

BELLWOOD VIEW

SALTASH, CORNWALL

A superb collection of 2 and 3 bedroom shared ownership homes



Welcome to Bellwood View

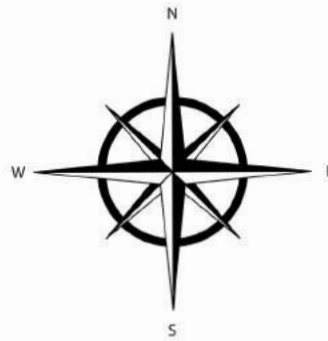
Bellwood View is a superb new development with a selection of 2 and 3 bedroom homes available for shared ownership. Perfect for first-time buyers, downsizers and families alike, this scheme is a fantastic opportunity for local people in the area.

Located in Saltash, Bellwood View is perfectly situated in the gateway between Cornwall and Devon. The town is perched to the west of the River Tamar with a host of amenities nearby including a primary school, leisure centre and large supermarkets. The main Fore Street offers a host of local businesses including takeaways, news agents and cafes.

Head into Plymouth with a short drive across the Tamar Bridge, or explore the rest of Cornwall's seaside towns and beautiful countryside with close access to the A38.



Site Plan



- Rented
- Open Market
- The Essa - 2 bedroom home - 20, 32, 17, 34, 19, 33, 18
- The Chi - 2 bedroom home - 131, 172, 182, 238, 323, 354, 173, 183, 330, 331, 332, 368, 373, 374
- The Brunel - 3 bedroom home - 176, 178, 244, 266, 268 177, 179, 245, 267, 269
- The Trematon - 3 bedroom 2.5 storey home - 242, 298, 243, 299
- The Raun - 3 bedroom home - 324, 333, 344, 350, 4, 300, 318

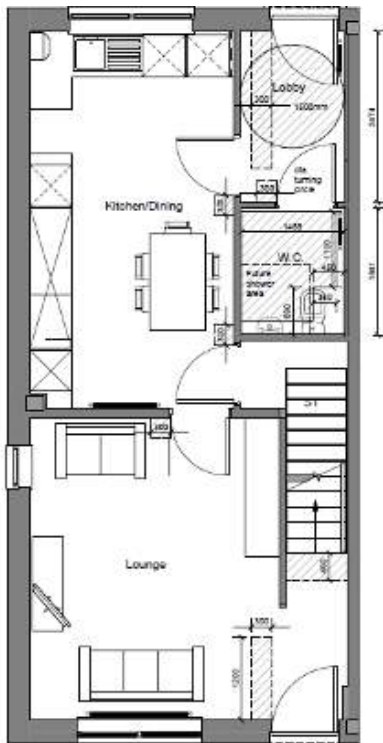
The Brunel

3 Bedroom Home

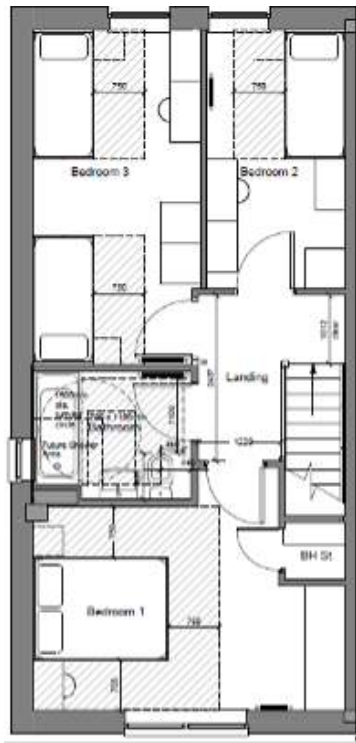
End terraced Plots

176,178,244,266,268 (AS)

177,179,245,267,269 (OPP)



Ground floor plan



First floor plan



Ground Floor

Living room 4416 x 3722 mm

Kitchen/ dining 5508 x 3065 mm

First Floor

Bedroom 1 3027 x 4733 mm

Bedroom 2 2085 x 3840 mm

Bedroom 3 2585 x 4951 mm

Bathroom 1918 x 2437 mm

Total floor area 93m²

Abbreviations: AS - As shown on floor plan / OPP - opposite hand to floor plan
Layouts show approximate dimensions and measurements only. Windows may be omitted on certain plots and elevation treatments may differ. Bathroom and kitchen layouts may change. Ceiling heights may vary. Please speak to the Sales Officer for details on individual plots.

