



# Aquila Drive at Sherford

Sherford, Devon, PL9 8GW

A contemporary collection of one 2-bedroom apartment  
and six 4-bedroom houses available for Shared Ownership



**CLARION**  
HOUSING





# Shared Ownership at Sherford

Clarion Housing is delighted to present a new selection of two and four-bedroom homes at Aquila Drive at Sherford – an outstanding development in the award-winning town of Sherford, South Devon.

Ideally situated just four miles from the historic centre of Plymouth and the beautiful South Hams coast, Aquila Drive has excellent connections throughout Devon and Cornwall – with Torquay and Liskeard both less than 50 minutes away by car\*.

Each home is also designed and built to the highest standards. Clarion residences at Aquila Drive are perfect for modern living – and the ideal place to make a home.

Cover picture credits: 'British coastline South Devon England Clear sea sun summer' by SteveStone, CC image, sourced from iStock.  
Picture credits: 'Boys having fun' by AleksandarNakic, CC image, sourced from iStock.

\* Car journey times are taken from Google Maps and are for weekday off-peak journeys.





# Welcome to Sherford

Located just a 15-minute drive from central Plymouth\*, the picturesque town of Sherford has drawn on the best of traditional country architecture to create a truly unique place to live. Within easy reach of the South Devon coast, Sherford also enjoys excellent links to major centres like Exeter, which is less than hour away by car\*.

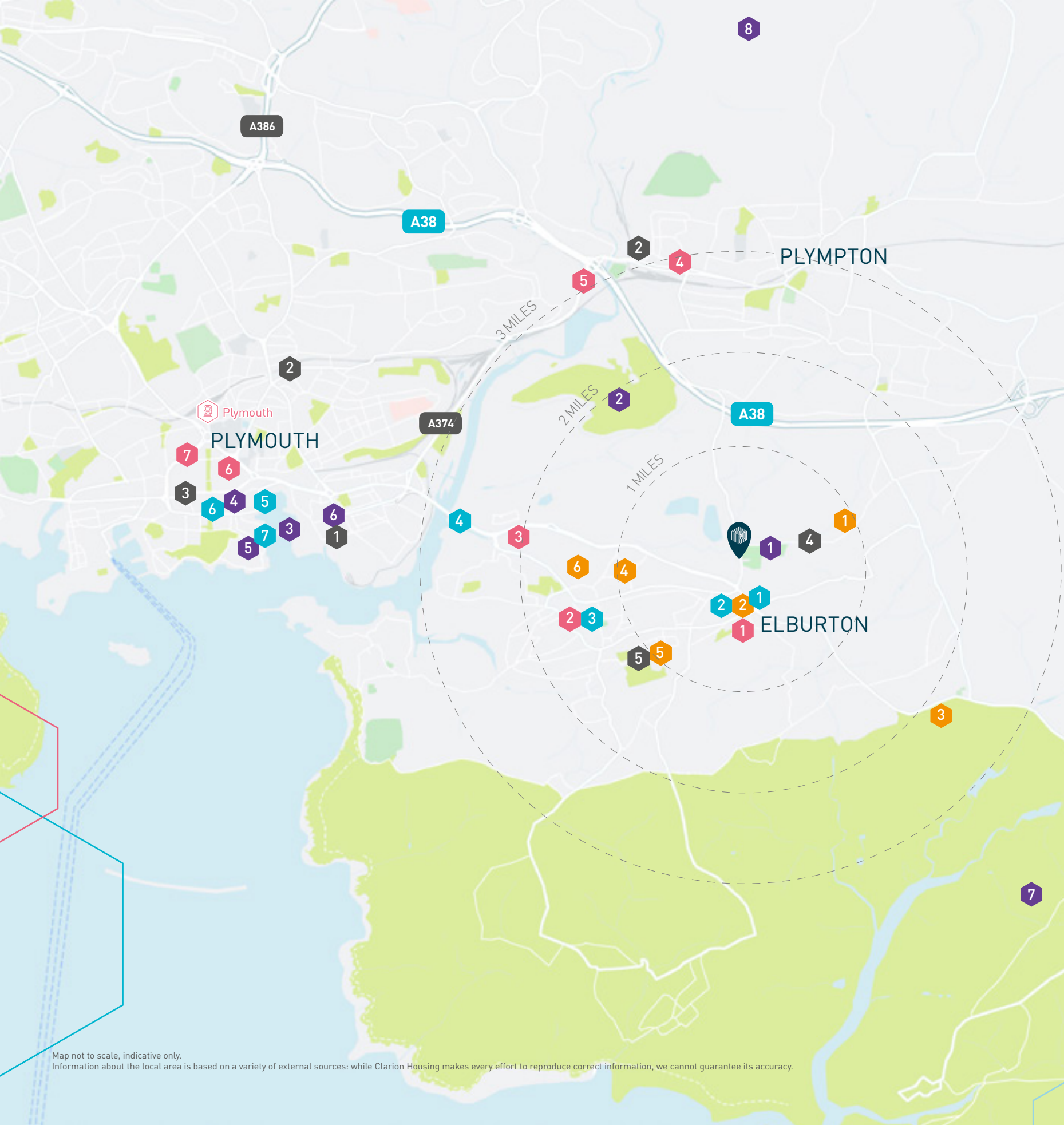
For your day-to-day needs, Sherford and its surrounding villages have a post office, a Co-op Food branch, a doctor's surgery and a wide range of other amenities. Nearby Pophlett and Plymstock offer larger Morrison's and Lidl stores, while central Plymouth is home to a broader variety of independent shops and high street names at the Drake Circus and Armada centres. The new Sherford Vale School serves Sherford New Town, while in the wider area, Elburton Primary and St Mary's Church of England Primary are both rated "Outstanding" by Ofsted, and Plymstock School (for secondary pupils) is rated "Good".

