

COMMUNITY OWNED AFFORDABLE HOMES FOR RENT

Dodd's Park, Inverfarigaig

- TWO X 3 BEDROOM DETACHED HOMES •
- AVAILABLE TO RENT FOR £534* •
- LARGE ENCLOSED GARDEN & PARKING •
- EPC RATING & COUNCIL TAX: TBC •
- APPLICATIONS WITH LOCAL CONNECTIONS PRIORITISED •

*rental figure includes a service charge, full details at time of offer

**APPLY
NOW!**

Due for
completion
Spring 2025

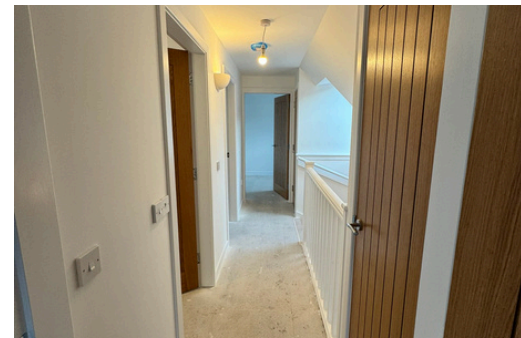


Scan the QR code to download an
application form from the website
or call us to receive a copy by post.



PROPERTY SPECIFICATION

The properties at Inverfarigaig are built by Dingwall based contractor, Kinellan Building Ltd and designed by David Somerville Architects. They are owned by Stratherrick & Foyers Community Trust to provide affordable housing to meet the local community need.



Funding for this project has been partly provided by The Scottish Government's Rural Housing Fund and Highland Council.

The property accommodation comprises
Ground floor vestibule, WC, stairwell, living room, semi open plan living space and kitchen/diner
First floor 2 double bedrooms with built-in wardrobes, single bedroom/home office, bathroom

Each property is 3 bedroom - 5 person capacity.

The properties are built to a high specification providing economical to run, easy to heat homes. The EPC rating and the Council Tax banding will be confirmed in due course.

There will be one months deposit payable and this will be lodged with a recognised Scottish Tenancy Deposit Scheme, tbc .

Factoring There will be a monthly service charge, for each property, for the factoring of the communal areas included in the rent charge. Details will be provided at time of offer.

ALL PROPERTIES:

External walls: Timber frame standard construction

External finish: White render

Roof finish: Metal sheet profile finish with black uPVC rainwater goods

Floor finish: Insulated Concrete Raft, with chipboard floors at 1st floor level

Windows and doors: uPVC double glazed windows/velux, composite external doors

Heating/Water: Air-to-air heat pumps, electric panel heaters and unvented hot water cylinder

