



Plot 6, Hedhas Dowr, Newquay, TR8 4QD

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£88,500

- Section 106 Shared Ownership Property
- Brand New Large Detached Two Bedroom Home
- Allocated Parking
- Eco-Friendly Air Source Heat Pump
- Initial Buy Available Between 30% - 75%
- Private Courtyard
- PV Solar Panels
- Ready in Q1 2025

Plot 6 - An exciting opportunity to purchase this large, 919sqft detached two bedroom SHARED OWNERSHIP home located in the up and coming area of Trevemper, Newquay. This home boasts a private courtyard, driveway parking for two cars, an eco-friendly air source heat pump and fully owned solar panels complete the homes. The property comprises an open plan style of living, with the kitchen/diner seamlessly joining the separate lounge, with patio doors leading out to the private courtyard, a downstairs WC and storage cupboard complete the ground floor. Upstairs are two double bedrooms equipped with a storage cupboard and hanging rail, sharing a modern family bathroom. Applications are open, contact us today for the application forms. Please note, availability will work on a first come first serve basis once the full application has been processed. *Images used are from a similar development and house type, and are subject to change and alterations.

S106 ELIGIBILITY CRITERIA

Local connection means a connection within the Newquay or Colan Parishes, demonstrated by that person or a member of their Household to the reasonable satisfaction of the council.

- (a) Being permanently resident therein for a continuous period of at least 3 years immediately prior to Advertising and that residence is of their own choice; or
- (b) Having his or her place of permanent work (normally regarded as 16 hours or more a week and not including seasonal employment) therein immediately prior to Advertising; or
- (c) Having a connection through a close family member (normally mother, father, brother, sister, son or daughter) where the family member is currently resident therein and has been so for a continuous period of at least five (5) years immediately prior to Advertising; or
- (d) Being permanently resident in the county for ten (10) out of the first sixteen (16) years of life
- (e) Being in such other special circumstances which the Council considers requires the applicant to reside therein as appropriate and which is consistent with the Council's Cornwall Homechoice policy as amended from time to time

EXAMPLE SHARE

Share price: 30% share £88,500
Full price: £295,000
Monthly rent: £430.21

SPECIFICATION

Carpets included as standard throughout.

CLOAKROOM

Half height tiling behind WC and splashback behind sink.
Vinyl floor covering



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1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information; any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property "information" are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and location and do not represent the actual fitting and furnishing at this development. 3. Regulations; any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matter must be verified by an intending purchaser. 4. Fixtures and fittings; supplied services and appliances have not been tested by the vendors agent. Prospective purchasers are advised to make their own enquiries. 5. All dimensions are approximates.

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