

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. Images and development layouts are for illustration purposes only, may not be to scale and should not be relied upon. 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. Filham Chase is a marketing name only and may not be the designated postal address. Please see the end of this document for further disclaimers

ESSA



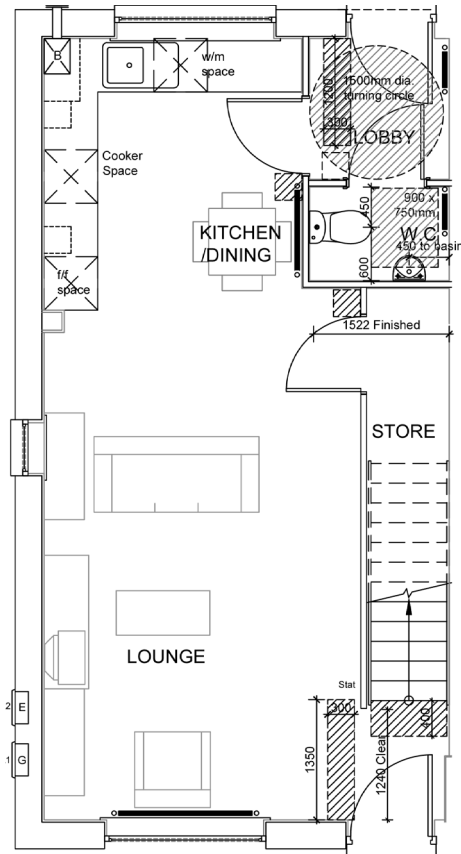
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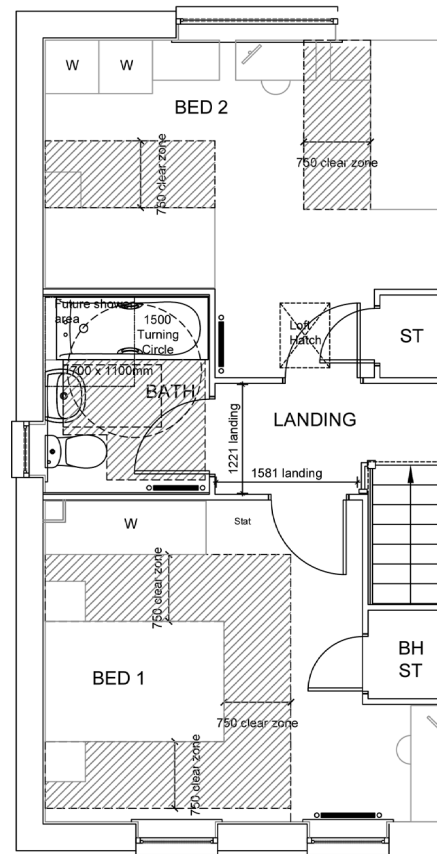
The Essa

2 Bedroom home

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



Ground floor



First floor

Disclaimer: Please check with your sales officer in respect of individual properties. These and the dimensions given for this house type and individual properties may differ. Floor plans and images are not to scale and are indicative only. These dimension should not be used for carpet or flooring sizes, appliances spaces or items of furniture. Total area figures that are given refer to the gross figures for internal areas and will vary from property to property. 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 layout of bathrooms and kitchens may change. Location of windows, doors, kitchen units and appliances may differ. Window may be omitted on certain plots. Doors may swing in the opposite direction to that shown on selected houses. Please note, some plots may be handed (which means that the layout may be a mirror image of the plan shown above), please speak to a sales officer for further information. Please see the end of this document for further disclaimers.

