

Polgrean |
St Blazey

Ocean
HOUSING

Welcome to Polgrear

Situated in the traditional Cornish Town of St Blazey, Polgrear will deliver a selection of 3 bedroom homes to purchase under Shared Ownership.

Created by leading South West developer, Gilbert & Goode, this exciting redevelopment provides new build homes in an established community setting.

Affectionately known as St Blaise, this town offers a close community feel with lots of local history. Within walking distance you will uncover beautiful woodlands & popular sandy beaches, perfect for that weekend explore, by car you will discover more activities and attractions close-by, including the much loved Eden Project.

Homes at Polgrear 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 homes value, and pay an affordable rent to Ocean Housing on the remaining share.

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 will 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, you must be able to demonstrate a local connection to the parish of St Blazey.

To demonstrate a local connection, applicants need to:

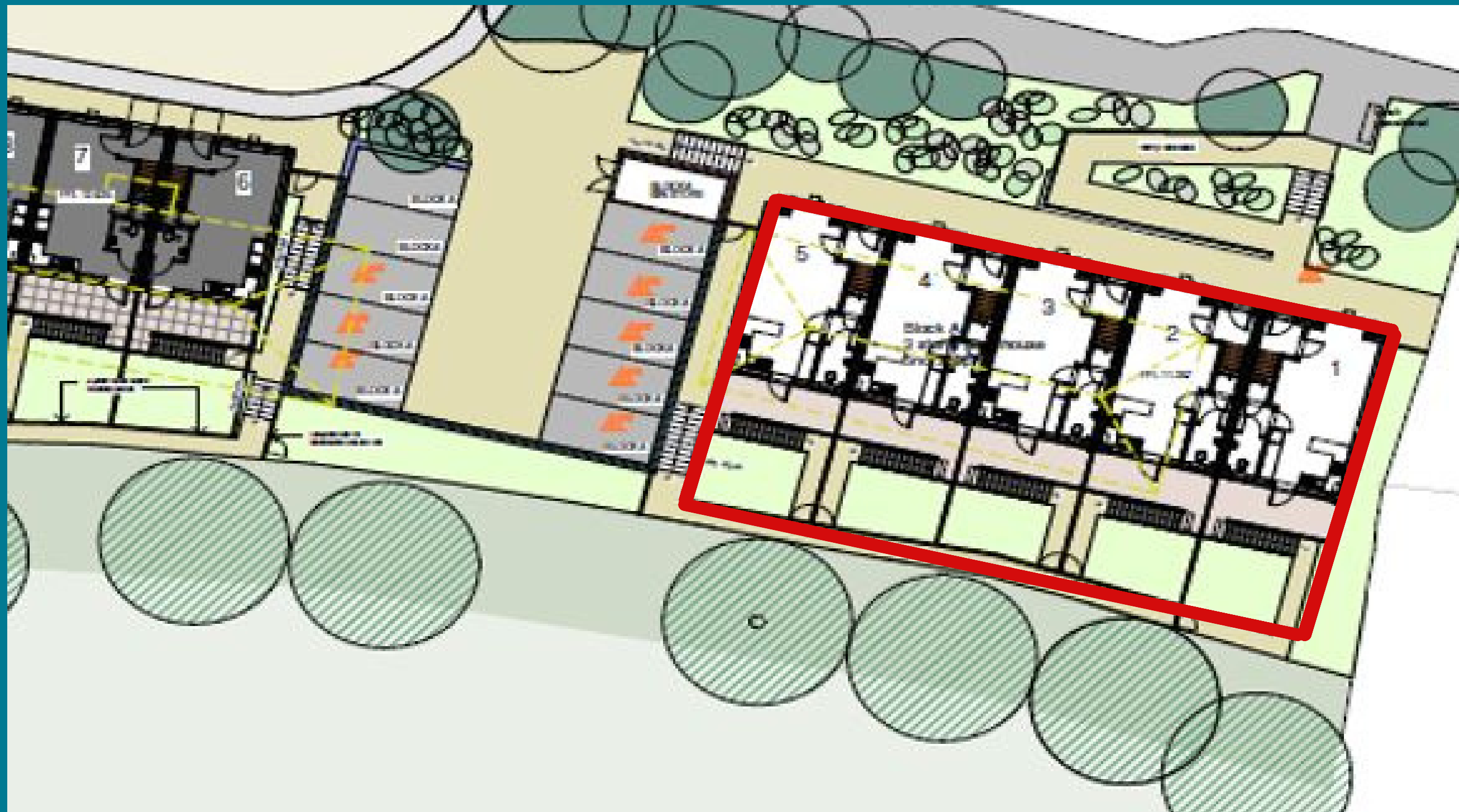
- Have been a permanent resident in St Blazey for at least 3 years immediately prior to advert
- Have formerly been a permanent resident in St Blazey for at least 5 years
- Your place of work (16 hours a week or more and not including seasonal employment) for a continuous period of at least 3 years immediately prior to advertising
- Have a close family member (mother, father, brother, sister, son or daughter) who is currently a resident in St Blazey and has been for at least 5 years immediately prior to advert & where there is independent evidence that the family member is in need or can give support for the foreseeable future or on an ongoing basis.

Applications not meeting the required local connection criteria will NOT be considered.



