



Walters Close

Leedstown

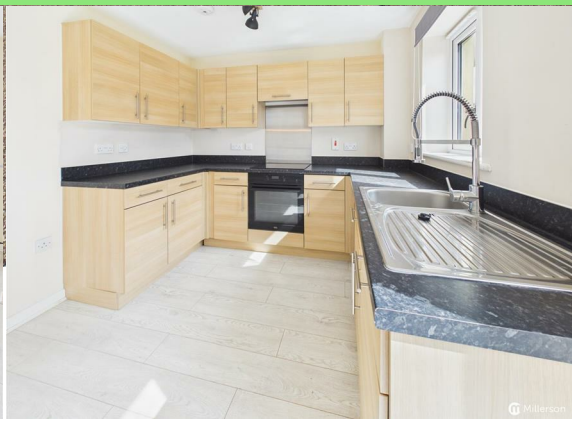
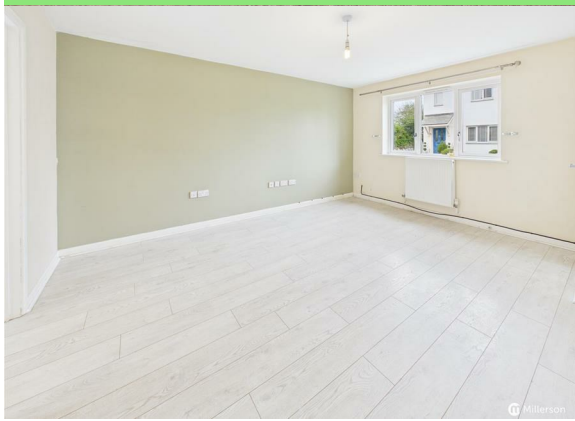
Hayle

TR27 6FB

40% Shared ownership

£108,000

- 40% SHARED OWNERSHIP - FULL MARKET VALUE £270,000
- SECTION 106 CRITERIA; APPLICANTS MUST HAVE A LOCAL CONNECTION TO THE PARISH OF CROWAN IN THE FIRST INSTANCE
- MONTHLY RENT - £356.84\* MONTHLY SERVICE CHARGE - £51.10\* \*SUBJECT TO AN ANNUAL REVIEW
  - AFFORDABILITY ASSESSMENTS TO BE COMPLETED BY OUR INDEPENDENT MORTGAGE ADVISOR
  - 89 YEARS REMAINING ON THE LEASE
  - STAIRCASING AVAILABLE UP TO 100%
  - 3 BEDROOMS
- ENCLOSED GARDEN \* TANDEM PARKING FOR 2 VEHICLES
- DOUBLE GLAZING \* GROUND SOURCE HEAT PUMP
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Leasehold

Council Tax Band - B

Floor Area - 835.00 sq ft



#### DESCRIPTION

Situated on a popular residential development within the sought-after village of Leedstown, this spacious semi-detached family home is offered for sale on a shared ownership basis, with a 40% share available to purchase. Prospective buyers must meet the relevant qualifying criteria set by the housing association in order to be eligible to proceed.

Light and airy throughout, the property offers well-proportioned accommodation along with an excellent opportunity for buyers looking to personalise and create a home to suit their own tastes and style. The ground floor features a generous kitchen/dining room, ideal for modern family living and entertaining, with direct access out to the enclosed rear garden which is mainly laid to lawn and provides a safe and private space for children or pets. There is also a useful ground floor cloakroom and a comfortable living area enjoying plenty of natural light.

Upstairs, the property offers three good-sized bedrooms together with a family bathroom, making it well suited to growing families, first-time buyers, or those looking to step onto the property ladder. The home further benefits from double glazing and an energy-efficient ground source heat pump, helping to provide comfortable and economical living.

While the property would now benefit from some cosmetic updating and decoration, it offers fantastic potential and currently provides a true blank canvas for a new owner to put their own stamp on. Externally, there is tandem parking for two cars positioned to the side of the property, adding further practicality to this appealing home.

#### LOCATION

Leedstown is a small rural village in West Cornwall, situated conveniently between the towns of Hayle and Helston, offering a peaceful setting while still being well connected to a range of local amenities. The village itself is centred around a traditional pub, the St Aubyn Arms and the village benefits from a local village school. The area is surrounded by open countryside, making it popular with those seeking a quieter lifestyle within easy reach of larger towns.

Just a short drive away, Hayle is a coastal town known for its beautiful sandy beaches, scenic estuary, and access to the South West Coast Path. It also offers a good selection of everyday amenities including supermarkets, independent shops, cafés, schools, and a railway station with links along the Cornish mainline. In contrast, Helston is a larger historic market town providing a wider range of services such as high street shops, supermarkets, leisure facilities, and the well-known Museum of Cornish Life. It also provides easy access to the picturesque harbour village of Porthleven.

#### ACCOMMODATION COMPRISES:

(All dimensions are approximate and measured by LIDAR)

#### ENTRANCE HALLWAY

Double glazed front door. Double glazed window to side. Stairs to first floor. Radiator. Electric fuse box. Laminate flooring. Door to....

#### LOUNGE

Double glazed windows to front. Understairs storage cupboard. Two radiators. Laminate flooring. Door into....

#### KITCHEN/DINING ROOM

A lovely light room with double glazed windows and patio doors overlooking rear enclosed garden. Fitted with a range of wall, base and drawer units with work surfaces over. Inset stainless steel sink unit and drainer with mixer hose tap over. Built in electric oven. Flexi Duo induction hob with extractor hood over. Recess for freestanding fridge freezer. Double radiator. Inset spotlights to kitchen area. Feature hanging light fitting to dining area. Laminate flooring.

