

# STEP ONTO THE PROPERTY LADDER WITH 95% MORTGAGES AT BOWLEE PARK



Recent reports suggest the average first time buyer will need to raise £18,000\* in order to buy their first home. However, with 95 per cent mortgages still available on its Bowlee Park development in Middleton, ID is bucking this trend, and is even gifting the five per cent deposit.

The escalating credit crunch has seen many lenders dramatically cut their range of deals, with many only offering 90 per cent mortgages. Based on the current average house price of £180,344\*, that means a first time buyer would need to save almost £20,000 to buy. ID's offer will therefore come as welcome news to those desperate to fly the nest or wave goodbye to renting.

As well as paying the five per cent deposit, ID is also offering £350 towards legal fees, meaning a total saving of over £7,000 on a four bedroom home, ensuring initial outlay is kept to an absolute minimum.



A four bedroom home on Bowlee Park starts from just £135,000 and a two bedroom apartment from just £79,000, both well below the average house price, and come complete with new PVC windows, energy saving boiler and carpets.

Each home has undergone a comprehensive repair and refurbishment programme and is above the average UK new-build property size. The four bedroom houses provide a generous 1300 sq feet of living space, and the two bedroom apartments measure approximately 700 sq feet.

Denis Maddock, Sales and Marketing Director at ID, says: "There is a lot of negativity surrounding the housing market at the moment, which is why it's important to highlight to first time buyers that it's not all doom and gloom.

"With the offer of 95 per cent mortgages still available on the development, and the 5 per cent deposit paid, first time buyers can move in almost immediately with little extra cost to worry about, and no expense to fork out on carpets."

ID, the regeneration arm of the Seddon Group, carried out the building and refurbishment work, transforming over 75 homes, revitalising the local area and providing a much needed route for first time buyers to get onto the housing ladder.

Bowlee Park has already been awarded £5million over the next two years as part of a regeneration scheme – the Oldham Rochdale Housing Market Renewal Pathfinder.

A brand new show apartment will be ready for viewing in autumn.

For more information on the development, or to arrange a viewing, please call ID on 0845 600 5550, or visit [www.id4living.com](http://www.id4living.com)

\* Average house price reported from [www.bbc.co.uk](http://www.bbc.co.uk) on 10/07/08.

**Ends**

ID is the regeneration arm of The Seddon Group, one of the UK's major privately owned construction groups, with a turnover in excess of £240M, employing 1,700 people.

- For more information on the development, to register your interest and get more information on the range of high specification homes available, call ID on 0845 600 5550.
- For more information on ID visit: [www.id4living.com](http://www.id4living.com)
- For more information on the Seddon Group visit: [www.seddongroup.co.uk](http://www.seddongroup.co.uk)



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