



# Cricket Field Crescent

## Hayle

40% Shared ownership  
£114,000

- TWO WELL PROPORTIONED BEDROOMS
- TWO ALLOCATED PARKING SPACES
- STAIRCAISING UP TO 100%
- ENCLOSED REAR GARDEN
- 123 YEARS REMAINING ON THE LEASE
- COUNCIL TAX BAND B
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION



Tenure - Leasehold

Council Tax Band - B

Floor Area - 861.11 sq ft



#### PROPERTY DESCRIPTION

This is a two bed semi detached house, Situated in the Town of Hayle, This property benefits from two bedrooms, allocated parking and enclosed rear garden.

#### LOCATION

Situated in the town of Hayle, this town benefits from everyday basic amenities, including supermarkets, schools, restaurants and beaches.

#### ACCOMMODATION

Accommodation Offers  
Ground Floor  
Open Plan Living Room, Kitchen/Diner  
Cloakroom  
First Floor  
Landing  
Bedroom 1  
Bedroom 2  
Family Bathroom  
Exterior  
Enclosed Rear Garden  
Two Allocated Parking Spaces

#### SHARED EXAMPLE

Share price: 40% share £114,000  
Full price: £285,000  
Monthly rent: £412.65  
Monthly service charge: £30.12  
\*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 town of Hayle, 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.

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

This property is leasehold with 123 years remaining.

#### MATERIAL INFORMATION

Verified Material Information

Council Tax band: B  
Tenure: Shared Ownership  
Lease length: 123 years remaining (125 years from 2024)  
Service charge: £361.44 pa  
Shared ownership - ownership percentage: 40%  
Property type: House  
Property construction: Standard construction  
Energy Performance rating: B  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Mains gas-powered central heating 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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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

1 Market Street

St Austell

Cornwall

PL25 4BB

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

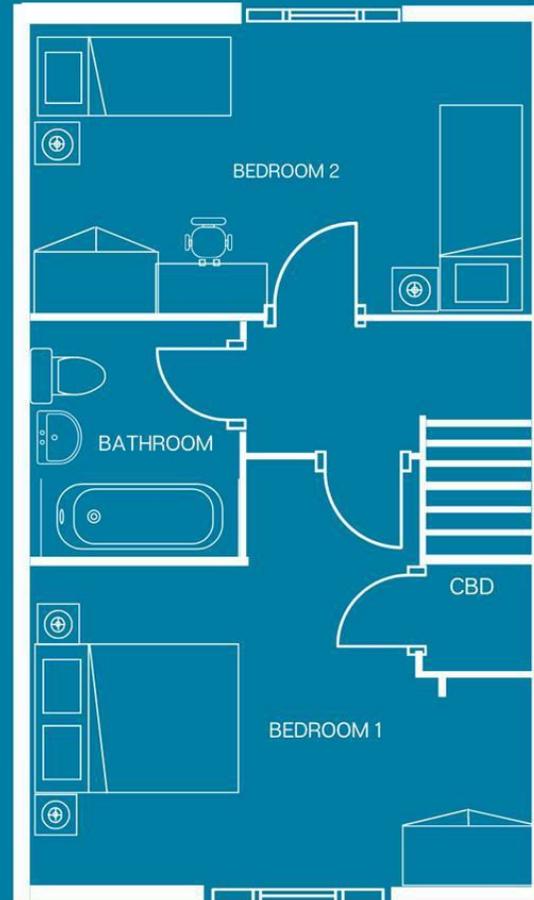
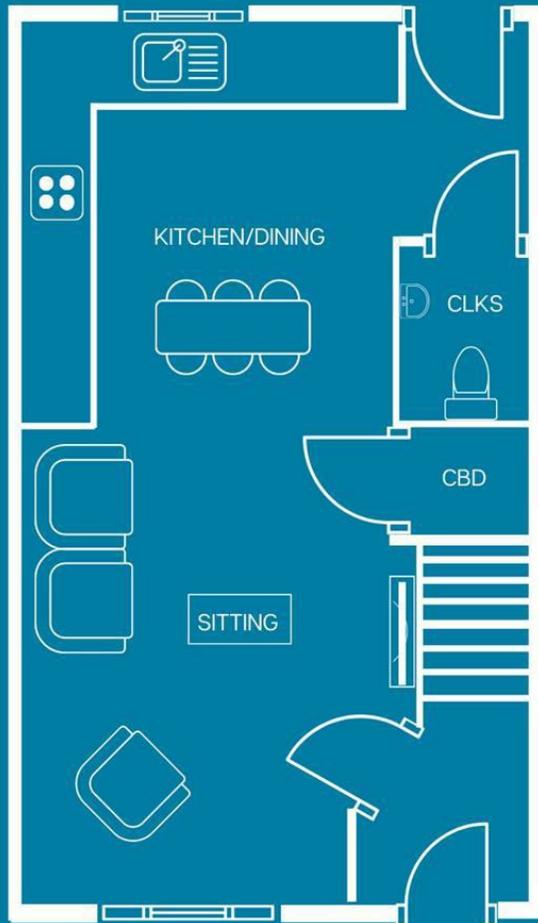
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[www.millerson.com](http://www.millerson.com)

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Material Information



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OceAn  
HOUSING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(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	

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