



Nansledan
Newquay
TR7 3DY

40% Shared ownership
£116,000

- BRAND NEW PROPERTIES
- SHARED OWNERSHIP
- 40% SHARE - STAIRCASING AVAILABLE
- SECTION 106 RESTRICTIONS APPLY
- ALLOCATED PARKING
- ENCLOSED GARDEN
- NHBC Guarantee



Tenure - Leasehold

Council Tax Band - New
Build

Floor Area - sq ft



Property Description

Welcome to Nansledan!

Brand new Shared Ownership homes located on the outskirts of Newquay.

Local homes for local people.

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.

*Home offers will be based on a review process, with priority given to local connection and affordability need. Whilst we endeavor to make our home descriptions accurate, they are for general guidance only and may be subject to change throughout the build process.

Location

Nansledan has it's own community including shops, a school and other amenities right on it's 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.

Section 106 Restrictions

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.

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

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

Share

Plot 88 & 91 - 2 Bed End Terraced Houses

Full Market Value: £290,000

Example Share: 40%

Example Share Value: £116,000

Example Rent (PCM): £362.50

Example Service Charge: £35.06

Tenure

Shared ownership homes are sold as leasehold with a 990 year lease granted on completion.

Agents Note

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

Register Your Interest

To register your interest, contact Ocean Housing.



Directions To Property

Millerson Estate Agents
 5-6 Market Street
 St Austell
 Cornwall
 PL25 4BB
 E: st.austell@millerson.com
 T: 01726 72289
www.millerson.com

Valuation Request



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