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)

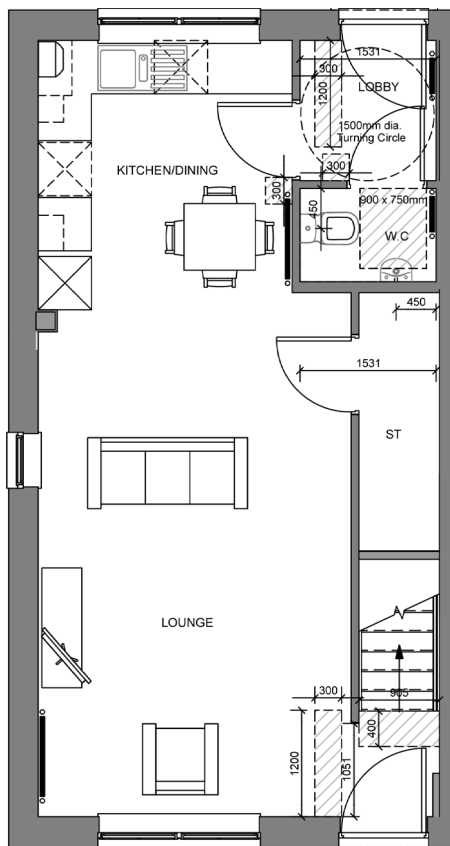


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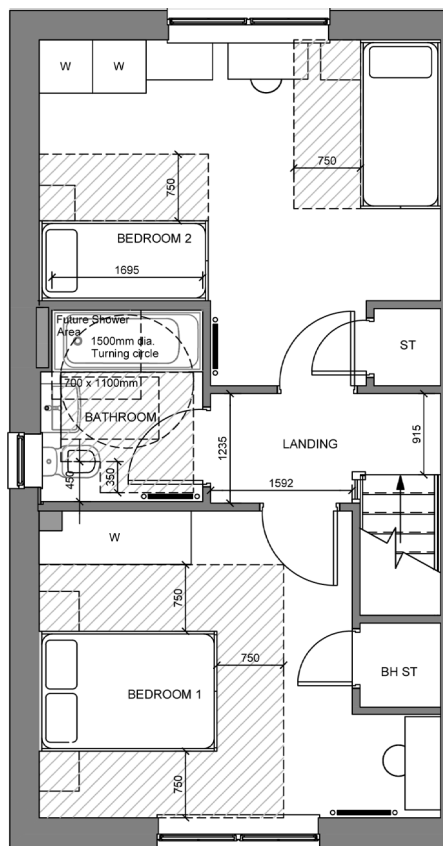
The Chi

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

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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)

BRUNEL



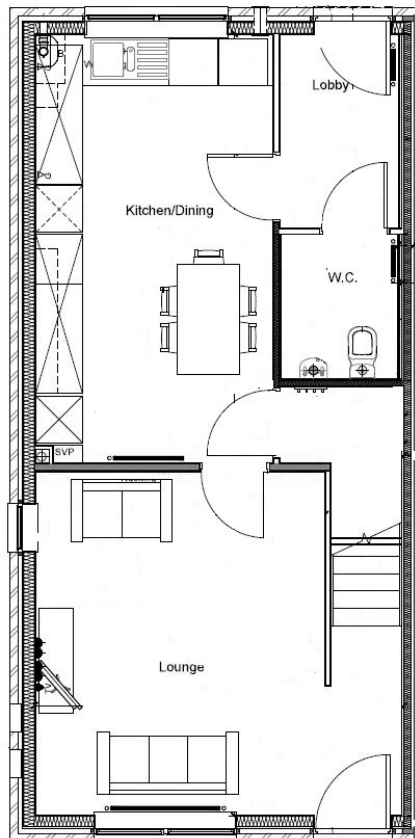
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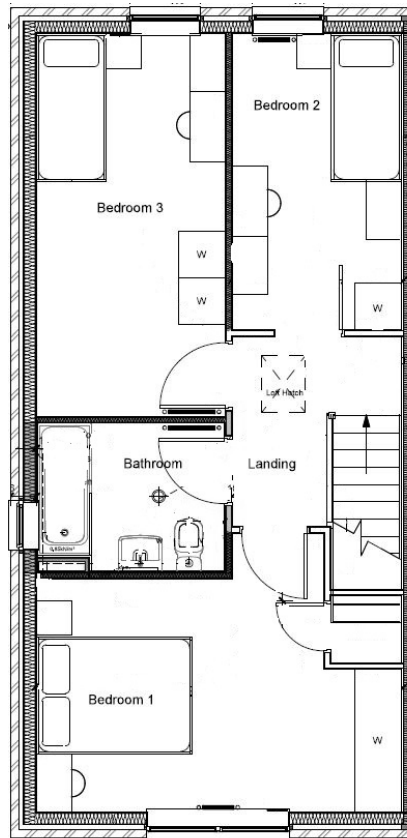
The Brunel

