



St Stephen's Green

Salcombe, Devon

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



Welcome to

St Stephen's Green

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.

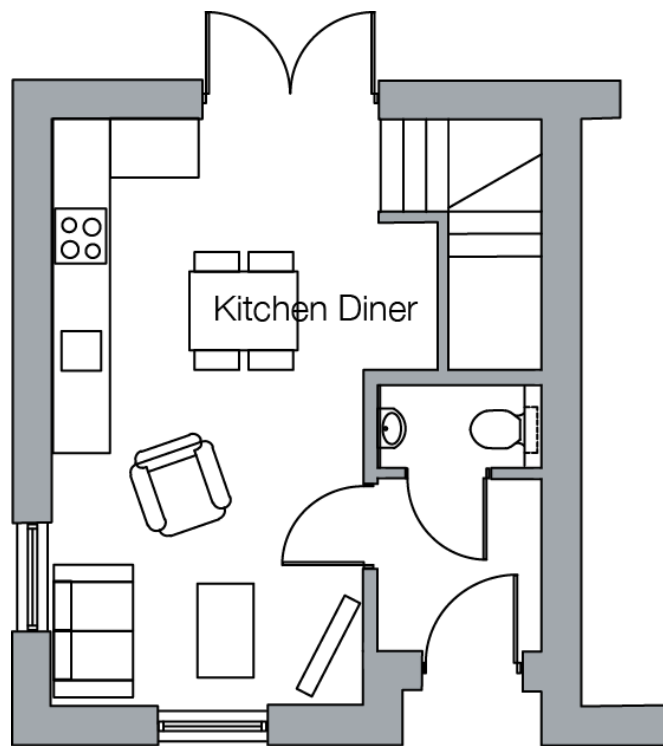


The Egret, 1 Bedroom home

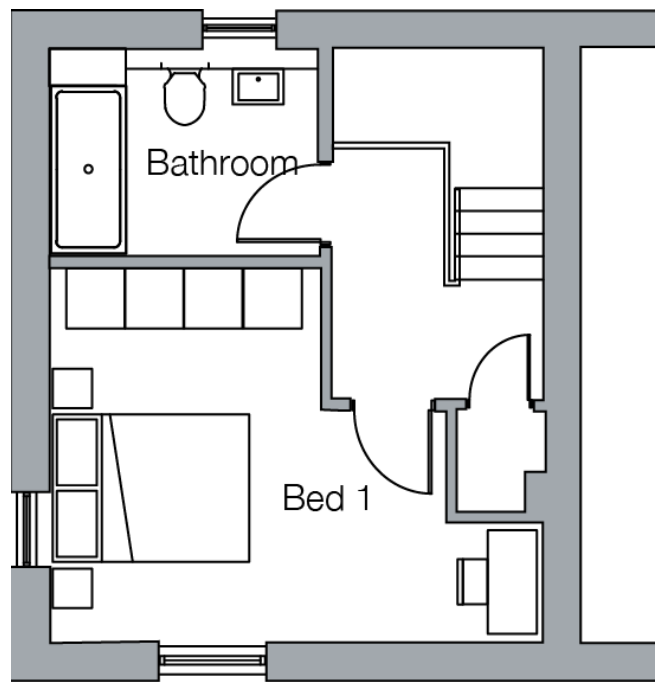
The Egret

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 60m²

(Approximate dimensions)

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

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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.

