

**DMS[^] UNCOVERED – OWN
100% OF YOUR PROPERTY
FOR 70% OF THE PRICE**

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

 **dylon
riverside**
Sydenham | SE26

LUXURIOUS 1 & 2 BEDROOM
DISCOUNT MARKET SALE[^] APARTMENTS



SAVE THOUSANDS
ON A NEW HOME
WITH DMS[^]


Weston
Homes

FAQs

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

YOU MAY BE ELIGIBLE FOR A DISCOUNT ON A NEW HOME OF 30% WITH DMS[^].

WHAT IS DMS[^]?

DMS[^] stands for 'discount market sale'. This is a home ownership product designed to help eligible people get onto the property ladder.

Through DMS[^], you can buy a property with a discount of 30% of the full market value. For instance, a property with a market value of £400,000 would cost you £280,000 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 (minimum 50% gross value of the property) through a lender in the normal way. You must be a qualifying purchaser. All purchasers must sign a Statement of Truth.

HOW MUCH DO I NEED TO PAY AS A DEPOSIT?

You will need a deposit of 5% of the purchase price.

DO I HAVE TO PAY STAMP DUTY?

If you are a first-time buyer, you do not pay 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 sell the property with the same discount percentage that you received when you bought it. Your buyer must also sign a Statement of Truth.

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

CALL OUR SALES CONSULTANTS TODAY ON 02045 710 634 OR EMAIL DYLON.RIVERSIDE@WESTON-HOMES.COM

AM I ELIGIBLE FOR DMS[^]?

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

- At least one of the purchasers cannot own or part-own another property, either in the UK or abroad.
- Occupy the property as a sole place of residence.
- Your total gross household income must not exceed £90,000.
- At least one of the purchasers must be a 'Key Worker' or 'Exempted Purchaser' (someone who has worked in the Armed Forces within the last 5 years, OR someone whose death is wholly or partly caused by their service). These people must also have a 'local connection' (live or work) in the Borough of Bromley.

For full eligibility details speak to a Sales Consultant.



HOW TO BUY A DMS[^] HOME AT



dylon riverside

Sydenham | SE26

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

You will complete the reservation paperwork including the Statement of Truth with our Sales Consultant.



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 approximately 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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OR EMAIL **DYLON.RIVERSIDE@WESTON-HOMES.COM** FOR MORE DETAILS

New build buyers can save an average of **£2,500** on their household bills.*

WHY BUY NEW FROM WESTON HOMES?

Our new build homes 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 £2,500 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.



ELECTRIC VEHICLE CHARGING POINTS

130 electric vehicle charging points have been allocated at Dylon Riverside.



WATER DRAINAGE SYSTEMS THAT MINIMISE WASTE

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



GREEN MORTGAGES

Buyers can 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. At Dylon Riverside you can commute directly to London Bridge in 14 minutes from Lower Sydenham train station (Zone 4) which is a 2-minute walk away.†

To find out more about your buying options at Dylon Riverside, please speak to one of our Sales Consultants on **02045 710 634**, email dylon.riverside@weston-homes.com or visit www.weston-homes.com/dylon-riverside.

*Discount Market Sale subject to eligibility criteria and price includes the 30% saving. Only available on selected properties and cannot be used in conjunction with any other incentives. Terms & conditions apply. Information correct at time of distribution. †Source: HBF Watt A Save Report 2023. Speak to a Sales Consultant for details. ‡Journey times are taken from National Rail and are approximate only. Information correct at the time of printing. May 2023.

