



# Pen Bethan Falmouth

# 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.

# Pen Bethan

Livewest are excited to offer the opportunity to purchase a brand-new shared ownership home in the vibrant seaside town of Falmouth, well known for its exciting town centre with independent shops, a variety of restaurants and a beautiful coastline.

Pen Bethan is located on the outskirts of Falmouth providing great access to the local amenities, beaches, and education facilities, including Falmouth University which specialises in creative industries. This development also benefits from the nearby Penmere railway station, with a direct train to Truro city centre, providing ample opportunity to explore the rest of scenic Cornwall.

Local connection applies.



Brand new shared  
ownership homes

# Key features

- ① Brand new shared ownership homes
- ② Modern fitted kitchen
- ③ EV chargers and PV panels
- ④ Shared Ownership Lease - 990 years
- ⑤ Flooring in kitchen, bathroom and WC only. No other flooring is provided.

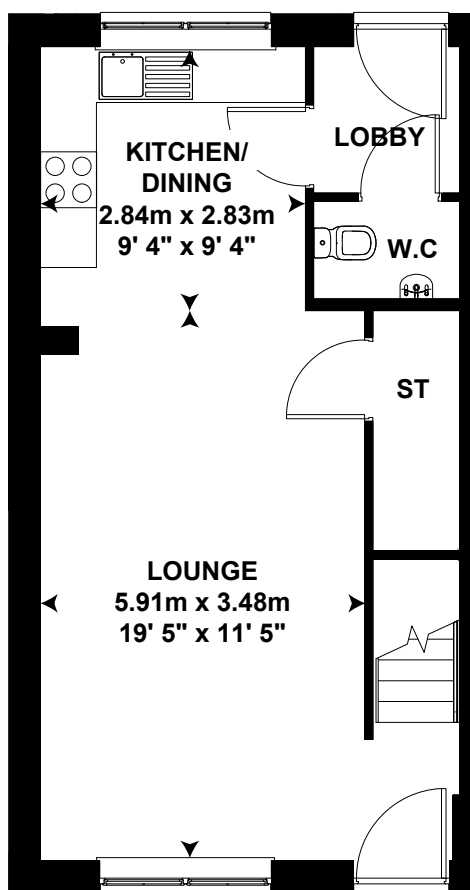
Contact our Sales team today on 0800 027 9801  
or email [newhomes@livewest.co.uk](mailto:newhomes@livewest.co.uk) to register your interest.



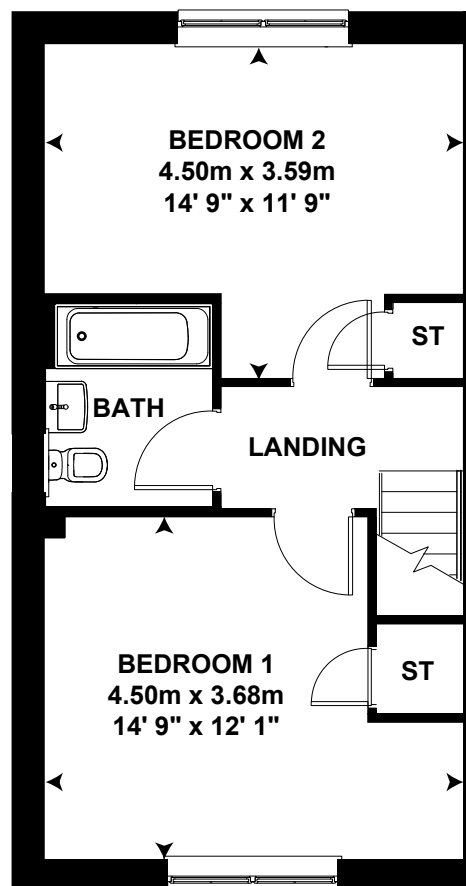
\*The shared ownership specification is non-negotiable. LiveWest continually review and update the specification and therefore reserves the right to change specification details. For full details regarding the current specification and finish please speak to the Sales consultants.

# Floorplans

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Please refer to our  
LiveWest website for  
plot availability

2 bedroom end terrace house  
with 1 parking spaces

PLOT: 10

2 bedroom mid terrace house  
with 1 parking spaces

PLOT: 11

Floor plans for illustration purposes only. Layout of walls, doors, window fittings and appliances are shown conventionally, and are approximate only and cannot be relied upon. We hope these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. Window and external door configurations vary on selected plots and some homes may be left or right handed - please consult with the Sales consultant for details of your chosen property prior to reservation.

Disclaimer: Floor areas provided are estimates and should not be relied upon for ordering flooring or furnishings. Room sizes shown are between arrow points as indicated on the plan. The dimensions must be used nothing other than for general guidance only and are based on original technical drawings provided by the Developer. Slight variations may occur during construction of the home. Dimensions are shown in meters and converted to feet and inches for convenience. Although checked by the sales team, measurements are not validated in person on-site, and we recommend taking your own measurements during a viewing.

