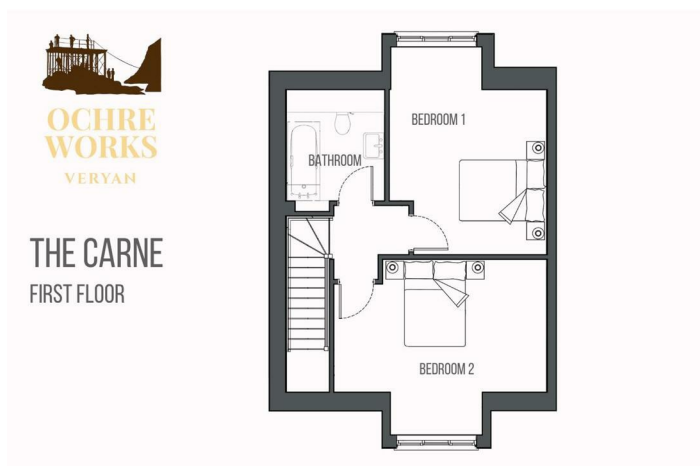
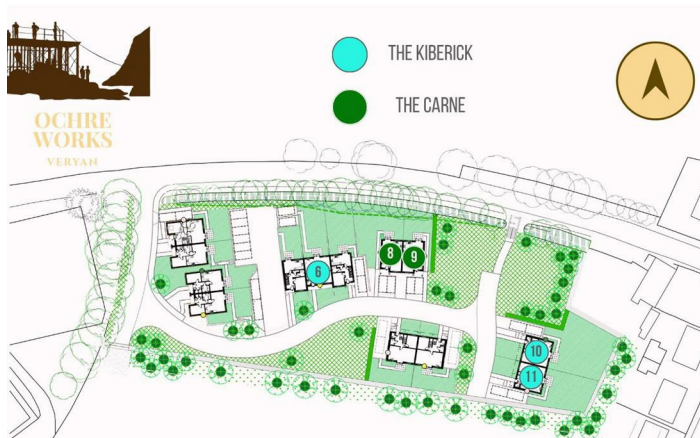


Carne Ochre Works

Veryan, TR2 5FG



MATHER
PARTNERSHIP





Get in touch

T: 01209 200230

E: home.ownership@coastlinehousing.co.uk

Visit our website: www.coastlinehomeownership.co.uk

Carne Ochre Works Veryan, TR2 5FG

Coastline are bringing five brand new shared ownership homes to the village of Veryan.

If you have already registered your interest on Share to Buy you will have received an email from soapplications@coastlinehousing.co.uk containing the online application form and guidance on the next steps to complete your application.

Coastline's Sales Team will process applications on a first-come, first-served basis, subject to receiving a complete application.

If you haven't yet registered your interest on Share to Buy, we encourage you to do so now. If homes are still available, Coastline's team will contact you with the application form and further guidance.

Ochre Works features a range of two- and three-bedroom dormer bungalows, all equipped with an air source heat pump, a rear private garden and two parking spaces, one with EV charging capability.

Please refer to Coastline's website for more details on:

- House types
- Site layout
- Specification
- Pricing (including example shares)

Available shares range from 10% - 75% for the initial purchase. The share percentage will be determined through an independent financial assessment.

Before applying for a shared ownership home with Coastline, please ensure you've read all of their guides on shared ownership. If you have any questions about shared ownership or the homes at Ochre Works, don't hesitate to contact their Sales Team.



The Mather Partnership, Offices in Helston & Hayle

Tel: 01326 565016 or 01736 804556 | hello@thematherpartnership.co.uk

| www.thematherpartnership.co.uk

Particulars

OMV: From £330,000
Example share: 40%
Example share value: £132,000
Example rent PCM: £412.50
Buildings insurance: £15.67
Service charges: £99.12

The shares available for the homes under this scheme range from 10% to 75%. The shares shown here are for illustrative purposes only and to provide an example of the costs associated with shared ownership. The shares offered depend on the buyer's individual circumstances, as determined by an individual assessment.

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Dimensions

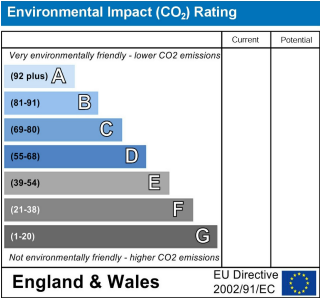
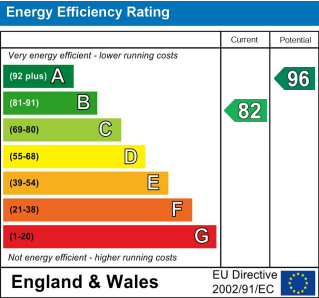
Lounge: 3.61m x 3.85m
Kitchen / Dining Room: 5.85m x 3.52m
Bedroom 1: 3.54m x 4.64m
Bedroom 2: 4.77m x 4.00m
Bathroom: 2.20m x 3.53m
W/C: 1.37m x 2.07m
Store: 2.03m x 0.63m

Key Features

- In the kitchens
- Moores Minoco Range Kitchen Units in Warm Grey
 - Terrazzo White Worktop
 - Glass splashback in Fjord Blue
 - Electric fan oven with electric hob and cooker
- In the bathrooms
- Roca Carla bath
 - Vado Celcius Bath Taps
 - Coram Bath Screen
 - Fairford Light Grey Bathroom Tiles
- General Features
- Two parking spaces, one with EV charging capability
 - Fibre to the property
 - 10 Year Build-Zone Warranty
 - Air Source Heat Pump
 - Cormar Apollo Plus carpets in Persian Doll throughout the habitable rooms
 - Vinyl flooring in Giuliano in kitchen and bathroom areas

Lease Information

Lease Length: 999 Years



Eligibility

To be eligible to apply for a property on this scheme, you are required to evidence that you have a connection to the Parish of Veryan. Coastline will need to be in receipt of the relevant evidence before an offer of a property can be made.

To meet the local connection criteria for this scheme, you will need to meet one of the following:

- a) being permanently resident therein for a continuous period of at least three (3) years immediately prior to the date of a Housing Application; or
- b) being formerly permanently resident for a continuous period of at least five (5) years; or
- c) having his or her place of permanent work (normally regarded as 16 hours or more a week and not including seasonal or casual employment) therein for a continuous period of at least three (3) years immediately prior to the date of a Housing Application
- d) having a connection through a close family member (normally mother, father, brother, sister, son or daughter) where the family member is currently resident therein and has been so for a continuous period of at least five (5) years immediately prior to the date of a Housing Application and where there is independent evidence that the family member is in need of or can give support for the foreseeable future or on an ongoing basis

*The local connection criteria does not apply if you are a serving or previously serving member of the regular armed forces or qualifying under any other clause of the Allocation of Housing (qualification criteria for armed forces) (England) regulations 2012.

**If there is still availability on this scheme after two weeks, applications will then be invited from applicants that hold a connection to the secondary area, defined as the neighbouring Parishes of Philleigh, Ruan Lanihome, Tregony with Cuby, St Michael Caerhays, St Just in Roseland and Gerrans.

***If there is still availability on this scheme two weeks after the initial cascade to the neighbouring parishes, applications will then be invited from applicants that hold a connection to the county of Cornwall.

****If after 70 days from the date of advertising the homes for sale there is still availability, the homes may be opened up to a person who meets at least one of the points a - d listed above, or who holds a Minimum Local Connection to the County of Cornwall.

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

