



Nansledan Newquay TR8 4JU

40% Shared ownership
£144,000

- NEW BUILD
- 40% SHARED OWNERSHIP
- SECTION 106 RESTRICTIONS
- THREE BEDROOM HOUSES
- ALLOCATED PARKING
- NHBC GUARANTEE
- GAS CENTRAL HEATING
- NANSLEDAN NEWQUAY

Welcome to Nansledan

Introducing an exciting new opportunity for shared ownership on the edge of sought-after Newquay.

These properties, built by Morrish Homes, combine convenience with coastal living, within easy reach of Newquay Town Centre, which boasts a range of shops, bars & restaurants, along with a selection of world-famous beaches.

Nansledan has its own community including shops, a school and other amenities right on its doorstep along with a hospital & supermarkets all close by. There is also a train station, an airport, and the A30 is only a short drive away, making commuting and travel hassle-free.

If you're looking for an affordable way to own a new home in the surf capital of Cornwall, our shared ownership homes here may be the perfect stepping stone.

Homes at Nansledan will be sold in accordance with Section 106 local connection and affordability requirements.



Shared Ownership

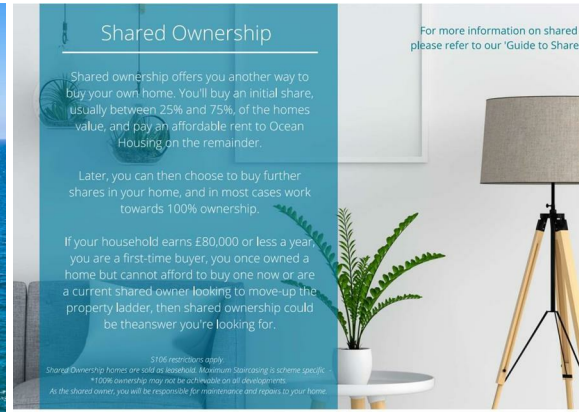
Shared ownership offers you another way to buy your own home. You'll buy an initial share, usually between 25% and 75%, of the homes value, and pay an affordable rent to Ocean Housing on the remainder.

Later, you can then choose to buy further shares in your home, and in most cases work towards 100% ownership.

If your household earns £80,000 or less a year, you are a first-time buyer, you once owned a home but cannot afford to buy one now or are a current shared owner looking to move-up the property ladder, then shared ownership could be the answer you're looking for.

§106 restrictions apply.
Shared Ownership homes are sold as leasehold. Maximum staircasing is scheme specific.
§106 ownership may not be available on all developments.
As the shared owner, you will be responsible for maintenance and repairs to your home.

For more information on shared ownership please refer to our 'Guide to Shared Ownership'.



Connections

To be eligible for one of our homes, applicants must be able to demonstrate a local connection to the Town of Newquay or parish of Colan in the first instance.

To demonstrate a local connection, applicants need to:

- Have been a permanent resident in the area for at least 12 months immediately prior to advert.
- Have formerly been a permanent resident in the area for a continuous period of at least 5 years.
- Be in full time, permanent employment (not on a seasonal basis) within the area immediately prior to advert.
- Have a 'close family member' (mother, father, brother, sister, son or daughter) who is currently a resident of the area and has been for at least 5 years immediately prior to advert.



Applications not meeting the local connection criteria will NOT be considered.

 **Millerson**
millerson.com

Tenure - Leasehold

Council Tax Band - New
Build



PROPERTY DESCRIPTION

Welcome to Nansledan. Four brand new Shared Ownership homes located on the outskirts of Newquay.

Local homes for local people. X2 3 Bed Houses. Nansledan has a range of amenities right on its doorstep including a school & local shops, Newquay town centre, larger supermarkets and famous beaches are all within easy reach.

SHARE EXAMPLE

Plot 76 & 77 - 3 Bed Semi-Detached House

Full Market Value: £360,000

Example Share: 40%

Example Share Value: £144,000

Example Rent (PCM): £450.00

Example Service Charge: £35.52

* Service Charge to be confirmed. Figures above are an for illustration purposes only & share level given is for guidance only. Further share options are available. Additional information regarding share options and how affordability is assessed will be provided on enquiry. Rent and Service Charges are subject to change and are reviewed annually. As a regulatory requirement, we undertake regular re-valuations of all our new-build plots. If an increase in value is identified then we may be legally obliged to increase the sales values from those initially released.

SHARED OWNERSHIP

Shared ownership offers you another way to buy your own home. You'll buy an initial share, usually between 25% and 75%, of the homes value, and pay an affordable rent to Ocean Housing on the remainder. Later, you can then choose to buy further shares in your home, and in most cases work towards 100% ownership. If your household earns £80,000 or less a year, you are a first-time buyer, you once owned a home but cannot afford to buy one now or are a current shared owner looking to move-up the property ladder, then shared ownership could be the answer you're looking for.

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Shared Ownership homes are sold as leasehold. Maximum Staircasing is scheme specific -
*100% ownership may not be achievable on all developments. As the shared owner, you will be responsible for maintenance and repairs to your home.

Shared ownership homes are sold as leasehold and this has a lease of 990 years from 2024.

All images are for illustrative purposes only and should not be relied upon. These are subject to change and may not be accurate.

SECTION 106 CONNECTIONS

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To demonstrate a local connection, applicants need to:

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- Have formerly been a permanent resident in the area for a continuous period of at least 5 years
- Be in full time, permanent employment (not on a seasonal basis) within the area immediately prior to advert
- Have a close family member (mother, father, brother, sister, son or daughter) who is currently a resident of the area and has been for at least 5 years immediately prior to advert

Applications not meeting the required local connection criteria will NOT be considered.

REGISTER YOUR INTEREST

To find out more about how to register your interest, contact our Home Ownership team on 01726 874450 or sales@oceanhousing.com

	Parking	Bedrooms	Full Market Value	Example Share	Example Share Value	Example Rent (PCM)
ed	1 Space	3	£360,000	40%	£144,000	£450
ed	1 Space	3	£360,000	60%	£216,000	£300

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Kitchen 

- Fitted Kitchen
- Extractor Hood
- Integrated Oven and Hob with Splashback
- Upstand to match kitchen worktop

Additional features 

- Allocated Parking
- Vinyl Flooring to Kitchen & Bathroom
- Gas Central Heating
- NHBC Guarantee

the developer and may be subject to change as necessary and without notice. No additions can be agreed to the specification. Any photographs are actual fittings, furnishings or finishes at the development. The specification is not intended to form part of any contract or warranty unless upon the build reaching practical completion. Homeowners will be advised on the remaining liability provision at handover. Latent defects will

Site



Plot Details with

Contact Us

Millerson Estate Agents
5-6 Market Street
St Austell
Cornwall
PL25 4BB

E: st.austell@millerson.com
T: 01726 72289
www.millerson.com

Site Layout



 Plot 76 & 77 - 3 
Detached House
with En-Suite

Valuation Request

