



THE OLD
SCHOOL HOUSE
KINGS PARK

Price list

Lower Ground Floor 1 bedroom 2 bedroom Reserved Firm Interest

Apartment	Apartment type	Full market price	25% share & Rent	50% share & Rent	75% share & Rent
Apartment 13	1 bedroom	£160,000	£40,000 & £275.00	£80,000 & £183.33	£120,000 & £91.67
Apartment 27	1 bedroom	£185,000	£46,250 & £317.97	£92,500 & £211.98	£138,750 & £105.99
Apartment 16	1 bedroom	£190,000	£47,500 & £326.56	£95,000 & £217.71	£142,500 & £108.85
Apartment 1	1 bedroom	£190,000	£47,500 & £326.56	£95,000 & £217.71	£142,500 & £108.85
Apartment 3	2 bedroom	£225,000	£56,250 & £386.72	£112,500 & £257.81	£168,750 & £128.91
Apartment 2	2 bedroom	£240,000	£60,000 & £412.50	£120,000 & £275.00	£180,000 & £137.50
Apartment 15	2 bedroom	£240,000	£60,000 & £412.50	£120,000 & £275.00	£180,000 & £137.50
Apartment 14	2 bedroom	£250,000	£62,500 & £429.69	£125,000 & £286.46	£187,500 & £143.23
Apartment 12	2 bedroom	£290,000	£72,500 & £498.44	£145,000 & £332.29	£217,500 & £166.15

Disclaimer: Values are reviewed every 3 months and are subject to change. Prices, features and availability are correct at time of print but are subject to change without prior notice. A monthly service charge will apply. Service charge ranges from £132.89 pcm to £200.98 pcm.



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Upper Ground Floor 1 bedroom 2 bedroom Reserved Firm Interest

Apartment	Apartment type	Full market price	25% share & Rent	50% share & Rent	75% share & Rent
Apartment 17	1 bedroom	£160,000	£40,000 & £275.00	£80,000 & £183.33	£120,000 & £91.67
Apartment 26	1 bedroom	£165,000	£41,250 & £283.59	£82,500 & £189.06	£123,750 & £94.53
Apartment 20	1 bedroom	£185,000	£46,250 & £317.97	£92,500 & £211.98	£138,750 & £105.99
Apartment 4	1 bedroom	£185,000	£46,250 & £317.97	£92,500 & £211.98	£138,750 & £105.99
Apartment 18	2 bedroom	£225,000	£56,250 & £386.72	£112,500 & £257.81	£168,750 & £128.91
Apartment 5	2 bedroom	£245,000	£61,250 & £421.09	£122,500 & £280.73	£183,750 & £140.36
Apartment 19	2 bedroom	£245,000	£61,250 & £421.09	£122,500 & £280.73	£183,750 & £140.36
Apartment 6	2 bedroom	£290,000	£72,500 & £498.44	£145,000 & £332.29	£217,500 & £166.15
Apartment 7	2 bedroom	£294,000	£73,500 & £505.31	£147,000 & £336.88	£220,500 & £168.44

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Price list

First Floor 2 bedroom 3 bedroom Reserved Firm Interest

Apartment	Apartment type	Price	25% share & Rent	50% share & Rent	75% share & Rent
Apartment 9	2 bedroom	£255,000	£63,750 & £438.28	£127,500 & £292.19	£191,250 & £146.09
Apartment 23	2 bedroom	£255,000	£63,750 & £438.28	£127,500 & £292.19	£191,250 & £146.09
Apartment 8	2 bedroom duplex	£265,000	£66,250 & £455.47	£132,500 & £303.65	£198,750 & £151.82
Apartment 24	2 bedroom duplex	£265,000	£66,250 & £455.47	£132,500 & £303.65	£198,750 & £151.82
Apartment 10	2 bedroom	£300,000	£75,000 & £515.63	£150,000 & £343.75	£225,000 & £171.88
Apartment 22	3 bedroom	£310,000	£77,500 & £532.81	£155,000 & £355.21	£232,500 & £177.60
Apartment 21	2 bedroom duplex	£335,000	£83,750 & £575.78	£167,500 & £383.85	£251,250 & £191.93
Apartment 25	2 bedroom duplex	£390,000	£97,500 & £670.31	£195,000 & £446.88	£292,500 & £223.44
Apartment 11	3 bedroom premium duplex	£540,000	£135,000 & £928.13	£270,000 & £618.75	£405,000 & £309.38

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Key information about the home

There are variations of shared ownership models which have different features. The model of shared ownership may vary depending on:

- what rules were in place at the time the home was funded or planning permission granted
- where the home is located
- whether the home is for a specific group of people

The table below highlights the key features of common shared ownership schemes. The information in this document is for the **new model shared ownership**.

Shared ownership model	Older model shared ownership	Standard model shared ownership	New model shared ownership
Minimum initial share	25% <input type="checkbox"/>	25%	10% <input type="checkbox"/>
Lease length	Typically, leases were issued for 99 years from new	Leases are for a minimum of 99 years from new but typically at least 125 years	Leases will be for a minimum of 990 years from new
Initial repair period	No	No	Yes
Buying more shares - minimum purchase	10% or 25%	10%	5%
1% share purchase	No	No	Yes
Landlord's nomination period	8 weeks or 12 weeks	8 weeks	4 weeks

When you are looking for shared ownership homes, you should always check the Key Information Document to see which model covers that specific home.

When you buy a home through shared ownership, you enter into a shared ownership lease. The lease is a legal agreement between you (the 'leaseholder') and the landlord. It sets out the rights and responsibilities of both parties.

Before committing to buy a shared ownership property, you should take independent legal and financial advice.

This key information document is to help you decide if shared ownership is right for you. You should read this document carefully so that you understand what you are buying, and then keep it safe for future reference. This document 'Key information about the home' is a summary and you should consider the information in 'Summary of costs' and 'Guide to shared ownership' before making a decision.

This does not form part of the lease. You should carefully consider the information and the accompanying lease and discuss any issues with your legal adviser before signing the lease.

Failure to pay your rent, service charge, or mortgage could mean your home is at risk of repossession.

The costs in this document are the costs as at the date issued. These will increase (typically on an annual basis) and you should take financial advice on whether this will be sustainable for you.

Property Details

Address	Old School House Shared Ownership Apartment 13 & 17 Old School House, MACCLESFIELD, SK10 1GJ																											
Property type	1 bedroom(s) - Flat																											
Scheme	Shared ownership																											
Full market value	£160,000																											
Share Purchase Price and Rent Examples	<p>The share purchase price is calculated using the full market value and the percentage share purchased.</p> <p>If you buy a 40% share, the share purchase price will be £64,000 and the rent will be £220.00 a month.</p> <p>If you buy a larger share, you'll pay less rent. The table below shows further examples.</p> <table border="1"> <thead> <tr> <th>Share</th> <th>Share Purchase Price</th> <th>Monthly rent</th> </tr> </thead> <tbody> <tr> <td>10%</td> <td>£16,000</td> <td>£330.00</td> </tr> <tr> <td>25%</td> <td>£40,000</td> <td>£275.00</td> </tr> <tr> <td>30%</td> <td>£48,000</td> <td>£256.67</td> </tr> <tr> <td>40%</td> <td>£64,000</td> <td>£220.00</td> </tr> <tr> <td>50%</td> <td>£80,000</td> <td>£183.33</td> </tr> <tr> <td>60%</td> <td>£96,000</td> <td>£146.67</td> </tr> <tr> <td>70%</td> <td>£112,000</td> <td>£110.00</td> </tr> <tr> <td>75%</td> <td>£120,000</td> <td>£91.67</td> </tr> </tbody> </table> <p>The percentage share and rent amount will change depending on the amount you can afford. You'll receive a worked example after a financial assessment.</p> <p>Your annual rent is calculated as 2.75% of the remaining share of the full market value owned by the landlord.</p>	Share	Share Purchase Price	Monthly rent	10%	£16,000	£330.00	25%	£40,000	£275.00	30%	£48,000	£256.67	40%	£64,000	£220.00	50%	£80,000	£183.33	60%	£96,000	£146.67	70%	£112,000	£110.00	75%	£120,000	£91.67
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Reservation fee	<p>£350.00</p> <p>You'll need to pay a reservation fee to secure your home. When you pay the fee, no one else will be able to reserve the home.</p> <p>The reservation fee secures the home for 28 days. If you buy the home, the fee will be taken off the final amount you pay on completion. .</p>						
Eligibility	<p>You can apply to buy the home if both of the following apply:</p> <ul style="list-style-type: none"> • your household income is £80,000 or less • you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs <p>One of the following must also be true:</p> <ul style="list-style-type: none"> • you're a first-time buyer • you used to own a home but cannot afford to buy one now • you're forming a new household - for example, after a relationship breakdown • you're an existing shared owner, and you want to move • you own a home and want to move but cannot afford to buy a new home for your needs <p>If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.</p> <p>As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.</p>						
Tenure	Leasehold						
Lease type	Shared ownership Flat lease						

Lease term	<p>999 years</p> <p>For more information, see section 2.5, 'Lease extensions', in the 'Key information about shared ownership' document.</p>
Rent review	<p>Your rent will be reviewed each year by a set formula using the Consumer Price Index (CPI) for the previous 12 months plus 1.00%.</p> <p>For more information, see the Rent Review section in the 'Summary of Costs' document which includes an example of how rent could increase over a 5 year period. A worked example demonstrating how the rent is calculated at review is also set out in Appendix 2 of the lease.</p>
Maximum share you can own	You can buy up to 100% of your home.
Transfer of freehold	At 100% ownership, the freehold will not transfer to you because the freehold of the apartment block will remain with Torus 62 Ltd.
Landlord	<p>Torus Torus62 Limited 4 Corporation Street, St Helens, WA9 1LD</p> <p>Under a shared ownership lease, you pay for a percentage share of the market value of a home. You enter into a lease agreement with the landlord and agree to pay rent to the landlord on the remaining share.</p>
Initial repair period	<p>Up to £500 a year for the first 10 years to help with essential repairs. For more information, see section 5, 'Maintaining and living in the home', in the 'Key information about shared ownership' document.</p> <p>For more information, see section 5, 'Maintaining and living in the home', in the 'Key information about shared ownership' document.</p>
Landlord's nomination period	When you give the landlord notice that you intend to sell your share in your home, the landlord has 8 weeks to find a buyer. The landlord may offer to buy back your share, but only in exceptional circumstances and if they have funds available. If they do not find a buyer within 8 weeks, you can sell your share yourself on the open market. For example, through an estate agent.
Pets	Pets allowed with prior permission

Subletting

You can rent out a room in the home, but you must live there at the same time.

