

# FERRY VIEW

ST PETER'S ROAD, WEST LYNN

platform   
**home**  
OWNERSHIP



# PLATFORM HOME OWNERSHIP

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At Platform Home Ownership, we're passionate about building quality homes for our customers and creating communities that homeowners can be proud of. It's our mission to build a better future for the UK - investing in affordable homes to ensure accessible routes to homeownership for everyone.

*Building A Better Future Through New Homes*

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# WELCOME TO FERRY VIEW IDEALLY SITUATED IN THE TOWN OF WEST LYNN

# THE WORLD AROUND YOU

Introducing Ferry View, a fantastic collection of two and three bedroom homes nestled within West Lynn. The local area offers stunning countryside, beaches and historic towns. West Lynn sits on the west bank of the River Great Ouse over from King's Lynn. The ferry system has linked West Lynn to the main part of King's Lynn since around 1285.

Based within Norfolk the development places you within easy access of Norwich, Peterborough, Cambridge and London. If an outdoor life with countryside is what you are looking for then look no further. West Lynn has Peter Scott walk and Nar Valley Way Walking Route, along side these there are trails to be involved in.

FERRY VIEW  
IS PERFECTLY  
CONNECTED IN  
EVERY DIRECTION  
MAKING IT A HOME  
BUYERS DREAM

2.5 MILES  
KINGS LYNN

11 MILES  
DOWNHAM MARKET

12 MILES  
WISBECH

18 MILES  
HOLBEACH

## LOCAL AMENITIES

CONVENIENCE STORE	17 MIN
PUBLIC HOUSE	12 MIN
DOCTORS	3 MIN
PHARMACY	3 MIN

## PLACES OF INTEREST

STORIES OF LYNN MUSEUM	18 MIN
THE WALKS (PARK)	15 MIN
PEELE LEISURE CENTRE	18 MIN
FARMER FRED'S PLAY BARN	36 MIN

## CONNECTIVITY

NORFOLK	49 MINS
TRAIN STATION	17 MINS

A47, A17, A148

## EDUCATION

TERRINGTON ST CLEMENT COMMUNITY SCHOOL
ST CLEMENTS HIGH SCHOOL
LADYBIRDS PRE-SCHOOL

Travel times are all shown in minutes and are representative of driving time. All times and distances are taken from [google.com/maps](https://www.google.com/maps)

# ABOUT SHARED OWNERSHIP

## BUY YOUR FERRY VIEW HOME THROUGH SHARED OWNERSHIP

Your dream home is more affordable than you may think with Shared Ownership. Shared Ownership means you can purchase part of your home and then pay rent on the remaining share. Typically, you can purchase 40-75% of your home, but lower shares are available. What's more, Shared Ownership is flexible, and allows you to increase your level of ownership over time if you choose to.

Whatever your looking for, we have a wide selection of homes perfect for whatever your needs.

Buying through Shared Ownership at this development means you can purchase between 25 - 75% of your property and pay a subsidised rent on the remaining share you don't own.

### HOW IT WORKS

- 1** BUY THE FIRST SHARE IN YOUR NEW HOME.
- 2** PAY RENT ON THE REMAINING SHARE
- 3** BUY MORE SHARES IN YOUR HOME LAYER

### DID YOU KNOW?

[Shared Ownership offers great flexibility, and you can purchase more of your home through staircasing whenever you are ready too.](#)

[CLICK HERE TO LEARN MORE BY READING OUR SHARED OWNERSHIP GUIDE](#)

## FERRY VIEW

ST PETER'S ROAD, WEST LYNN

### A COLLECTION OF 16 TWO AND THREE BEDROOM HOMES AVAILABLE THROUGH SHARED OWNERSHIP.

Homes at this development have been designed to tick all the boxes. Whether you're a growing family, first time buyer or simply after the great location, this collection of 16 houses for Shared Ownership is bound to offer the perfect base for you to put down roots.

GET TO KNOW

# FERRY VIEW

ST PETER'S ROAD, WEST LYNN

Ferry View is an exclusive collection of two and three bedroom homes offering new opportunities for first time buyers, downsizers and growing families.

