

# The Gwel

## **Truro**

A STUNNING COLLECTION  
OF 1, 2 AND 3 BEDROOM HOMES

**Homes designed for  
a modern lifestyle**



## Welcome to The Gwel

The Gwel — meaning ‘a view’ in Cornish — is a contemporary new neighbourhood in Truro that combines modern living with the beauty of its natural surroundings.

With far-reaching views over the Truro River and countryside beyond, it offers a rare opportunity to live in the heart of Cornwall's capital while staying closely connected to nature.

Homes here are thoughtfully designed with a range of 1–2 bedroom apartments, 2-bedroom coach houses, and 2–3 bedroom homes. Interiors feature modern kitchens, elegant bathrooms, and open-plan layouts that adapt to a range of lifestyles — whether you're working from home, entertaining, or enjoying quiet family time.

Architecture across the site draws inspiration from the Cornish landscape, with soft materials and colours, generous green spaces, and sustainable features like EV charging and energy-efficient systems built into every home. You'll find all the practical touches too, including ample storage and allocated parking.

With excellent transport links, planned Community amenities, and flexible purchase options including Shared Ownership, The Gwel is your chance to be part of a growing, vibrant Community with countryside views and city convenience.







# A great place to live

**Perfectly placed on the edge of Cornwall's historic capital, The Gwel offers a rare blend of modern living, community spirit, and access to some of the county's most stunning landscapes.**

Whether you're taking your first step onto the property ladder or searching for a long-term family home, The Gwel has been designed to meet every stage of life.

Truro is a vibrant cathedral city steeped in culture and history, with a reputation as Cornwall's centre for shopping, education, and everyday conveniences. From high-street stores and boutique independents to lively cafés, restaurants, schools, and healthcare facilities, everything you need is close at hand.

The Gwel itself has been thoughtfully planned to encourage connection with both people and nature. Tree-lined streets, landscaped green spaces, and pedestrian pathways create a welcoming environment, while nearby cycle routes and riverside walks link the development seamlessly to the wider city and countryside.

Just a mile from Truro train station and with excellent access to the A39, the development is perfectly positioned for commuters, families, and those who simply want to explore Cornwall's world-famous beaches, rugged coastline, and rolling countryside.

Future community facilities are at the heart of the masterplan, helping to foster a strong neighbourhood identity from the outset. Families will also benefit from access to well-regarded schools and local services, while flexible home ownership options — including Shared Ownership — ensure The Gwel is open and accessible to a wide range of buyers.

Every home has been designed with modern living in mind – light, well-proportioned interiors, energy-efficient build standards, and layouts that adapt to today's lifestyles. Whether you're working from home, raising a family, or downsizing, The Gwel provides a variety of options so you can find a home that feels just right.

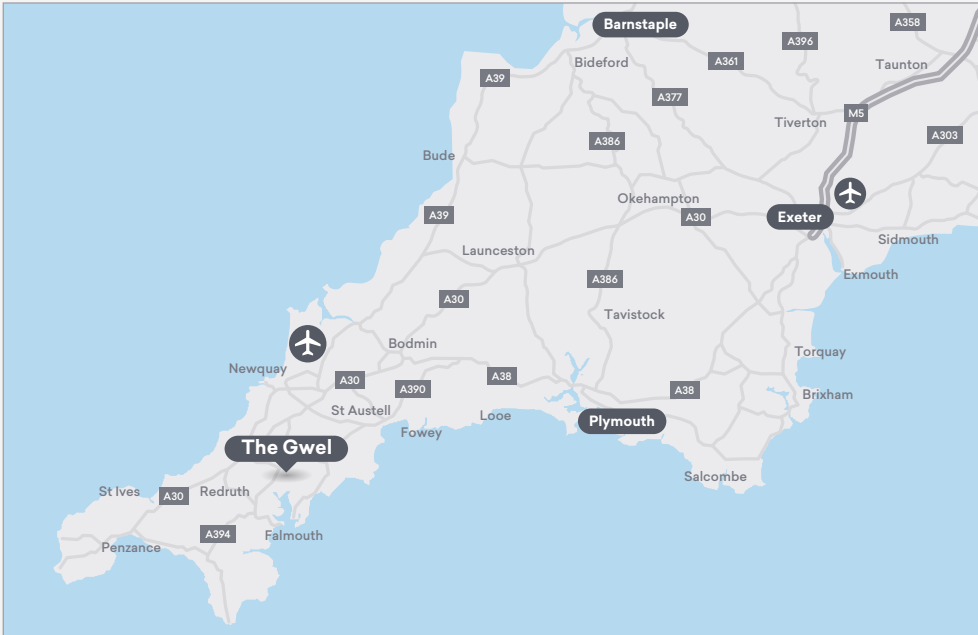


Truro River



# A place to call home

The Gwel’s stunning location and excellent transport links make it a highly desirable place to live. This vibrant new Community offers modern, energy-efficient homes within easy reach of picturesque coastline and rolling countryside.



Travel times by car  
(Estimate only)

Truro train station – 10 mins

Truro hospital – 13 mins

Newquay airport – 40 mins

Airport

Supermarket

School/College

Medical

Restaurant



St Anthony's Head Lighthouse



Truro Cathedral



High-specification, energy-efficient 1–2 bedroom apartments, 2-bedroom coach houses, and 2 and 3-bedroom homes — all thoughtfully designed with spacious layouts that adapt to your lifestyle.



A thriving new Community in the heart of Cornwall’s capital, with stunning views across the Truro River and access to some of the UK’s most breathtaking coastline.



