



## Home 14 The Starling, Cherry Trees, Spalding, PE11 4NU £129,500



### CHERRY TREES GOSBERTON

Welcome to Cherry Trees, an exclusive development by Emerald Homes, offering a charming collection of high-specification homes in the heart of Gosberton, South Holland.

Home 14 is a delightful 2-bedroom end terrace, available under the First Homes scheme, providing an excellent opportunity for first-time buyers to get on the property ladder. Designed to the highest standards, this home combines modern living with the tranquillity of village life.

- AVAILABLE UNDER THE FIRST HOME SCHEME
- NEW BUILD HOUSE
- TWO BEDROOM
- END TERRACE
- TWO PARKING SPACES
- 10 YEAR WARRANTY

Set within a rural cul-de-sac and just 6 miles north of Spalding, this location offers easy access to surrounding towns, with local amenities including a primary school, medical centre, and village shops—just a short stroll away.

First Homes is a new scheme designed to help local first time buyers onto the property ladder, by offering homes at a discount of 30% compared to the market price. The discounts will apply to the homes forever, meaning that generations of new buyers and the local community will continue to benefit every time the property is sold. The marketing price shown includes the 30% discount.



### The Starling

Home 14, The Starling comprises of an entrance hallway, lounge, kitchen-diner and cloakroom. This first floor offers two bedrooms with family bathroom. With two parking spaces and fully enclosed rear garden

**Entrance Hallway 5'2" x 4'5" (1.581 x 1.351)**

**Lounge 16'2" x 11'4" (4.940 x 3.456)**

**Kitchen 10'11" x 9'11" (3.336 x 3.029)**

**Cloakroom 5'3" x 29'11" (1.601 x 9.14)**

### Stairs & Landing

**Bedroom One 14'9" x 10'1" (4.511 x 3.098)**

**Bedroom Two 14'9" x 8'8" (4.511 x 2.658)**

**Bathroom 8'5" x 6'11" (2.577 x 2.125)**

### Two Parking Spaces

### About the First Homes Scheme – South Holland

Home 14 at Cherry Trees is available through the Government-backed First Homes scheme, designed to help first-time buyers onto the property ladder. Homes are sold at a minimum 30% discount off the market value, with the discount applied to all future sales to ensure affordability for future buyers. To qualify in South Holland, purchasers must: be first-time buyers, have a household income of £80,000 or less, and be able to secure a mortgage covering at least 50% of the discounted purchase price. Purchasers must meet the Local Connection criteria please call for full details.

### Property Postcode

For location purposes only the postcode of this property is: PE11 4NU

### Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

### Cherry Trees Management Company

This property benefits from the presence of a Management Company responsible for the upkeep and maintenance of the estate's communal areas. This ensures the estate remains maintained and attractive for all residents. Annual charge £395 per annum.

## Verified Material Information

Tenure: Freehold  
Council tax band: TBC  
Annual charge: Management Company £395 pa for first year  
Property construction: Brick Built  
Electricity supply: Main  
Solar Panels: Yes  
Other electricity Sources: No  
Water supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Heating features: No  
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.  
Mobile coverage: As stated by Ofcom, Indoor - EE & 3 - Good outdoor, variable in home, O2 & Vodafone Good outdoor

Parking: Two Parking Spaces  
Building safety issues: No  
Restrictions: No  
Public right of way: No  
Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.  
Coastal erosion risk: No  
Planning permission: No  
Accessibility and adaptations: No  
Coalfield or mining area: No  
Energy Performance rating: TBC

## Cherry Trees Reservation Procedure

There is a £500 Reservation fee which goes towards the final purchase.

