



Saxon Meadow

Lifton, Devon

A superb collection of 2 and 3 bedroom shared ownership homes



Welcome to

Saxon Meadow

Situated in the charming village of Lifton, Saxon Meadow is an exciting new development of two and three bedroom homes.

Lifton is located on the edge of Dartmoor and is only 4 miles away from the historic town of Launceston, which has historic landmarks, large supermarkets and plenty of green spaces for those looking to enjoy the great outdoors.

The development is ideal for commuting, with close access available to the A30 which connects London to Land's End in Cornwall. If you're looking to stick closer to home, Lifton benefits from a village shop and post office, a primary school, a bustling farm shop and a Community Centre.

Offering six homes for shared ownership, this development is perfect for those looking for a new home with a local connection to the area.

Site plan

The Coryton
2 Bedroom home
Plots 5-6, 45-46

The Chillaton
3 Bedroom home
Plots 3-4

Affordable rent

Open Market



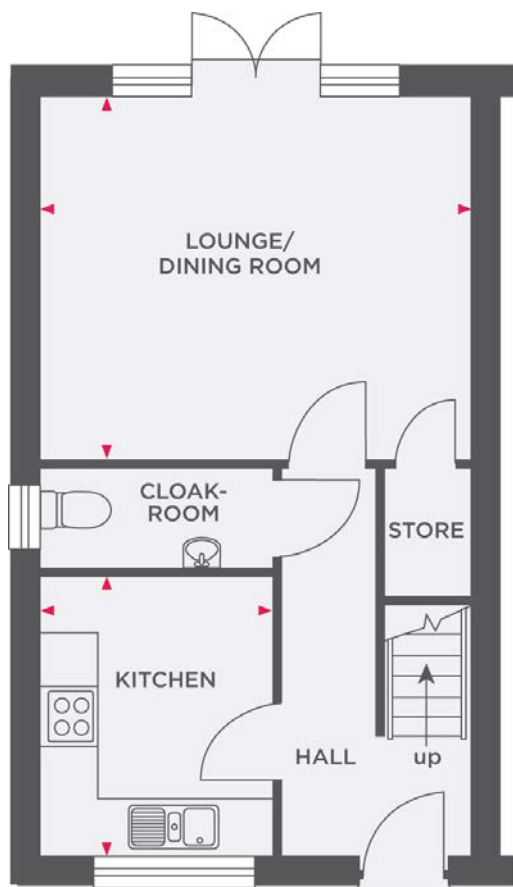
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The Coryton

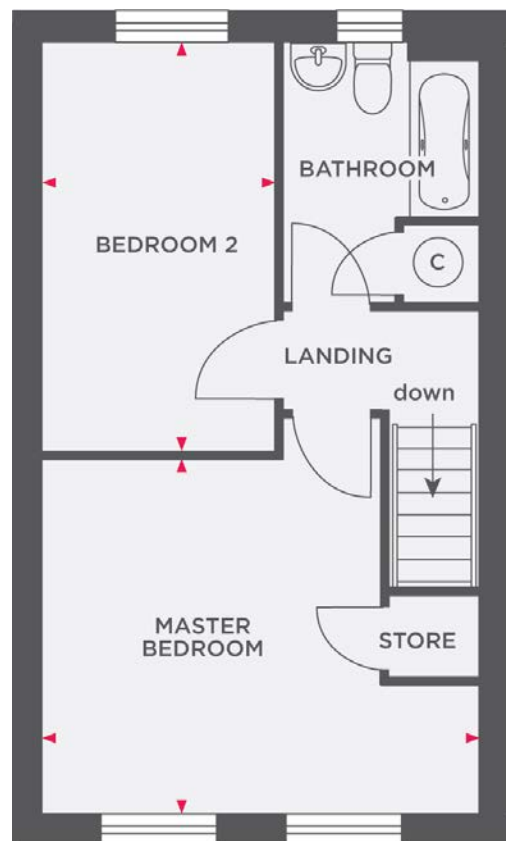
2 Bedroom home

End terraced house - Plots 5 (OPP), 45 (OPP)

Mid terraced house - Plots 6 (AS), 46 (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

Kitchen

2.56m x 3.11m

Lounge / Dining

4.72m x 4.08m

First floor

Bedroom 1

4.72 m x 3.84m

Bedroom 2

2.55m x 4.51m

Bathroom

2.08m x 2.85m

Total floor area 79.8 m²

(Approximate dimensions)

This property will be built to M4(2) standards. It is designed to be accessible and adaptable.

