



MAY WHETTER & GROSE

**7 BESWETHERICK FIELD, LUXULYAN, PL30 5FB  
FIXED ASKING PRICE £140,000**



AN EXCITING OPPORTUNITY TO PURCHASE A CHAIN FREE SECTION 106 MID TERRACED HOUSE WITH TWO DOUBLE BEDROOMS, ELECTRIC HEATING, SOLAR PANELS WHICH ARE OWNED BY THE PROPERTY AND UPVC DOUBLE GLAZING. FURTHER BENEFITS INCLUDE A DELIGHTFUL SETTING OF A NO THROUGH ROAD, FRONT AND REAR GARDEN AND COUNTRYSIDE VIEWS TO THE FRONT. EPC - C CTAX - B  
PLEASE SEE AGENTS NOTES RE ELIGIBILLITY PRIOR TO VIEWING  
PLEAE SEE AGENTS NOTES RE ADOPTION



Beswetherick Field is a development situated within the picturesque village of Luxulyan, where there are facilities such as Post Office, Public House, Church and Primary School. A wider range of facilities such as shopping, Further Education and recreation are available in St Austell which is approximately 5 miles distant. Both Luxulyan and St Austell are convenient for access to the main A30.

#### **Directions:**

From St Austell there are numerous ways to get to the property, however we have chosen to take the A390 to St Blazey Gate at the top of the hill take the left hand turning just before Leek Seed Chapel towards Bodelva and continue along past the rear entrance to the Eden Project and at the triangle take the right hand turning towards Luxulyan as the property winds down towards the hamlet of Rosemelling. Head through Rosemelling and through towards Luxulyan past the pub and up over the railway, up the hill and out of the village. At the end, bear around to the left for approximately 80 yards, turning left into St Cyriac. Follow the road down and around as it straightens out and turn left into Beswetherick Fields, the apartment is located on the left hand side of the road and is accessed from the right hand side walkway.

#### **Accommodation:**

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Upvc double glazed patio doors open to provide access into the open plan kitchen/lounge/diner.

#### **Open Plan Kitchen/Lounge/Diner:**

24'3" x 15'3" (7.40m x 4.66m)



(maximum measurement)

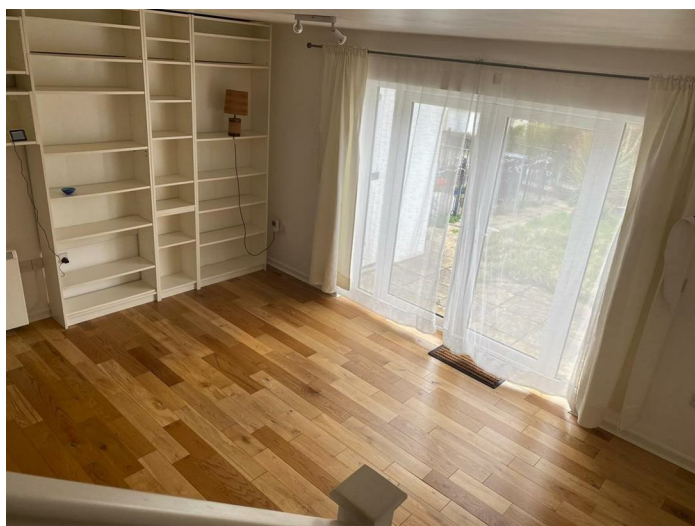
Slimline full length sealed glazed units to right and left hand side of front access door. A tremendous open plan living space. Carpeted stairs to first floor. Real wood flooring. Night storage heater to left and right elevations. To the rear of the room is the open plan kitchen.

#### **Kitchen:**



Matching kitchen units with square edged worksurfaces with matching splashbacks. Breakfast bar. Stainless steel sink with matching draining board and central mixer tap. Space for American style fridge freezer and washing machine. Integral Zanussi cooker with buttonless Zanussi induction hob over and fitted extractor fan above with stainless steel splashback. Upvc double glazed door to rear elevation provides external access via the kitchen area onto the enclosed rear garden. Door to WC. Breakfast bar. Fitted extractor fan.

#### **Lounge/Dining Area:**



Carpeted stairs to first floor. Additional door opens to provide access to useful inbuilt under stairs storage void currently used as a larder offering fantastic storage options and continuation of the wood flooring set within. Telephone point. Television aerial point. This room will comfortably house lounge furniture and dining table and flows beautifully onto the kitchen.

**WC:**

5'10" x 2'8" (1.78m x 0.83m)



Upvc double glazed window to rear elevation with obscure glazing. Matching two piece white WC suite comprising low level WC with dual flush technology and ceramic pedestal corner hand wash basin with central mixer tap. Tiled walls to water sensitive areas. Wood flooring. High level mains enclosed fuse box.

**First Floor Landing:**

6'6" x 8'8" (2.00m x 2.66m)



Carpeted flooring. Doors off to double bedrooms one, two and family bathroom. Additional door opens to provide access the airing cupboard housing the vented hot water cylinder with the solar panel controls inset and high level shelf storage above. Loft access hatch. We understand the loft has a drop down ladder and is boarded.

**Bathroom:**

6'6" x 5'10" (1.99m x 1.78m)



Upvc double glazed window to rear elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC with dual flush technology, ceramic hand wash basin and panel enclosed bath with mixer tap and wall mounted shower over. Tiled walls to water sensitive areas. Fitted extractor fan. Wall mounted electric heater. Vinyl flooring.

**Bedroom Two:**

12'1" x 8'3" (3.69m x 2.54m)



Upvc double glazed window to rear elevation. Wall mounted electric heater. Carpeted flooring.

