

Travel Directions:

Auchterarder is bypassed by the A9 Dual carriageway from Glasgow and the South Central Belt, to Perth in the North.

From the South, take the slip road off the A9 signposted for Auchterarder on A824. Follow the High Street, past the main shops and take a left turn into Hunter Street and The Castleton development is on the left hand side.

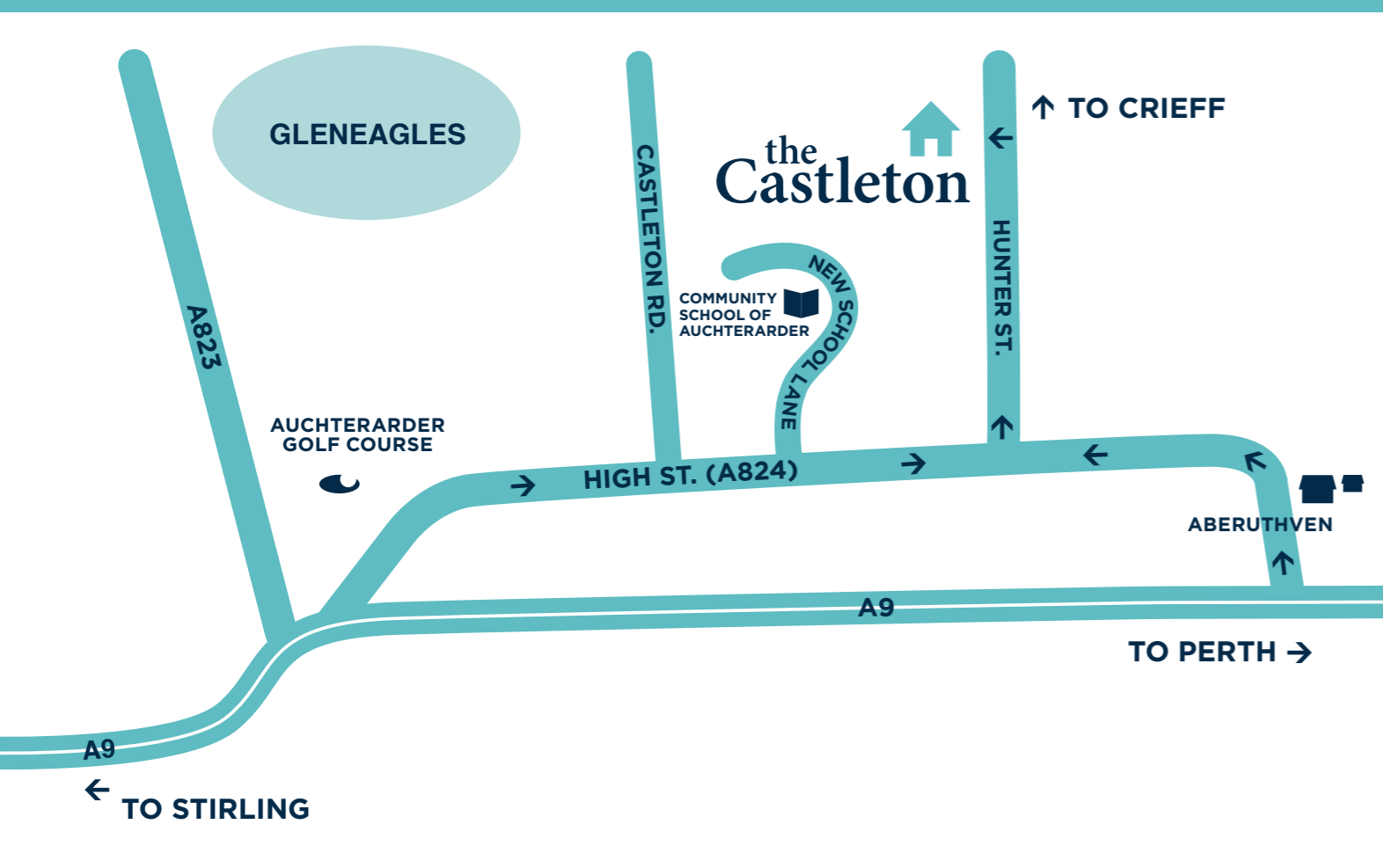
From the North (A9) take the Aberuthven slip road off the A9 onto the A824. Go through the village of Aberuthven and on to Auchterarder. Before you reach the High Street, take a right turn onto Hunter Street and the Castleton development is further along on the left hand side.