Site Layout

 Shared Ownership Homes



The site map does not indicate levels, boundary treatments, landscaping or Management Company areas. This layout is provided for guidance only. Amendments to suggested plans may be necessary throughout the build program.

Finishing Touches

Three Bedroom Terrace House

Bathroom

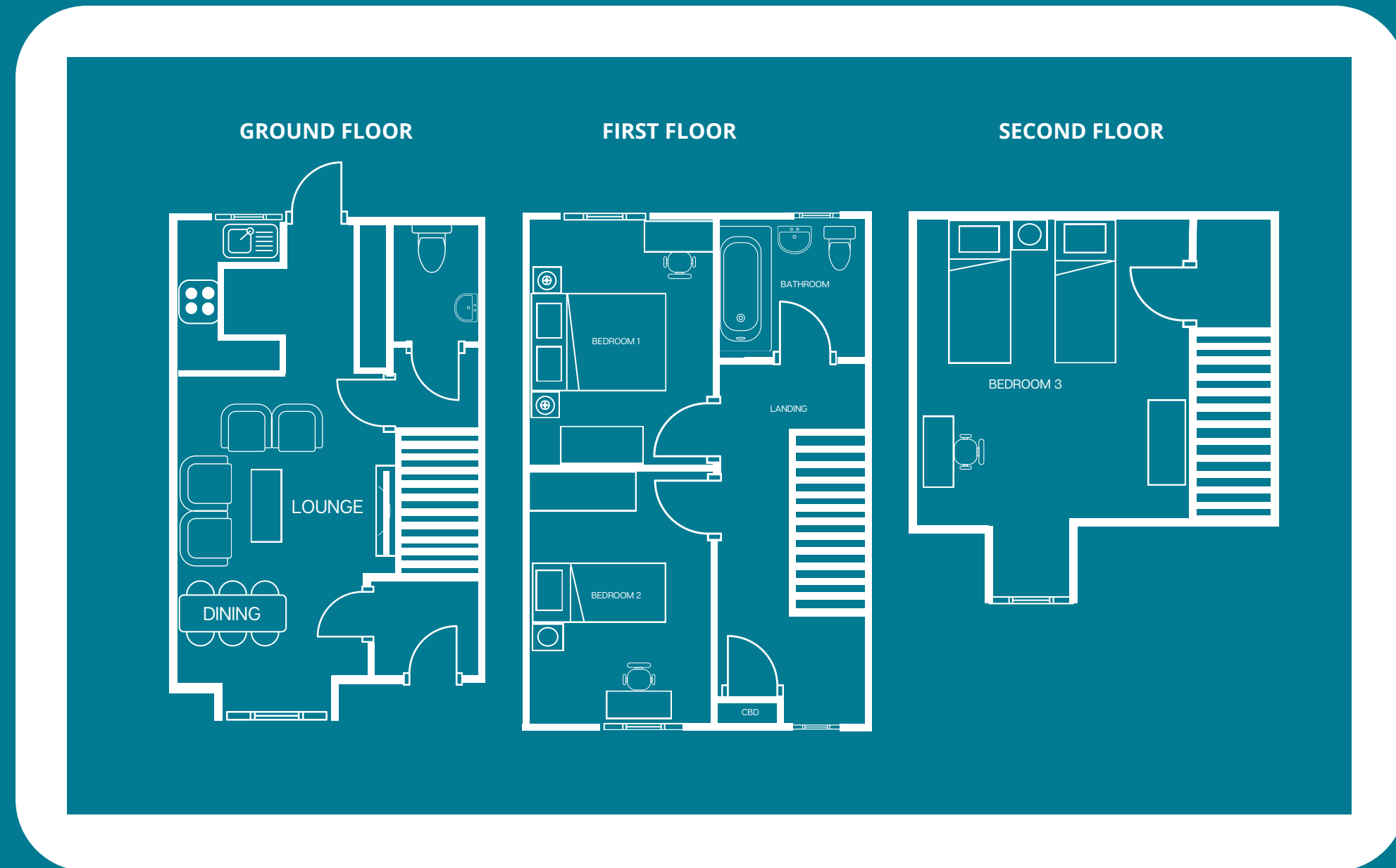
- Thermostatic Shower
- Glass Bath Screen
- Modern Tiling
- Vinyl Flooring

Kitchen

- Vinyl Flooring
- Integrated Oven and Hob
- Extractor Hood
- worktops & matching upstands

Additional features

- Allocated Parking
- Private Garden
- Mains Operated Smoke & Heat Detectors
- 10 Year Premier Warranty
- 1 Year Defect Liability Period**



The specification is the anticipated finish from the developer, but this may be subject to change as necessary and without notice. No additions can be agreed to the specification. Any photographs or computer generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings 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 floor plan is for illustration purposes only and is not to scale therefore should not be relied on for measurements/specification.

**Extent of tiling will be confirmed on enquiry.*

***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)
1	End Terrace House	3	£280,000	40%	£112,000	£350.00	£9.68
2	Mid Terrace House	3	£275,000	40%	£110,000	£343.75	£9.68
3	Mid Terrace House	3	£275,000	40%	£110,000	£343.75	£9.68
4	Mid Terrace House	3	£275,000	60%	£165,000	£229.17	£9.68
5	End Terrace House	3	£280,000	60%	£168,000	£233.33	£9.68

** Service Charge to be confirmed. 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.*

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