



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.

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.

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.

Site plan

-  **The Essa**
2 Bedroom home
Plots 17, 18, 19, 20, 32, 33, 34
-  **The Chi**
2 Bedroom home
Plots 131, 172, 173, 182, 183, 238, 323, 330, 331, 332, 354, 368, 373, 374
-  **The Brunel**
3 Bedroom home
Plots 176, 177, 178, 179, 244, 245, 266, 268, 267, 269
-  **The Trematon**
3 Bedroom home (2.5 Storey)
Plots 242, 243, 298, 299
-  **The Raun**
3 Bedroom home
Plots 4, 300, 318, 324, 333, 344, 350
-  **Rented**
-  **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. Bellwood View is a marketing name only and may not be the designated postal address.

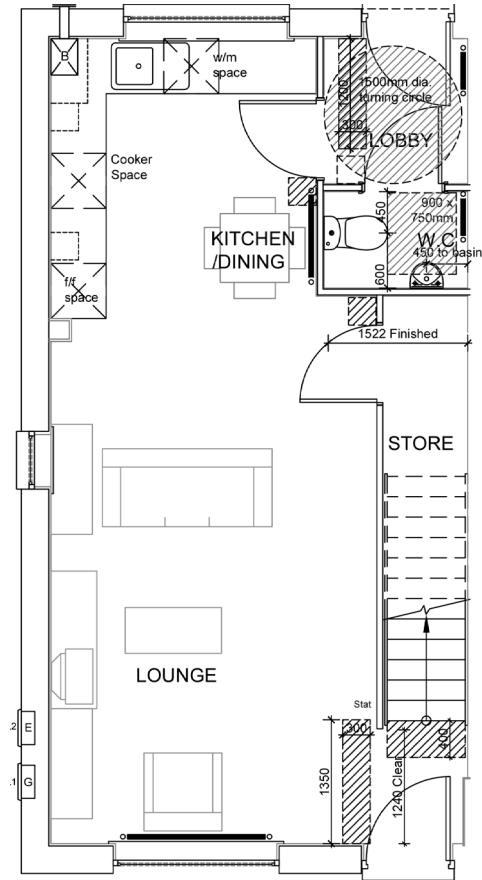


The Essa, 2 bedroom home

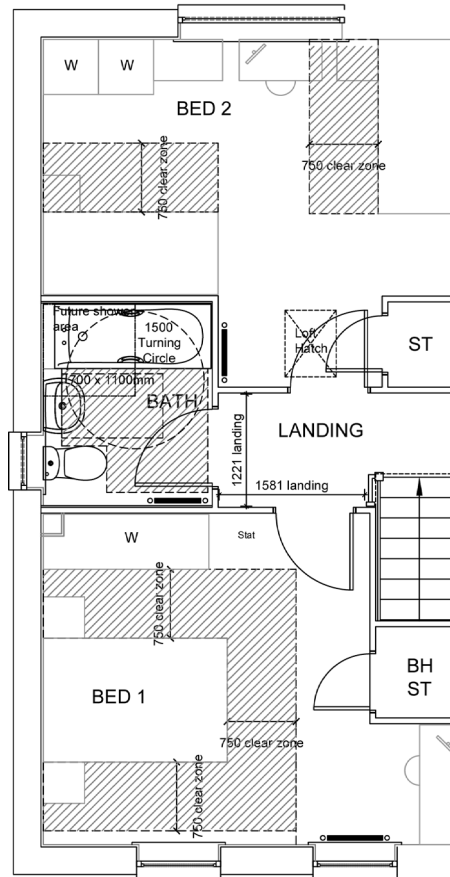
The Essa

2 Bedroom home

End terraced plots 20, 32 (AS) 17,34 (OPP)
Mid terraced plots 19, 33 (AS) 18 (OPP)



Ground floor



First floor

Ground floor

Lounge

4.67 x 3.59 m

Kitchen/ dining

2.92 x 4.75 m

First floor

Bedroom 1

3.48 x 4.60 m

Bedroom 2

4.60 x 2.96 m

Bathroom

2.18 x 1.86 m

Total floor area 80m²

(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 dimension 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.

