



17 Brewery Mews, Hockley Croft, Boroughbridge YO51 9FY

Stephensons

S  
Est 1871

An exciting opportunity with Broadacres Housing Association to part buy and part rent a brand new 2 bedroom semi-detached property built by Harron Homes on their new Hockley Croft development on the fringes of Boroughbridge. The living space on offer includes a reception hall with cloakroom/wc, sitting room, dining kitchen, 2 double bedrooms and a bathroom complemented by double glazing, radiator central heating, off road parking and an enclosed lawned rear garden.

Harrogate Borough Council - Tax Band B

Viewings via Boroughbridge Office 01423 324324



### How does shared ownership work?

Shared Ownership is a Government funded scheme allowing you to buy a share in a new home. You can buy as little as a **25%** share up to as much as **80%** and rent the remaining share from Broadacres Housing Association. The greater the share you own the lower amount of rent is payable as illustrated in the examples below:

<b>25% Ownership</b>	<b>= £47,500</b>	<b>plus Weekly Rent £75.36</b>
<b>35% Ownership</b>	<b>= £66,500</b>	<b>plus Weekly Rent £65.31</b>
<b>50% Ownership</b>	<b>= £95,000</b>	<b>plus Weekly Rent £50.24</b>
<b>60% Ownership</b>	<b>= £114,000</b>	<b>plus Weekly Rent £40.19</b>
<b>70% Ownership</b>	<b>= £133,000</b>	<b>plus Weekly Rent £30.14</b>
<b>80% Ownership</b>	<b>= £152,000</b>	<b>plus <b>No rent payable</b></b>

This property comes with a peace of mind 10 year NHBC warranty and there is an Estate Charge of **£2.62** per week.

**Please Note : To buy this property you must be an “Eligible Occupier” and have a “Local Connection” to Boroughbridge (see page 3)**

To arrange a viewing of this property please contact Stephensons on **01423 324324**. For confirmation of your eligibility to buy this property and for further information on shared ownership in general please contact Broadacres Housing Association on **01609 767900** or go to [www.broadacres.org.uk](http://www.broadacres.org.uk) where you will also be able to download an Application Form.



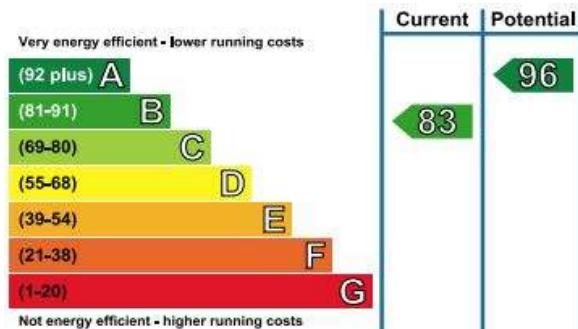
**“Eligible Occupier”** means a person or household containing a person who is in need for a property of this type and must have a **“Local Connection”** to Boroughbridge, Cundall, Kirby Hill, Langthorpe, Milby, Newby, Norton-le-Clay, Roecliffe, Skelton-on-Ure or Thornton Bridge.

**“Local Connection”** means that you or a person within the household currently lives within the defined area and has lived there for at least 2 years.

Or has close family resident in the defined area (minimum of 5 years).

Or who has previously lived in the area for a continuous period of 10 years.

Or who has been in employment for a minimum of 12 months for no less than 12 hours per week.



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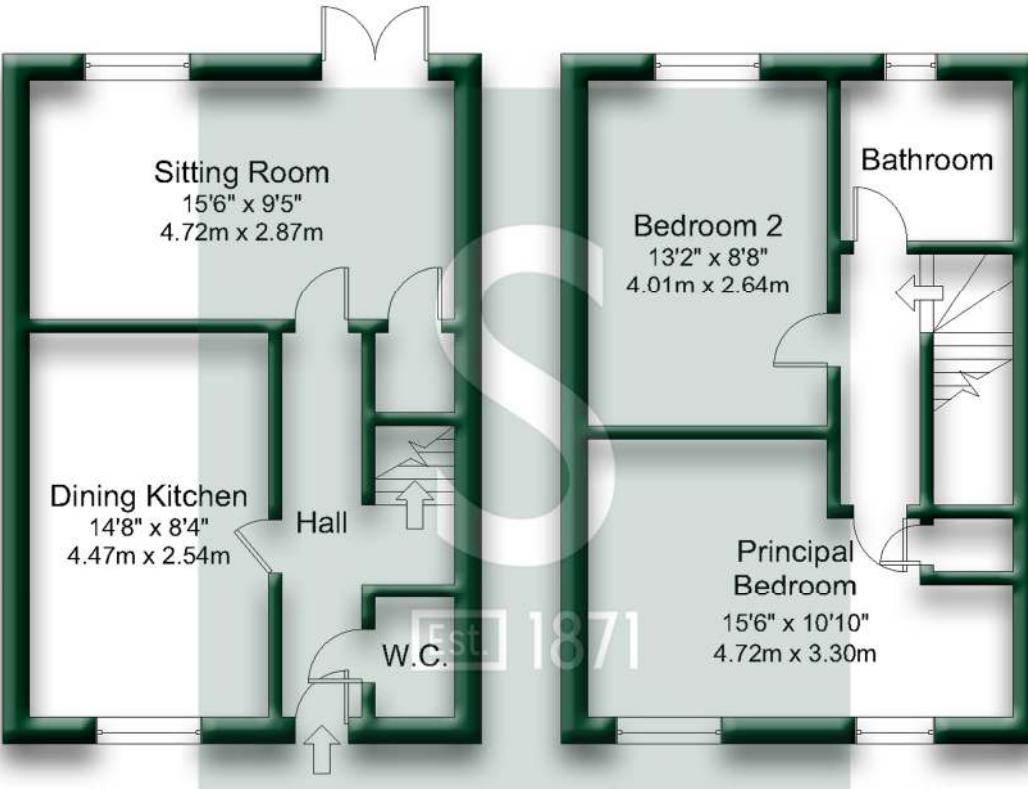
**Services**  
We have been informed by the Vendor that all mains services are connected to the property.

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## Ground Floor

Gross internal floor area (approx.): 70 sq m (753 sq ft)

## First Floor

Not to Scale. Copyright © Apex Plans.

#### Directions

Leaving Boroughbridge town centre on Horsefair and the Milby Island roundabout continue straight over onto Leeming Lane before taking the 1<sup>st</sup> right into Hockley Croft and right again into Brewery Mews.