We make reasonable efforts to update information in our brochures and on our website; however, we do not guarantee that the content is accurate, complete, or up-to-date. For the latest information, please consult one of our Sales Consultants.





## Site plan

- Two bedroom Shared ownership homes
- LiveWest rented
- Non LiveWest homes
- Shared accessway



The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout, however there may be some occasions when the house designs, boundaries and landscaping positions of roads and footpath change, as the development progress. Please consult with the Sales consultant for details of your chosen property, prior to reservation. Information is correct at time of going to print. LiveWest has a policy of continuous improvement, and reserves the right to change specification details, designs, floor plans and site plans at any time.

# Local connection criteria

Where affordable homes are part of a new build development of properties the Local Connection Criteria is determined during the planning process and is applicable to people wanting to purchase a new home on that development.



<b>Allocation</b>	<p>“Qualifying Person” means person(s) who: -</p> <ul style="list-style-type: none"><li>(a) has/have an Area Local Connection with the Primary Area (Budock and Falmouth); or</li><li>(b) If no person satisfying the requirement of (a) above has been identified on the date of Advertising, then a person who has an Area Local Connection with the Primary Area, or the Secondary Area (Penryn, Mabe, Mawnan and Constantine); or</li><li>(c) If no person satisfying the requirement of (a) and (b) above has been identified on the date of Advertising, then a person who has an Area Local Connection with the Primary Area or the Secondary Area or has a Local Connection with the County of Cornwall; or</li><li>(d) If no person satisfying the requirements of (a) or (c) has been identified within a period of 70 days from the date of Advertising, then a person who has an Area Local Connection with the Primary Area or Secondary Area or a person who has a Local Connection with the County or a person who has the Minimum Local Connection</li></ul>
<b>Local connection</b>	<p>“Area Local Connection” means a connection with the Primary Area or the Secondary Area as appropriate and demonstrated by that person or a member of their Household:</p> <ul style="list-style-type: none"><li>(a) being permanently resident therein for a continuous period of at least three (3) years immediately prior to the date of Advertising; or</li><li>(b) being formerly permanently resident therein for a continuous period of at least five (5) years; or</li><li>(c) having his or her place of permanent work (normally regarded as 16 hours or more a week and not including seasonal or casual employment) therein for a continuous period of at least three (3) years immediately prior to the date of Advertising; or</li><li>(d) having a connection through a close family member (normally mother, father, brother, sister, son or daughter) where the family member is currently resident therein and has been so for a continuous period of at least five (5) years immediately prior to the date of Advertising and where there is independent evidence that the family member is in need of or can give support for the foreseeable future or on an ongoing basis</li></ul>

If you have any questions regarding the local connection criteria, please get in touch with a member of the Sales team by calling 0800 027 9801 or email [newhomes@livewest.co.uk](mailto:newhomes@livewest.co.uk).



# Local connection criteria

Where affordable homes are part of a new build development of properties the Local Connection Criteria is determined during the planning process and is applicable to people wanting to purchase a new home on that development.



## Local connection

“Local Connection” means a connection with the County as appropriate and demonstrated by that person or a member of their Household to the reasonable satisfaction of the Council:

- (a) being permanently resident therein for a continuous period of at least three (3) years immediately prior to the date of Advertising and that residence is of their own choice; or
- (b) having his or her place of permanent work (normally regarded as 16 hours or more a week and not including seasonal or casual employment) therein for a continuous period of at least three (3) years immediately prior to the date of Advertising; or
- (c) having a connection through a close family member (normally mother, father, brother, sister, son or daughter) where the family member is currently resident therein and has been so for a continuous period of at least five (5) years immediately prior to the date of Advertising and where there is independent evidence that the family member is in need of or can give support for the foreseeable future or on an ongoing basis; or
- (d) being permanently resident in the County of Cornwall for ten (10) out of the first sixteen (16) years of life; or
- (e) being in such other special circumstances which the Council considers requires the applicant to reside therein as appropriate and which is consistent with the Council’s Cornwall Homechoice policy as amended from time to time.

“Minimum Local Connection” means a connection with the County of Cornwall and demonstrated by that person or a member of their Household to the reasonable satisfaction of the Council:

- (a) being permanently resident therein for a continuous period of at least 12 months immediately prior to the date of Advertising and that residence is of their own choice; or
- (b) having his or her place of permanent work (normally regarded as 16 hours or more a week and not including seasonal or casual employment) therein immediately prior to the date of Advertising.

This information has been taken from the Section 106 agreement which is a planning requirement.

