

Bay View
Northam

Shared Ownership leasehold. Service charges and eligibility criteria apply. All plot specific prices for this development can be found on our website. Brochure and floor plans included.

LiveWest
A home for everyone


COCOCHANEL
ENCOUNTERS

Welcome to LiveWest

At LiveWest, we believe in a home for everyone.

As the largest housing provider in the South West, we own and manage around 42,000 homes and support over 90,000 customers across the region, from the Isles of Scilly to Gloucestershire.

We are committed to delivering consistently great services for our customers, adapting flexibly to their individual needs so they feel supported, valued and are able to succeed.

We build strong communities and provide safe, warm and affordable homes, a solid foundation from which our customers can thrive.

Our commitment to the communities we serve is reflected in the action we're taking to help address the region's housing shortage.

This includes an ambitious investment plan of £1 billion to support the South West's economy and build 5,000 new affordable homes over the next five years.

In January 2026, LiveWest became part of Bromford Flagship LiveWest. More details can be found on our website.



What is Shared Ownership?

Shared Ownership is a government-backed way to help people buy a home when purchasing outright isn't affordable. You buy a share of a home, usually between 10% and 75% depending on your lease, and pay subsidised rent on the part you do not yet own.

As you will be buying a share of your new home, the deposit and mortgage you need are smaller, making home ownership more achievable for many households.

Over time, you can buy more shares in your home, when and if it suits you, until you own it outright. This is called staircasing. It gives you the flexibility to move at your own pace while still having the stability of a long-term home. Shared Ownership is designed to be clear, approachable and supportive, offering a straight forward pathway into home ownership for people who need a helping hand.

If these homes are sold under the Shared Ownership New Model Lease (2021). The minimum initial share you can buy is 10% and pay subsidised rent on the share you do not own, in line with Homes England requirements. For the first 10 years, the New Model Lease includes a Building Safety & Repairs Allowance that may contribute towards qualifying repairs. Full details are set out in your Key Information Document and lease.

Eligibility and how to apply

To apply for one of our homes you will need to meet our eligibility criteria and an affordability assesement will need to be completed as part of your application. Find out more on how to apply on our website.

How to apply

- Register your interest and apply online.
- Complete an affordability assessment and provide required documents.
- If you are eligible for Shared Ownership and your application is successful, reserve your chosen plot (reservation fee required) and instruct your solicitor and mortgage advisor.

Local connection

This development has a local connection requirement. Full criteria are available via the 'Local connection criteria' link on the Bay View webpage.

What are the costs involved?

Your monthly costs will include:

- Your mortgage payment to your lender on the share you buy.
- Rent to LiveWest on the share you do not own.
- Service charge, building insurance (and sinking fund where applicable).