You cannot sublet (rent out) your entire home unless you either:

- own a 100% share; or
- have your landlord's permission which they will only give in exceptional circumstances (see section 1.5 in 'Key information about shared ownership' document)

and

- have your mortgage lender's permission if you have a mortgage

Key information about the home

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Initial repair period	No	No	Yes
Buying more shares - minimum purchase	10% or 25%	10%	5%
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Property Details

Address	Old School House Shared Ownership Apartment 26 Old School House,MACCLESFIELD, SK10 1GJ																											
Property type	1 bedroom(s) - Flat																											
Scheme	Shared ownership																											
Full market value	£165,000																											
Share Purchase Price and Rent Examples	<p>The share purchase price is calculated using the full market value and the percentage share purchased.</p> <p>If you buy a 40% share, the share purchase price will be £66,000 and the rent will be £226.88 a month.</p> <p>If you buy a larger share, you'll pay less rent. The table below shows further examples.</p> <table border="1"> <thead> <tr> <th>Share</th> <th>Share Purchase Price</th> <th>Monthly rent</th> </tr> </thead> <tbody> <tr> <td>10%</td> <td>£16,500</td> <td>£340.31</td> </tr> <tr> <td>25%</td> <td>£41,250</td> <td>£283.59</td> </tr> <tr> <td>30%</td> <td>£49,500</td> <td>£264.69</td> </tr> <tr> <td>40%</td> <td>£66,000</td> <td>£226.88</td> </tr> <tr> <td>50%</td> <td>£82,500</td> <td>£189.06</td> </tr> <tr> <td>60%</td> <td>£99,000</td> <td>£151.25</td> </tr> <tr> <td>70%</td> <td>£115,500</td> <td>£113.44</td> </tr> <tr> <td>75%</td> <td>£123,750</td> <td>£94.53</td> </tr> </tbody> </table> <p>The percentage share and rent amount will change depending on the amount you can afford. You'll receive a worked example after a financial assessment.</p> <p>Your annual rent is calculated as 2.75% of the remaining share of the full market value owned by the landlord.</p>	Share	Share Purchase Price	Monthly rent	10%	£16,500	£340.31	25%	£41,250	£283.59	30%	£49,500	£264.69	40%	£66,000	£226.88	50%	£82,500	£189.06	60%	£99,000	£151.25	70%	£115,500	£113.44	75%	£123,750	£94.53
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Property Details

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Property type	1 bedroom(s) - Flat																											
Scheme	Shared ownership																											
Full market value	£185,000																											
Share Purchase Price and Rent Examples	<p>The share purchase price is calculated using the full market value and the percentage share purchased.</p> <p>If you buy a 40% share, the share purchase price will be £74,000 and the rent will be £254.38 a month.</p> <p>If you buy a larger share, you'll pay less rent. The table below shows further examples.</p> <table border="1"> <thead> <tr> <th>Share</th> <th>Share Purchase Price</th> <th>Monthly rent</th> </tr> </thead> <tbody> <tr> <td>10%</td> <td>£18,500</td> <td>£381.56</td> </tr> <tr> <td>25%</td> <td>£46,250</td> <td>£317.97</td> </tr> <tr> <td>30%</td> <td>£55,500</td> <td>£296.77</td> </tr> <tr> <td>40%</td> <td>£74,000</td> <td>£254.38</td> </tr> <tr> <td>50%</td> <td>£92,500</td> <td>£211.98</td> </tr> <tr> <td>60%</td> <td>£111,000</td> <td>£169.58</td> </tr> <tr> <td>70%</td> <td>£129,500</td> <td>£127.19</td> </tr> <tr> <td>75%</td> <td>£138,750</td> <td>£105.99</td> </tr> </tbody> </table> <p>The percentage share and rent amount will change depending on the amount you can afford. You'll receive a worked example after a financial assessment.</p> <p>Your annual rent is calculated as 2.75% of the remaining share of the full market value owned by the landlord.</p>	Share	Share Purchase Price	Monthly rent	10%	£18,500	£381.56	25%	£46,250	£317.97	30%	£55,500	£296.77	40%	£74,000	£254.38	50%	£92,500	£211.98	60%	£111,000	£169.58	70%	£129,500	£127.19	75%	£138,750	£105.99
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	<p>Management fee £64.30</p> <p>Reserve fund payment tbc</p> <p>Total monthly payment excluding rent £200.98</p>
Reservation fee	<p>£350.00</p> <p>You'll need to pay a reservation fee to secure your home. When you pay the fee, no one else will be able to reserve the home.</p> <p>The reservation fee secures the home for 28 days. If you buy the home, the fee will be taken off the final amount you pay on completion. .</p>
Eligibility	<p>You can apply to buy the home if both of the following apply:</p> <ul style="list-style-type: none"> • your household income is £80,000 or less • you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs <p>One of the following must also be true:</p> <ul style="list-style-type: none"> • you're a first-time buyer • you used to own a home but cannot afford to buy one now • you're forming a new household - for example, after a relationship breakdown • you're an existing shared owner, and you want to move • you own a home and want to move but cannot afford to buy a new home for your needs <p>If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.</p> <p>As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.</p>
Tenure	Leasehold
Lease type	Shared ownership Flat lease

Lease term	<p>999 years</p> <p>For more information, see section 2.5, 'Lease extensions', in the 'Key information about shared ownership' document.</p>
Rent review	<p>Your rent will be reviewed each year by a set formula using the Consumer Price Index (CPI) for the previous 12 months plus 1.00%.</p> <p>For more information, see the Rent Review section in the 'Summary of Costs' document which includes an example of how rent could increase over a 5 year period. A worked example demonstrating how the rent is calculated at review is also set out in Appendix 2 of the lease.</p>
Maximum share you can own	You can buy up to 100% of your home.
Transfer of freehold	At 100% ownership, the freehold will not transfer to you because the freehold of the apartment block will remain with Torus 62 Ltd.
Landlord	<p>Torus</p> <p>Torus62 Limited 4 Corporation Street, St Helens, WA9 1LD</p> <p>Under a shared ownership lease, you pay for a percentage share of the market value of a home. You enter into a lease agreement with the landlord and agree to pay rent to the landlord on the remaining share.</p>
Initial repair period	<p>Up to £500 a year for the first 10 years to help with essential repairs. For more information, see section 5, 'Maintaining and living in the home', in the 'Key information about shared ownership' document.</p> <p>For more information, see section 5, 'Maintaining and living in the home', in the 'Key information about shared ownership' document.</p>
Landlord's nomination period	When you give the landlord notice that you intend to sell your share in your home, the landlord has 8 weeks to find a buyer. The landlord may offer to buy back your share, but only in exceptional circumstances and if they have funds available. If they do not find a buyer within 8 weeks, you can sell your share yourself on the open market. For example, through an estate agent.
Pets	Pets allowed with prior permission
Subletting	You can rent out a room in the home, but you must live there at the same time.

	<p>You cannot sublet (rent out) your entire home unless you either:</p> <ul style="list-style-type: none">• own a 100% share; or• have your landlord's permission which they will only give in exceptional circumstances (see section 1.5 in 'Key information about shared ownership' document) <p>and</p> <ul style="list-style-type: none">• have your mortgage lender's permission if you have a mortgage
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Key information about the home

There are variations of shared ownership models which have different features. The model of shared ownership may vary depending on:

- what rules were in place at the time the home was funded or planning permission granted
- where the home is located
- whether the home is for a specific group of people

The table below highlights the key features of common shared ownership schemes. The information in this document is for the **new model shared ownership**.

Shared ownership model	Older model shared ownership	Standard model shared ownership	New model shared ownership
Minimum initial share	25% <input type="checkbox"/>	25%	10% <input type="checkbox"/>
Lease length	Typically, leases were issued for 99 years from new	Leases are for a minimum of 99 years from new but typically at least 125 years	Leases will be for a minimum of 990 years from new
Initial repair period	No	No	Yes
Buying more shares - minimum purchase	10% or 25%	10%	5%
1% share purchase	No	No	Yes
Landlord's nomination period	8 weeks or 12 weeks	8 weeks	4 weeks

When you are looking for shared ownership homes, you should always check the Key Information Document to see which model covers that specific home.

When you buy a home through shared ownership, you enter into a shared ownership lease. The lease is a legal agreement between you (the 'leaseholder') and the landlord. It sets out the rights and responsibilities of both parties.

Before committing to buy a shared ownership property, you should take independent legal and financial advice.

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The costs in this document are the costs as at the date issued. These will increase (typically on an annual basis) and you should take financial advice on whether this will be sustainable for you.

Property Details

Address	Old School House Shared Ownership Apartment 27 Old School House, MACCLESFIELD, SK10 1GJ																											
Property type	1 bedroom(s) - Flat																											
Scheme	Shared ownership																											
Full market value	£185,000																											
Share Purchase Price and Rent Examples	<p>The share purchase price is calculated using the full market value and the percentage share purchased.</p> <p>If you buy a 40% share, the share purchase price will be £74,000 and the rent will be £254.38 a month.</p> <p>If you buy a larger share, you'll pay less rent. The table below shows further examples.</p> <table border="1"> <thead> <tr> <th>Share</th> <th>Share Purchase Price</th> <th>Monthly rent</th> </tr> </thead> <tbody> <tr> <td>10%</td> <td>£18,500</td> <td>£381.56</td> </tr> <tr> <td>25%</td> <td>£46,250</td> <td>£317.97</td> </tr> <tr> <td>30%</td> <td>£55,500</td> <td>£296.77</td> </tr> <tr> <td>40%</td> <td>£74,000</td> <td>£254.38</td> </tr> <tr> <td>50%</td> <td>£92,500</td> <td>£211.98</td> </tr> <tr> <td>60%</td> <td>£111,000</td> <td>£169.58</td> </tr> <tr> <td>70%</td> <td>£129,500</td> <td>£127.19</td> </tr> <tr> <td>75%</td> <td>£138,750</td> <td>£105.99</td> </tr> </tbody> </table> <p>The percentage share and rent amount will change depending on the amount you can afford. You'll receive a worked example after a financial assessment.</p> <p>Your annual rent is calculated as 2.75% of the remaining share of the full market value owned by the landlord.</p>	Share	Share Purchase Price	Monthly rent	10%	£18,500	£381.56	25%	£46,250	£317.97	30%	£55,500	£296.77	40%	£74,000	£254.38	50%	£92,500	£211.98	60%	£111,000	£169.58	70%	£129,500	£127.19	75%	£138,750	£105.99
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Monthly payment to the landlord	<p>In addition to the rent above, the monthly payment to the landlord includes:</p> <table> <tr> <td>Service charge</td> <td>£0</td> </tr> <tr> <td>Estate charge</td> <td>£58.33</td> </tr> <tr> <td>Buildings insurance</td> <td>£19.14</td> </tr> </table>	Service charge	£0	Estate charge	£58.33	Buildings insurance	£19.14																					
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	<p>Management fee £55.42</p> <p>Reserve fund payment tbc</p> <p>Total monthly payment excluding rent £132.89</p>
Reservation fee	<p>£350.00</p> <p>You'll need to pay a reservation fee to secure your home. When you pay the fee, no one else will be able to reserve the home.</p> <p>The reservation fee secures the home for 28 days. If you buy the home, the fee will be taken off the final amount you pay on completion. .</p>
Eligibility	<p>You can apply to buy the home if both of the following apply:</p> <ul style="list-style-type: none"> • your household income is £80,000 or less • you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs <p>One of the following must also be true:</p> <ul style="list-style-type: none"> • you're a first-time buyer • you used to own a home but cannot afford to buy one now • you're forming a new household - for example, after a relationship breakdown • you're an existing shared owner, and you want to move • you own a home and want to move but cannot afford to buy a new home for your needs <p>If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.</p> <p>As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.</p>
Tenure	Leasehold
Lease type	Shared ownership Flat lease