Conveniently located near essential amenities, including supermarkets, healthcare facilities, and Truro’s vibrant high street — all just minutes from Waitrose and the Cornish Food Hall.



Ideal for commuting, with Truro train station just 1.5 miles away, providing easy connections to Falmouth, Exeter, and beyond.



Perfectly positioned for leisure and outdoor living, with the Cornish Way cycle path, scenic river walks, and world-renowned beaches just a short distance away.



A great choice for families, with well-regarded primary and secondary schools in the area and future Community facilities in the pipeline.



Sustainable living at its best, with energy-efficient homes, green spaces, and walking and cycling routes designed to support a healthier, eco-friendly lifestyle.



Explore the stunning Fal River estuary or visit nearby attractions such as Truro Cathedral, the Royal Cornwall Museum, and the National Maritime Museum in Falmouth.



Why buy new?

**Buying a brand-new home with Places for People is one of the easiest decisions you'll ever make. Designed for modern living, with plenty of space to relax, work or entertain, all you need to do is unpack and start making your home your own.**

[placesforpeople.co.uk/the-gwel](https://placesforpeople.co.uk/the-gwel)







**CONSUMER  
CODE FOR  
HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

**tsi**  
**APPROVED CODE**  
TRADINGSTANDARDS.UK

Computer Generated Image — Development Name

# When you buy a home from Places for People, you know you're in safe hands...

## What we do

We are a property developer and manager with a proven track record for delivering high-quality homes in thriving Communities right across the UK. With us, you can look forward to outstanding quality and service, because we handle the whole development process — from acquiring the land, planning our sites and designing our homes, to building and selling or renting them.

As the UK's leading Social Enterprise, our overriding purpose is to create homes where Community matters. From small housing developments to large-scale regeneration projects, we tailor our homes to the needs of local People, take responsibility for our environmental impact, and put People First to build a sense of Community.

## Our approach

With more than 50 years' experience of managing and developing homes, we know what it takes to build happy, healthy and inclusive places to live. All our Communities are delivered by our award-winning, specialist placemaking, property investment and management companies across the UK, who ensure the places we create meet a variety of needs, not just now but well into the future. Where others think in years, we think in decades.

## What makes us different

We believe our homes should be attainable for everyone, which is why we offer a wide range of buying options, including shared ownership. So, whether you're taking your first step onto the property ladder or looking for your forever home, there's a place to suit your individual needs.

We listen to our Customers too — and give them what they ask for: bright, spacious homes with flexible living areas that easily adapt to work or play, plenty of storage and that all-important private outdoor space. In our well-connected Communities, you'll have all the services and facilities you need on your doorstep — from shops, restaurants, schools and healthcare to beautiful green open spaces offering a natural retreat from the busyness of modern life.

Because when you buy from us, you're not just buying a home — you're buying into a Community; a place where you can belong, build connections and put down roots to last a lifetime.







# steps to secure your dream home

Here's what your Shared Ownership  
home buying journey looks like...

Purchasing a Places for People home with Shared Ownership has never been easier. Whether you're buying for the first time or you've owned a property before, we've kept things simple so you're free to enjoy this next exciting phase.

From the moment you get in touch to that exhilarating day when you pick up your keys (and even after you've settled in), our friendly, experienced Sales team will be right by your side, supporting and guiding you every step of the way.

## Get expert advice

The first step is to get in touch with our Sales team. We'll talk you through the Shared Ownership process and either refer you for an affordability assessment or arrange for you to visit.

## Determine your budget

We will ask you to complete an affordability assessment with an Advisor, which includes filling in a 5-year budget planner to determine the level of share you can purchase.

## Apply for a mortgage

If you're purchasing your new home with a mortgage, your affordability assessment is also when you will arrange with your mortgage lender or Advisor to proceed with your Shared Ownership mortgage application.

## Exchange contracts

This is when things become official! Once you're happy with the legal contracts, you can sign them, pay your deposit and receive a completion date to move into your new Shared Ownership home.

## Attend a home demonstration

Before completing, we'll arrange for you to attend your new home demonstration and access your Home User Guide, so you can get to know your Shared Ownership home and understand how everything works.

## Start things moving

When you visit, we will check you meet the scheme's eligibility and affordability criteria. First and foremost is that your household income needs to be under £80,000 a year (£90,000 in London).

## Reserve your home

Once your finances are in place, you can formally reserve one of our Shared Ownership properties and pay your reservation fee! Our team will continue to guide you through the process.

## Instruct a solicitor

Now you've reserved your new home, you'll need to instruct a solicitor experienced in Shared Ownership to handle the legal aspects of the purchase. We can refer you to independent solicitors if needed.

## Get ready to move

Now is the time to organise contents insurance, arrange removals quotes and set up or transfer accounts for TV, internet and utilities suppliers ready for when you change address.

## Complete and move in

Legal completion is that happy moment when you own a share of your new home! Your mortgage lender transfers the funds, we arrange handover of your keys and you start living life your way!



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**“Everyone I’ve dealt with at Places for People has been so friendly and gone out of their way to help, no matter what your query. They’ve been brilliant and have kept in constant touch with us throughout.”**

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Christian, Places for People Customer



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**“We already loved the area so it only took us five minutes to decide this was the home for us! It’s so convenient here; we’re close to work and we have beautiful walks and a café on our doorstep.”**

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Ellie, Places for People Customer





**We create homes where  
Community matters. We improve  
our Customers' lives every day  
through the homes we build and  
the Communities we manage.**



**Because Community Matters**  
**#WeAreCommunity**  
Proud to be creating sustainable  
Communities for the long term



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#BecauseCommunityMatters