



Florence Park

Callington, Cornwall

A superb collection of 2 and 3 bedroom shared ownership homes



Welcome to **Florence Park**

Florence Park is a superb new development with a selection of 2 and 3 bedroom homes available for shared ownership.

The scheme is located in Callington, a charming Cornish town with plenty of character. The town offers a wide range of amenities including a Health Centre, Primary and Secondary school and Callington Sport and Leisure Centre as well as a wide range of cafes, restaurants, and pubs. You'll also find a weekly market selling local produce and a large supermarket within walking distance of the scheme.


Florence Park also has great links to the rest of Cornwall, including Liskeard and Saltash, as well as Plymouth which is only a 30-minute drive away, making it the perfect commuter town for work and weekend activities.

Perfect for first-time buyers, downsizers and families alike, Florence Park is a fantastic opportunity for local people with a connection to the area with 4 homes available for shared ownership.

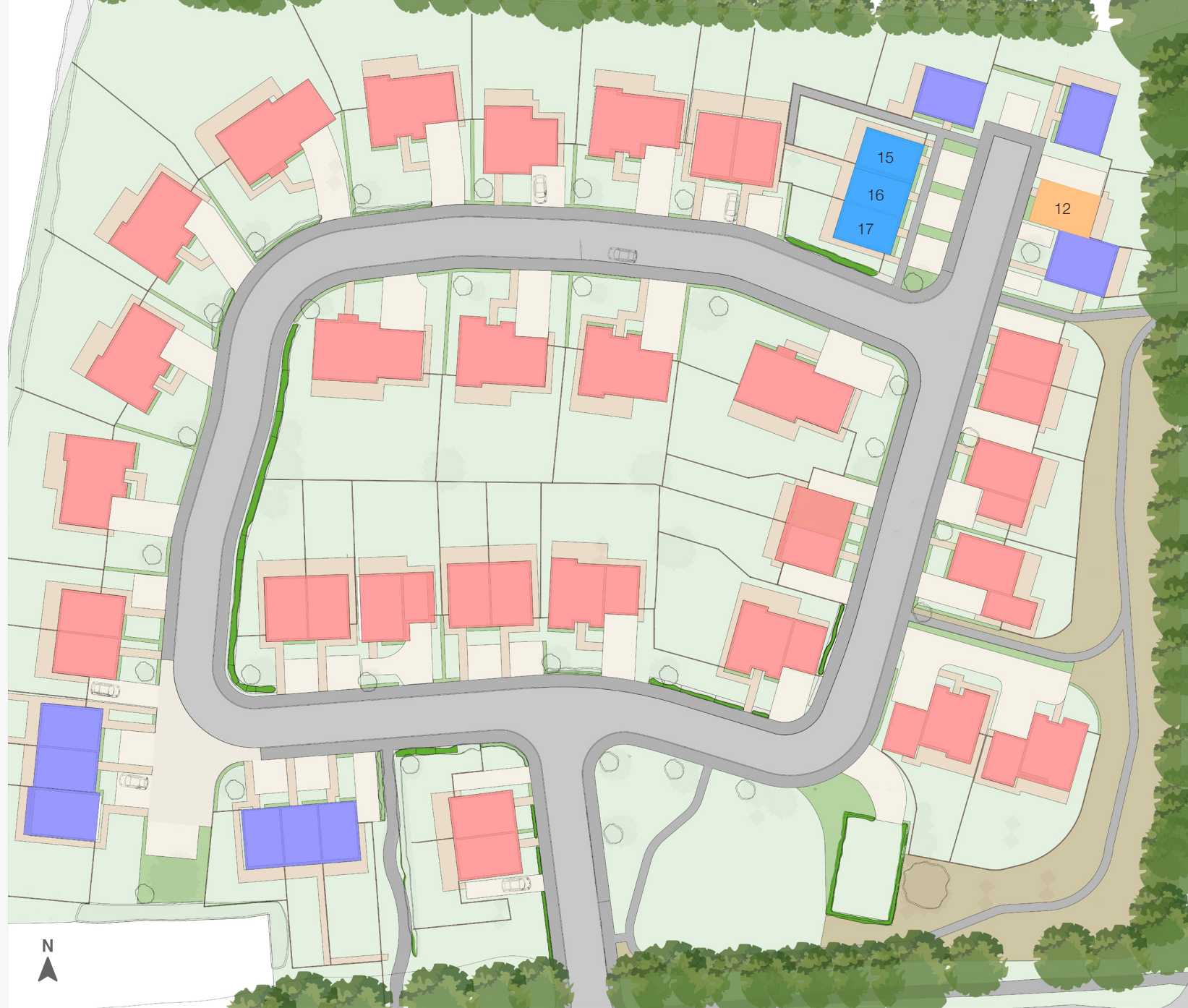
Site plan

 **The Daisy**
3 Bedroom home
Plot 12

 **The Primrose**
2 Bedroom home
Plots 15, 16, 17

 **Open Market**

 **Rented**



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. Florence Park is a marketing name only and may not be the designated postal address.

