



LAYDEN
DRIVE



AND SO THE ADVENTURE CONTINUES... WELCOMING YOU AND YOUR FAMILY TO YOUR NEW JOHNNIE JOHNSON HOME



Building outstanding homes and delivering outstanding services to our customers. Enabling people to 'live longer, live better' in their own homes for as long as possible.

We are a not-for-profit housing association dedicated to offering quality homes for independent living. Providing a wide range of quality homes for more than 8000 residents in the North West, North East, Yorkshire and Derbyshire.

Our motto 'living longer, living better' underlines our commitment to providing safe, secure and affordable homes that you want to remain in, with the option of a tailored package of support that evolves as your needs may change.



We're here with you every step of the way, and this is your first opportunity to explore why a Johnnie Johnson home could be the right move for you!

YOUR NEW HOME 'THE LAYDEN'



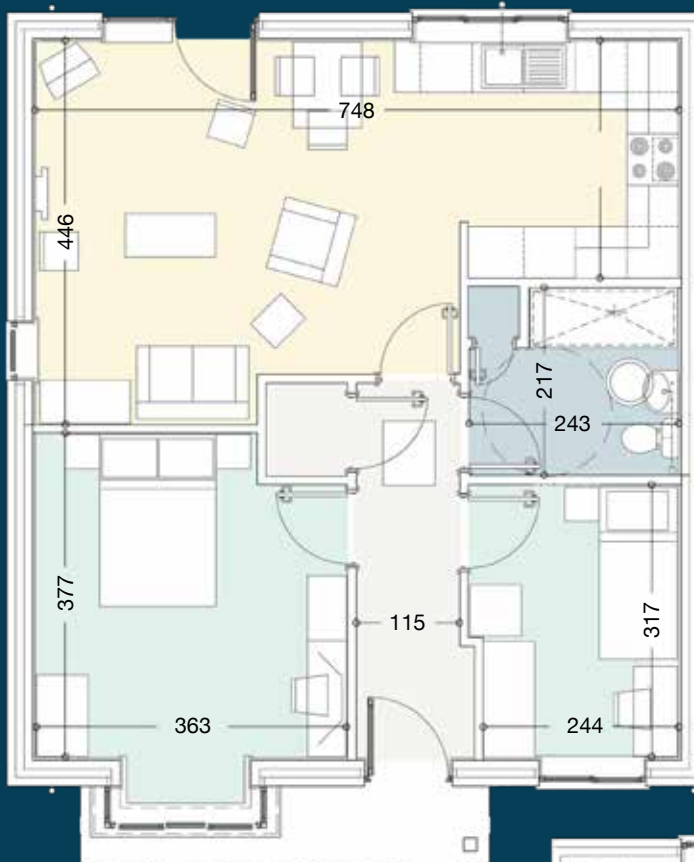
Layden Drive is a wonderful opportunity to purchase your new home through modern shared ownership.

We are pleased to offer eight exceptional two bedroom bungalows for independent living, for over 55s.



A CONTEMPORARY HOME, WITH OPEN PLAN LIVING AREAS AND STUNNING REAR VIEWS. 'THE LAYDEN' IS VERSATILE, ALLOWING YOU ACCESS TO EVERYTHING ON ONE LEVEL, WITHOUT COMPROMISING ON SPACE OR STYLE.

FLOOR PLAN



(Guide dimensions)

* Longest wall

Kitchen / Dining / Family Room

4.46m (14.6 ft)* x 7.48m (24.5 ft)

Bedroom 1

3.77m (12.4 ft) x 3.63m (11.9 ft)