#### CLOAKROOM

Obscure double glazed window to side. Low level WC. Small pedestal wash hand basin. Radiator. Towel rail. Laminate flooring.

#### FIRST FLOOR

#### LANDING

Window to side. Radiator. Cupboard housing Daikin heat pump system. Doors to bedrooms and bathroom.

#### BEDROOM 1

Double glazed window to front. Built in wardrobes. Radiator.

#### BEDROOM 2

Double glazed window to rear overlooking garden and countryside views. Radiator. Loft access.

#### BEDROOM 3

Double glazed window to front. Built in storage cupboard. Radiator.

#### BATHROOM

Obscure double glazed window to rear. Panelled bath with electric shower over and glazed shower screen. Low level WC. Pedestal wash hand basin with mirrored cabinet over. Towel rail. Radiator. Vinyl flooring.

#### OUTSIDE

#### PARKING

To the side of the property is tandem parking for two vehicles.

#### FRONT

Token front garden with path to front door.

#### REAR

Enclosed lawned garden with paved patio area. Wooden shed. Pedestrian gate leading to side parking area. Ground source heat pump fan unit.

#### SERVICES

Mains Water, Electricity and Drainage. Ground Source Heat Pump.

#### DIRECTIONS

Proceed out of Hayle on the B3302 towards Helston. Continue along this road for approximately 4 miles into the village of Leedstown. You will see the pub on your right hand side and take the next immediate right turn onto the B3280. Walters Close can be found on your right hand side and No 8 is located straight ahead of you on the left.

#### AGENTS NOTE

Summary of Costs – Shared Ownership (DPA – Mandatory Buyback Lease)

Scheme: SOAHP 2016–2021

Summary of the key costs involved in purchasing, owning, and selling a shared ownership home under a Designated Protected Area (DPA) Mandatory Buyback lease. It should be reviewed alongside the Key Information about Shared Ownership document. Customers are strongly advised to obtain independent legal and financial advice before proceeding.

#### 1. General Guidance

Applies to homes sold under the DPA Mandatory Buyback lease.

Provided after financial assessment and before payment of the reservation fee.

Sets out all expected costs of buying, owning, and selling the property.

Must be explained to the customer before commitment.

#### 2. Purchase Costs

Full market value: £270,000

Share purchased (40%): £108,000

Reservation fee: £250 (secures property for 45 days; non-refundable if purchase does not proceed)

Deposit: Payable at exchange of contracts (amount varies)

Legal fees: Vary depending on solicitor; includes searches, Land Registry fees, and management pack/consent fees

Stamp Duty Land Tax (SDLT): May be payable depending on individual circumstances (legal advice recommended)

#### 3. Monthly Payments to Landlord

Rent (40% share): £356.84

Service charge: £51.10

Estate charge: £14.16 (for grounds maintenance; payable even at 100% ownership)

Buildings insurance: £22.23

Management fee: £14.71 (payable to Ocean Housing Ltd)

Sinking/reserve fund: None

Total monthly payment to landlord: £407.94

(Excludes mortgage, Council Tax, utilities, and contents insurance)

#### 4. Rent Review

Rent reviewed annually on 1st April, starting 1st April 2027

Maximum increase: Retail Price Index (RPI) for the previous 12 months + 0.5%

Example increases (based on approx. 6% annual rise):

Year 1: £378.25

Year 2: £400.95

Year 3: £425.01

Year 4: £450.51

Year 5: £477.54

#### 5. Staircasing (Buying Additional Shares)

Minimum additional purchase: 10%

Property valuation required (RICS surveyor): approx. £300

Administration fee: £300

Legal fees payable by buyer

Additional lender/legal requirements may apply if borrowing

#### 6. Selling Costs

Landlord selling fee: 1.2% of market value (subject to change)

Estate agent fees: Only if used, and after nomination period

Legal fees: Paid by buyer

RICS valuation required (paid by seller)

#### 7. Lease and Ownership Details

Lease term: 89 years remaining

Maximum ownership: Up to 100%

Freehold does not transfer at 100% ownership

No automatic right to extend lease; subject to landlord policy

#### 8. Other Potential Costs

Additional fees may apply (see Administration Fees 2025 document)

#### 9. Additional Personal Costs (Buyer Responsibility)

Mortgage payments

Contents insurance



Council Tax  
Gas, electricity, and water  
Annual boiler servicing  
Any other household running costs

#### SHARED OWNERSHIP

Shared Ownership And Section 106 Requirements - This property is subject to a Section 106 Agreement (s.106) with a local connection requirement to the parish of Crowan in the first instance. After 28 days of advertising, we can then accept applicants with a local connection to Gwinear/Gwithian, St Erth, Breage, Sithney or Wendron. After 56 days we can then accept applicants with a county of Cornwall connection. A full financial assessment to ensure that the property is affordable and sustainable for you is needed before viewings can be arranged. Independent AIP's not acceptable. Our financial assessments are carried out Delta Mortgages. For more information please contact our office on 01736 754115.

#### MATERIAL INFORMATION

Verified Material Information:

Council Tax band: B  
Tenure: Leasehold  
Lease length: 89 years remaining (99 years from 2016)  
Service charge: £480.36 pa  
Shared ownership - ownership percentage: 40%  
Property type: House  
Property construction: Standard construction  
Energy Performance rating: C  
Number and types of room: 3 bedrooms, 1 bathroom, 1 reception  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Electricity-powered central heating is installed.  
Heating features: Double glazing and Ground source heat pump  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - OK  
Parking: Driveway  
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.





Approximate total area<sup>m</sup>  
 835 ft<sup>2</sup>  
 77.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## 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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 E: hayle@millerson.com  
 T: 01736 754115  
 www.millerson.com

## Scan QR Code For Material Information



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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	77	82
England & Wales EU Directive 2002/91/EC		

