

Penwinnick Road |
St Agnes

Ocean
HOUSING

Welcome to Penwinnick Road

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

Located in the thriving village of St Agnes on Cornwall's North Coast, you'll be surrounded by picturesque beaches and a variety of local amenities, including independent shops, businesses and restaurants, as well as a number of schools.

A perfect location for outdoor enthusiasts with a stunning backdrop for a host of activities such as walking, kayaking and horse riding.

With easy access to the A30, 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 Penwinnick Road may be the perfect solution.

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



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 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 Village of St Agnes 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 application
- 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 the required local connection criteria will NOT be considered.

Site Layout



 Shared Ownership Plots

2  18, 19, 32, 33

3  20, 31

OceAn
HOUSING

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
- Air Source Heating
- NHBC Guarantee
- 1 Year defect Liability Period*
- Private Garden
- Mains wired smoke & CO detectors

The specification is the anticipated finish from the developer and may be subject to change as necessary and without notice. No additions can be agreed to the specification. Any photographs or CGIs are indicative of the quality and style of the specification and may not represent 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 into the contract.

*The 12 month defect liability 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 Housing Association in the first instance for review

Price List

Plot	House Style	Bedrooms	Full Market Value	Example Share	Example Share Value	Example Rent (PCM)	Example Service Charge (PCM)
18	End-Terrace House	2	£330,000	40%	£132,000	£412.50	£ 23.08
19	Mid-Terrace House	2	£325,000	40%	£130,000	£406.25	£23.08
20	End-Terrace House	3	£395,000	40%	£158,000	£493.75	£23.08
31	End-Terrace House	3	£395,000	40%	£158,000	£493.75	£23.08

* Service Charge to be confirmed. Figures above are an for illustration purposes only. Guidance figures for rent are per calendar month. The share level given is for guidance only. Further share options are available. Additional information regarding share options and how affordability is assessed will be provided on enquiry. A Service Charge is payable (the monthly payment is still to be announced). Rent and Service Charges are subject to change and are reviewed annually. As a regulatory requirement, we undertake regular re-valuations of all our new-build plots. If an increase in value is identified then we may be legally obliged to increase the sales values from those initially released.

Price List

Plot	House Style	Bedrooms	Full Market Value	Example Share	Example Share Value	Example Rent (PCM)	Example Service Charge (PCM)
32	Mid-Terrace House	2	£325,000	40%	£130,000	£406.25	£23.08
33	End-Terrace House	2	£330,000	40%	£132,000	£412.50	£23.08

** Service Charge to be confirmed. Figures above are an for illustration purposes only. Guidance figures for rent are per calendar month. The share level given is for guidance only. Further share options are available. Additional information regarding share options and how affordability is assessed will be provided on enquiry. A Service Charge is payable (the monthly payment is still to be announced). Rent and Service Charges are subject to change and are reviewed annually. As a regulatory requirement, we undertake regular re-valuations of all our new-build plots. If an increase in value is identified then we may be legally obliged to increase the sales values from those initially released.*

Ocean Housing Ltd
Stennack House
Stennack Road
St Austell
PL25 3SW

Tel: 01726 874450

Email: sales@oceanhousing.com

Website: www.oceanhousing.com



The Regulator of Social Housing Registered Number: LH4248. Registered Society under the Co-operative and Community Benefit Societies Act 2014. Registered Number 30521R. A member of the Ocean Housing Group Ltd.