Bedroom 2

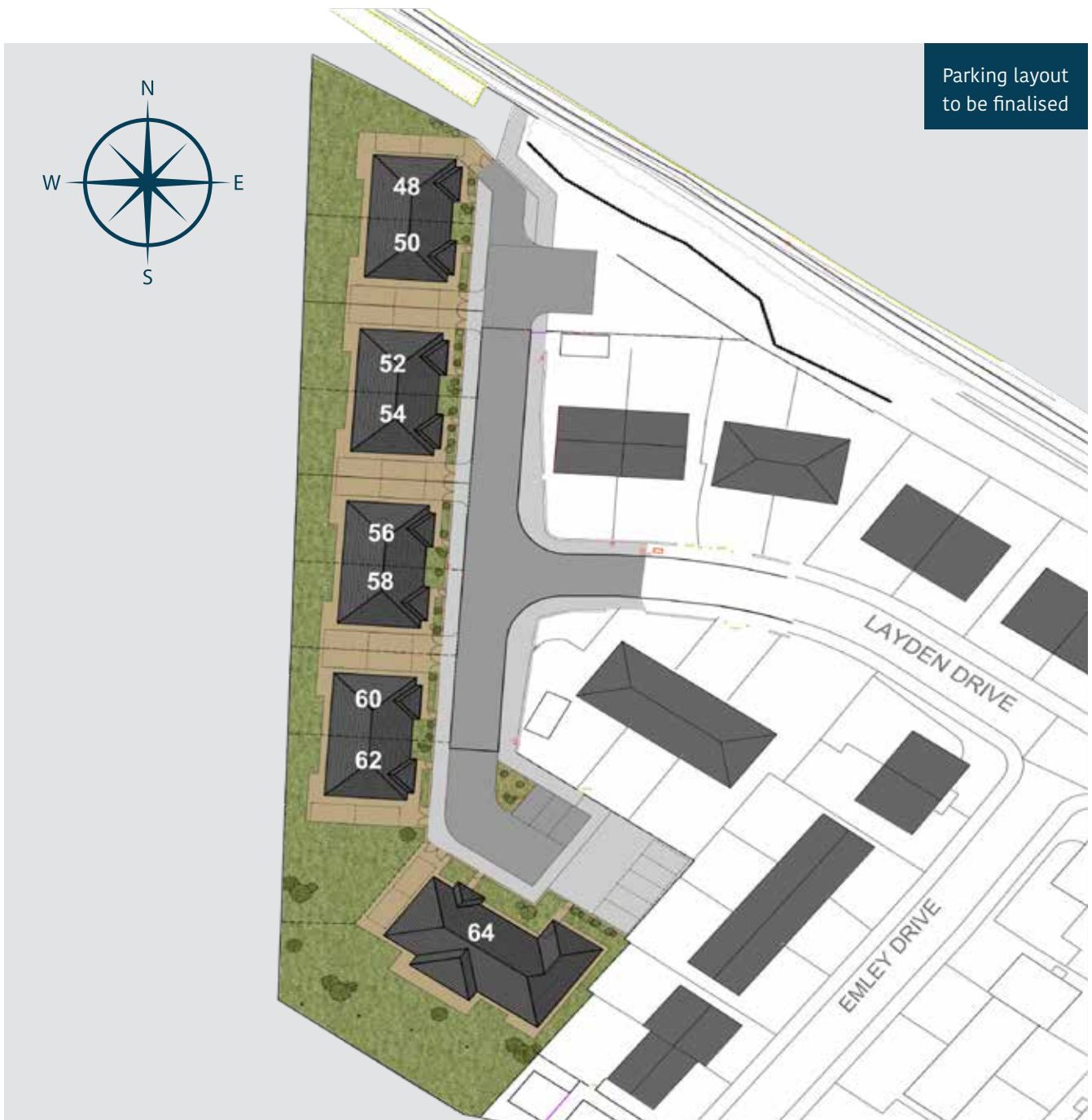
3.17m (10.4 ft) x 2.44m (8.0 ft) *

Bathroom

2.17m (7.1 ft) x 2.43m (8.0 ft)

ESTATE LAYOUT

Plot	House Type
48	2 Bedroom Bungalow (3 Person)
50	2 Bedroom Bungalow (3 Person)
52	2 Bedroom Bungalow (3 Person)
54	2 Bedroom Bungalow (3 Person)
56	2 Bedroom Bungalow (3 Person)
58	2 Bedroom Bungalow (3 Person)
60	2 Bedroom Bungalow (3 Person)
62	2 Bedroom Bungalow (3 Person)
64	Bespoke Bungalow (Reserved)



PROPERTY FEATURES / SPECIFICATION





- Open plan living-kitchen areas
- Bosch oven and hob
- Lamona fridge freezer
- Thermostatically-controlled Mira showers
- Level access showers
- Energy efficient 'A' rated boilers
- Double glazing
- Sun tubes to maximise natural light
- SUDS sustainable drainage
- Secure by Design measures
- Rear gardens with turf and paved areas
- Off street parking

As a Johnnie Johnson Housing customer, you have the added benefit of having access to Astraline, our 24/7 assistive technology service. Ensuring help is at hand should you ever need it.

