

# Green Lane, Yarm TS15 9EH



**thirteen**  
Managing and building homes

working in partnership



# Green Lane Yarm

**Green Lane is an exclusive development, ideally situated on the edge of Yarm and therefore close to the facilities that this sought after market town offers whilst also offering great access to the A19 as well as the wider North Yorkshire and Tees Valley area.**

Thirteen, working in partnership with Michael Poole and Partner Construction, are offering a range of homes for shared ownership adjacent to a wider development by Bellway Homes and others. These 2 and 3 bedroom homes will be available in limited phases throughout the

development and will benefit from spacious and stylish accommodation for families, couples and singles alike.

We have 3 styles of homes. The 3 bedroom Yeoman and Callington both feature a family kitchen with built in oven, hob and extractor as well as 3 bedrooms, a lounge diner and a family bathroom. The 2 bedroom Compton would make an ideal buy for a single person or a couple as it has 2 bedrooms, a good sized lounge with a dining area as well as a fitted kitchen with built in appliances and a family bathroom.

If you haven't discovered the charms of Yarm yet you only need to explore the historic High Street and the River Tees that runs through the town to get a real sense of the place. The town offers plenty to see and do including the shops, bars and restaurants on the High Street as well as a general ambience that the popularity of the High Street creates.

There are a number of schools close to Green Lane including primary and secondary facilities in addition to the independent Yarm School which is located to the East of the town centre.

There are plenty of places to explore including local parks and the River Tees as well as the North York Moors further to the south of the town and the Yorkshire Coast to the east. For sports fans there are a number of nearby golf courses, opportunities to walk or cycle in the glorious countryside surrounding the town as well as Middlesbrough Football Club for fans of Premier League football.

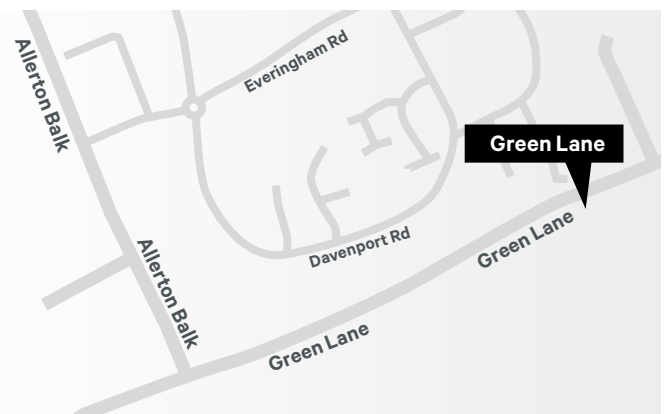
Transport is one of the benefits of living here with a train station close to Green Lane as well as access to the A19 and A66 which affords access to the wider North Yorkshire and North East regions. If you are travelling further afield then Durham Tees Valley Airport is also on the towns doorstep.



## Directions

**By car or on foot:** From Yarm High Street travel south onto the Spittal which becomes Thirsk Road. At the junction with Green Lane turn right and the development is on your left after the railway station.

**By public transport:** Take the number 82 bus or any train service to Yarm train station and the development is adjacent to the station.



# thirteen

Michael Poole  
property consultants

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email [yarm@michaelpoole.co.uk](mailto:yarm@michaelpoole.co.uk)

