



SADBERGE

THE PADDOCKS

*Three 3 bed homes for
discount market sale January
2025*

Buying a home with us

Hellens Residential is a private registered provider of affordable homes for rent and low cost home ownership. Discount Market Sale is low cost home ownership whereby a new build property is purchased at a discounted purchase price compared to homes in the market. You will be the sole home owner from move in and you will own the home outright with no interest from other parties, there will be no rent to pay. In order to be eligible to qualify for these properties you must meet the local qualification criteria please see page 5. The only condition on the property is that the home must be sold on in any future sales at the same discount rate, in this instance 70% of its market value.



The Sadberge Development

Situated in the picturesque village of Sadberge with excellent commuter routes to Darlington and Durham. The Paddocks is Set in a vibrant village community. There is a range of local amenities on your doorstep including an active village hall offering fitness classes, children's clubs, coffee shop and a post office. Socialising with friends and family is easy with two excellent pubs a stone throw from the development as well as a good range of sporting clubs and activities nearby. For children there is a choice of outstanding rated primary schools within a few minutes drive as well as an outstanding rated pre-school in the village itself.

Sadberge Plot List

Discount Sale

Plot

Beds

£Price

16 Middleton Road	15	3	£168,000 (Market value £240,000 30% discount)
18 Middleton Road	14	3	£168,000 (Market value £240,000 30% discount)
20 Middleton Road	13	3	£168,000 (Market value £240,000 30% discount)

MIDDLETON ROAD

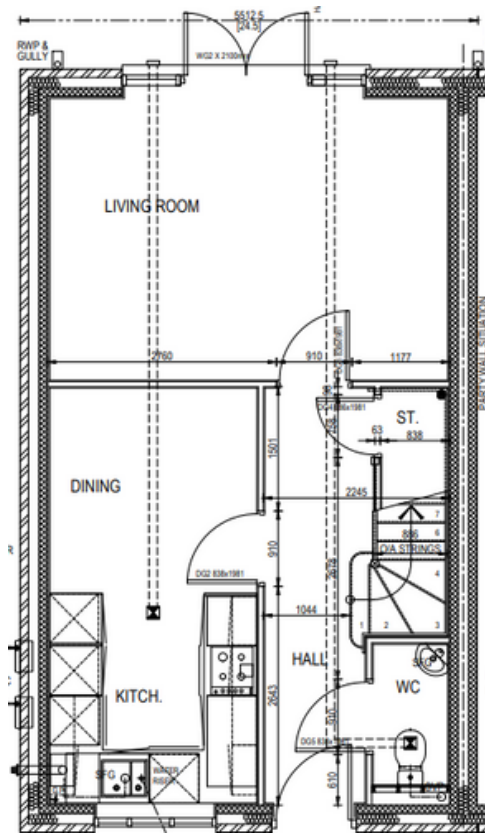


THE OVERVIEW

Ground Floor

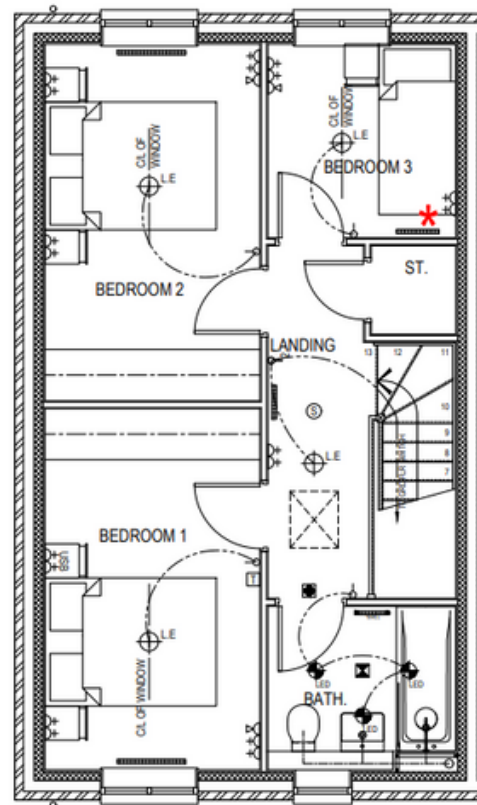
Welcome to the first floor of our modern 3-bedroom terraced home, where comfort meets functionality. The spacious open-plan living area invites relaxation and entertaining, with natural light flooding the room and creating an inviting ambiance. You'll find a separate kitchen, thoughtfully designed with modern appliances and ample storage. This dedicated space is perfect for culinary creativity and family meals.

