

In the January edition of our newsletter, we want to notify you of our latest news and property updates throughout Co. Meath

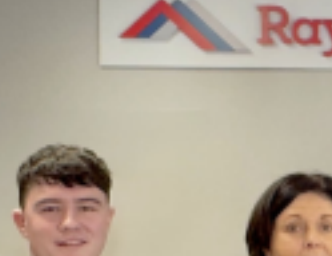
Agriculture

Selling or Letting in 2024? Call the experts for confidential advice



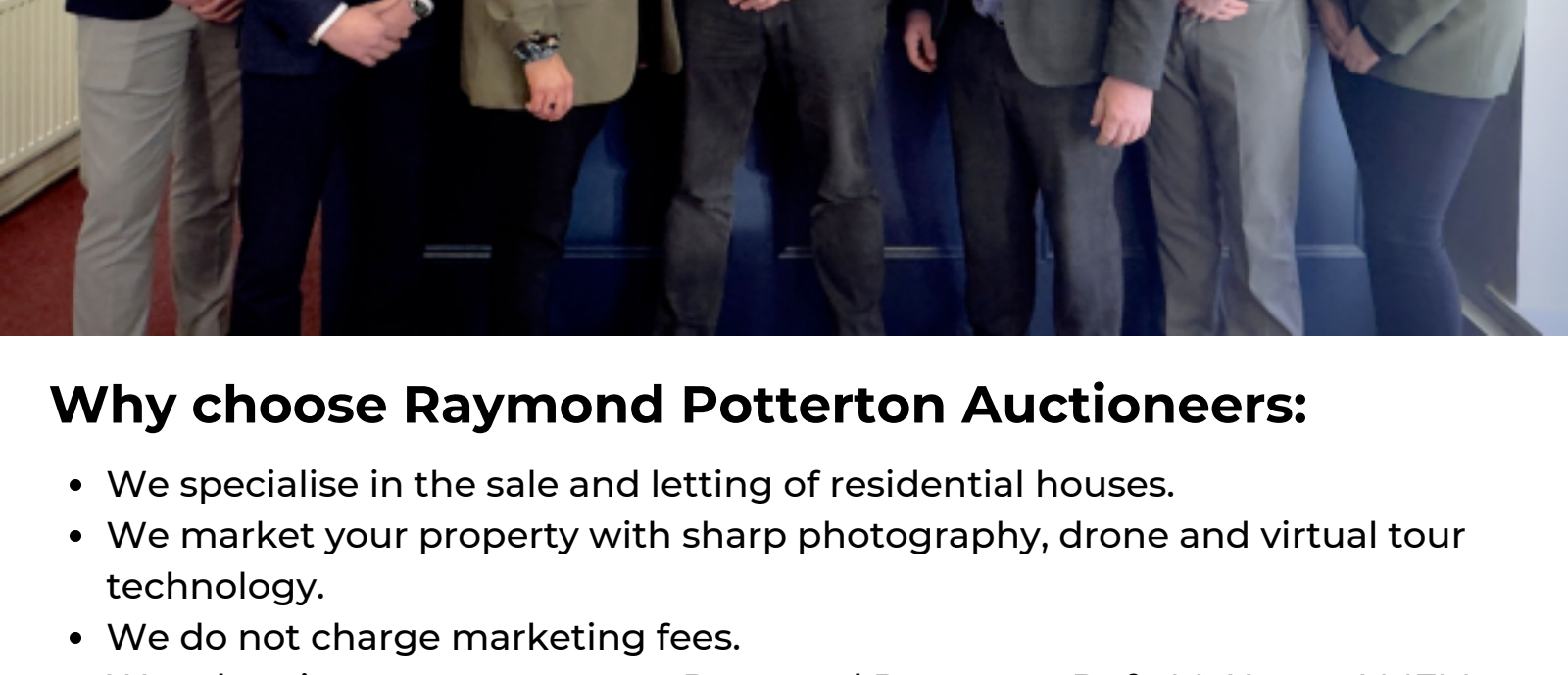
We have 100% Success Rate at Auction.

Check out an overview of what we sold in 2023.



Residential

Thinking of Selling in 2024? Meet Our Team!



Why choose Raymond Potterton Auctioneers:

- We specialise in the sale and letting of residential houses.
- We market your property with sharp photography, drone and virtual tour technology.
- We do not charge marketing fees.
- We advertise your property on Raymond Potterton, Daft, MyHome, LMF and LSL websites.
- We get your property sold.
- We get results.

Properties For Sale



85 Tubberclaire Meadows, Old Road, Athlumney, Navan, Co.Meath

[FULL DETAILS >](#)



29 Hermitage Glen, Kells, Co. Meath

[FULL DETAILS >](#)



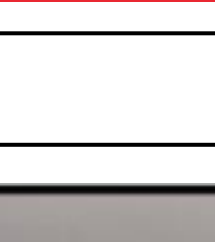
Hayestown, Navan, Co.Meath

[FULL DETAILS >](#)



