



Haldon Reach

Exeter

LiveWest
A home for everyone

Welcome to LiveWest

At LiveWest, we believe in a home for everyone.

We own and manage over 40,000 homes across the South West, from Cornwall to Gloucestershire. We have ambitious plans to invest £1bn in the South West economy and to build 5,000 new homes in the region over the next five years.

This is part of LiveWest taking huge steps towards alleviating the region's housing shortage, in an area of high housing need as well as high house prices which makes accessing housing particularly challenging for many families.

We offer homes for affordable rent and shared ownership sale. We also build homes for private sale, to generate profits which we then use to provide and build more affordable homes.

We take the time to listen to, understand and learn from our customers. We focus on thriving as a business and employer so we can deliver more homes and even better services.

As well as meeting housing demand, it's easy to forget the vital role that affordable homes contribute to economic development and prosperity, enabling local companies to recruit the workforce they need from their communities. LiveWest's growth strategy will not only contribute to economic growth in the South West but sustain up to 7,000 jobs in the building industry and its supply chain.

We are a member of **Homes for the South West**, a group of the largest developing housing associations in the south west, making the case for investment in our region.

Haldon Reach

Haldon Reach is situated in a sought-after location in Exeter, which benefits from being within close proximity to the city centre and Topsham, along with plenty of local amenities and great schooling options. Excellent transport links mean it is perfect for commuters; with easy access to the A38, A30 and M5.

Are you interested in Haldon Reach?

Contact our shared ownership Sales team for more information on 0800 027 9801 or newhomes@livewest.co.uk.



Brand new shared ownership homes in a sought after location in Exeter.

Key features

- 1 A range of 2 and 3 bedroom shared ownership homes
- 2 Flooring provided to the Kitchen, Bathroom and Downstairs WC
- 3 All homes have 2 parking spaces apart from Plot 8024 which has a single garage and 1 space
- 4 Standard Model Lease - 990 years

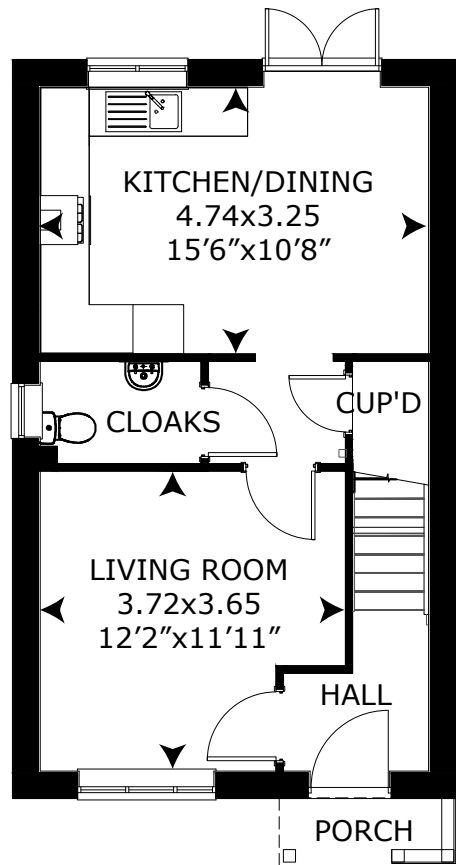
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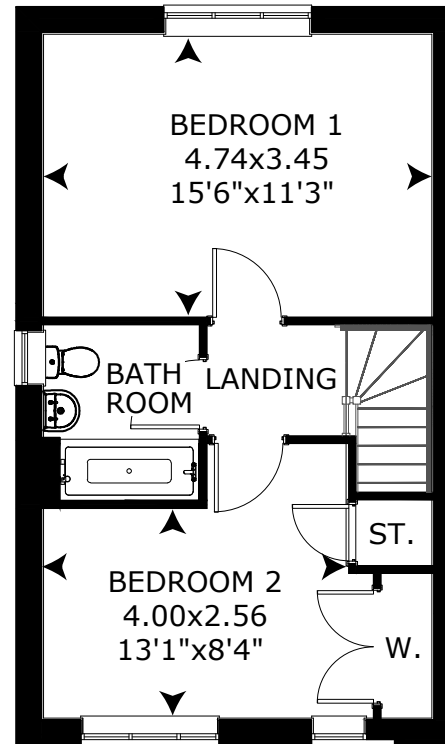
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Floorplans

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Please refer to our
LiveWest website for
plot availability