### Bedroom One:

15'3"x 11'9" (4.67mx 3.59m)



A tremendous principle bedroom with Upvc double glazed window to front elevation affording truly delightful and far reaching countryside views taking in the surrounding area. Carpeted flooring. Electric wall mounted heater. Telephone point. Television aerial point.

### Outside:



To the front, directly in front of the terrace of properties the house enjoys allocated parking for one vehicle. Accessed from the right hand side of the terrace a paved walkway meanders to provide access to the front garden. The front garden is laid to lawn with paved walkway providing access to the front door with a further paved area directly in front. To the right hand side of the property a lockable door opens to provide tremendous external storage options.



Either accessed off the kitchen area or via the walkway to the rear of the property. The enclosed rear garden offers an enclosed patio directly to the rear of the property steps then lead up to a number of elevated segments of garden, extremely well stocked with an evergreen planting and shrubbery. Steps lead up to the top tier of grass currently used as a drying area with washing line. A wooden gate to the far left hand corner of the rear garden provides access VIA the right hand side back around to the front of the terrace. The property also includes the benefit of an external wooden shed located off the patio to the bottom of the rear garden.



### Agents Note 1

#### IMPORTANT

We understand that the development and its roads etc has not been adopted. We also understand the adoption process has been started by the Council, Local Parish and with the support and involvement of the Affordable Housing Department.

### Agents Note 2

The Beswetherick Field development has private drainage via a communal septic tank and we

understand from the vendor that there is a £20 per month payment. We understand the current owner updated the Upvc double glazed windows and doors circa two years ago.

**Section 106:**

The property is subject to a s.106 agreement dated 23.11.09 and can be marketed for a Council approved figure of £ 140,000 which represents 70% of the full market value (£200,000). The sale price cannot exceed this amount.

Cornwall Council have changed the way that they deal with these types of properties and there is no longer a registration or nomination process – we will simply assess the proposed buyer once chosen by the Vendor.

**RESIDENCE ELIGIBILITY**



**FINANCIAL ELIGIBILITY**

In addition the applicant will need to:

- Be in Housing Need – i.e. living with family/renting and otherwise unable to afford a home on the open market
- Have a maximum household income of £80,000
- Have a minimum 10% deposit (or 5% with relevant AIP)
- Have a recent AIP from a s.106 lender (Nationwide/Halifax/Leeds/Santander/TSB/Skipton being the main ones we are aware of)
- Have viewed and offered on the property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		92
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

NOTE - The connection eligibility has been re set as from September 2024

Cornwall Council would be looking to prioritise someone with an Area Local Connection to Luxulyan.

- Residency/permanent employment of 16 + hours per week for 3 + years

OR

- Former residency of 5 + years

OR

- Close family member (Mother/Father/Sister/Brother/Son/Daughter) where that family member has lived in the parish for 5 + years and is in need of or can give support

OR

- Born in the parish

After 28 days of marketing Cornwall Council can consider those who have a local connection to the adjoining parishes of St. Blaise, Treverbyn, Roche, Lanlivery, Lanivet or Tywardreath.

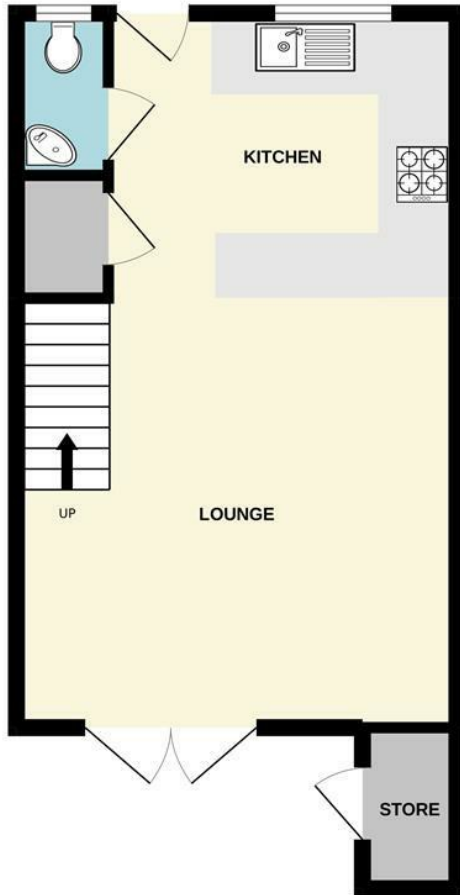
After 56 days of marketing Cornwall Council can consider those with a Local Connection to Cornwall (i.e. all other parishes/towns outside of the primary and secondary areas) – please ask us for details.



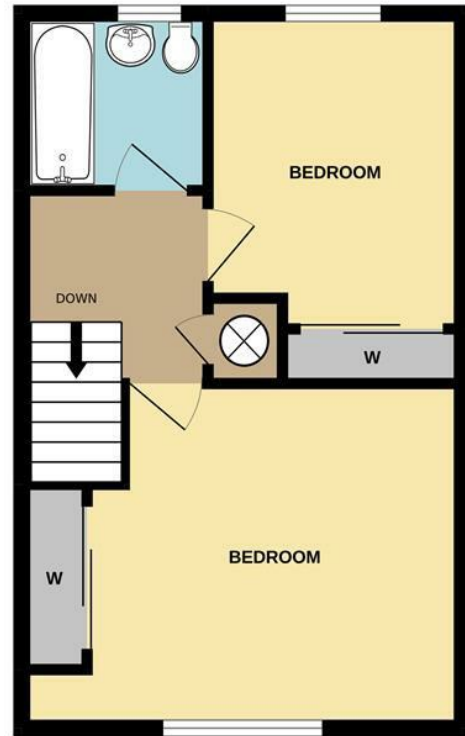




GROUND FLOOR



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.  
Made with Metropix ©2022

**Important Notice** MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.

