

The Glen, Coalsnaughton



**2, 3 and 4 bedroom homes to
rent in a stunning location**



The Glen, Coalsnaughton

The National Housing Trust Initiative (NHT) was set up by the Government as a new approach to delivering affordable housing by the Scottish Futures Trust in 2010. Developed by Hadden Construction and supported by Clackmannanshire Council, this development is part of the initiative to provide new, quality homes with affordable rents to people who would otherwise struggle to find an affordable home either to rent or buy on the open market. This initiative provides the opportunity to get the home you need whilst providing time to save to become a home owner.

The development offers 16 two bedroom cottage flats, 12 three bedroom homes and 14 four bedroom homes at The Glen in Coalsnaughton in a stunning location overlooking the Ochil Hills.

The properties will be let and managed by Clackmannanshire Council, Private Housing Team.

Location



Coalsnaughton lies approximately 9 miles to the east of Stirling, 35 miles to the west of Edinburgh and 40 miles north of Glasgow. Situated at the foot of the Ochil hills, it is just 1.5km south of Tillicoultry, which is one of the four 'Hillfoot villages' of Clackmannanshire.

Transport

Its location close to the road network for the Central Belt makes it ideal for commuting to Perth, St Andrews, Edinburgh or Glasgow. Locally there is a wide range of amenities available such as Post Office, banks, library, health centre, variety of shops including Sterling Mills Retail Outlet Centre. Coalsnaughton is well served by public transport and the Stirling – Alloa railway line offers an hourly service between Alloa and Stirling to Glasgow or with connections to Edinburgh.

Directions

From the A91 at Tillicoultry take the exit at the mini roundabout onto the A908 passing Sterling Mills, turn left onto The Glen heading towards Coalsnaughton and the development is up the hill on the right hand side.

Education

Coalsnaughton Primary School is conveniently located within the village itself. Secondary schooling is provided at nearby Alva Academy, a six-year comprehensive school offering a broad curriculum to pupils of all abilities.

Forth Valley College, located in Alloa, provides a range of further education courses for those who wish to study locally.

Shopping

The nearby town of Alloa has four major supermarkets together with other local shopping in the town centre and the small retail park which lies to the east of the town.

Leisure

The Ochil Hills provide stunning scenery with spectacular views across the county. With peaks over 2,000 feet they are a favourite with hill walkers and tourists.

The nearby Alloa Leisure Bowl provides opportunities for swimming, aerobics, gym, indoor bowling, snooker, pool and squash.

Golf lovers are also spoiled for choice with an array of golf courses in the surrounding towns of Alloa, Tillicoultry and Dollar.

Directions

From the A91 at Tillicoultry turn left at the mini roundabout onto the A908 and turn left onto The Glen.

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A The Dumyat 3 bed semi-detached home

