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HOT NEWS - £2,000 PA FOR 23 YEARS TO THE BUYER OF DELAWARE HOUSE

*Neil Gordon examines the latest proposals to help home owners go green and discovers Delaware House, a luxury property for sale near Ponteland in Northumberland that is perfectly positioned to make the most of new government proposals...*

On the 1<sup>st</sup> of February 2010 the Renewable Energy Association (REA) announced a new scheme to encourage homeowners to install the latest 'green' domestic heating systems.

Called the Renewable Heat Incentive (RHI) this government sponsored scheme promises to pay homeowners a fixed annual tariff, based on the amount of renewable heat used, to help offset the cost of installing heating systems powered by renewable energy. These payments could amount to as much as £2,000 or more per year and last for between 10 and 23 years depending on the system.

The technology eligible for the full 23 years of RHI payments is Ground Source Heat Pumps (GSHP). A GSHP is a simple, yet highly ingenious, system that works like a refrigerator in reverse. A network of underground pipes absorbs solar heat stored in the soil and a heat exchanger transfers this 'free heat' to your home. When coupled with high levels of insulation and energy performance, a GSHP is a very effective and economical way to heat a house and its hot water.

To install a GSH system you need to dig a number of trenches, or bore holes, in your garden to carry the system's ground loops. A typical domestic GSHP system will cost between £10,000 and £25,000 depending on the size of the home to be heated.

The good news is that the Renewable Heat Incentive is specifically designed to offset the cost and inconvenience of this type of installation and there is one North East home currently available for sale that is ALREADY in a perfect position to take full advantage of these payments - the hard work has been done, the installation costs have been incurred, the system is installed and was commissioned in December 2009, and a buyer will reap the rewards. (Note that the Renewable Heat Incentive is only available to renewable heat equipment that has been commissioned after July 2009).

That home is Delaware House, the fourth of five superb luxury homes being built by Dockleaf Developments in the village of Medburn near Ponteland. At around 4,000 square feet, Delaware House has a larger than average GSHP, but when combined with the under floor heating and individual room thermostat control, the house is fantastically cosy.

Dockleaf is a small, family run company that is breaking new ground, if you will pardon the pun, in domestic GSHP installation. Systems have been successfully installed in Dockleaf's three Medburn homes previously sold (Ancona House, Brahma House and Chantecler House) and the owners of these properties benefit from significantly reduced energy bills compared to the alternative of oil.

The GSHP systems for Dockleaf's homes are installed by Newcastle based Geowarmth who predict that Delaware House's new owners would, under current proposals, receive payments of between £1,500 and £2,000 when the scheme begins in April 2011. This payment ought to more than cover the cost of energy used to heat the house, at current costs, and still leave the home owner in pocket. Put another way, the owner/s of Delaware House should receive around £40,000 over the next 23 years simply as a result of choosing to purchase Delaware House.

The timing of the RHI scheme could hardly be better. The hardest winter for 30 years meant most UK domestic heating systems worked overtime during the Big Freeze and now many of us are finding hefty fuel bills landing on our doormats. In contrast however, the lucky buyer of Delaware House can look forward to a handsome cheque instead of crippling bills!

*Delaware House, The Avenue, Medburn near Ponteland, is a traditionally styled, three storey, detached luxury stone home featuring: six upstairs bedrooms (arranged over the 2<sup>nd</sup> and 3<sup>rd</sup> floors), four bath/shower rooms (two en suite, two family), a large breakfasting kitchen, double height conservatory/garden room, drawing room, dining room, family room/study, utility room and double garage. Outside there is a pebbled courtyard, double garage and substantial garden.*

*Completed in 2009, the property has just been released for sale at a guide price of £950,000. For more information visit [www.dockleaf.com](http://www.dockleaf.com) and to arrange a viewing, contact Sanderson Young's Rare! Office, tel 0191 22 33 500, or visit the website [www.sandersonyoung.co.uk](http://www.sandersonyoung.co.uk).*

Information on the Renewable Heat Incentive is available at

[http://www.decc.gov.uk/Media/viewfile.ashx?FilePath=Consultations\RHI\1\\_20100204094844\\_e\\_@@\\_ConsultationonRenewableHeatIncentive.pdf&filetype=4](http://www.decc.gov.uk/Media/viewfile.ashx?FilePath=Consultations\RHI\1_20100204094844_e_@@_ConsultationonRenewableHeatIncentive.pdf&filetype=4)

**Issued by and on behalf of Sanderson Young and Dockleaf  
Developments**