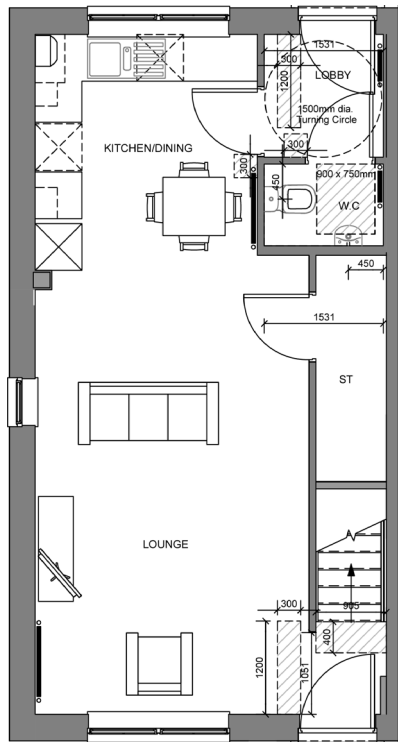
The Chi

2 Bedroom Home

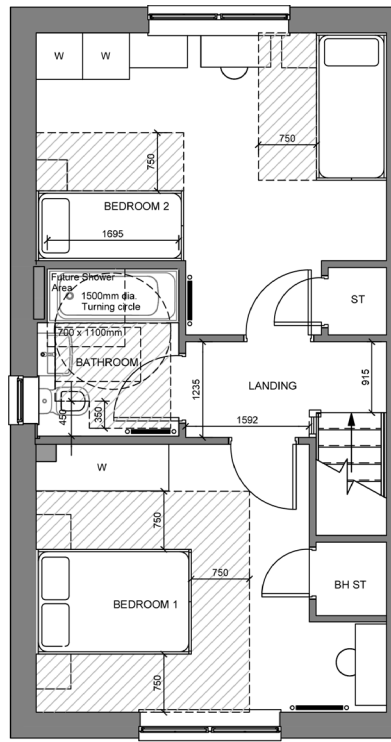
End terraced Plots

131, 172, 182, 238, 323, 354 (AS)

173, 183, 330, 331, 332, 368, 373, 374 (OPP)



Ground floor plan



First floor plan

Ground Floor

Living room	3590 x 3495 mm
Kitchen dining	2923 x 4428 mm

First Floor

Bedroom 1	4601 x 3483 mm
Bedroom 2	4601 x 2965 mm
Bathroom	1865 x 2181 mm

Total floor area 80m²

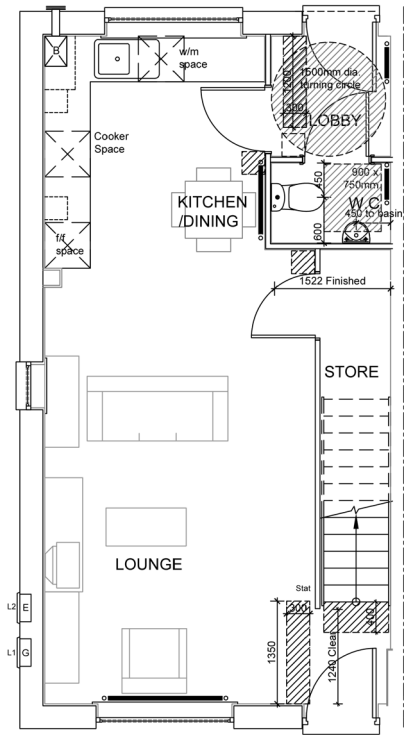
Abbreviations: AS - As shown on floor plan / OPP - opposite hand to floor plan
 Layouts show approximate dimensions and measurements only. Windows may be omitted on certain plots and elevation treatments may differ. Bathroom and kitchen layouts may change. Ceiling heights may vary. Please speak to the Sales Officer for details on individual plots.

