

## **Pentre Bach Site, Ruthin Road, Wrexham**

Redrow are providing affordable homes for 70% of the open market value in Pentre Bach, Ruthin Road, Wrexham.

The properties available are as follows:

Plot 169 : 1 bed ground floor apartment - £62,997

Plot 170 : 1 bed first floor apartment - £62,997

Plot 171 : 2 bed ground floor apartment - £69,997

~~Plot 172 : 2 bed first floor apartment – £69,997~~ sold subject to contract.

Plot 173 : 2 bed ground floor apartment - £69,997

Plot 174 : 2 bed first floor apartment - £69,997

Plot 175 : 2 bed apartment above garage - £74,550

Plot 202 : 2 bed house - £91,700

There will be a service charge of £918.85 per annum for plots 169 – 174, £631.21 for plot 175, and £203.67 for plot 202.

Plots 169 – 174 are leasehold, Plots 175 and 202 are freehold.

Ground rent for all plots is £150 per annum.

Reservation fee £500

A deposit of 25% is required for plots 169 – 174 ( 20% from prospective purchaser and a 5% builder deposit from Redrow)

A deposit of 20% is required for plot 175 and 202 ( 10% from prospective purchaser and a 5% builder deposit from Redrow)

For further information and particulars of the properties, please contact the Redrow Sales Office between 10.00am and 5.30pm on 01978 366736.

Please contact the Affordable Homes Team at Cymdeithas Tai Clwyd for an application form.

### **Residency Criteria**

To qualify to be able to purchase one of the apartments, you need to :

- Have lived or have close family connection in the Brynffynnon Ward for 1 year prior to completion date , or

- Be in permanent full time employment (at least 30 hours per week) in Brynffynnon Ward for 6 months prior to completion date, or
- Have previously lived and have a close family connection in the Brynffynnon Ward for a continuous period of 5 years.

If no person can be identified from the Brynffynnon Ward, consideration will be given to applicants from the communities of Esclusham, Offa, Grosvenor, New Broughton and Coedpoeth.

If no person can be identified from either of the above, then the qualifying criteria will be extended to include the whole of Wrexham County.

Please see map of Brynffynnon Ward.

### **Information Required to Assess.**

This is the information that is required in order to assess whether clients are eligible for a property:

- Proof of wages / salary for the last 3 months /10 weeks. (Cannot accept handwritten payslips).
- If self employed, certified self employed accounts or Inland Revenue tax assessment on Certificate SA302 is required for the last 2 years.
- P60 dated April 2010 and April 2011.
- Bank statements for each account held for the last 3 months. (Can accept online banking printouts).
- Proof of any savings e.g. ISAs, stocks and shares etc.
- Proof of any other income i.e. state benefit, private pension, tax credits (full copies of entitlement letters).
- Details of outstanding loans – please provide credit agreement letter.
- Proof of residency required for one applicant – this can be a P60, bank statements, loan agreement or any document that proves your address, or a letter from your employer confirming that you are in permanent employment and have been for the last 6 months in the Brynffynnon Ward. If you have previously lived or have close family living in Brynffynnon Ward – proof of residency must be provided for the 5 years you have lived in Brynffynnon Ward in the past, or if you have close family living in Brynffynnon Ward, proof of residency must be provided in respect of family member for the past 5 years.
- Certificate or letter from mortgage lender confirming that you can obtain a mortgage of at least 80% of the purchase price. At least 20% deposit required by most lenders. If friends/family are providing the deposit, a letter from them to confirm the amount is required. Redrow will be offering a 5% deposit, therefore with some lenders you will only require a further 15% deposit.

- Details of how the fees involved with buying a house will be paid. If with the help of family or friends, please can they provide a letter to confirm this.
- Completed income and expenditure form.
- Proof of childcare charges (if applicable).
- Identification. (Photocopies acceptable).

(Please note, proofs are required for yourself and partner (if applicable)).