Ashworth Place

Mosshayne, Exeter

LiveWest

A home for everyone

New model lease

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.

Ashworth Place

Just a short distance from Exeter, Ashworth Place presents a collection of stylish shared ownership homes. Nestled in picturesque countryside, it provides a peaceful and scenic environment.

With convenient local amenities, and excellent transport connections, Ashworth Place is an ideal choice for a wide range of lifestyles.

Brand new shared ownership homes close to excellent transport connections.

Key features

1. Brand new shared ownership homes
2. Modern fitted kitchen
3. New model shared ownership lease - 990 years
4. Flooring in kitchen, WC and bathroom only.
   No other flooring will be provided.
5. Local connection criteria applies
6. OFNL Broadband
7. Allocated parking
8. PV panels and EV car charge points
9. EON district heating system

Contact our Sales team today on 0800 027 9801
or email newhomes@livewest.co.uk to register your interest.

New model lease

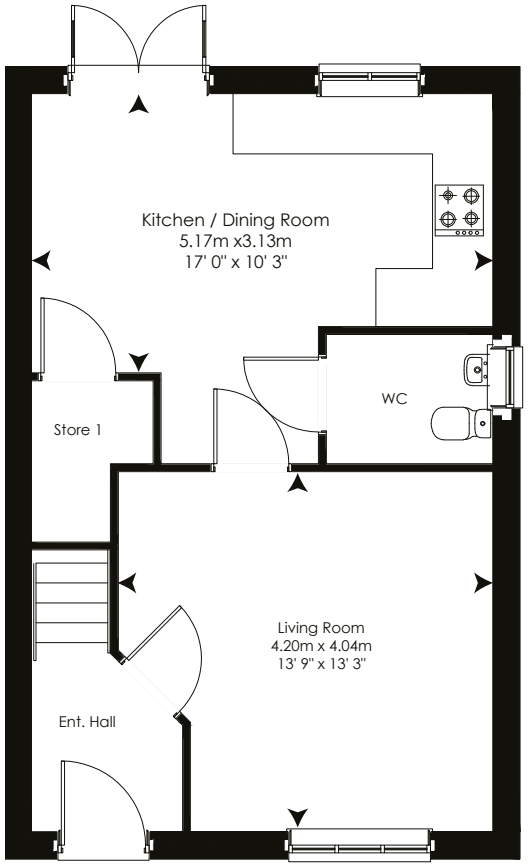
*The shared ownership specification is non-negotiable. LiveWest continually review and update the specification and therefore reserves the right to change specification details. For full details regarding the current specification and finish please speak to the Sales consultants.

Ashworth Place

Floorplans

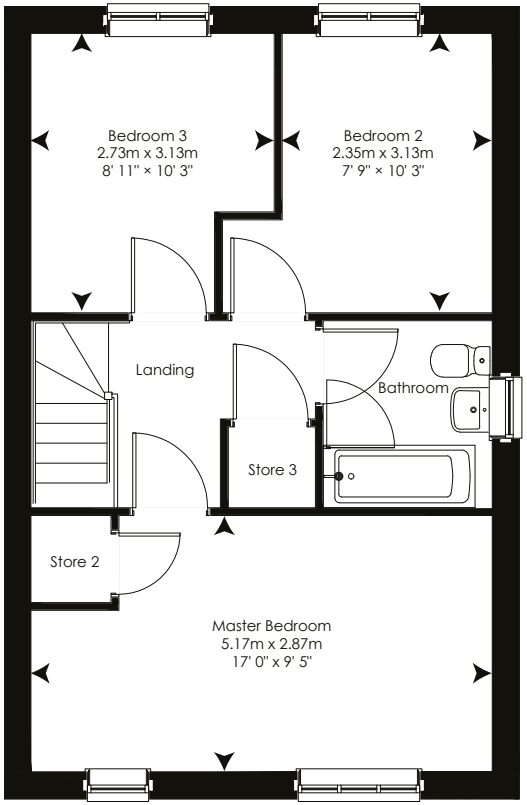
Please refer to our LiveWest website for plot availability

GROUND FLOOR PLAN



*no window to plot 394

FIRST FLOOR PLAN



*no window to plot 394

3 bedroom semi-detached house with 2 parking spaces

PLOTS: 379 & 380

3 bedroom end of terrace house with 1 parking space

PLOTS: 393 & 395

3 bedroom mid terrace house with 1 parking space

PLOT: 394

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.

New model lease

Site plan

- Two bedroom Shared ownership homes
- Three bedroom Shared ownership homes
- LiveWest rented homes
- Non LiveWest homes
- Shared accessway
- Bat box
- Bird box

Please refer to our LiveWest website for plot availability

N
W E
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New model lease

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.

Local connection criteria

Ashworth Place, Exeter

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.

