



# Bray Rise Four Lanes Redruth

TR16 6AW

25% Shared Ownership  
£60,000

- THREE WELL PROPORTIONED BEDROOMS
- ENCLOSED REAR GARDEN
- ALLOCATED PARKING
- STAIRCASING UP TO 100 %
- COUNCIL TAX BAND A
- VILLAGE LOCATION
- 82 YEARS REMAINING ON THE LEASE
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION



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Tenure - Leasehold

Council Tax Band - A

Floor Area - 979.51 sq ft



#### PROPERTY DESCRIPTION

This is a three bed mid terraced house, Situated in the village of Four Lanes. This property benefits from three bedrooms, allocated parking and enclosed rear garden.

#### LOCATION

Situated in the village of Four Lanes, this village benefits from everyday basic amenities, including convenience stores, primary schools, pub and good links to Redruth town that has a wider range of amenities.

#### ACCOMMODATION

Accommodation Offers

Ground Floor  
Living Room/Diner  
Kitchen  
Cloakroom  
First Floor  
Landing  
Bedroom 1  
Bedroom 2  
Bedroom 3  
Family Bathroom  
Exterior  
Enclosed Rear Garden  
One Allocated Parking Spaces

#### SHARED EXAMPLE

Share price: 25% share £60,000  
Full price: £240,000  
Monthly rent: £491.74  
Monthly service charge: £33.62

\*monthly rent and service charge subject to annual review from 1st April 2026.

\*Staircasing up to 100%

#### SECTION 106 RESTRICTION

This property is subject to a Section 106 Agreement (s.106) with a local connection requirement to the parish of Carn Brea, 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](https://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.

If you wish to submit an application, please contact TMP in the first instance to carry out a full financial assessment to establish affordability. <https://tmpmortgages.co.uk/>

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

#### TENURE

The property is leasehold and has 82 years remaining on the lease.

#### MATERIAL INFORMATION

Verified Material Information

Council Tax band: A  
Tenure: Shared Ownership  
Lease length: 82 years remaining (99 years from 2008)  
Service charge: £403.44 pa  
Shared ownership - ownership percentage: 25%  
Property type: House  
Property construction: Standard construction  
Energy Performance rating: D  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Room heaters only is installed.  
Heating features: None  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Great  
Parking: Allocated  
Building safety issues: No  
Restrictions - Listed Building: No  
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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## 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

1 Market Street

St Austell

Cornwall

PL25 4BB

E: [staustell@smartmillerson.co.uk](mailto:staustell@smartmillerson.co.uk)

T: 01726 72289

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

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Material Information



Scan  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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