When it's time to take a break, Sherford residents have a wealth of options. Try great food and drink at The Plymstock Inn, Marina Bar, La Roux and The Harbour Seafood Restaurant; alternatively, catch a show at Plymouth Pavilions and the Theatre Royal, or check out the latest movies at Cineworld, Vue and the independent Plymouth Arts Cinema. Days out nearby include visits to the Royal Citadel, the Merchant's House Museum and the National Marine Aquarium, as well as beautiful seaside towns like Torquay and Paignton – so you'll always have a great choice of ways to unwind.

\* Car journey times are taken from Google Maps and are for weekday off-peak journeys. Information about the local area is based on a variety of external sources: while Clarion Housing makes every effort to reproduce correct information, we cannot guarantee its accuracy.

Picture credits, left to right and top to bottom: 'Good Morning Coffee' by SrdjanPav; 'Smiling girl buying clothes in showroom' by Milkos; CC images, sourced from iStock; Sherford Flat CGI; Sherford House CGI





# What's nearby

Choose from a range of restaurants, pubs and leisure facilities – or simply take a walk in the beautiful Devon countryside.



**Aquila Drive** - Sherford, Devon. PL9 8AR



## Food & drink

- 1 The Elburton Inn
- 2 Lemon Tree Café (Elburton)
- 3 The Plymstock Inn
- 4 The Morley Bar & Eatery (Pomphlett)
- 5 Marina Bar (Plymouth)
- 6 La Roux (Plymouth)
- 7 The Harbour Seafood Restaurant (Plymouth)



## Schools

- 1 Sherford Vale School
- 2 Elburton Primary School
- 3 St Mary's Church of England Primary School (Brixton)
- 4 Dunstone Primary School (Pomphlett)
- 5 Coombe Dean School (Goosewell)
- 6 Plymstock School



## Fitness & leisure

- 1 Nuffield Health
- 2 PureGym
- 3 The Gym Plymouth
- 4 Sherford Leisure Centre (coming soon)
- 5 Coombe Dean Sports Centre