The Daisy

3 Bedroom home

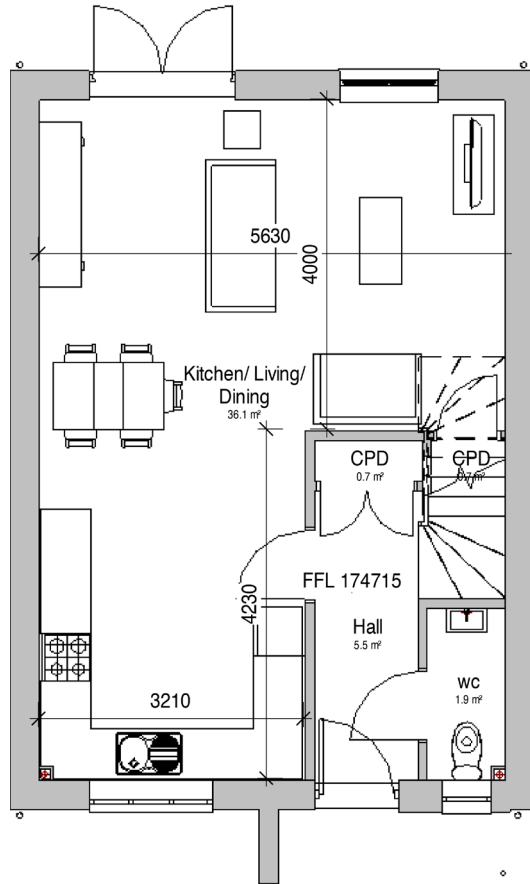
Semi detached plot 12



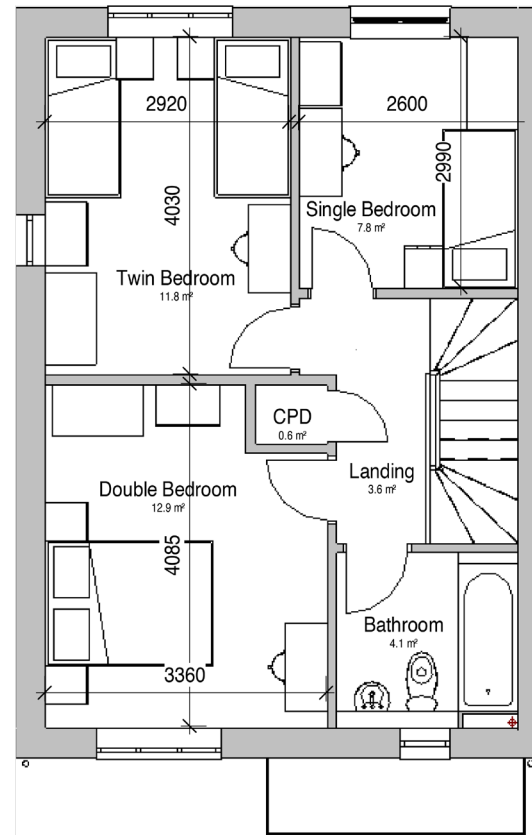
Front



Rear



Ground floor



First floor

Ground floor

Lounge/ dining

5.73 x 3.59 m

Kitchen

3.14 x 4.17 m

First floor

Bedroom 1

3.41 x 4.13 m

Bedroom 2

3.00 x 4.08 m

Bedroom 3

2.65 x 3.04 m

Total floor area 93m²

(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 Primrose

2 Bedroom home

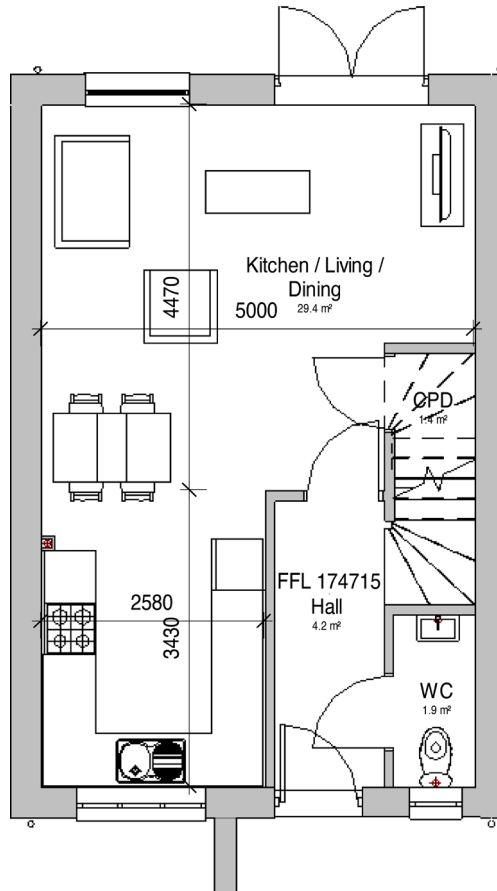
End terrace plots 15 & 17
Mid terrace plot 16