THE CASTLETON AUCHTERARDER

The Castleton, Benton Road, Auchterarder, Perthshire, PH3 1FQ
Please call to make an appointment on 01764 664 066 or 0800 783 3574

Muir Homes working with Perth and Kinross Council

PRIVATE NEW BUILD FIXED EQUITY
FAMILY HOMES AT A REDUCED SALE PRICE



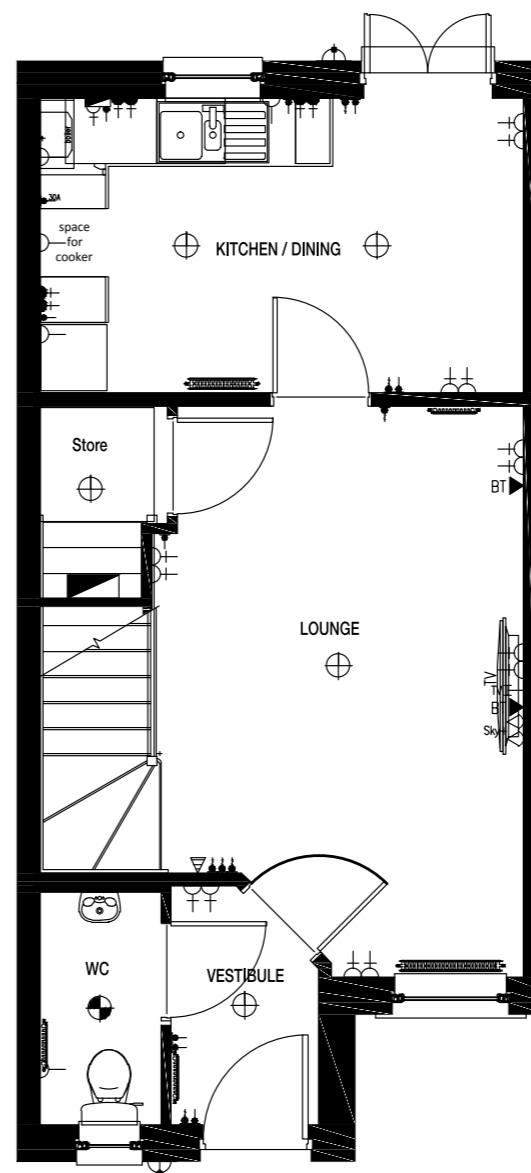
A choice of two-bedroom semi-detached, mid and end-terraced homes

THE CASTLETON AUCHTERARDER

Selling price
£105,000

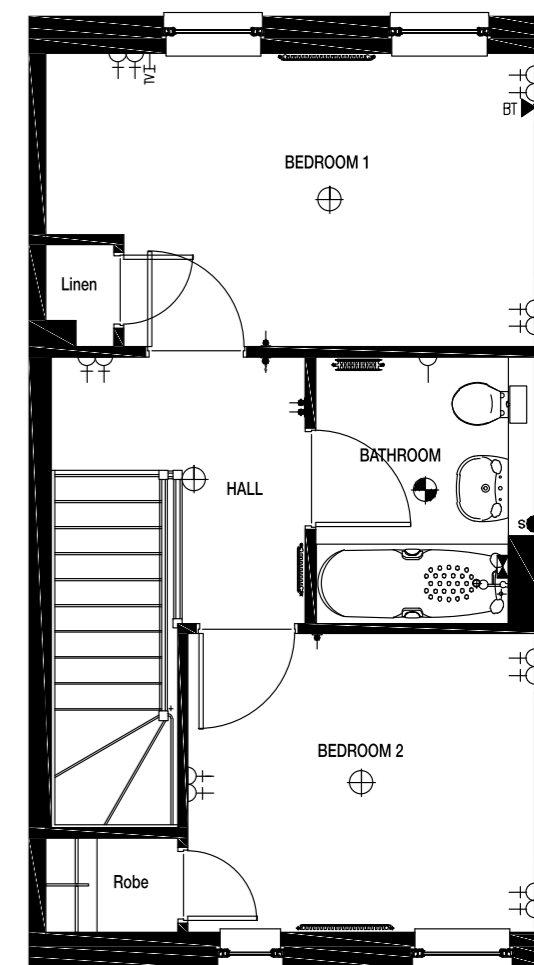


Indicative images of typical Muir Homes interior photography



Ground Floor

Lounge	3.26m x 5.02m	10'8" x 16'6"
Kitchen/Dining	4.25m x 2.59m	13'11" x 8'6"
Vestibule	1.30m x 2.10m	4'3" x 6'11"
WC	1.06m x 2.05m	3'6" x 6'9"



First Floor

Bedroom 1	3.61m x 2.58m	11'10" x 8'6"
Bedroom 2	3.05m x 2.62m	10'0" x 8'7"
Bathroom	1.93m x 2.34m	6'4" x 7'8"

Available to:-

- First time buyers or people with a significant change in their household circumstances.
- Individuals and households with a gross annual income in the region of **£36,000** or less.
- Preference given to Perth Kinross Council or Housing Association tenants or waiting list applicants and those with a local connection.



PERTH &
KINROSS
COUNCIL

Muir
HOMES

Guidance Notes on the Low Cost Shared Equity Housing (LCSE)

These guidance notes explain the procedures for the sale of affordable properties sold under the Council's Low Cost Shared Equity Scheme at Castleton Auchterarder.

