CYSYLLTU POBL GYDA CHYFLEON TAI
CONNECTING PEOPLE WITH HOUSING OPPORTUNITIES

Manylion yr Eiddo / Details of the Property

	Nodwch yr wybodaeth isod neu amgáu'r ddogfen berthnasol **Please provide the information below or enclose the relevant document**
Cyfeiriad y Datblygiad (gan gynnwys cod post) Development Address (including postcode)	12 Clos Owain, Hope, Sir Fflint 12 Clos Owain, Hope, Flintshire
Lluniau/fideo/cynllun llawr o'r eiddo Pictures/videos/floor plans of the property	
Ty ar ben ei hun / Detached Tŷ pâr / Semi-deatched Tŷ terras / Terrace Fflat / Flat	Eiddo canol teras Mid Terrace House

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Nifer o loftydd Number of bedrooms (e.g. 3 bed 5 person)	2 Ystafelloedd Gwely 2 Bedrooms
Disgrifiad byr o'r eiddo – i'w newid ar gyfer pob eiddo. esiampl Brief description of the property –amend for each property. example	Eiddo canol teras 2 ystafell wely ar werth trwy'r Cynllun Rhan Ecwiti. Mae'r tŷ yn cynnwys cegin, ystafell fyw, toiled lawr y grisiau gyda dau ystafell wely dwbl. Gardd ar y cefn gyda dau le parcio o flaen y tŷ. A 2 Bedroom mid terraced property on sale through the Shared Equity Scheme. The house compromise of kitchen, living room, downstairs wc with two double bedrooms. Garden to the rear with two spaces for car at front of property.
Pris Farchnad agored / Open market price (**Allwch chi plîs darparu tystiolaeth fod y Cyngor Sir wedi cytuno i'r pris farchnad agored / Please provide evidence that the Local Authoirty has agreed to the OMV**)	Pris Marchnad Agored - £200,000 Open market value - £200,000
Pris Fforddiadwy / Affordable Price	Pris Fforddiadwy (70%) - £140,000 70% affordable price at £140,000
Tâl Gwasanaeth / Service Charges	
Deilidaeth & nifer o flynyddoed ar ol ar y les Tenure & number of years remaining on lease (Freehold/leashold)	Freehold The tenure of the property is Freehold
Rhent Tir / Ground Rent	Rhent Tir - £389 y flwyddyn Ground Rent - £389 per year
Blaendal / Deposit	Isafswm blaendal 5% yn ofynnol, yn dibynnu ar y benthyciwr Minimum 5% deposit required, depending on lender
Copi o'r Amod 106 / Copy of the Section 106 (Noder nifer o fisoedd neu flynyddoedd er mwyn ceisio am eiddo)	Blaenoriaeth 1 - 22/06/2026 - 17/08/2026 Mae prynwr bwriedig wedi cyn cynnig cynnig eiddo iddo yn barhaus neu wedi'i gyflogi'n barhaus yng nghymuned Hope, cymunedau cyfagos Caergwrle, Llanfynydd, Cymau, Ffrith, Treuddyn, Pontybodkin, Leeswood, Penyffordd ac Kinnerton

