



GWEL BASSET

TOLGUS CORNWALL

A select development of quality
2, 3 & 4 bedroom homes



A CORNWALL
COUNCIL OWNED
PARTNERSHIP



TREVETH

TREVETH

Treveth delivers new homes for the benefit of people who live and work in Cornwall. We are a Cornish company that puts Cornwall and its people first. Any profit we make is returned to our partner, Cornwall Council.

In Cornwall, For Cornwall

PASSIONATE

We are committed to delivering exceptional places

LEGACY

We are united in working responsibly for one community and one environment

AGILITY

We react positively and innovatively in an ever-changing environment

COMMUNITY

We prioritise local people, building stronger communities through long term stewardship

EQUITABLE

We pride ourselves on treating everyone fairly with honesty and integrity

profit with purpose



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Treveth has moved entirely away from fossil fuel heating, using instead a combination of solar energy and air source heat pumps in its properties. Other enhancements such as LED lighting and upgraded wall and roof insulation mean its homes already meet many of the standards for future homes in the UK, years before they come into force.

Quality of homes

Our homes will be built to a bespoke Design Guide that builds in quality of materials and build process. Treveth aims to become the quality standard for Cornish residential development schemes.

Environmental impact of homes

Treveth homes will be as environmentally friendly as possible and help residents to optimise utility costs. Treveth will lead on local 'decarbonisation' of the build and then running of homes.

Tenure types – open market dominant

Treveth schemes will include open market rental properties as the majority tenure. This will help to boost the supply of quality rented accommodation in every area we develop in.

Priority for local people

All Treveth rented properties will prioritise residents who live or work in the local area.

Three-year rental lease

Treveth open market rental homes will have a three-year lease term to allow residents greater security and to become more integrated into the community

Responsive management of Treveth homes

Treveth will put in place 'best quality' management services for residents. Treveth strives to be the 'landlord of choice'.

Whole estate management

Only a small proportion of a Treveth development will be sold on the open market. As the owner/landlord of the majority of the estate, Treveth will be in a position to be an effective custodian of the long-term quality of the development.

A development of 185 new homes comprising a mix of one, two, three and four bedroomed houses on land opposite Redruth School with views towards Basset monument and Carn Brea.

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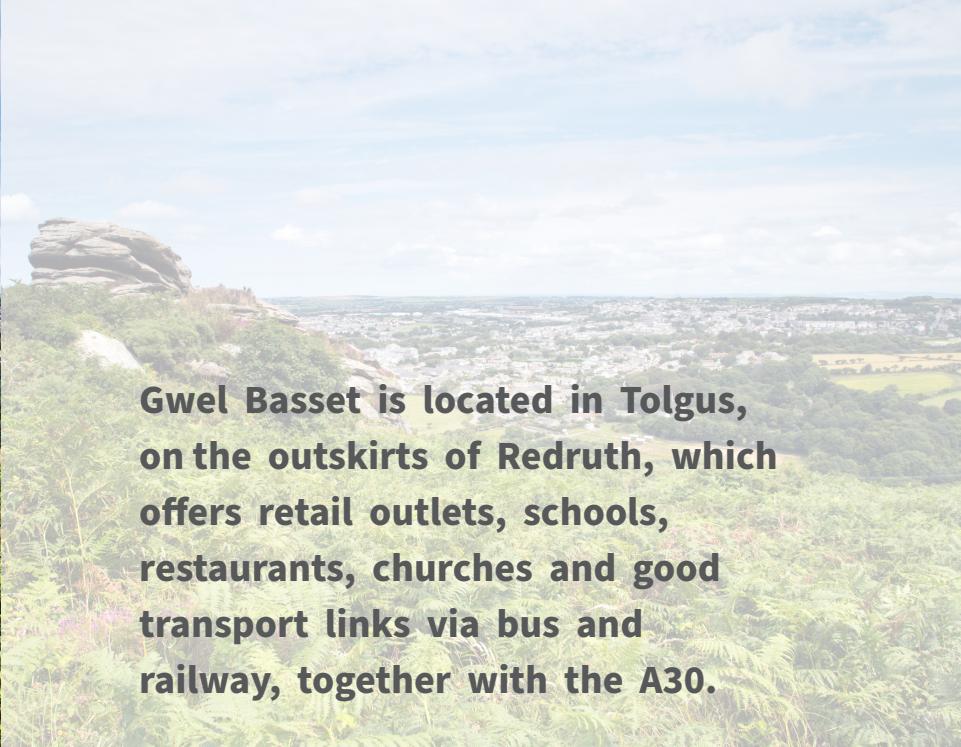
There will be **90** homes for private rent,
22 for open market sale,
61 affordable rented and
12 shared ownership.