## Amenities

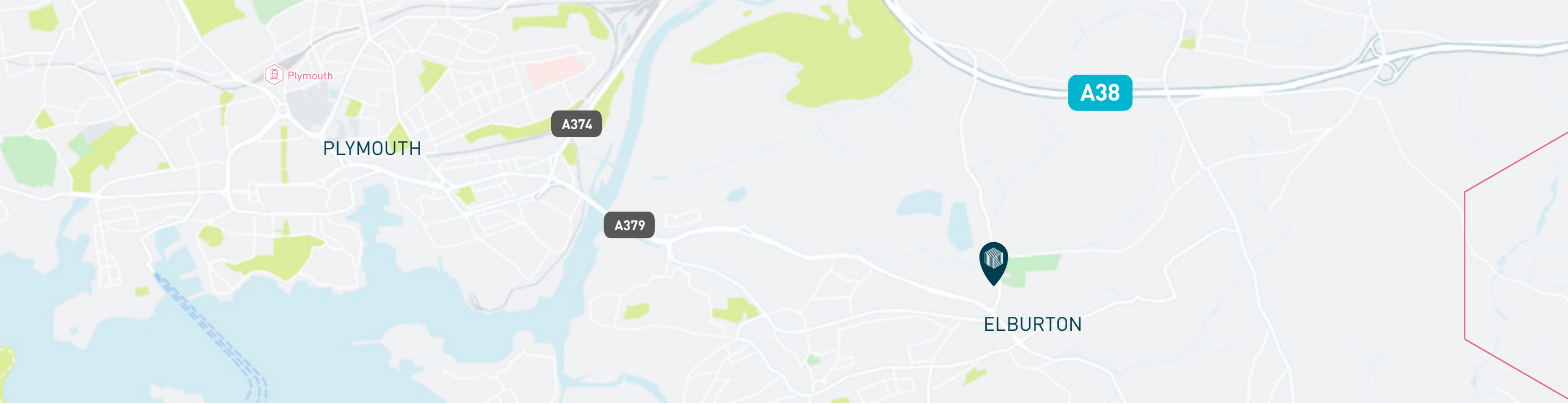
- 1 Elburton Post Office
- 2 Church View Surgery (Plymstock)
- 3 Morrison's (Pomphlett)
- 4 Lidl (Plymstock)
- 5 Sainsbury's (Longbridge)
- 6 Drake Circus Shopping Centre (Plymouth)
- 7 Armada Shopping Centre (Plymouth)



## Attractions and parks

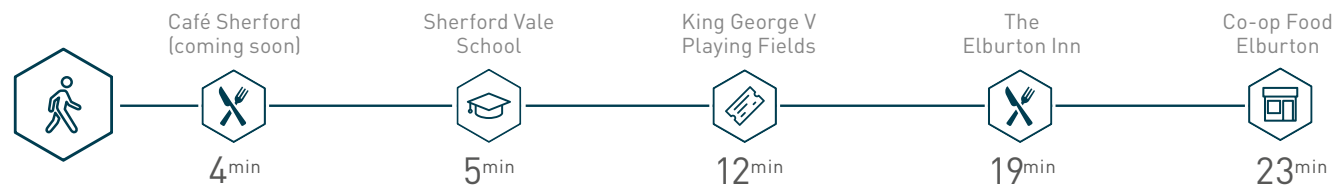
- 1 King George V Memorial Playing Fields
- 2 Saltram Park
- 3 National Marine Aquarium
- 4 The Merchant's House Museum
- 5 Royal Citadel
- 6 Barbican Leisure Park
- 7 South Devon AONB
- 8 Dartmoor National Park

Map not to scale, indicative only.  
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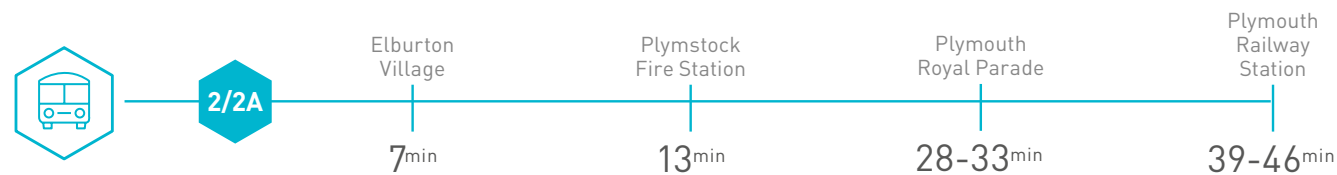