# The Compton

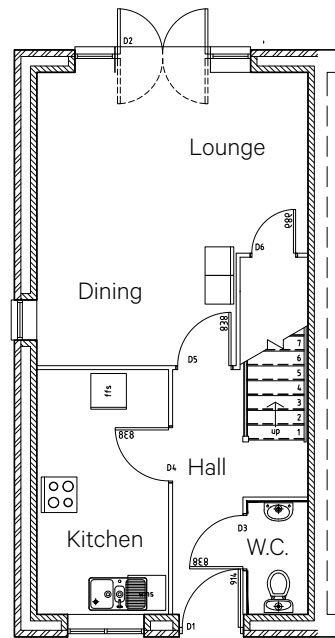
## 2 bedroom house

Green Lane, Yarm, TS15 9EH

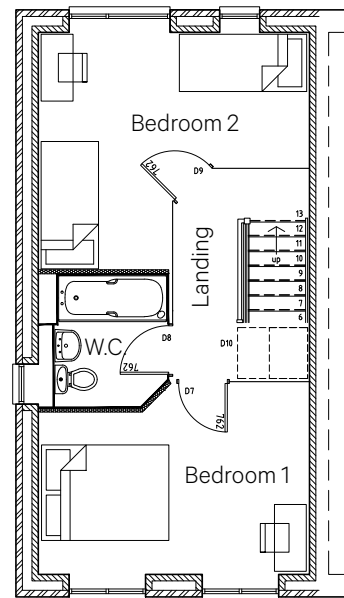
### General Specifications

- Double glazing
- Gas central heating
- Turfed gardens
- Fencing to all sides
- Carbon monoxide and smoke alarms
- Fitted kitchen
- Integrated gas hob and electric oven
- Extractor hood
- Ground floor w/c
- Lounge with dining area
- Family bathroom
- 2 bedrooms

### Ground Floor



### First Floor



All room sizes are approximate and purchasers should satisfy themselves of the actual room dimensions before ordering or purchasing items of furniture or carpets etc.

Prices for the 2 bedroom Compton home range between

**£38,750\*** to **£116,250\***  
for a 25% share for a 75% share

\*Prices are correct at the time of going to press. Shared ownership is subject to meeting our standard assessment and affordability criteria and a rent is charged on the share that you don't own. Please ask us for a personal worked example. Your home is at risk of repossession if you do not keep up with repayments on your mortgage, rent or any other loan secured against it. Shared ownership is generally for first time buyers. If you are a current home owner who needs to move we can help in some circumstances. Interior shots are from a selection of our show homes and are used for illustrative purposes only.

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# The Yeoman

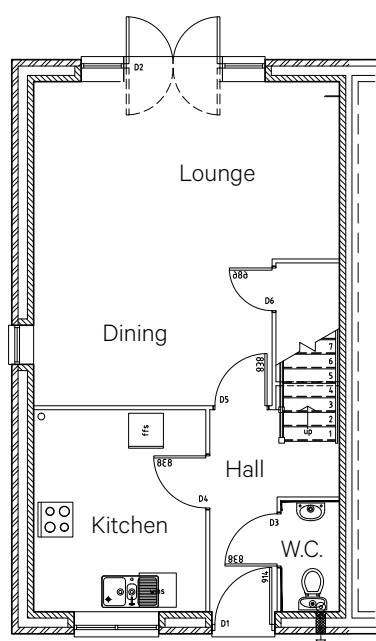
## 3 bedroom house

### Green Lane, Yarm, TS15 9EH

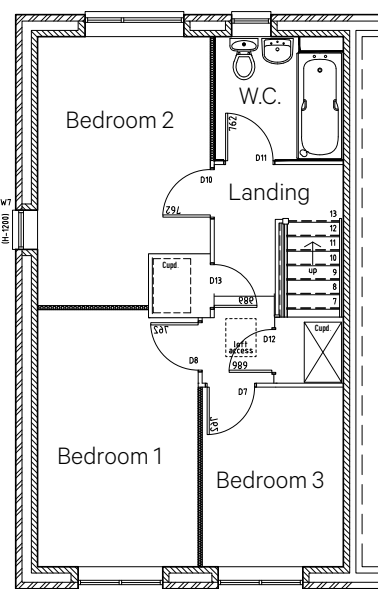
#### General Specifications

- Double glazing
- Gas central heating
- Turfed gardens
- Fencing to all sides
- Carbon monoxide and smoke alarms
- Fitted kitchen
- Integrated gas hob and electric oven
- Extractor hood
- Ground floor w/c
- Lounge
- Family bathroom
- 3 bedrooms

#### Ground Floor



#### First Floor



All room sizes are approximate and purchasers should satisfy themselves of the actual room dimensions before ordering or purchasing items of furniture or carpets etc.