Monthly Rental: £515.43 - £526.41

Council Tax Band: D

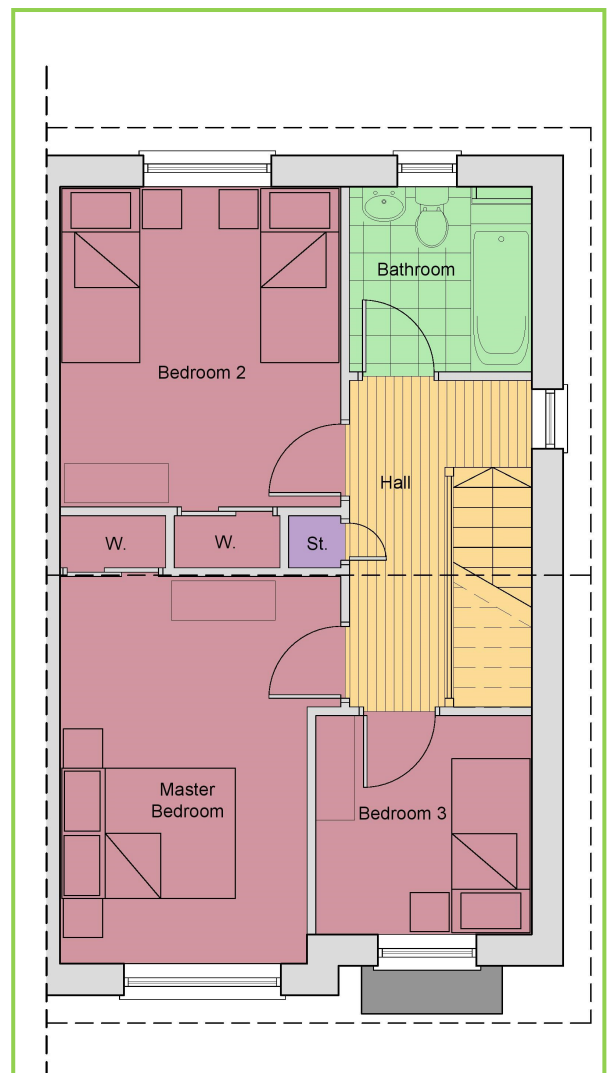
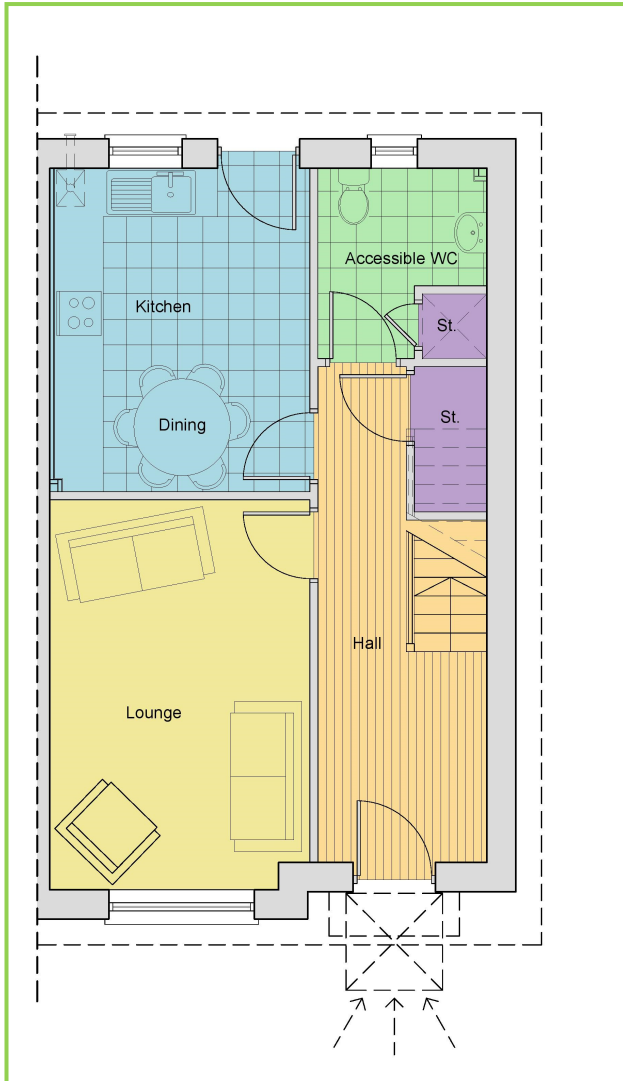


Ground Floor

Hallway with large understair cupboard. Lounge, spacious kitchen/dining area furnished with freestanding fridge-freezer and freestanding washer/dryer. WC with storage cupboard.

Upper Floor

Three bedrooms, bathroom with three piece suite and overbath shower. Hallway with storage cupboard



Ground Floor Area 47.66m²

Room Dimensions

Lounge	4.83 x 3.23m
Kitchen/Dining	4.01 x 3.23m
WC	2.10 x 2.36m

Upper Floor Area 47.66m²

Room Dimensions

Bedroom 1	4.45 x 3.23m
Bedroom 2	2.52 x 2.49m
Bedroom 3	3.68 x 3.23m
Bathroom	2.13 x 2.10m