35 homes of mixed tenure to
be provided to cornwall council.

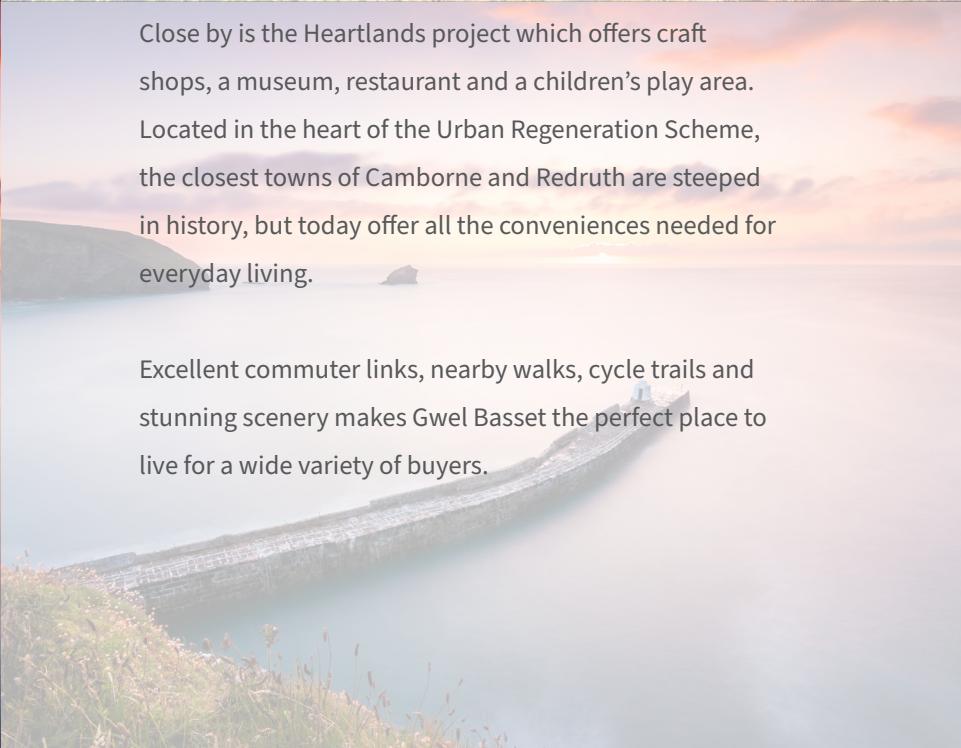


Portreath Beach is only a few minutes drive away from Gwel Basset, with other magnificent beaches at Hayle and St Ives all with close proximity. The city of Truro is reachable within 20 minutes.





Gwel Basset is located in Tolgus, on the outskirts of Redruth, which offers retail outlets, schools, restaurants, churches and good transport links via bus and railway, together with the A30.



Close by is the Heartlands project which offers craft shops, a museum, restaurant and a children's play area. Located in the heart of the Urban Regeneration Scheme, the closest towns of Camborne and Redruth are steeped in history, but today offer all the conveniences needed for everyday living.

Excellent commuter links, nearby walks, cycle trails and stunning scenery makes Gwel Basset the perfect place to live for a wide variety of buyers.