2 bedroom detached house
with 2 parking spaces

PLOT: 8014

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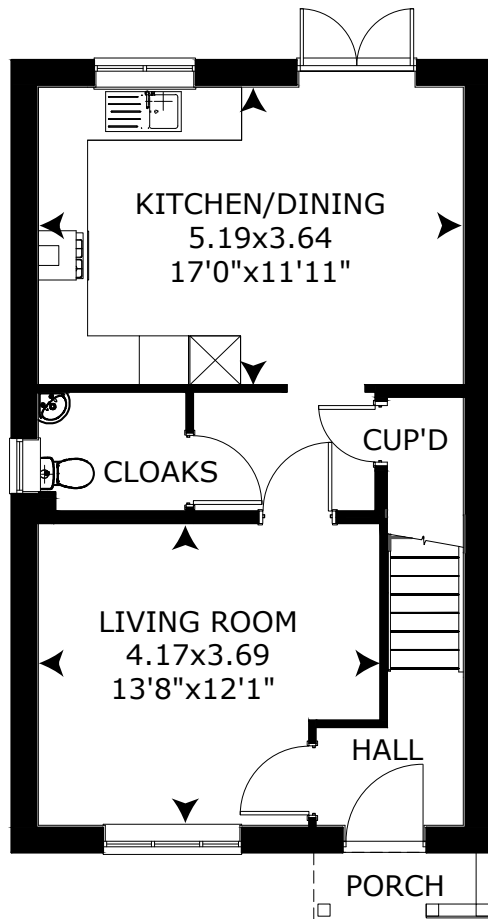
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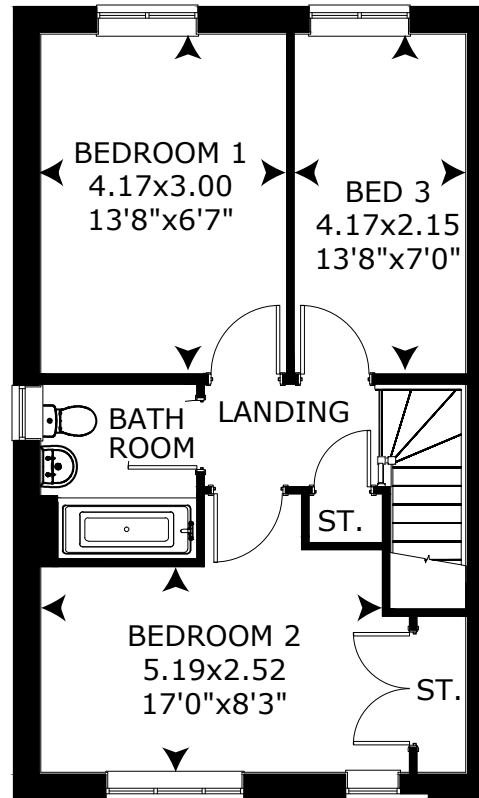


Floorplans

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Please refer to our LiveWest website for plot availability

3 bedroom semi-detached house with 2 parking spaces

PLOTS: 8019 & 8020

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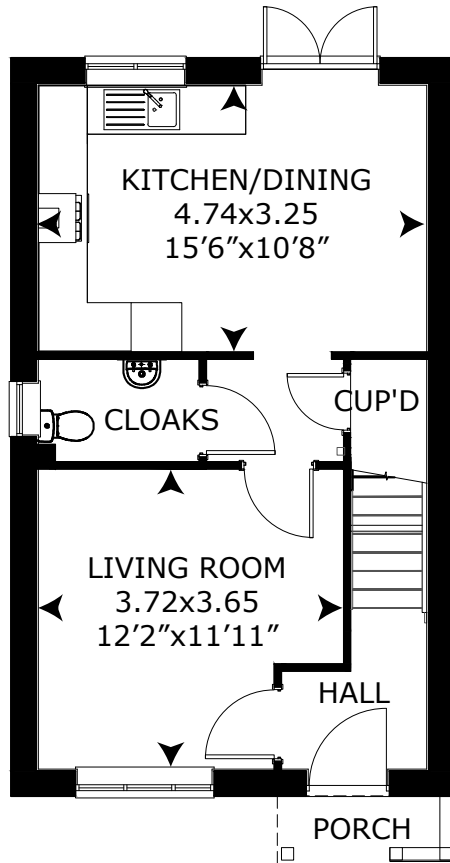
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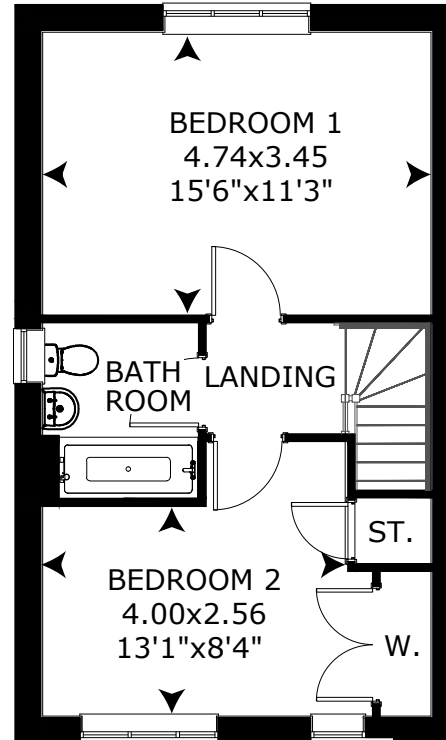
Floorplans

