



Quoit's Tor

Darite, Cornwall

A superb collection of 3 bedroom shared ownership homes



Welcome to **Quoits Tor**

Our new development, Quoits Tor, will offer a collection of homes exclusively available for those with a local connection.

The village is nestled in the Cornish countryside and surrounded by historical landmarks. The village's quaint charm means you'll find some local amenities, local pub, village hall, and primary school.

The development is well connected with bus routes into nearby towns of Liskeard and Callington as well close transport links to Plymouth, Devon and Cornwall via the A38.

Site plan



The Dungarth
3 Bedroom home

Mid terrace - Plot 19

End terrace - Plot 18, 20

Semi detached - Plot 16, 17



Rented Homes

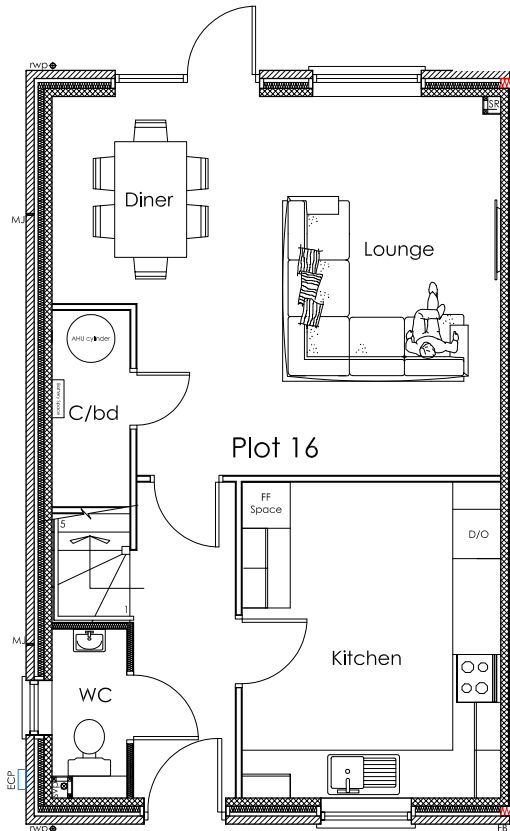


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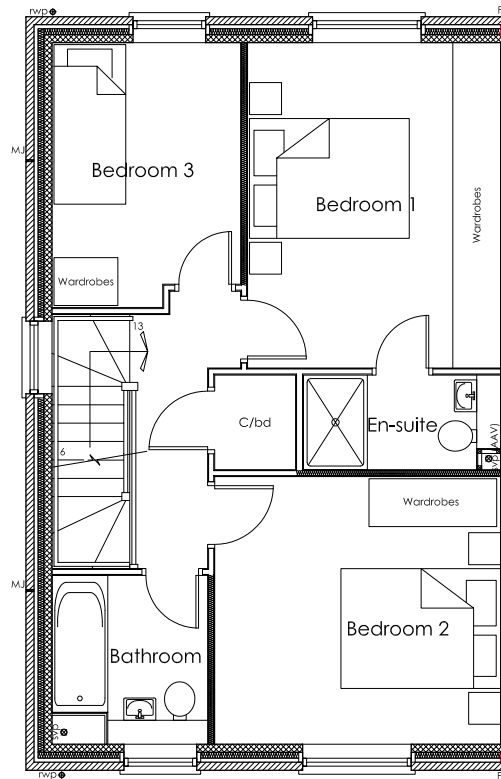
The Dungarth

3 Bedroom home

Semi detached plots 16, 17 - End terrace plots 18, 20
Mid terrace plot 19



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

5.62m x 4.76m

Kitchen

3.97m x 3.25m

First floor

Bedroom 1

4.09m x 3.18m

Bedroom 2

3.59m x 3.36m

Bedroom 3

3.33m x 2.32m

Total floor area 98m²

(Approximate dimensions)

These properties will be built to M4(1) standards.

S106 local connection criteria

Our homes at Quoits Tors 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 parish of St Cleer in the first instance, then to the parishes of Dobwalls, St Neot, Altarnun, North Hill, Linkinhorne, St Ive and Pensilva and Menheniot and then to the County of Cornwall.

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 three (3) years immediately prior to the date of a Housing Application and that residence is of their own choice; or
- b. having his or her place of permanent work (normally regarded as 16 hours or more a week and not including seasonal employment) therein for a continuous period of at least three (3) years immediately prior to the date of a Housing Application; or
- c. 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 the date of a Housing Application and where there is independent evidence that the family member is in need of or can give support for the foreseeable future or on an ongoing basis; or
- d. being permanently resident in the County for ten (10) out of the first sixteen (16) years of life.

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)

Armed Forces Personnel

Certain members of the Armed Forces community are exempt from any local connection requirements. These are:

- a. Those who are currently serving or who have served in the Regular Armed Forces.
- b. Bereaved spouses or civil partners of those serving in the Regular Forces where (i) the bereaved spouse or civil partner has recently ceased, or will cease, to be entitled to reside in Ministry of Defence accommodation following the death of their Service spouse or civil partner, and (ii) the death was wholly or partly attributable to their service.
- c. Serving or former members of the Reserve Armed Forces who are suffering from a serious injury, illness or disability which is wholly or partly attributable to their service for the foreseeable future or on an ongoing basis.



How to find

Quoits Tor

Hendra Close,
Darite, PL14 5FE

Get in touch

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)

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 so-living@pch.co.uk

 facebook.com/solvingplym

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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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