



Bransdale View, Ashwood Close, Helmsley, YO62 5FE

This development is on the edge of the beautiful North Yorkshire town of Helmsley located within the North York Moors National Park. It is the perfect location for peace and quiet as the scheme is surrounded by beautiful green trees and fields - ideal for relaxing in the spacious communal gardens.

Whilst surrounded by nature, there's also lots to get up to in Helmsley for the social butterflies. Less than a mile away, you'll find the vibrant town centre, Helmsley Castle, delicious eateries and award-winning shops.

Bransdale View has been designed to provide fully accessible facilities for both residents and visitors, which include a café and hair salon which can also be used by the community. There is also a residents' lounge, activity room, buggy store and communal gardens for residents and their guests to enjoy. As well as support from our specialist team, the scheme is managed by a dedicated onsite Registered Manager.

Bransdale View was built in partnership with Ryedale District Council, North Yorkshire Council and Homes England.

Key property details:

- One/Two bedroom properties
- Percentage for sale – between 25% -75%
- Communal Lounge
- Restaurant
- Buggy store
- Residents Parking
- Hair salon



Purchase details

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

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

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 Bransdale View to suit residents' wishes.

One/Two bedroom: RICs valuation provided by vendor

Rent: N/A on 75%

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%

Service charge: £448.96 per month

Support charge: £17.01 per month

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

24/7 support charge: £43.57 per week.

Optional care and domestic charges:
£28.92 per hour - Bank Holiday £46.60 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 licence: Responsibility of the resident.

Subscriptions: Residents are to liaise with chosen supplier directly.

Scheme number:	0370 192 4224
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Home Ownership email:	newhome@housing21.org.uk