Lease term	<p>999 years</p> <p>For more information, see section 2.5, 'Lease extensions', in the 'Key information about shared ownership' document.</p>
Rent review	<p>Your rent will be reviewed each year by a set formula using the Consumer Price Index (CPI) for the previous 12 months plus 1.00%.</p> <p>For more information, see the Rent Review section in the 'Summary of Costs' document which includes an example of how rent could increase over a 5 year period. A worked example demonstrating how the rent is calculated at review is also set out in Appendix 2 of the lease.</p>
Maximum share you can own	You can buy up to 100% of your home.
Transfer of freehold	At 100% ownership, the freehold will not transfer to you because the freehold of the apartment block will remain with Torus 62 Ltd
Landlord	<p>Torus</p> <p>Torus62 Limited 4 Corporation Street, St Helens, WA9 1LD</p> <p>Under a shared ownership lease, you pay for a percentage share of the market value of a home. You enter into a lease agreement with the landlord and agree to pay rent to the landlord on the remaining share.</p>
Initial repair period	<p>Up to £500 a year for the first 10 years to help with essential repairs. For more information, see section 5, 'Maintaining and living in the home', in the 'Key information about shared ownership' document.</p> <p>For more information, see section 5, 'Maintaining and living in the home', in the 'Key information about shared ownership' document.</p>
Landlord's nomination period	When you give the landlord notice that you intend to sell your share in your home, the landlord has 8 weeks to find a buyer. The landlord may offer to buy back your share, but only in exceptional circumstances and if they have funds available. If they do not find a buyer within 8 weeks, you can sell your share yourself on the open market. For example, through an estate agent.
Pets	Pets allowed with prior permission
Subletting	You can rent out a room in the home, but you must live there at the same time.

	<p>You cannot sublet (rent out) your entire home unless you either:</p> <ul style="list-style-type: none">• own a 100% share; or• have your landlord's permission which they will only give in exceptional circumstances (see section 1.5 in 'Key information about shared ownership' document) <p>and</p> <ul style="list-style-type: none">• have your mortgage lender's permission if you have a mortgage
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Key information about the home

There are variations of shared ownership models which have different features. The model of shared ownership may vary depending on:

- what rules were in place at the time the home was funded or planning permission granted
- where the home is located
- whether the home is for a specific group of people

The table below highlights the key features of common shared ownership schemes. The information in this document is for the **new model shared ownership**.

Shared ownership model	Older model shared ownership	Standard model shared ownership	New model shared ownership
Minimum initial share	25% <input type="checkbox"/>	25%	10% <input type="checkbox"/>
Lease length	Typically, leases were issued for 99 years from new	Leases are for a minimum of 99 years from new but typically at least 125 years	Leases will be for a minimum of 990 years from new
Initial repair period	No	No	Yes
Buying more shares - minimum purchase	10% or 25%	10%	5%
1% share purchase	No	No	Yes
Landlord's nomination period	8 weeks or 12 weeks	8 weeks	4 weeks

When you are looking for shared ownership homes, you should always check the Key Information Document to see which model covers that specific home.

When you buy a home through shared ownership, you enter into a shared ownership lease. The lease is a legal agreement between you (the 'leaseholder') and the landlord. It sets out the rights and responsibilities of both parties.

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Property Details

Address	<p>Old School House Shared Ownership Apartment 1 & 16</p> <p>Old School House,MACCLESFIELD, SK10 1GZ</p>																											
Property type	<p>1 bedroom(s) - Flat</p>																											
Scheme	<p>Shared ownership</p>																											
Full market value	<p>£190,000</p>																											
Share Purchase Price and Rent Examples	<p>The share purchase price is calculated using the full market value and the percentage share purchased.</p> <p>If you buy a 40% share, the share purchase price will be £76,000 and the rent will be £261.25 a month.</p> <p>If you buy a larger share, you'll pay less rent. The table below shows further examples.</p> <table border="1" data-bbox="587 913 1445 1290"> <thead> <tr> <th>Share</th> <th>Share Purchase Price</th> <th>Monthly rent</th> </tr> </thead> <tbody> <tr> <td>10%</td> <td>£19,000</td> <td>£391.88</td> </tr> <tr> <td>25%</td> <td>£47,500</td> <td>£326.56</td> </tr> <tr> <td>30%</td> <td>£57,000</td> <td>£304.79</td> </tr> <tr> <td>40%</td> <td>£76,000</td> <td>£261.25</td> </tr> <tr> <td>50%</td> <td>£95,000</td> <td>£217.71</td> </tr> <tr> <td>60%</td> <td>£114,000</td> <td>£174.17</td> </tr> <tr> <td>70%</td> <td>£133,000</td> <td>£130.63</td> </tr> <tr> <td>75%</td> <td>£142,500</td> <td>£108.85</td> </tr> </tbody> </table> <p>The percentage share and rent amount will change depending on the amount you can afford. You'll receive a worked example after a financial assessment.</p> <p>Your annual rent is calculated as 2.75% of the remaining share of the full market value owned by the landlord.</p>	Share	Share Purchase Price	Monthly rent	10%	£19,000	£391.88	25%	£47,500	£326.56	30%	£57,000	£304.79	40%	£76,000	£261.25	50%	£95,000	£217.71	60%	£114,000	£174.17	70%	£133,000	£130.63	75%	£142,500	£108.85
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Tenure	Leasehold						
Lease type	Shared ownership Flat lease						

Lease term	<p>999 years</p> <p>For more information, see section 2.5, 'Lease extensions', in the 'Key information about shared ownership' document.</p>
Rent review	<p>Your rent will be reviewed each year by a set formula using the Consumer Price Index (CPI) for the previous 12 months plus 1.00%.</p> <p>For more information, see the Rent Review section in the 'Summary of Costs' document which includes an example of how rent could increase over a 5 year period. A worked example demonstrating how the rent is calculated at review is also set out in Appendix 2 of the lease.</p>
Maximum share you can own	You can buy up to 100% of your home.
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Initial repair period	<p>Up to £500 a year for the first 10 years to help with essential repairs. For more information, see section 5, 'Maintaining and living in the home', in the 'Key information about shared ownership' document.</p> <p>For more information, see section 5, 'Maintaining and living in the home', in the 'Key information about shared ownership' document.</p>
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Pets	Pets allowed with prior permission

Subletting

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- own a 100% share; or
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and

- have your mortgage lender's permission if you have a mortgage

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Property Details

Address	Old School House Shared Ownership Apartment 3 & 18 ,MACCLESFIELD, SK10 1GZ																											
Property type	2 bedroom(s) - Flat																											
Scheme	Shared ownership																											
Full market value	£225,000																											
Share Purchase Price and Rent Examples	<p>The share purchase price is calculated using the full market value and the percentage share purchased.</p> <p>If you buy a 40% share, the share purchase price will be £90,000 and the rent will be £309.38 a month.</p> <p>If you buy a larger share, you'll pay less rent. The table below shows further examples.</p> <table border="1"> <thead> <tr> <th>Share</th> <th>Share Purchase Price</th> <th>Monthly rent</th> </tr> </thead> <tbody> <tr> <td>10%</td> <td>£22,500</td> <td>£464.06</td> </tr> <tr> <td>25%</td> <td>£56,250</td> <td>£386.72</td> </tr> <tr> <td>30%</td> <td>£67,500</td> <td>£360.94</td> </tr> <tr> <td>40%</td> <td>£90,000</td> <td>£309.38</td> </tr> <tr> <td>50%</td> <td>£112,500</td> <td>£257.81</td> </tr> <tr> <td>60%</td> <td>£135,000</td> <td>£206.25</td> </tr> <tr> <td>70%</td> <td>£157,500</td> <td>£154.69</td> </tr> <tr> <td>75%</td> <td>£168,750</td> <td>£128.91</td> </tr> </tbody> </table> <p>The percentage share and rent amount will change depending on the amount you can afford. You'll receive a worked example after a financial assessment.</p> <p>Your annual rent is calculated as 2.75% of the remaining share of the full market value owned by the landlord.</p>	Share	Share Purchase Price	Monthly rent	10%	£22,500	£464.06	25%	£56,250	£386.72	30%	£67,500	£360.94	40%	£90,000	£309.38	50%	£112,500	£257.81	60%	£135,000	£206.25	70%	£157,500	£154.69	75%	£168,750	£128.91
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Tenure	Leasehold						
Lease type	Shared ownership Flat lease						

Lease term	<p>999 years</p> <p>For more information, see section 2.5, 'Lease extensions', in the 'Key information about shared ownership' document.</p>
Rent review	<p>Your rent will be reviewed each year by a set formula using the Consumer Price Index (CPI) for the previous 12 months plus 1.00%.</p> <p>For more information, see the Rent Review section in the 'Summary of Costs' document which includes an example of how rent could increase over a 5 year period. A worked example demonstrating how the rent is calculated at review is also set out in Appendix 2 of the lease.</p>
Maximum share you can own	You can buy up to 100% of your home.
Transfer of freehold	At 100% ownership, the freehold will not transfer to you because the freehold of the apartment block will remain with Torus 62 Ltd.
Landlord	<p>Torus</p> <p>Torus62 Limited 4 Corporation Street, St Helens, WA9 1LD</p> <p>Under a shared ownership lease, you pay for a percentage share of the market value of a home. You enter into a lease agreement with the landlord and agree to pay rent to the landlord on the remaining share.</p>
Initial repair period	<p>Up to £500 a year for the first 10 years to help with essential repairs. For more information, see section 5, 'Maintaining and living in the home', in the 'Key information about shared ownership' document.</p> <p>For more information, see section 5, 'Maintaining and living in the home', in the 'Key information about shared ownership' document.</p>
Landlord's nomination period	When you give the landlord notice that you intend to sell your share in your home, the landlord has 8 weeks to find a buyer. The landlord may offer to buy back your share, but only in exceptional circumstances and if they have funds available. If they do not find a buyer within 8 weeks, you can sell your share yourself on the open market. For example, through an estate agent.
Pets	Pets allowed with prior permission
Subletting	You can rent out a room in the home, but you must live there at the same time.

	<p>You cannot sublet (rent out) your entire home unless you either:</p> <ul style="list-style-type: none">• own a 100% share; or• have your landlord's permission which they will only give in exceptional circumstances (see section 1.5 in 'Key information about shared ownership' document) <p>and</p> <ul style="list-style-type: none">• have your mortgage lender's permission if you have a mortgage
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Key information about the home

There are variations of shared ownership models which have different features. The model of shared ownership may vary depending on:

- what rules were in place at the time the home was funded or planning permission granted
- where the home is located
- whether the home is for a specific group of people

The table below highlights the key features of common shared ownership schemes. The information in this document is for the **new model shared ownership**.

Shared ownership model	Older model shared ownership	Standard model shared ownership	New model shared ownership
Minimum initial share	25% <input type="checkbox"/>	25%	10% <input type="checkbox"/>
Lease length	Typically, leases were issued for 99 years from new	Leases are for a minimum of 99 years from new but typically at least 125 years	Leases will be for a minimum of 990 years from new
Initial repair period	No	No	Yes
Buying more shares - minimum purchase	10% or 25%	10%	5%
1% share purchase	No	No	Yes
Landlord's nomination period	8 weeks or 12 weeks	8 weeks	4 weeks

When you are looking for shared ownership homes, you should always check the Key Information Document to see which model covers that specific home.