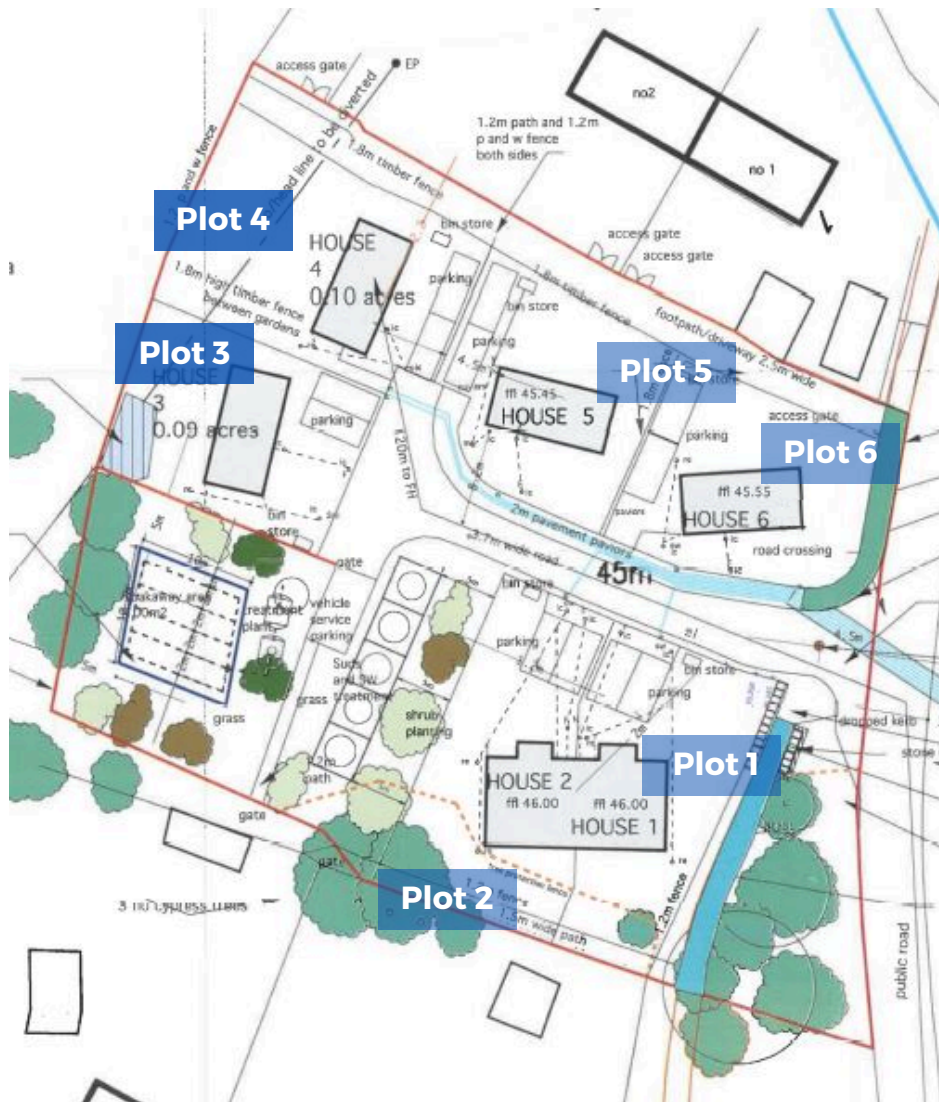
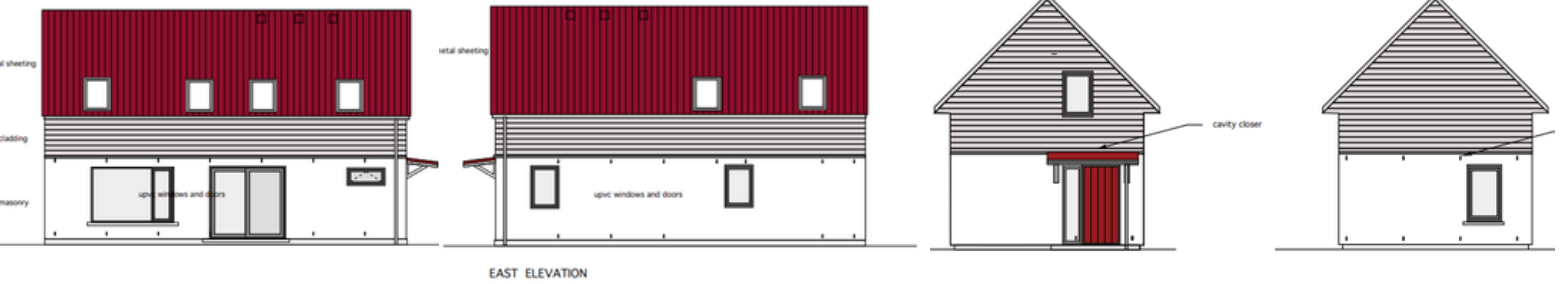
Waste management: Shared waste water treatment tank

The design and specification of these properties is in line with Scottish Building Standards. Some of the above items are subject to change. No white goods will be supplied.

PLEASE NOTE these plans and dimensions are for illustrative purposes only and should not be used for ordering of furniture and floor coverings

Photos are representative of all properties on site, not necessarily SFCT properties offered for rent