If you have any questions regarding the local connection criteria, please get in touch with a member of the Sales team by calling 0800 027 9801 or email [newhomes@livewest.co.uk](mailto:newhomes@livewest.co.uk).



# 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.

You can buy more shares as and when it's affordable to you.



## 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?

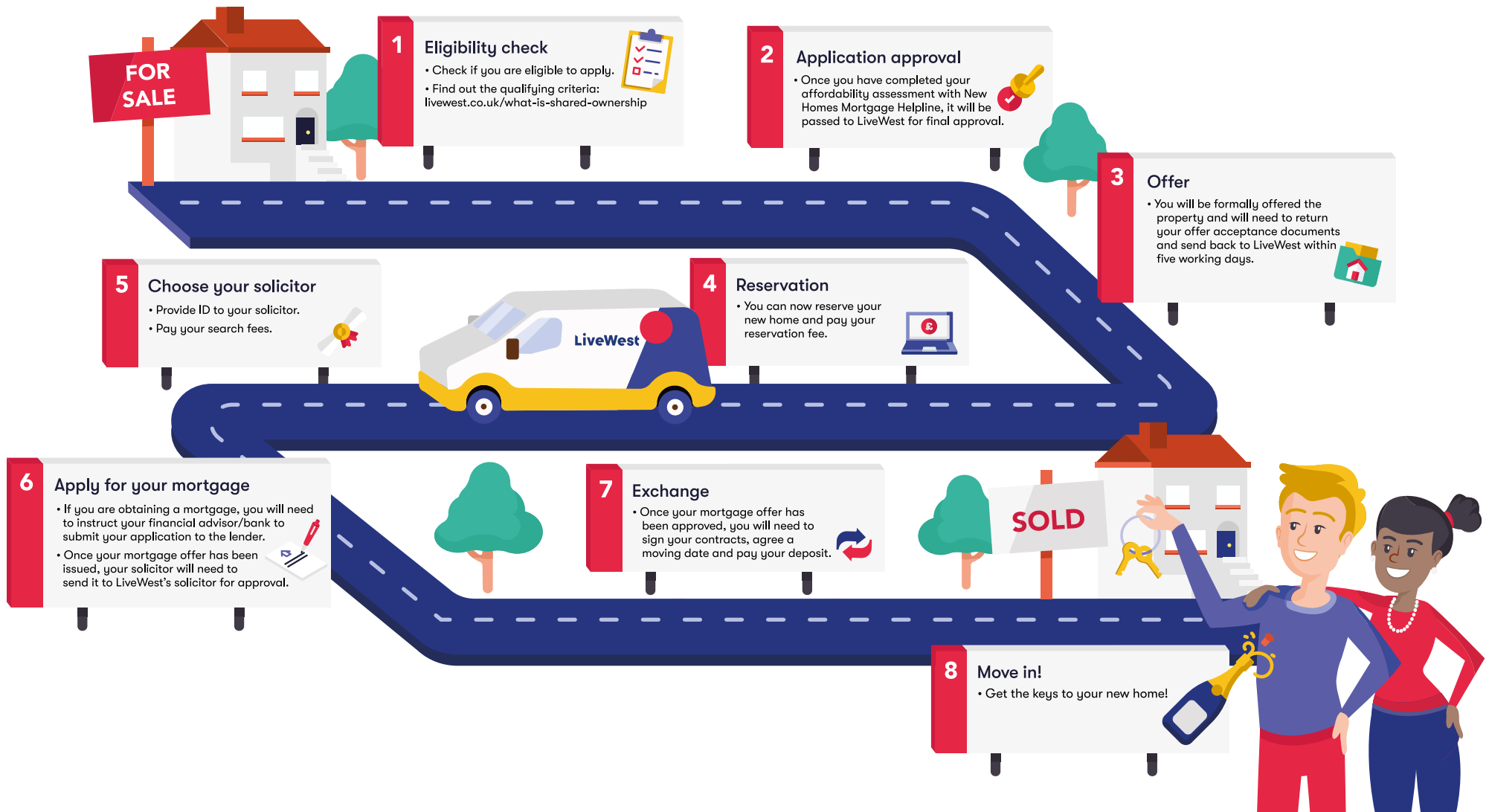
In three easy steps, you can be on your way to owning your own home:

- First of all, check if you are eligible to apply for shared ownership:
- Apply on our website here (<https://www.livewest.co.uk/apply-for-your-plot>) so we can check your eligibility and refer you to New Homes Mortgage Helpline to complete your affordability assessment. Find out more about this in our 'How to apply' brochure.
- Once you have been qualified by New Homes Mortgage Helpline, your application will then be subject to final approval by LiveWest.

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](mailto: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 Staircasing team on 01392 814 637 option one or email [buymoreshares@livewest.co.uk](mailto: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](mailto: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>