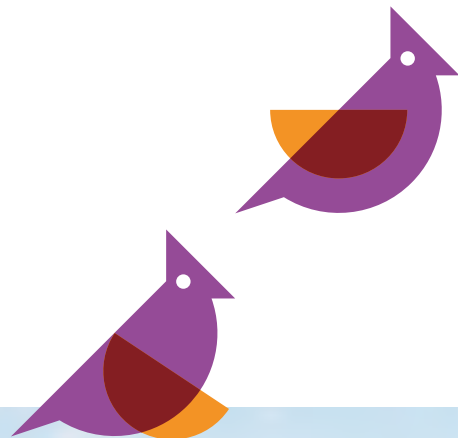


Radclyffe Green



2 & 3 bedroom homes available
through Shared Ownership

Chadderton, OL9 9QS

0161 447 5050 / sales@plumlife.co.uk

People. Places. Purpose.





Welcome to Radclyffe Green

We're delighted to welcome you to Radclyffe Green, a stunning collection of two- and three-bedroom homes located right in the heart of Chadderton. These beautiful new houses are part of a larger Countryside development.

Whether you prefer the tranquillity of open green spaces or the bustle of Manchester City Centre, Chadderton is in easy reach of both, which makes it a perfect location for families, couples and single people alike. For outdoor lovers, Chadderton has several public gardens, some of which have playgrounds and tennis courts while the renowned Foxdenton Park has inspiring woodland walks. The wider area of Oldham is known to history buffs for being one of the northern towns at the centre of the industrial revolution and the cotton industry, whereas now

it's a bustling borough that is proud of its food, drink, and cultural scene.

This exciting development is giving people the opportunity to live in this sought after area thanks to our homes being available for Shared Ownership. This means that new homebuyers can buy a share of the home that they can afford and then pay rent on the remaining share.





Chadderton, Oldham

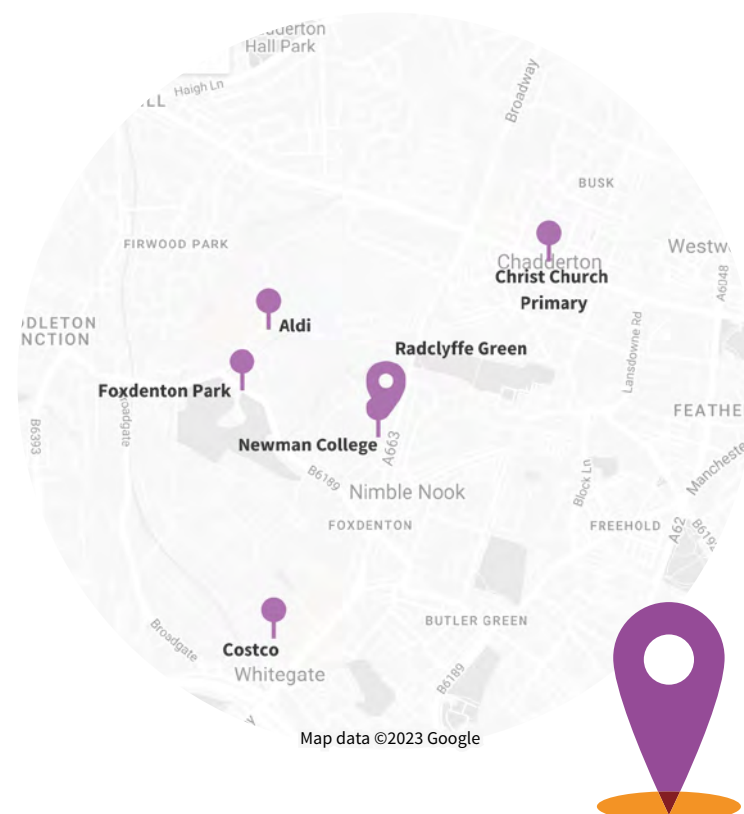
Surrounded by local parks, Chadderton is a perfect place for outdoor lovers. While the wider area is well-connected with fantastic transportation links close by, Radclyffe Green provides a lovely base for everyday living.

