



# Lamorna Close Connor Downs Hayle

TR27 5DT

50% Shared Ownership  
£130,000

- 50% SHARED OWNERSHIP
- COUNTY APPLICANTS NOW ELIGIBLE
  - ALLOCATED PARKING
  - ENCLOSED REAR GARDEN
- 82 YEARS REMAINING ON THE LEASE
- SECONDARY PARISHES NOW ELIGIBLE
  - COUNCIL TAX BAND B
  - STAIRCASING UP TO 80%
  - SCAN QR CODE FOR MATERIAL INFORMATION



Tenure - Leasehold

Council Tax Band - B

Floor Area - 710.41 sq ft



### Property Description

Millerson Estate Agents are thrilled to present this beautifully presented three-bedroom mid-terraced home, located in the highly desirable and well-connected village of Connor Downs. An excellent opportunity for first-time buyers or those looking to take a step onto the property ladder, this home is available on a 50% shared ownership basis, with a share price of £130,000 (full market value £260,000).

Set within a quiet and friendly residential development, this modern home offers a perfect blend of comfort, style, and practicality. The accommodation comprises a welcoming entrance hall, a spacious lounge filled with natural light, and a contemporary kitchen/diner ideal for both everyday family life and entertaining guests. Upstairs, you will find three generously sized bedrooms, along with a well-appointed family bathroom.

Outside, the property benefits from allocated off-road parking, as well as a fully enclosed rear garden – a safe and private space, perfect for children, pets, or al fresco dining during the summer months.

Connor Downs is a thriving community located within easy reach of Hayle, Camborne, and the stunning north Cornish coast, offering a great choice of local amenities including schools, shops, and excellent transport links to the A30.

Homes like this in such a sought-after location and at this price point are rare to market. Early viewing is highly recommended to fully appreciate everything this fantastic property has to offer.

### Location

Connor Downs is situated close to the town of Hayle, which has a range of amenities and facilities including shops, cafes, restaurants & supermarkets. The A30 is within easy reach & good transport links.

### Shared Ownership and Section 106 Requirements

This property is subject to a Section 106 Agreement (s.106) with a local connection requirement to the county of Cornwall 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 Accommodation Comprises

Ground Floor- Living Room, Kitchen/Diner, W/C

First Floor- Landing, Bedroom 1, Bedroom 2, Bedroom 3, Family Bathroom

Exterior- Enclosed Rear Garden, Allocated Parking.

### Share Example

Share price: 50% share £130,000

Full price: £260,000

Monthly rent: £317.75 (subject to annual review from 1st October 2026)

Monthly service charge from 1st April 2026: £37.23

\*Staircasing up to 80%

### Tenure

The property is leasehold with 82 years remaining.

### Material Information

Verified Material Information

Council Tax band: Not banded

Tenure: Shared Ownership

Lease length: 82 years remaining (99 years from 2008)

Service charge: £29.91 pm

Shared ownership - ownership percentage: 50%

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: Not known

Heating: Mains gas-powered central heating is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, 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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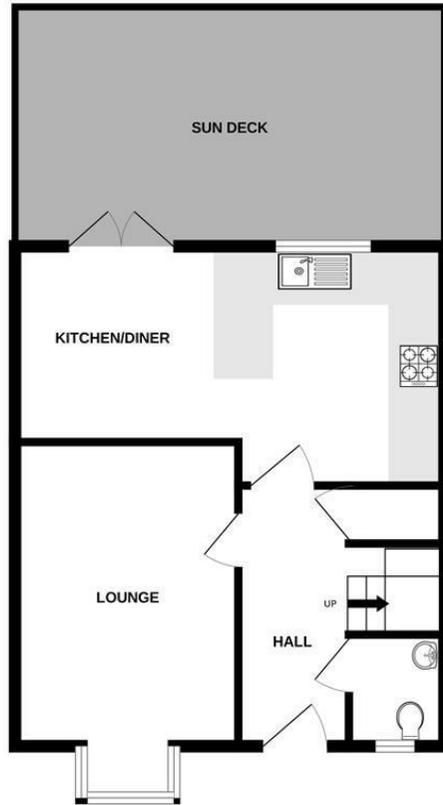
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

### Register your interest

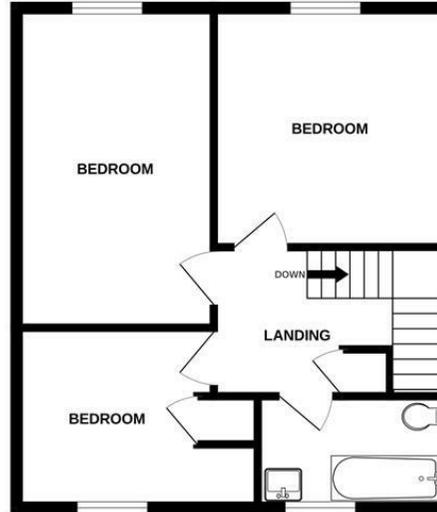
If you wish to submit an application, please contact TMP in the first instance to carry out a full financial assessment to establish affordability. <https://tmpmortgages.co.uk/>  
Properties are allocated on a first come first serve basis subject to demonstrating affordability.



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
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**

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