When you buy a home through shared ownership, you enter into a shared ownership lease. The lease is a legal agreement between you (the 'leaseholder') and the landlord. It sets out the rights and responsibilities of both parties.

Before committing to buy a shared ownership property, you should take independent legal and financial advice.

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This does not form part of the lease. You should carefully consider the information and the accompanying lease and discuss any issues with your legal adviser before signing the lease.

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The costs in this document are the costs as at the date issued. These will increase (typically on an annual basis) and you should take financial advice on whether this will be sustainable for you.

Property Details

Address	Old School House Shared Ownership Apartment 2 & 15 Old School House, MACCLESFIELD, SK10 1GZ																											
Property type	2 bedroom(s) - Flat																											
Scheme	Shared ownership																											
Full market value	£240,000																											
Share Purchase Price and Rent Examples	<p>The share purchase price is calculated using the full market value and the percentage share purchased.</p> <p>If you buy a 40% share, the share purchase price will be £96,000 and the rent will be £330.00 a month.</p> <p>If you buy a larger share, you'll pay less rent. The table below shows further examples.</p> <table border="1"> <thead> <tr> <th>Share</th> <th>Share Purchase Price</th> <th>Monthly rent</th> </tr> </thead> <tbody> <tr> <td>10%</td> <td>£24,000</td> <td>£495.00</td> </tr> <tr> <td>25%</td> <td>£60,000</td> <td>£412.50</td> </tr> <tr> <td>30%</td> <td>£72,000</td> <td>£385.00</td> </tr> <tr> <td>40%</td> <td>£96,000</td> <td>£330.00</td> </tr> <tr> <td>50%</td> <td>£120,000</td> <td>£275.00</td> </tr> <tr> <td>60%</td> <td>£144,000</td> <td>£220.00</td> </tr> <tr> <td>70%</td> <td>£168,000</td> <td>£165.00</td> </tr> <tr> <td>75%</td> <td>£180,000</td> <td>£137.50</td> </tr> </tbody> </table> <p>The percentage share and rent amount will change depending on the amount you can afford. You'll receive a worked example after a financial assessment.</p> <p>Your annual rent is calculated as 2.75% of the remaining share of the full market value owned by the landlord.</p>	Share	Share Purchase Price	Monthly rent	10%	£24,000	£495.00	25%	£60,000	£412.50	30%	£72,000	£385.00	40%	£96,000	£330.00	50%	£120,000	£275.00	60%	£144,000	£220.00	70%	£168,000	£165.00	75%	£180,000	£137.50
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Eligibility	<p>You can apply to buy the home if both of the following apply:</p> <ul style="list-style-type: none"> • your household income is £80,000 or less • you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs <p>One of the following must also be true:</p> <ul style="list-style-type: none"> • you're a first-time buyer • you used to own a home but cannot afford to buy one now • you're forming a new household - for example, after a relationship breakdown • you're an existing shared owner, and you want to move • you own a home and want to move but cannot afford to buy a new home for your needs <p>If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.</p> <p>As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.</p>						
Tenure	Leasehold						
Lease type	Shared ownership Flat lease						

Lease term	<p>999 years</p> <p>For more information, see section 2.5, 'Lease extensions', in the 'Key information about shared ownership' document.</p>
Rent review	<p>Your rent will be reviewed each year by a set formula using the Consumer Price Index (CPI) for the previous 12 months plus 1.00%.</p> <p>For more information, see the Rent Review section in the 'Summary of Costs' document which includes an example of how rent could increase over a 5 year period. A worked example demonstrating how the rent is calculated at review is also set out in Appendix 2 of the lease.</p>
Maximum share you can own	You can buy up to 100% of your home.
Transfer of freehold	At 100% ownership, the freehold will not transfer to you because the freehold of the apartment block will remain with Torus 62 Ltd.
Landlord	<p>Torus Torus62 Limited 4 Corporation Street, St Helens, WA9 1LD</p> <p>Under a shared ownership lease, you pay for a percentage share of the market value of a home. You enter into a lease agreement with the landlord and agree to pay rent to the landlord on the remaining share.</p>
Initial repair period	<p>Up to £500 a year for the first 10 years to help with essential repairs. For more information, see section 5, 'Maintaining and living in the home', in the 'Key information about shared ownership' document.</p> <p>For more information, see section 5, 'Maintaining and living in the home', in the 'Key information about shared ownership' document.</p>
Landlord's nomination period	When you give the landlord notice that you intend to sell your share in your home, the landlord has 8 weeks to find a buyer. The landlord may offer to buy back your share, but only in exceptional circumstances and if they have funds available. If they do not find a buyer within 8 weeks, you can sell your share yourself on the open market. For example, through an estate agent.
Pets	Pets allowed with prior permission

Subletting

You can rent out a room in the home, but you must live there at the same time.

You cannot sublet (rent out) your entire home unless you either:

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and

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Property Details

Address	Old School House Shared Ownership Apartment 5 & 19 Old School House, MACCLESFIELD, SK10 1GZ																											
Property type	2 bedroom(s) - Flat																											
Scheme	Shared ownership																											
Full market value	£245,000																											
Share Purchase Price and Rent Examples	<p>The share purchase price is calculated using the full market value and the percentage share purchased.</p> <p>If you buy a 40% share, the share purchase price will be £98,000 and the rent will be £336.88 a month.</p> <p>If you buy a larger share, you'll pay less rent. The table below shows further examples.</p> <table border="1"> <thead> <tr> <th>Share</th> <th>Share Purchase Price</th> <th>Monthly rent</th> </tr> </thead> <tbody> <tr> <td>10%</td> <td>£24,500</td> <td>£505.31</td> </tr> <tr> <td>25%</td> <td>£61,250</td> <td>£421.09</td> </tr> <tr> <td>30%</td> <td>£73,500</td> <td>£393.02</td> </tr> <tr> <td>40%</td> <td>£98,000</td> <td>£336.88</td> </tr> <tr> <td>50%</td> <td>£122,500</td> <td>£280.73</td> </tr> <tr> <td>60%</td> <td>£147,000</td> <td>£224.58</td> </tr> <tr> <td>70%</td> <td>£171,500</td> <td>£168.44</td> </tr> <tr> <td>75%</td> <td>£183,750</td> <td>£140.36</td> </tr> </tbody> </table> <p>The percentage share and rent amount will change depending on the amount you can afford. You'll receive a worked example after a financial assessment.</p> <p>Your annual rent is calculated as 2.75% of the remaining share of the full market value owned by the landlord.</p>	Share	Share Purchase Price	Monthly rent	10%	£24,500	£505.31	25%	£61,250	£421.09	30%	£73,500	£393.02	40%	£98,000	£336.88	50%	£122,500	£280.73	60%	£147,000	£224.58	70%	£171,500	£168.44	75%	£183,750	£140.36
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Tenure	Leasehold						
Lease type	Shared ownership Flat lease						

Lease term	<p>999 years</p> <p>For more information, see section 2.5, 'Lease extensions', in the 'Key information about shared ownership' document.</p>
Rent review	<p>Your rent will be reviewed each year by a set formula using the Consumer Price Index (CPI) for the previous 12 months plus 1.00%.</p> <p>For more information, see the Rent Review section in the 'Summary of Costs' document which includes an example of how rent could increase over a 5 year period. A worked example demonstrating how the rent is calculated at review is also set out in Appendix 2 of the lease.</p>
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Initial repair period	<p>Up to £500 a year for the first 10 years to help with essential repairs. For more information, see section 5, 'Maintaining and living in the home', in the 'Key information about shared ownership' document.</p> <p>For more information, see section 5, 'Maintaining and living in the home', in the 'Key information about shared ownership' document.</p>
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Property Details

Address	Old School House Shared Ownership Apartment 14 Old School House MACCLESFIELD, SK10 1GJ																											
Property type	2 bedroom(s) - Flat																											
Scheme	Shared ownership																											
Full market value	£250,000																											
Share Purchase Price and Rent Examples	<p>The share purchase price is calculated using the full market value and the percentage share purchased.</p> <p>If you buy a 40% share, the share purchase price will be £100,000 and the rent will be £343.75 a month.</p> <p>If you buy a larger share, you'll pay less rent. The table below shows further examples.</p> <table border="1"> <thead> <tr> <th>Share</th> <th>Share Purchase Price</th> <th>Monthly rent</th> </tr> </thead> <tbody> <tr> <td>10%</td> <td>£25,000</td> <td>£515.63</td> </tr> <tr> <td>25%</td> <td>£62,500</td> <td>£429.69</td> </tr> <tr> <td>30%</td> <td>£75,000</td> <td>£401.04</td> </tr> <tr> <td>40%</td> <td>£100,000</td> <td>£343.75</td> </tr> <tr> <td>50%</td> <td>£125,000</td> <td>£286.46</td> </tr> <tr> <td>60%</td> <td>£150,000</td> <td>£229.17</td> </tr> <tr> <td>70%</td> <td>£175,000</td> <td>£171.88</td> </tr> <tr> <td>75%</td> <td>£187,500</td> <td>£143.23</td> </tr> </tbody> </table> <p>The percentage share and rent amount will change depending on the amount you can afford. You'll receive a worked example after a financial assessment.</p> <p>Your annual rent is calculated as 2.75% of the remaining share of the full market value owned by the landlord.</p>	Share	Share Purchase Price	Monthly rent	10%	£25,000	£515.63	25%	£62,500	£429.69	30%	£75,000	£401.04	40%	£100,000	£343.75	50%	£125,000	£286.46	60%	£150,000	£229.17	70%	£175,000	£171.88	75%	£187,500	£143.23
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Initial repair period	<p>Up to £500 a year for the first 10 years to help with essential repairs. For more information, see section 5, 'Maintaining and living in the home', in the 'Key information about shared ownership' document.</p> <p>For more information, see section 5, 'Maintaining and living in the home', in the 'Key information about shared ownership' document.</p>
Landlord's nomination period	When you give the landlord notice that you intend to sell your share in your home, the landlord has 8 weeks to find a buyer. The landlord may offer to buy back your share, but only in exceptional circumstances and if they have funds available. If they do not find a buyer within 8 weeks, you can sell your share yourself on the open market. For example, through an estate agent.
Pets	Pets allowed with prior permission

Subletting

You can rent out a room in the home, but you must live there at the same time.

You cannot sublet (rent out) your entire home unless you either:

- own a 100% share; or
- have your landlord's permission which they will only give in exceptional circumstances (see section 1.5 in 'Key information about shared ownership' document)

and

- have your mortgage lender's permission if you have a mortgage

Key information about the home

There are variations of shared ownership models which have different features. The model of shared ownership may vary depending on:

- what rules were in place at the time the home was funded or planning permission granted
- where the home is located
- whether the home is for a specific group of people

The table below highlights the key features of common shared ownership schemes. The information in this document is for the **new model shared ownership**.