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(Please state no of months years required to apply for property)	Uwch am 3 blynedd, neu wedi cysylltiad lleol cryf, oherwydd bod ganddo berthynas agos yn byw yn y cymunedau a enwir, sydd wedi bod yn preswylio yno am o leiaf tair blynedd barhaus Perthynas agos - priod, rhiant, brawd, chwaer, plentyn, nain neu daid neu wyres Blaenoriaeth 2 - 17/08/2026 - 14/09/2026 Meini prawf fel yr uchod, ond yn agor allan i gymunedau cyfagos, Brychdyn, Bretton, Hawarden, Ewloe a Bwcle. Blaenoriaeth 3 - 14/09/2026 - 12/10/2026 Os na fydd prynwr bwriadedig yn cael ei nodi, mae cymwysterau fel y'u nodwyd yn a), a b) y meini prawf preswylio lleol yn cael eu hagor i Sir Gyfan y Fflint. Bydd y cyfnod o dair blynedd yn cael ei ostwng i ddwy flynedd. Blaenoriaeth 4 - 12/10/2026 - 09/11/2026 Os na fydd prynwr bwriadedig yn cael ei nodi o a), b) c), mae'r meini prawf preswylio lleol yn cael eu hagor i Sir gyfan Sir y Fflint, Sir Ddinbych a Bwrdeistref Sir Wrecsam, a bydd y cyfnod cymhwyso yn cael ei leihau ymhellach i 12 mis. Priority 1 - 22/06/2026 - 17/08/2026 Intended purchaser has immediately prior to being offered a property has continuously a resident or continuously employed in the community of Hope, adjoining communities of Caergwrle, Llanfynydd, Cymau, Ffrith,Treuddyn, Pontybodkin, Leeswood, Penyffordd and Higher Kinnerton for 3 years, or has a strong local connection, by reason of having a close relative resident in the named communities, who has been resident there for a minimum of three continuous years Close relative – spouse, parent, brother, sister, child, grandparent or grandchild Priority 2 – 17/08/2026 - 14/09/2026 Criteria as above, but opening out to neighbouring communities of Broughton, Bretton, Hawarden, Ewloe and Buckley. Priority 3 - 14/09/2026 - 12/10/2026 In the event of no intended purchaser being identified, qualifications as noted in a), and b) the local residency criteria is opened out to the Whole of Flintshire. The period of three years, shall be reduced to two years.

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	Priority 4 - 12/10/2026 - 09/11/2026 In the event that no intended purchaser is identified from a),b) c), the local residency criteria is opened out to the whole of the County of Flintshire, Denbighshire and County Borough of Wrexham, and the qualifying period shall be further reduced to 12 months.
Tystysgrifau Perfformiad Ynni / Energy Performance Certificates	EPC - https://find-energy-certificate.service.gov.uk/energy-certificate/1336-0426-9600-0819-3292
Band Treth y Cyngor / Council Tax Band	Band Treth Cyngor - C Council Tax Band - C
Ffi asesu / Assessment fee	Byddwn yn gofyn am ffi asesu o £75.00, tuag at costau gweinyddu'r asesiad. Bydd y ffi hefyd yn cadw'r eiddo i chi tra 'rydym yn cynnal y profion angenrheidiol. Nid yw'r ffi yn ad-daladwy. We will require £75.00 assessment fee to cover our administration costs for the assessment. This fee will also hold the property for you whilst we carry out the necessary checks. This fee is non-refundable.
Ffioedd i Gyngor Sir y Fflint / Flintshire County Council fees	Ffioedd i Gyngor Sir y Fflint - Bydd gofyn ichi lofnodi Arwystol Cyfreithiol sy'n ddogfen gyfreithiol i sicrhau'r ecwiti 30%. Bydd Cyngor Sir y Fflint yn codi ffi o £300 ar gyfer paratoi'r ddogfen hon. You will be required to sign a Legal Charge which is a legal document that secures the 30% equity. Flintshire County Council will charge a fee of £300 for preparing this document.
Nodyn i ymgeiswyr / Note to applicants	Nodwch, os gwelwch yn dda, mai eich cyfrifoldeb chi yw sicrhau bod y manylion ar eich ffurflen gais yn gywir ar adeg gwneud cais am eiddo gan y gallai effeithio ar eich lle ar y rhestr fer. Os oes angen diweddaru eich manylion, gwnewch yn siŵr eich bod yn rhoi gwybod i ni cyn dyddiad cau'r eiddo. Ni fydd manylion sy'n cael eu diweddaru ar ôl creu'r rhestr fer yn cael eu hystyried. Please note that it is your responsibility to make sure the details on your application form are correct at the time of applying for a property as it may affect your place on the shortlist. If your details need amending, please be sure to let us know before the property closing date. Details updated after the shortlist is created will not be considered.