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GROUND FLOOR PLAN



FIRST FLOOR PLAN



2 bedroom semi-detached house with 2 parking spaces

PLOT: 8023

2 bedroom semi-detached with single garage and 1 parking space

PLOT: 8024

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Site plan

- Two bedroom shared ownership homes.
- Three bedroom shared ownership homes.
- LiveWest rented.
- Non LiveWest homes.



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What is shared ownership?

Advantages

- A great way to help you get onto the property ladder
- Deposits from as little as 5%
- You can buy more shares as and when it's affordable to you



Shared ownership is intended for eligible people who are looking to buy an affordable home suitable for their needs.

With shared ownership, you buy a share of the full market value (between 25% and 75% depending on the lease and your affordability), and pay rent to LiveWest on the remaining share.

This means a smaller deposit, and a smaller mortgage. A great way to help you get onto the property ladder.

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Am I eligible?

You will need to confirm that you are able to raise enough money (normally with a mortgage) to purchase the share that you own. A monthly rent is then payable on the remaining share, as well as a monthly buildings insurance and service charge fee, which services communal areas in and around your home.

How do I apply?

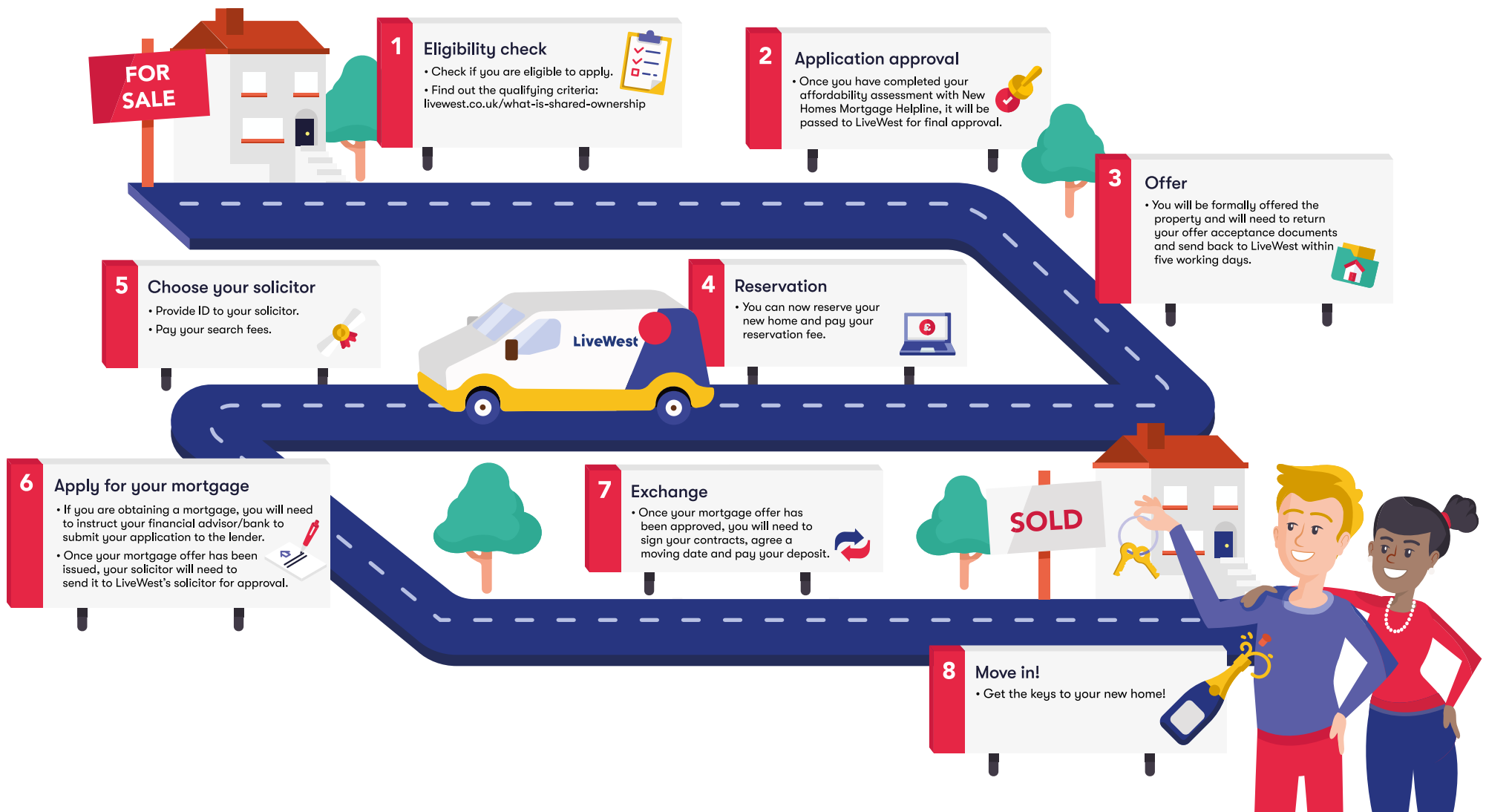
In three easy steps, you can be on your way to owning your own home:

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- Once you have been qualified by New Homes Mortgage Helpline, your application will then be subject to final approval by LiveWest.

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Buying your home

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Buying more shares

As a shared owner you will have the right to buy all or part of your home from us as soon as you can afford to. This is known as 'staircasing'. In most cases you'll be able to buy shares to the point that you own 100% of your home. When you own 100% you can acquire the freehold, and will no longer have to pay rent as you will own the whole property outright. Your rent always reduces when you buy more shares.

If you are looking to buy more shares call the Staircasing team on 01392 814 637 option one or email buymoreshares@livewest.co.uk

Selling your home

Your shared ownership leasehold property comes with some rules about selling, which help us to ensure that it is sold to somebody in a similar position to you when you first purchased with us.

If you are looking to sell your LiveWest shared ownership home, contact our team by calling 01392 814 637 option two or email us at resales@livewest.co.uk


The benefits of staircasing



Increasing your percentage reduces your rental payment



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EXETER

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Exeter,
EX5 2FZ

0800 027 9801

TOLVADDON

Tolvaddon Business Park
Camborne,
TR14 0HZ

0800 027 9801

WORLE

3 Filers Way,
Weston Gateway
Weston-super-Mare, BS24 7JP

0800 027 9801



[livewest.co.uk](https://www.livewest.co.uk)



What is a sinking fund?

A sinking fund – also known as a reserve fund – is an amount of money which is collected over time and set aside to cover any major works which are needed on a property in the future. Sinking funds are used to pay for future, long-term planned maintenance (e.g. external decoration, roof renewal, replacement of gutters and downpipes etc), but also aim to protect homeowners from large, unforeseen expenses which may arise. However, you should be aware that if the cost of any works is more than the fund has, homeowners may need to find funds for any shortfall.

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The perfect opportunity to get on the property ladder with a brand new two bedroom home with great nearby amenities

Key features

- 1 Brand new two bedroom shared ownership homes
- 2 Two allocated parking spaces
- 3 Great proximity to Exeter City Centre and local amenities
- 4 Standard Model Lease - 990 years

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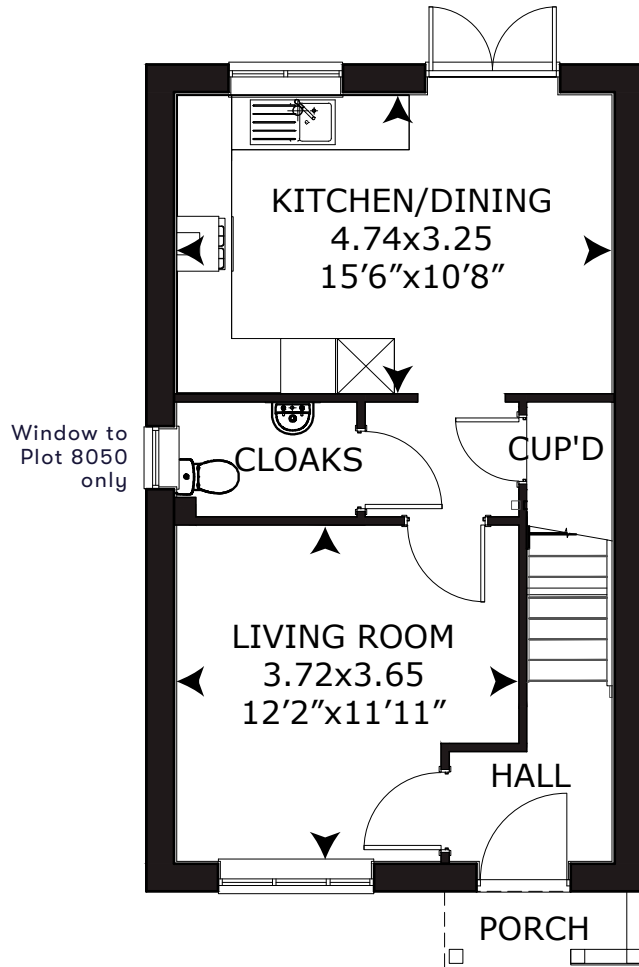