Shared ownership model	Older model shared ownership	Standard model shared ownership	New model shared ownership
Minimum initial share	25% <input type="checkbox"/>	25%	10% <input type="checkbox"/>
Lease length	Typically, leases were issued for 99 years from new	Leases are for a minimum of 99 years from new but typically at least 125 years	Leases will be for a minimum of 990 years from new
Initial repair period	No	No	Yes
Buying more shares - minimum purchase	10% or 25%	10%	5%
1% share purchase	No	No	Yes
Landlord's nomination period	8 weeks or 12 weeks	8 weeks	4 weeks

When you are looking for shared ownership homes, you should always check the Key Information Document to see which model covers that specific home.

When you buy a home through shared ownership, you enter into a shared ownership lease. The lease is a legal agreement between you (the 'leaseholder') and the landlord. It sets out the rights and responsibilities of both parties.

Before committing to buy a shared ownership property, you should take independent legal and financial advice.

This key information document is to help you decide if shared ownership is right for you. You should read this document carefully so that you understand what you are buying, and then keep it safe for future reference. This document 'Key information about the home' is a summary and you should consider the information in 'Summary of costs' and 'Guide to shared ownership' before making a decision.

This does not form part of the lease. You should carefully consider the information and the accompanying lease and discuss any issues with your legal adviser before signing the lease.

Failure to pay your rent, service charge, or mortgage could mean your home is at risk of repossession.

The costs in this document are the costs as at the date issued. These will increase (typically on an annual basis) and you should take financial advice on whether this will be sustainable for you.

Property Details

Address	Old School House Shared Ownership Apartment 9 & 23 Old School House, MACCLESFIELD, SK10 1GZ																											
Property type	2 bedroom(s) - Flat																											
Scheme	Shared ownership																											
Full market value	£255,000																											
Share Purchase Price and Rent Examples	<p>The share purchase price is calculated using the full market value and the percentage share purchased.</p> <p>If you buy a 40% share, the share purchase price will be £102,000 and the rent will be £350.63 a month.</p> <p>If you buy a larger share, you'll pay less rent. The table below shows further examples.</p> <table border="1"> <thead> <tr> <th>Share</th> <th>Share Purchase Price</th> <th>Monthly rent</th> </tr> </thead> <tbody> <tr> <td>10%</td> <td>£25,500</td> <td>£525.94</td> </tr> <tr> <td>25%</td> <td>£63,750</td> <td>£438.28</td> </tr> <tr> <td>30%</td> <td>£76,500</td> <td>£409.06</td> </tr> <tr> <td>40%</td> <td>£102,000</td> <td>£350.63</td> </tr> <tr> <td>50%</td> <td>£127,500</td> <td>£292.19</td> </tr> <tr> <td>60%</td> <td>£153,000</td> <td>£233.75</td> </tr> <tr> <td>70%</td> <td>£178,500</td> <td>£175.31</td> </tr> <tr> <td>75%</td> <td>£191,250</td> <td>£146.09</td> </tr> </tbody> </table> <p>The percentage share and rent amount will change depending on the amount you can afford. You'll receive a worked example after a financial assessment.</p> <p>Your annual rent is calculated as 2.75% of the remaining share of the full market value owned by the landlord.</p>	Share	Share Purchase Price	Monthly rent	10%	£25,500	£525.94	25%	£63,750	£438.28	30%	£76,500	£409.06	40%	£102,000	£350.63	50%	£127,500	£292.19	60%	£153,000	£233.75	70%	£178,500	£175.31	75%	£191,250	£146.09
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Eligibility	<p>You can apply to buy the home if both of the following apply:</p> <ul style="list-style-type: none"> • your household income is £80,000 or less • you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs <p>One of the following must also be true:</p> <ul style="list-style-type: none"> • you're a first-time buyer • you used to own a home but cannot afford to buy one now • you're forming a new household - for example, after a relationship breakdown • you're an existing shared owner, and you want to move • you own a home and want to move but cannot afford to buy a new home for your needs <p>If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.</p> <p>As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.</p>						
Tenure	Leasehold						
Lease type	Shared ownership Flat lease						

Lease term	<p>999 years</p> <p>For more information, see section 2.5, 'Lease extensions', in the 'Key information about shared ownership' document.</p>
Rent review	<p>Your rent will be reviewed each year by a set formula using the Consumer Price Index (CPI) for the previous 12 months plus 1.00%.</p> <p>For more information, see the Rent Review section in the 'Summary of Costs' document which includes an example of how rent could increase over a 5 year period. A worked example demonstrating how the rent is calculated at review is also set out in Appendix 2 of the lease.</p>
Maximum share you can own	You can buy up to 100% of your home.
Transfer of freehold	At 100% ownership, the freehold will not transfer to you because the freehold of the apartment block will remain with Torus 62 Ltd
Landlord	<p>Torus Torus62 Limited 4 Corporation Street, St Helens, WA9 1LD</p> <p>Under a shared ownership lease, you pay for a percentage share of the market value of a home. You enter into a lease agreement with the landlord and agree to pay rent to the landlord on the remaining share.</p>
Initial repair period	<p>Up to £500 a year for the first 10 years to help with essential repairs. For more information, see section 5, 'Maintaining and living in the home', in the 'Key information about shared ownership' document.</p> <p>For more information, see section 5, 'Maintaining and living in the home', in the 'Key information about shared ownership' document.</p>
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Subletting	You can rent out a room in the home, but you must live there at the same time.

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The table below highlights the key features of common shared ownership schemes. The information in this document is for the **new model shared ownership**.

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Minimum initial share	25% <input type="checkbox"/>	25%	10% <input type="checkbox"/>
Lease length	Typically, leases were issued for 99 years from new	Leases are for a minimum of 99 years from new but typically at least 125 years	Leases will be for a minimum of 990 years from new
Initial repair period	No	No	Yes
Buying more shares - minimum purchase	10% or 25%	10%	5%
1% share purchase	No	No	Yes
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When you are looking for shared ownership homes, you should always check the Key Information Document to see which model covers that specific home.

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Property Details

Address	Old School House Shared Ownership Apartment 8 & 24 Old School House, MACCLESFIELD, SK10 1GZ																											
Property type	2 bedroom(s) - Flat																											
Scheme	Shared ownership																											
Full market value	£265,000																											
Share Purchase Price and Rent Examples	<p>The share purchase price is calculated using the full market value and the percentage share purchased.</p> <p>If you buy a 40% share, the share purchase price will be £106,000 and the rent will be £364.38 a month.</p> <p>If you buy a larger share, you'll pay less rent. The table below shows further examples.</p> <table border="1"> <thead> <tr> <th>Share</th> <th>Share Purchase Price</th> <th>Monthly rent</th> </tr> </thead> <tbody> <tr> <td>10%</td> <td>£26,500</td> <td>£546.56</td> </tr> <tr> <td>25%</td> <td>£66,250</td> <td>£455.47</td> </tr> <tr> <td>30%</td> <td>£79,500</td> <td>£425.10</td> </tr> <tr> <td>40%</td> <td>£106,000</td> <td>£364.38</td> </tr> <tr> <td>50%</td> <td>£132,500</td> <td>£303.65</td> </tr> <tr> <td>60%</td> <td>£159,000</td> <td>£242.92</td> </tr> <tr> <td>70%</td> <td>£185,500</td> <td>£182.19</td> </tr> <tr> <td>75%</td> <td>£198,750</td> <td>£151.82</td> </tr> </tbody> </table> <p>The percentage share and rent amount will change depending on the amount you can afford. You'll receive a worked example after a financial assessment.</p> <p>Your annual rent is calculated as 2.75% of the remaining share of the full market value owned by the landlord.</p>	Share	Share Purchase Price	Monthly rent	10%	£26,500	£546.56	25%	£66,250	£455.47	30%	£79,500	£425.10	40%	£106,000	£364.38	50%	£132,500	£303.65	60%	£159,000	£242.92	70%	£185,500	£182.19	75%	£198,750	£151.82
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	<p>Management fee £63.68</p> <p>Reserve fund payment tbc</p> <p>Total monthly payment excluding rent £196.27</p>
Reservation fee	<p>£350.00</p> <p>You'll need to pay a reservation fee to secure your home. When you pay the fee, no one else will be able to reserve the home.</p> <p>The reservation fee secures the home for 28 days. If you buy the home, the fee will be taken off the final amount you pay on completion. .</p>
Eligibility	<p>You can apply to buy the home if both of the following apply:</p> <ul style="list-style-type: none"> • your household income is £80,000 or less • you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs <p>One of the following must also be true:</p> <ul style="list-style-type: none"> • you're a first-time buyer • you used to own a home but cannot afford to buy one now • you're forming a new household - for example, after a relationship breakdown • you're an existing shared owner, and you want to move • you own a home and want to move but cannot afford to buy a new home for your needs <p>If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.</p> <p>As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.</p>
Tenure	Leasehold
Lease type	Shared ownership Flat lease

Lease term	<p>999 years</p> <p>For more information, see section 2.5, 'Lease extensions', in the 'Key information about shared ownership' document.</p>
Rent review	<p>Your rent will be reviewed each year by a set formula using the Consumer Price Index (CPI) for the previous 12 months plus 1.00%.</p> <p>For more information, see the Rent Review section in the 'Summary of Costs' document which includes an example of how rent could increase over a 5 year period. A worked example demonstrating how the rent is calculated at review is also set out in Appendix 2 of the lease.</p>
Maximum share you can own	You can buy up to 100% of your home.
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Pets	Pets allowed with prior permission
Subletting	You can rent out a room in the home, but you must live there at the same time.

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Initial repair period	No	No	Yes
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Property Details

Address	Old School House Shared Ownership Apartment 12 Old School House, MACCLESFIELD, SK10 1GZ																											
Property type	2 bedroom(s) - Flat																											
Scheme	Shared ownership																											
Full market value	£290,000																											
Share Purchase Price and Rent Examples	<p>The share purchase price is calculated using the full market value and the percentage share purchased.</p> <p>If you buy a 40% share, the share purchase price will be £116,000 and the rent will be £398.75 a month.</p> <p>If you buy a larger share, you'll pay less rent. The table below shows further examples.</p> <table border="1"> <thead> <tr> <th>Share</th> <th>Share Purchase Price</th> <th>Monthly rent</th> </tr> </thead> <tbody> <tr> <td>10%</td> <td>£29,000</td> <td>£598.13</td> </tr> <tr> <td>25%</td> <td>£72,500</td> <td>£498.44</td> </tr> <tr> <td>30%</td> <td>£87,000</td> <td>£465.21</td> </tr> <tr> <td>40%</td> <td>£116,000</td> <td>£398.75</td> </tr> <tr> <td>50%</td> <td>£145,000</td> <td>£332.29</td> </tr> <tr> <td>60%</td> <td>£174,000</td> <td>£265.83</td> </tr> <tr> <td>70%</td> <td>£203,000</td> <td>£199.38</td> </tr> <tr> <td>75%</td> <td>£217,500</td> <td>£166.15</td> </tr> </tbody> </table> <p>The percentage share and rent amount will change depending on the amount you can afford. You'll receive a worked example after a financial assessment.</p> <p>Your annual rent is calculated as 2.75% of the remaining share of the full market value owned by the landlord.</p>	Share	Share Purchase Price	Monthly rent	10%	£29,000	£598.13	25%	£72,500	£498.44	30%	£87,000	£465.21	40%	£116,000	£398.75	50%	£145,000	£332.29	60%	£174,000	£265.83	70%	£203,000	£199.38	75%	£217,500	£166.15
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Reservation fee	<p>£350.00</p> <p>You'll need to pay a reservation fee to secure your home. When you pay the fee, no one else will be able to reserve the home.</p> <p>The reservation fee secures the home for 28 days. If you buy the home, the fee will be taken off the final amount you pay on completion. .</p>
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Lease length	Typically, leases were issued for 99 years from new	Leases are for a minimum of 99 years from new but typically at least 125 years	Leases will be for a minimum of 990 years from new
Initial repair period	No	No	Yes
Buying more shares - minimum purchase	10% or 25%	10%	5%
1% share purchase	No	No	Yes
Landlord's nomination period	8 weeks or 12 weeks	8 weeks	4 weeks

When you are looking for shared ownership homes, you should always check the Key Information Document to see which model covers that specific home.

