



# Polgrean Place St Blazey PL24 2LH

40% Shared ownership  
£110,000

- NEW BUILD
- THREE BEDROOMS
- SHARED OWNERSHIP 40%
- SECTION 106 RESTRICTIONS APPLY
- SITUATED IN ST BLAZEY
- OFF STREET PARKING
- 990 YEAR LEASE FROM COMPLETION
- TERRACED



### Bathroom

- Thermostatic Shower
- Glass Bath Screen
- Modern Tiling
- Vinyl Flooring

### Kitchen

- Vinyl Flooring
- Integrated Oven and Hob
- Extractor Hood
- worktops & matching upstands

### Additional features

- Allocated Parking
- Private Garden
- Mains Operated Smoke & Heat Detectors
- 10 Year Premier Warranty

Property Style	Bedrooms	Full Market Value	Example Share	Example Share Value	Example Rent (PCM)
3 Bed House	3	£280,000	40%	£112,000	£350.00
3 Bed House	3	£275,000	40%	£110,000	£343.75
3 Bed House	3	£275,000	40%	£110,000	£343.75
3 Bed House	3	£275,000	60%	£165,000	£229.17
3 Bed House	3	£280,000	60%	£168,000	£233.33

## Tenure - Leasehold

## Council Tax Band - New Build



### Property Description

Welcome to Polgrean, St Blazey - Local homes for local people! We're excited to announce an opportunity for Shared Ownership in the small Cornish town of St Blazey. 5 x 3 Bedroom Homes. Close to local amenities, beautiful woodlands & popular sandy beaches.

### Location

Situated in the traditional Cornish Town of St Blazey, Polgrean will deliver a selection of 3 bedroom homes to purchase under Shared Ownership. Created by leading South West developer, Gilbert & Goode, this exciting redevelopment provides new build homes in an established community setting. Affectionately known as St Blaise, this town offers a close community feel with lots of local history. Within walking distance you will uncover beautiful woodlands & popular sandy beaches, perfect for that weekend explore, by car you will discover more activities and attractions close-by, including the much loved Eden Project.

### Share Examples

#### Example Costs

Plots 1 & 5  
Full Market Value: £280,000  
Share: 40%  
Share Value: £112,000  
Rent (PCM): £350.00  
Service Charge (PCM): £9.68

Plots 2,3 & 4  
Full market value: £275,000  
Share: 40%  
Share Value: £110,000  
Rent (PCM): £343.75  
Service Charge (PCM): £9.68

Rent and Service Charges are subject to change and are reviewed annually.

### Shared Ownership and Section 106 Information

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, 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 offers you another way to buy your own 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 remaining share. 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 will 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.

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

### Section 106 Criteria

To be eligible for one of our homes, you must be able to demonstrate a local connection to the parish of St Blazey.

To demonstrate a local connection, applicants need to:  
-Have been a permanent resident in St Blazey for at least 3 years

immediately prior to advert

-Have formerly been a permanent resident in St Blazey for at least 5 years

-Your place of work (16 hours a week or more and not including seasonal employment) for a continuous period of at least 3 years immediately prior to advertising

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

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

### **Floorplan**

The floor plan is for illustration purposes only and is not to scale therefore should not be relied on for measurements/specification.

### **Tenure**

Leasehold - 990 Years Granted from Completion.

### **Register Your Interest**

Please read through the documents in the Sales Brochure tab on our website and to apply or to find out more, contact our Home Ownership team on 01726 874450 or [sales@oceanhousing.com](mailto:sales@oceanhousing.com)



## Contact Us

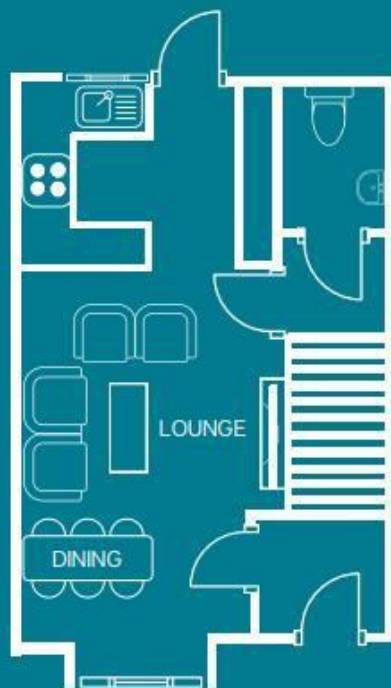
Millerson Estate Agents  
5-6 Market Street  
St Austell  
Cornwall  
PL25 4BB

E: [st.austell@millerson.com](mailto:st.austell@millerson.com)

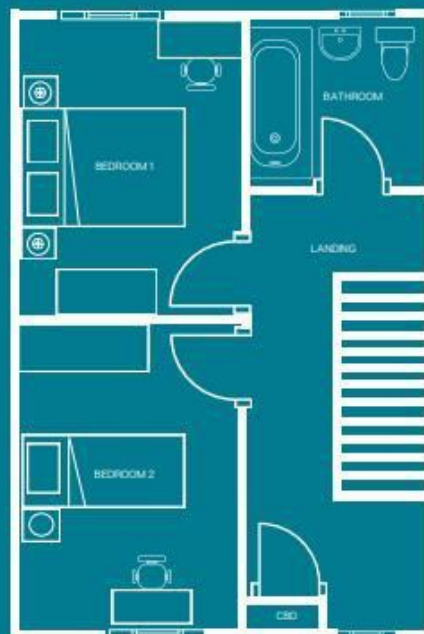
T: 01726 72289

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

### GROUND FLOOR



### FIRST FLOOR



### SECOND FLOOR



## Valuation Request

