



**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.

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.

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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



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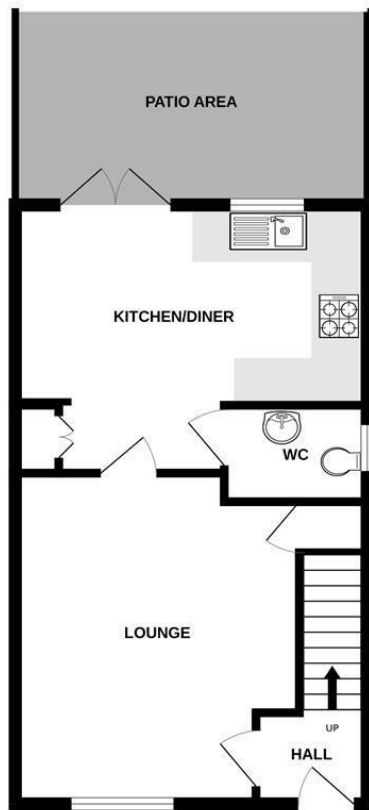
The information contained is intended to help you decide
 whether the property is suitable for you. You should verify any
 answers which are important to you with your property lawyer
 or surveyor or ask for quotes from the appropriate trade
 experts: builder, plumber, electrician, damp, and timber
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

Register Your Interest

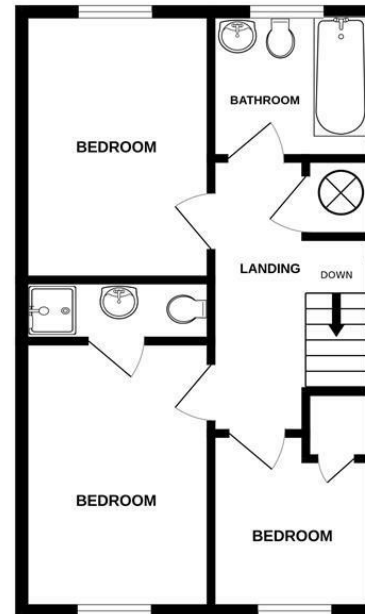
To find out more contact the Ocean Home Ownership team at
sales@oceanhousing.com



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	76	
(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		

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

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Cornwall

PL25 4BB

E: st.austell@millerson.com

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