Tencreek, Liskeard
OceAn
HOUSING

Welcome to Tencreek

Introducing Tencreek: an exciting new shared ownership opportunity.

Located on the edge of the historic market town of Liskeard, this brand-new development by Wain Homes offers a collection of high-quality homes designed to suit modern lifestyles.

Perfectly positioned to enjoy the best of town and countryside living, you'll benefit from easy access to Liskeard's range of independent shops, cafés, schools, and everyday amenities.

Surrounded by beautiful Cornish landscapes, with Bodmin Moor, the South Cornwall coast, and numerous outdoor attractions nearby, Tencreek is ideal for those seeking a balance between work, leisure, and nature.

Excellent transport connections, including direct rail links to Plymouth, Exeter, and beyond, as well as easy access to the A38, makes commuting and exploring, straightforward.

If you're looking for a more affordable new home in a well-connected Cornish location, this could be the perfect place to start your next chapter.

Homes at Tencreek will be sold in accordance with Section 106 local connection & 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 homes 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 you’re a current shared owner looking to move-up the property ladder, then shared ownership could be the answer you're looking for.

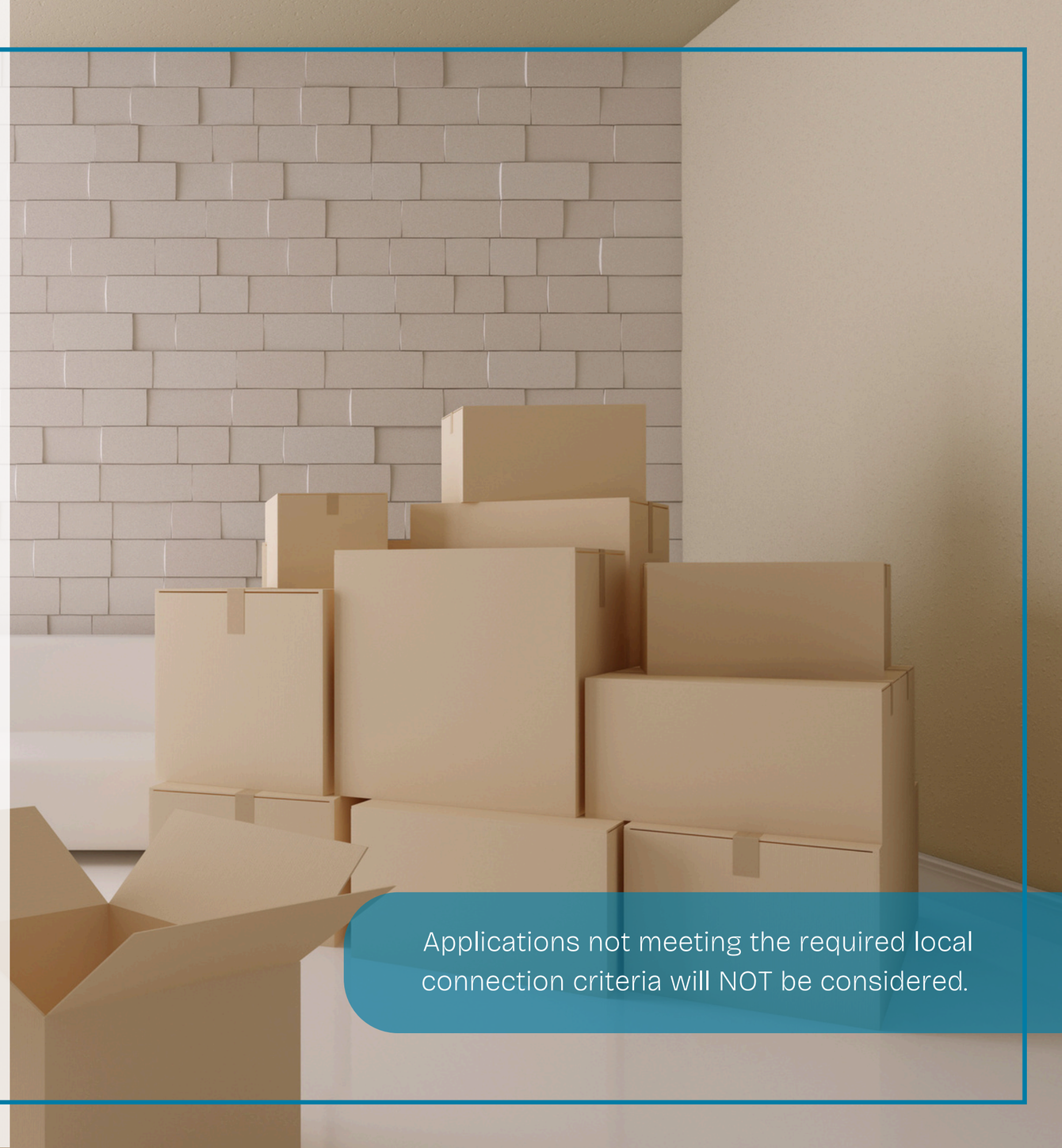
S106 restrictions apply. Shared Ownership homes are sold as leasehold. Maximum Staircasing is scheme specific - *100% ownership may not be achievable on all developments. As the shared owner, you will be responsible for maintenance and repairs to your home.

Connections

To be eligible, applicants must be able to demonstrate a local connection to the **Parish of Menheniot** or **Town of Liskeard** 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
- 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.
- Have formerly been a permanent resident in the area for 10 of the first 16 years of life



Applications not meeting the required local connection criteria will NOT be considered.

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

Finishing Touches

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

- ✓ Fitted Kitchen
- ✓ Extractor Hood
- ✓ Integrated Oven
- ✓ Electric Hob

- ✓ Off-road Parking
- ✓ NHBC Build Warranty
- ✓ 1 Year defect liability period*
- ✓ Private Garden
- ✓ Vinyl flooring to kitchen & bathroom

Shared Ownership homes

Development Plan

Plots

42 •	2
43 •	
44 •	
58 •	3
59 •	

Computer generated images, photographs and floor plans are not to scale and are for illustrative purposes so shouldn't be relied upon. All dimensions indicated are approximate. Plots may be a handed version of that shown. Specifications are subject to availability and may change. Finishes, materials, boundary and elevation treatments, parking arrangements and external spaces may vary from those shown. Speak to a sales advisor for more information.

Price List

Plot	House Style	Parking	Bedrooms	Full Market Value	Example Share	Example Share Value	Example Rent (PCM)	Example Service Charge (PCM)
42, 44	End Terrace	2 Spaces	2	£250,000	25%	£62,500	£390.63	£48.17
43	Mid Terrace	2 Spaces	2	£250,000	40%	£100,000	£312.50	£48.17
58, 59	Semi Detached	2 Spaces	3	£310,000	25%	£77,500	£484.38	£52.75

* 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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