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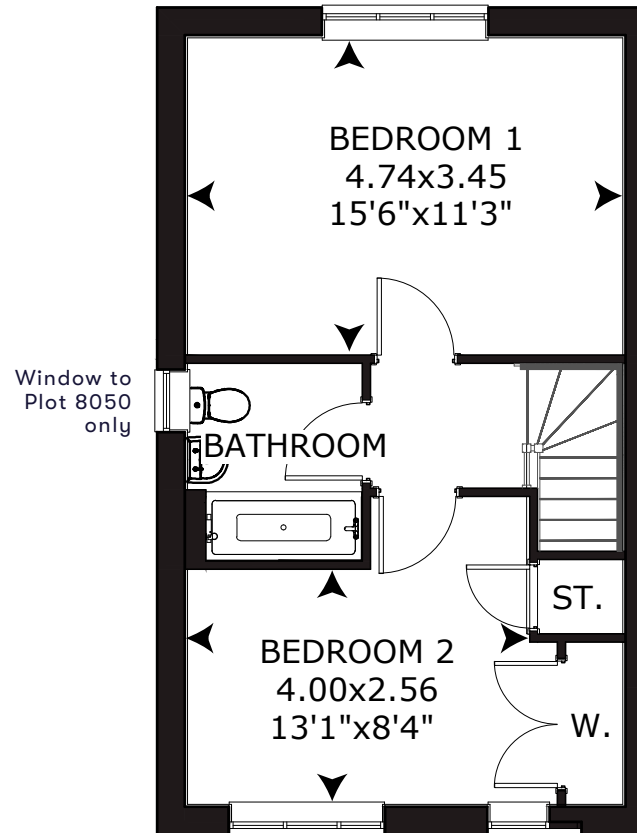


Floorplans

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Please refer to our LiveWest website for plot availability

2 bedroom semi-detached house with 2 parking spaces

PLOTS: 8049 & 8050



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Site plan

-  Two bedroom shared ownership homes.
-  LiveWest rented homes.
-  Non-LiveWest homes.
-  Previous shared ownership homes.*
-  Shared access path.

*Not available to apply for.