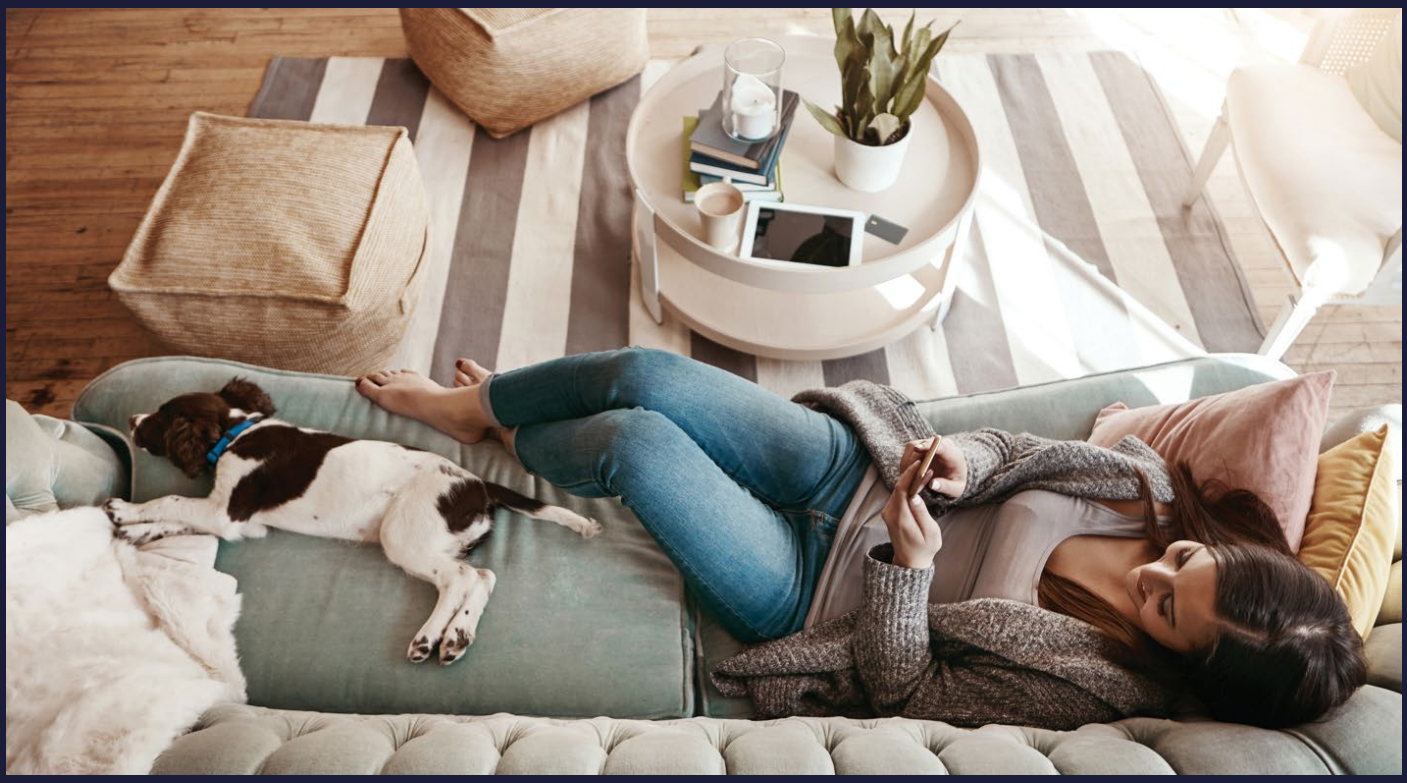
Rent and service charges can change over time. Service charges are estimated at the time of publication and are reviewed each year. They may vary between plots. Full plot-specific figures are provided on our website along with Key Information Documents.

A sinking fund is a shared savings pot built up over time through your monthly service charges to cover future expensive repairs to the building's structure and communal areas, such as replacing the roof or modernising a lift. Find out more on our website here. Plot specific details are included in the Key information documents on our website listings.

A reservation fee of £250 is required. Always check the Key Information Documents for your chosen plot. Customers have a 14-day cooling-off period after paying the reservation fee, during which time you may cancel and receive a full refund within 14 days.

Key points to consider:

- Shared Ownership is different from buying outright. Your rights and responsibilities are set out in the lease.
- The maximum amount your rent can go up by is the same as the percentage increase in Consumer Price Index (CPI) for the previous 12 months plus 1%. Check the Key information documents on each plot for worked out examples.
- LiveWest will notify you each year what this amount will be and inform you the date from which the new rent will be payable.
- There may be restrictions in your lease (for example, subletting or alterations).
- Valuation, legal and other fees apply when buying, staircasing, or selling.
- Customers may need to pay Stamp Duty Land Tax when purchasing their Shared Ownership home.
- Prices and monthly costs vary by plot and are subject to availability.
- Full pricing, availability and Key Information Documents for each home are available on the individual plot listings on our website.
- An affordability assessment will need to be completed, and rent and service charges can change over time. See our full terms and conditions on our website.

















All floor plans and CGI images are for illustrative purposes only, not drawn to scale and may vary by plot.

