



Boscarnek

St. Erth

Hayle

TR27 6JD

Prices From £68,750

- BRAND NEW HOMES
- POPULAR LOCATION
- 990 YEAR LEASE GRANTED UPON COMPLETION
- SHARES STARTING FROM 25%
- SECTION 106 RESTRICTIONS APPLY
- ALLOCATED PARKING
- LABC WARRANTY
- LOCAL HOMES FOR LOCAL PEOPLE

...ative of the quality and style of the specification but may not represent the actual fittings and furnishings at the development. Finishes, materials, ...ngements and landscaping are suggestive, and for illustrative purposes only. The specification is not intended to form part of any contract or warranty.



### Connections

**To be eligible for one of our homes, applicants must be able to demonstrate a local connection to the Parish of St Erth in the first instance.**

To demonstrate a local connection, applicants need to:

- Have been a permanent resident in the area for at least 3 years immediately prior to advert
- Have formerly been a permanent resident in the area for a continuous period of at least 5 years
- Be in full time, permanent employment (not on a seasonal basis) within the area for at least 3 years immediately prior to advert
- Have a close family member (mother, father, brother, sister, son or daughter) who is currently a resident of the area and has been for at least 5 years immediately prior to application and where there is independent evidence that the family member is in need of, or can give support on an ongoing basis

**Applications not meeting th connection criteria will NOT**

### Finishing Touches

**Bathroom** 

- Thermostatic Shower
- Modern Tiling
- Glass bath/shower screen
- Heated Towel Rail

**Kitchen** 

- Fitted Kitchen
- Extractor Hood
- Integrated Oven and Hob

**Additional features** 

- Off-road Parking
- Vinyl flooring to kitchen & bathroom
- LABC Warranty
- 1 Year defect Liability Period\*
- Private Garden
- Mains wired smoke & CO detectors

The specification is the anticipated finish, be subject to change as necessary and will be agreed to the specification. Any photos the quality and style of the specification actual fittings, furnishings or finishes specification is not intended to form part unless specifically incorporated in writing. Please refer to the specification for further details. \*Subject to completion. Homeowners will be advised in the first instance for review.



Tenure - Leasehold

Council Tax Band - New  
Build

Floor Area - sq ft



### Property Description

Welcome to Tremena View...

Three brand new Shared Ownership homes in the charming village of St Erth. Local homes for local people!

2 x 2 Bedroom Houses & 1 x 3 Bedroom House.

DEPOSIT FROM AS LOW AS £3,437!

### Location

Situated in St Erth, the village boasts an established community, welcoming pub, post office and primary school while Hayle, St Ives and Penzance offer a wider range of shops, eateries and beaches. You are well connected to the rest of the county with the train station only five minutes away, making commuting and travelling hassle free.

### Share Example

Example Share:

Full Market Value: £275,000

Example Share: 25%

Example Share Value: £68,750

Example Rent (PCM): £429.69

Example Service Charge: £28.83

A 990-year lease will be granted upon completion.

### Shared Ownership

Shared Ownership is an exclusive product for local residents. Section 106 and staircasing restrictions may apply, scheme specific details will be released upon full launch of these homes. Affordability is based on a financial assessment to determine the share percentage to be provided.

Home offers will be based on a review process, and on a first-come, first-serves basis, with priority given to local connection and affordability need. Whilst we endeavor to make our home descriptions accurate, they are for general guidance only and may be subject to change throughout the build process.

Shared ownership homes are sold as leasehold.

### Section 106 Local Connection

To be eligible for one of our homes, applicants must be able to demonstrate a local connection to the Parish of St Erth. To demonstrate a local connection, applicants need to:

- Have been a permanent resident in the area for at least 3 years immediately prior to advert
- Have formerly been a permanent resident in the area for a continuous period of at least 5 years
- Be in full time, permanent employment (not on a seasonal basis) within the area for at least 3 years immediately prior to advert

-Have a close family member (mother, father, brother, sister, son or daughter) who is currently a resident of the area and has been for at least 5 years immediately prior to advert and where there is independent evidence that the family member is in need of, or can give support on an ongoing basis.

\*Please note that priority will be given to those applicants demonstrating a qualifying local connection as per the 'Area Local Connection' schedule within the Section 106. We're unable to consider applicants outside of the parish until first prioritising and exhausting any primary applicants

### CGI's

All CGI images are for illustrative purposes only and should not be relied upon. These are subject to change and may not be accurate.

### Register Your Interest

To find out more about how to register your interest, contact our Home Ownership team on [sales@oceanhousing.com](mailto:sales@oceanhousing.com)

## Shared Ownership

Shared ownership offers you another way to buy a home. You'll buy an initial share, usually between 25% and 75%, of the home's value, and pay an affordable rent to Ocean Housing on the remainder.

Later, you can then choose to buy further shares in your home, and in most cases work towards 100% ownership\*.

If your household earns £80,000 or less a year, you are a first-time buyer, you once owned a home but cannot afford to buy one now or are a current shared owner looking to move-up the property ladder, then shared ownership could be the answer you're looking for.

*S106 restrictions apply.*

*Shared Ownership homes are sold as leasehold. Maximum Staircasing is scheme specific -*

*\*100% ownership may not be achievable on all developments.*

*As the shared owner, you will be responsible for maintenance and repairs to your home.*

For more information on shared ownership, please refer to our 'Guide to Shared Ownership'.





## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

Millerson Estate Agents

5-6 Market Street

St Austell

Cornwall

PL25 4BB

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T: 01726 72289

[www.millerson.com](http://www.millerson.com)

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