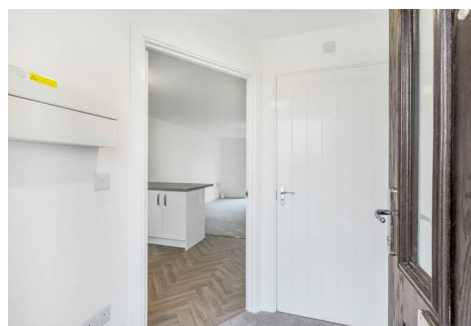




Plot 118 The Maples, Weston, PE12 6RA

50% Shared Ownership £110,000

- Shared Ownership 50%
- Off road parking
- Two bedrooms
- Great size rear garden
- Brand new property
- Popular estate living
- Open field views to front
- Ideal for first time buyers and investors

Welcome to Plot 118 at The Maples
For sale at 50% Shared Ownership
On the lookout for your first home? This brand-new property, built by Persimmon Homes, could be the one for you!

Plot 118 is a beautiful two-bedroom semi-detached home featuring a bright open-plan layout and open-aspect views to the front. Thoughtfully designed for modern living, this home offers the perfect space to relax, entertain, and grow.

It's the ideal choice for first-time buyers ready to take their first step onto the property ladder.

Don't miss out — book your viewing today and discover what makes this home so special.

Entrance Hall



Composite door to front. Carpeted with mat well. Radiator.

Cloakroom



Toilet. Wash hand basin with tiled splash back. Radiator. LVT flooring.

Kitchen



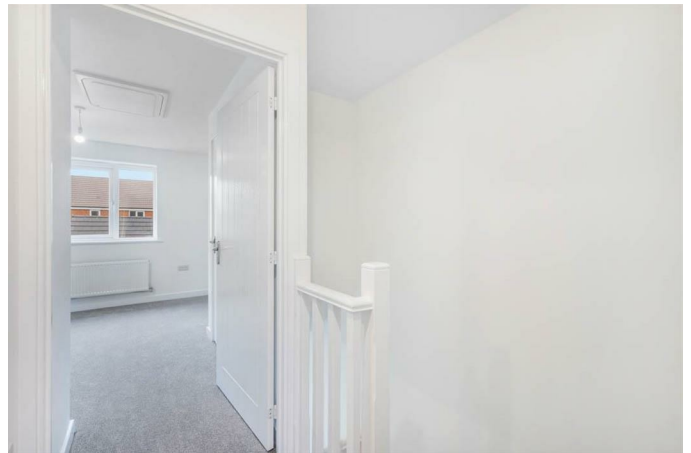
UPVC window to front. Matching base and eye level unit with matching work surfaces over. Stainless steel sink drainer with mixer tap. Built in fridge/freezer. Space and plumbing for washing machine. Built in four ring gas hob with extractor over. Built in oven. LVT flooring.

Open Plan Living 24'7" x 12'8" (7.51m x 3.88m)



French doors to rear. Two radiators. Carpeted. Stairs to first floor.

First Floor Landing



Carpeted.

Bedroom 1 12'5" x 12'8" (3.81m x 3.87m)



UPVC windows to rear. Radiator. Carpeted. Storage cupboard. Loft access.

Bedroom 2 7'0" x 12'8" (2.15m x 3.88m)



Two UPVC windows to front. Radiator. Carpeted.

Bathroom 6'10" x 5'11" (2.09m x 1.82m)



Panelled bath with shower attachment over. Pedestal wash hand basin. Toilet. Partially tiled walls. Radiator. LVT flooring. Extractor fan.

Outside



To the front of the property is allocated parking. The rear garden is enclosed by timber fencing. Lawn area. Patio area.

Property Postcode

For location purposes the postcode of this property is: PE12 6RA

Developer

Persimmon Homes is one of the UK's leading housebuilders, recognised for delivering high-quality new homes across the country. Established in 1972, the company has built a strong reputation for its commitment to craftsmanship, community development, and customer satisfaction. With a diverse portfolio ranging from stylish starter homes to spacious family properties, Persimmon combines modern design with practical living. The developer is also known for investing in local infrastructure and creating well-planned neighbourhoods that offer residents a real sense of place. Through its long-standing experience and dedication to excellence, Persimmon Homes continues to set the standard in the UK housing industry.