# Transport Links

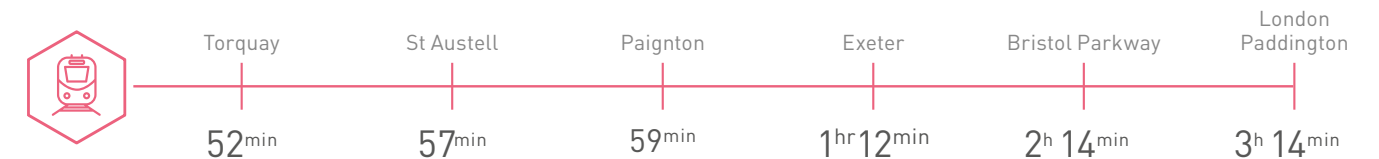
Aquila Drive at Sherford has excellent connections throughout the wider South West of England.



The 2/2A bus service is available from the nearby Sherford Vale School stop and departs for Plymouth several times a day.



Journey times from Plymouth station\*:

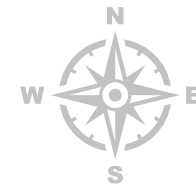


\* Journey times sources: Nationalrail.co.uk, Google Maps and bustimes.org. Train travel times are measured from station (not development) and are for the quickest single service commencing during weekday morning peak hours (6.30am-9.30am). Car journey times are given for off-peak weekday journeys but may change depending on time, day and traffic. Bus journey times are given for off-peak weekday journeys between the nearest stops for which information is available (or estimates based on these) but may change depending on time, day and traffic. Travel information is based on external sources, and while Clarion Housing makes every effort to reproduce correct information, we cannot guarantee its accuracy.

# Explore Aquila Drive

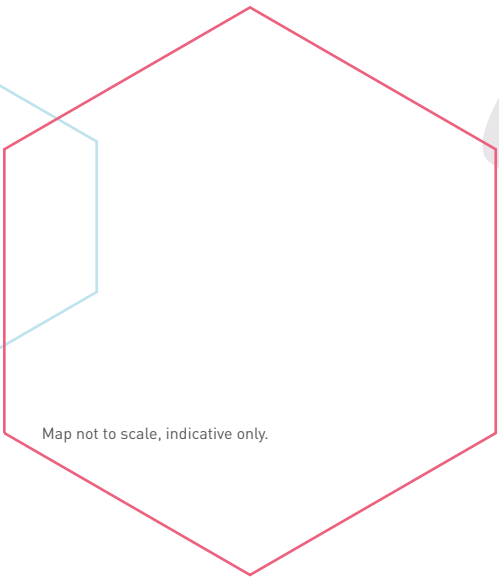
Aquila Drive is situated within the wider Sherford development located across a number of small, characterful sites in the town of Sherford, just east of Elburton.

The surrounding area offers many open green spaces and opportunities for country walks, while the South Devon Area of Outstanding Natural Beauty is just a short drive away.



**Key to Site Plan**

- The Ashbee
- The Burnett
- Garages
- Bin Store
- Bike Store
- Garage Entrance
- Drive Through
- PB** Parking Bay



Map not to scale, indicative only.