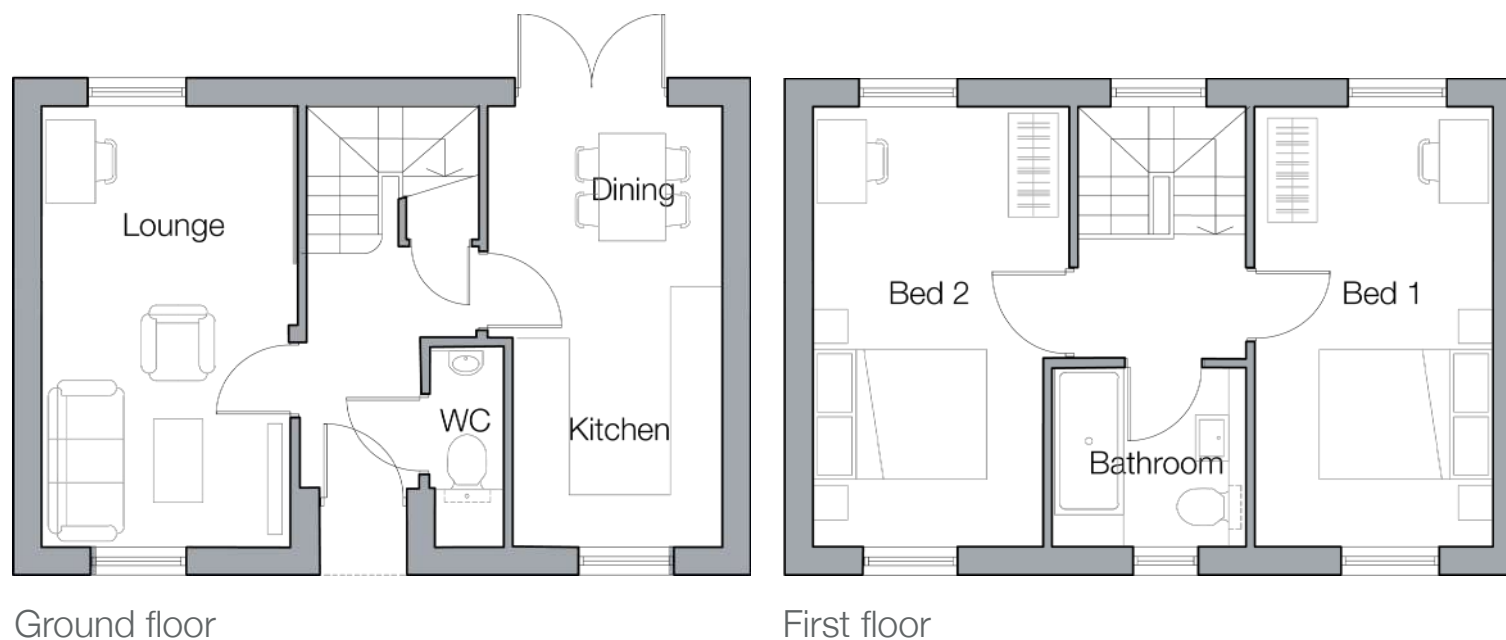


The Heron, 2 Bedroom home

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 79m²

(Approximate dimensions)

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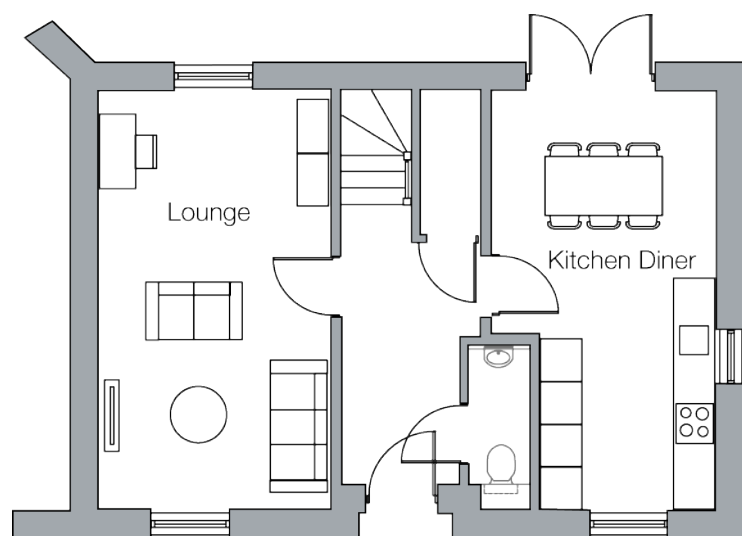