3 Bedroom home

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



Ground floor



First floor

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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)

TREMATON



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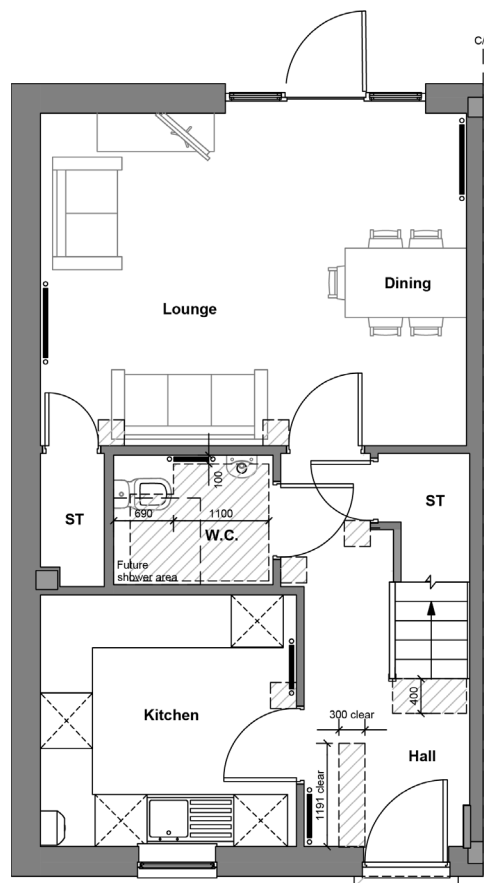


The Trematon

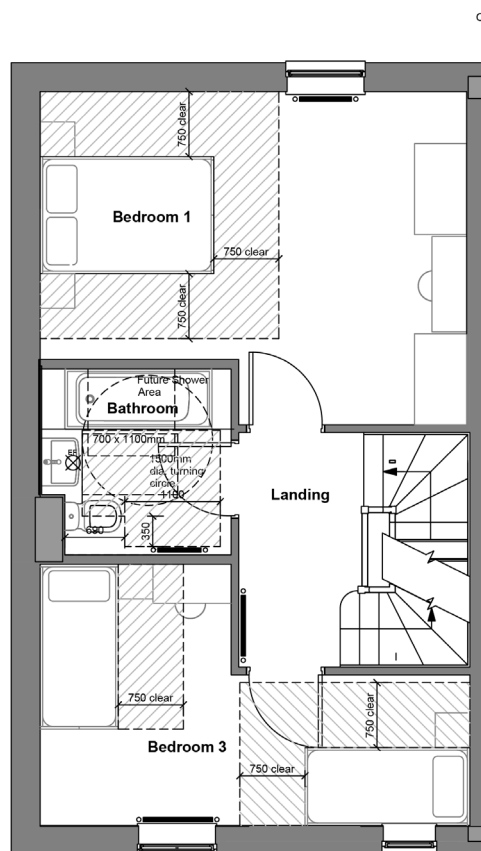
3 Bedroom home (2.5 Storey)

