

Pentire Green |
Crantock

Ocean
HOUSING

Welcome to Pentire Green

An exciting opportunity for shared ownership on the outskirts of the highly sought-after village of Crantock. Built by award-winning house-builders, Legacy Homes, this development enjoys an enviable location, within a stone's throw of popular Crantock beach, coastal walks and a number of amenities in the local village, including independent cafes and shops. Situated to provide accessible commutes to larger towns, these homes blend convenience with beautiful countryside views and coastal living

Homes at Pentire Green 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 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

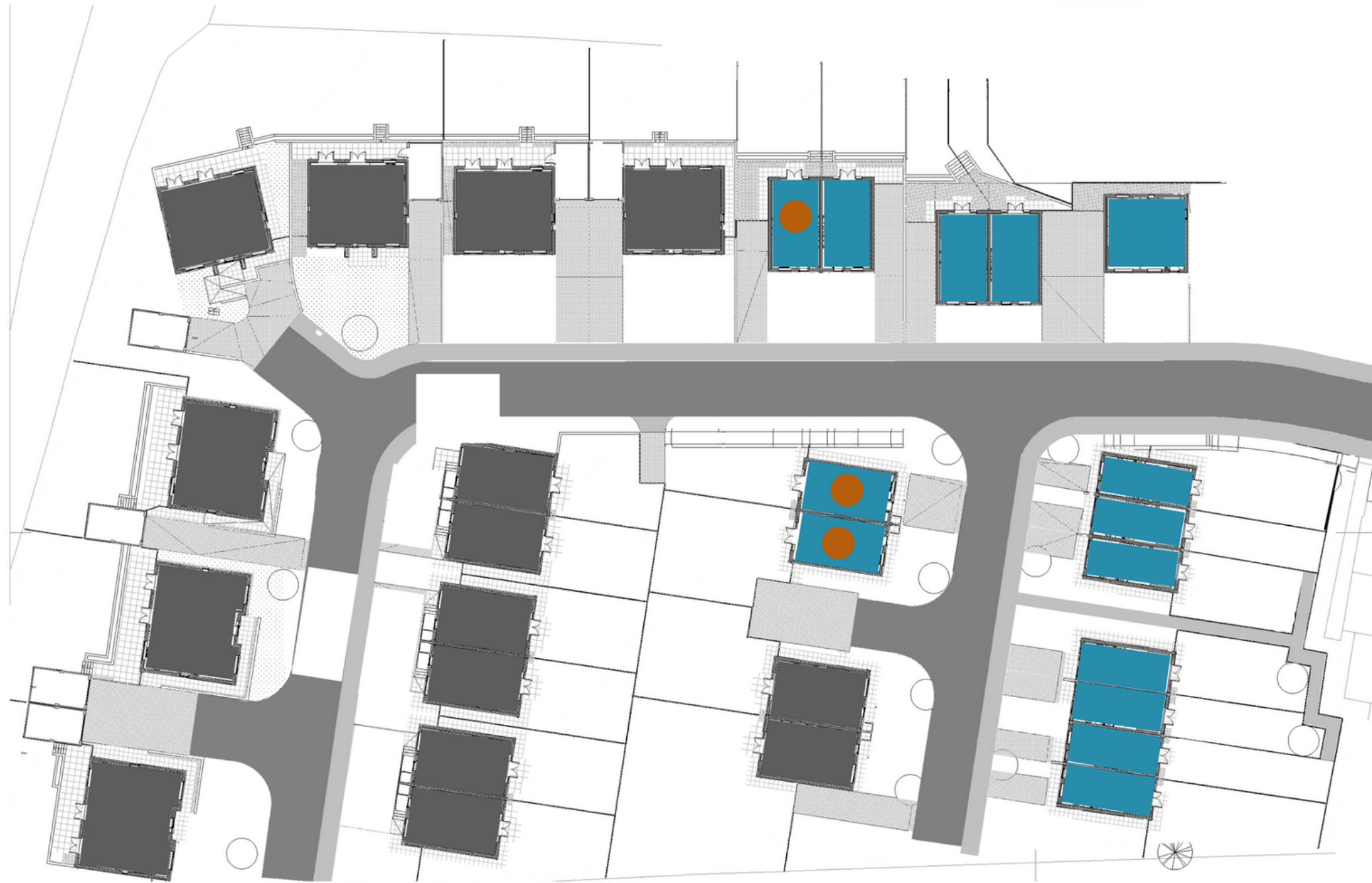
To be eligible for one of our homes, applicants must be able to demonstrate a local connection to the Parish of Crantock.

