

# Campbell's Farm

# GUIDANCE

# NOTE



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## Exclusive opportunity to buy on Skye

### *Eight homes now available via Priority Purchase Scheme at Campbell's Farm, Broadford*

A unique opportunity to purchase a home in Broadford, Isle of Skye, is now open to applicants.

Compass Building & Construction Services Ltd is proud to present eight two- and three-bedroom homes to the market at the Campbell's Farm development. With funding support from Scottish Government, these homes will be available exclusively for private sale via the Priority Purchase Scheme. Included in the range of homes is:

- 2 x three-bedroom chalet homes
- 2 x two-bedroom ground floor cottage flats
- 2 x two-bedroom first floor cottage flats
- 2 x two-bedroom villas

## Priority Purchase Scheme

The Priority Purchase Scheme is designed to support those currently in social housing and first-time buyers, helping them to join the property ladder. To be eligible to purchase a property, applicants must meet the following criteria:

### Part A

- The property owner must intend to occupy the property as their sole residence following completion of the construction phase.
- Demonstrate that they fall into one of the applicable groups as set out in Part B.
- Demonstrate that a lender would be willing to offer them a mortgage on completion of the house.

### Part B

Priority will be given to the following groups, in the following order:

- People currently living (renting) a housing association or local authority property.
- First time buyers.
- People on the Highland Housing Register.
- Households with work or family connections to the area.

Please note that should applicants match the above priority groups, then homes will be allocated on a first come, first served basis. In the instance that two people apply for a home at the same time, the individual who is applicable to the most target groups will be given priority.

## Rural Housing Burden

Please note that a Rural Housing Burden, as set out by Scottish Government legislation, is a condition of the sale. In summary:

- The burden allows a rural housing body to be able to keep future sales of the property within the community through a right of pre-emption.
- In the event of a sale, the rural housing body has the first opportunity to purchase the property.
- The policy objective underpinning the legislation is to maintain the stock of affordable homes in rural areas.

We urge any applicants to seek independent legal advice on this, if desired, to satisfy themselves and ensure that they are aware of the conditions and future implications of this.

## How to apply

HHA is managing the allocation of homes on behalf of Compass Building & Construction Services. As forementioned, priority is given to target groups and allocation will be made on a first come, first served basis.

Applications are now open and can be made online at:

- [www.hhainverness.com](http://www.hhainverness.com)

## Contact

For more information or if you have any questions, please contact the HHA team at [sales@hhainverness.com](mailto:sales@hhainverness.com) or on **01463 251133**.



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