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SHARED OWNERSHIP

What is Shared Ownership?

Shared Ownership is an innovative and affordable way to step onto the property ladder. It empowers you to own a share of your dream home, making homeownership more accessible, even in today's competitive housing market. It's an ideal solution for those who aspire to own a home of their own but may find it challenging to purchase a property outright.

Why Shared Ownership?

Shared Ownership offers you the chance to buy a portion (typically between 25% to 75%) of a property, while the remaining share is owned by a housing association or developer. This arrangement allows you to pay a mortgage on your share and a reduced rent on the portion owned by the housing association. It's a practical and cost-effective way to get your foot on the property ladder.

Why Shared Ownership at Gwel Basset?

Perran Housing understands the importance of home, and is dedicated to making homeownership dreams a reality. We are thrilled to offer Shared Ownership at Gwel Basset, which includes 12 Shared Ownership properties, providing you with a unique opportunity to own a home in a beautiful and thriving community.

- Flexible Ownership:** With Shared Ownership at Gwel Basset, you can choose the percentage of the property you wish to own, allowing you to match your investment with your budget and aspirations.
- Affordability:** Shared Ownership properties often require a smaller deposit compared to traditional homeownership, making it an accessible choice for many. Plus, your monthly payments will be a combination of mortgage and rent, making them more manageable.
- Opportunity to Grow:** Over time, as your financial situation improves, you have the option to buy additional shares of your home, eventually reaching full ownership. This means you can build equity and take full control of your future.



Gwynver – Open Market & Shared Ownership house

Plots 44, 45, 171, 173, 177, 178, 183, 184 & 185

A spacious 2 bedroom home with open plan living space.

Living/Dining

5.4m x 4.7m min (17.7ft x 15.4ft)

Kitchen

3m x 2.9m (9.8ft x 9.5ft)

WC

1.9m x 0.9m (6.2ft x 3ft)

Bedroom 1 (Inc. wardrobes)

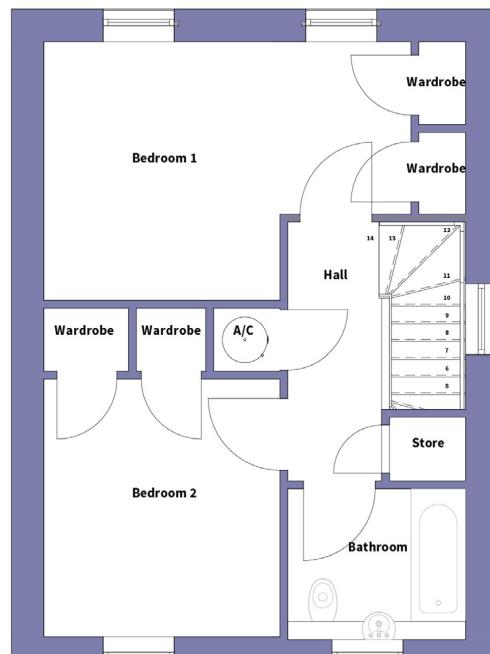
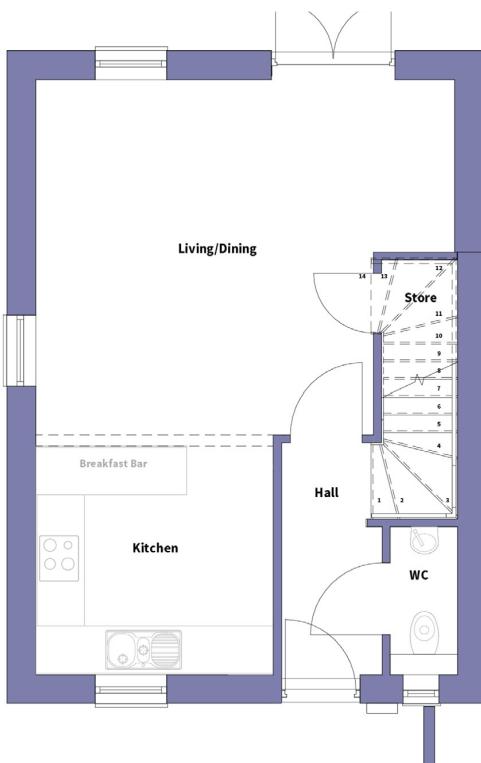
3.3m x 5.4m (10.8ft x 17.7ft)

