

Mulberry Lea – Price List @ 16.08.10

PHASE 1 – HOUSES

Plot 9	<i>The Hethersett (aj) – Furnished Showhome inc.curtains The double garage is already converted into our ‘sales office’ and can be left ready converted for use as a home office or for other family purposes. Alternatively we can convert this back to a double integral garage.</i>	£242,500
Plot 13	<i>The Hethersett (aj) - 4 beds, 2 ensuites, d’ble int. garage</i>	Reserved
Plot 15	<i>The Halvergate (bp) - 5 bedrooms, 2 ensuites, two garages This home comes fully curtained.</i>	£199,999
Plot 23	<i>The Halvergate (bp) - 5 bedrooms, 2 ensuites, two garages</i>	Reserved

PHASE 2 - COTTAGES

(2 bedrooms, bed 3 / study, 1 ensuite, single garage & parking space – see plot 27 note on 2 parking spaces)

NB: Phase 2 homes have a different specification – ask the sales advisor for full details.

Plot 26	<i>The Colwell (a) - detached cottage This home comes fully curtained.</i>	£155,000
Plot 27	<i>The Colwell (a) - end-of-terrace cottage Note: this cottages has 2 parking spaces and no garage</i>	£137,500
Plot 28	<i>The Colwell (a) - mid-terrace cottage (This plot is available as an 85/15% SHARED PURCHASE – only pay £112,625 now)</i>	£132,500
Plot 30	<i>The Colwell (a) - detached cottage (This plot is available as an 85/15% SHARED PURCHASE – only pay £127,500 now)</i>	£150,000

For further information please visit our website at www.jdhomes.co.uk or ask our sales staff

Elaine Wood & Chrissie Jackson - Site Sales Negotiators

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The non-refundable reservation fee is £500 payable with cash, cheque or credit card.

Open Thursday to Monday inclusive from 10am until 5pm

Tel: 01945 773 084 Fax: 01945 774 292 Mobile: 07796 081 067

Disclaimer: *The developer reserves the right to withdraw the above properties from the market at any point up to the exchange of contracts. James Development sales incentive schemes are subject to status, James Development (JD) terms & conditions, contract exchange in 28 days of reservation, and the availability of suitable mortgage deals. The right is reserved to amend the specification and design at any point at the discretion of the developer. Note: JD cannot give you any financial advice. Applicants will need to use a mortgage broker and solicitor from our panel who will act solely for the applicant. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.***

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‘Part Exchange

Here’s how it works: We will offer to buy-in your existing property at an agreed price in part-lieu of payment. In other words, we will give you our new home in exchange for your home and a cash top-up. The benefit of this is that you do not get levied with the substantial and intrinsic costs and uncertainty of selling your home. We take those problems off your shoulders and effect a quick transaction. We adopt a policy of reviewing each case on its merit. In this regard we will not be obliged to part exchange every property; we will review price differential, geographic location, age and condition of the property. We will also require independent estate agents valuations and an internal inspection by our construction team.

‘SuperStart 85-15 Shared Purchase Scheme’

Here’s how it works – (see plot 28 above for an example):

Your home is 100% yours from day 1. With the 85-15% scheme you pay just 85% of the list price being £112,625 and we loan the rest, being £19,875. This incentive is subject to the mortgage deals on offer, but typically you may need to find a 5% deposit. You pay no rent or interest on our 15% loan until the 10th anniversary of the purchase or subsequent resale, whichever occurs sooner. Terms and conditions apply.

**Full details of the Deposit Match & Shared Purchase Schemes are available by request.
For further information please visit our website at www.jdhomes.co.uk or ask our sales staff**

Note: Any James Development sales incentive schemes are subject to status, James Development (JD) terms & conditions, contract exchange in 28 days of reservation, and the availability of suitable mortgage deals. JD cannot give you any financial advice. Only 1 incentive per sale is permitted. Applicants will need to use a mortgage broker and solicitor from our panel who will act solely for the applicant.

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