



8 TONY WORTH CLOSE

HOLBEACH, PE12 7RU

£92,500
SHARE OF FREEHOLD

A modern three-bedroom semi-detached home offered as 45% shared ownership, perfect for first-time buyers. Featuring a spacious open-plan kitchen/diner/lounge, good-sized enclosed rear garden, and off-road parking for up to three cars. Built in 2021 with a long lease, this property combines stylish living with affordability in a quiet, desirable location.

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- NO CHAIN!!!
- 45% shared ownership – affordable step onto the property ladder
- Spacious open-plan kitchen/diner/lounge (7.82m x 4.65m)
- Good-sized enclosed rear garden
- Off-road parking for up to three vehicles
- Built in 2021 with 95 years remaining on lease
- Well-proportioned bedrooms and modern bathroom
- Downstairs WC and generous entrance hall
- Quiet, sought-after residential location
- Total monthly charges only £327.41 including rent and fees



About

Modern 3-Bedroom Family Home – 45% Shared Ownership

A fantastic opportunity to purchase a 45% share in this beautifully presented three-bedroom semi-detached home, ideal for first-time buyers or those looking to get on the property ladder.

Located in a popular residential area, this modern home offers spacious open-plan living with a generous kitchen/diner/lounge measuring 7.82m x 4.65m, featuring dual-aspect windows and double doors opening onto the rear garden—perfect for entertaining and family life. The ground floor also includes a welcoming entrance hall (3.76m x 2.03m) and a convenient WC (1.02m x 2.03m).

Upstairs, the accommodation comprises:

Bedroom One: 4.37m x 2.62m – Window to rear

Bedroom Two: 3.25m x 2.57m – Window to front

Bedroom Three: 3.23m x 1.98m – Window to rear

Bathroom: 1.68m x 2.01m – Window to front

The home also benefits from a good-sized, enclosed rear garden—ideal for outdoor living—and off-road parking for up to three vehicles.

Key Features:

45% Shared Ownership with Amplus

Spacious Open-Plan Kitchen/Diner/Lounge (7.82m x 4.65m)

Three Bedrooms with Generous Proportions

Enclosed Rear Garden

Off-Road Parking for Three Vehicles

Modern Family Bathroom & Downstairs WC

Lease Start Date: 30th March 2021 (99 years)

Monthly Rent to Amplus: £271.59

Building Insurance: £7.26

Service Charge: £22.61

Management Charge: £25.95

Total Monthly Charges: £327.41

Charges reviewed annually in April

This is a superb chance to secure a spacious and well-maintained home in a desirable location. Early viewing is highly recommended.

Key information about Shared Ownership

Shared Ownership – Key Information

What is Shared Ownership?

Shared ownership allows you to buy a share of a property (in this case, 45%) and pay rent on the remaining share (owned by a housing provider, such as Amplus).

How Much Do I Own?

You'll own 45% of the property. The remaining 55% is owned by Amplus.

Monthly Costs (as of now):

Rent to Amplus (55% share): £271.59

Building Insurance: £7.26

Service Charge: £22.61

Management Fee: £25.95

Total Monthly Payments: £327.41
(Paid by Direct Debit; charges reviewed every April)

Lease Information:

Lease Length: 99 years from 30th March 2021

Years Remaining: 95 years

Can I Buy More Shares Later?

Yes — this process is called “staircasing”. You can usually buy more of the property over time, potentially up to 100%.

Who Is Eligible?

Shared ownership is generally for:

First-time buyers

Those who used to own a home but can't afford to buy now

Households earning under £80,000 per year (£90,000 in London)

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SEDA
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ADDITIONAL INFORMATION

Local Authority – South Holland

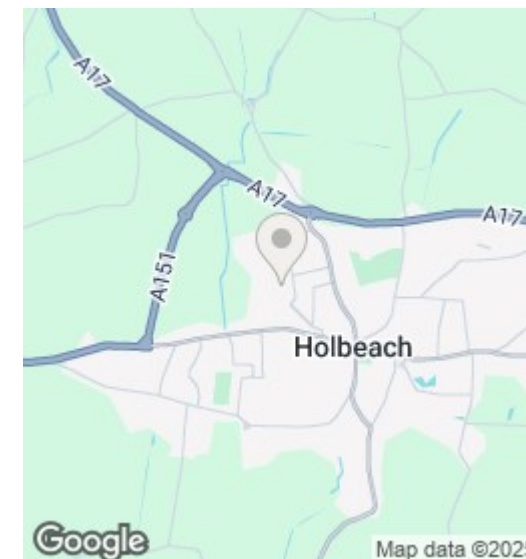
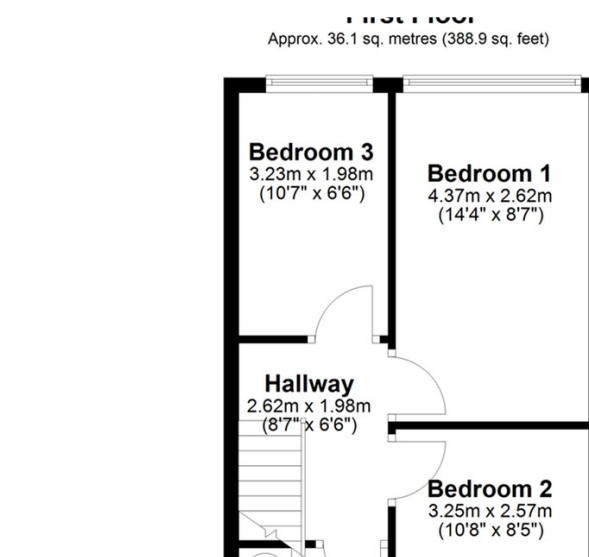
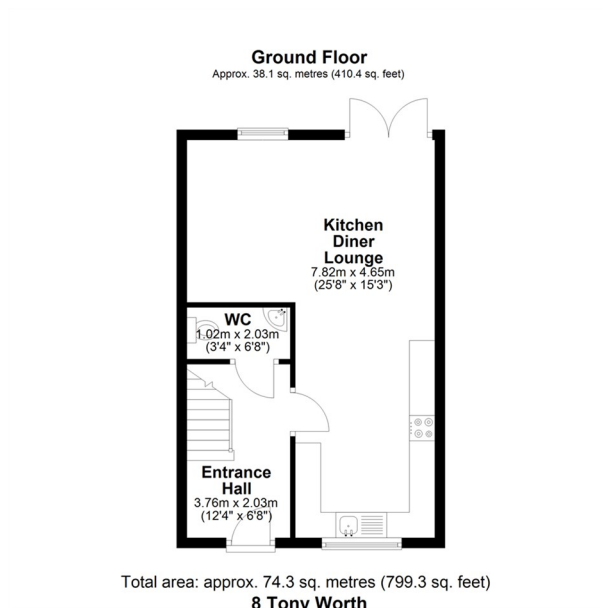
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 775.01 sq ft

Tenure – Share of Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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