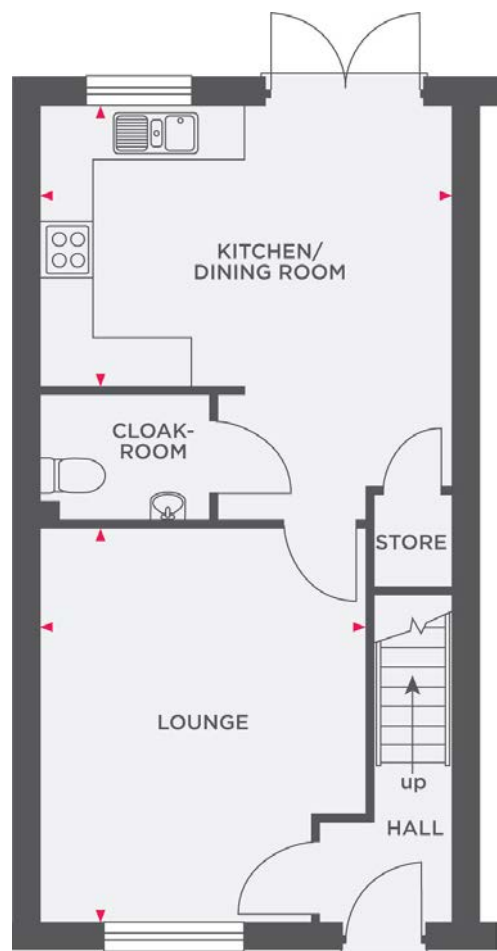


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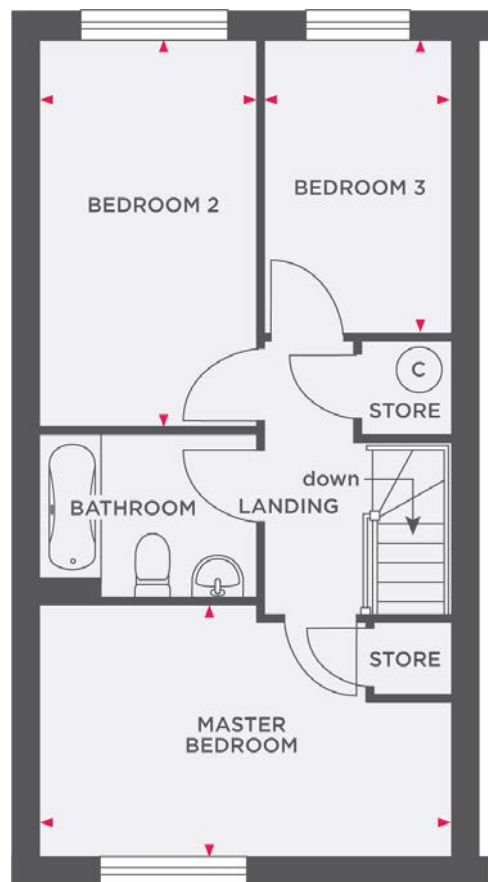
The Chillaton

3 Bedroom home

Semi detached house - Plot 4 (AS), Plot 3 (OPP)



Ground floor



First floor

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Ground floor

Kitchen / Dining

4.84m x 3.32m

Lounge

3.85m x 4.71m

First floor

Bedroom 1

4.84m x 3.00m

Bedroom 2

2.55m x 4.57m

Bedroom 3

2.20m x 3.45m

Bathroom

2.55m x 1.93m

Total floor area 94 m²

(Approximate dimensions)

This property will be built to M4(2) standards. It is designed to be accessible and adaptable.



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S106 local connection criteria

Our homes at Saxon Meadon, Lifton 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 Lifton in the first instance, then to West Devon and then to the County of Devon. Priority to the parish will take precedence.

For the purposes of clarity, a household has a connection with the parish in any of the following circumstances:

- i. The person has lived in the parish for 3 out of the 5 years preceding the application.
- ii. The person has immediately prior to the application lived in the parish for 6 out of 12 months preceding the application
- iii. Immediate family have lived in the parish themselves for 5 years preceding the application. For avoidance of doubt The Local Government Association guidelines define immediate family as parents, siblings and non-dependent children.
- iv. The person has permanent employment in the parish with a minimum contract of 16 hours per week which has continued for the 6 months preceding the application without a break in employment of more than 3 months such employment to include self-employment. This should not include employment of a casual nature.

- v. Any periods of (ordinary) residence of the person in the parish
*(definition see appendix 1)

Armed Forces Personnel

Those personnel that fall under the following criteria shall not be required to have a local connection with the Parish, District or Adjacent Districts. They will be required to meet one of the following criteria:

- i. 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;
- ii. 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;
 - a. the spouse or civil partner has served in the regular forces; and the death was attributable(wholly or partly) to that service; or
 - b. 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

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)



How to find

Saxon Meadow

Fore Street,
Lifton, Devon
PL16 0BX

Get in touch

SO Living. Plumer House,
Crownhill, PL6 5DH

Opening times

Monday - Thursday 9am - 5pm
Friday - 9am - 4:30pm



so-living.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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