Completing the first floor is a convenient bathroom, featuring contemporary fixtures for both style and practicality.



for illustration purposes only

GREAT PLACES TO LIVE & WORK



for illustration purposes only

THE EXTRA MILE...

Each property features a fully fitted kitchen, complete with a hob and modern amenities, and includes three spacious bedrooms, perfect for families or those seeking extra space. All properties are finished to a high standard across the entire development.

First Floor

Ascend to the First floor, where you'll find three inviting bedrooms designed for relaxation and rest. Each room features generous natural light, creating a bright and airy atmosphere. The two double bedrooms offers ample space for personalisation, while the additional bedroom is perfect for family, guests, or a home office.

A well-placed bathroom serves the upper level, featuring modern fixtures and finishes for convenience and comfort. This floor provides a peaceful sanctuary, making it the perfect retreat after a long day.

SPECIFICATION

WARRANTY

Every home comes with a comprehensive warranty to ensure your peace of mind. Enjoy a 2-year cosmetic warranty with the developer, covering any aesthetic issues that may arise. Additionally, benefit from a 12-year building warranty provided by Premier, safeguarding your investment against structural concerns. We're committed to delivering quality and protection for your new home.

KITCHEN

The kitchen features a Howdens Witney range, equipped with a 4-burner gas induction hob and a sleek glass splashback. It includes an electric single multifunction oven and a multi-speed extractor for optimal ventilation. With a modern good sized fridge/freezer.

GARDEN

Our garden specifications include turf in the front garden, complemented by shrub planting for a cohesive landscape design. The rear garden features rotavated and levelled topsoil, an outside tap, and a patio that matches the width of the French doors for seamless access.



"Every detail counts—home is where the heart is!"

Heating

Our heating systems include a BAXI Potterton A* energy-rated combi boiler for efficient heating and hot water. Each bathroom features stylish chrome towel warmers, while thermostatic radiator valves ensure precise temperature control in every room. Standard heating controls with a programmer provide convenient scheduling for optimal comfort.





Qualification criteria

A Qualifying Person shall be demonstrated by strong local connections that is people within at least one of the following four categories:-

- 1. People who have had their main place of residence locally for at least 6 months in the preceding 2 years; or*
- 2. People who are employed locally or are to be employed locally or have retired from employment locally and wish to remain in the local area; or*
- 3. People whose work provides local services and who need to live locally; or*
- 4. People who have long standing connections with the local area, such as the children of local residents or elderly people, who need to move back to the local area to care for or be cared for by relatives or other carers.*

First priority is to be given to people connected to the settlement or parish or the adjoining settlement or parish of Sadberge.

Second priority to be given to people connected to the administrative area of Darlington Borough Council.



DISCOUNT MARKET SALE

Discount Market Sale housing is property sold at a discounted price, i.e. less than the full market value. This scheme is for people whose income is not enough to enable them to buy a property to meet their needs on the open market, but enough to buy a property at a discounted price.

To enable Darlington borough Council to assess whether or not you meet the criteria there is a short application you must complete prior to being accepted to purchase the home.

Please ask your sales adviser for more information and they will be happy to provide you with a copy. You must be able to evidence that you cannot afford to purchase a property on the open market.

APPLICATION PROCESS

The applicant must satisfy and provide evidence for the following:

- Valid Decision in Principle (not more than 3 months old)
- Proof of funds for deposit showing full amount
- Evidence of all sourced household income and savings (P60, pay slip, bank statements plus details of any other income received).
- Statement from an Independent Financial Advisor confirming an applicant is unable to purchase the property at full market value (this should include their name, plot number, site address, discount and sale price of the property). Please speak to the member of the team should you require help with the wording.
- This must be your only home and you should not have any other financial interest in another property. You will also be unable to use this property as a Buy to Let.

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