



# Charter Walk

Liskeard, Cornwall

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A superb collection of 2 and 3 bedroom shared ownership homes





# Welcome to **Charter Walk**

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The Charter Walk development boasts a variety of 2 and 3 bedroom family homes situated on the edge of the ancient market town of Liskeard. With easy access to the surrounding countryside and the famous Bodmin Moor, Liskeard is only a quick commute to the historic port of Plymouth by both road and the main railway line. Better yet, strong public transport links make it possible to explore the rest of the Duchy or travel upcountry with ease.


Liskeard is widely considered to be a popular commuter town. The town centre is made up of thriving local and national businesses, cafes, and public services, meaning you don't have to look far and wide for any of your favourite foods, drinks or activities. There is also a thriving nightlife with multiple pubs, restaurants and social clubs to frequent.

Situated on the edge of town, Charter Walk is only a short walk from the local school and community college, supermarkets and medical centre. Furthermore, if you want to get out and about, you're only a short journey from the beach or the iconic fishing villages of Polperro and Looe.

With 14 homes available for shared ownership, owning a home at Charter Walk could become a reality. These homes are ideal for those looking to get on the ladder, downsize or find their forever family home.


# Site plan


 **The Britten**  
2 Bedroom home  
Plots 25, 26, 117, 118

 **The Henry**  
2 Bedroom home  
Plots 65, 66, 115, 116

 **The Elgar**  
3 Bedroom home  
Plots 12, 13

 **The Laity**  
3 Bedroom home  
Plots 57, 58, 59, 60

 **Affordable rent**

 **Open market**



**Disclaimer:** Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustration purposes and should be used for general guidance only. Development layouts including parking arrangements, private/social/affordable housing, play areas and public open spaces may change and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your Solicitor to whom full details of any planning consents including layout plans will be available. Charter Walk is a marketing name only and may not be the designated postal address.

# The Britten

## 2 Bedroom home

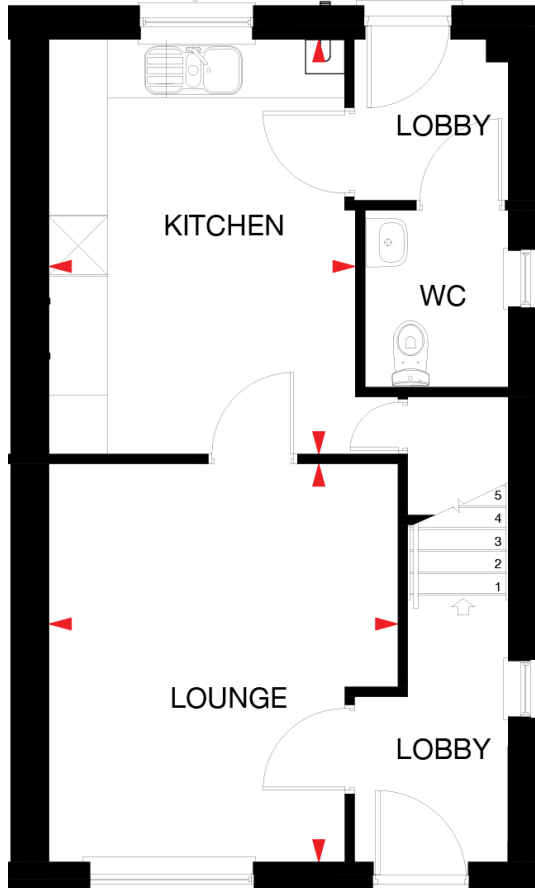
Semi detached plots 26, 26 (AS) 117, 118 (OPP)



