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)	23, 25, 27, 29 Llys Aspinall (Plotiau 50, 51, 52, 53), Wrecsam 23, 25, 27, 29 Llys Aspinall (Plots 50, 51, 52, 53), Wrexham
Cynllun safle Site Plan	
Lluniau/fideo/cynllun llawr o'r eiddo Pictures/videos/floor plans of the property	Amgáu / Enclose 
Ty ar ben ei hun / Detached Tŷ pâr / Semi-deatched Tŷ terras / Terrace Fflat / Flat	Tŷ pâr Semi-detached
Nifer o loftydd Number of bedrooms (e.g. 3 bed 5 person)	3 llofft, 5 person 3 bed 5 person
Disgrifiad byr o'r eiddo – i'w newid ar gyfer pob eiddo. esiampl	Gweler esiampl wedi amgau / See example enclosed Tai pâr 3 llofft ar gael drwy'r cynllun disgownt A106, gyda gwarant 10 mlynedd a diogelwch yswiriant. Mae'r eiddo yn cynnwys 3 llofft (gydag en-suite i lofft 1), cegin ac ystafell fwyta cynllun agored, ystafell fyw yn wynebu'r blaen ac

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Brief description of the property –amend for each property. example	ystafell ymolchi modern. Dau le parcio oddi ar y ffordd, paneli solar PV, pwynt gwefru cerbydau trydan a gardd gefn. 3 bedroom semi-detached properties available on the Discounted S106 scheme, with 10 year warranty and insurance protection. The property briefly comprises a 3-bedroom home with an open-plan kitchen and dining area, a front-facing living room, a modern family bathroom, and an en-suite shower room to bedroom 1. Off-road parking x2, PV solar panels, EV charging point and rear garden.
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**)	£247,995
Pris Fforddiadwy / Affordable Price	70% o'r pris marchnad agored: £173,597. Lleiafswm o 5% o flaendal – yn dibynnu ar y benthyciwr morgais. 70% of open market price: £173,597. Minimum 5% deposit required, dependent on mortgage lender.
Tâl Gwasanaeth / Service Charges	£151.29 y flwyddyn £151.29 pa
Deilidaeth & nifer o flynyddoed ar ol ar y les Tenure & number of years remaining on lease (Freehold/leashold)	Rhydd-ddeiliad Freehold
Rhent Tir / Ground Rent	
Prisiad / Valuation	Amg/Enc
Copi o'r Amod 106 / Copy of the Section 106 (Noder nifer o fisoedd neu flynyddoedd er mwyn ceisio am eiddo) (Please state no of months years required to apply for property)	Amg/Enc **Priority 1 (22/06/2026-20/07/2026)** 1.1 Has resided personally or who has had a Close Family Connection in the Acton Community Council Area for a continuous period of one year immediately preceding the proposed Occupation of an Affordable Housing Unit; or 1.2 is in permanent full time employment at a location within the Acton Community Council Area and has been in such employment for a period of six months immediately

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	preceding the proposed occupation of an Affordable Housing Unit; or 1.3 has previously resided in the Acton Community Council Area for a continuous period of five years; or 1.4 Has previously had a Close Family Connection in the Acton Community Council Area for a continuous period of five years; or 1.5 has previously been in employment in the Acton Community Council Area for a continuous period of five years. **Priority 2 (21/07/2026-17/08/2026)** Provided That if 2.1 no person meeting the requirements in paragraph 1 above can be identified from the Low Cost Homes Ownership Register or the Council's housing waiting list (as appropriate); and 2.2 a period of not less than four weeks has elapsed after an advertisement seeking a person who meets the requirements of paragraph 1 has been placed in a newspaper circulating in the Wrexham locality (C) then the references in paragraph 1 of this Part to the Acton Community Council Area shall be treated as if they included references to the Abenbury, Caia Park, Gresford, Gwersyllt, Holt and Rhosddu and any person who satisfies one of the said criteria by virtue of such treatment shall be regarded as an Eligible Person for the purposes of this Undertaking. **Priority 3 (18/08/2026-14/09/2026)** Provided Further That where no person who qualifies or who can be regarded as qualifying as an Eligible Person pursuant to paragraph 2 of this Part can be identified from the sources mentioned therein after at least one advertisement has been placed in a newspaper circulating in the locality then after a period of not less than eight weeks the references in paragraph 1 of this Part to the Acton Community Council Area shall be treated as if they included reference to the Wrexham County Borough Council Area and any person who satisfies the said criteria by virtue of such treatment shall be regarded as an Eligible Person for the purposes of this Undertaking. **Priority 4 (15/09/2026-)** Provided Further That if no applicant qualifies under paragraph 3 above within 12 weeks, then any other person who in the opinion of the RSL or Council (as appropriate) is a Person in Housing Need shall be treated as an Eligible Person
Tystysgrifau Perfformiad Ynni /	Nid yw eiddo newydd wedi'i adeiladu ar gynllun yn ddarostyngedig i EPC gan mai'r EPC sy'n cael ei gyfrifo ar

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Energy Performance Certificates	ddiwedd y gwaith. New build off plan properties are EPC exempt as the EPC is calculated upon completion.
Band Treth y Cyngor / Council Tax Band	I'w gadarnhau TBC
	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. 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.