

# Your Questions Answered!



**GREEN HILLS**  
BLACKBURN

We know buying your new home is a big decision and here at Kingswood Homes we want to ensure you have all the information you need to give you total peace of mind.

That's why we've put together this list of frequently asked questions (FAQs) from house buyers at Green Hills.

## **Q: Are there any 'social rented', 'affordable rented' or 'intermediate housing' (Affordable Social Housing) homes at Green Hills?**

**Kingswood says:** No. All the new homes at Green Hills are only available for private purchasers at current market value. There are no homes within the Green Hills development that fall under the Government's 'Affordable Housing' scheme or within Local Authority Social Housing.

## **Q: ARE GREEN HILLS HOMES FREEHOLD OR LEASEHOLD, AND WHAT IS THE DIFFERENCE?**

**Kingswood says:** All Green Hills homes are fully freehold, meaning you will own the building and the land it stands on and you won't have any ground rents to pay. Other developers in the area selling leasehold properties (meaning you will be liable to pay annual ground rent which could significantly escalate in cost) may offer to sell you your freehold, but this could cost you many thousands of pounds, so check the details carefully.

## **Q: I HAVE HEARD OF 'ASSISTED MOVE' AT GREEN HILLS. WHAT IS THIS?**

**Kingswood says:** 'Assisted Move' helps you to sell your existing home more quickly and efficiently and is available on selected plots at Green Hills. The scheme allows you to reserve the plot of your choice for a fixed period and Kingswood Homes covers the cost of estate agency fees to market your existing home.\* You can find out more by calling into the Green Hills sales office.

## **Q: ARE YOU A MEMBER OF THE NHBC?**

**Kingswood says:** Yes, we are members of the National House Building Council (NHBC) which is the UK's leading independent standard setter and provider of warranties for new homes. Buying a home at Green Hills means you will be covered by both a two-year Kingswood warranty and the ten-year NHBC 'Buildmark Cover'.

## **Q: DO YOU OFFER 'HELP TO BUY'?**

**Kingswood says:** Yes. 'Help to Buy' is a government-backed loan available only on new build houses. You put down a 5% deposit, the Help to Buy equity loan is for 20% of the property price with nothing to pay back for five years, and you secure a mortgage for the remaining 75% of the house price. Visit the Green Hills sales office for more information.

## **Q: IS THERE A MANAGEMENT FEE AT GREEN HILLS?**

**Kingswood says:** There is a management fee set at £100 per year which covers all the work to keep the green spaces within the development smart and tidy. Green Hills will feature two new village greens and wooded areas and the management fee ensures these will remain something to be proud of.

## **Q: WHAT WILL BE INCLUDED AS STANDARD IN MY NEW GREEN HILLS HOME?**

**Kingswood says:** We pride ourselves on offering larger living areas and higher specifications than most other developers. At Green Hills, you will not only own a stylish and beautifully designed new home, you'll also get carpets throughout, floor tiles to the kitchen and wet areas, an integrated fridge freezer and integrated dishwasher all as standard. You can also add a stamp of individuality to your home by choosing from a range of pre-selected upgrades. Call into the sales office for more information.



### **Green Hills Sales Office:**

451 Livesey Branch Road, Blackburn BB2 5BX

Opening times: **Friday-Mon 10am-5pm**

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\*Terms and conditions apply. Contact the sales office at Kingswood Homes for full information.