Bay View

Northam

Bay View in Northam is in a great location with access to good local amenities, scenic and stunning beaches and a short walk from far reaching views across the North Devon coastline. There is easy access to the nearby towns of Barnstaple and Bideford, as well as the North Devon link road and the Atlantic Highway for the glorious beaches and pretty villages of North Devon and access to North Cornwall.



Key features

- Brand new Shared Ownership homes.
- Modern fitted kitchen.
- Allocated parking for each property.
- Standard Shared Ownership lease – 990 years.
- Flooring will be included in wet areas only.
- Air Source Heat Pump Heating.

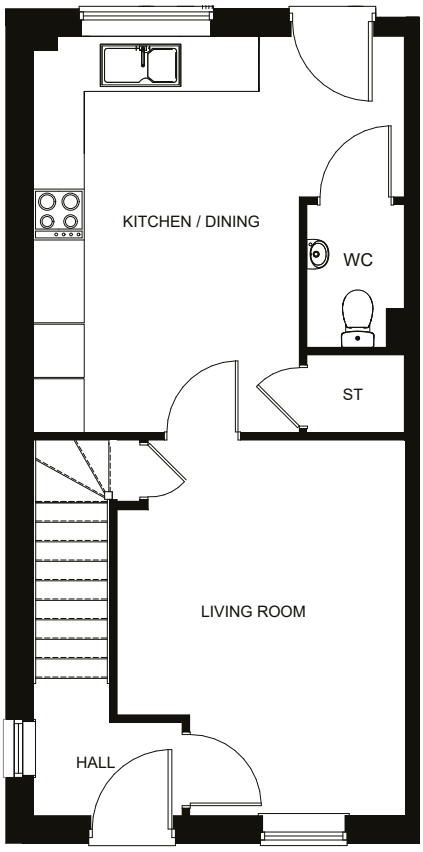
Floorplans

Plot: 241

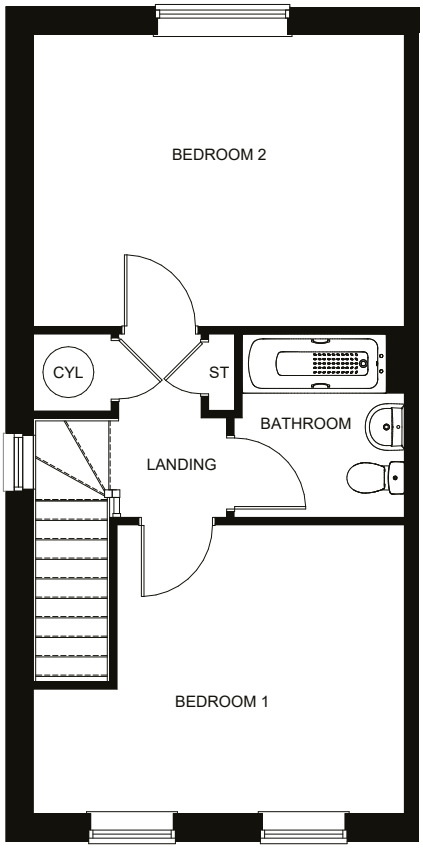
- 2 bedroom semi detached house with 2 parking spaces.

2 **1** **81 sqm**

Room		
Kitchen/Dining	4.38m x 4.69m	14’ 4” x 15’ 5”
Lounge	3.39m x 4.43m	11’ 1” x 14’ 6”
Bedroom 1	4.38m x 3.41m	14’ 4” x 11’ 2”
Bedroom 2	4.38m x 3.44m	14’ 4” x 11’ 3”



Ground Floor Plan



First Floor Plan

All floor plans are illustrative, not to scale and may vary by plot; they do not form part of any contract or lease.

