



# St. Stephen's Green

Salcombe, Devon

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A superb collection of 1, 2 and 3 bedroom shared ownership homes



Welcome to

# St. Stephen's Green

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St. Stephen's Green is an excellent scheme for first-time buyers, downsizers and families alike who have a local connection to the area.

St. Stephen's Green is a superb new development with a one, a two and a three-bedroom home available for shared ownership. The scheme is located in the desirable area of Salcombe, a beautiful coastal town within the South Devon Area of Outstanding Natural Beauty with local schools, shops, restaurants and parks.

The town is well connected through bus routes that link to nearby towns. Totnes and Plymouth serve as major rail connections and there is the addition of ferry services that operate in the area providing scenic and practical transport solutions across the estuary.

# Site plan

**The Egret**  
1 Bedroom home  
Plot 15

**The Heron**  
2 Bedroom home  
Plot 2

**The Curlew**  
3 Bedroom home  
Plot 17

**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. St. Stephen's Green is a marketing name only and may not be the designated postal address.

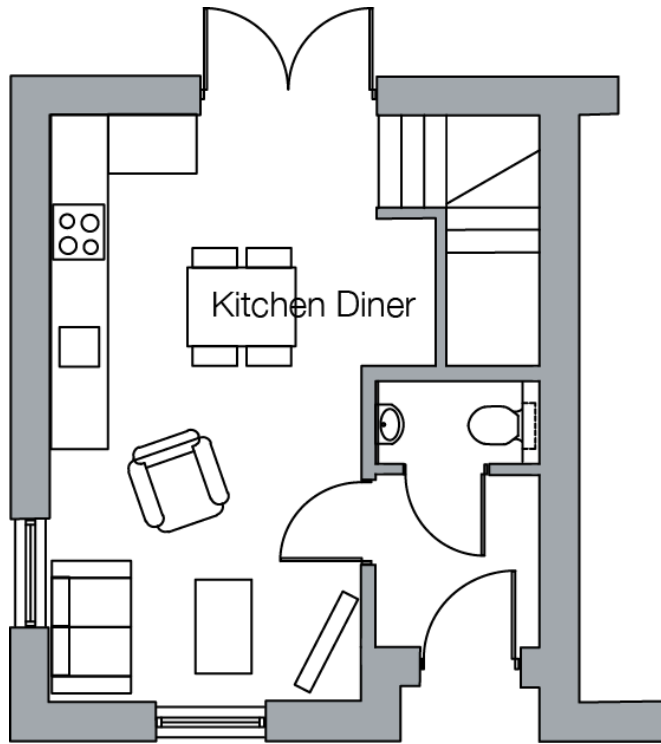


The Egret, 1 Bedroom home

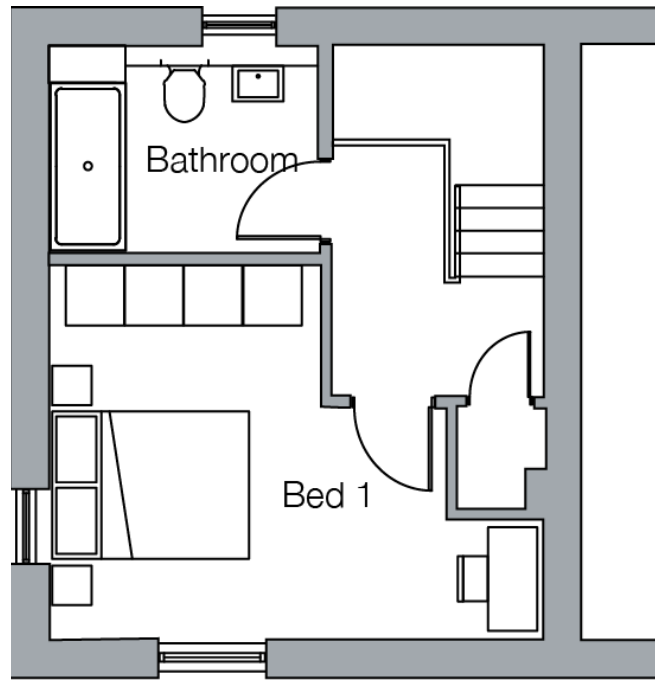
# The Egret

## 1 Bedroom home

End terraced plot 15



Ground floor



First floor

### Ground floor

#### Lounge/ kitchen/ dining

3.36 x 6.04 m

#### WC

1.80 x 0.89 m

### First floor

#### Bedroom 1

7.29 x 5.38 m

#### Bathroom

2.14 x 2.44 m

Total floor area 60m<sup>2</sup>

(Approximate dimensions)