Please note this optional service incurs an additional monthly fee. For more information visit www.astraline.co.uk



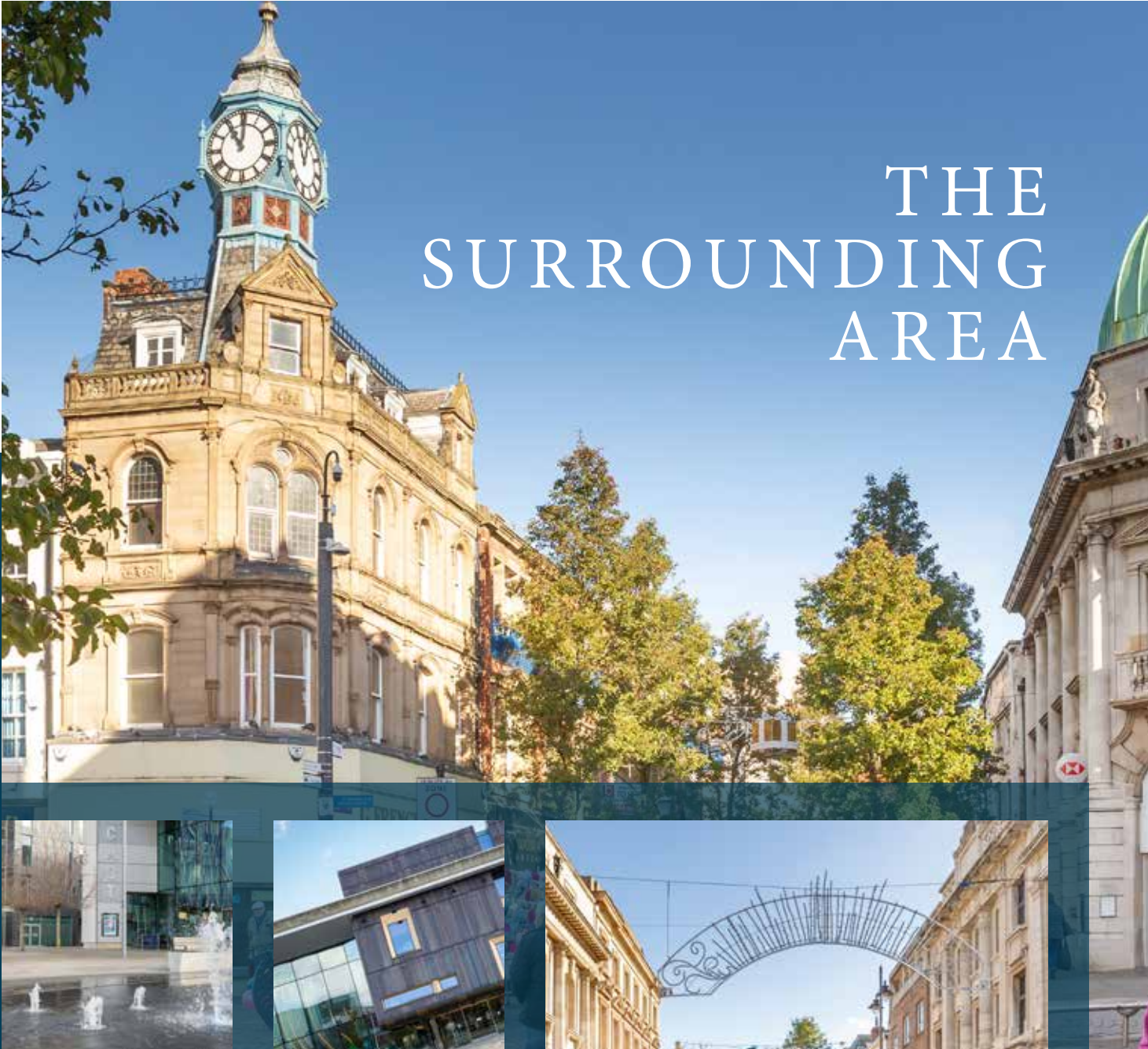


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LOCATION



THE SURROUNDING AREA



A historical market town, at the southern edge of Yorkshire, Doncaster is renowned for its horse racing, rich railway heritage.

With the remains of the original Roman wall; Saxon church architecture; Norman castles at Conisbrough and Tickhill; and a wealth of Georgian and Regency architecture reflecting the glory days of Doncaster when it really was the most important town in this part of England. It certainly is a great place to live! Doncaster also benefits from being easily accessible by motorway and rail.



