

DMS[^] UNCOVERED—OWN
100% OF YOUR PROPERTY
FOR 80% OF THE PRICE

Everything you need to know about buying
a Discount Market Sale[^] home at

THE VENUE

POWERHOUSE LANE, HAYES UB3 1FN

CONTEMPORARY ONE BEDROOM DMS
APARTMENTS READY TO MOVE INTO

RESERVE NOW WITH A 5% DEPOSIT
AND £500 RESERVATION FEE



SAVE THOUSANDS ON
YOUR NEW HOME FOR
A LIMITED TIME
ONLY.*

FAQs

DO YOU WANT TO OWN YOUR OWN PROPERTY IN HAYES BUT NEED HELP GETTING ONTO THE LADDER?

YOU MAY BE ELIGIBLE FOR A DISCOUNT ON A NEW HOME OF 20% WITH DMS[^].

WHAT IS DMS[^]?

DMS[^] stands for 'discount market sale'. This is a home ownership product designed to help eligible people who are UK residents or have been employed in the UK for a continuous period of 12-months or more to get onto the property ladder.

Through DMS[^], you can buy a property with a discount of 20% of the full market value. For instance, a property with a market value of £312,500 would cost you £250,000 after the DMS[^] discount is applied.

HOW DO I FINANCE MY DMS[^] PURCHASE?

To buy a home through DMS[^] you will need to provide a deposit using savings and apply for a mortgage through a lender in the normal way, or purchase with cash.

HOW MUCH DO I NEED TO PAY AS A DEPOSIT?

You will need a minimum deposit of 5% of the purchase price, subject to your personal circumstances. Speak to an independent Financial Advisor for advice.

DO I HAVE TO PAY STAMP DUTY?

If you are a first-time buyer, you pay NO stamp duty on a property's value up to £425,000.

WHAT HAPPENS WHEN I WANT TO SELL MY HOME?

You can sell your home at any time. You must notify Hillingdon Council in writing. This is known as an 'Availability Notice' and can be found on the Council's website. You must sell the property with the same discount percentage that you received when you bought it.

Terms and conditions apply to both the purchase and onward sale of your DMS[^] property.

CALL OUR SALES CONSULTANTS TODAY ON 020 3976 8245 FOR MORE DETAILS OR EMAIL THEVENUE@WESTON-HOMES.COM



AM I ELIGIBLE FOR DMS[^]?

There are criteria that you must meet to qualify for DMS[^].

- You cannot own or part-own another property, either in the UK or abroad.
- If you have been a resident or have been employed in the UK for a continuous period of 12-months.
- Your gross annual income – your earnings before tax – must be no more than 45% of the purchase price of your new home or your total gross household income must not exceed £90,000**.

HOW TO BUY A DMS[^] HOME AT

THE VENUE

A STEP-BY-STEP GUIDE

1

Our Sales Consultants will talk you through the scheme and check you meet the eligibility criteria.



2

You will need a minimum 5% deposit of the purchase price. For further advice, speak to an independent Financial Advisor who will confirm your affordability of the property. Once agreed, you can reserve your chosen home.

3

The exciting part – selecting your new home! A £500 reservation fee must be paid to secure your property.

4

Weston Homes will submit the DMS[^] Purchaser Form to the council for approval.

5

Appoint a solicitor to manage the legal side of your purchase and begin the mortgage process. We can provide you with a list of recommended solicitors if required.



6

We will support you through the conveyancing process towards exchange of contracts which normally takes 6 weeks. Weston Homes will require final approval from the council before contracts can be exchanged.



7

Finally, we will set an agreed completion date, which is when you will be able to collect your keys and move into your brand new home.

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BUY NEW AND SAVE
OVER £1,600 ON YOUR
HOUSEHOLD BILLS. **

WHY BUY NEW FROM WESTON HOMES?

Our new build homes at The Venue, Hayes are specifically designed with you in mind.

As well as being committed to help you save money on energy bills, Weston Homes can also help you do your bit to save the planet.



HEAT YOUR HOME FOR LESS

Weston Homes provides energy efficient heating in all our new homes. Because newer homes need drastically less energy to power, buyers of new build homes can **save an average of over £1,600 every year on their household bills.****



HEALTHIER BUILDINGS

In line with our commitment to building sustainably, Weston Homes has a 'Fabric First' approach to the design and construction of all new build homes which means sustainability is built into the building and is not just an afterthought.



REDUCING REPAIRS AND MAINTENANCE COSTS

We provide our own warranty for the first 2 years after legal completion and then offer an NHBC New Homes Building Warranty from years 3-10.

The appliances in all our new build properties also come with standard manufacturers' guarantees and warranties, so everything from the bricks and mortar to the fridge and oven is covered. And our EPC ratings are rated B.



KEEPING YOU WARM AND SAVING YOU MONEY

Our oversized thermally insulated windows and patio doors look the part and help to keep the cold out, so you can stay cosy and warm in your home from the temperamental British weather.



WATER DRAINAGE SYSTEMS THAT MINIMISE WASTE

Sustainable urban drainage systems are installed to reduce flooding and avoid water pollution.



GREEN MORTGAGES

Buyers could benefit from lower mortgage interest rates when purchasing a new home that has an EPC rating of B or above!



LIGHTING AND ELECTRICITY

At Weston Homes we have double height windows that let in a good amount of natural light, reducing your need for artificial lighting.

We also provide high-efficiency lights both inside and outside your home to lower running costs.

LED lights can reduce emissions by up to 65kg a year, so you can help save the environment and benefit from a significant reduction in your electricity bills – it's a win-win!



TRAVEL

Our developments are located close to transport links. The Venue is well connected, just a 6 minute walk to Hayes & Harlington station †



To find out more about your buying options at The Venue, please speak to one of our Sales Consultants at 020 3976 8245, email thevenue@westonhomes.com or visit www.weston-homes.com/the-venue

*Discount Market Sale subject to eligibility criteria and price includes the 20% saving. Only available on selected properties and not be used in conjunction with any other incentives. **Any agreed incentive will be applied as a one-time discount at point of legal completion. All offers and incentives are subject to Weston Homes' approval before reservation. Applies to new reservations for a limited time only. Terms & conditions apply. Information correct at time of distribution. †Source: HBF Watt A Save Report July 2023. Speak to a Sales Consultant for details. ‡Journey times are taken from National Rail and Google and are approximate only. Information correct at time of publishing. E&OE. November 2023.

CBRE

Weston
Homes