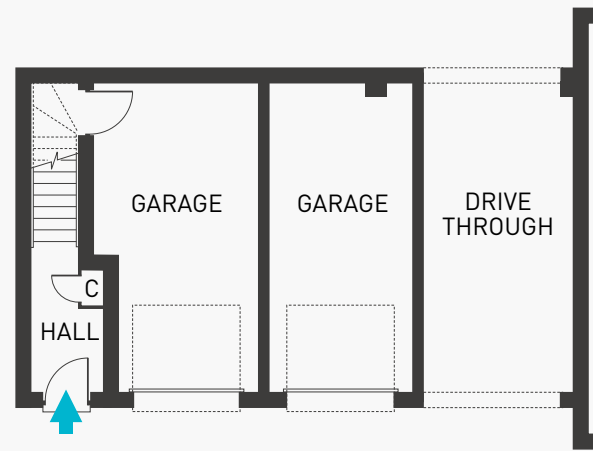
# The Ashbee Two bedroom flat

Plot 141

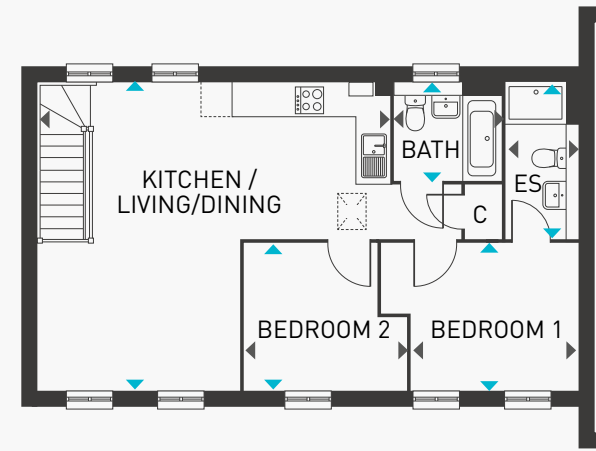
# The Burnett Four bedroom house

Plots 142,143,144,145,146,147

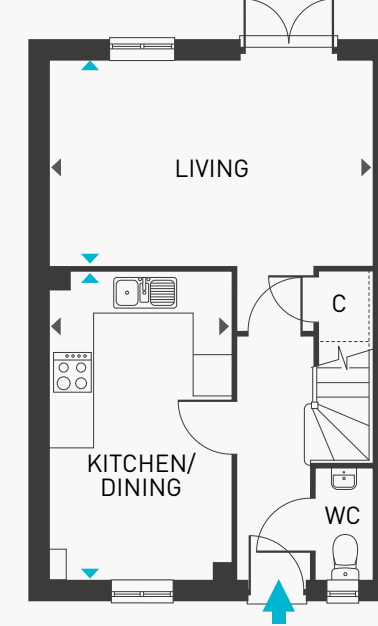
GROUND FLOOR



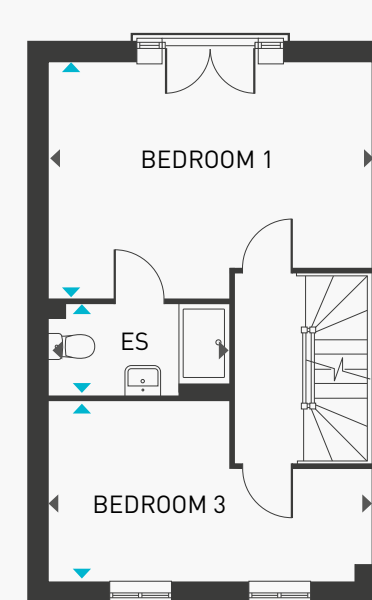
FIRST FLOOR



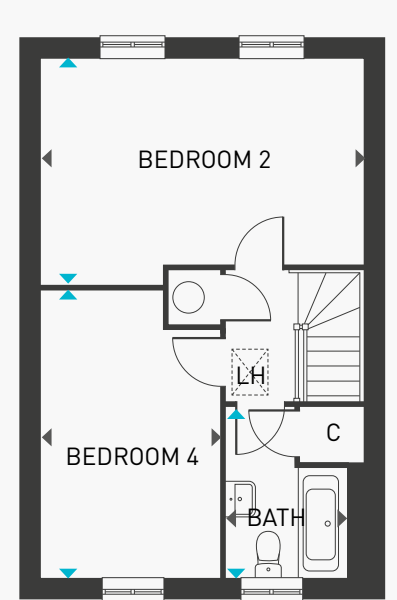
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



	A	x	B
Living/Dining/Kitchen	6.0m [19'9"]	x	6.9m [22'8"]
Bedroom 1	2.8m [9'5"]	x	3.2m [10'9"]
Bedroom 2	2.8m [9'5"]	x	3.2m [10'6"]

ES = En Suite  
C = Cupboard  
▲ = Main Entrance

	A	x	B
Living	3.1m [10'5"]	x	4.9m [16'8"]
Kitchen/Dining	4.7m [15'8"]	x	2.8m [9'2"]
Bedroom 1	3.6m [12'0"]	x	4.9m [16'8"]

	A	x	B
Bedroom 2	3.5m [11'6"]	x	4.9m [16'8"]
Bedroom 3	2.7m [9'1"]	x	4.9m [16'8"]
Bedroom 4	4.4m [14'8"]	x	2.4m [8'2"]

LH = Loft Hatch  
ES = En-Suite  
C = Cupboard  
▲ = Main Entrance

The kitchen and dimensions on the following floorplans are for guidance only. Dimensions are rounded down to one decimal point and are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

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# Specification

Aquila Drive homes come with a selection of quality modern fittings and finishes.