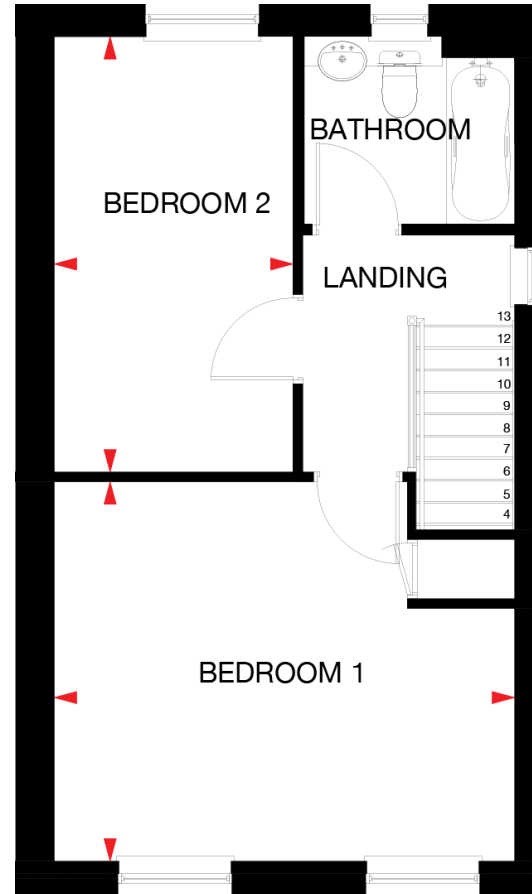
Front



Rear



Ground floor



First floor

### Ground floor

#### Lounge

3.57 x 4.08 m

#### Kitchen/ dining

3.13 x 4.25 m

### First floor

#### Bedroom 1

4.70 x 3.87 m

#### Bedroom 2

2.43 x 4.45 m

Total floor area 79.4m<sup>2</sup>

(Approximate dimensions)

\*Window may be omitted on certain plots. Speak to sales officer for details.

Abbreviations: AS - As shown on floor plan / OPP - opposite hand to floor plan. All images used are for illustration purposes.

**Disclaimer:** These and the dimensions given for this house type and individual properties may differ. Please check with your sales officer in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings. These dimensions should not be used for carpet or flooring sizes, appliances spaces or items of furniture. All images, photographs are not intended to be relied upon to form part of, any contract unless specifically incorporated in writing into the contract.

# The Henry

## 2 Bedroom home

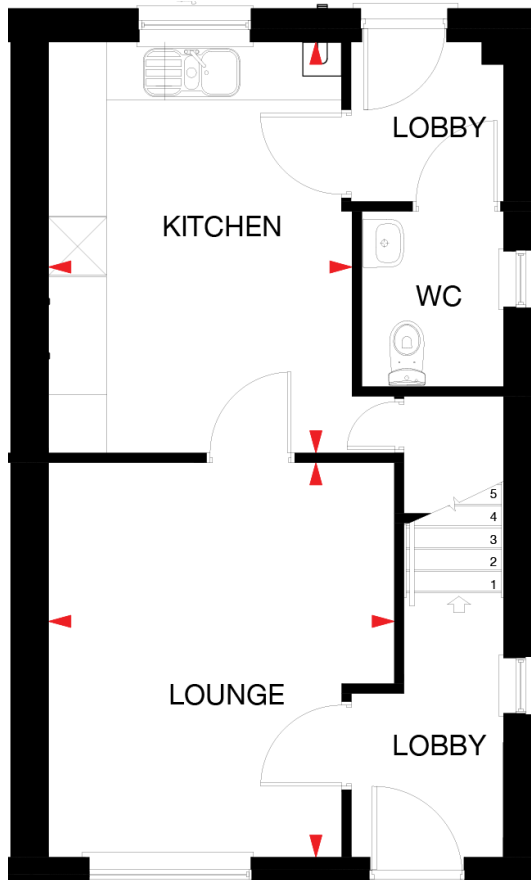
Semi detached plots 65, 66 (AS) 115, 116 (OPP)