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Advantages

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- Deposits from as little as 5%
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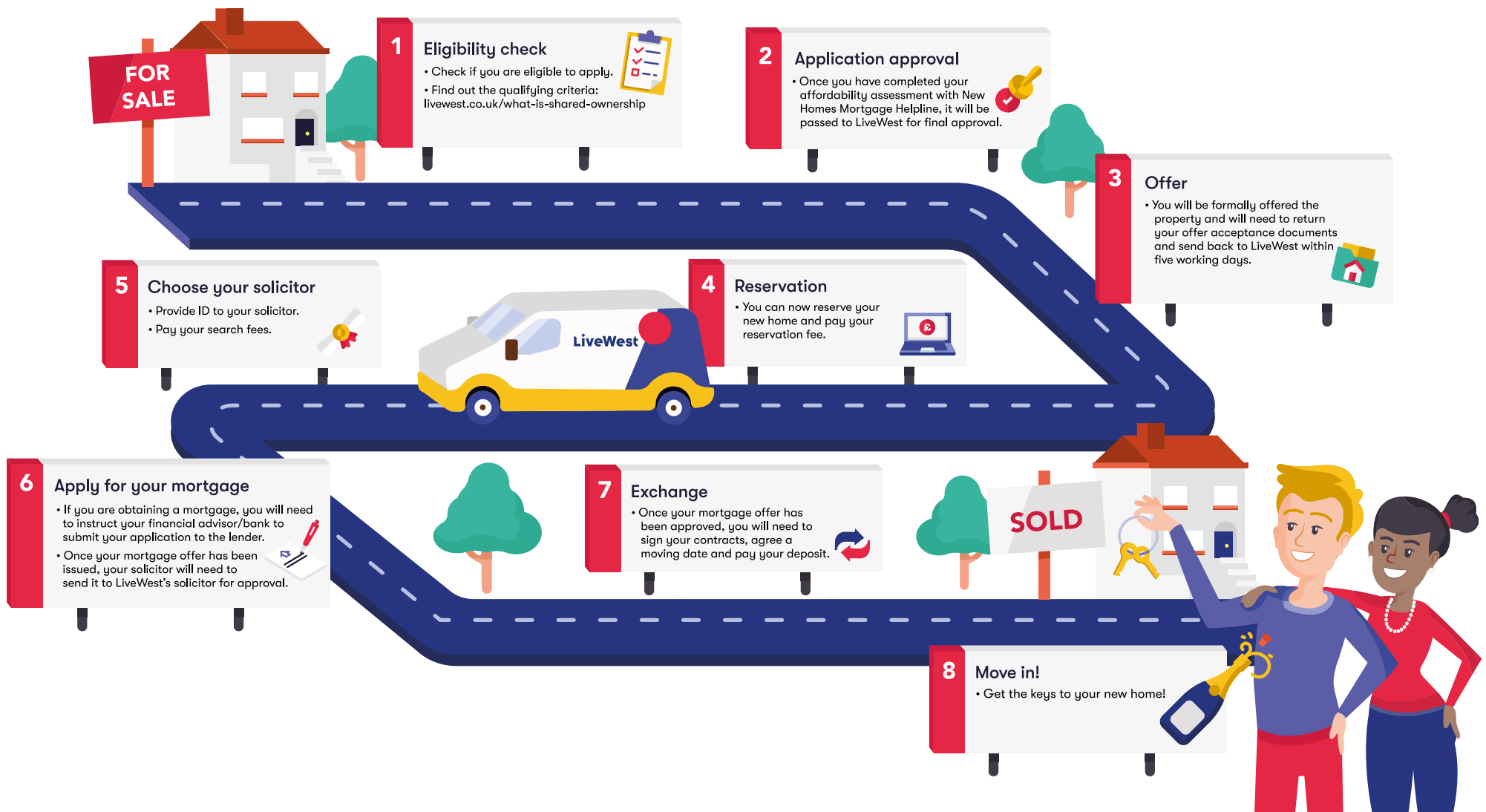
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Increasing your percentage reduces your rental payment



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WORLE

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Two bedroom
homes close to
Exeter City Centre

Key features

- 1 Brand new two bedroom shared ownership homes
- 2 Enclosed garden and two allocated parking spaces
- 3 Sought after location within close proximity to Exeter city centre
- 4 Standard model lease - 990 years

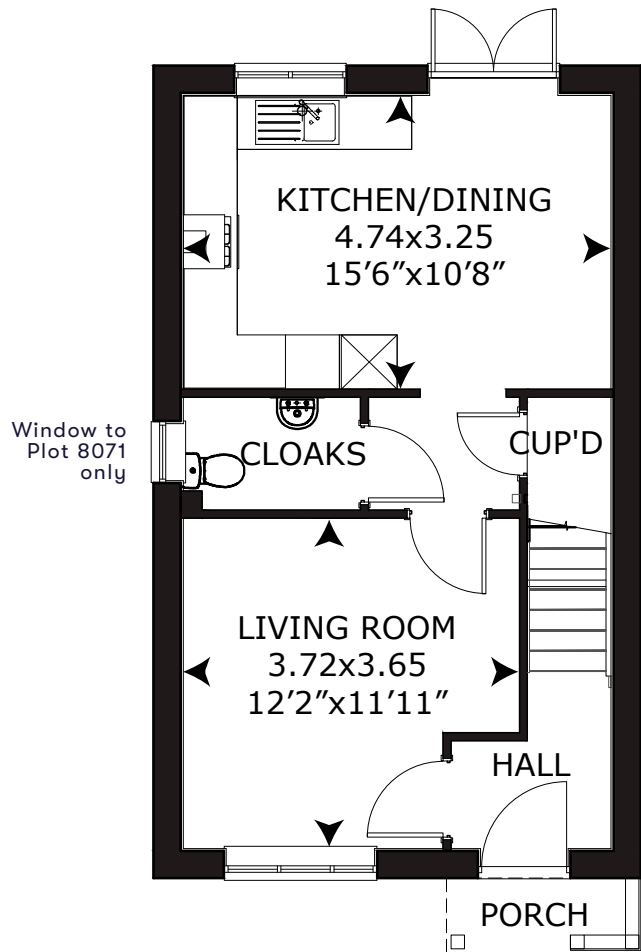
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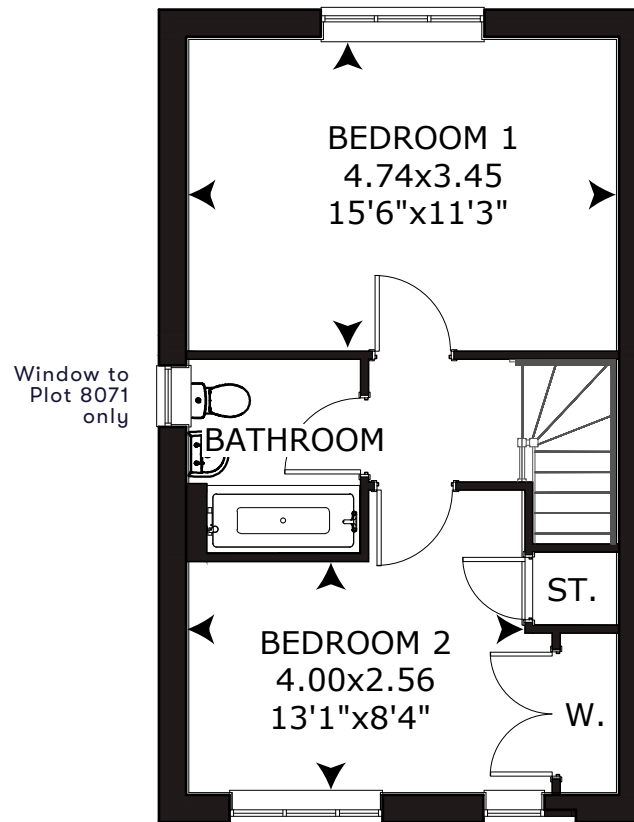
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Floorplans