The Essa

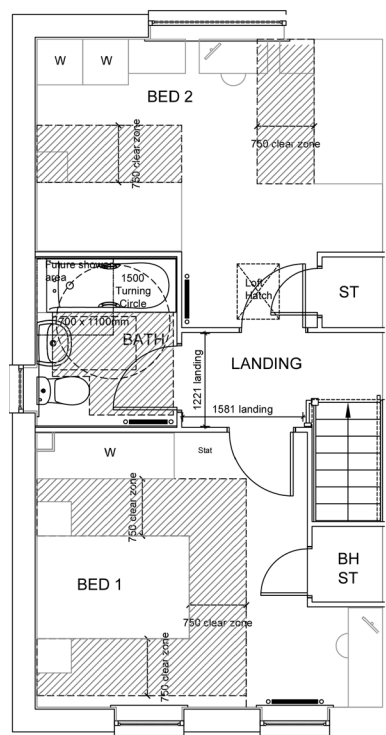
2 Bedroom Home

End terraced Plots 20, 32 (AS) 17,34 (OPP)

Mid terraced Plots 19, 33 (AS) 18 (OPP)



Ground floor plan



First floor plan



Ground Floor

Living room	4670 x 3590 mm
Kitchen/ dining	2923 x 4755 mm

First Floor

Bedroom 1	3483 x 4601 mm
Bedroom 2	4601 x 2965 mm
Bathroom	2181mx 1865 mm

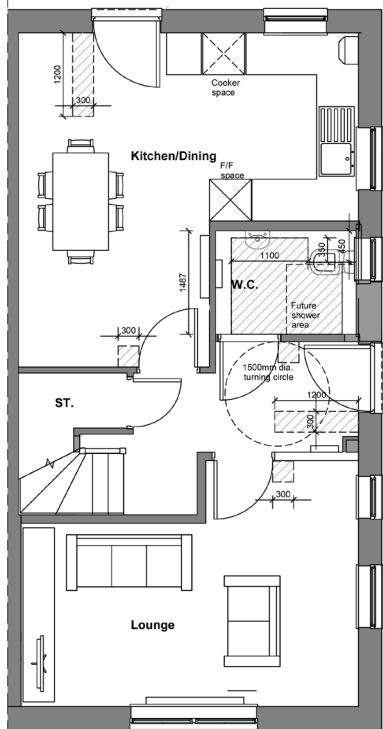
Total floor area 78.2m²

Abbreviations: AS - As shown on floor plan / OPP - opposite hand to floor plan
 Layouts show approximate dimensions and measurements only. Windows may be omitted on certain plots and elevation treatments may differ. Bathroom and kitchen layouts may change. Ceiling heights may vary. Please speak to the Sales Officer for details on individual plots.