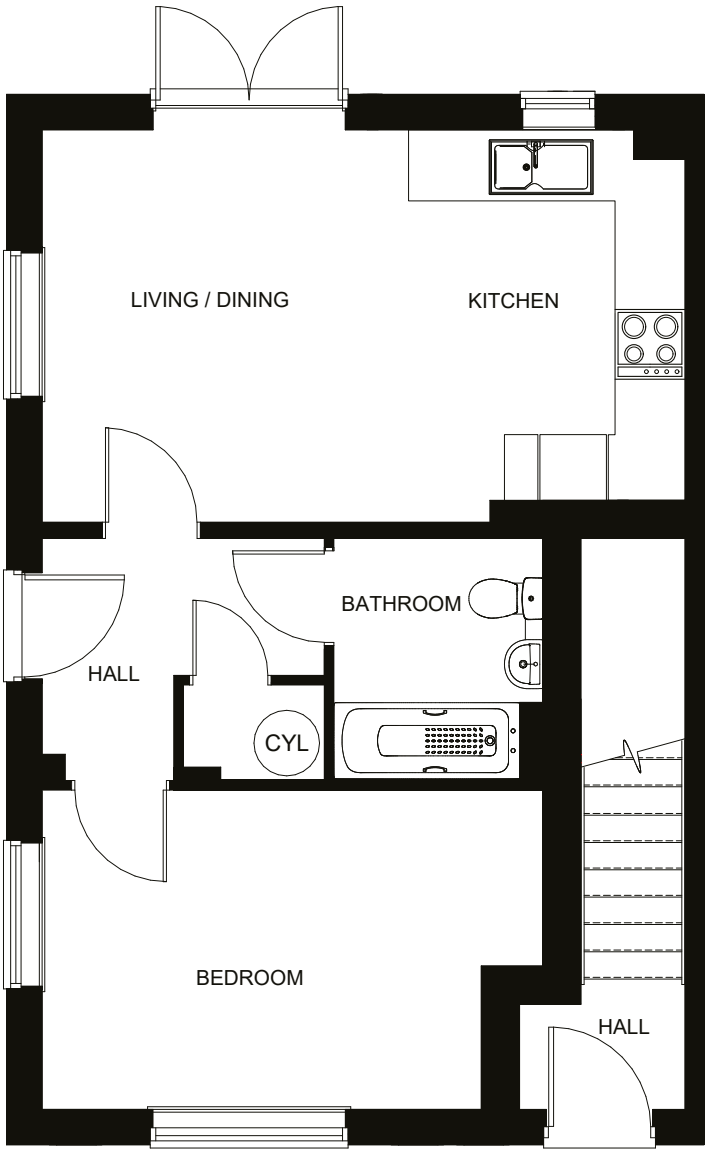
Floorplans

Plot: 242

- 1 bedroom ground floor apartment with 1 parking space.

1 1 **45 sqm**

Room		
Kitchen	2.53m x 3.60m	8’ 4” x 11’ 10”
Living / Dining	3.35m x 3.60m	11’ 0” x 11’ 10”
Bedroom	4.58m x 2.92m	15’ 0” x 9’ 7”



