

# Hornblower Heights

## Mabe

### TR10 9HD

25% Shared Ownership  
£68,750

- THREE BRAND NEW HOUSES AVAILABLE
  - SITUATED IN THE COUNTRYSIDE VILLAGE OF MABE
- SECTION 106 RESTRICTION
  - 990 YEAR LEASE UPON COMPLETION
  - SHARED OWNERSHIP
  - STAIRCASING AVAILABLE
  - TWO PARKING SPACES
- REGISTER YOUR INTEREST AT [SALES@OCEANHOUSING.COM](mailto:SALES@OCEANHOUSING.COM)



indicative of the quality and style of the specification but may not represent the actual fittings and furnishings at the development. Finishes, materials, parking spaces and landscaping are suggestive, and for illustrative purposes only. The specification is not intended to form part of any contract or warranty and may vary any time at the developer's discretion.



## Welcome to Hornblower Heights

Introducing an exciting new opportunity for shared ownership in the thriving village of Mabe.

Located just outside of the vibrant towns of Falmouth and Penryn, these brand new homes, delivered by award-winning developers, Devonshire Homes, offer the perfect balance of rural charm and convenient access to local amenities.

The village boasts an established community, with a primary school, pub, and regular bus service, while nearby Falmouth and Penryn offer a further selection of shops, eateries and education facilities.

You'll be well-connected to the rest of the county and beyond, being located close to major roads, 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 Hornblower Heights will be sold in accordance with Section 106 local connection and affordability requirements.



 **Millerson**  
millerson.com

Tenure - Leasehold

Council Tax Band - Exempt

Floor Area - 0.00 sq ft



### Property Description

Welcome to Hornblower Heights...

Three brand new Shared Ownership homes in the countryside village of Mabe.

Local homes for local people!

2 x 2 Bedroom Houses & 1 x 3 Bedroom House.

DEPOSIT FROM AS LOW AS £3,437!

### Share Example

Full Market Value: £275,000

Example Share: 25%

Example Share Value: £68,750

Example Rent (PCM): £429.69

Example Service Charge: £35

(Please see brochure for plot specific pricing.)

### Section 106 Requirement

\*Shared Ownership is an exclusive product for local residents. Section 106 and staircasing restrictions may apply. Affordability is based on a financial assessment to determine the share percentage to be provided.

Home offers will be based on a review process, and on a first-come, first-serves basis, with priority given to local connection and affordability need.

### CGI'S

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

### EPC and Council Tax

Not yet banded.

### Tenure

Shared ownership homes are sold as leasehold and will be granted a 990 year lease upon completion.

### Register Your Interest

To find out more about how to register your interest, contact our Home Ownership team on [sales@oceanhousing.com](mailto:sales@oceanhousing.com)



## Shared Ownership

Shared ownership offers you another way to buy a 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.

*\$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 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

**To be eligible for one of our homes, applicants must be able to demonstrate a local connection to the Parish of Mabe 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 applying
- 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 applying
- 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 applying, 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 h**

## Finishing Touches

### Bathroom

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

### Kitchen

- Fitted Kitchen with worktop & matching upstand
- Extractor Hood
- Integrated Oven and Electric Hob

### Additional features

- Off-road Parking
- Vinyl flooring to kitchen & bathroom
- LABC Warranty
- 1 Year defect Liability Period\*
- Private Garden

The specification is the anticipated final specification and is subject to change as necessary and will be agreed to the specification. Any photos are for illustrative purposes only and do not represent the actual quality and style of the specification. The specification is not intended to form part of the contract. The specification is not intended to form part of the contract. The specification is not intended to form part of the contract.

## 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)



Plot 9 & 10 | 2 

Plot 11 | 3 

*OceAn*  
HOUSING