The Curlew, 3 Bedroom home

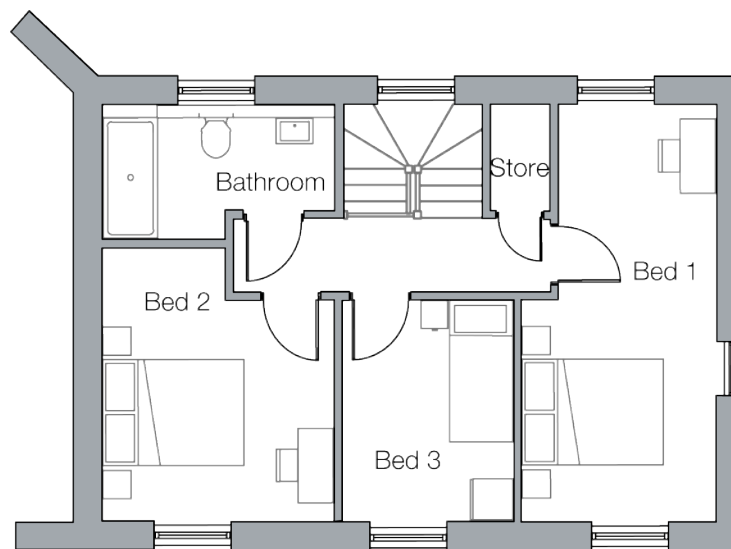
The Curlew

3 Bedroom home

End terraced plot 17



Ground floor



First floor

Ground floor

Lounge

3.35 x 5.93 m

Kitchen/ dining

3.26 x 5.93 m

WC

2.04 x 0.89 m

First floor

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 99.5m²

(Approximate dimensions)

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S106 local connection criteria

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

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)

