

LiveWest
A home for everyone

**First
Homes**

LiveWest First Homes

LiveWest are offering First Homes in Broadway, Somerset. An exciting opportunity for eligible First Time Buyers to purchase brand new homes at a discounted price.

These homes form part of our new development, Neroche Meadows. A collection of elegant country homes, nestled on the edge of the Blackdown Hills, in the charming village of Broadway. Neroche Meadows offers village life, and green space, including native tree planting and a beautiful meadow to the south, set within peaceful countryside surroundings.

The village itself offers a country pub, play-park, primary school and doctors surgery all within walking distance, while the adjacent village of Horton has a village shop and post office. The A303 and A358 are only a short distance away, providing access to nearby Ilminster, Taunton and beyond.





What are First Homes?

First Homes are a government-led affordable housing scheme, creating opportunities for eligible first time buyers to get on the property ladder, purchasing at a discounted market price, subject to eligibility.

How does it work?

- The home is sold at a discount market price*, which applies to the property for future sales too.
- Purchasers must meet the eligibility criteria, including;
 - Be a first time buyer over the age of 18
 - Have a household income of £80,000 or less
 - Be funding at least 50% of the purchase with a mortgage or home purchase plan
 - Have a local connection, be a key worker, and/or member of the armed forces.

There is further information on the next page. Please contact the sales representative if you have any queries.

What does First Home mean for you?

You are able to buy your first home at a discounted price, making it more affordable to own your own home.

The First Home scheme will apply to your home for future sales too. Meaning when you, or any future owner, sell the home it must also be at the discounted market value to an eligible purchaser.

The discount for these homes is set at 70% of open market value, which is determined by RICS valuations and confirmed with the local authority.

The home must be your main residence, meaning you must live in the home the majority of the time. You cannot rent your home to anybody else.

The home is sold as freehold, so you will own your home in full and will not have to pay any equity loan or rent, however there will be a service charge payable for the estate maintenance.

All this information will be contained within the purchase legal documentation. There will be clauses included in the transfer documents which will also be logged by land registry for future sales – your legal representative will be able to give you further information on this.

Further information is available from the government website: www.gov.uk/first-homes-scheme

*subject to eligibility

What is the eligibility criteria at Broadway?

- You must be a first time buyer, over the age of 18. If purchasing jointly, you must both be first time buyers. This means you must never have owned a home previously, including leasehold such as a shared ownership home.
- You must purchase at-least 50% of the discounted price with a mortgage or home purchase plan. This means you cannot pay for more than half the property with cash funds.
- Your household income must not exceed £80,000. If purchasing jointly, your combined income cannot exceed this limit.
- You must also meet one or more of the following criteria:
 - have a local connection to the district (South Somerset) or county (Somerset),
 - meaning you, or an immediate family member, live in the area and/or you work in the area on a permanent basis
 - priority will be given to those connected to the local district before the wider county
 - be an Armed Services Member, meaning you are:
 - currently a member of the British Armed Forces, or have been a member within the last five years
 - a former spouse or civil partner of a member
 - the widow or widower of a deceased member (if their death was caused by their service)
 - or be a Key Worker:

Please see the government guidance for further information: www.gov.uk/first-homes-scheme





How do I buy a First Home?

We understand buying your first home can be daunting and confusing at times. Our friendly sales representatives will be on hand to help throughout the process, please contact them with any questions, they will be happy to help.

Once you have chosen your property, you will need to complete an application form provided by the local authority, and provide evidence of your eligibility. Our sales representative will help you complete the form, and help advise the documents required. This form will then be submitted to the local authority to review and confirm if you are eligible. We will not offer the home to anyone else whilst your application is being assessed.

If the local authority agree you are eligible to purchase, they will issue documentation to confirm – this can be known as an Authority to Proceed (ATP) or Compliance Certificate.

Once confirmation has been issued, we can commence the reservation and purchase process. At this point you will need to pay the reservation fee, instruct a legal representative and apply for your mortgage. We will be on hand to help guide you through, and further information can be found in the Reservation Booklet which we will provide to you at reservation.

Your legal representative will deal with the purchase on your behalf, once they have completed their checks and necessary documentation with you, they will request your deposit (usually 5% or 10% of your purchase price) and exchange contracts – this is when the sale becomes legally binding.