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

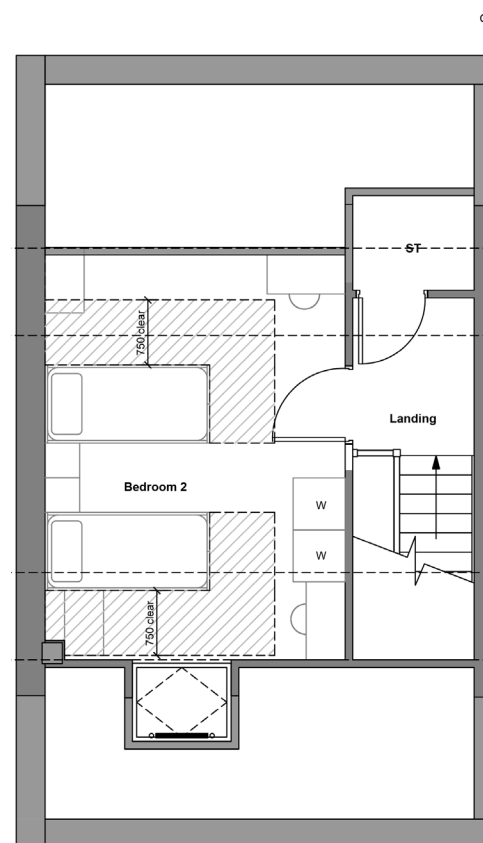
Mid terraced plots 299, (AS)



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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RAUN



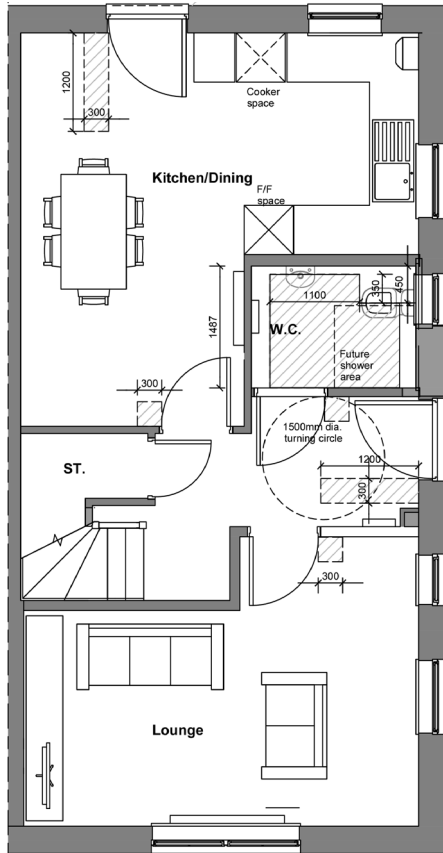
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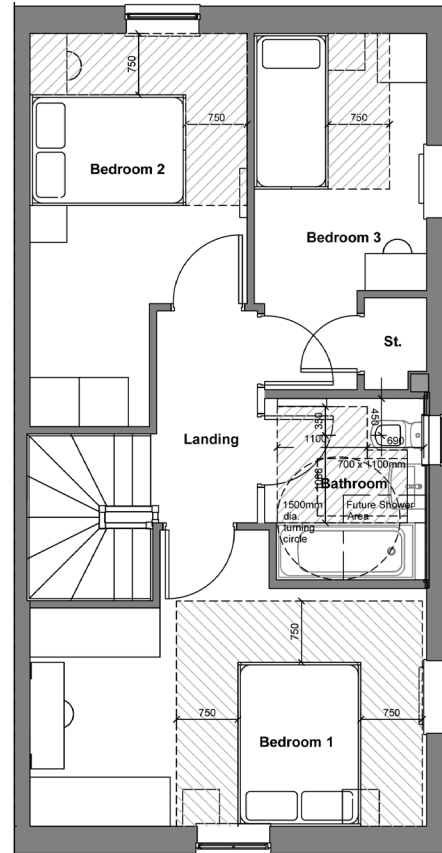
The Raun

3 Bedroom home

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



Ground floor



First floor

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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)

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 Sheviack

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

- Are currently serving or who have served in the Regular Armed Forces.
- 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

Get in touch

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



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



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Photos are for guidance only and may not show properties accurately. Photos are representative of style and finish which may be available on the development. Please speak to a sales officer for further information. Furnishings are not included in any sale or let, but are for illustration only.

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