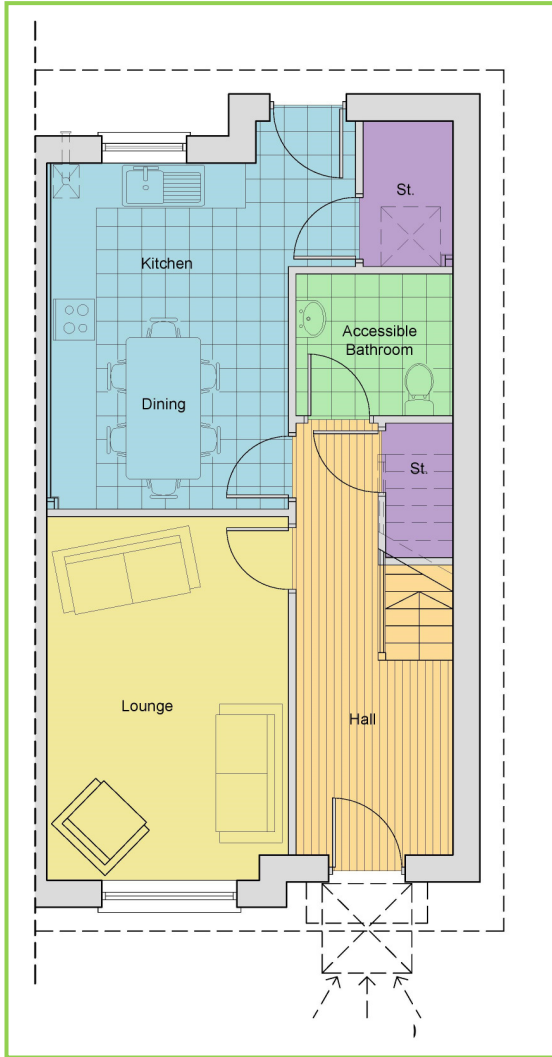
*Measurements taken at the widest points of each room

Type B The Law
4 bed semi-detached home

Plots 27 & 28

Monthly Rental: £692.53

Council Tax Band: D

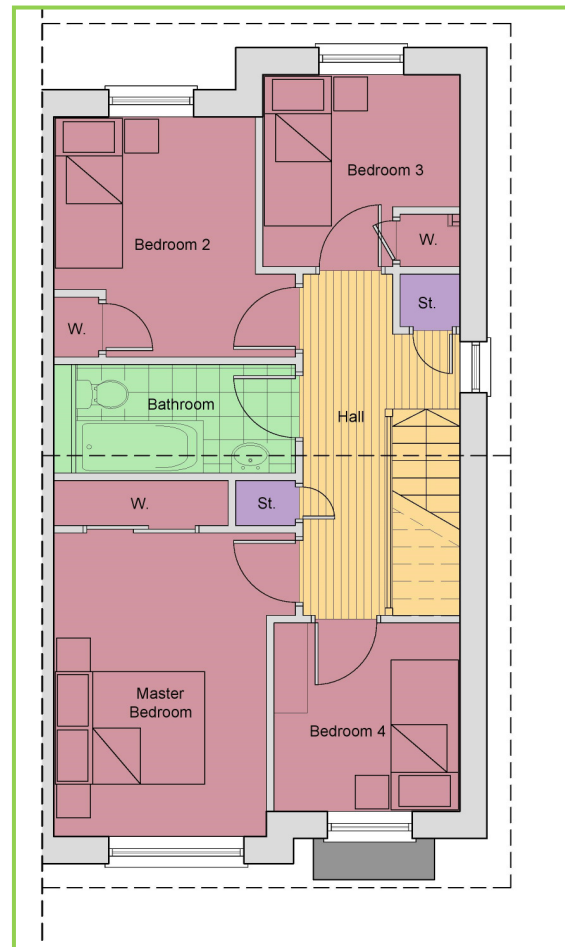


Ground Floor

Hallway with large understair cupboard. Lounge, spacious kitchen/dining area furnished with freestanding fridge-freezer and freestanding washer/dryer. Large storage cupboard. WC.

Upper Floor

Four bedrooms, bathroom with three piece suite and overbath shower. Hallway with storage cupboard



Ground Floor 52.81m²

Room Dimensions

Lounge	4.87 x 3.23m
Kitchen/Dining	4.64 x 4.13m
WC	1.90 x 2.10m

Upper Floor 52.81 m²

Room Dimensions

Master Bedroom	4.05 x 3.23m
Bedroom 2	3.21 x 2.69m
Bedroom 3	2.57 x 2.64m
Bedroom 4	2.52 x 2.49m
Bathroom	1.45 x 3.23m