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR

2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy. If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

## Ark Property Centre

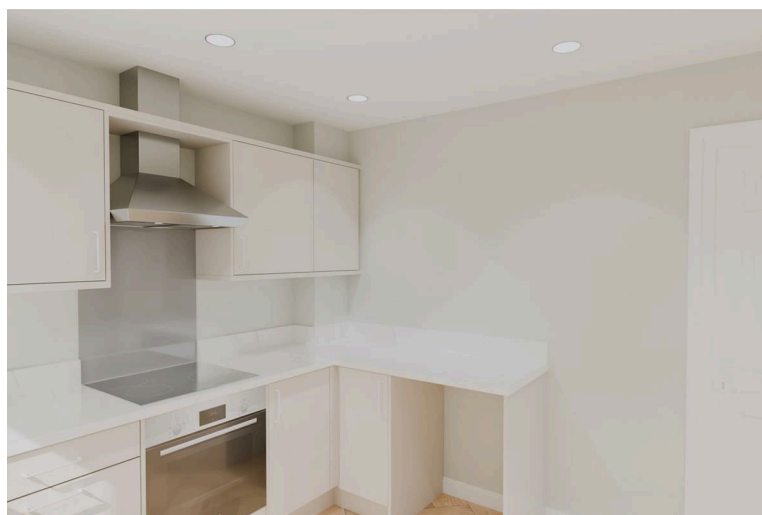
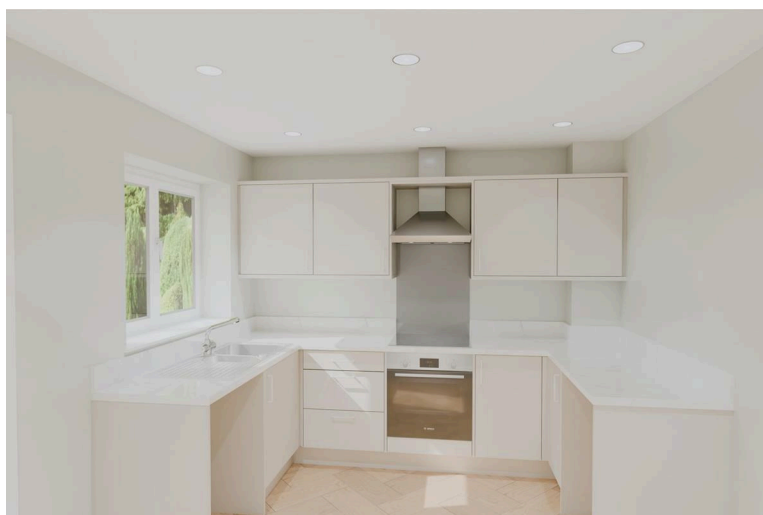
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

## Referral & Fee Disclosure

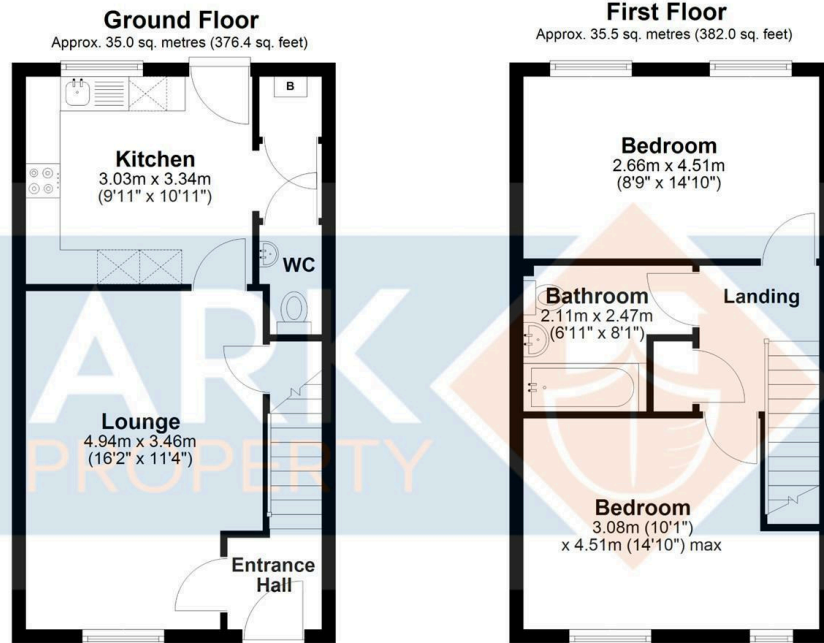
We can also offer full Financial and Solicitor services. We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

## Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.



## Floor Plan



Total area: approx. 70.5 sq. metres (758.3 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.  
Plan produced using PlanUp.



Emerald Homes are a local developer established in 2019, providing the housing market with market leading **new build developments** in the east of England.

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