



Trevethan Meadows

Liskeard, Cornwall

A superb 2 bedroom shared ownership home



Welcome to

Trevethan Meadows

The latest phase of Trevethan Meadows offers The Pras for shared ownership purchase, a two-bedroom end terraced home which has ample storage and benefits from a downstairs WC.

The scheme is located on the edge of Liskeard, which has easy access to the surrounding countryside and the famous Bodmin Moor. Liskeard is only a quick commute to the historic port of Plymouth by both road and the mainline. Better yet, strong public transport links make it possible to explore the rest of the Duchy or travel upcountry with ease.


Liskeard is widely considered to be a popular commuter town. The town centre is made up of thriving local and national businesses, cafes,

and public services. Meaning you don't have to look far for any of your favourite foods, drinks or activities. There is also a thriving nightlife with multiple pubs, restaurants and social clubs to frequent.


While for the family, Liskeard Leisure Centre offers a range of sports clubs, swimming, and a late-night gym.

Situated on the edge of town, Trevethan Meadows is only a short walk from the local school and community college, supermarkets and medical centre. Furthermore, if you want to get out and about, you're only a short journey from the beach or the iconic fishing villages of Polperro and Looe.

Site plan

 **The Pras**
2 Bedroom home
Plot 8

 **Affordable rent**

 **Open market**

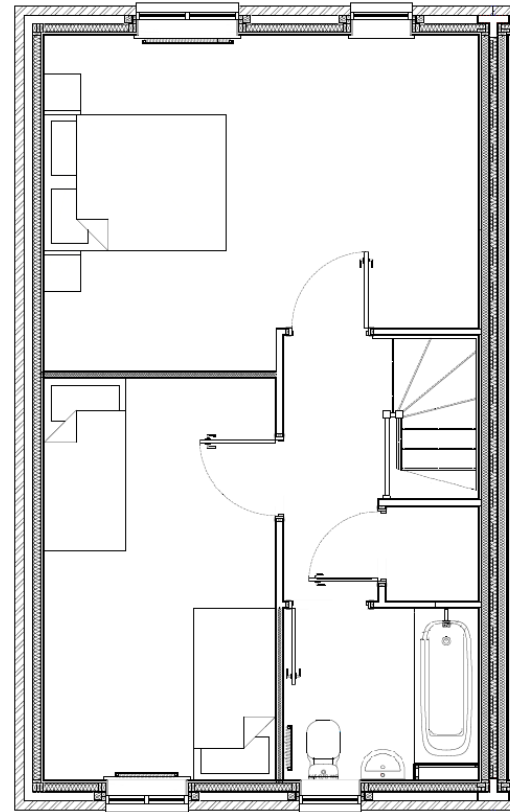
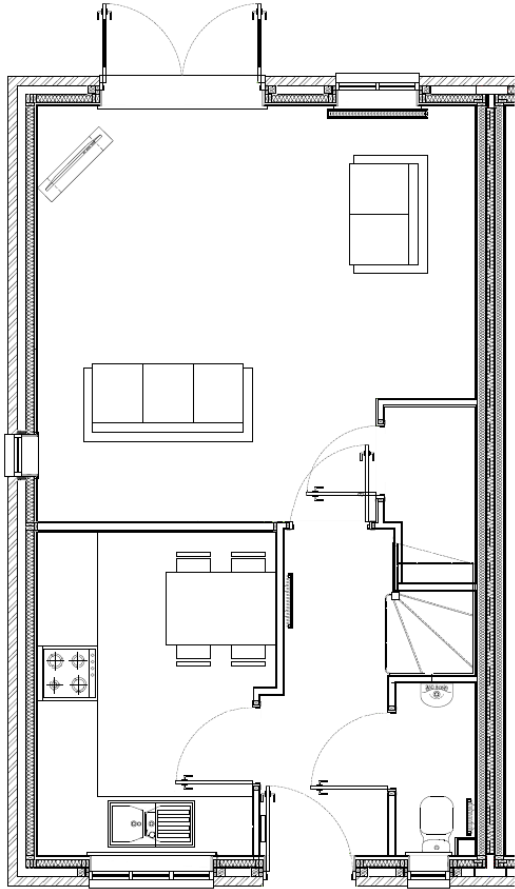


Disclaimer: Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustration purposes and should be used for general guidance only. Development layouts including 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. Trevethan Meadows is a marketing name only and may not be the designated postal address.