Location

Weston is a peaceful and picturesque village situated on the outskirts of Spalding in Lincolnshire. Surrounded by open countryside, it offers a perfect balance of rural charm and convenient access to nearby amenities. The area is well connected by local roads, making travel to Spalding and surrounding towns easy for commuters and families alike. Weston boasts a friendly village atmosphere, with a welcoming community, local primary school, handy local shop, and traditional country pub with great food. For those seeking a quieter lifestyle while remaining close to the market town of Spalding, Weston presents an ideal setting that combines scenic living with everyday practicality.

Eligibility

You can apply to buy the home if both of the

following apply:

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

One of the following must also be true:

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 a new home for your needs

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.

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.

Shared Ownership Criteria

Who can apply?

You can apply to buy a Shared Ownership property if:

- you are at least 18 years old and a permanent UK resident
- You do not own (or part-own) a property at the time of completing on your purchase
- your household income before tax is £80,000 a year or less (£90,000 a year or less in London)
- you fulfil affordability criteria, ensuring that you can afford to live in your Shared Ownership home. You'll meet with a financial advisor as part of the application process, to confirm this.
- you can afford the deposit and other one-off costs

(Some local authorities give priority to people who live and work in the area and other groups)

Affordability

Before you can buy a Shared Ownership home, we make sure you can afford the cost of living in it.

In accordance with government guidelines, the total cost of your mortgage, rent and service charges must be no more than around 40-45% of your

household income after tax.

However, everyone's financial situation is different, depending on your household income, financial commitments, the amount of deposit you have and the value of the home you want to buy.

Therefore, to make sure you can afford to live in your home, you will meet with an Independent Financial Adviser (IFA) who will look at your finances and help you decide what you can afford and confirms you meet our affordability conditions. Even if you have a mortgage approved, you can only go ahead if you meet these conditions.

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

There is a possibility to purchase up to 75%. Please enquire for more information.

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.

Verified Material Information

Tenure: Freehold

Council tax band: TBC

Annual charge: We have been advised there is a maintenance charge per annum. Please get your legal advisor to confirm all charges prior to

purchase.

Property construction: Brick built

Water supply: Anglian Water

Sewerage: Mains

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway

Flood risk: Surface water - low. Rivers and the sea - low. 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: Please refer to South Holland District Council Planning Portal for any planning applications.

Energy Performance rating: TBC

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.