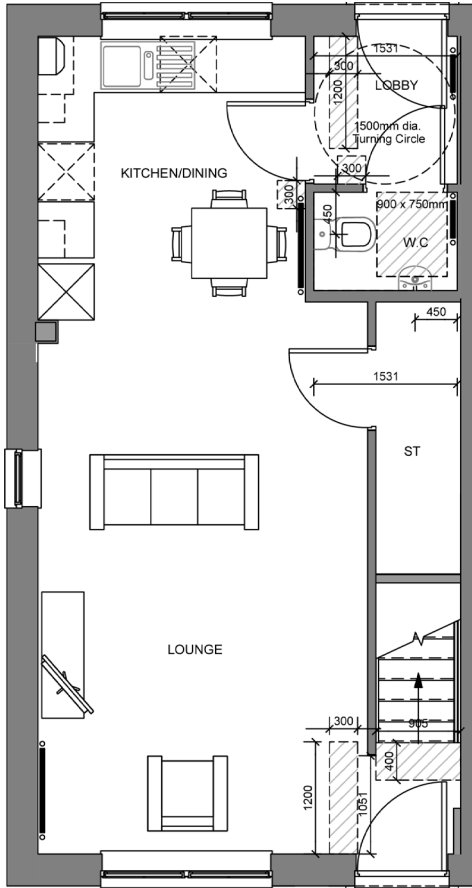


The Chi, 2 bedroom home

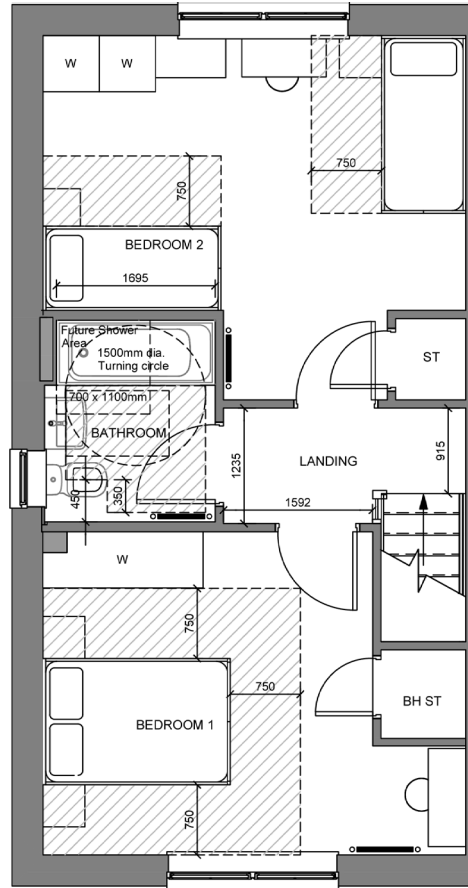
The Chi

2 Bedroom home

Semi-detached plots 131, 172, 182, 238, 323, 354 (AS)
173, 183, 330, 331, 332, 368, 373, 374 (OPP)



Ground floor



First floor

Ground floor

Lounge

3.59 x 3.49 m

Kitchen/ dining

2.92 x 4.42 m

First floor

Bedroom 1

4.60 x 3.48 m

Bedroom 2

4.60 x 2.96 m

Bathroom

1.86 x 2.18 m

Total floor area 80m²

(Approximate dimensions)

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

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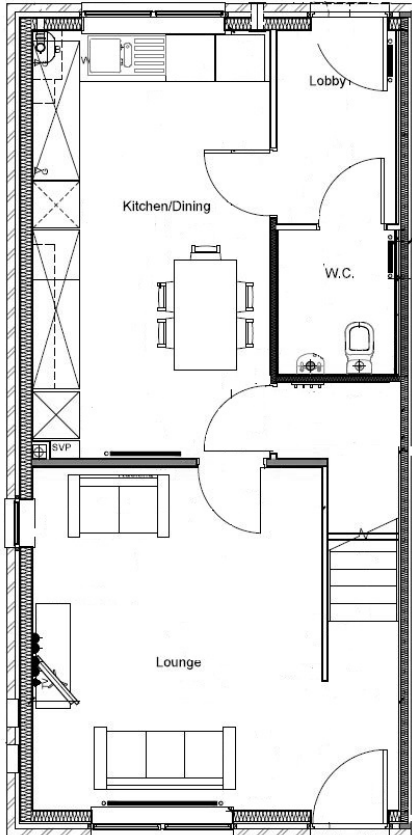


