

St Petroc |
Padstow

OceAn
HOUSING

Welcome to St Petroc

Introducing an exciting new opportunity for shared ownership on the outskirts of Padstow.

Located on the edge of the ever-popular harbour town, and built by trusted South West developer, Baker Estates, these three brand new homes offer modern design with the backdrop of the natural coastal landscape.

Just minutes from Padstow's vibrant town center, you have the benefit of a variety of independent shops, galleries and eateries, as well as education facilities and a choice of stunning beaches.

You'll be well-connected to the rest of the county and beyond, with excellent transport links, including bus services to Newquay and Bodmin, making commuting and travel hassle-free.

If you're looking for an affordable new home on the North Cornwall coastline, our shared ownership homes here may be the perfect fresh start.

Homes at St Petroc will be sold in accordance with Section 106 local connection and affordability requirements.



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'



Connections

To be eligible for one of our homes, applicants must be able to demonstrate a local connection to the Parish of Padstow 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 applying
- 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 applying
- 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 applying, 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 the required local connection criteria will NOT be considered.

Finishing Touches

Bathroom



- Thermostatic Shower
- Modern Tiling
- Glass bath/shower screen

Kitchen



- Fitted Kitchen with worktop & matching upstand
- Extractor Hood
- Integrated Oven and Electric Hob

Additional features



- Off-road Parking
- Vinyl flooring to kitchen & bathroom
- NHBC Warranty
- 1 Year defect Liability Period*
- Private Garden

The specification is the anticipated finish from the developer and may be subject to change as necessary and without notice. No additions can be agreed to the specification. Any photographs or CGIs are indicative of the quality and style of the specification and may not represent the actual fittings, furnishings or finishes at the development. The specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. *The 12 month defect liability period begins upon the build reaching practical completion. Homeowners will be advised on the remaining liability provision at handover. Latent defects will need notifying to the Housing Association in the first instance for review

Price List

Plot	House Style	Parking	Bedrooms	Full Market Value	Example Share	Example Share Value	Example Rent (PCM)	Example Service Charge (PCM)
6	Mid Terrace	2 Spaces	3	£395,000	25%	£98,750	£617.19	£59.27
7	Mid Terrace	2 Spaces	3	£395,000	40%	£158,000	£493.75	£59.27
8	End Terrace	2 Spaces	2	£350,000	25%	£87,500	£546.88	£54.00

** Service Charge to be confirmed. Figures above are an for illustration purposes only & share level given is for guidance only. Further share options are available. Additional information regarding share options and how affordability is assessed will be provided on enquiry. Rent and Service Charges are subject to change and are reviewed annually. As a regulatory requirement, we undertake regular re-valuations of all our new-build plots. If an increase in value is identified then we may be legally obliged to increase the sales values from those initially released.*

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