

CHARTER WALK

LISKEARD, CORNWALL

A superb collection of 2 and 3 bedroom shared ownership homes



Welcome to Charter Walk

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.



Charter Walk Site Plan



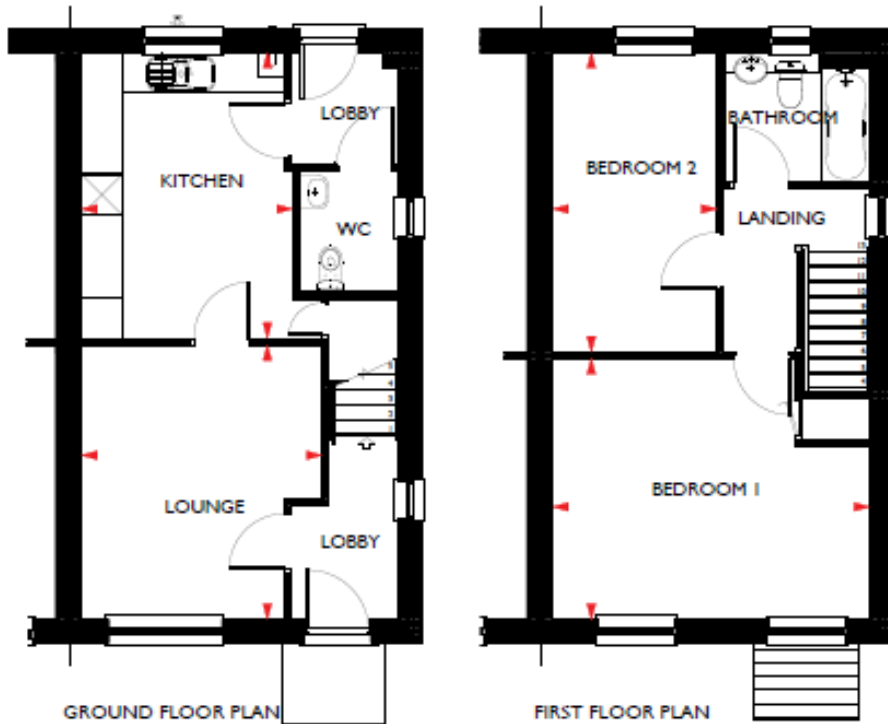
	ELGAR Plots 12 & 13 3 bedroom houses		HENRY Plots 65, 66, 115 & 116 2 bedroom houses
	BRITTEN Plots 25, 26, 117 & 118 2 bedroom houses		AFFORDABLE RENT
	LAITY Plots 57, 58, 59 & 60 3 bedroom houses		

This development layout is not to scale and is for information purposes only. Approximate house positions are shown, elevations may change from plot to plot. Hard and soft landscaping is indicative, only. Please ask for specific details.

Britten

2 Bedroom Home

Plots 26, 26 (AS) 117, 118 (OPP)



Ground Floor

Lounge	3576 x 4082mm	11' 9" x 13' 5"
Kitchen Dining	3138 x 4250mm	10' 4" x 13' 11"

First Floor

Master Bedroom	4703 x 3879 mm	15' 5" x 12' 9"
Bedroom 2	2438 x 4453 mm	8' 0" x 14' 7"

Total floor area 79.4m²

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.

Henry M42

2 Bedroom Home

65,66 (AS) 115, 116 (OPP)



Ground Floor

Lounge	3576 x 4082mm	11' 9" x 13' 5"
Kitchen Dining	3138 x 4250mm	10' 4" x 13' 11"

First Floor

Master Bedroom	4703 x 3879 mm	15' 5" x 12' 9"
Bedroom 2	2438 x 4453 mm	8' 0" x 14' 7"

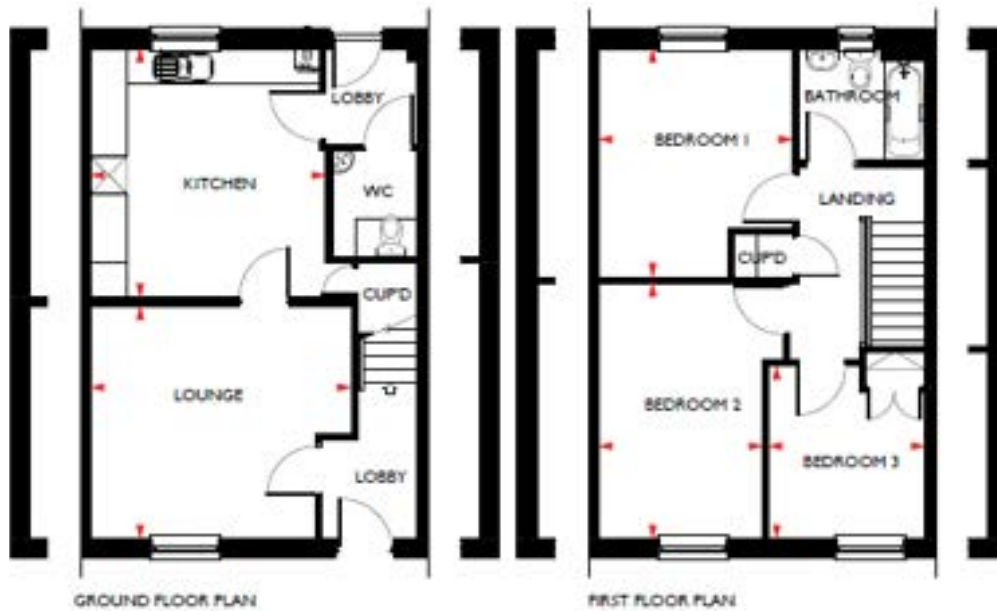
Total floor area 79.4m²

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Elgar

3 Bedroom Home

12, 13 (OPP)



Ground Floor

Lounge	4435 x 3971 mm	14' 7" x 13' 0"
Kitchen Dining	3998 x 4250 mm	13' 1" x 13' 11"

First Floor

Master Bedroom	3298 x 3915mm	10' 10" x 12' 10"
Bedroom 2	2791 x 4368mm	8' 0" x 14' 7"
Bedroom 3	2672 x 2944 mm	8' 9" x 9' 8"

Total floor area 93.2m²

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.

Laity M42

3 Bedroom Home

57, 58, 59, 60 (OPP)



Ground Floor

Lounge	4435 x 3971 mm	14' 7" x 13' 0"
Kitchen Dining	3998 x 4250 mm	13' 1" x 13' 11"

First Floor

Master Bedroom	3298 x 3915mm	10' 10" x 12' 10"
Bedroom 2	2791 x 4368mm	8' 0" x 14' 7"
Bedroom 3	2672 x 2944 mm	8' 9" x 9' 8"

Total floor area 93.2m²

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 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 - 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 Charter Walk

Charter Walk
Liskeard
PL14 3XB

 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

For full terms and conditions, visit the SO Living website. Information correct at October 2021.



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