Allocation	Designated Person(s) means a person or persons who have a Local Connection* and are deemed to be in Housing Need. *Local Connection meaning a connection to the District of East Devon District Council and Exeter City Council ("District") demonstrated by one or more of the following in priority order.
Local connection	Local Connection means any person who has a strong local connection with the District and for the purposes of this Agreement a person shall be taken to have a strong local connection if: (a) they are currently resident in the District; or (b) they have been formerly permanently resident in the District for a continuous period of five (5) years; or (c) they are currently employed in the District or; (c) need to live in the District to take up a written offer of permanent employment; or (d) if they have close family living in the District who have lived in the District for at least five of the last ten years.

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.

LiveWest
A home for everyone

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?

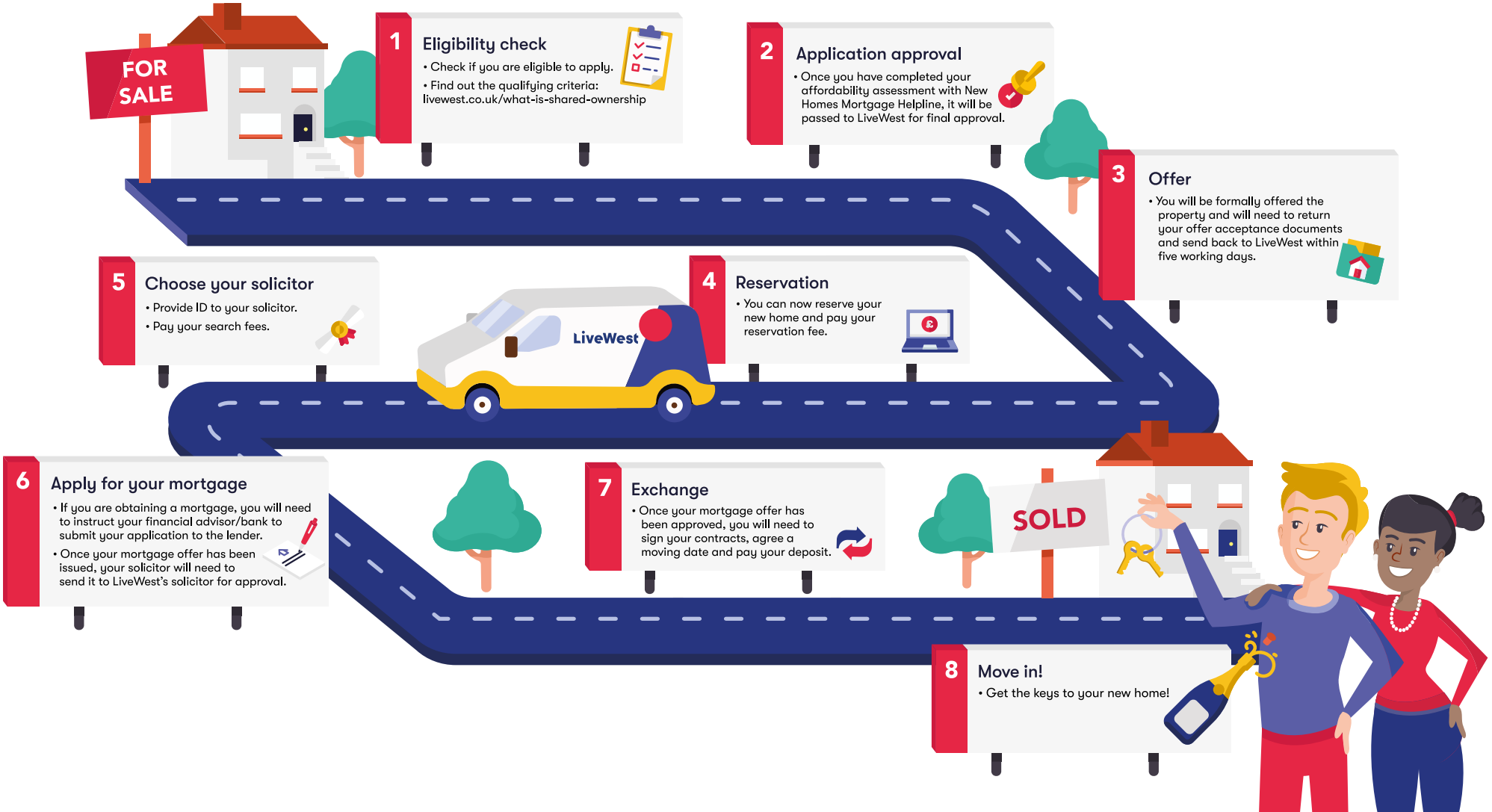
In three easy steps, you can be on your way to owning your own home:

- First of all, check if you are eligible to apply for shared ownership: https://www.livewest.co.uk/what-is-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.

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

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

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

INSIDE HOUSING DEVELOPMENT AWARDS 2019

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-authorised 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