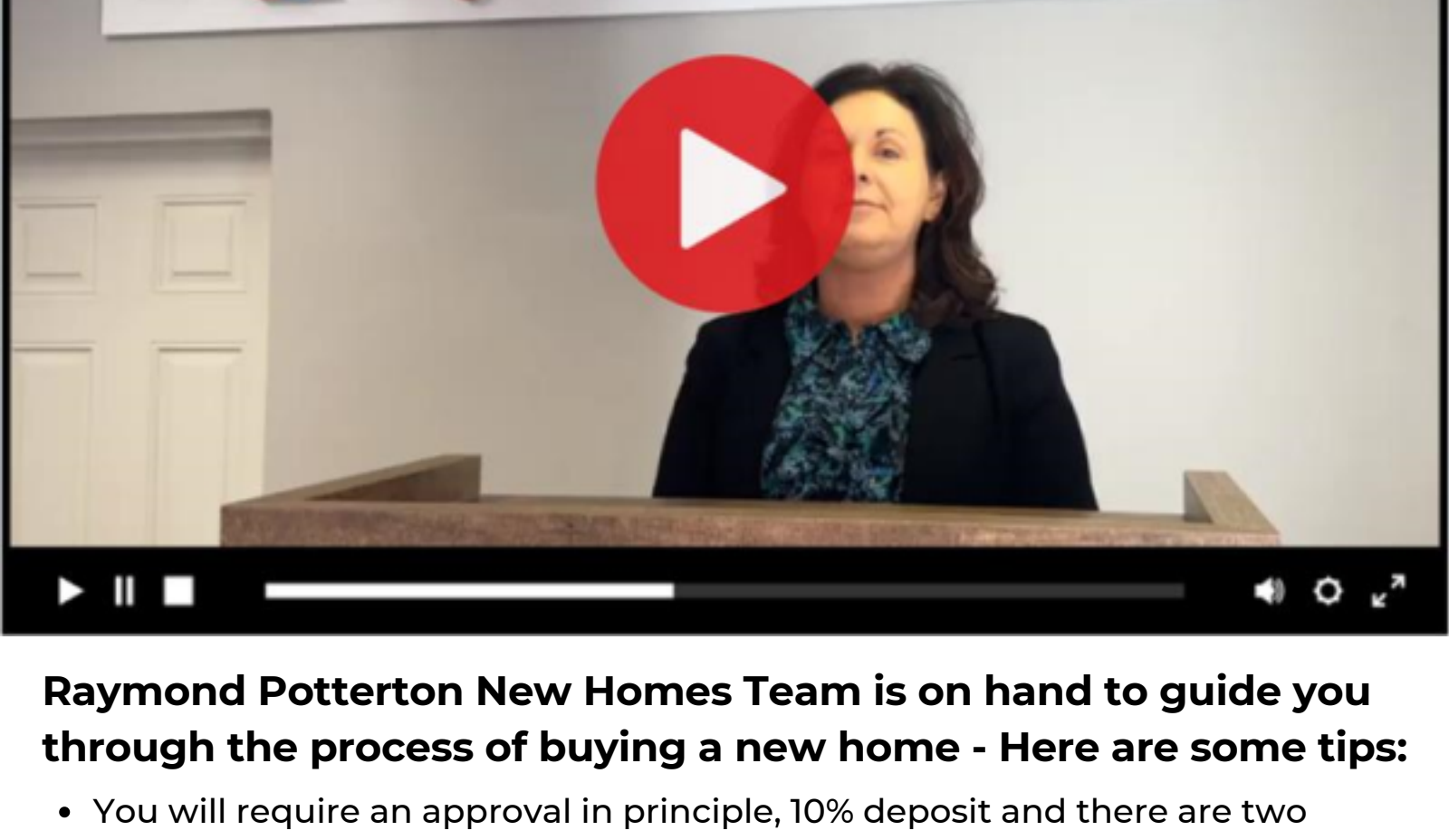
27 Cois Glaisin Lawn, Johnstown, Navan, Co. Meath

[FULL DETAILS >](#)



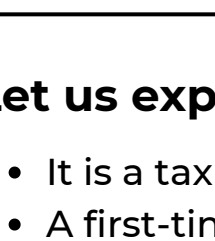
Book your FREE Valuation >>

Buying a New Home in 2024?



Raymond Potterton New Homes Team is on hand to guide you through the process of buying a new home - Here are some tips:

- You will require an approval in principle, 10% deposit and there are two schemes available for you to help you purchase a new build.
- When you reserve you will be required to pay a booking deposit of generally €3,000
- You will be required to sign contracts generally within 4 weeks of getting a contract from the builder and at this stage you will be required to pay a 10% deposit less the booking deposit already paid.
- Your bank will carry out a valuation on the property.
- You will be required to hire a qualified surveyor to snag the property before closing.
- When the house is snagged and the snag list is complete, you will draw down the mortgage and get the keys.



Book your FREE Valuation >>

Help to Buy Scheme

Let us explain Help to Buy Schemes:

- It is a tax refund scheme for income tax you paid in the last 4 years
- A first-time buyer can claim up to €30,000 and can form part of the deposit.
- To qualify, you must take out a mortgage with a qualifying lender. The mortgage must be at least 70% of the purchase price of the property you have purchased.
- This scheme helps first-time buyers buy or build a house up to the value of €500,000.

If you would like to know more about the Help to Buy Scheme call us and arrange an appointment with a member of our New Homes Team.

First Home Scheme

Let us explain the First Home Scheme:

The First Home Scheme is a government initiative aimed at helping first-time buyers bridge the gap between a deposit, mortgage and the cost of the new home.

- Your new home must cost less than the price limit for your local authority area. In Meath this is €425,000.
- The FHS is a shared equity scheme. This means that the government and participating banks will fund up to 30% of the cost of your new home in return for a stake in the home or 20% if using the Help to Buy Scheme.
- Unlike a mortgage there are no fees for the first 5 years From years 6-15 there is a service charge of 1.75% if you have not redeemed the equity share.
- The minimum equity is 2.5% or €10,000 whichever is higher

To avail of the scheme:

- 1.You must be a First Time or other eligible purchaser buying a new build
- 2.You must have mortgage approval from a participating lender for the maximum amount you can borrow
- 3.You must have a minimum of a 10% deposit

If you would like to know more about the First Home Scheme, call us today for a New Homes Consultation on 046 902 7666

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