



Trevemper Road Newquay TR7 2HS

25% Shared Ownership
£110,000

- NO ONWARD CHAIN
- SHARED OWNERSHIP
- BRAND NEW HOUSES
- TREVEMPER NEWQUAY
- OFF STREET PARKING
- NHBC WARRANTY
- FITTED KITCHEN
- SECTION 106 RESTRICTIONS
- GAS CENTRAL HEATING
- 990 YEARS LEASEHOLD FROM 2024

Ocean
HOUSING

...ative of the quality and style of the specification but may not represent the actual fittings and furnishings at the development. Finishes, materials, ...gements and landscaping are suggestive, and for illustrative purposes only. The specification is not intended to form part of any contract or warranty.



Phase	Units
Phase 2	38
Phase 4	17
Phase 5	43
Phase 8	67 63
Phase 10	76, 77

Connections

To be eligible for one of our homes, applicants must be able to demonstrate a local connection to the Town of Newquay or parishes of Colan, Cranstock and Cubert 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



Applications not meeting th
connection criteria will NOT

Shared Ownership

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.

S106 restrictions apply.
Shared Ownership homes are sold as leasehold. Maximum Shared Ownership is scheme-specific.
100% ownership may not be available 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'.



Tenure - Leasehold

Council Tax Band - New
Build

Floor Area - sq ft



Property Description

Brand new Shared Ownership homes on the edge of Newquay.

Local homes for local people!

A selection of 2 & 3 bedroom homes.

Close to a host of leisure, education and shopping facilities

Share Example

Example Share:

Full Market Value: £440,000

Example Share: 25%

Example Share Value: £110,000

Example Rent (PCM): £687.50

Example Service Charge: £28.83

(Please see brochure for plot specific pricing.)

To find out more about how to register your interest, contact our Home Ownership team on 01726 874450 or sales@oceanhousing.com

Section 106

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 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.

*Legal Fee Incentive exclusive to plots 63, 76 & 77. Up to a maximum of £2500, paid on completion. Terms & conditions apply. Speak to your sales advisor for more details.

Tenure

These properties are brand new and are leasehold with 990 years from 2024.

Welcome to Trevemper

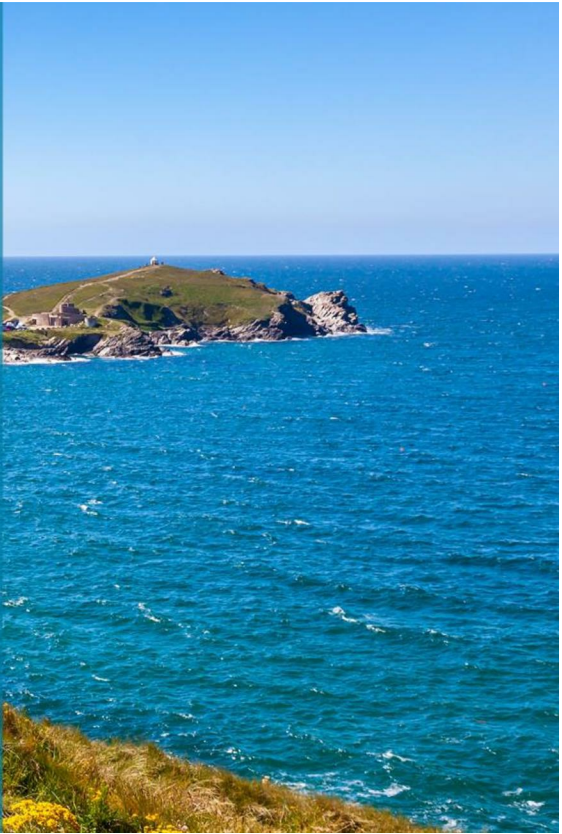
Introducing an exciting new opportunity for shared ownership on the edge of sought-after Newquay.

These houses, built by Wain Homes, combine convenience with coastal living, only a short walk from Newquay Town Center, which boasts a range of shops, bars & restaurants, along with a selection of world famous beaches.

With a hospital, supermarkets and schools, all the essentials are within easy access. You'll be well-connected to wider Cornwall and beyond with the train station and airport, and the A30 only a 15 minute drive away, making commuting and travel hassle-free.

If you're looking for an affordable way to own a new home in the surf capital of Cornwall, our shared ownership homes here may be the perfect stepping stone.

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



Living Touches



Kitchen



Additional features



- Fitted Kitchen
- Extractor Hood
- Integrated Oven and Hob
- Under-Unit Lighting
- Glass Splashback
- Off-road Parking
- Vinyl Flooring to Kitchen & Bathroom
- Gas Central Heating
- NHBC Warranty
- Private Garden

- Main Street
- 1 Year Liability

Share Level	Parking	Bedrooms	Full Market Value	Example Share	Example Share Value	Example Rent
25%	2 Spaces	2	£280,000	40%	£112,000	£30
25%	2 Spaces	3	£330,000	40%	£132,000	£41
25%	1 Space & 1 Garage	3	£367,500	40%	£147,000	£45
25%	2 Spaces	3	£410,000	25%	£102,500	£64
25%	2 Spaces	3	£440,000	25%	£110,000	£68


Images are for illustration purposes only & share level given is for guidance only. Further share options are available. Additional information regarding 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. The 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 developer within the period. Above are for illustration purposes only & share level given is for guidance only. Further share options are available. Additional information regarding 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. The 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 developer within the period. Above are for illustration purposes only & share level given is for guidance only. Further share options are available. Additional information regarding 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. The 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 developer within the period.

Site Layout



Shared Ownership Plots

Phase 2

38 


Phase 4


17 

Phase 5


43 

Phase 8

67 

63 

Phase 10

76, 77 

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Valuation Request



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