1. Who is Eligible for the Low Cost Shared Equity Scheme?

"Qualifying Purchasers" are determined by Perth & Kinross Council based on both of the following criteria: -

- **First Time Buyers** (or those with a significant change in your household circumstances; or those who are disabled and own a house which doesn't suit their needs)
- and
- **Moderate Income** - People who can demonstrate their gross annual household income is insufficient to purchase a property to meet their needs unaided on the open market. Income to be assessed by the Council. Capital and savings will also be taken into account.

Applications will be ranked in the following order of priority:

1. Tenants of Perth & Kinross Council or Registered Social Landlords (commonly known as housing associations) who currently live in the town/village.
2. Waiting list applicants of Perth & Kinross Council or Registered Social Landlords who currently live in the town/village.
3. Tenants of Perth & Kinross Council or Registered Social Landlords from other areas of Perth & Kinross with a local connection* to the town/village.
4. Waiting List Applicants of the Council or a RSL residing within P&K with a local connection* to the settlement.
5. Applicants residing within P&K with a *Local Connection.
6. Applicants residing out with P&K with no *Local Connection.

*Local Connection may be for example live, work, school, provide or receive support or close family connections such as parents, grandparents, children, brothers or sisters.

Some schemes may be heavily oversubscribed with more eligible applicants than available properties. Perth & Kinross Council will rank eligible applicants based on the above ranking process and then will try to make best use of the property based on housing need.

Perth & Kinross Council are responsible for nominating the successful applicant and their decision is final.

2. Information on the Shared Equity Development at The Castleton, Auchterarder

Developers Name Contact number and email address	Muir Homes Ltd Tel: 01764 664066 Email: info-auchterarder@muir-group.co.uk
Name of Development	The Castleton, Auchterarder PH3 1FU
Site Address	Off Hunter Street, Auchterarder PH3 1FU
Plot Numbers	Plots 24 to 36 inclusive, plots 156 to 158 inclusive
Size and Type of Properties	All plots are 2 bedroomed, 2 storey properties. A mixture of end terraced and mid terraced villas.
Reservation Fee	An initial non-refundable deposit of £250 is required to secure the property this is to be paid to Muir Homes within ten working days of accepting a nomination.
Deposit	A further payment of £750 to be paid to Muir Homes on conclusion of Missives (normally within 28 days of reservation). The total monies paid (£1,000) will be deducted from the purchase price at legal completion of the purchase.
Ground maintenance (Common areas)	A single one-off payment of £530 is required at legal completion to cover costs of maintaining open areas within the development.
What is included in the sale/ specification	Heating is via wall mounted radiators heated from a gas fired combi boiler. Each house has 1.5 parking spaces for their own use and for visitors use, located off street, adjacent to the houses. Each house has its own private front and rear garden. No choice of finishes is available and no option for customers extras is possible.
Contact Details	The Sales Office at The Castleton is open daily 11am to 5pm, Thursday to Monday – to arrange an appointment, please call our Sales Advisor on 01764 664066. Please note, appointments MUST be arranged prior to visiting the Sales Office.
Recommended Financial Advisors	firstmortgage.co.uk, 23 Crighton Street, Dundee DD1 3AR Tel: 01382 907070
Solicitors Details	Davidson Chalmers LLP, 12 Hope Street, Edinburgh EH2 4DB Tel: 0131 625 9191



Guidance Notes on the Low Cost Shared Equity Housing (LCSE)

3. Closing Date

The closing date will usually be set 3 – 4 weeks from the date the properties are advertised in the local press.

4. Who will deal with requests for applications?

Further Information is available from:

The Affordable Housing Enabler
Perth & Kinross Council
Pullar House
Kinnoull Street
Perth
PH1 5GD
Tel:01738 476405

5. What happens after the closing date?

From the closing date, it usually takes around four weeks to process all the applications, gather additional information and nominate applicants. Nomination of successful applicants for the purchase of the affordable properties are normally made to the developer at the end of the four week period.

The Affordable Housing Team will contact the Successful Applicant to advise them of their nomination. The Successful Purchaser will be asked to confirm their acceptance of the offer and contact the Developer to start the process for exchanging contracts within 10 working days of their nomination. The Affordable Housing Team will also notify those applicants who have been unsuccessful and those who have been placed on the reserve list.

6. What happens if the scheme is over subscribed?

Should the scheme be over-subscribed, the Council will keep a list of reserve applicants, ranked in order of priority based on the qualifying criteria.

7. Contact Details of Affordable Housing Team

If you would like further information on the marketing or allocation process you can contact the Affordable Housing Enabler on the number below:

Affordable Housing Enabler
Perth & Kinross Council
Pullar House
Kinnoull Street
Perth
PH1 5GD
Tel:01738 476405
euanmclaughlin@pkc.gov.uk