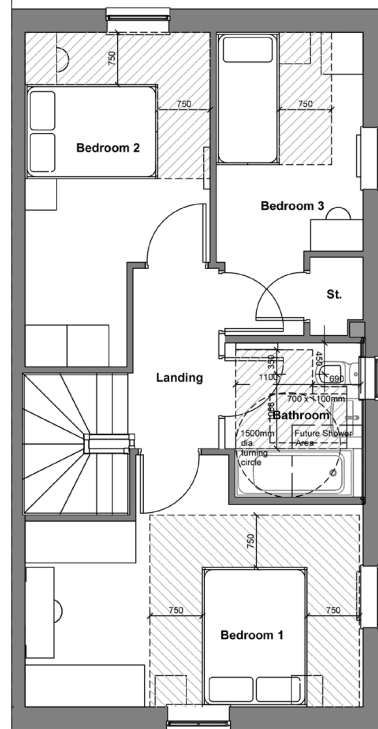
The Raun

3 Bedroom Home

324, 333, 344, 350, 4, 300, 318



Ground floor plan



First floor plan

Ground Floor

Living room	5025 x 3558 mm
Kitchen/ dining	5025 x 4826 mm

First Floor

Bedroom 1	5025 x 2693 mm
Bedroom 2	4826 x 2659 mm
Bedroom 3	2178 x 4376 mm
Bathroom	2238 x 1862 mm

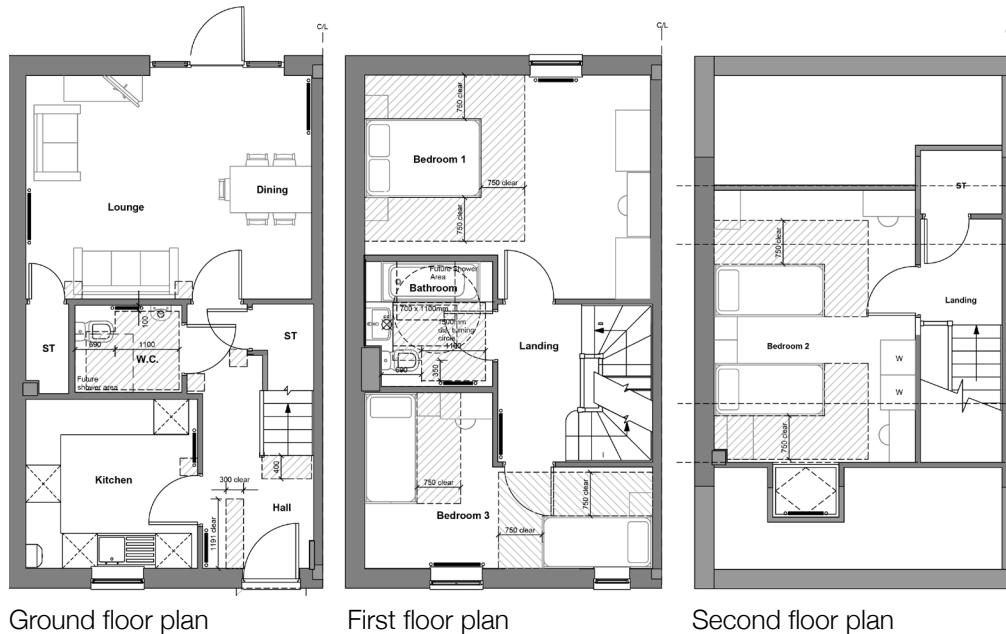
Total floor area 93m²

Abbreviations: AS - As shown on floor plan / OPP - opposite hand to floor plan
Layouts show approximate dimensions and measurements only. Windows may be omitted on certain plots and elevation treatments may differ. Bathroom and kitchen layouts may change. Ceiling heights may vary. Please speak to the Sales Officer for details on individual plots.

The Trematon

3 Bedroom Home (2.5 storey)

End terraced Plots 242,298, (AS) 243 (OPP)
Mid terraced Plots 299, (AS)



Ground Floor

Kitchen/ dining	5028 x 3862 mm
Living room	2787 x 3012 mm

First Floor

Bedroom 1	3117 x 5028 mm
Bedroom 2	3522 x 4996 mm
Bedroom 3	5028 x 3050 mm
Bathroom	2176 x 2399 mm

Total floor area 108m²

Abbreviations: AS - As shown on floor plan / OPP - opposite hand to floor plan
Layouts show approximate dimensions and measurements only. Windows may be omitted on certain plots and elevation treatments may differ. Bathroom and kitchen layouts may change. Ceiling heights may vary. Please speak to the Sales Officer for details on individual plots.