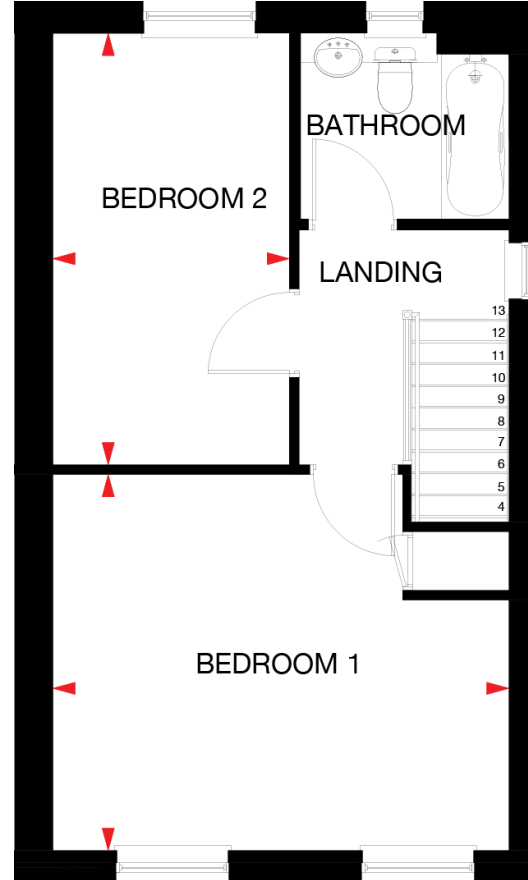
Front



Rear



Ground floor



First floor

### Ground floor

#### Lounge

3.57 x 4.08 m

#### Kitchen/ dining

3.13 x 4.25 m

### First floor

#### Bedroom 1

4.70 x 3.87 m

#### Bedroom 2

2.43 x 4.45 m

Total floor area 79.4m<sup>2</sup>

(Approximate dimensions)

This property is an M42, which means this property is suitable to be adapted

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# The Elgar

## 3 Bedroom home

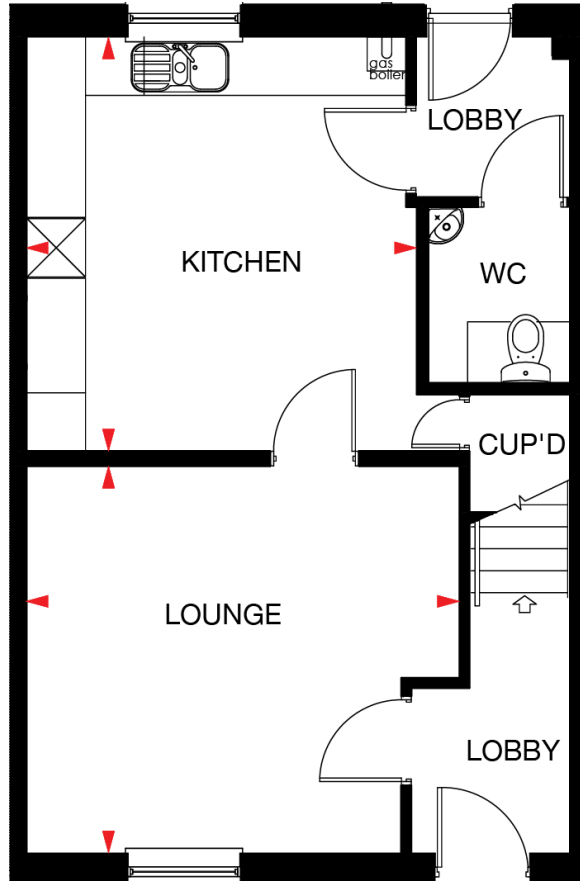
Semi detached plots 12, 13 (OPP)



