

Trispen TR4 9BW

**25% Shared Ownership
£81,250**

- BRAND NEW HOMES IN A POPULAR VILLAGE
- DEPOSIT FROM AS LOW AS £4,000!
- SECTION 106 RESTRICTIONS APPLY
 - PARKING FOR TWO VEHICLES
 - PREMIER BUILD WARRANTY
 - AIR SOURCE HEATING
 - FLOORING TO KITCHEN AND BATHROOM



 **Millerson**
Part of Smart Property Group

Tenure - Leasehold

Council Tax Band -

New Build

Floor Area sq ft

PROPERTY DESCRIPTION

Welcome to Greenwood Avenue, Trispen...
 5 brand new shared ownership homes.
 Local homes for local people!
 5 x 3-bedroom houses.
 DEPOSIT FROM AS LOW AS £4,000!

LOCATION

Discover Trispen: Your gateway to an exciting shared ownership opportunity!

Charm meets modern living in a brand-new development crafted by Legacy Properties, with a collection of high-quality homes tailored to suit today's lifestyles. Embrace the tranquility of village life while staying effortlessly connected. Residents enjoy access to schools, a variety of local amenities, and a vibrant selection of shops, cafés, restaurants, and leisure spots in nearby Truro. Nestled amidst the stunning Cornish countryside, Trispen offers unparalleled access to both the north and south coasts. Benefit from outstanding transport links, including easy access to the A30, facilitating seamless commutes and travel across Cornwall and beyond. Seeking an affordable new home in an enviable Cornish setting? Trispen is the perfect place to start your next chapter. Don't miss this opportunity —make Trispen your new home today!

SECTION 106 RESTRICTIONS

To be eligible, applicants must be able to demonstrate a local connection to the Parish of St Erme in the first instance. Applications not meeting the required local connection criteria will NOT be considered. To demonstrate a local connection, applicants need to:

- Have been a permanent resident in the area for at least 3 years immediately prior to applying;
- Have formerly been a permanent resident in the area for a continuous period of 5 years;
- Be in full time, permanent employment (not on a seasonal basis) within the area for at least 3 years immediately prior to applying
- 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 applying, and where there is independent evidence that the family member is in need of, or can give support on an ongoing basis.

EXAMPLE SHARE

Example Share:
 Full Market Value: £325,000
 Example Share: 25%
 Example Share Value: £81,250
 Example Rent (PCM): £507.81
 Example Service Charge (PCM): £55.35

990-year lease upon completion.

REGISTER YOUR INTEREST

To find out more about how to register your interest, contact our Home Ownership team on sales@oceanhousing.com
 Be the first to hear - register your interest to sales@oceanhousing.com

*Shared Ownership is an exclusive product for local residents. Section 106 and staircasing restrictions may apply. Affordability is based on a financial assessment to



3



1



1



null

determine the share percentage to be provided.

Home offers will be based on a review process, and on a first-come, first-serves basis, with priority given to local connection and affordability need. 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.

Shared ownership homes are sold as leasehold.

All CGI images are for illustrative purposes only and should not be relied upon. These are subject to change and may not be accurate.



Shared Ownership homes



Development Plan

Plots

5	
8	
29	
31	
6	
7	
30	



Computer generated images, photographs and site & floor plans are not to scale and are for illustrative purposes so shouldn't be relied upon. All dimensions indicated are approximate. Plots may be a handed version of that shown. Specifications are subject to availability and may change. Finishes, materials, boundary and elevation treatments, parking arrangements and external spaces may vary from those shown. Speak to a sales advisor for more information.

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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St Austell

Cornwall

PL25 4BB

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T: 01726 72289

www.millerson.com

Scan QR Code For
Material Information



Scan
me!

Energy Efficiency Rating

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