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Property Details

Address	Old School House Shared Ownership Apartment 6 Old School House MACCLESFIELD, SK10 1GZ																											
Property type	2 bedroom(s) - Flat																											
Scheme	Shared ownership																											
Full market value	£290,000																											
Share Purchase Price and Rent Examples	<p>The share purchase price is calculated using the full market value and the percentage share purchased.</p> <p>If you buy a 40% share, the share purchase price will be £116,000 and the rent will be £398.75 a month.</p> <p>If you buy a larger share, you'll pay less rent. The table below shows further examples.</p> <table border="1"> <thead> <tr> <th>Share</th> <th>Share Purchase Price</th> <th>Monthly rent</th> </tr> </thead> <tbody> <tr> <td>10%</td> <td>£29,000</td> <td>£598.13</td> </tr> <tr> <td>25%</td> <td>£72,500</td> <td>£498.44</td> </tr> <tr> <td>30%</td> <td>£87,000</td> <td>£465.21</td> </tr> <tr> <td>40%</td> <td>£116,000</td> <td>£398.75</td> </tr> <tr> <td>50%</td> <td>£145,000</td> <td>£332.29</td> </tr> <tr> <td>60%</td> <td>£174,000</td> <td>£265.83</td> </tr> <tr> <td>70%</td> <td>£203,000</td> <td>£199.38</td> </tr> <tr> <td>75%</td> <td>£217,500</td> <td>£166.15</td> </tr> </tbody> </table> <p>The percentage share and rent amount will change depending on the amount you can afford. You'll receive a worked example after a financial assessment.</p> <p>Your annual rent is calculated as 2.75% of the remaining share of the full market value owned by the landlord.</p>	Share	Share Purchase Price	Monthly rent	10%	£29,000	£598.13	25%	£72,500	£498.44	30%	£87,000	£465.21	40%	£116,000	£398.75	50%	£145,000	£332.29	60%	£174,000	£265.83	70%	£203,000	£199.38	75%	£217,500	£166.15
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Eligibility	<p>You can apply to buy the home if both of the following apply:</p> <ul style="list-style-type: none"> • your household income is £80,000 or less • you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs <p>One of the following must also be true:</p> <ul style="list-style-type: none"> • you're a first-time buyer • you used to own a home but cannot afford to buy one now • you're forming a new household - for example, after a relationship breakdown • you're an existing shared owner, and you want to move • you own a home and want to move but cannot afford to buy a new home for your needs <p>If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.</p> <p>As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.</p>						
Tenure	Leasehold						
Lease type	Shared ownership Flat lease						

Lease term	<p>999 years</p> <p>For more information, see section 2.5, 'Lease extensions', in the 'Key information about shared ownership' document.</p>
Rent review	<p>Your rent will be reviewed each year by a set formula using the Consumer Price Index (CPI) for the previous 12 months plus 1.00%.</p> <p>For more information, see the Rent Review section in the 'Summary of Costs' document which includes an example of how rent could increase over a 5 year period. A worked example demonstrating how the rent is calculated at review is also set out in Appendix 2 of the lease.</p>
Maximum share you can own	You can buy up to 100% of your home.
Transfer of freehold	At 100% ownership, the freehold will not transfer to you because the freehold of the apartment block will remain with Torus 62 Ltd.
Landlord	<p>Torus Torus62 Limited 4 Corporation Street, St Helens, WA9 1LD</p> <p>Under a shared ownership lease, you pay for a percentage share of the market value of a home. You enter into a lease agreement with the landlord and agree to pay rent to the landlord on the remaining share.</p>
Initial repair period	<p>Up to £500 a year for the first 10 years to help with essential repairs. For more information, see section 5, 'Maintaining and living in the home', in the 'Key information about shared ownership' document.</p> <p>For more information, see section 5, 'Maintaining and living in the home', in the 'Key information about shared ownership' document.</p>
Landlord's nomination period	When you give the landlord notice that you intend to sell your share in your home, the landlord has 8 weeks to find a buyer. The landlord may offer to buy back your share, but only in exceptional circumstances and if they have funds available. If they do not find a buyer within 8 weeks, you can sell your share yourself on the open market. For example, through an estate agent.
Pets	Pets allowed with prior permission

Subletting

You can rent out a room in the home, but you must live there at the same time.

You cannot sublet (rent out) your entire home unless you either:

- own a 100% share; or
- have your landlord's permission which they will only give in exceptional circumstances (see section 1.5 in 'Key information about shared ownership' document)

and

- have your mortgage lender's permission if you have a mortgage

Key information about the home

There are variations of shared ownership models which have different features. The model of shared ownership may vary depending on:

- what rules were in place at the time the home was funded or planning permission granted
- where the home is located
- whether the home is for a specific group of people

The table below highlights the key features of common shared ownership schemes. The information in this document is for the **new model shared ownership**.

Shared ownership model	Older model shared ownership	Standard model shared ownership	New model shared ownership
Minimum initial share	25% <input type="checkbox"/>	25%	10% <input type="checkbox"/>
Lease length	Typically, leases were issued for 99 years from new	Leases are for a minimum of 99 years from new but typically at least 125 years	Leases will be for a minimum of 990 years from new
Initial repair period	No	No	Yes
Buying more shares - minimum purchase	10% or 25%	10%	5%
1% share purchase	No	No	Yes
Landlord's nomination period	8 weeks or 12 weeks	8 weeks	4 weeks

When you are looking for shared ownership homes, you should always check the Key Information Document to see which model covers that specific home.

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Property Details

Address	Old School House Shared Ownership Apartment 7 Old School House, MACCLESFIELD, SK10 1GZ																											
Property type	2 bedroom(s) - Flat																											
Scheme	Shared ownership																											
Full market value	£294,000																											
Share Purchase Price and Rent Examples	<p>The share purchase price is calculated using the full market value and the percentage share purchased.</p> <p>If you buy a 40% share, the share purchase price will be £117,600 and the rent will be £404.25 a month.</p> <p>If you buy a larger share, you'll pay less rent. The table below shows further examples.</p> <table border="1"> <thead> <tr> <th>Share</th> <th>Share Purchase Price</th> <th>Monthly rent</th> </tr> </thead> <tbody> <tr> <td>10%</td> <td>£29,400</td> <td>£606.38</td> </tr> <tr> <td>25%</td> <td>£73,500</td> <td>£505.31</td> </tr> <tr> <td>30%</td> <td>£88,200</td> <td>£471.63</td> </tr> <tr> <td>40%</td> <td>£117,600</td> <td>£404.25</td> </tr> <tr> <td>50%</td> <td>£147,000</td> <td>£336.88</td> </tr> <tr> <td>60%</td> <td>£176,400</td> <td>£269.50</td> </tr> <tr> <td>70%</td> <td>£205,800</td> <td>£202.13</td> </tr> <tr> <td>75%</td> <td>£220,500</td> <td>£168.44</td> </tr> </tbody> </table> <p>The percentage share and rent amount will change depending on the amount you can afford. You'll receive a worked example after a financial assessment.</p> <p>Your annual rent is calculated as 2.75% of the remaining share of the full market value owned by the landlord.</p>	Share	Share Purchase Price	Monthly rent	10%	£29,400	£606.38	25%	£73,500	£505.31	30%	£88,200	£471.63	40%	£117,600	£404.25	50%	£147,000	£336.88	60%	£176,400	£269.50	70%	£205,800	£202.13	75%	£220,500	£168.44
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Eligibility	<p>You can apply to buy the home if both of the following apply:</p> <ul style="list-style-type: none"> • your household income is £80,000 or less • you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs <p>One of the following must also be true:</p> <ul style="list-style-type: none"> • you're a first-time buyer • you used to own a home but cannot afford to buy one now • you're forming a new household - for example, after a relationship breakdown • you're an existing shared owner, and you want to move • you own a home and want to move but cannot afford to buy a new home for your needs <p>If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.</p> <p>As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.</p>						
Tenure	Leasehold						
Lease type	Shared ownership Flat lease						

Lease term	<p>999 years</p> <p>For more information, see section 2.5, 'Lease extensions', in the 'Key information about shared ownership' document.</p>
Rent review	<p>Your rent will be reviewed each year by a set formula using the Consumer Price Index (CPI) for the previous 12 months plus 1.00%.</p> <p>For more information, see the Rent Review section in the 'Summary of Costs' document which includes an example of how rent could increase over a 5 year period. A worked example demonstrating how the rent is calculated at review is also set out in Appendix 2 of the lease.</p>
Maximum share you can own	You can buy up to 100% of your home.
Transfer of freehold	At 100% ownership, the freehold will not transfer to you because the freehold of the apartment block will remain with Torus 62 Ltd
Landlord	<p>Torus Torus62 Limited 4 Corporation Street, St Helens, WA9 1LD</p> <p>Under a shared ownership lease, you pay for a percentage share of the market value of a home. You enter into a lease agreement with the landlord and agree to pay rent to the landlord on the remaining share.</p>
Initial repair period	<p>Up to £500 a year for the first 10 years to help with essential repairs. For more information, see section 5, 'Maintaining and living in the home', in the 'Key information about shared ownership' document.</p> <p>For more information, see section 5, 'Maintaining and living in the home', in the 'Key information about shared ownership' document.</p>
Landlord's nomination period	When you give the landlord notice that you intend to sell your share in your home, the landlord has 8 weeks to find a buyer. The landlord may offer to buy back your share, but only in exceptional circumstances and if they have funds available. If they do not find a buyer within 8 weeks, you can sell your share yourself on the open market. For example, through an estate agent.
Pets	Pets allowed with prior permission
Subletting	You can rent out a room in the home, but you must live there at the same time.

	<p>You cannot sublet (rent out) your entire home unless you either:</p> <ul style="list-style-type: none">• own a 100% share; or• have your landlord's permission which they will only give in exceptional circumstances (see section 1.5 in 'Key information about shared ownership' document) <p>and</p> <ul style="list-style-type: none">• have your mortgage lender's permission if you have a mortgage
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Key information about the home

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The table below highlights the key features of common shared ownership schemes. The information in this document is for the **new model shared ownership**.