Ground Floor Plan

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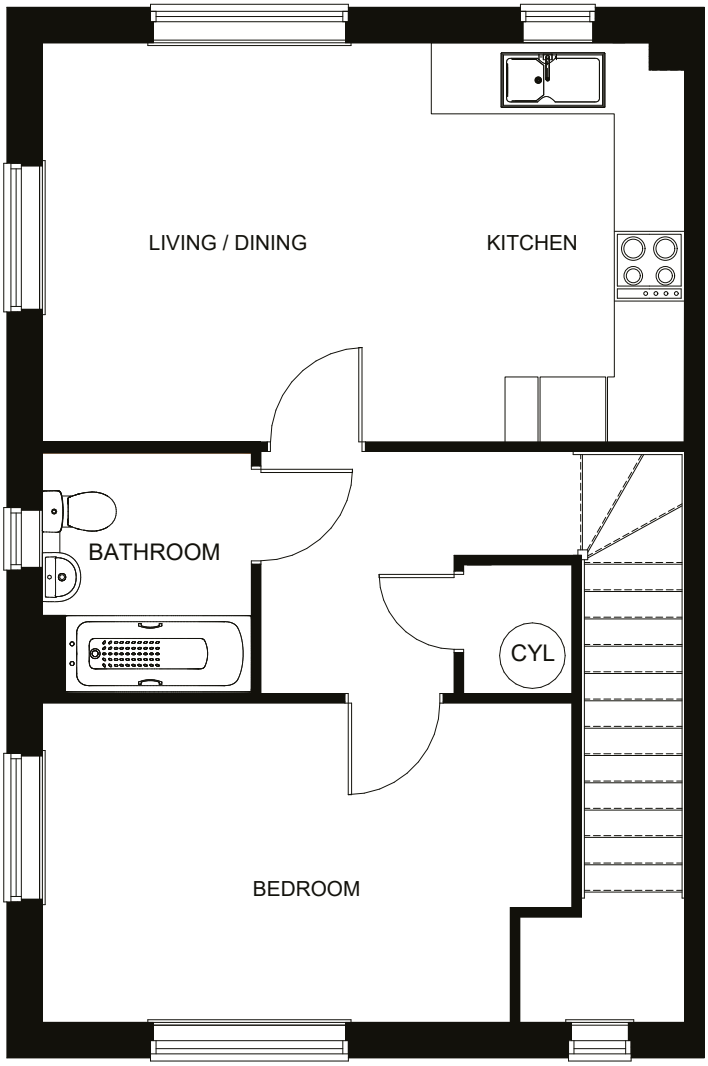
Floorplans

Plot: 243

- 1 bedroom first floor apartment with 1 parking space.

1 1 **52.68 sqm**

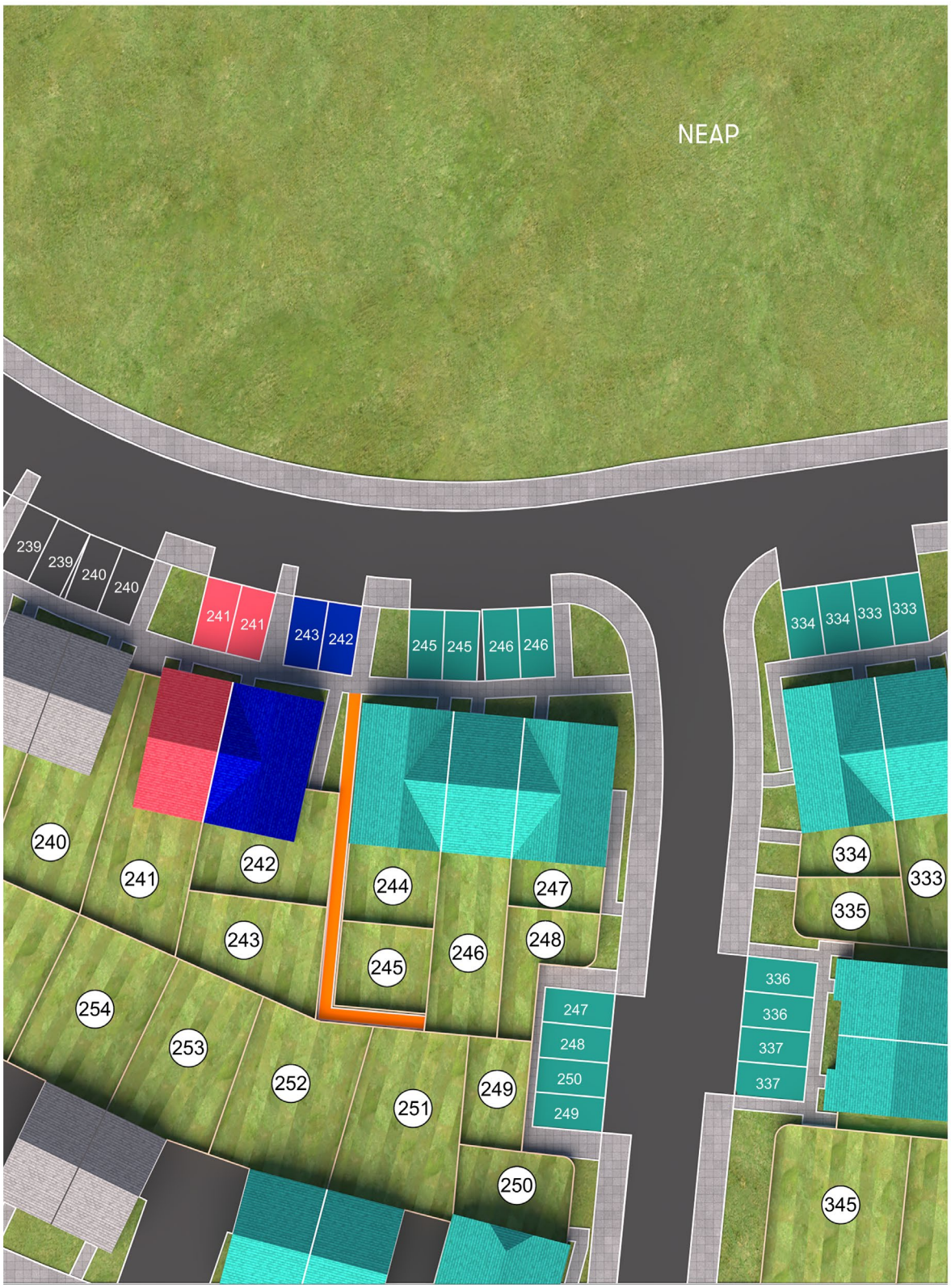
Room		
Kitchen	2.33m x 3.65m	7’ 8” x 12’ 0”
Lounge / Dining	3.55m x 3.65m	11’ 8” x 12’ 0”
Bedroom	4.85m x 2.92m	15’ 11” x 9’ 7”