Prices for the 3 bedroom Yeoman home range between

**£45,000\*** to **£135,000\***

for a 25% share

for a 75% share

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# The Callington

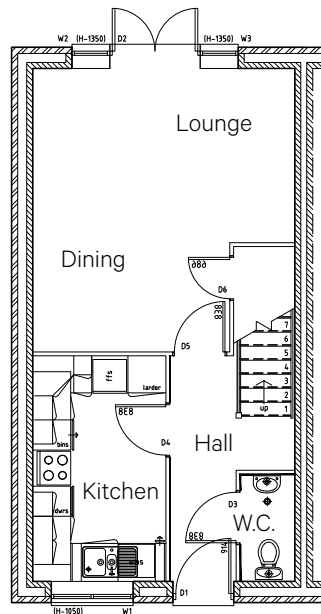
## 3 bedroom house

### Green Lane, Yarm, TS15 9EH

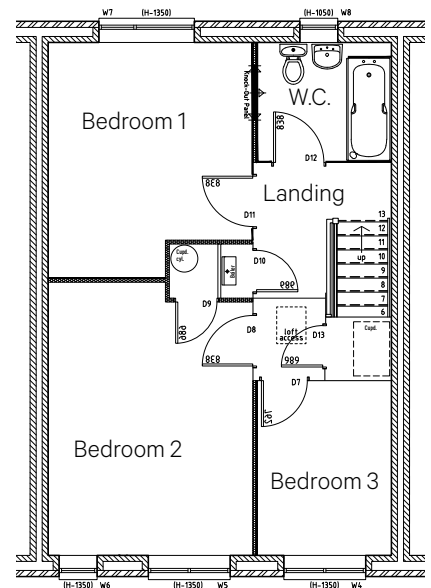
#### General Specifications

- Double glazing
- Gas central heating
- Patio
- Turfed gardens
- Fencing to all sides
- Carbon monoxide and smoke alarms
- Fitted dining kitchen
- Integrated gas hob and electric oven
- Ground floor w/c
- Lounge
- Family bathroom
- 3 bedrooms

#### Ground Floor



#### First Floor



All room sizes are approximate and purchasers should satisfy themselves of the actual room dimensions before ordering or purchasing items of furniture or carpets etc.

Prices for the 3 bedroom Callington home range between

**£45,000\*** to **£135,000\***  
for a 25% share                      for a 75% share

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# Green Lane

## Site Layout



### key

- Compton
- Yeoman
- Callington
- Homes for rent

### Plots for sale

- 91 - 3 bedroom
- 92 - 3 bedroom
- 87 - 3 bedroom
- 94 - 3 bedroom
- 54 - 2 bedroom
- 55 - 2 bedroom
- 56 - 2 bedroom
- 57 - 2 bedroom
- 58 - 2 bedroom
- 59 - 2 bedroom
- 93 - 2 bedroom

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# Shared ownership

**Shared ownership is a scheme that helps people get onto the property ladder who might have previously thought buying a new home was unaffordable.**

Through shared ownership, you can buy a share in the property with a mortgage and pay an affordable rent of the remaining share that you don't own. You can initially own a share between 25% and 75% of the property, and over time you can buy more shares until you own the property outright.

As a shared owner, you will benefit from any increase in market value over time, but equally if the market value decreases your share value can also go down.

You will be able to make any alterations and improvements to your home, as well as selling it if you want to move.

To access shared ownership you will need to meet a minimum set of qualification criteria which includes an income assessment to make sure you can afford the mortgage and rent. If you currently own a property, you may qualify for shared ownership in some circumstances. Once you have been approved and have chosen a new home, you will purchase the property just like any other new home – obtaining a mortgage from the lender of your choice.



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