Shared ownership model	Older model shared ownership	Standard model shared ownership	New model shared ownership
Minimum initial share	25% <input type="checkbox"/>	25%	10% <input type="checkbox"/>
Lease length	Typically, leases were issued for 99 years from new	Leases are for a minimum of 99 years from new but typically at least 125 years	Leases will be for a minimum of 990 years from new
Initial repair period	No	No	Yes
Buying more shares - minimum purchase	10% or 25%	10%	5%
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Property Details

Address	Old School House Shared Ownership Apartment 10 Old School House, MACCLESFIELD, SK10 1GZ																											
Property type	2 bedroom(s) - Flat																											
Scheme	Shared ownership																											
Full market value	£300,000																											
Share Purchase Price and Rent Examples	<p>The share purchase price is calculated using the full market value and the percentage share purchased.</p> <p>If you buy a 40% share, the share purchase price will be £120,000 and the rent will be £412.50 a month.</p> <p>If you buy a larger share, you'll pay less rent. The table below shows further examples.</p> <table border="1"> <thead> <tr> <th>Share</th> <th>Share Purchase Price</th> <th>Monthly rent</th> </tr> </thead> <tbody> <tr> <td>10%</td> <td>£30,000</td> <td>£618.75</td> </tr> <tr> <td>25%</td> <td>£75,000</td> <td>£515.63</td> </tr> <tr> <td>30%</td> <td>£90,000</td> <td>£481.25</td> </tr> <tr> <td>40%</td> <td>£120,000</td> <td>£412.50</td> </tr> <tr> <td>50%</td> <td>£150,000</td> <td>£343.75</td> </tr> <tr> <td>60%</td> <td>£180,000</td> <td>£275.00</td> </tr> <tr> <td>70%</td> <td>£210,000</td> <td>£206.25</td> </tr> <tr> <td>75%</td> <td>£225,000</td> <td>£171.88</td> </tr> </tbody> </table> <p>The percentage share and rent amount will change depending on the amount you can afford. You'll receive a worked example after a financial assessment.</p> <p>Your annual rent is calculated as 2.75% of the remaining share of the full market value owned by the landlord.</p>	Share	Share Purchase Price	Monthly rent	10%	£30,000	£618.75	25%	£75,000	£515.63	30%	£90,000	£481.25	40%	£120,000	£412.50	50%	£150,000	£343.75	60%	£180,000	£275.00	70%	£210,000	£206.25	75%	£225,000	£171.88
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Tenure	Leasehold
Lease type	Shared ownership Flat lease

Lease term	<p>999 years</p> <p>For more information, see section 2.5, 'Lease extensions', in the 'Key information about shared ownership' document.</p>
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Property Details

Address	Old School House Shared Ownership Apartment 22 Old School House, MACCLESFIELD, SK10 1GJ																											
Property type	3 bedroom(s) - Flat																											
Scheme	Shared ownership																											
Full market value	£310,000																											
Share Purchase Price and Rent Examples	<p>The share purchase price is calculated using the full market value and the percentage share purchased.</p> <p>If you buy a 40% share, the share purchase price will be £124,000 and the rent will be £426.25 a month.</p> <p>If you buy a larger share, you'll pay less rent. The table below shows further examples.</p> <table border="1"> <thead> <tr> <th>Share</th> <th>Share Purchase Price</th> <th>Monthly rent</th> </tr> </thead> <tbody> <tr> <td>10%</td> <td>£31,000</td> <td>£639.38</td> </tr> <tr> <td>25%</td> <td>£77,500</td> <td>£532.81</td> </tr> <tr> <td>30%</td> <td>£93,000</td> <td>£497.29</td> </tr> <tr> <td>40%</td> <td>£124,000</td> <td>£426.25</td> </tr> <tr> <td>50%</td> <td>£155,000</td> <td>£355.21</td> </tr> <tr> <td>60%</td> <td>£186,000</td> <td>£284.17</td> </tr> <tr> <td>70%</td> <td>£217,000</td> <td>£213.13</td> </tr> <tr> <td>75%</td> <td>£232,500</td> <td>£177.60</td> </tr> </tbody> </table> <p>The percentage share and rent amount will change depending on the amount you can afford. You'll receive a worked example after a financial assessment.</p> <p>Your annual rent is calculated as 2.75% of the remaining share of the full market value owned by the landlord.</p>	Share	Share Purchase Price	Monthly rent	10%	£31,000	£639.38	25%	£77,500	£532.81	30%	£93,000	£497.29	40%	£124,000	£426.25	50%	£155,000	£355.21	60%	£186,000	£284.17	70%	£217,000	£213.13	75%	£232,500	£177.60
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Monthly payment to the landlord	<p>In addition to the rent above, the monthly payment to the landlord includes:</p> <table> <tr> <td>Service charge</td> <td>£0</td> </tr> <tr> <td>Estate charge</td> <td>£117.54</td> </tr> <tr> <td>Buildings insurance</td> <td>£19.14</td> </tr> </table>	Service charge	£0	Estate charge	£117.54	Buildings insurance	£19.14																					
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	<p>Management fee £64.30</p> <p>Reserve fund payment tbc</p> <p>Total monthly payment excluding rent £200.98</p>
Reservation fee	<p>£350.00</p> <p>You'll need to pay a reservation fee to secure your home. When you pay the fee, no one else will be able to reserve the home.</p> <p>The reservation fee secures the home for 28 days. If you buy the home, the fee will be taken off the final amount you pay on completion. .</p>
Eligibility	<p>You can apply to buy the home if both of the following apply:</p> <ul style="list-style-type: none"> • your household income is £80,000 or less • you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs <p>One of the following must also be true:</p> <ul style="list-style-type: none"> • you're a first-time buyer • you used to own a home but cannot afford to buy one now • you're forming a new household - for example, after a relationship breakdown • you're an existing shared owner, and you want to move • you own a home and want to move but cannot afford to buy a new home for your needs <p>If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.</p> <p>As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.</p>
Tenure	Leasehold
Lease type	Shared ownership Flat lease

Lease term	<p>999 years</p> <p>For more information, see section 2.5, 'Lease extensions', in the 'Key information about shared ownership' document.</p>
Rent review	<p>Your rent will be reviewed each year by a set formula using the Consumer Price Index (CPI) for the previous 12 months plus 1.00%.</p> <p>For more information, see the Rent Review section in the 'Summary of Costs' document which includes an example of how rent could increase over a 5 year period. A worked example demonstrating how the rent is calculated at review is also set out in Appendix 2 of the lease.</p>
Maximum share you can own	You can buy up to 100% of your home.
Transfer of freehold	At 100% ownership, the freehold will not transfer to you because the freehold of the apartment block will remain with Torus 62 Ltd.
Landlord	<p>Torus</p> <p>Torus62 Limited 4 Corporation Street, St Helens, WA9 1LD</p> <p>Under a shared ownership lease, you pay for a percentage share of the market value of a home. You enter into a lease agreement with the landlord and agree to pay rent to the landlord on the remaining share.</p>
Initial repair period	<p>Up to £500 a year for the first 10 years to help with essential repairs. For more information, see section 5, 'Maintaining and living in the home', in the 'Key information about shared ownership' document.</p> <p>For more information, see section 5, 'Maintaining and living in the home', in the 'Key information about shared ownership' document.</p>
Landlord's nomination period	When you give the landlord notice that you intend to sell your share in your home, the landlord has 8 weeks to find a buyer. The landlord may offer to buy back your share, but only in exceptional circumstances and if they have funds available. If they do not find a buyer within 8 weeks, you can sell your share yourself on the open market. For example, through an estate agent.
Pets	Pets allowed with prior permission
Subletting	You can rent out a room in the home, but you must live there at the same time.

	<p>You cannot sublet (rent out) your entire home unless you either:</p> <ul style="list-style-type: none">• own a 100% share; or• have your landlord's permission which they will only give in exceptional circumstances (see section 1.5 in 'Key information about shared ownership' document) <p>and</p> <ul style="list-style-type: none">• have your mortgage lender's permission if you have a mortgage
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Key information about the home

There are variations of shared ownership models which have different features. The model of shared ownership may vary depending on:

- what rules were in place at the time the home was funded or planning permission granted
- where the home is located
- whether the home is for a specific group of people

The table below highlights the key features of common shared ownership schemes. The information in this document is for the **new model shared ownership**.

Shared ownership model	Older model shared ownership	Standard model shared ownership	New model shared ownership
Minimum initial share	25% <input type="checkbox"/>	25%	10% <input type="checkbox"/>
Lease length	Typically, leases were issued for 99 years from new	Leases are for a minimum of 99 years from new but typically at least 125 years	Leases will be for a minimum of 990 years from new
Initial repair period	No	No	Yes
Buying more shares - minimum purchase	10% or 25%	10%	5%
1% share purchase	No	No	Yes
Landlord's nomination period	8 weeks or 12 weeks	8 weeks	4 weeks

When you are looking for shared ownership homes, you should always check the Key Information Document to see which model covers that specific home.

When you buy a home through shared ownership, you enter into a shared ownership lease. The lease is a legal agreement between you (the 'leaseholder') and the landlord. It sets out the rights and responsibilities of both parties.

Before committing to buy a shared ownership property, you should take independent legal and financial advice.

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Failure to pay your rent, service charge, or mortgage could mean your home is at risk of repossession.

The costs in this document are the costs as at the date issued. These will increase (typically on an annual basis) and you should take financial advice on whether this will be sustainable for you.

Property Details

Address	Old School House Shared Ownership Apartment 21 Old School House, MACCLESFIELD, SK10 1GJ																											
Property type	2 bedroom(s) - Flat																											
Scheme	Shared ownership																											
Full market value	£335,000																											
Share Purchase Price and Rent Examples	<p>The share purchase price is calculated using the full market value and the percentage share purchased.</p> <p>If you buy a 40% share, the share purchase price will be £134,000 and the rent will be £460.63 a month.</p> <p>If you buy a larger share, you'll pay less rent. The table below shows further examples.</p> <table border="1"> <thead> <tr> <th>Share</th> <th>Share Purchase Price</th> <th>Monthly rent</th> </tr> </thead> <tbody> <tr> <td>10%</td> <td>£33,500</td> <td>£690.94</td> </tr> <tr> <td>25%</td> <td>£83,750</td> <td>£575.78</td> </tr> <tr> <td>30%</td> <td>£100,500</td> <td>£537.40</td> </tr> <tr> <td>40%</td> <td>£134,000</td> <td>£460.63</td> </tr> <tr> <td>50%</td> <td>£167,500</td> <td>£383.85</td> </tr> <tr> <td>60%</td> <td>£201,000</td> <td>£307.08</td> </tr> <tr> <td>70%</td> <td>£234,500</td> <td>£230.31</td> </tr> <tr> <td>75%</td> <td>£251,250</td> <td>£191.93</td> </tr> </tbody> </table> <p>The percentage share and rent amount will change depending on the amount you can afford. You'll receive a worked example after a financial assessment.</p> <p>Your annual rent is calculated as 2.75% of the remaining share of the full market value owned by the landlord.</p>	Share	Share Purchase Price	Monthly rent	10%	£33,500	£690.94	25%	£83,750	£575.78	30%	£100,500	£537.40	40%	£134,000	£460.63	50%	£167,500	£383.85	60%	£201,000	£307.08	70%	£234,500	£230.31	75%	£251,250	£191.93
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Eligibility	<p>You can apply to buy the home if both of the following apply:</p> <ul style="list-style-type: none"> • your household income is £80,000 or less • you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs <p>One of the following must also be true:</p> <ul style="list-style-type: none"> • you're a first-time buyer • you used to own a home but cannot afford to buy one now • you're forming a new household - for example, after a relationship breakdown • you're an existing shared owner, and you want to move • you own a home and want to move but cannot afford to buy a new home for your needs <p>If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.</p> <p>As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.</p>						
Tenure	Leasehold						
Lease type	Shared ownership Flat lease						