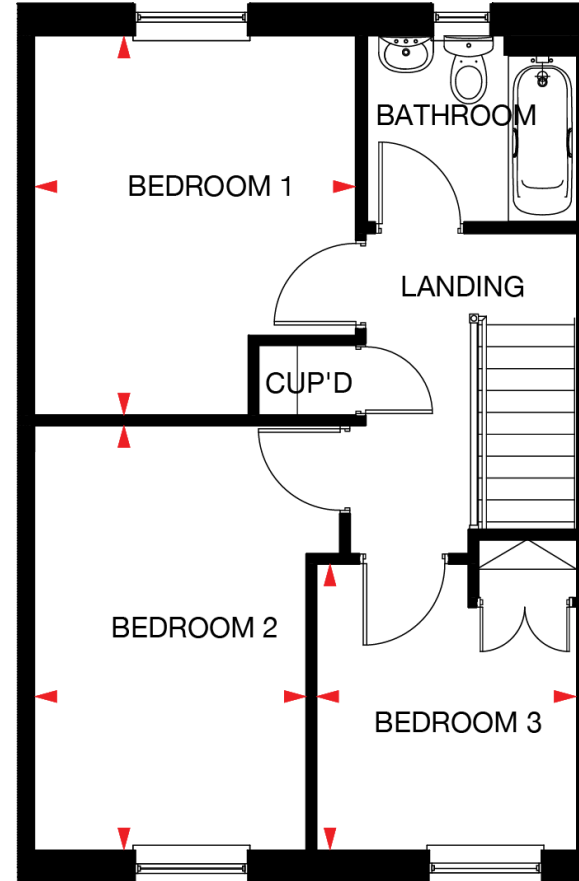
Front



Rear



Ground floor



First floor

### Ground floor

#### Lounge

4.43 x 3.97 m

#### Kitchen/ dining

3.99 x 4.25 m

### First floor

#### Bedroom 1

4.43 x 3.97 m

#### Bedroom 2

3.99 x 4.25 m

#### Bedroom 3

3.99 x 4.25 m

Total floor area 93.2m<sup>2</sup>

(Approximate dimensions)

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# The Laity

## 3 Bedroom home

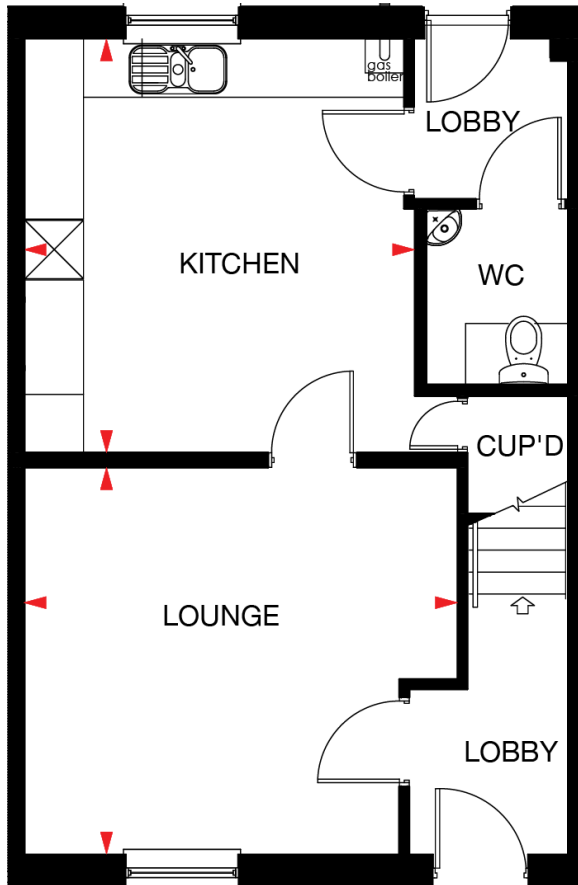
Semi detached plots 57, 58, 59, 60 (OPP)



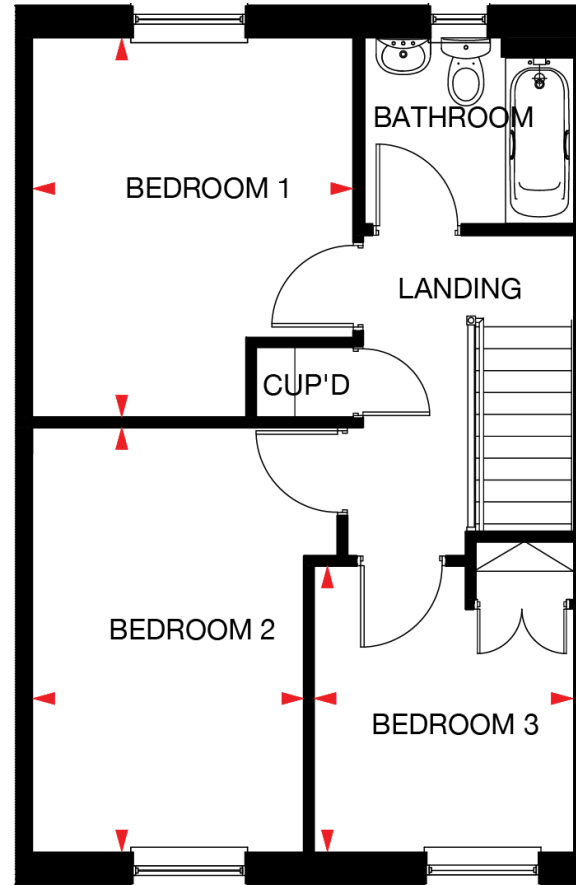
Front



Rear



Ground floor



First floor

### Ground floor

#### Lounge

4.43 x 3.97 m

#### Kitchen/ dining

3.99 x 4.25 m

### First floor

#### Bedroom 1

3.29 x 3.91 m

#### Bedroom 2

2.79 x 4.36 m

#### Bedroom 3

2.67 x 2.94 m

Total floor area 93.2m<sup>2</sup>

(Approximate dimensions)

This property is an M42, which means this property is suitable to be adapted

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# S106 local connection criteria

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Our homes at Charter Walk 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 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

**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

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**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

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**Sufficient evidence to cover the relevant local connection period**

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



## Under Occupation

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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.