 **THE HEREFORD**  
2 Bedroom Home

**PLOTS**  
11 - 14

 **THE LINCOLN**  
3 Bedroom Home

**PLOTS**  
15 & 16





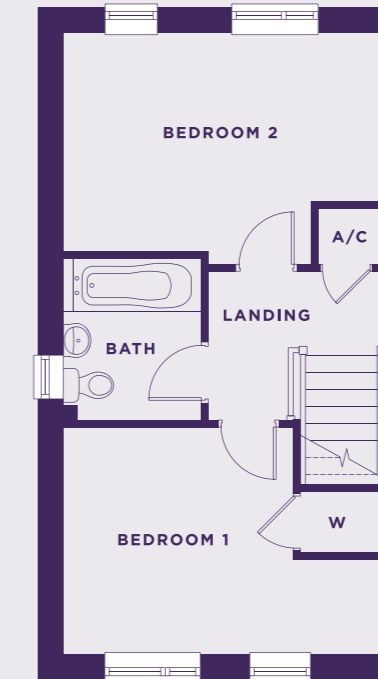
# THE HEREFORD

PLOTS 11 - 14  
TOTAL 753 SQFT

## GROUND



## FIRST



## SPECIFICATION

- Gas central heating
- Modern fitted kitchen
- Allocated parking
- 10 year build warranty
- Good transport links
- Vinyl flooring through kitchen/bathroom
- Turfed rear garden

Lounge/Dining	183 sq ft	17 m <sup>2</sup>
Kitchen	68 sq ft	6.32 m <sup>2</sup>
Bedroom 1	112 sq ft	10.4 m <sup>2</sup>
Bedroom 2	128 sq ft	11.9 m <sup>2</sup>

\*Monthly service charge TBC

PROPERTY VALUE **COMING SOON**

SHARE VALUE 35%

MONTHLY RENT

This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Platform Home Ownership home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping, windows and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.



# THE LINCOLN

PLOTS 1 - 4, 15 & 16  
TOTAL 890 SQFT

GROUND



FIRST



## SPECIFICATION

- Gas central heating
- Modern fitted kitchen
- Allocated parking
- 10 year build warranty
- Good transport links
- Vinyl flooring through kitchen/bathroom
- Turfed rear garden

Lounge	150 sq ft	13.9 m <sup>2</sup>
Kitchen/Dining	151 sq ft	14 m <sup>2</sup>
Bedroom 1	121 sq ft	11.2 m <sup>2</sup>
Bedroom 2	109 sq ft	10.1 m <sup>2</sup>
Bedroom 3	69 sq ft	6.4 m <sup>2</sup>

\*Monthly service charge TBC

PROPERTY VALUE	<b>£255,000</b>
SHARE VALUE 35%	<b>£89,250</b>
MONTHLY RENT	<b>£379.84</b>

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# Ferry View

St Peter's Road, West Lynn

HOUSE PRICES FOR ALL PLOTS AVAILABLE

PLOT	ADDRESS	FULL MARKET VALUE	SHARE	SHARE VALUE	MONTHLY RENT
1	No.1 Blackthorn Drive, West Lynn, Norfolk, PE34 4LT	SOLD			
2	No.3 Blackthorn Drive, West Lynn, Norfolk, PE34 4LT	SOLD			
3	No.5 Blackthorn Drive, West Lynn, Norfolk, PE34 4LT	SOLD			
4	No.7 Blackthorn Drive, West Lynn, Norfolk, PE34 4LT	SOLD			
5	No.1 Juniper Court, West Lynn, Norfolk, PE34 3PY	SOLD			
6	No.3 Juniper Court, West Lynn, Norfolk, PE34 3PY	SOLD			
7	No.5 Juniper Court, West Lynn, Norfolk, PE34 3PY	SOLD			
8	No.6 Juniper Court, West Lynn, Norfolk, PE34 3PY	SOLD			
9	No.4 Juniper Court, West Lynn, Norfolk, PE34 3PY	SOLD			
10	No.2 Juniper Court, West Lynn, Norfolk, PE34 3PY	SOLD			
11	No.9 Blackthorn Drive, West Lynn, Norfolk, PE34 3LT	£215,000	35%	£75,250	£320.26
12	No.11 Blackthorn Drive, West Lynn, Norfolk, PE34 3LT	£215,000	35%	£75,250	£320.26
13	No.13 Blackthorn Drive, West Lynn, Norfolk, PE34 3LT	£215,000	35%	£75,250	£320.26
14	No.15. Blackthorn Drive, West Lynn, Norfolk, PE34 3LT	£215,000	35%	£75,250	£320.26
15	No.17 Blackthorn Drive, West Lynn, Norfolk, PE34 3LT	£255,000	35%	£89,250	£379.84
16	No.19 Blackthorn Drive, West Lynn, Norfolk, PE34 3LT	£255,000	35%	£89,250	£379.84



ST PETER'S ROAD  
WEST LYNN  
NORFOLK  
PE34 4LT



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SATNAV

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