

# Nansledan Nansledan TR7 3GJ

25% Shared Ownership  
£73,750

- NO ONWARD CHAIN
- 25% SHARED OWNERSHIP
- SECTION 106 RESTRICTIONS - SEE ADVERT
- BRAND NEW BUILDS
- 2/3 BEDS AVAILABLE WITH ALLOCATED PARKING
- FUTURE STAIRCASING TO 100%
  - 990 YEAR LEASE FROM COMPLETION
- POPULAR DESIRABLE AREA OF NANSLEDAN IN NEWQUAY
- ALL ENQUIRIES TO OCEAN HOUSING DIRECT



Ocean HOUSING

CCIs are indicative of the quality and style of the specification but may not represent the actual fittings and furnishings at the development. Finish parking arrangements and landscaping are suggestive, and for illustrative purposes only. The specification is not intended to form part of any contract



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document.

### Eligibility Criteria

To be eligible for one of our homes, applicants must be able to demonstrate a local connection to the Town of Newquay or the parish of Colan. 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

\*Please note that priority will be given to those applicants demonstrating a qualifying local connection as per the 'Area Local Connector' schedule within the Section 106. We're unable to consider applicants outside of the Newquay until first prioritising and exhausting any primary applicants.

Please be aware that the sales team will request evidence of the specified local connection. Details on accepted documentation will be provided if an offer is made to you.

We'll also need to check that:

 **Millerson**  
millerson.com

Tenure - Leasehold

Council Tax Band - New  
Build

Floor Area - 0.00 sq ft



### Property Description

Welcome to Nansledan... Eight brand new Shared Ownership homes on the outskirts of Newquay. Local homes for local people! A selection of 2 & 3 bedroom homes

### Location

Nansledan has a range of amenities right on its doorstep including a school & local independent shops and cafes. Newquay town centre, larger supermarkets and famous beaches are all within easy reach.

### Example Share

Example Share  
Full Market Value: £295,000  
Example Share: 25%  
Example Share Value: £73,750  
Example Rent (PCM): £460.94  
Example Service Charge: £35.06

### Section 106 Restriction

Shared Ownership is an exclusive product for local residents. Section 106 and staircasing restrictions may apply. Scheme specific details will be released upon full launch of these homes. Affordability is based on a financial assessment to determine the share percentage to be provided.

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

### Tenure

Shared ownership homes are sold as leasehold and will be 990 years long from completion.

### Agents Note

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. All CGI 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

For all enquires please contact Ocean Housing at [sales@oceanhousing.com](mailto:sales@oceanhousing.com)

1. Complete and return our Registration of Interest Form, confirming how you meet the local connection criteria for the property.
2. Complete a full financial assessment to ensure that the property is affordable and sustainable for you, and to determine the share percentage to be purchased. 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).

As soon as you've completed the steps set out above, we will check to make sure everything is in order. If you're successful, we'll make a formal offer to you for one of our properties. At that point, you'll need to be able to demonstrate your local connection, and complete your full financial assessment with TMP. Once that's done and provided everything is acceptable, we'll ask you to pay your £250 reservation fee to secure your new home, subject to contract. Your reservation fee will count towards your deposit.



*It is important to note that until we have received all required documentation, we will be unable*

### Finishing Touches

**Bathroom**

- Mixer Shower
- Modern Tiling
- Glass bath/shower screen
- Heated Towel Rail

**Kitchen**

- Fitted Kitchen
- Extractor Hood
- Integrated Oven and Hob

**Additional features**

- Off-road Parking
- Vinyl flooring to kitchen & bathroom
- NHBC Warranty
- 1 Year defect Liability Period\*
- Private Garden
- Gas Central Heating

### Shared Ownership

Shared ownership offers you another way to buy your own home. You'll buy an initial share, usually between 25% and 75%, of the homes value, and pay an affordable rent to Ocean Housing on the remainder.

Later, you can then choose to buy further shares in your home, and in most cases work towards 100% ownership.

If your household earns £80,000 or less a year, you are a first-time buyer, you once owned a home but cannot afford to buy one now or are a current shared owner looking to move-up the property ladder, then shared ownership could be the answer you're looking for.

\*100% ownership may not be achievable on all developments.  
As the shared owner, you will be responsible for maintenance and repairs to your home.









For more information on shared ownership please refer to our 'Guide to Shared Ownership'.



## Site Layout



Shared  
Ownership  
Plots

46	2	
47	3	
48	2	
49	2	
50	3	
51	2	
52	2	
53	2	

### Contact Us

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)