



# Bakery Park Respryn Road Bodmin PL31 1DQ

40% Shared ownership  
£116,000

- BRAND NEW PROPERTY
- SECTION 106 RESTRICTIONS APPLY
- THREE BEDROOM PROPERTY
- ENCLOSED GARDEN
- ALLOCATED PARKING
- CLOSE TO AMENITIES

## Connections

To be eligible for one of our homes, applicants must be able to demonstrate a local connection to the Town of Bodmin 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 advert 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 connection criteria will NO

## Finishing Touches

- Kitchen**
- Fitted Kitchen
  - Vinyl Flooring
  - Extractor Hood
  - Integrated Oven and Hob



Plots 1-4



## Additional features

- Off-road Parking
- Gas Central Heating
- Premier Guarantee
- 1 Year defect Liability Period\*
- Private Garage
- Mains wired for CO detector

The specification is the original proposal from the developer and may be subject to change. No obligations can be agreed to the specification. Any photographs or CADs are indicative only. Location and layout may vary. The actual floor plan, furniture, fixtures and fittings are the ones provided to form part of the contract or warranty unless specifically incorporated in writing. \*The 12 month defect liability period begins upon the final handing over of the completed construction. The remaining liability period of 6 months (under defects) will start following the 12-month period.



 **Millerson**  
millerson.com

Tenure - Leasehold

Council Tax Band - New  
Build

Floor Area - 0.00 sq ft



### Property Description

LAST TERRACED HOUSE AVAILABLE!!!! DON'T MISS OUT!!!!

Welcome to Bakery Park.

Local homes for local people!

Close to a host of leisure, education and shopping facilities

Minutes away from the A30 for easy travel

### Location

Introducing an exciting new opportunity for shared ownership at our new development in Bodmin.

Named for it's position on the site of the old bakery, these homes have been delivered by award-winning developer, Gilbert & Goode.

Located in the market town of Bodmin, you'll be surrounded by a variety of local amenities, including supermarkets, boutique shops, cinema, restaurants, as well as a number of schools and leisure facilities. Further afield, you'll find Bodmin Moor, offering outdoor enthusiasts a stunning backdrop for a host of activities such as walking, cycling and horse riding.

With easy access to the A30 and A38, you'll be well-connected to wider Cornwall, making commuting and travel throughout the County, hassle-free.

If you're looking for an affordable way to own a new home in the heart of Cornwall, our shared ownership homes at Bakery Park may be the perfect solution.

### Section 106 Criteria

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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 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.

### Share Example

Plot 30

Full Market Value: £290,000

Example Share: 40%

Example Share Value: £116,000

Example Rent (PCM): £362.50

Example Service Charge (PCM): £17.39



### Terms And Conditions

\*Service Charge to be confirmed. Shared Ownership is an exclusive product for local residents. Section 106 and staircasing restriction's 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 endeavour 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.

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 01726 874450 or [sales@oceanhousing.com](mailto:sales@oceanhousing.com)

### Council Tax Band

TBC







### Tenure

Leasehold. 990 Years from 2024.  
40% Shared Ownership

Lease length 990 from build completion

## Directions To Property

## Site Layout

	FALCON Plot 30 & 31	3 
	WOODPIGEON Plot 40	3 
	CORMORANT Plot 32	1 

## Contact Us

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## Valuation Request



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 