Lease term	<p>999 years</p> <p>For more information, see section 2.5, 'Lease extensions', in the 'Key information about shared ownership' document.</p>
Rent review	<p>Your rent will be reviewed each year by a set formula using the Consumer Price Index (CPI) for the previous 12 months plus 1.00%.</p> <p>For more information, see the Rent Review section in the 'Summary of Costs' document which includes an example of how rent could increase over a 5 year period. A worked example demonstrating how the rent is calculated at review is also set out in Appendix 2 of the lease.</p>
Maximum share you can own	You can buy up to 100% of your home.
Transfer of freehold	At 100% ownership, the freehold will not transfer to you because the freehold of the apartment block will remain with Torus 62 Ltd.
Landlord	<p>Torus Torus62 Limited 4 Corporation Street, St Helens, WA9 1LD</p> <p>Under a shared ownership lease, you pay for a percentage share of the market value of a home. You enter into a lease agreement with the landlord and agree to pay rent to the landlord on the remaining share.</p>
Initial repair period	<p>Up to £500 a year for the first 10 years to help with essential repairs. For more information, see section 5, 'Maintaining and living in the home', in the 'Key information about shared ownership' document.</p> <p>For more information, see section 5, 'Maintaining and living in the home', in the 'Key information about shared ownership' document.</p>
Landlord's nomination period	When you give the landlord notice that you intend to sell your share in your home, the landlord has 8 weeks to find a buyer. The landlord may offer to buy back your share, but only in exceptional circumstances and if they have funds available. If they do not find a buyer within 8 weeks, you can sell your share yourself on the open market. For example, through an estate agent.
Pets	Pets allowed with prior permission
Subletting	You can rent out a room in the home, but you must live there at the same time.

	<p>You cannot sublet (rent out) your entire home unless you either:</p> <ul style="list-style-type: none">• own a 100% share; or• have your landlord's permission which they will only give in exceptional circumstances (see section 1.5 in 'Key information about shared ownership' document) <p>and</p> <ul style="list-style-type: none">• have your mortgage lender's permission if you have a mortgage
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Key information about the home

There are variations of shared ownership models which have different features. The model of shared ownership may vary depending on:

- what rules were in place at the time the home was funded or planning permission granted
- where the home is located
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The table below highlights the key features of common shared ownership schemes. The information in this document is for the **new model shared ownership**.

Shared ownership model	Older model shared ownership	Standard model shared ownership	New model shared ownership
Minimum initial share	25% <input type="checkbox"/>	25%	10% <input type="checkbox"/>
Lease length	Typically, leases were issued for 99 years from new	Leases are for a minimum of 99 years from new but typically at least 125 years	Leases will be for a minimum of 990 years from new
Initial repair period	No	No	Yes
Buying more shares - minimum purchase	10% or 25%	10%	5%
1% share purchase	No	No	Yes
Landlord's nomination period	8 weeks or 12 weeks	8 weeks	4 weeks

When you are looking for shared ownership homes, you should always check the Key Information Document to see which model covers that specific home.

When you buy a home through shared ownership, you enter into a shared ownership lease. The lease is a legal agreement between you (the 'leaseholder') and the landlord. It sets out the rights and responsibilities of both parties.

Before committing to buy a shared ownership property, you should take independent legal and financial advice.

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Property Details

Address	Old School House Shared Ownership Apartment 25 Old School House, MACCLESFIELD, SK10 1GJ																											
Property type	2 bedroom(s) - Flat																											
Scheme	Shared ownership																											
Full market value	£390,000																											
Share Purchase Price and Rent Examples	<p>The share purchase price is calculated using the full market value and the percentage share purchased.</p> <p>If you buy a 40% share, the share purchase price will be £156,000 and the rent will be £536.25 a month.</p> <p>If you buy a larger share, you'll pay less rent. The table below shows further examples.</p> <table border="1"> <thead> <tr> <th>Share</th> <th>Share Purchase Price</th> <th>Monthly rent</th> </tr> </thead> <tbody> <tr> <td>10%</td> <td>£39,000</td> <td>£804.38</td> </tr> <tr> <td>25%</td> <td>£97,500</td> <td>£670.31</td> </tr> <tr> <td>30%</td> <td>£117,000</td> <td>£625.63</td> </tr> <tr> <td>40%</td> <td>£156,000</td> <td>£536.25</td> </tr> <tr> <td>50%</td> <td>£195,000</td> <td>£446.88</td> </tr> <tr> <td>60%</td> <td>£234,000</td> <td>£357.50</td> </tr> <tr> <td>70%</td> <td>£273,000</td> <td>£268.13</td> </tr> <tr> <td>75%</td> <td>£292,500</td> <td>£223.44</td> </tr> </tbody> </table> <p>The percentage share and rent amount will change depending on the amount you can afford. You'll receive a worked example after a financial assessment.</p> <p>Your annual rent is calculated as 2.75% of the remaining share of the full market value owned by the landlord.</p>	Share	Share Purchase Price	Monthly rent	10%	£39,000	£804.38	25%	£97,500	£670.31	30%	£117,000	£625.63	40%	£156,000	£536.25	50%	£195,000	£446.88	60%	£234,000	£357.50	70%	£273,000	£268.13	75%	£292,500	£223.44
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Tenure	Leasehold
Lease type	Shared ownership Flat lease

Lease term	<p>999 years</p> <p>For more information, see section 2.5, 'Lease extensions', in the 'Key information about shared ownership' document.</p>
Rent review	<p>Your rent will be reviewed each year by a set formula using the Consumer Price Index (CPI) for the previous 12 months plus 1.00%.</p> <p>For more information, see the Rent Review section in the 'Summary of Costs' document which includes an example of how rent could increase over a 5 year period. A worked example demonstrating how the rent is calculated at review is also set out in Appendix 2 of the lease.</p>
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Property Details

Address	Old School House Shared Ownership Apartment 11 Old School House, MACCLESFIELD, SK10 1GZ																											
Property type	3 bedroom(s) - Flat																											
Scheme	Shared ownership																											
Full market value	£540,000																											
Share Purchase Price and Rent Examples	<p>The share purchase price is calculated using the full market value and the percentage share purchased.</p> <p>If you buy a 40% share, the share purchase price will be £216,000 and the rent will be £742.50 a month.</p> <p>If you buy a larger share, you'll pay less rent. The table below shows further examples.</p> <table border="1"> <thead> <tr> <th>Share</th> <th>Share Purchase Price</th> <th>Monthly rent</th> </tr> </thead> <tbody> <tr> <td>10%</td> <td>£54,000</td> <td>£1113.75</td> </tr> <tr> <td>25%</td> <td>£135,000</td> <td>£928.13</td> </tr> <tr> <td>30%</td> <td>£162,000</td> <td>£866.25</td> </tr> <tr> <td>40%</td> <td>£216,000</td> <td>£742.50</td> </tr> <tr> <td>50%</td> <td>£270,000</td> <td>£618.75</td> </tr> <tr> <td>60%</td> <td>£324,000</td> <td>£495.00</td> </tr> <tr> <td>70%</td> <td>£378,000</td> <td>£371.25</td> </tr> <tr> <td>75%</td> <td>£405,000</td> <td>£309.38</td> </tr> </tbody> </table> <p>The percentage share and rent amount will change depending on the amount you can afford. You'll receive a worked example after a financial assessment.</p> <p>Your annual rent is calculated as 2.75% of the remaining share of the full market value owned by the landlord.</p>	Share	Share Purchase Price	Monthly rent	10%	£54,000	£1113.75	25%	£135,000	£928.13	30%	£162,000	£866.25	40%	£216,000	£742.50	50%	£270,000	£618.75	60%	£324,000	£495.00	70%	£378,000	£371.25	75%	£405,000	£309.38
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Monthly payment to the landlord	<p>In addition to the rent above, the monthly payment to the landlord includes:</p> <table> <tr> <td>Service charge</td> <td>£0</td> </tr> <tr> <td>Estate charge</td> <td>£117.54</td> </tr> <tr> <td>Buildings insurance</td> <td>£19.14</td> </tr> </table>	Service charge	£0	Estate charge	£117.54	Buildings insurance	£19.14																					
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Total monthly payment excluding rent	£200.98						
Reservation fee	<p>£350.00</p> <p>You'll need to pay a reservation fee to secure your home. When you pay the fee, no one else will be able to reserve the home.</p> <p>The reservation fee secures the home for 28 days. If you buy the home, the fee will be taken off the final amount you pay on completion. .</p>						
Eligibility	<p>You can apply to buy the home if both of the following apply:</p> <ul style="list-style-type: none"> • your household income is £80,000 or less • you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs <p>One of the following must also be true:</p> <ul style="list-style-type: none"> • you're a first-time buyer • you used to own a home but cannot afford to buy one now • you're forming a new household - for example, after a relationship breakdown • you're an existing shared owner, and you want to move • you own a home and want to move but cannot afford to buy a new home for your needs <p>If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.</p> <p>As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.</p>						
Tenure	Leasehold						
Lease type	Shared ownership Flat lease						

Lease term	<p>999 years</p> <p>For more information, see section 2.5, 'Lease extensions', in the 'Key information about shared ownership' document.</p>
Rent review	<p>Your rent will be reviewed each year by a set formula using the Consumer Price Index (CPI) for the previous 12 months plus 1.00%.</p> <p>For more information, see the Rent Review section in the 'Summary of Costs' document which includes an example of how rent could increase over a 5 year period. A worked example demonstrating how the rent is calculated at review is also set out in Appendix 2 of the lease.</p>
Maximum share you can own	You can buy up to 100% of your home.
Transfer of freehold	At 100% ownership, the freehold will not transfer to you because the freehold of the apartment block will remain with Torus 62 Ltd.
Landlord	<p>Torus Torus62 Limited 4 Corporation Street, St Helens, WA9 1LD</p> <p>Under a shared ownership lease, you pay for a percentage share of the market value of a home. You enter into a lease agreement with the landlord and agree to pay rent to the landlord on the remaining share.</p>
Initial repair period	<p>Up to £500 a year for the first 10 years to help with essential repairs. For more information, see section 5, 'Maintaining and living in the home', in the 'Key information about shared ownership' document.</p> <p>For more information, see section 5, 'Maintaining and living in the home', in the 'Key information about shared ownership' document.</p>
Landlord's nomination period	When you give the landlord notice that you intend to sell your share in your home, the landlord has 8 weeks to find a buyer. The landlord may offer to buy back your share, but only in exceptional circumstances and if they have funds available. If they do not find a buyer within 8 weeks, you can sell your share yourself on the open market. For example, through an estate agent.
Pets	Pets allowed with prior permission
Subletting	You can rent out a room in the home, but you must live there at the same time.

	<p>You cannot sublet (rent out) your entire home unless you either:</p> <ul style="list-style-type: none">• own a 100% share; or• have your landlord's permission which they will only give in exceptional circumstances (see section 1.5 in 'Key information about shared ownership' document) <p>and</p> <ul style="list-style-type: none">• have your mortgage lender's permission if you have a mortgage
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