

Low Cost Shared Equity FOR SALE

Oaklands Phase 4, Banchory, AB31 5BN

2 x 2 bed flats for £91,754

4 x 3 bed terrace houses for £132,534

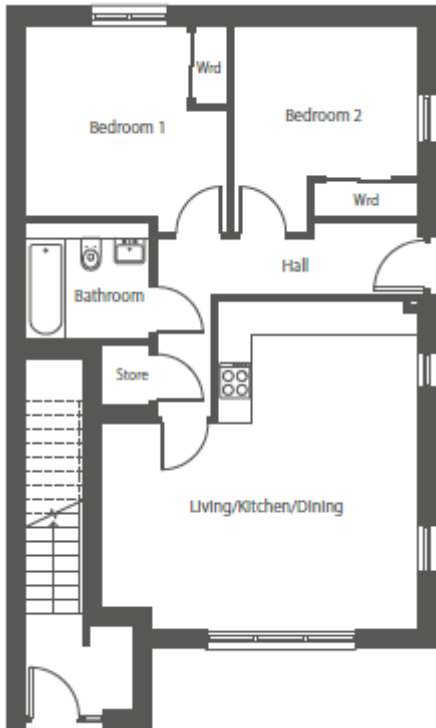


Low Cost Shared Equity Property Schedule

Properties Available	Properties Available From
2 x 2 bed self contained flats 4 x 3 bed terrace houses	April 2019
Heating Type	Price
Biomass District Heating by Hobesco. Further details can be found at: www.hobesco.co.uk	Plots 13 & 14 – 2 bed flat: £91,754 Plots 15-18 – 3 bed house: £132,534
Floor Space	Income Threshold
Plot 13 - 2 bed ground floor flat – 68m ² Plot 14 - 2 bed first floor flat – 74m ² Plots 15-18 - 3 bed terrace house – 88m ²	Plots 13 & 14 – 2 bed flat: £35,000 Plots 15 – 18 – 3 bed house: £49,000
Accommodation	Factoring
Plot 13 – Entrance hallway, open plan living room/ kitchen/ dining room, two bedrooms and a bathroom. Plot 14 – Exclusive entrance stairwell, hallway, open plan living room/ kitchen/ dining room, two bedrooms and a bathroom. Plots 15-18 – Ground Floor: Entrance hallway, living room, dining kitchen, cloakroom. First Floor: landing, 3 bedrooms and a bathroom.	Factoring provided by LPM. Estimated cost of £192.15 per annum, per property. Factoring includes bank charges, external upkeep, external electricity, management fee, play park, play park insurance and public liability insurance. Further details can be obtained from the developer.
Garden	Eligibility Criteria
All properties have private gardens which will be turfed.	See guidance notes for eligibility criteria
Parking Arrangements	Closing Date
Plots 13 & 14 – 1 allocated parking space Plots 15-18 – 2 allocated parking spaces	Application should be returned as soon as possible. Applications will be assessed on a first come basis.

The information in this schedule has been supplied by the developer and is for guidance only and whilst every care has been taken in the preparation of this schedule and the information is believed to be correct, it does not warrant or constitute any offer or contract and may be subject to change.

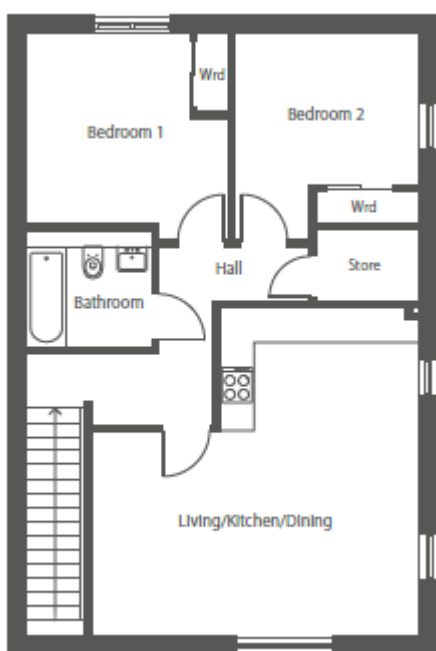
Floor Plans: Plot 13, 2 bed ground floor flat



Plot 13		
GROUND FLOOR		
Living/ Kitchen/ Dining	5.90m x 4.78m	19'4" x 15'7"
Bedroom 1	3.62m x 3.40m	11'10" x 11'2"
Bedroom 2	3.70m x 3.30m	12'1" x 10'10"
Bathroom	2.26m x 2.10m	7'5" x 6'11"
Total Area	68m ²	732 sq ft

All dimentions are approximate and are taken to the widest point.

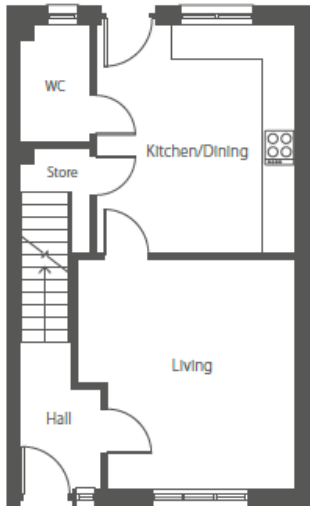
Floor Plans: Plot 14, 2 bed first floor flat



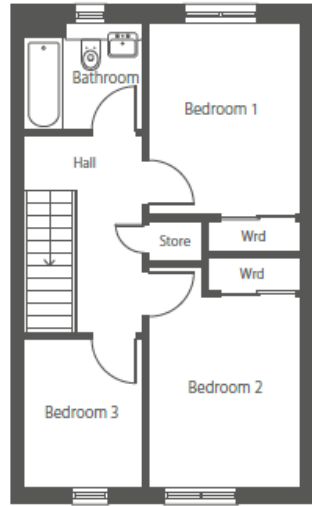
Plot 14		
First Floor		
Living/ Kitchen/ Dining	5.88m x 5.90m	19'4" x 19'5"
Bedroom 1	3.62m x 3.40m	11'10" x 11'2"
Bedroom 2	3.30m x 3.40m	10'10" x 11'2"
Bathroom	2.10m x 2.26m	6'10" x 7'5"
Total Area	76m ²	818 sq ft

All dimentions are approximate and are taken to the widest point.

Floor Plans: Plots 15 – 18, 3 bed terrace houses



GROUND FLOOR



FIRST FLOOR

Plots 15, 16, 17 & 18

Ground Floor

Living Room	4.25m x 4.06m	14'0" x 13'4"
Kitchen/ Dining	4.25m x 3.71m	14'0" x 12'2"
WC	2.20m x 1.34m	7'3" x 4'4"

First Floor

Bedroom 1	3.55m x 2.82m	11'8" x 9'3"
Bedroom 2	3.55m x 2.82m	11'8" x 9'3"
Bedroom 3	2.75m x 2.25m	9'1" x 7'5"
Bathroom	2.25m x 2.00m	7'5" x 6'6"
Total Area	88m ²	947 sq ft

All dimensions are approximate and are taken to the widest point

Plot Layout



Location



Banchory is situated approximately 17 miles from the city of Aberdeen with three access roads making the area much sought after.

The town maintains a comprehensive range of shops and several excellent hotels and restaurants. The primary and secondary schools have excellent reputations and incorporate community and sports centres and a swimming pool. Banchory has two private golf courses and a driving range in addition to the various other leisure pursuits such as fishing, riding, hill walking and skiing etc. which are available on Deeside.



Further Information

For further information please contact:

Development Officer .01467 534685

LCHO@aberdeenshire.gov.uk