The Pras

2 Bedroom home

End terraced plot 8



Ground floor

First floor

*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 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.

Ground floor

Kitchen/ dining

2.63 x 3.59 m

Lounge

4.56 x 4.80 m

First floor

Bedroom 1

4.83 x 3.61 m

Bedroom 2

4.57 x 2.58 m

Bathroom

2.17 x 1.93 m

Total floor area 79m²

(Approximate dimensions)

S106 local connection criteria

Our home at Trevethan Meadows 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 as appropriate and demonstrated by that person or a member of their Household to the reasonable satisfaction of the Council.

Priority will always be given to a person who has a Local Connection with the Town followed by a person who has a Local Connection with the County.

To confirm your local connection, the applicant[s] will need to show evidence of one 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

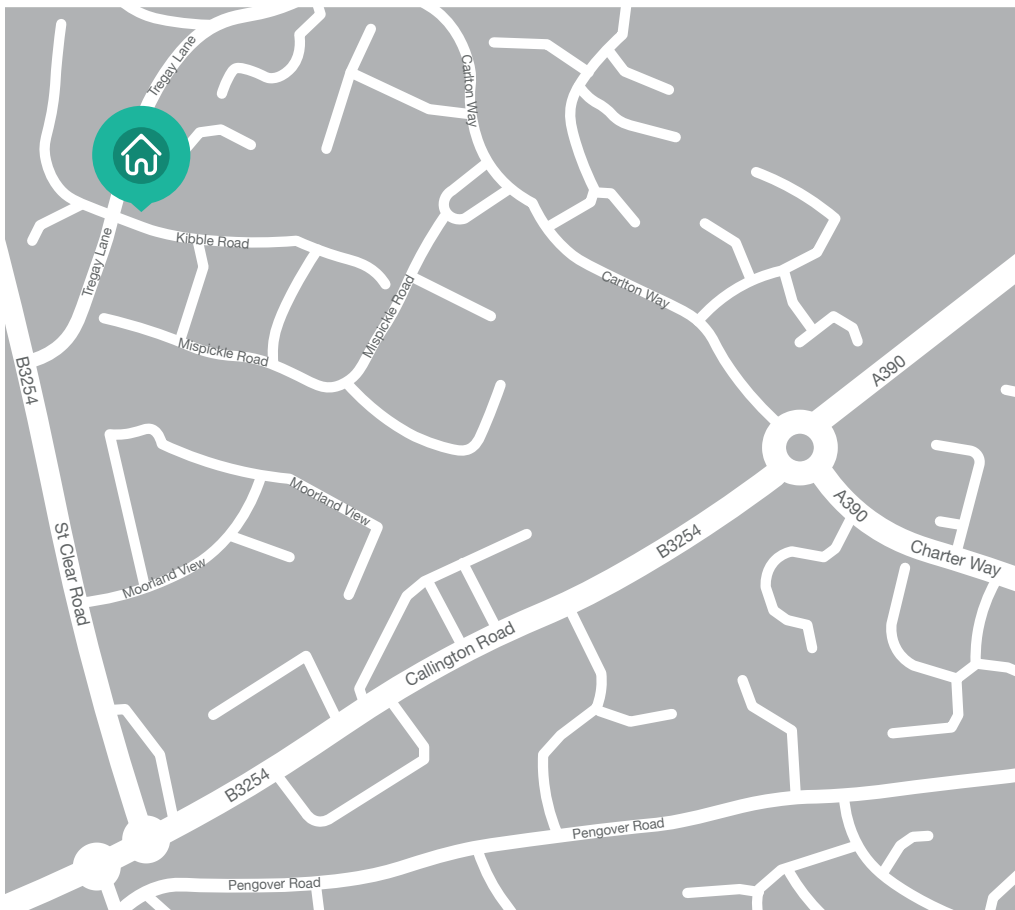
- Payslips showing employer's address
- Employer's letter confirming length and terms of employment (including hours worked if applicable)

Armed Forces Personnel

Armed Forces personnel do not need to have any local connections. They will be required to meet one of the following criteria:

- Are currently serving in the regular forces or who were serving in the regular forces at any time in the 5 years preceding their application
- 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
- Existing or former members of the reserve forces who are suffering from a serious injury, illness (wholly or partly) to that service





How to find **Trevethan Meadows**

Kibble Road,
Liskeard,
PL14 3WU

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 March 2024