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

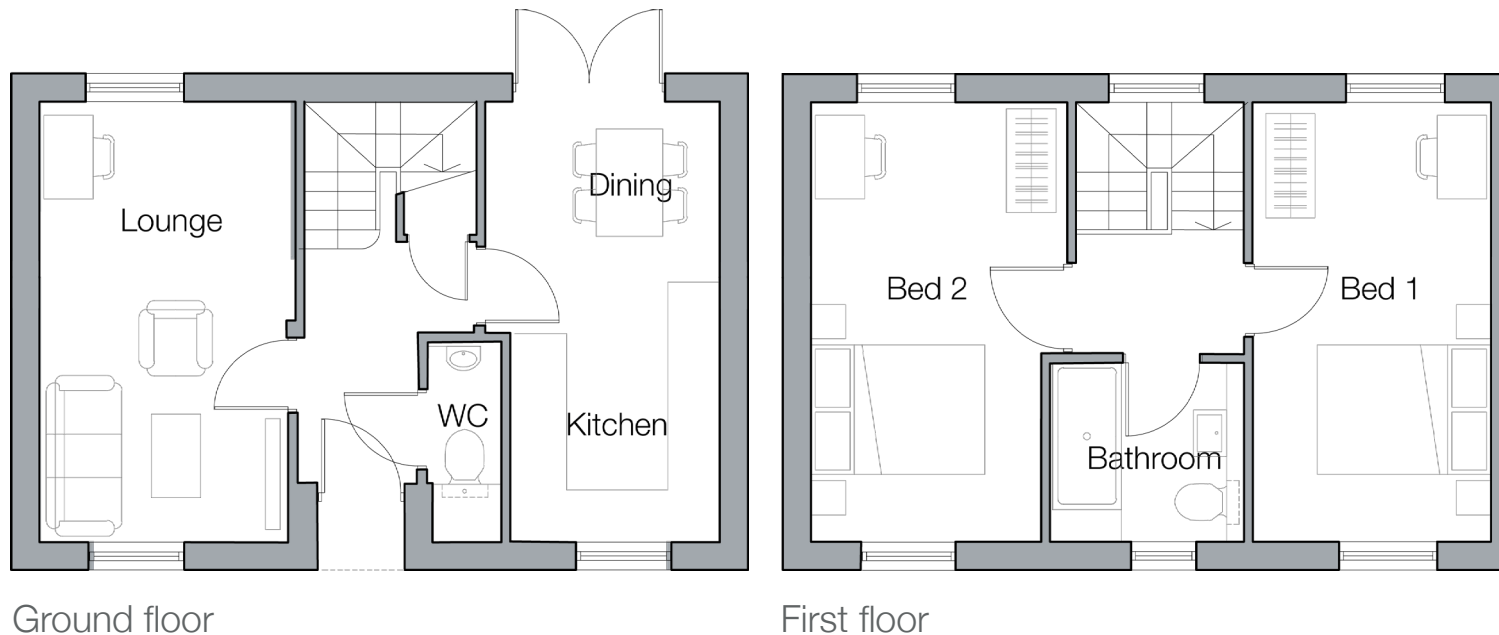


The Heron, 2 Bedroom home

# The Heron

## 2 Bedroom home

Detached plot 2



### Ground floor

#### Lounge

2.98 x 5.14 m

#### Kitchen/ dining

2.76 x 5.14 m

#### WC

0.88 x 2.35 m

### First floor

#### Bedroom 1

2.98 x 5.14 m

#### Bedroom 2

2.79 x 5.14 m

#### Bathroom

2.31 x 2.10 m

Total floor area 79m<sup>2</sup>

(Approximate dimensions)