S106 local connection criteria

Our homes at Bellwood View, Saltash have a Section 106 agreement, a condition set by planning for this development. One of the criteria in the S106 agreement is that all applicants purchasing a shared ownership home will need to have a local connection.

“Local Connection” means a connection with the Town or County (Saltash or Cornwall) as appropriate and demonstrated by that person or a member of their Household to the reasonable satisfaction of the Council: A person with a Local Connection with the Town shall take precedence

Town means the town of Saltash within the County together with the parishes of Antony, Botus, Flemming, Landrake, Landulph and Sheviock

To confirm your local connection, the applicant[s] will need to show evidence of the following:

- a. being permanently resident therein for a continuous period of at least 12 months immediately prior to advertising and that residence is of their own choice; or
- b. being formerly permanently resident therein for a continuous period of five (5) years; or
- c. 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
- d. 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.

Residency - sufficient evidence to cover the relevant local connection period for prospective purchaser or close family member as appropriate the easiest way to prove the local connection is via the Electoral Roll on the credit report or we can accept the following documents:

- Utility bills (gas electric phone etc) Council tax bills
- Bank/Building Society account/credit card statements
- State benefit books or receipts showing rent paid
- Payslips showing home address
- Written certification from either a Solicitor/ Social Worker/ Probation Officer/ Inland Revenue Officer/ Police Officer/ Teacher or Doctor

Employment - sufficient evidence to cover the relevant local connection period

- 3 months' payslips showing employer's address
- Employer's letter confirming length and terms of employment (including hours worked if applicable)

Under Occupation

The Council reserves the right not to allow the sale of an affordable dwelling to a qualifying Person with a local connection with the Town should the sale result in an under occupancy of the Affordable dwelling by more than one bedroom.

Armed Forces Personnel

Those personnel that fall under the following criteria shall not be required to have a Local Connection with the Town or County

- is serving in the regular forces or who has served in the regular forces within five years of the date of their application for an allocation of housing under Part 6 of the 1996 Act;
- has recently ceased, or will cease to be entitled, to reside in accommodation provided by the Ministry of Defence following the death of that person's spouse or civil partner where—
- the spouse or civil partner has served in the regular forces; and
- their death was attributable (wholly or partly) to that service; or
- is serving or has served in the reserve forces and who is suffering from a serious injury, illness or disability which is attributable (wholly or partly) to that service



How to find Bellwood View

Saltash,
Cornwall,
PL12 6PR

 so-living.co.uk

 facebook.com/solvingplym

 twitter.co.uk/solvingplym

Our office

SO Living
Plumer House, Crownhill,
PL6 5DH

Contact

T: 0800 0778 748
E: so-living@plymouthcommunityhomes.co.uk

Opening hours

Monday - Thursday 9am - 5pm
Friday - 9am - 4:30pm

The particulars listed in this brochure are for illustrative purposes only, should only be used for information only and does not constitute advice. Computer generated images and landscaping shown are not intended to form any part of any contract or warranty (express or implied) unless specifically incorporated in writing into the contract. All areas, dimensions and measurements shown are approximate, and should not be relied upon for carpet sizes, appliance spaces or items of furniture.

Site plan layout including parking and tenure of homes (private and affordable housing) and public open spaces may change to reflect changes in planning permission and are not included to form any part of any contract or warranty (express or implied) unless specifically incorporated in writing.

Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Bellwood View is a marketing name only and may not be the designated postal address, which may be determined by the local authority.

Whilst every care has been taken in the preparation of these particulars in May 2022, we do not represent or warrant that the information and/or specifications contained in this brochure are accurate or complete. Features both internal and external may be varied from time to time. Intending purchasers / lessees should satisfy themselves as to the correctness of information given.



SO Living is part of Plymouth's largest affordable housing provider, Plymouth Community Homes.