The Brunel, 3 bedroom home

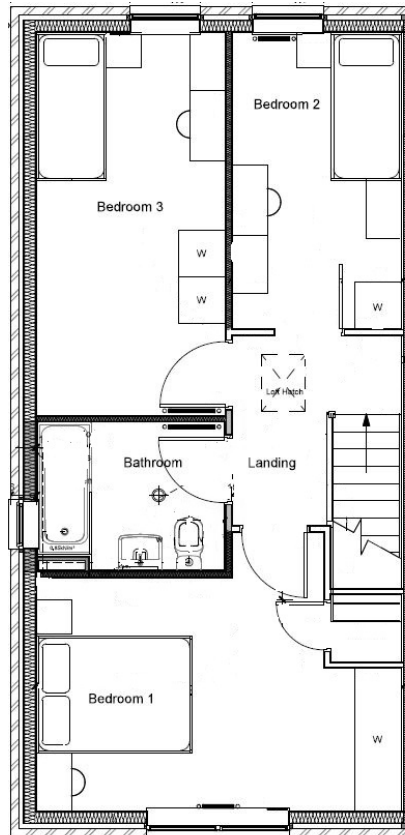
The Brunel

3 Bedroom home

Semi-detached plots 176,178,244,266,268 (AS)
177,179,245,267,269 (OPP)



Ground floor



First floor

Ground floor

Lounge

4.41 x 3.72 m

Kitchen/ dining

5.50 x 3.06 m

First floor

Bedroom 1

3.02 x 4.73 m

Bedroom 2

2.15 x 3.84 m

Bedroom 3

2.45 x 4.95 m

Bathroom

1.91 x 2.43 m

Total floor area 93m²

(Approximate dimensions)

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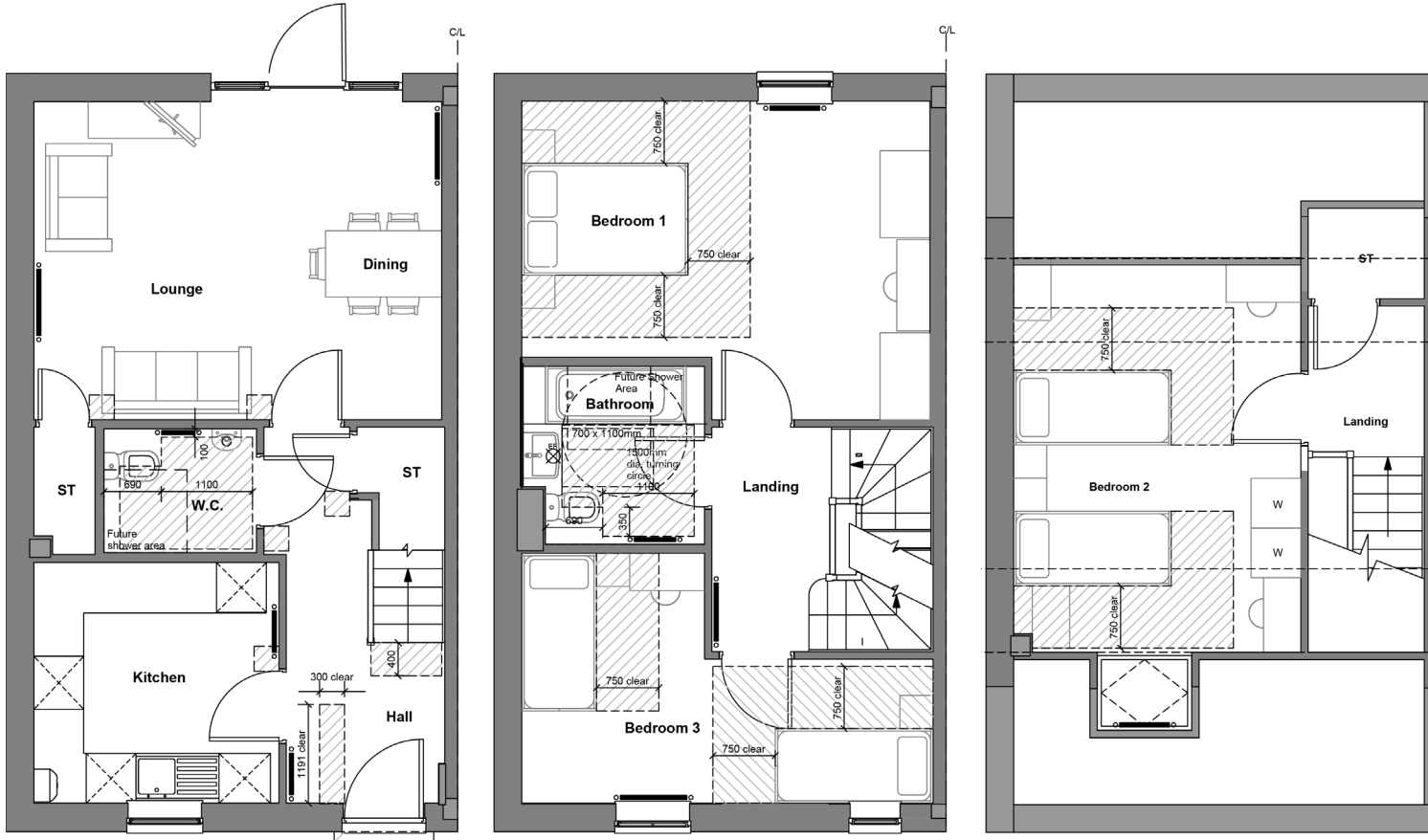