FLOOR PLANS AND LOCATION



Plot 3
 3 Dodd's Park, Inverfarigaig, IV2 6JR

- 3 bed/5 person
- £534

Plot 4
 4 Dodd's Park, Inverfarigaig, IV2 6JR

- 3 bed/5 person
- £534

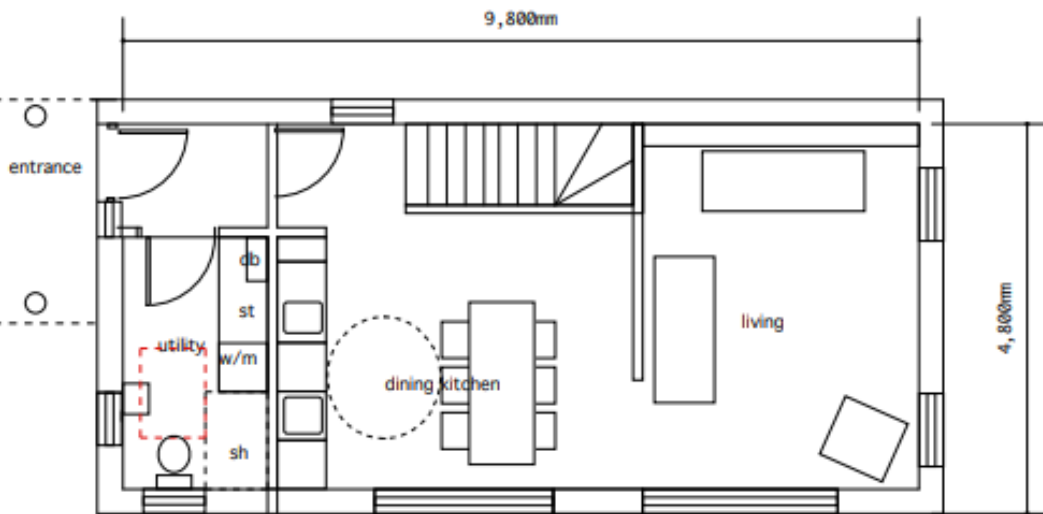
Phase 1
 Plots 1 and 2
 For rent

Plots 5 and 6
 For sale



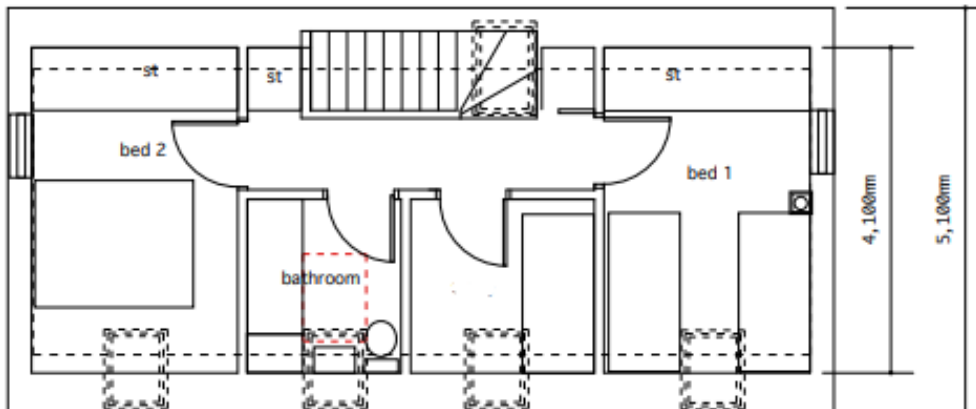
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FLOOR PLANS AND LOCATION



GROUND FLOOR PLAN area 44.1m² total area 79.4m²

Floor plans for plots 3 & 4



UPPER FLOOR PLAN area 35.3m²

The walls and ceilings are plaster boarded, finished with neutral coloured emulsion and all timber finishings will be painted with white eggshell.

The ground floor and first floor have concrete and chipboard floors respectively, no floor coverings are included.

All internal doors are solid core ply. The windows and external doors are designed, constructed and installed to Section 2 of 'Secured by Design' (ACPO, 2009). All glazing to doors and side panels is laminated.

Each property benefits from a private garden area with drying provision. The front gardens have been grass seeded and the back garden spaces left untreated to allow tenants to tailor the space to their own need. An external power outlet is provided for electric car charging.

There is parking provided within the development for all households.

Heating is provided via an Air Source Heat Pump and Air to Air heating unit. Bedrooms have supplementary electric heating. Hot water is provided via unvented cylinder.

The properties have been built to a high level of airtightness and mechanical extraction has been installed to provide the required adequate ventilation. Purchasers will be provided with instructions and guidance on how to use the heating and ventilation systems.

ALLOCATION CRITERIA

Stratherrick & Foyers Community Trust allocate properties based on a community led allocation policy. The main principles of the allocation policy will be based on the eligibility criteria set out below

We will prioritise those who are either,

- (i) living in the area where the property is located - postcode areas: IV2 6
- (ii) have immediate family there,
- (iii) work in the area,
- (iv) or have a need to live there.
- (v) Those currently living outwith the area who can add social and economic benefit by moving to the area.
- (vi) Those who can release a social rented house.

The home must be your only and permanent residence and should be suitable for your current housing needs, where your finances permit.

APPLICATION AND ALLOCATION PROCESS

1. Complete the application form and enclose the required supporting documentation. The online application form can found on our website, or sent out by post. If an applicant requires assistance to complete the form, please contact us. Please note: all applications must be RECEIVED by the closing date.
2. CHT will assess the applications and allocate the homes according to our allocations policy. All applicants will be notified to let them know if they have been successful or not. **No SFCT staff or board members will be involved in this process.**
3. Successful applicants will be sent confirmation of their offer and arrangements will be made to view the properties.
4. You will be kept up to date as to when the home will be ready for occupation and a tenancy start date will be agreed.
5. Successful applicants will be issued with a Private Residential Tenancy (PRT) Agreement as required for all tenancies by Scottish Government (Private Housing (Tenancies) (Scotland) Act December 2016.) You can find further information on the PRT here: <https://www.gov.scot/policies/private-renting/private-tenancy-reform/>
6. Rent is paid one month in advance on the tenancy start date and on the same date each month thereafter.