To demonstrate a local connection, applicants need to:

- Have been a permanent resident in the area for at least 3 years immediately prior to advert
- Have formerly been a permanent resident in the area for 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

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

Bathroom

- Thermostatic Shower
- Glass Bath Screen
- Modern Tiling

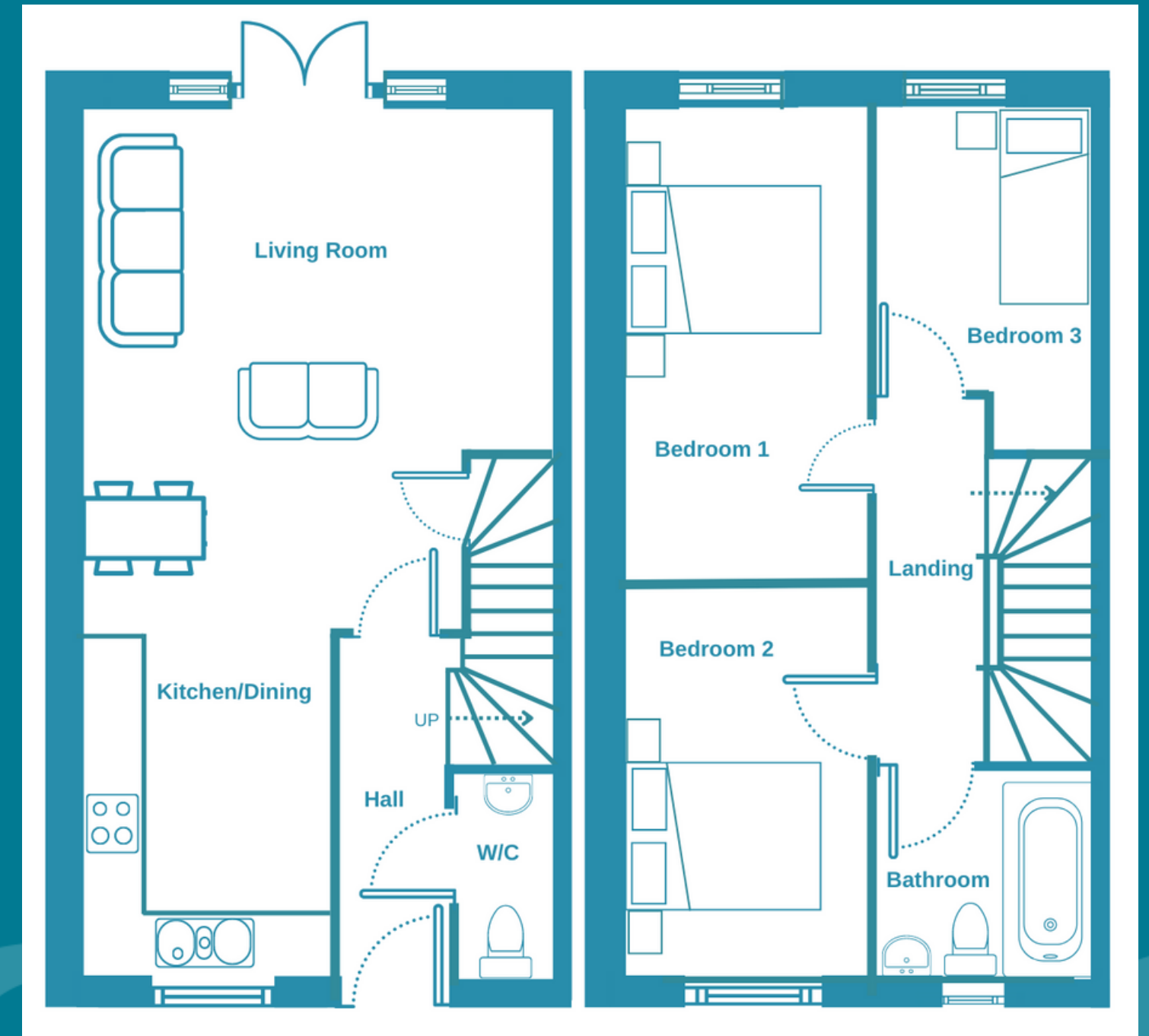
Kitchen

- Vinyl Flooring
- Lamona Oven and Hob
- Extractor Hood
- Premiere units and worktops with matching upstands

Additional features

- 2 Parking Spaces
- Private Garden
- Mains Operated Smoke & Heat Detectors
- 12 Year NHBC Warranty
- 1 Year Defect Liability Period**

Three Bedroom Semi-Detached House



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)
6	Semi-detached	3	£375,000	40%	£150,000	£468.75	£28.55
20	Semi-detached	3	£375,000	50%	£187,500	£390.63	£28.55
21	Semi-detached	3	£375,000	60%	£225,000	£312.50	£28.55

* **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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