

BARCHESTON REACH, LONDON ROAD, SHIPSTON-ON-STOUR

CONDITIONS & ELIGIBILITY CRITERIA RELATING TO

FIXED EQUITY DWELLINGS (DISCOUNTED MARKET HOMES)

PLOTS 12-17

1. The fixed equity dwellings (to be referred to as Discounted Market Homes) will be sold at a discounted price of no more than 60% of open market value, where open market value means the selling price that a dwelling could reasonably be expected to be sold at on the open market assuming an arm's length transaction with a willing seller and willing buyer and assuming that it is not a fixed equity dwelling.
2. The open market valuation will be determined by the average of 2 independent valuations undertaken by Chartered Surveyors or estate agents experienced in selling properties within the administrative boundaries of the District Council.
3. For a period of 12 weeks from a discounted market house being put on the market for sale, it can only be sold to a Qualifying Person.
4. A Qualifying Person means someone who:
 - a. Has a Certificate of Eligibility, and
 - b. Benefits from a Local Connection or is a member of a single household where at least one person benefits from a Local Connection
5. A Certificate of Eligibility means a written statement from an Independent Financial Advisor authorised by the Financial Conduct Authority (or any successor authority) stating that the person or persons wishing to purchase a discounted market home has/have been financially assessed and would be unable to purchase the property at open market value.
6. A person will benefit from a Local Connection if they satisfy any one or more of the following criteria:
 - Born in Shipston-on-Stour parish or born to parent(s) who were ordinarily resident in the Parish at the time of the birth.
 - Currently lives in Shipston-on-Stour parish and has done so for at least the past 12 months.
 - Used to live in Shipston-on-Stour parish and did so for a period of not less than 3 years.
 - Currently works in Shipston-on-Stour parish and has done so for at least the past 12 months for an average of not less than 16 hours per week.
 - Currently has a close family member (mother, father, brother, sister, son, daughter) living in Shipston-on-Sour parish and who has done so for a continuous period of not less than 3 years.
7. The sale of the discounted market home will include in its transfer covenants that the discounted market home shall not be leased or let and shall at all times be occupied as sole or principal residence (providing always that such covenant shall not bind Mortgagees, Chargees or Receivers).

8. If a discounted market home is continuously marketed for a period of not less than 12 weeks but remains unsold the property can be offered for sale to any purchaser regardless of whether they are a Qualifying Person, however the selling price shall not exceed the Discounted price.

9. On subsequent re-sales of each discounted market home, the above procedures also apply i.e. the dwelling can only be sold to a Qualifying Person for the first 12 weeks of the property coming onto the market, must be sold at a discounted price of no more than 60% of open market value and is subject to the same valuation process.

The above criteria are governed by A Deed of Agreement dated 06 August 2019 and Supplemental Deed of Agreement dated 14 May 2021 under Section 106 of the Town and Country Planning Act 1990.