Chadderton retains a strong sense of community pride, evident in local events and a welcoming atmosphere. Residents benefit from excellent local amenities, schools, and recreational spaces, fostering a family-friendly environment. The proximity to Manchester City Centre ensures easy access to cultural attractions, employment opportunities, and a dynamic urban scene where everyone can easily enjoy a day out for shopping, games, theatre or to enjoy the many unique bars and eateries.

It's well known that Manchester is becoming a global foodie hotspot, who wouldn't want that just a stone's throw away from their home?

Nearby to Chadderton

- | | | | |
|-------------------------------------|-----------|---------------------------|-----------|
| Newman Catholic College | 🚶 2 mins | Aldi | 🚶 3 mins |
| Christ Church Primary School | 🚶 12 mins | Costco | 🚶 5 mins |
| Foxdenton Park | 🚶 15 mins | Oldham Town Centre | 🚶 20 mins |



Getting around in Chadderton

- | | |
|-------------------------------------|-----------|
| 181 & 182 bus to Piccadilly Gardens | 🚶 5 mins |
| South Chadderton Tram Stop | 🚶 24 mins |
| Mills Hill Train Station | 🚆 10 mins |



Did you know?

There are big plans for the area of Chadderton to be enhanced by the completion of the £100m Broadway Green regeneration scheme, which will provide more than 600,000 sq. ft of employment space and up to 500 new homes. Will you move into Chadderton before everyone else follows? We think now sounds like a great time to do so!



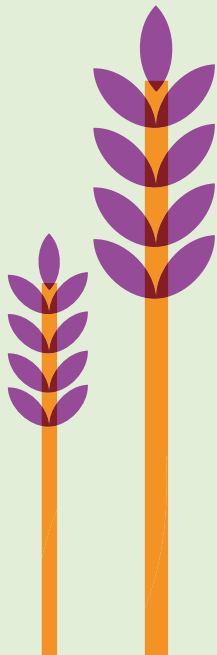
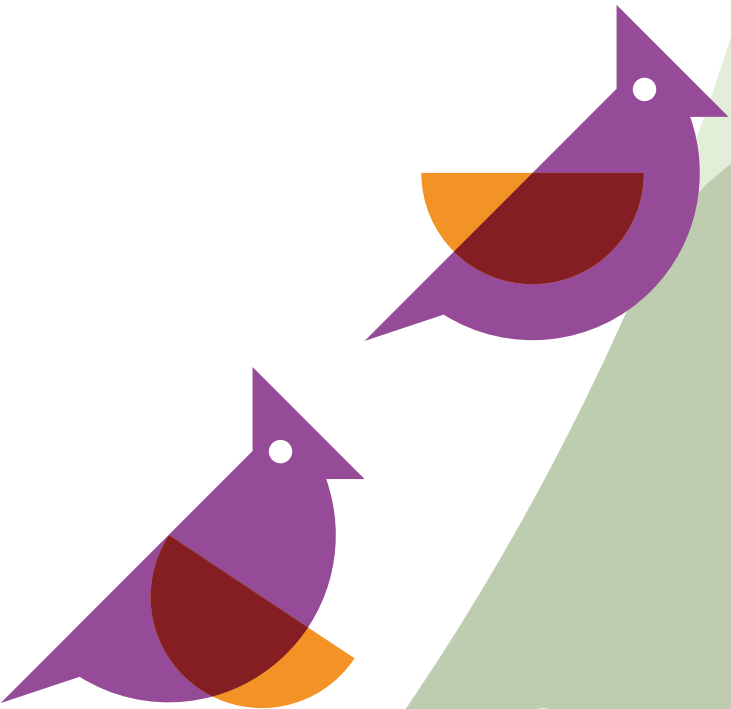
Radclyffe Green