Bedroom 2 (Inc. wardrobes)

4.2m x 3m (13.8ft x 9.8ft)

Bathroom

1.9m x 2.3m (6.2ft x 7.5ft)



SOME PLOTS DO VARY WITH WINDOW POSITIONS. PLEASE ASK SELLING AGENT FOR MORE DETAILS.

All measurements given are approximate, for further details please contact the agents. Dimensions given are done so in good faith and before construction has commenced. They are approximate and for guidance only and should not be used for furniture or appliance purchases. Purchasers are strongly advised to confirm actual dimensions when the property is nearing completion or is completed.

Lamorna – Open Market house

Plots 11 to 18, 168, 169 & 170

**A delightful 3 bedroom home
with open plan kitchen/living area.**

Kitchen

3.1m x 3.1m (10.2ft x 10.2ft)

Lounge/Dining

6.2m x 4.8m (20.3ft x 15.7ft)

Bedroom One

3.8m x 3.9m (12.5ft x 12.8ft)

Incl wardrobes

En suite

3.4m x 3.2m (11.2ft x 10.5ft)

Bedroom Two

3.4m x 3.2m (11.2ft x 10.5ft)

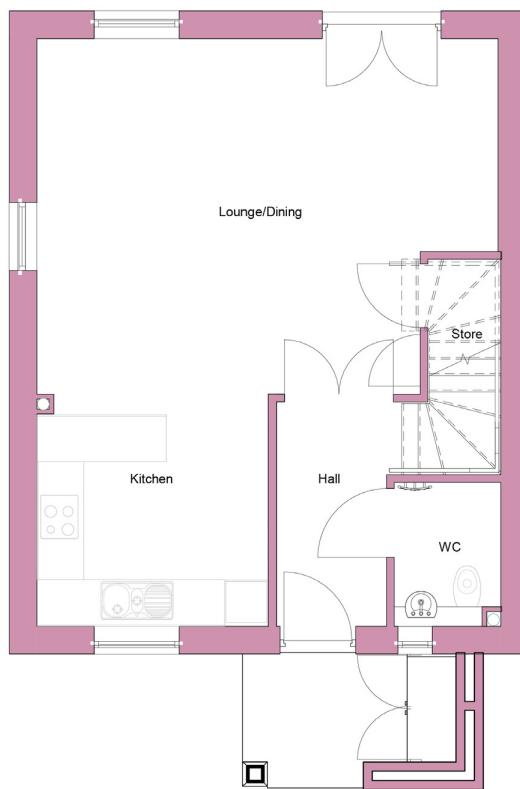
Incl wardrobes

Bathroom

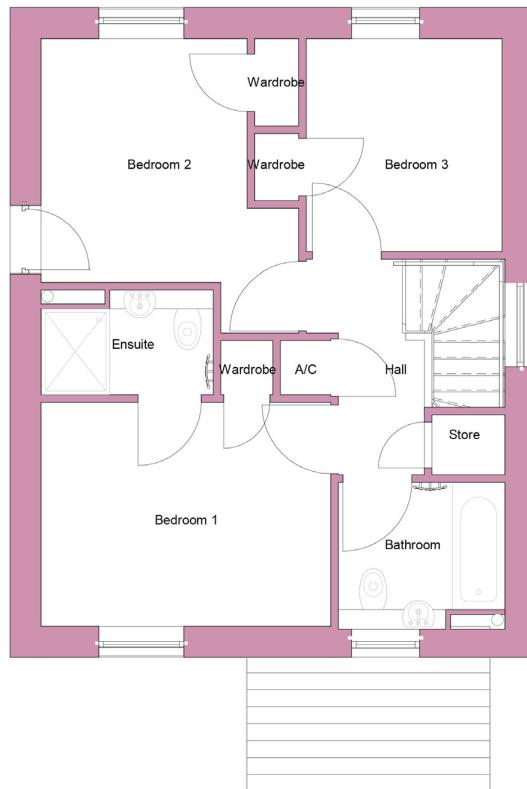
2m x 2.2m (6.6ft x 7.2ft)