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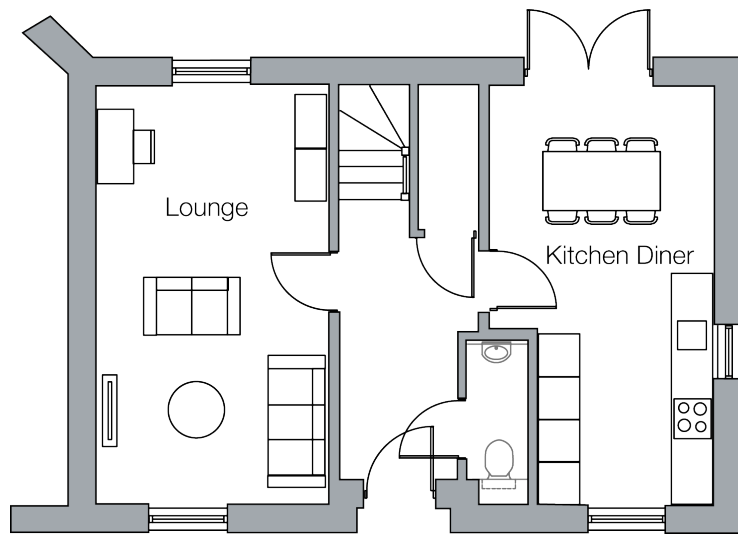
The Curlew, 3 Bedroom home



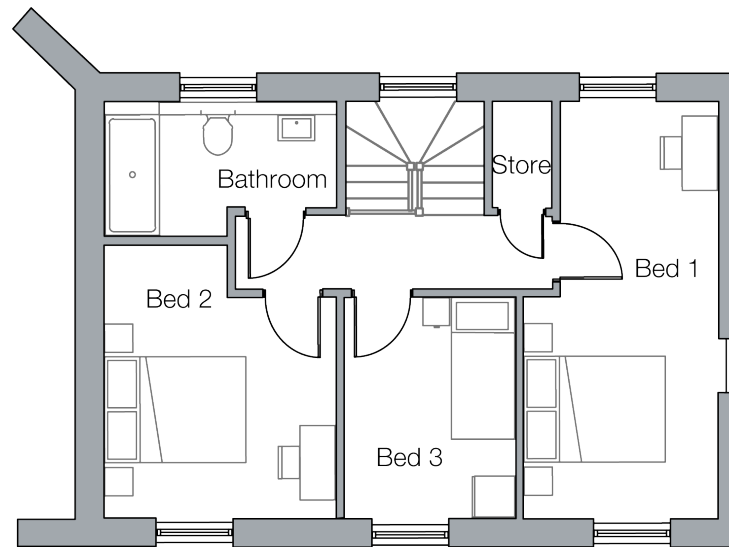
# The Curlew

## 3 Bedroom home

End terraced plot 17



Ground floor



First floor

### Ground floor

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#### Lounge

3.35 x 5.93 m

#### Kitchen/ dining

3.26 x 5.93 m

#### WC

2.04 x 0.89 m

### First floor

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#### Bedroom 1

2.79 x 5.93 m

#### Bedroom 2

3.30 x 3.89 m

#### Bedroom 3

2.43 x 3.30 m

#### Bathroom

1.95 x 3.33 m

Total floor area 99.5m<sup>2</sup>

(Approximate dimensions)

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# S106 local connection criteria

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Our homes at St Stephen's Green, Salcombe 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 an applicant must show evidence of at least one of the following criteria with (i) being the highest priority and (v) the lowest:**