If your new home is build complete, we will agree a completion date with you. If your home is under construction, exchange of contracts will be on notice, which means waiting for your home to be finished before confirming a completion date.

On completion we will give you the keys and the home becomes yours – congratulations, this the day you've been waiting for!



The First Homes

PLOTS 2, 3 & 14

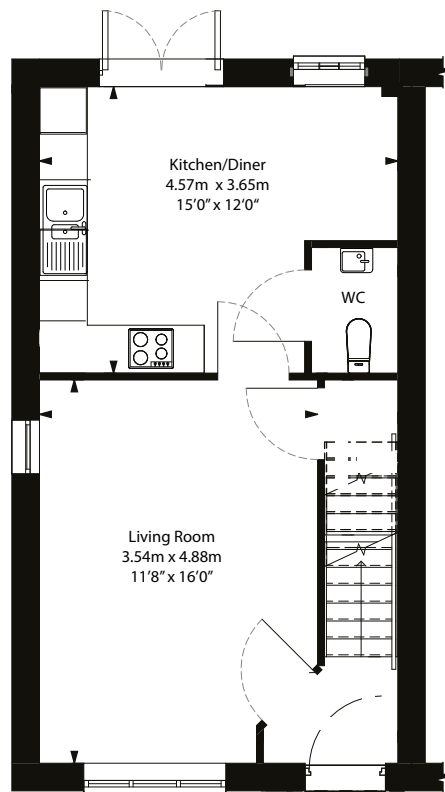
2 bedroom semi-detached houses with driveway parking for 2 cars.

Images are computer generated. Images and floorplans are not to scale or accurate in detail and are for illustrative purposes only. External details, materials, style, position of windows and doors can differ in the same house-type from plot to plot. Room dimensions shown are between arrow points as indicated, based on original drawings. All measurements and sizes and locations of walls, doors, windows, fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation by the developer or agent and should not be relied upon when ordering any items. All details for guidance only and subject to change. Consult with the sales representative for plot specific details, prior to committing to a purchase.

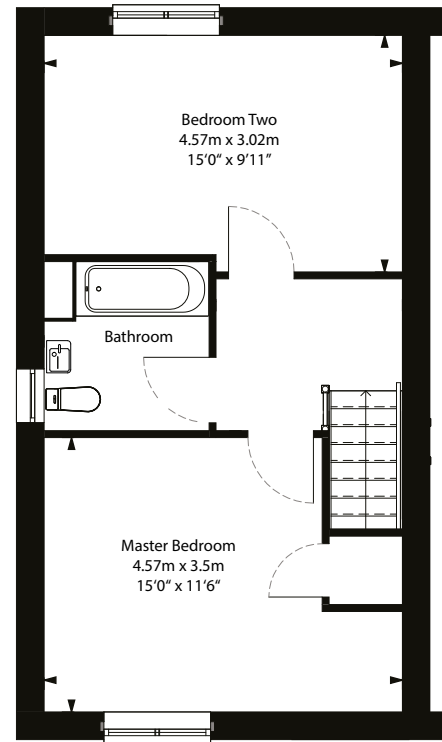
Floorplans

Features*

Ground Floor



First Floor



External

- Driveway parking for 2 cars
- Electric vehicle charging point
- Enclosed rear garden with patio, turf and shed
- Landscaping to front
- Light and house-number to front

Internal Features

- Air-source heat pump heating system
- White cottage-style internal doors
- Karndean flooring to kitchen/diner, cloakroom, en-suite and bathroom
- Modern white sanitaryware
- Shower over bath
- Porcelanosa ceramic tiling to bathroom and ensuite
- Modern fitted kitchen
- Fitted appliances including single oven, induction hob and cooker hood

*please ask the sales representative for full specification details of your chosen plot prior to committing to a purchase.





Site plan

- First Homes
- Outright sale homes
- LiveWest rented homes

North



The development layout has been produced using computer generated imagery for illustrative purposes only and is not to scale. It does not accurately show details of property finishes, gradients of land, boundary and surface treatments, street lighting or landscaping. It is our intention to build in accordance with this layout, however there may be some occasions where changes are required as the development progresses. Consult with the sales representative for the latest details, prior to committing to a purchase.



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Get in touch

If you would like to find out more about how you can continue your journey towards home ownership, a member of our team would be happy to help.



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