Bedroom Three

3.3m x 2.8m (10.8ft x 9.2ft)



Ground Floor



First Floor

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Maenporth – Shared Ownership house

Plots 41, 42, 43, 46, 47, 48

A delightful 3 bedroom home
with open plan kitchen/living area.

Living/Dining

6.3m x 4.9m (20.7ft x 16ft)

Kitchen

3.2m x 2.9m (10.5ft x 9.5ft)

WC

1.9m x 1.5m (6.2ft x 4.9ft)

Bedroom 1 (Inc. wardrobes)

4.7m x 5.4m (15.4ft x 17.7ft)

Bedroom 2 (Inc. wardrobes)

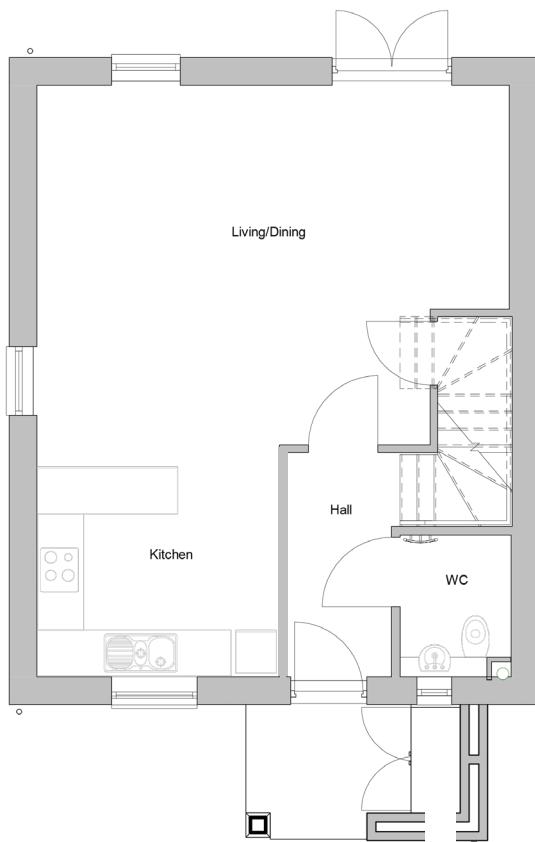
3.9m x 3.6m (12.8ft x 11.8ft)

Bedroom 3

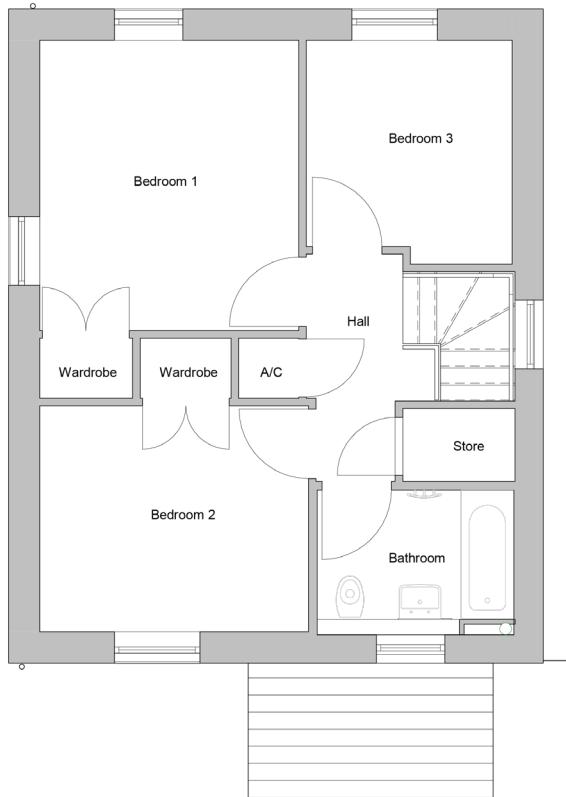
3m x 2.7m (9.8ft x 8.9ft)