First Floor Plan

All floor plans are illustrative, not to scale and may vary by plot; they do not form part of any contract or lease.

Site plan



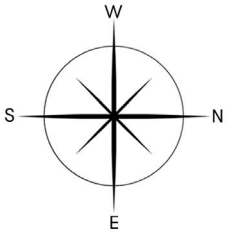
Site plan

- One bedroom Shared Ownership apartments.
- Two bedroom Shared Ownership homes.
- LiveWest rented homes.
- Non LiveWest homes, subject to change.
- Shared accessway.

NEAP - Neighbourhood Equipped Area for Play.

Layout of land not yet known.

Please refer to our LiveWest website for plot availability.



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 details such as (but not limited to) house designs, boundaries, landscaping positions of roads, parking spaces, and footpath change, as the development progresses. 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.

Please refer to our website for full terms and conditions

Staircasing

Staircasing is the process of buying more shares in your Shared Ownership home when the time feels right for you.

Each time you buy an additional share, you increase the proportion of the home you own and reduce the rent you pay on the remaining share. You can buy more shares over time in your home ownership journey.

When you staircase, the price of the additional share is based on the current market value of your home, assessed by an independent qualified valuer. Fees can apply each time you staircase, in addition to the cost of buying the extra share (for example valuation and legal fees).

Staircasing gives you the flexibility to move forward at a pace that suits your finances and your plans. Depending on the terms of your lease, you could own up to 100% of your home. The staircasing options available to you are set out in your Shared Ownership lease.

Check out our website for any current promotions for Staircasing.

Contact a member of the team for more information on buymoreshares@livewest.co.uk 01392 814 637.



Get in touch

If you would like to find out more about Shared Ownership, a member of our Sales team will be happy to help. If you need this information in another format or language, please let us know and we'll be happy to help.

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LiveWest

A home for everyone

LiveWest are full adopters of the Shared Ownership Code, ensuring a fair, transparent and customer focused experience at every stage of the journey. For more information about the Code, visit www.sharedownershipcode.org.uk

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