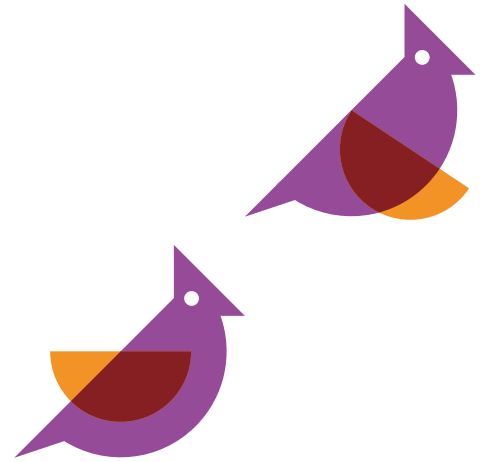


# Calico Grove



2, 3 & 4 bedroom homes available  
through Shared Ownership

Royle Road, Rochdale, OL11 3ET  
0161 447 5050 / [sales@plumlife.co.uk](mailto:sales@plumlife.co.uk)

People. Places. Purpose.



# Rochdale

## A connected town full of culture and heritage

At the foothills of the Pennines with the beautiful Peak District on its doorstep, Rochdale is becoming one of the most popular towns within Greater Manchester. Rochdale boasts semi-rural living with every amenity you need on the doorstep, this makes it an extremely desirable location when its coupled with quick City Centre connections thanks to great motorway access and regular public transport.

While all the big supermarkets are close to the town centre, Rochdale can also provide a unique shopping experience for those wanting something a bit different. The town has an eclectic mix of independent stores and high street retailers dotted around and there's the Rochdale Exchange Shopping Centre which is home to the brands you'll know and love. The Rochdale Open Market runs every week too, so you won't need to travel far to get hold of anything you need.

Families thinking about moving to Rochdale can be reassured that the education is top notch, with over 85% of the

Borough's schools rated 'good' or 'outstanding'. Outside of education, families can keep their children entertained with energetic local places of interest including leisure centres, art galleries and rolling green land that is perfect for rambling.

People who don't have families and perhaps spend a little more time out and about will no doubt be kept busy thanks to the recent rejuvenation of Rochdale which has led to an outburst of new cafes, bars and restaurants. This new wave of entertainment is a great addition to the iconic heritage backdrop of Rochdale, including its grand cathedral.

Whoever you are and whatever your interests, Rochdale is a great space to live that can connect you to the world, thanks to it being so close by to Manchester City Centre and Manchester Airport.



# Calico Grove

Plumlife is delighted to present Calico Grove based in Rochdale, Greater Manchester. The development includes a contemporary collection of new two, three and four bedroom homes, which will be made available to purchase through Shared Ownership. Calico Grove is an ideal place for first time buyers and growing families; the town of Rochdale has everything you need for day to day life, including well regarded schools, a thriving high street and green spaces aplenty.





# The Cork

**2 bedroom home**

**Plots:** 207, 208, 209, 210, 217, 218, 219, 220

**Sq.m** 68

**Sq.ft** 734

- Ideal for first time buyers and growing families
- Modern kitchen with integrated appliances
- High quality vinyl flooring to the kitchen and bathrooms
- Private turfed rear gardens
- 10 year NHBC new home warranty
- Allocated off-road parking



## Ground floor

### LIVING/DINING

**Metres:** 4.7 x 4.2

**Feet:** 15.4 x 13.7

### KITCHEN

**Metres:** 2.1 x 3.1

**Feet:** 6.8 x 10.1



## First floor

### BEDROOM 1

**Metres:** 4.2 x 3.3

**Feet:** 13.7 x 10.8

### BEDROOM 2

**Metres:** 4.2 x 2.8

**Feet:** 13.7 x 9.1

### BATHROOM

**Metres:** 1.9 x 1.9

**Feet:** 6.2 x 6.2



### Disclaimer

The details in this brochure are subject to change and do not constitute part of a contract. Prospective buyers must satisfy themselves by inspection or otherwise as to the accuracy of information given in the brochure. Images are provided for illustration purposes only and may differ to the homes available; please ask a sales advisor for more information.