Bathroom

1.9m x 2.3m (6.2ft x 7.5ft)



Ground Floor



First Floor

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Porthmeor – Open Market house

Plots 179 to 182

**A stylish 4 bedroom home
offering spacious open plan living.**

Living/Dining Room

6.4m x 4.1m min (21ft x 13.5ft)

WC

2.2m x 1.5m (7.2ft x 4.9ft)

Kitchen

2.9m x 4.1m (9.5ft x 13.5ft)

Study

2.2m x 2.3m (7.2ft x 7.5ft)

Utility

1.9m x 1.9m (6.2ft x 6.2ft)

Bedroom 1

6.4m x 4.1m min (21ft x 13.5ft)

Bedroom 2

3.7m x 2.9m (12.1ft x 9.5ft)

Bedroom 3

2.2m x 3.4m (7.2ft x 11.2ft)

Bedroom 4

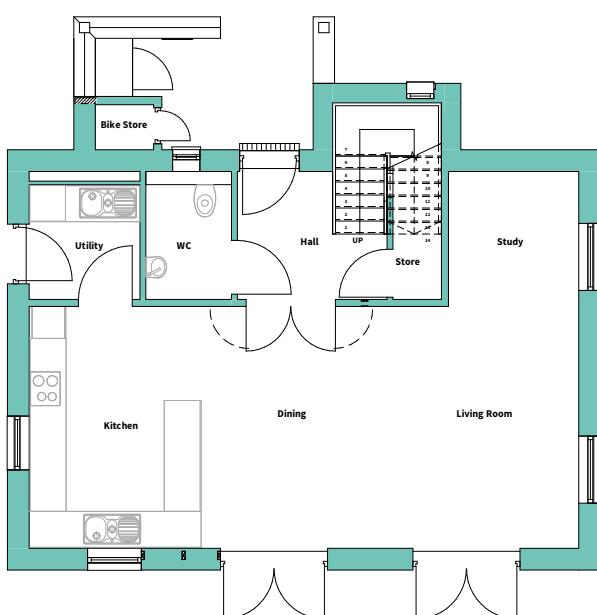
3.5m x 2.3m (11.5ft x 7.5ft)

Bathroom

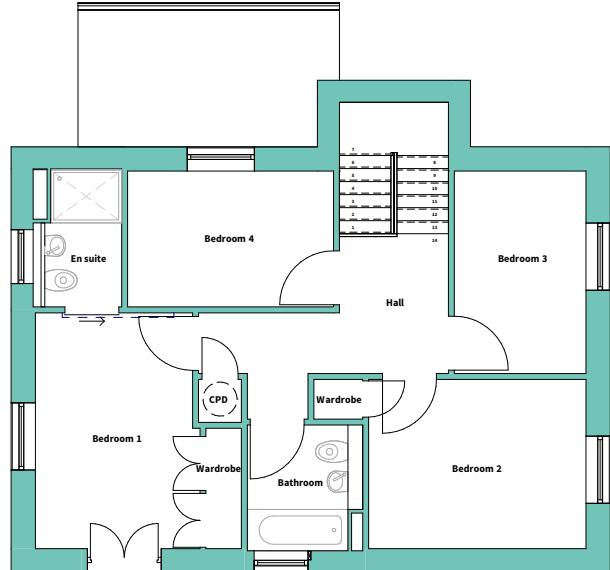
2m x 2.1m (6.6ft x 6.9ft)

