97	£209.83	Available
A.0.07	7 Almond, The cocoa Works, Haxby Road, York, YO31 8AD	2 BED	LIGHT	831	77.2	S/W/N	£325,000	25%	£81,250	£4,063	£558.59	£203.00	Pending
A.0.06	6 Almond, The cocoa Works, Haxby Road, York, YO31 8AD	2 BED	LIGHT	808.4	75.1	WEST	£320,000	25%	£80,000	£4,000	£550.00	£199.42	Available
B.0.01	1 Mint, The cocoa Works, Haxby Road, York, YO31 8AE	2 BED	LIGHT	984.9	91.5	WEST	£405,000	25%	£101,250	£5,063	£696.09	£248.66	Available
C.0.02	2 Cream, The Cocoa Works, Haxby Road, York YO31 8AF	2 BED	LIGHT	744.9	69.2	N/W	£317,500	25%	£79,375	£3,969	£545.70	£197.33	Available
B.0.09	9 Mint, The cocoa Works, Haxby Road, York, YO31 8AE	2 BED	LIGHT	925.7	86.0	EAST	£362,500	25%	£90,625	£4,531	£623.05	£231.37	Available
B.0.17	17 Mint, The cocoa Works, Haxby Road, York, YO31 8AE	2 BED	LIGHT	924.6	85.9	EAST	£362,500	25%	£90,625	£4,531	£623.05	£197.33	Available

Reservations are subject to a £350 reservation deposit. Latimer reserves the right to review the property prices until the reservation deposit has been paid.

Although every care has been taken to ensure the accuracy of all information given, the contents of this price list do not form part of, or constitute a representation warranty, or part of any contract.

The above price examples are valid as at January 2023 They are based on a valuation carried out by a RICS qualified surveyor(valuations are reviewed at least every three months).

Service charges are estimates and can change before and after completion.

The above costs are indicative examples only. The larger the deposit you put down, the lower your monthly repayments will be.

You must obtain advice from a qualified independent mortgage advisor (you will be asked to have an affordability assessment with an independent mortgage advisor from our panel).

Monthly rent is calculated at 2.75% per annum of the value of the share that you do not initially buy.

Applicants with a household annual gross income in excess of £80,000 are not eligible for Shared Ownership in this area.

Your home is at risk if you do not keep up repayments on your mortgage, rent or any other loans secured on it. The value of properties can go down as well as up.

Latimer by Clarion Housing Group supports mixed tenure developments and is proud to provide homes for Shared Ownership. We may change the tenure of some properties subject to demand.

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