# The Aspen

**3 bedroom home**

**Plots:** 92, 107, 206, 222

**Sq.m** 83

**Sq.ft** 898

- Ideal for first time buyers and growing families
- Modern kitchen with integrated appliances
- High quality vinyl flooring to the kitchen and bathrooms
- Private turfed rear gardens
- 10 year NHBC new home warranty
- Allocated off-road parking



## Ground floor

### LIVING/DINING

**Metres:** 4.9 x 5.4

**Feet:** 16.1 x 17.7

### KITCHEN

**Metres:** 2.7 x 2.8

**Feet:** 8.8 x 9.1



## First floor

### BEDROOM 1

**Metres:** 2.7 x 4.2

**Feet:** 8.8 x 13.7

### BEDROOM 2

**Metres:** 4 x 2.7

**Feet:** 13.1 x 8.8

### BEDROOM 3

**Metres:** 3.2 x 2.7

**Feet:** 10.4 x 8.8

### BATHROOM

**Metres:** 1.9 x 2

**Feet:** 6.2 x 6.5



### Disclaimer

The details in this brochure are subject to change and do not constitute part of a contract. Prospective buyers must satisfy themselves by inspection or otherwise as to the accuracy of information given in the brochure. Images are provided for illustration purposes only and may differ to the homes available; please ask a sales advisor for more information.



# The Birch

**3 bedroom home**  
**Plots:** 160, 161, 213, 214  
**Sq.m** 83  
**Sq.ft** 898

- Ideal for first time buyers and growing families
- Modern kitchen with integrated appliances
- High quality vinyl flooring to the kitchen and bathrooms
- Private turfed rear gardens
- 10 year NHBC new home warranty
- Allocated off-road parking



## Ground floor

**LIVING ROOM**  
**Metres:** 4.9 x 3.1  
**Feet:** 16.1 x 10.1

**KITCHEN/DINING**  
**Metres:** 5 x 2.7  
**Feet:** 16.4 x 8.8



## First floor

**BEDROOM 1**  
**Metres:** 4.2 x 2.7  
**Feet:** 13.7 x 8.8

**BEDROOM 2**  
**Metres:** 4 x 2.7  
**Feet:** 13.1 x 8.8

**BEDROOM 3**  
**Metres:** 2 x 3.2  
**Feet:** 6.5 x 10.4

**BATHROOM**  
**Metres:** 1.9 x 2  
**Feet:** 6.2 x 6.5



### Disclaimer

The details in this brochure are subject to change and do not constitute part of a contract. Prospective buyers must satisfy themselves by inspection or otherwise as to the accuracy of information given in the brochure. Images are provided for illustration purposes only and may differ to the homes available; please ask a sales advisor for more information.



# The Ellesmere

**3 bedroom home**  
**Plots:** 120, 121, 128,  
 131, 132, 221  
**Sq.m** 79  
**Sq.ft** 854

- Ideal for first time buyers and growing families
- Modern kitchen with integrated appliances
- High quality vinyl flooring to the kitchen and bathrooms
- Private turfed rear gardens
- 10 year NHBC new home warranty
- Allocated off-road parking



## Ground floor

**LIVING ROOM**  
**Metres:** 4.8 x 3  
**Feet:** 15.7 x 9.8

**KITCHEN/DINING**  
**Metres:** 5.3 x 3.4  
**Feet:** 17.3 x 11.1



## First floor

**BEDROOM 1**  
**Metres:** 3.3 x 3  
**Feet:** 10.8 x 9.8

**BEDROOM 2**  
**Metres:** 2.7 x 3.1  
**Feet:** 8.8 x 10.1

**BEDROOM 3**  
**Metres:** 1.9 x 2.5  
**Feet:** 6.2 x 8.2

**BATHROOM**  
**Metres:** 1.9 x 2.3  
**Feet:** 6.2 x 7.5



### Disclaimer

The details in this brochure are subject to change and do not constitute part of a contract. Prospective buyers must satisfy themselves by inspection or otherwise as to the accuracy of information given in the brochure. Images are provided for illustration purposes only and may differ to the homes available; please ask a sales advisor for more information.



