

# Bakery Park Respryn Road Bodmin PL31 1DQ

40% Shared ownership  
£52,000

- NO ONWARD CHAIN
- NEW BUILD
- ONE BEDROOM FLAT
- GROUND FLOOR
- 40% SHARED OWNERSHIP
- SECTION 106 RESTRICTIONS APPLY
- BAKERY PARK BODMIN
- ALLOCATED PARKING
- 990 YEAR LEASE FROM 2024

**Ocean**  
HOUSING

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

Named for its 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.

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



Shared ownership offers you another way to buy your own 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.

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



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**

 **Millerson**  
millerson.com

Tenure - Leasehold

Council Tax Band - Exempt

Floor Area - 0.00 sq ft



### PROPERTY DESCRIPTION

LAST FLAT AVAILABLE!!!! GROUND FLOOR!!!! DON'T MISS OUT!!!!

Welcome to Bakery Park.

Local homes for local people!

1 Bedroom Flat

Close to a host of leisure, education and shopping facilities

Minutes away from the A30 for easy travel

### LOCATION

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### SECTION 106 CRITERIA

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### SHARE EXAMPLE

Plot 32

Full Market Value: £130,000

Example Share: 40%

Example Share Value: £52,000

Example Rent (PCM): £162.50

Example Service Charge: £18.83\*

Leasehold. 990 Years from 2024.

### T'S AND C'S

\*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.



## Site L

- FALCON  
Plot 30 &
- WOODPIG  
Plot 40
- CORMORANT  
Plot 32

Affordability is based on a financial assessment to determine the share percentage to be provided.

\*\*Plot 1 will operate as a viewing plot while sales are ongoing at the site. While we will take applications for this plot, any applicant should understand occupation will be delayed indefinitely, until such a time as Ocean no longer require use.

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 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

### Finishing Touches

**Bathroom**

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

**Kitchen**

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

**Additional features**







- Off-road Parking
- Gas Central Heating
- Premier Guarantee
- 1 Year defect Liability Period\*
- Private Garden\*\*
- Mains wired smoke & CO detectors

The specification is the anticipate be subject to change as necessary be agreed to the specification. Any the quality and style of the spec actual fittings, furniture or specification is not intended to fit unless specifically incorporated in month defect liability period begin completion. Homeowners will be provision at handover. Latent defects Association in the fi

\*\*Gardens are not a feature

## Directions To Property

## Site Layout

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

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)

## Valuation Request