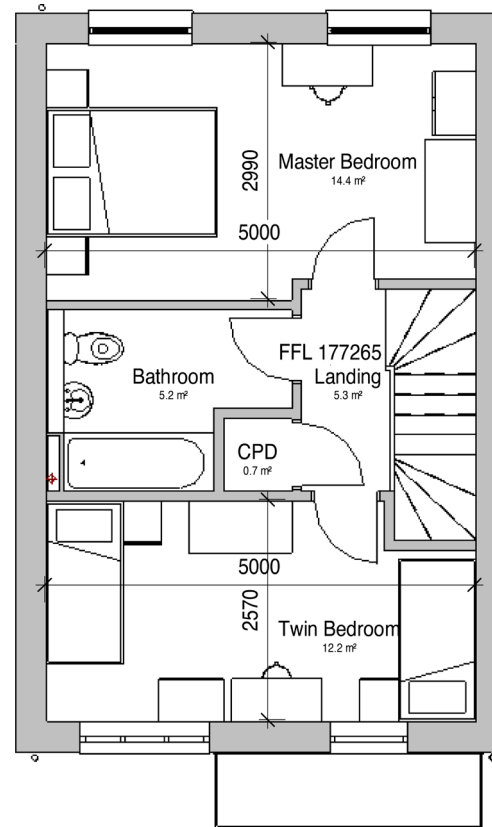
Front



Rear



Ground floor



First floor

Ground floor

Lounge/ dining

4.47 x 5.00 m

Kitchen

3.43 x 2.58 m

First floor

Bedroom 1

5.00 x 2.99 m

Bedroom 2

5.00 x 2.57 m

Total floor area 79m²

(Approximate dimensions)

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S106 local connection criteria

Our homes at Florence Park, Callington 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 (Callington 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

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

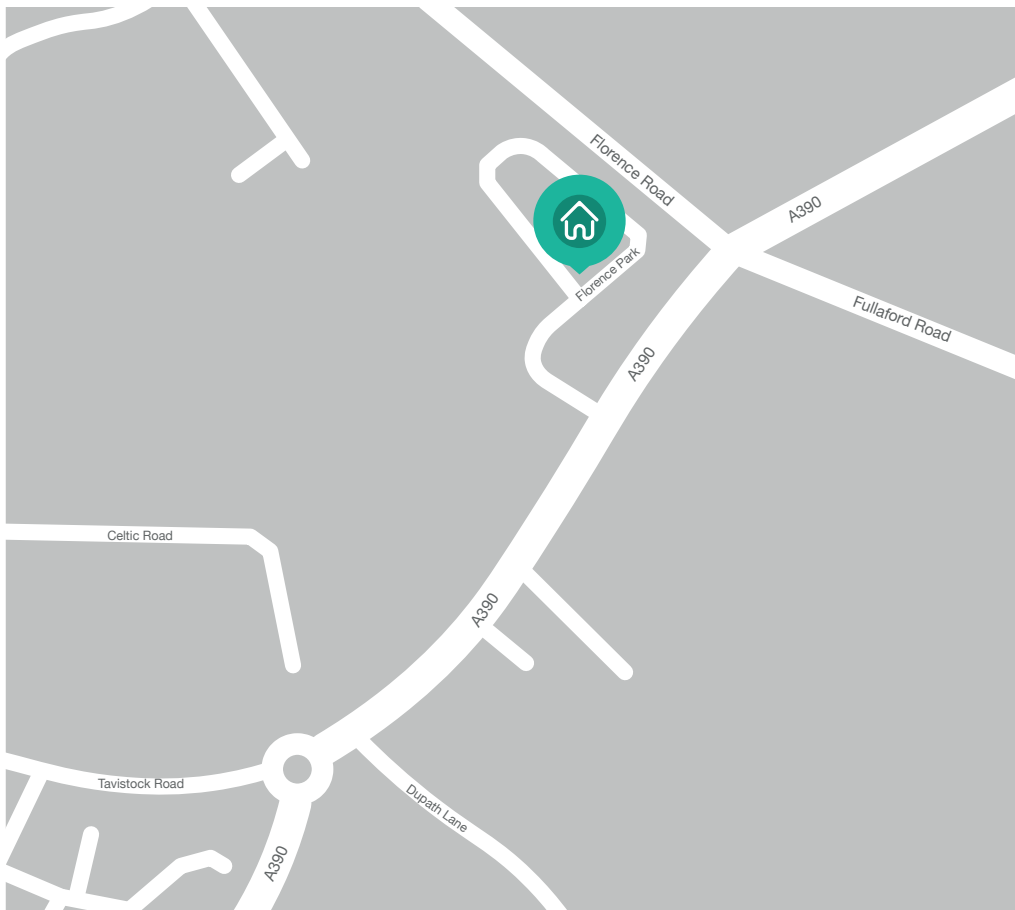
The Council reserves the right not to allow the sale of an affordable dwelling to a qualifying Person with a local connection with the Town should the sale result in an under occupancy of the Affordable dwelling by more than one bedroom.

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 **Florence Park**

Callington,
Cornwall,
PL17 8FJ

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](https://www.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

