



Hensbarrow Meadows Foxhole St. Austell

25% Shared Ownership
£48,750

- TWO WELL PROPORTIONED BEDROOMS
- PARISH OF ST-STEPHEN-IN-BRANNEL ELIGIBLE
- STAIRCASING UP TO 80%
- POPULAR RESIDENTIAL LOCATION
- TWO ALLOCATED PARKING SPACES
- CONNECTED TO ALL MAINS SERVICES
- PERFECT FRIST HOME
- ENCLOSED REAR GARDEN
- PLEASE SCAN QR CODE FOR ALL MATERIAL INFORMATION



 **Millerson**
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Tenure - Leasehold

Council Tax Band - B

Floor Area - 0.00 sq ft



PROPERTY DESCRIPTION

This is a 2 bed semi detached house, Situated in the Village of Foxhole, This property benefits from 2 bedrooms, allocated parking and enclosed rear garden.

LOCATION

Situated in the village of Foxhole, this village benefits from everyday basic amenities, including a convenience shop, a primary school with the nearby town of St Austell having a wider range of amenities.

ACCOMMODATION

Accommodation Offers

Ground Floor

Living Room

Kitchen/Diner

Cloakroom

First Floor

Landing

Bedroom 1

Bedroom 2

Family Bathroom

Exterior

Enclosed Rear Garden

Two Allocated Parking Spaces

SHARE EXAMPLE

Share price: 25% share £48,750

Full price: £195,000

Monthly rent from 1st April 2026: £353.94

Monthly service charge from 1st April 2026: £51.26

SECTION 106 RESTRICTION

This property is subject to a Section 106 Agreement (s.106) with a local connection requirement to the parish of St-Stephen-in-Brannel, 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.

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

There are 82 years remaining on the lease

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Shared Ownership

Lease length: 82 years remaining (99 years from 2009)

Shared ownership: 25% owned

Council tax band: B

EPC rating: D

The building

Semi-detached house, standard construction

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Electricity central heating

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 great, Vodafone good, Three poor, EE ok

Parking: Allocated

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Title register restrictions (CL267807):

- The owner cannot sell or transfer the property (a process known as 'disposition') without getting a certificate from the landlord confirming that specific lease rules have been followed.

- The lease contains rules that limit 'alienation', which means the owner's ability to sell, rent out, or share the property is restricted and must follow certain procedures.

- The owner may be required to offer the property to a person or organization chosen by the landlord if they decide to sell it.

- There are specific situations mentioned in the lease where the owner might be required to 'surrender' the lease, which means giving the property back to the landlord.

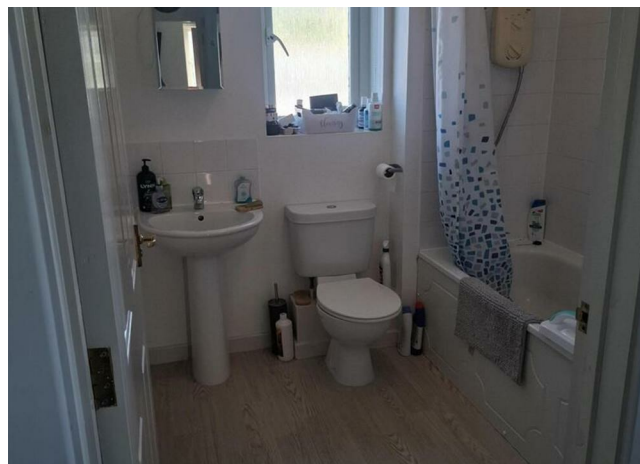
Non-coal mining area: yes

All information is provided without warranty. Contains HM Land Registry



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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.



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

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St Austell

Cornwall

PL25 4BB

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T: 01726 72289

www.millerson.com

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Material Information



Scan
me!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(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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