En suite

1.5m x 2.3m (4.9ft x 7.5ft)



Ground Floor



First Floor

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SPECIFICATION

Cloakroom

- Half height tiling behind WC and splashback behind sink
- Vinyl floor covering

Kitchen

- Fitted kitchen with under pelmet lighting
- 40mm worktops with matching upstands
- Stainless steel inset one & half bowl sink with mixer taps
- Glass splashback to hob
- Vinyl floor coverings
- Single electric oven, ceramic hob and electric hood. Plumbing and electrics for washing machine / washer dryer / dishwasher within specified areas

Utility (select 4 bedroom properties only)

- Stainless steel sink with mixer taps.
- Plumbing and electrics for and washing machine / washer dryer.

Family Bathroom

- Wall hung basin and WC with hidden cistern.
- Full height tiling to bath and half height tiling to sanitary ware.
- Shower over bath.
- Glass shower screen.
- Shaver point.
- Vinyl floor covering.

En suite

- WC with hidden cistern
- Shower cubicle with thermostatic shower
- Full height tiles within shower cubicle
- Half height tiles to sanitary ware

Electrical

- TV socket to lounge, all bedrooms where possible
- USB sockets to kitchen, diner, lounge and bedrooms
- BT socket and ethernet point to lounge and bedrooms
- Mechanical extract ventilation in kitchen, bathroom, WC and ensuite
- Recirculating fan with cooker hood to kitchen
- Mains operated smoke detectors with battery back up
- Fire alarm and misting fire safety system
- Recessed downlighters to kitchen
- External light to front door and rear
- PV panels

Decoration

- Internal walls emulsioned white
- All ceilings smooth finish – emulsioned white
- Internal woodwork coated with white satin

Heating

- Air source heat pumps with underfloor heating

Wardrobes

- Storage cupboard or wardrobe to master bedroom to include hanging rail

Windows

- UPVC double glazed windows

External

- Turf to front where applicable
- Turf to rear where applicable
- 1800mm x 1800mm closeboard fencing to rear garden
- where applicable (plot specific)
- 600 x 600 buff patio slabs. Paths 450 x 450.
- External tap

PLEASE BE AWARE THAT SPECIFICATION MAY VARY DEPENDING ON THE PLOT AND THE HOUSE TYPE. PLEASE REFER TO WORKING DRAWINGS. TREVETH HOMES RESERVES THE RIGHT TO ALTER THE SPECIFICATION AS REQUIRED THROUGHOUT THE BUILD PROCESS.

Open Market and Shared Ownership Homes Layout



The site plan is for identification and illustrative purposes only and is not to scale. All prospective buyers should note that the site plan is solely intended for their guidance and assistance and nothing contained in the plan should be a statement of fact or representation or warranty. It should not be relied on in any way.

Overall Development Layout



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Links & Directions

Truro -	12 miles
Penzance -	15 miles
Falmouth -	15 miles
Newquay -	18 miles
Lands End -	25 miles
Padstow -	33 miles

From our offices in Camborne, continue along Treloarren Street turning left at the junction onto Wesley Street. Take the second exit at the roundabout onto Roskear. At the East Hill junction continue over onto Trevenson Road, continue straight over at the double roundabouts onto Fore Street, becoming Agar Road, then Barcoose Terrace. Upon passing the pine factory on your left hand side continue through the traffic lights to the roundabout, taking the first exit and continuing for 250 metres, you will see the entrance to Gwel Basset on the left hand side.

From the A30 heading west, take the junction for Redruth/Avers Roundabout taking the first exit. At the next roundabout take the third exit onto the A3047, continue over the mini roundabout, through the set of traffic lights and at the next roundabout take a U turn (3rd exit) to stay on the A3047. The entrance to Gwel Basset can be found after approximately 1/4 mile on the left hand side.

SATNAV: TR15 3SJ

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A CORNWALL
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