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FIRST FLOOR PLAN



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2 bedroom semi-detached house
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PLOTS: 8071, 8072 & 8078

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Site plan

- Two bedroom shared ownership homes.
- Future shared ownership homes.*
- LiveWest rented.
- Open market homes.
- Previous shared ownership homes.**
- Shared access path.

* Not available to apply for at this time.
 ** Not available to apply for.



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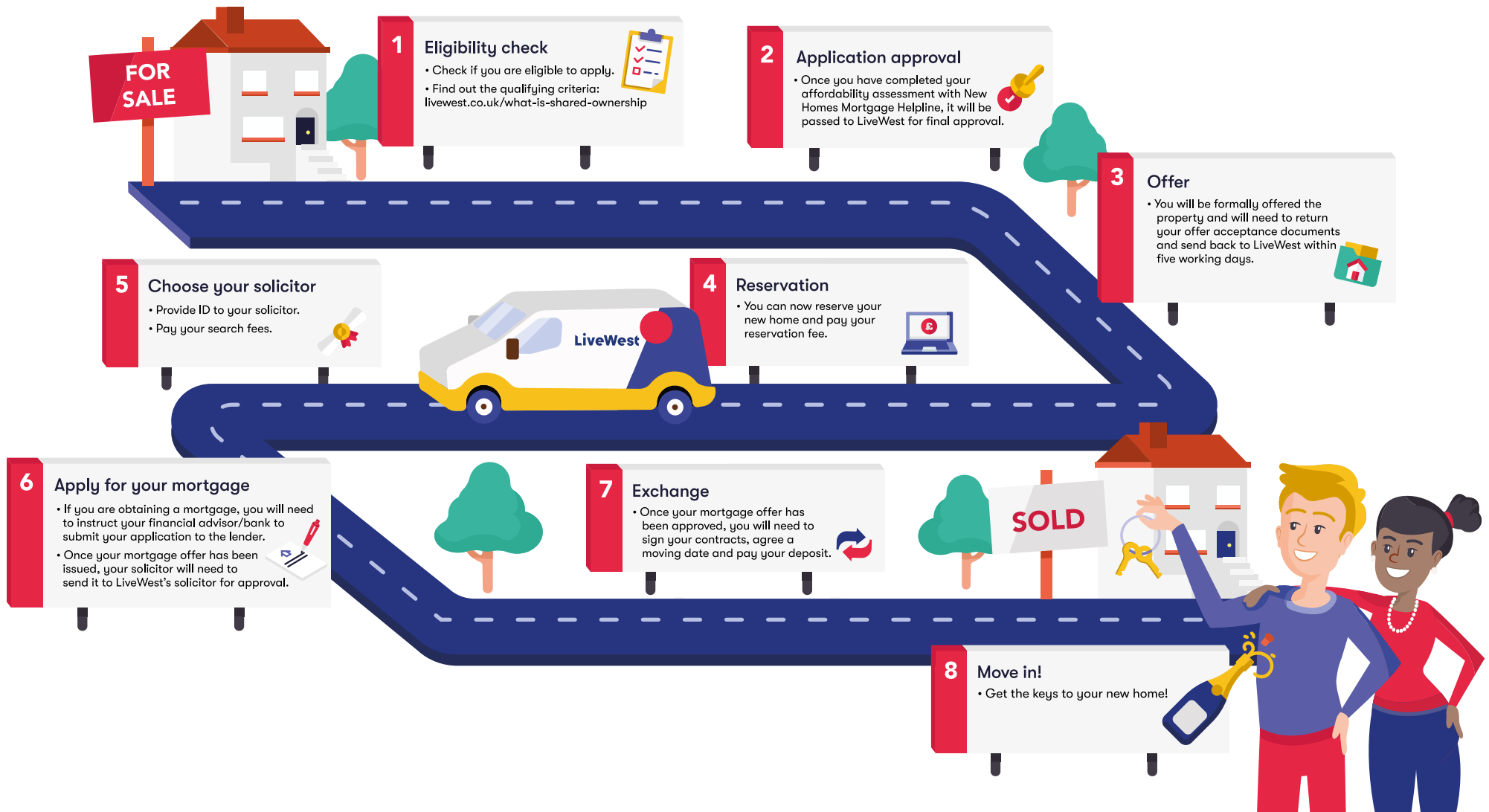
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If you have a dream of buying your own home, call our Sales team today on 0800 027 9801 or email us at newhomes@livewest.co.uk.

