



Carland View  
St. Newlyn East  
Newquay  
TR8 5FF

40% Shared ownership  
£120,000

- 40% SHARED OWNERSHIP
- SECTION 106 RESTRICTIONS APPLY
- ALLOCATED PARKING
- STAIRCASING UP TO 100%
- 89 YEARS REMAINING ON THE LEASE
- COUNCIL TAX BAND C
- THREE BEDROOM SEMI DETACHED
- SCAN QR FOR MATERIAL INFORMATION



Tenure - Leasehold

Council Tax Band - C

Floor Area - 990.27 sq ft



3



1



1



C76

## Summary

This is a 3 bedroom semi detached house situated in the popular village of St Newlyn East. The property benefits from 3 bedrooms and allocated parking.

## Property Description

This is a 3 bedroom semi detached house, Situated in the popular village of St Newlyn East. This property benefits from 3 bedrooms, allocated parking and enclosed rear garden.

## Location

St Newlyn East is situated on the outskirts of Newquay, a good range of amenities and facilities can be found within the village itself including a public house/restaurant and a local primary school. The nearest town centre of Newquay is approximately five miles away which has a full range of amenities and facilities. The village is served by good road traffic links being situated only a short distance to the north of the main A30. There is a branch line railway station at Newquay.

## Shared Ownership and Section 106 Requirements

This property is subject to a Section 106 Agreement (s.106) with a local connection requirement to the parish of St Newlyn East and a full financial assessment to ensure that the property is affordable and sustainable for you.

Our financial assessments are carried out by The Mortgage People (TMP). For more information on TMP please visit their website at [tmpmortgages.co.uk](http://tmpmortgages.co.uk).

The local connection requirement may not apply if you are a serving or previously serving member of the regular armed forces or qualifying under any other clause of the Allocation of Housing (qualification criteria for armed forces) (England) regulations 2012.

Properties are allocated on a first come first serve basis subject to meeting the requirements of the s.106 and demonstrating affordability.

## The Accommodation Comprises

Ground Floor - Living Room, Kitchen/Dining Room, Downstairs W/C  
First Floor- Bedroom 1, Bedroom 2, Bedroom 3, Family Bathroom  
Exterior- Enclosed Rear Garden, Allocated Parking

## Share Example

Share price: 40% share £120,000

Full price: £300,000

Monthly rent: £438.03

Monthly service charge: £32.59

\*monthly rent and service charge subject to annual review

\*Staircasing up to 100%

## Tenure

The property is leasehold with 89 years remaining.

## Material Information

Verified Material Information

Council tax band: C

Tenure: Shared Ownership

Lease length: 89 years remaining (79 years from 2015)

Service charge: £32.59 pa

Shared ownership - ownership percentage: 40%

Lease restrictions: This property is subject to a Section 106 Agreement (s.106) with a local connection requirement to the parish of St Newlyn East and a full financial assessment to ensure that the property is affordable and sustainable for you.

Our financial assessments are carried out by The Mortgage People (TMP). For more information on TMP please visit their website at [tmpmortgages.co.uk](http://tmpmortgages.co.uk).

The local connection requirement may not apply if you are a serving or previously serving member of the regular armed forces or qualifying under any other clause of the Allocation of Housing (qualification criteria for armed forces) (England) regulations 2012.

Properties are allocated on a first come first serve basis subject to meeting the requirements of the s.106 and demonstrating affordability.

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: C

Electricity supply: Mains electricity





Solar Panels: No  
 Other electricity sources: No  
 Water supply: Mains water supply  
 Sewerage: Mains  
 Heating: Electricity-powered central heating is installed.  
 Heating features: None  
 Broadband: FTTC (Fibre to the Cabinet)  
 Mobile coverage: O2 - Good, Vodafone - OK, Three - OK, EE - OK  
 Parking: Allocated  
 Building safety issues: No  
 Restrictions - Listed Building: England  
 Restrictions - Conservation Area: No  
 Restrictions - Tree Preservation Orders: None  
 Public right of way: No  
 Long-term area flood risk: No  
 Historical flooding: No  
 Flood defences: No  
 Coastal erosion risk: No  
 Planning permission issues: No  
 Accessibility and adaptations: None  
 Coal mining area: No  
 Non-coal mining area: Yes



All information is provided without warranty. Contains HM  
 Land Registry data © Crown copyright and database right  
 2021. This data is licensed under the Open Government  
 Licence v3.0.

The information contained is intended to help you decide  
 whether the property is suitable for you. You should verify any  
 answers which are important to you with your property lawyer  
 or surveyor or ask for quotes from the appropriate trade  
 experts: builder, plumber, electrician, damp, and timber  
 expert.

### Register Your Interest

To find out more contact the Ocean Home Ownership team at  
[sales@oceanhousing.com](mailto:sales@oceanhousing.com)



## Needing To Sell?

Are you interested in this property  
but aren't currently in a proceedable  
position?

**Don't Panic!**

Contact Us On The Details Below To  
Arrange A Valuation

## Here To Help

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

E: [st.austell@millerson.com](mailto:st.austell@millerson.com)

T: 01726 72289

[www.millerson.com](http://www.millerson.com)

Scan QR Code For  
Material Information



Scan  
me!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

 **Millerson**  
[millerson.com](http://millerson.com)