The Trematon, 3 bedroom home

The Trematon

3 Bedroom home (2.5 Storey)

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



Ground floor

First floor

Second floor

Ground floor

Lounge

5028 x 3862 mm

Kitchen/ dining

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 109m²

(Approximate dimensions)

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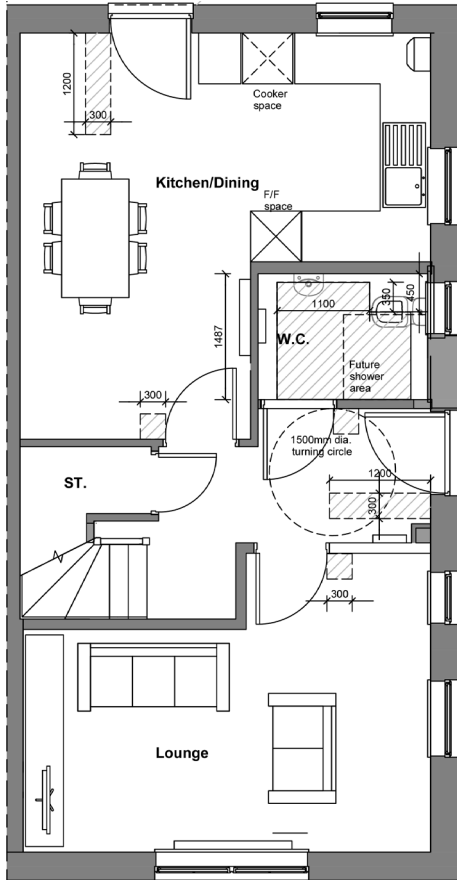