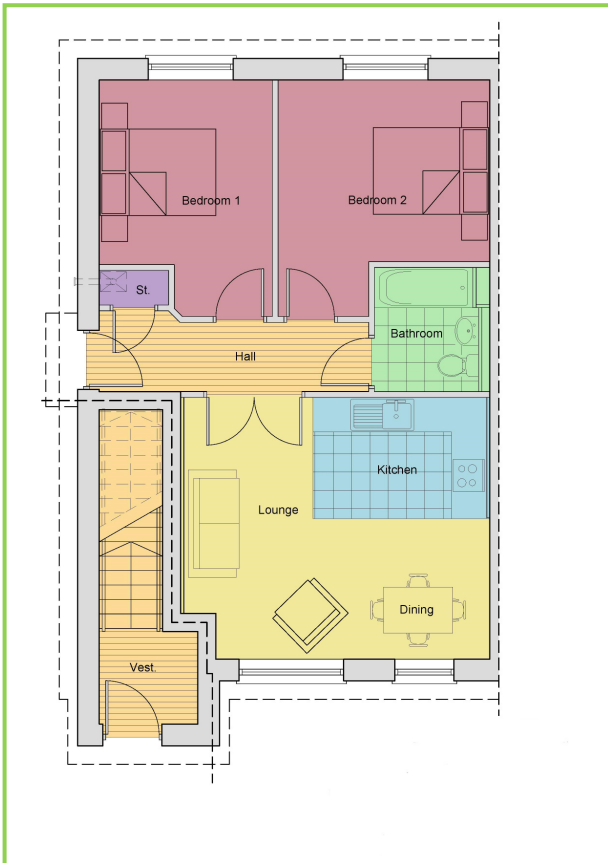
Type C The Tarmangie 2 bed cottage flats

Monthly Rental: £421.73 - £430.73

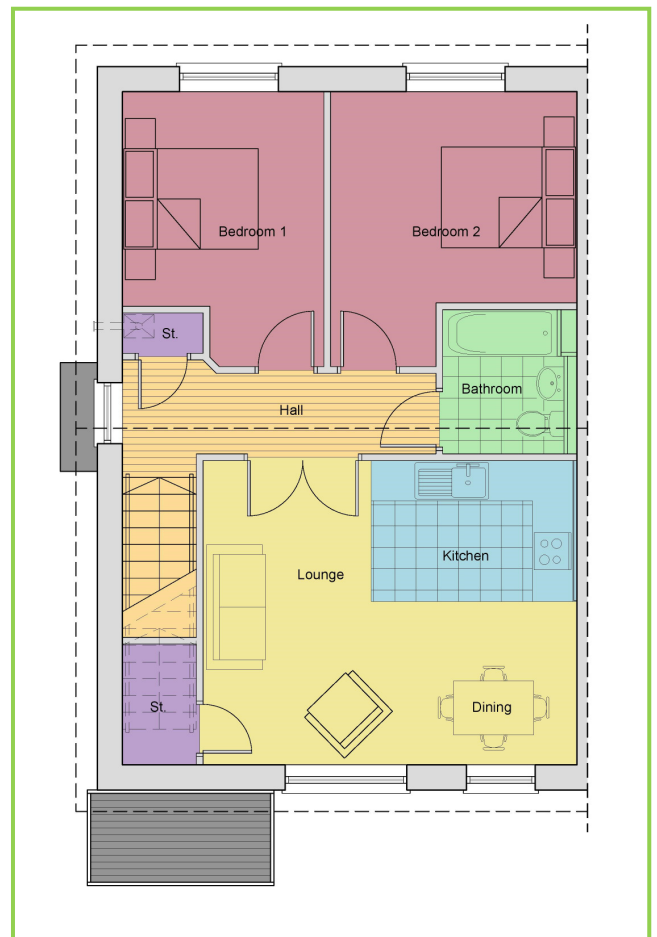
Council Tax Band: B



Open plan lounge/dining area and fully fitted kitchen furnished with freestanding fridge-freezer and freestanding washer/dryer. Two spacious bedrooms. Bathroom with three piece suite and overbath shower. Hallway with storage cupboard



Ground Floor Flat	60.9m²
Room Dimensions	
Lounge/Dining/Kitchen	4.54 x 5.36m
Bedroom 1	4.10 x 3.00m
Bedroom 2	4.10 x 3.67m
Bathroom	2.15 x 2.00m



