

Discounted Market Dwellings

At David Wilson Homes Kingfisher Meadow development and in conjunction with Broadland District Council, we are able to offer for a sale a number of properties on a Discounted Market basis. This means we are able to sell specific properties for 80% of their full open market value. Should these properties be of interest to you the following criteria applies:

1. This discount is only available on specific plots. These plots will be available from time to time and will be clearly marketed as Discounted Market plots available at 80% of full open market value.
2. Marketing prices will be 80% of an average of no less than three estate agent marketing valuations and will be approved by Broadland District Council.
3. Any prospective purchasers must register with Help to Buy East & South East at www.helptobuyese.org.uk
4. Eligibility criteria apply and therefore a Broadland District Council pro-forma must be completed.
5. You cannot reserve one of these properties until we receive confirmation from Broadland District Council that you have been approved.
6. Once approved our normal terms and conditions of reservation apply.

Please note these properties are an Affordable Home Ownership product and as such must remain your sole / primary residence and therefore cannot be rented out. Future resale of the property must also meet the above specified criteria for approval of the discounted sales price and also for potential purchasers of the property.

These will have a Discounted Market Sale restriction registered with the Land Registry on the register of title to a Discounted Market Dwelling. This restriction on the title deeds means these properties must always be sold for 80% of their full open market value (again requiring comparative local market valuations).

Our Sales Consultant will be able to provide you with a copy of Broadland District Council's proforma and our reservation form for your consideration in the first instance.

Plots cannot be placed on hold and will be offered on a first come first served basis to Broadland District Council approved buyers only.

We hope we are welcoming you soon to your new home at Kingfisher Meadow delivered in conjunction with Broadland District Council.