Offer Procedure

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

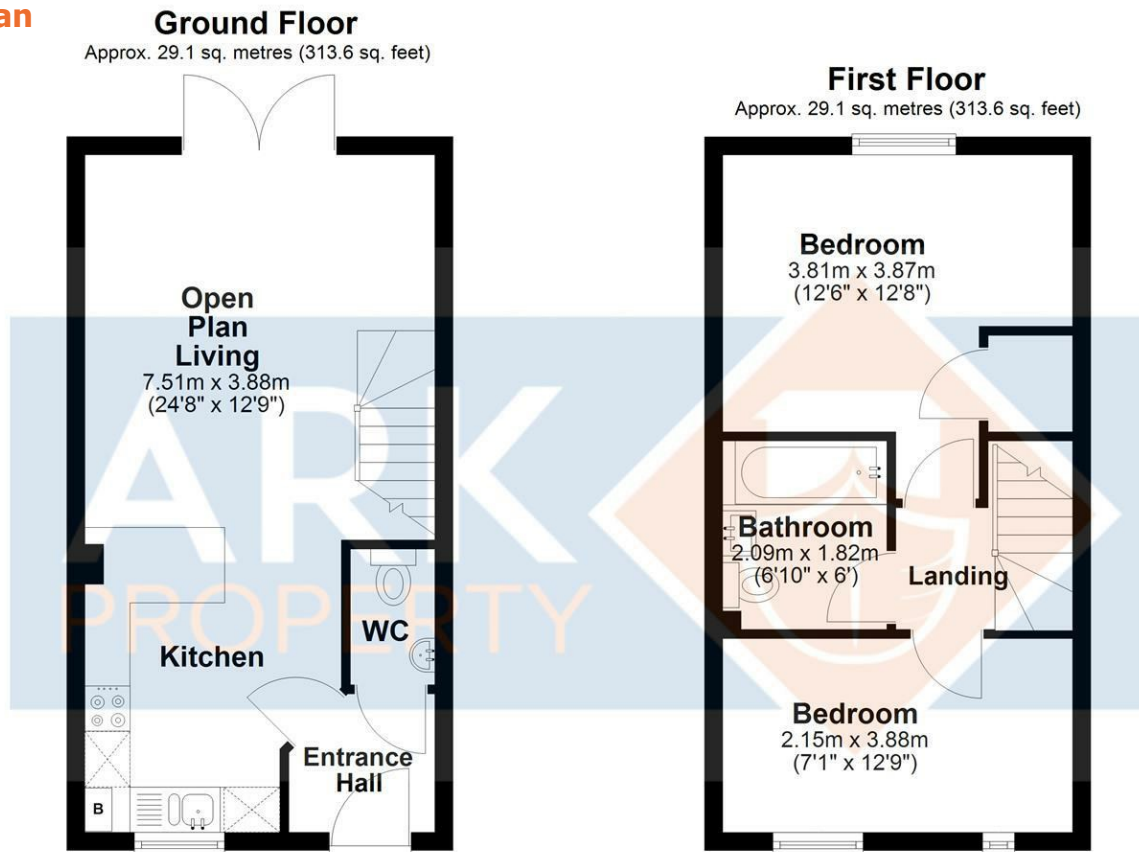
We can also offer full Financial and Solicitor services.

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.

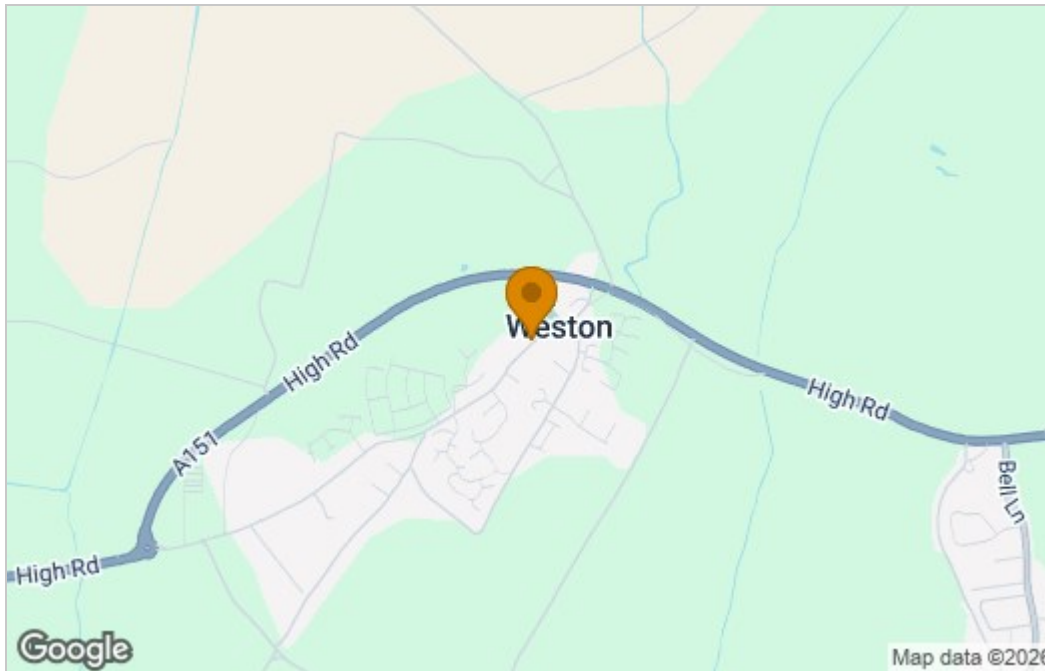
Floor Plan



Total area: approx. 58.3 sq. metres (627.3 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.

Area Map



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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

