

Tremena View |  
St Erth





# Welcome to Tremena View

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Introducing an exciting new opportunity for shared ownership in the picturesque village of St Erth.

Built by award winning local developer, Gilbert & Goode, these brand new homes offer thoughtful design and a peaceful rural lifestyle while being conveniently connected to larger towns.

The village boasts an established community, welcoming pub, post office, and primary school, while nearby Hayle, Penzance and St Ives offer a wider selection of shops, eateries and stunning beaches.

You'll be well-connected to the rest of the County and beyond with the train station and A30 only 5 minutes away, making commuting and travel hassle-free.

If you're looking for an affordable new home in this idyllic part of West Cornwall, our shared ownership homes here may be the perfect stepping stone.

*Homes at Tremena View will be sold in accordance with Section 106 local connection and affordability requirements.*



# Shared Ownership

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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

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**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 the required local connection criteria will NOT be considered.***



# Site Layout



Shared  
Ownership  
Plots

Plot 4	3 
Plot 5	2 
Plot 6	2 



# 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 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)
4	End-Terrace House	2 Spaces	3	£330,000	25%	£82,500	£515.63	£28.83
5	Mid-Terrace House	2 Spaces	2	£275,000	25%	£68,750	£429.69	£28.83
6	End-Terrace House	2 Spaces	2	£280,000	25%	£70,000	£437.50	£28.83

*\* 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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