



Apartment 31

Crookbarrow View, 3 Gotland Road,
Worcester, WR5 2GN

The scheme offers independent living with access to on-site care for people over the age of 65 or 55 with a care need. with 71 one and two bed apartments available for rent and shared ownership.

Located in Worcester. Gotland Road off Whittington Road is surrounded by a selection of supermarkets along with Whittington Church and Worcestershire Royal Hospital being just a 10-minute drive away..

The development will provide fully accessible facilities for both residents and visitors, including a café/bistro and a hair salon for use by the community. There will also be a residents' lounge, buggy store and guest suite for residents and their guests to enjoy.

Key property details:

- Two bedroom
- First Floor Apartment
- Percentage for sale – 75%
- 75% Share value: £150,000



Purchase details

Tenure: 999 year assignable lease from commencement date 1st April 2021

Eligibility criteria: Over 65 (over 55 if there is a care need).

Amenities: Communal lounge, café/bistro, Hair salon, Laundry, Residents' garden, Lifts, Assisted Bathing suite, Buggy store, Residents Parking.

Services: Full-time Housing and Care Manager service, Monday to Friday, 9am to 5pm. On-site care staff 24/7.

Pet-friendly: Housing Manager to provide details on individual case.

Resident-led: Residents are encouraged to set up a Residents Committee and arrange activities both on-site and away from Crookbarrow View to suit residents' wishes.

Two bedroom: £150,000 for 75% share

Ground Rent: One Peppercorn

Stamp duty: To be discussed between the buyer and their solicitor where applicable.

Deposit: No deposit required to Housing 21.

Resales fee: Fixed admin fee £620 subject to January RPI changes for April or 0.5% of the full market value
Fixed nomination fee of £1,350 subject to January RPI changes for April or 1% of the sale price.

Please be aware as your property is shared ownership, the buyer must have sold their current home or sell their property concurrently with the shared ownership purchase as they cannot own two homes simultaneously.

Ongoing charges

All charges commencing April 2026

Service charge: £330.84 per month
Buyer has the option to pay the sinking fund within the service charge or defer it to point of resale.

Support charge: £18.48 per month.

Utility (electric and water): not included – Leaseholder to choose own supplier

24/7 support charge: £21.88 per week.

Optional care and domestic charges:
£23.80 per hour - Bank Holiday £35.84 per hour.

Buildings insurance: Included in the service charge.

Contents insurance: Residents are encouraged to obtain their own contents insurance.

Council tax: Band A payable to local authority.

TV license: Responsibility of the resident.

Subscriptions: Residents are to liaise with chosen supplier directly.

Scheme number:	0370 192 4346
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Home Ownership email:	newhome@housing21.org.uk