Buying your home

We know the process of buying a new home with shared ownership can be daunting but it doesn't have to be. Follow our eight step road to your new home and remember we're here to help every step of the way.





Buying more shares

As a shared owner you will have the right to buy all or part of your home from us as soon as you can afford to. This is known as 'staircasing'. In most cases you'll be able to buy shares to the point that you own 100% of your home. when you own 100% you can acquire the freehold, and will no longer have to pay rent as you will own the whole property outright. Your rent always reduces when you buy more shares.

If you are looking to buy more shares call the Shares team on 01392 814 637 or email buymoreshares@livewest.co.uk

Selling your home

Your shared ownership leasehold property comes with some rules about selling, which help us to ensure that it is sold to somebody in a similar position to you when you first purchased with us.

If you are looking to sell your LiveWest shared ownership home, contact our team by calling 01392 814 637 or email us at resales@livewest.co.uk


The benefits of staircasing



Increasing your percentage reduces your rental payment



You are one step closer to being an outright home owner!



Why buy from us?

“We are the proud home owners of a three bed house in such a beautiful rural location in Exeter, thank you LiveWest for making our dreams possible.”

Liam and Marie Martin

“We'd like to thank LiveWest for building homes like this which are affordable for young families. Without them we'd all be priced out of the market.”

Stefan and Charlotte Smith

EXETER

1 Wellington Way
Exeter,
EX5 2FZ

0800 027 9801

TOLVADDON

Tolvaddon Business Park
Camborne,
TR14 0HZ

0800 027 9801

WORLE

3 Filers Way,
Weston Gateway
Weston-super-Mare, BS24 7JP

0800 027 9801



[livewest.co.uk](https://www.livewest.co.uk)



What is a sinking fund?

A sinking fund – also known as a reserve fund – is an amount of money which is collected over time and set aside to cover any major works which are needed on a property in the future. Sinking funds are used to pay for future, long-term planned maintenance (e.g. external decoration, roof renewal, replacement of gutters and downpipes etc), but also aim to protect homeowners from large, unforeseen expenses which may arise. However, you should be aware that if the cost of any works is more than the fund has, homeowners may need to find funds for any shortfall.

LiveWest has a policy of continuous improvement and reserves the right to change specification details, designs, floor plans and site plans at any time. Any computer generated images depict a typical future street scene of the development once completed. These particulars are intended as a guide only and do not constitute any part of an offer or contract. While particulars are prepared in good faith, no responsibility is accepted as to their accuracy or for any other error, omission or mis-statement made by LiveWest, people in their employment or their agents whether in the course of negotiation, in these particulars or otherwise. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR OTHER DEBT SECURED ON IT.** Credit is secured against your home. *Subject to status © Un-authorized reproduction prohibited.

Terms and conditions apply, please refer to our website for full information on our terms and conditions: <https://www.livewest.co.uk/sales-terms-and-conditions>.

For further information on the process of buying a shared ownership home, eligibility criteria and frequently asked questions, please speak to one of our Sales Consultants or refer to our website: <https://www.livewest.co.uk>