The Raun, 3 bedroom home

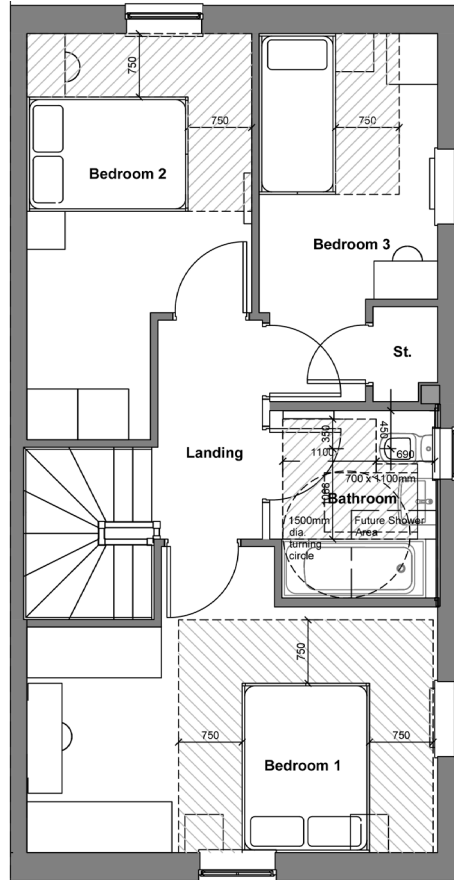
The Raun

3 Bedroom home

End terrace plots 4, 300, 318, 324, 333, 344, 350



Ground floor



First floor

Ground floor

Lounge

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

(Approximate dimensions)

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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

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

Under Occupation

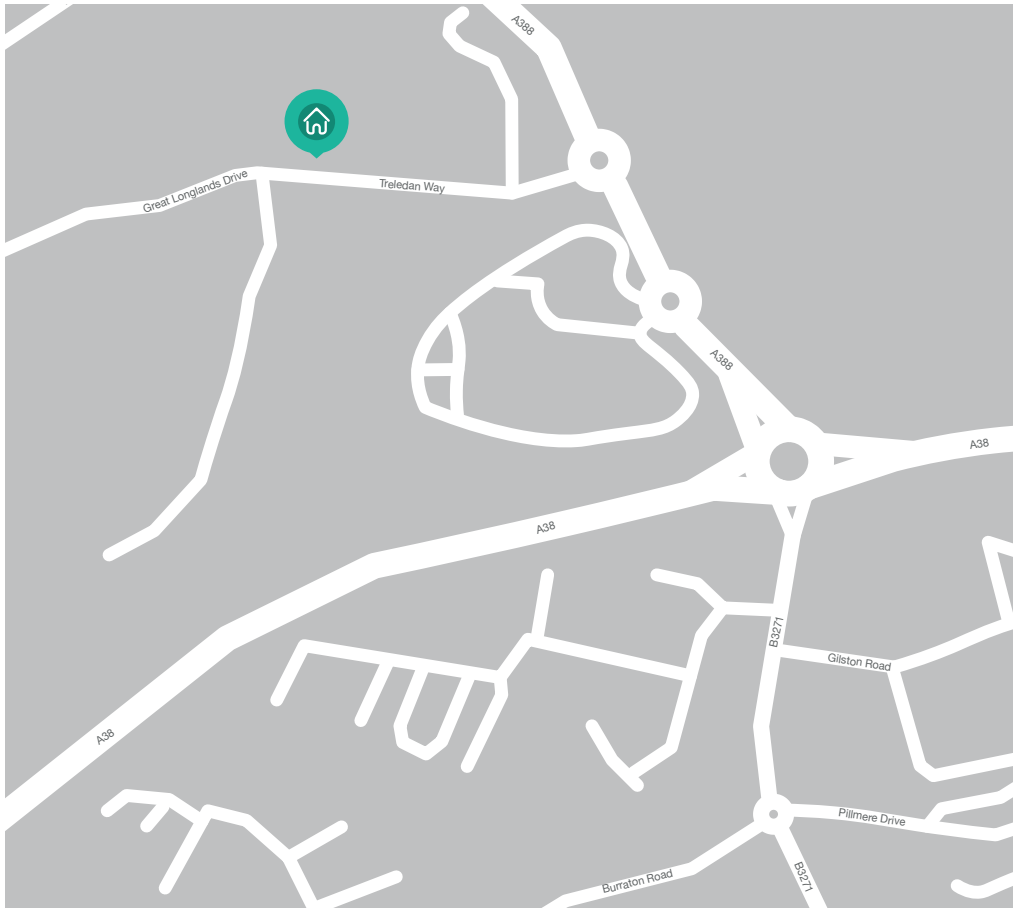
The Council reserves the right not to allow the sale of an affordable dwelling to a qualifying Person with a local connection with the Town should the sale result in an under occupancy of the Affordable dwelling by more than one bedroom.

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. 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

 facebook.com/solvingplym

 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