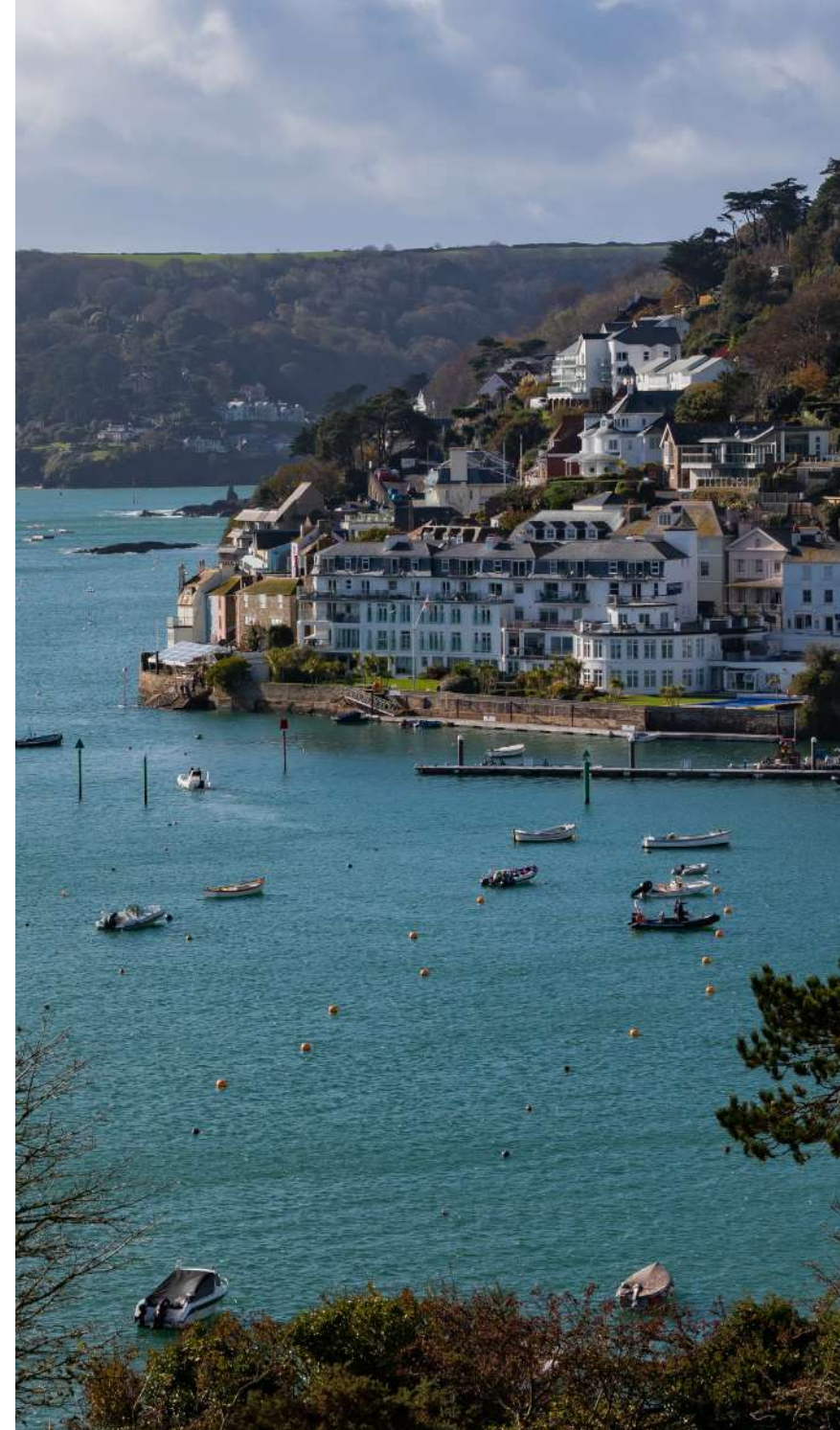
Under Occupation

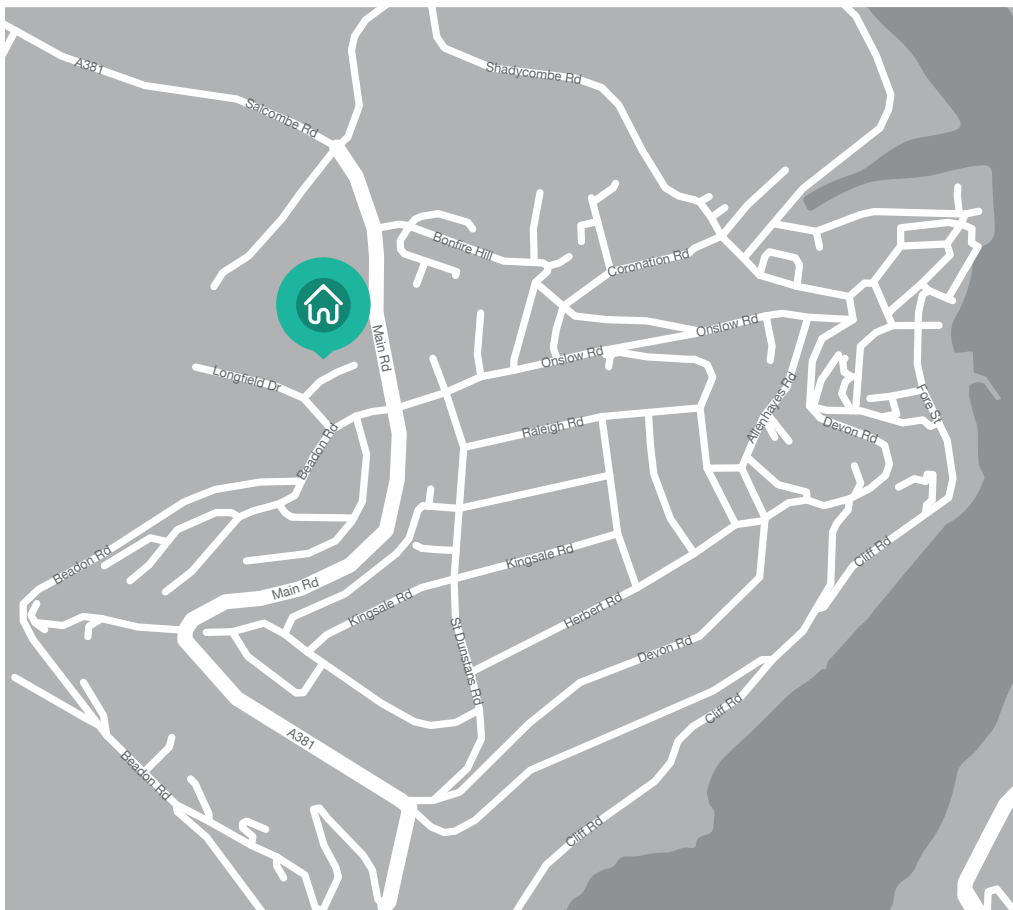
The Council reserves the right not to allow the sale of an affordable dwelling to a qualifying person with a local connection with the Town should the sale result in an under occupancy of the affordable dwelling.

Armed Forces Personnel

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

 0800 0778 748

 so-living@pch.co.uk

 facebook.com/solivingplym

 twitter.co.uk/solivingplym

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 April 2024

