



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

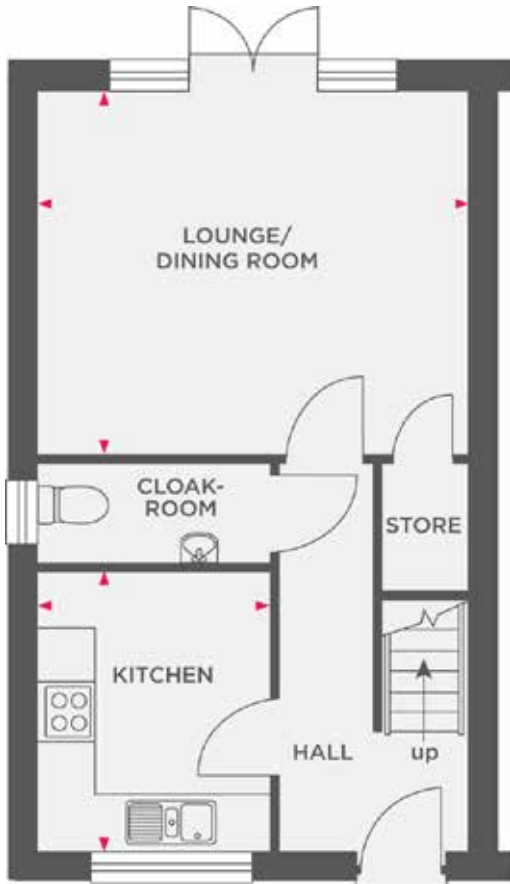


Disclaimer: Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustration purposes and should be used for general guidance only. Development layouts including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

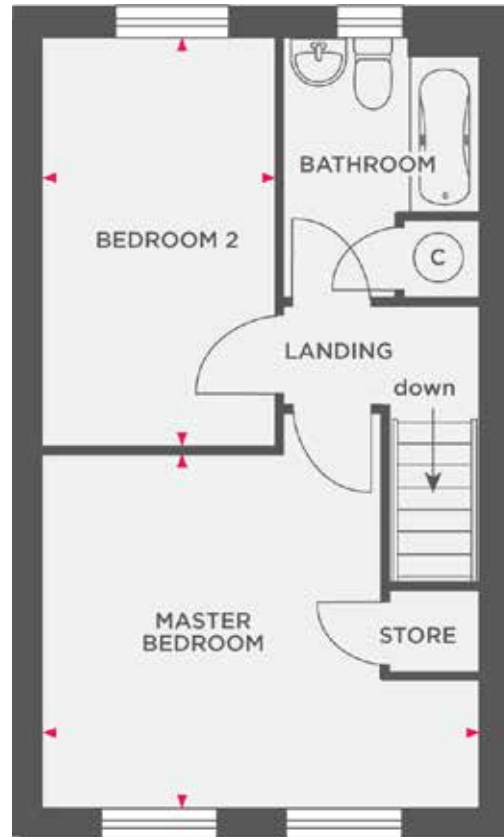
The Coryton

2 Bedroom home

End terraced house - Plots 5 (OPP), 45 (OPP)
Mid terraced house - Plots 6 (AS), 46 (OPP)



Ground floor



First floor

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 is an M4(2) which means this property is suitable to be adapted.

*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.

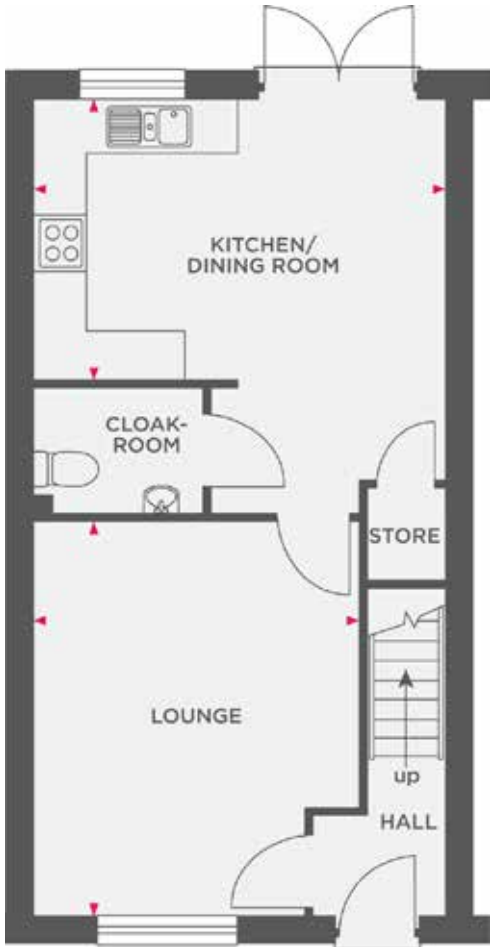
Disclaimer: These and the dimensions given for this house type and individual properties may differ. Please check with your sales officer in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings. These dimensions should not be used 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.



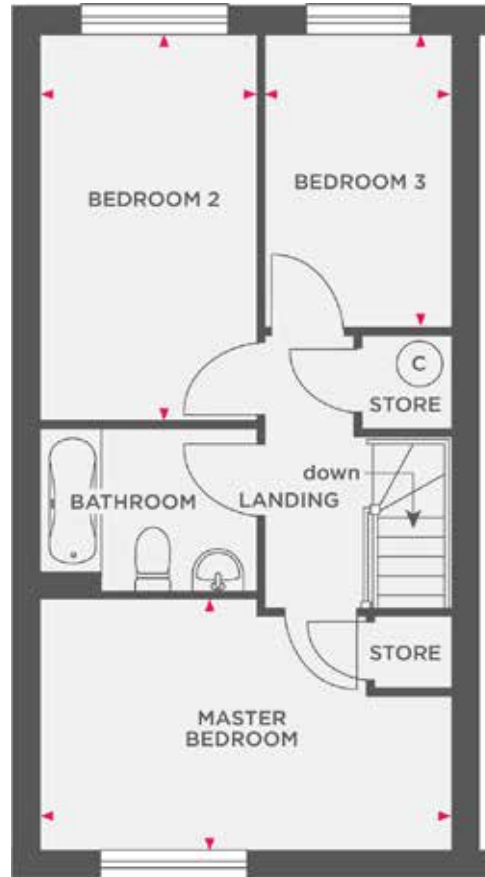
The Chillaton

3 Bedroom home

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



Ground floor



First floor

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 is an M4(2) which means this property is suitable to be adapted.

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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



How to find

Saxon Meadow

Fore Street, Lifton, Devon PL16 0BX

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

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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 2025