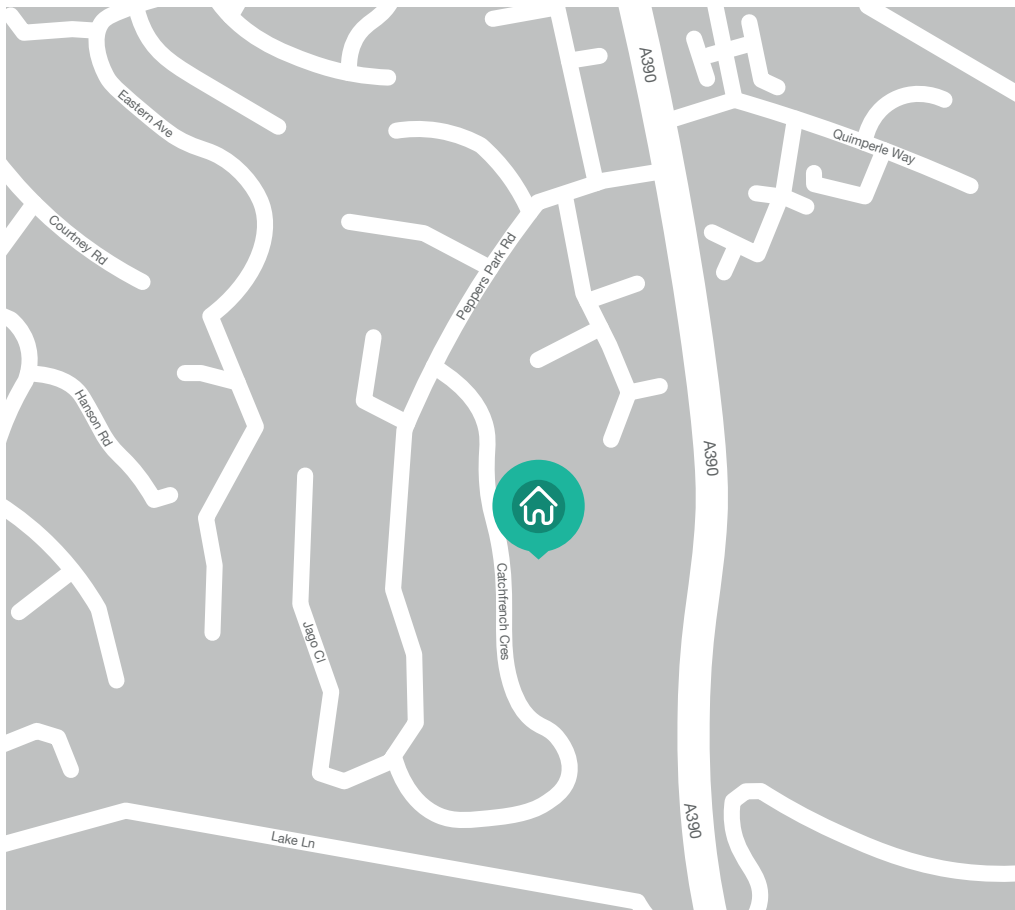
## Armed Forces Personnel

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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 **Charter Walk**

Charter Walk  
Liskeard  
PL14 3XB

SO Living. Plumer House,  
Crownhill, PL6 5DH

### **Opening times**

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

 [so-living.co.uk](https://www.so-living.co.uk)

 0800 0778 748

 [so-living@pch.co.uk](mailto:so-living@pch.co.uk)

 [facebook.com/solvingplym](https://www.facebook.com/solvingplym)

 [twitter.co.uk/solvingplym](https://twitter.co.uk/solvingplym)

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

For full terms and conditions, visit the SO Living website. Information correct at June 2023