First Floor Flat	67.93m²
Room Dimensions	
Lounge/Dining/Kitchen	4.54 x 5.57m
Bedroom 1	4.10 x 3.00m
Bedroom 2	4.10 x 3.67m
Bathroom	2.15 x 2.00m

Specification

- Fully insulated Timber frame construction to minimise heating costs
- UPVC double glazed windows & doors
- Gas central heating
- Turfed front gardens/
Seeded rear gardens
- Telephone points in lounge
and master bedroom
- TV points in lounge
and master bedroom
- Gas Hob
- Electric oven
- 'A' rated 50/50 fridge /freezer
- 'A' rated Washer dryer
- High Efficiency Gas Combination Boiler
- White sanitaryware with bath & shower over
- Fitted Carpets / Vinyl throughout
- Fitted curtains / blinds throughout



NB Please note tenants have no choice on the fittings included in the house.

Tenancy Arrangements

Eligibility

Mid-market rent properties are intended to assist households who have incomes above the average levels of tenants in social rented housing (Council and Housing Association homes) in Clackmannanshire.

When these properties are allocated, priority will be given to persons who are:

- Council or Housing Association tenants
- Persons who have a current registration on the Clackmannanshire Common Housing Register
- Households who cannot afford to buy or rent privately
- Households with a minimum income of £14,000 annually and a maximum income of £29,000 for a single person household or £37,000 for a 2 adult household.



Important Information about your Tenancy

Your Tenancy Agreement is a Private Residential Tenancy Agreement for a minimum period of 6 months. The tenancy may be renewed at the end of that period or you may wish to end your tenancy and leave the property.

Your obligations, if you end your tenancy, will be set out in the Tenancy Agreement.

After 5 years you have the option to either:

1. Buy the property or
2. End your tenancy and leave

At that time we will provide information to those tenants who are interested in purchasing the property they are renting about the terms for exercising their option to purchase and explain to them any responsibilities they will acquire when they purchase the property (e.g. in relation to paying factoring bills and responsibility for repairs and maintenance).



Tenant Saving Scheme

To encourage tenants to purchase their own home a Tenant Saving Scheme has been developed whereby we will offer a deposit match to tenants who can show that they have saved for a deposit over the duration of their tenancy. Our share of the deposit match will be deducted from the purchase price payable by the tenant.

To qualify for the Tenant Saving Scheme the tenant must demonstrate that they have opened a separate savings account in their name with a recognised bank or building society at least one year before the opportunity is given to purchase the property. The tenant must have deposited regular sums on a monthly basis into the account.

The maximum deposit match available will be 2% of the value of the property for those who have saved on a regular monthly basis for over 4 years. The amount of the deposit match percentage decreases with shorter savings periods.

Period of Savings	Maximum Deposit Match
Over 4 years	2% of the value of the house being purchased
Between 3 and 4 years	1.5% of the value of the house being purchased
Between 2 and 3 years	1.0% of the value of the house being purchased
Between 1 and 2 years	0.5% of the value of the house being purchased

The qualifying savings period is the time during which the tenant had the tenancy of a home within The Glen development. Any savings which were already deposited in the savings account prior to the start date of the tenancy will not be included in the assessment

Examples:

Example 1

A tenant saves £50.00 a month for 4 years and has £2,400 deposited.

The value of the property they wish to purchase is £150,000

Maximum Deposit Match available 2% of value - £3,000

The amount of deposit match they would be entitled to is £2,400.

Example 2

A tenant saves £40 a month for 3 years and has £1,440 deposited.

The value of the property they wish to purchase is £100,000

Maximum Deposit Match available 1.5% of value - £1,500

The amount of deposit match they would be entitled to is £1,440

If you fit the above criteria and would like more information or an application form please contact:

Clackmannanshire Council
Private Sector Housing
Kilncraigs
Alloa
FK10 1EB
Email: privatehousingteam@clacks.gov.uk



Coalsnaughton NHT 2012 LLP is a joint venture between Hadden Construction Limited, Clackmannanshire Council & Scottish Futures Trust Investments Limited.
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Disclaimer: These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a description of the property but do not constitute part of an offer or contract. Any intending purchaser must therefore satisfy themselves by inspection or otherwise as to the room dimensions and layout. All photographs shown are indicative of the quality and style of the development and do not necessarily represent the actual fittings and furnishings at this development.