



85 Dovecote Meadow, Fordfield Road, Sunderland, SR4 0FA

Dovecote Meadow is an Extra Care scheme situated in the Sunderland suburb of Ford Estate. It offers residents a range of amenities on-site and close by, as well as a strong sense of community.

Nearby attractions include Mowbray Park in Sunderland city centre, which also has the Empire Theatre and Empire Cinema. There is a dry ski slope in Silksworth, around six miles from Dovecote Meadow, and Herrington Country Park is around four miles away. There are regular buses into Sunderland from a stop outside the court. These also take you to Pallion high street and Sunderland Royal Hospital.

The scheme has a number of gardens, the main one featuring a patio with a pergola. There are meandering paths around the site, taking in the communal greenhouse and attractive raised beds. Members of the public are welcome to use the communal facilities at the court, which helps integrate the scheme with the local community.

Key property details:

- Two bedroom apartments
- 24/7 care staff onsite
- Sale Price £82,000
- Percentage for sale – 75%
- Communal Lounge
- Café / Bistro
- Buggy store
- Communal Gardens



Purchase details

Tenure: 125 year assignable lease
commencement date 1st January 2014

Eligibility criteria: 55 and over

Amenities: Communal lounge, Restaurant, 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 Casson Court to suit residents' wishes.

Price: Vendors responsibility to organise a RICs valuation at point of sale.

Rent: Not applicable on 75% share.

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 (refer to s. 1.2 of this pack for further details)
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

Shared ownership rent: N/A on 75% Share

Service charge: £342.37 per month

Support charge: £9.75 per month.

Utility (gas and water) - £50.75 per month
Electric – Leaseholder to choose own supplier

24/7 support charge: £43.36 per week.

Ground rent: £150 per annum

Optional care and domestic charges:
£24.20 per hour - Bank Holiday £36.36 per hour.

Buildings insurance: Included in the service charge.

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

Council tax: Bands B payable to local authority.

TV license: Responsibility of the resident.

Subscriptions: Residents are to liaise with chosen supplier directly.

Scheme number:	0370 192 4420
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Home Ownership email:	newhome@housing21.org.uk