A kitchen with selected appliances is fully installed, and floor coverings are fitted throughout – while in the bathroom, finishings have been chosen to create a light and relaxed atmosphere.

Each property is tastefully decorated making it easier to adapt to your personal style.

## Kitchen

- Individually-designed contemporary kitchen units with worktops & upstands
- Appliances to include: oven, hob, extractor and fridge-freezer

## Bathroom

- Contemporary white sanitaryware
- Mirror to main bathroom
- Towel radiator

## Lighting & Connections

- Downlights to kitchen area and bathrooms
- Pendant lights to remaining rooms & living spaces
- BT phone points

## Flooring

- Tiled floors to kitchen, dining areas, WC bathroom and en-suite
- Carpets to remaining rooms & living spaces

## Outside

- Landscaped front garden
- Turf to rear garden
- Lighting to front door

Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. Clarion Housing reserves the right to amend the specification as necessary and without notification.

Image shown is for illustration purposes only, and may not correspond with the available Shared Ownership properties described within this brochure.



# Shared Ownership

## What is Shared Ownership?

Shared Ownership is an excellent way for people to take their first step onto the property ladder. Buyers purchase a share of between 25% and 75% of the property's value, and pay a subsidised rent on the remaining share.

## Am I eligible?

To be eligible for a Shared Ownership home at Aquila Drive at Sherford:

- You must be at least 18 years old.
- You must be unable to buy a home suitable for your needs on the open market.
- You will need sufficient savings for a mortgage deposit and a clean credit history to qualify for a mortgage.
- Your annual household income must be less than £80,000.
- You must be a first-time buyer or existing shared owner. If you already own a home, and need to move but cannot afford to, then please discuss your situation with us. There are some circumstances under which you may be eligible.

In line with government priorities, priority for Shared Ownership homes is awarded to serving military personnel and former members of the British Armed Forces honourably discharged in the last two years. People who live or work in the local area also receive priority. We welcome applications from everyone and will try and help if we can.

[shared.ownership@myclarionhousing.com](mailto:shared.ownership@myclarionhousing.com)

Picture credits: 'Happy man lifting woman in new house' by Milan\_Jovic; CC image, sourced from iStock.



## Building homes. Developing futures.

With over 100 years' experience of developing and selling new homes, we combine award-winning, well-designed properties with excellent pre-sale and aftercare services. Developing new Shared Ownership homes, we provide options for a range of customers at varying price points.

Clarion Housing Group comprises the largest housing association in the country, with 125,000 homes across more than 170 local authorities. It also includes a charitable foundation, Clarion Futures, and is one of the country's leading housebuilders.

**Register your interest now  
by contacting our sales team:**

[shared.ownership@myclarionhousing.com](mailto:shared.ownership@myclarionhousing.com)

0300 100 0309

[myclarionhousing.com/sharedownership](https://myclarionhousing.com/sharedownership)

**Disclaimer:** All floor plans in this brochure are for general guidance only. Measurements are from plans and "as built" dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract. Clarion Housing has taken all reasonable care in the preparation of the information given in this brochure. However this information is subject to change and has been prepared solely for the purpose of providing general guidance. Therefore, Clarion Housing does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Clarion Housing undertakes continuous product development and any information given relating to our products may vary from time to time. As a result, information on such products is given for general guidance only and does not constitute any form of warranty or contract on our part. The information and particulars set out within this brochure do not constitute, nor constitute part of, a formal offer, invitation or contract (whether from Clarion Housing or any of its related subsidiaries or affiliates) to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Clarion Housing. Clarion Housing supports the development of mixed tenure developments and is proud to provide homes for affordable rent and Shared Ownership at Aquila Drive at Sherford. We may change the tenure of some homes subject to demand.

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