Doncaster has many claims to fame but it's well known for being the home to Britain's favourite corner shop. First run by that legend of comedy, Ronnie Barker as Arkwright, and more recently by his nephew Granville, a tiny hairdresser's shop in Balby is transformed into "Arkwrights" from Open All Hours when filming starts. The shop has been used since the very first series in the 1970s and continues today.

SHARED OWNERSHIP AT LAYDEN DRIVE

Shared Ownership offers you the chance to buy a share of your home. You would then be able to buy your home in stages as and when you can afford it, this is called staircasing.

How does it work?

To start with a share percentage will be offered, which will be between 25-75%. The maximum share available is 75%. This will be the share you take a mortgage out for and it will become yours. This means that your deposit will be worked out based on your share price.

Johnnie Johnson Housing will own the remaining % share that you don't buy and you will pay a discounted rent to us for the share. Please note that if you purchase a 75% share, you will not be required to pay rent.

Property purchase can be via a mortgage or proceeds from the sale of your own home. As a buyer, you either have to have had an offer accepted on your home or have sold your home and be renting/living with family or friends and using the proceeds of your sale to fund your purchase.

What are the benefits to me?

- You can buy additional shares as time goes on
- You can sell your shared ownership property at any time, and will benefit from any increase in value
- Provides greater independence, control and choice that you wouldn't have if you were renting
- Offers long term security: you decide how long you live in your home and how much of it you own

Am I eligible to buy a property at Layden Drive?

- You or your partner are aged over 55
- Your household earns less than £80,000 per year
- You are able to obtain a mortgage and/or have savings for your share (deposits are typically 5-10% although may be higher in certain circumstances)
- Your income is sufficient to cover the mortgage (if applicable), rent and service charges
- You have savings (or access to) £2,500 to cover the fees of buying your property plus the deposit

Help to Buy North East, Yorkshire and Humberside has a number of useful guides to help you through the application process. You will also find stories from people who already enjoy shared ownership. Visit www.helptobuyneyh.co.uk

We're here to help too, find our contact details below.

RESERVING YOUR HOME

This can be daunting and we want to make sure you feel supported through the whole process. Please get in touch if we can be of any assistance as you start the application process.

STEP 1

Register your interest with us either by phone, website or email. You will then need to complete the Shared Ownership application form on the Help to Buy website. Please note the maximum share available is 75%. You can speak to a member of our customer service team if you need any help. Visit www.helptobuyneyh.co.uk/apply to start your application today.

STEP 2

Once your 'Help to Buy' application is approved you will need to complete a Johnnie Johnson Housing application form.

STEP 3

When your application has been processed you can reserve your new home. Speak with a member of our customer service team to reserve your plot. We will request that you pay a £500 deposit and provide a copy of your mortgage offer or proof of funds.

STEP 4

Help to Buy will send you the relevant documents and once these are returned to us along with your solicitor's details, they can proceed.

STEP 5

With solicitors now instructed and the sale going through, Help to Buy and Johnnie Johnson Housing will work with you to help you through the purchase and make it as stress-free as possible.

STEP 5

Help to Buy arrange a completion and move in date for your new home!

Help with solicitors

For assistance with solicitors, should you not have one in place, Help to Buy have a preferred panel noted below.

Solicitors

Browell Smith & Co.

E: Rodger.wilkinson@browells.co.uk

T: 0333 270 1358

W: www.browells.co.uk

Hedleys Solicitors

E: r.walls@hedleysolicitors.com

T: 0191 566 6908

W: www.hedleysolicitors.co.uk

Ison Harrison

E: pontefract@isonharrison.co.uk

T: 01977 794395

W: www.isonharrison.co.uk

Levi Solicitors

E: lwilson@levisolicitors.co.uk

T: 0113 297 3150

W: www.levisolicitors.co.uk

Malcolm C Foy & Co

E: staylor@malcolmfoy.co.uk

T: 01302 348 743

W: www.switalskis.com

SPEAK TO OUR TEAM TODAY, REGISTER YOUR INTEREST AND
MAKE THE FIRST STEP IN RESERVING YOUR NEW HOME

WE ARE WITH YOU EVERY STEP OF THE WAY!



✉ general.enquiries@jjhousing.co.uk
☎ 0345 305 5335
🌐 www.jjhousing.co.uk/laydendrive

📘 Johnnie Johnson Housing
🐦 @JJHousingTrust