- i. a person who has immediately prior to such nomination had his or her main residence within the parish of Salcombe**
- ii. a person who has permanent employment in Salcombe for the last year**
- iii. a person who is a serving member of the Devon and Somerset Fire and Rescue Service and elects to join the Salcombe branch or is a volunteer with the RNLI and is a serving member of the Salcombe crew.**
- iv. a person who has moved away but has had his or her main residence within the parish of Salcombe for three out of the last five years or seven out of the last twenty years**
- v. a person who has a strong local connection with Salcombe by reasons of birth or family ties in that their parents or grandparents, or siblings or non dependent children aged over 16 who have lived in the parish for the last 10 years**

## 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.

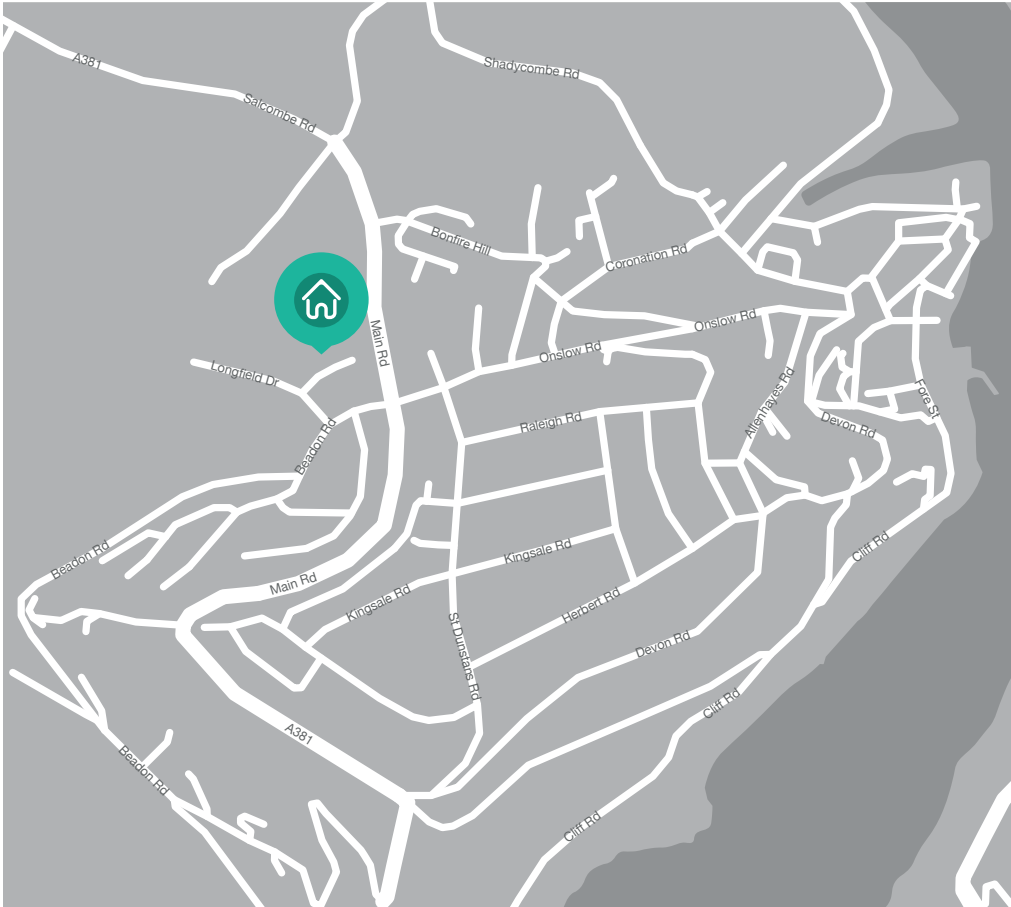
## Armed Forces Personnel

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Those personnel that fall under the following criteria shall not be required to have a local connection with the Town, District or Adjacent Districts

- 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

## St Stephen's Green

**From Plymouth** - Follow A379 from Plymouth towards Kingsbridge. At Bantham Cross roundabout, continue straight on to A381. Follow the A381 towards Salcombe and St Stephen's Green will be on your right.

**From Exeter** - Take the A38 to Buckfastleigh. Join the A384 to Totnes and then take the A381 to Salcombe. Continue on the A381 and St Stephen's Green will be on your right.

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 March 2024

