



Hawthorn Park Cholstrey Road
Leominster

Hawthorn Park Cholstrey Road
Leominster HR6 8RJ

for sale shared ownership
£127,000



Property Description

The Sherwood immediately stands out thanks to its detached design and prominent position, creating a greater sense of space around the property and an appealing street presence. For many buyers, it's these plots that are often the most sought after, offering a little more breathing room and a setting that feels distinct from the surrounding homes.

Stepping inside, the home has been carefully designed for modern living. The spacious kitchen and dining room forms the heart of the property, providing an inviting space for everything from busy weekday breakfasts to relaxed evenings with family and friends. French doors open onto the garden, helping to fill the room with natural light. Complementing the open-plan kitchen is a separate living room positioned to the front of the home.

Upstairs, the principal bedroom benefits from its own en suite shower room, while two further bedrooms and a family bathroom provide comfortable accommodation for family members, guests or those requiring a dedicated study space. The layout has been thoughtfully arranged to support both everyday life and future flexibility as needs change.

Pricing Example

Full market value - £317,500

Share price based on 40%

Share price - £127,000

Estimated Rent per month (inclusive of service charges) £516.56

Lease term 999 years

Minimum deposit required £5550

What Is Shared Ownership?

Shared Ownership is a government-backed scheme designed to help people who cannot afford to buy a suitable home outright.

It's often described as part-buy, part-rent:

"You buy a share of your home (usually between 10% and 75%)

"You pay rent to the housing association on the share you don't own

"You're an owner-occupier and hold a lease on the property

Benefits Of Shared Ownership

A lower deposit and mortgage compared to buying outright

The opportunity to increase your share over time (known as staircasing)

More security than private renting

The chance to benefit if your home increases in value

Shared Ownership Eligibility:

Your household income is £80,000 or less

You cannot afford to buy a suitable home on the open market

You have a good credit history and enough savings for a deposit (usually 5-10% of the share you're buying)

You can afford the ongoing costs of owning a home

Existing homeowners may still be eligible, but you'll normally need to be selling your current home and show that it doesn't meet your needs.

Measurements:

Living Room - 12'3" x 11'8"

Kitchen / Dining - 18'2" x 9'4"

Bedroom 1 - 12'3" x 10'5"

Bedroom 2 - 9'5" x 9'3"

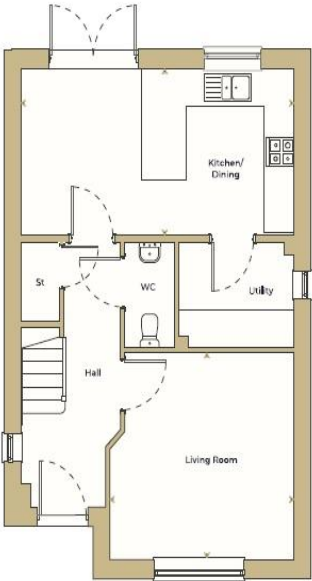
Bedroom 3 - 9'5" x 8'6"



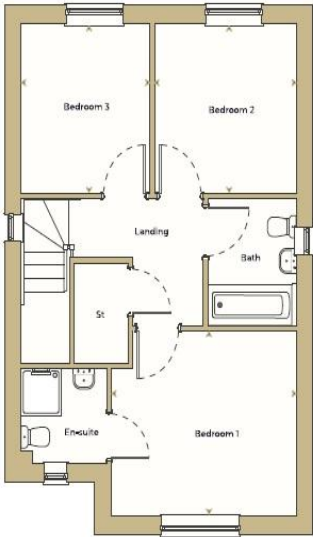




Sherwood



Living Room	3744 x 3558	12'3" x 11'8"
Kitchen/Dining	5544 x 2870	18'2" x 9'4"



Bedroom 1	3744 x 3180	12'3" x 10'5"
Bedroom 2	2893 x 2840	9'5" x 9'3"
Bedroom 3	2893 x 2591	9'5" x 8'6"

To view this property please contact Connells on

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23 King Street
HEREFORD HR4 9BX

EPC Rating: B

Service Charge: 960.00 Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/HER316775](https://www.connells.co.uk/Property/HER316775)

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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