# New Weaver

## 3 bedroom home

**Plots:** 93, 94, 95, 96, 103, 104, 105, 106

**Sq.m** 80

**Sq.ft** 865

- Ideal for first time buyers and growing families
- Modern kitchen with integrated appliances
- High quality vinyl flooring to the kitchen and bathrooms
- Private turfed rear gardens
- 10 year NHBC new home warranty
- Allocated off-road parking



## Ground floor

### LIVING ROOM

**Metres:** 5.2 x 3.8

**Feet:** 17.1 x 12.4

### KITCHEN/DINING

**Metres:** 4.9 x 3.5

**Feet:** 16.1 x 11.4



## First floor

### BEDROOM 1

**Metres:** 4.8 x 2.7

**Feet:** 15.7 x 8.8

### BEDROOM 2

**Metres:** 3.2 x 2.6

**Feet:** 10.4 x 8.5

### BEDROOM 3

**Metres:** 2.2 x 2.1

**Feet:** 7.2 x 6.8

### BATHROOM

**Metres:** 1.8 x 2.8

**Feet:** 5.9 x 9.1



### Disclaimer

The details in this brochure are subject to change and do not constitute part of a contract. Prospective buyers must satisfy themselves by inspection or otherwise as to the accuracy of information given in the brochure. Images are provided for illustration purposes only and may differ to the homes available; please ask a sales advisor for more information.





# The Larch

## 4 bedroom home

**Plots:** 29, 30, 31, 32, 211, 212, 215, 216

**Sq.m** 97

**Sq.ft** 1046

- Ideal for first time buyers and growing families
- Modern kitchen with integrated appliances
- High quality vinyl flooring to the kitchen and bathrooms
- Private turfed rear gardens
- 10 year NHBC new home warranty
- Allocated off-road parking



## Ground floor

### LIVING ROOM

**Metres:** 3.5 x 4.4

**Feet:** 11.4 x 14.4

### KITCHEN/DINER

**Metres:** 5.7 x 3.8

**Feet:** 18.7 x 12.4



## First floor

### BEDROOM 1

**Metres:** 3.1 x 3.2

**Feet:** 10.1 x 10.4

### BEDROOM 2

**Metres:** 3 x 3.2

**Feet:** 9.8 x 10.4

### BEDROOM 3

**Metres:** 2.5 x 2.1

**Feet:** 8.2 x 6.8

### BEDROOM 4

**Metres:** 2.1 x 2.1

**Feet:** 6.8 x 6.8

### BATHROOM

**Metres:** 1.9 x 1.7

**Feet:** 6.2 x 5.5



### Disclaimer

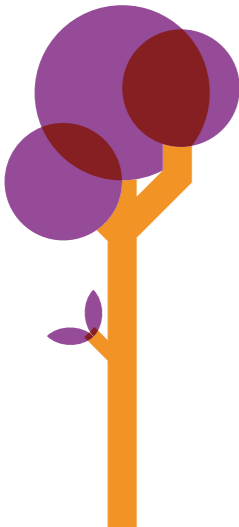
The details in this brochure are subject to change and do not constitute part of a contract. Prospective buyers must satisfy themselves by inspection or otherwise as to the accuracy of information given in the brochure. Images are provided for illustration purposes only and may differ to the homes available; please ask a sales advisor for more information.

# Site plan

Royle Road, Rochdale, OL11 3ET



- The Aspen**  
3 bedroom home  
Plots 92, 107, 206, 222
- The Ellesmere**  
3 bedroom home  
Plots 120, 121, 128, 131, 132, 221
- The Cork**  
2 bedroom home  
Plots 207, 208, 209, 210, 217, 218, 219, 220
- The Larch**  
4 bedroom home  
Plots 29, 30, 31, 32, 211, 212, 215, 216
- The Birch**  
3 bedroom home  
Plots 160, 161, 213, 214
- New Weaver**  
3 bedroom home  
Plots 93, 94, 95, 96, 103, 104, 105, 106





People. Places. Purpose.



Royle Road, Rochdale, OL11 3ET  
0161 447 5050 / [sales@plumlife.co.uk](mailto:sales@plumlife.co.uk)

**Disclaimer**

The details in this brochure are subject to change and do not constitute part of a contract. Prospective buyers must satisfy themselves by inspection or otherwise as to the accuracy of information given in the brochure. Images are provided for illustration purposes only and may differ to the homes available; please ask a sales advisor for more information.