The Arun
2 Bedroom home
Plots 92, 93



The Bourne
3 Bedroom home
Plots 94, 95, 96, 97



PS Pumping Station

FUTURE DEVELOPMENT



The Arun

2 Bedroom home

Plots: 92, 93
70 Sq.m
753 Sq.f



Ground Floor

Lounge/Diner

Metres: 4.4 x 4.3
Feet: 14.5 x 14.1

W/C

Metres: 1.7 x 0.9
Feet: 5.6 x 2.11

Kitchen

Metres: 3.5 x 3.3
Feet: 11.5 x 10.9



First Floor

Master Bedroom

Metres: 4.4 x 3.1
Feet: 14.5 x 10.2

Bathroom

Metres: 1.9 x 2.0
Feet: 6.2 x 6.6

Second Bedroom

Metres: 4.4 x 2.7
Feet: 14.5 x 8.10



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The Bourne

3 Bedroom home

Plots: 94, 95, 96, 97
84.5 Sq.m
910 Sq.f



Ground Floor

Lounge

Metres: 3.7 X 4.8
Feet: 12.1 X 15.8

W/C

Metres: 1.7 X 0.9
Feet: 5.6 X 2.11

Kitchen/Diner

Metres: 3.9 X 4.8
Feet: 12.9 X 15.8



First Floor

Master Bedroom

Metres: 2.7 x 4.8
Feet: 8.10 x 15.8

Bathroom

Metres: 2.0 x 2.5
Feet: 6.6 x 8.2

Second Bedroom

Metres: 4.0 x 2.3
Feet: 13.1 x 7.6

Third Bedroom

Metres: 3.5 x 2.3
Feet: 11.5 x 7.6



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Specification

Kitchen

- Contemporary fitted Symphony kitchens
- Electric oven, hob & extractor hood in stainless steel finish
- Integrated fridge/freezer
- Stainless steel bowl and half sink
- Plumbing for washing machine
- Glass splash back to hob area
- Polyflor Expona vinyl flooring

Bathroom

- Contemporary white bathroom fittings
- Porcelanosa wall tiles to bathroom
- Chrome heated towel rails to bathroom
- Thermostatic shower
- Polyflor Expona vinyl flooring

Internal features

- Brilliant white finish to walls
- Brushed steel ironmongery to doors
- Patio doors to the rear
- LED downlights to kitchen and bathrooms
- USB sockets to master bedroom and kitchen
- External lights to front and rear of the property
- Mains wired smoke alarm
- TV sockets to master bedroom and lounge

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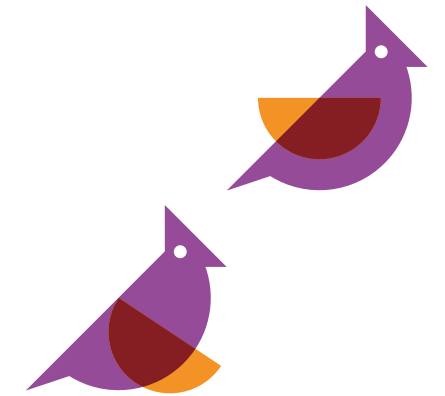


External features

- Fully turfed gardens
- Full height fencing
- Driveway to every property
- Solar panels to the roof

General

- 10 Year NHBC New Homes Warranty
- Combination Boiler





What is Shared Ownership?

Stepping into a new home that belongs to you is one of the best feelings in the world and with Shared Ownership, you might be able to have that feeling sooner than you think.

Shared Ownership is a way to buy a share in a home now with the option to buy more of it in the future. You pay a rent on the share of the home that you don't own.

Shared Ownership is a popular scheme for people who can't afford to buy a home on the open market. This is a common position to be in and our Shared Ownership customers are of varying ages and from all walks of life, with many being first time buyers in their early twenties and thirties, while some are looking to step back onto the property market in their forties through to seventies.

Initially, you can purchase the share of a home that you can afford, usually between 25-75% and then you'll pay

rent on the other share. On some newer Shared Ownership homes, lower shares may be available, subject to eligibility checks and further approval.

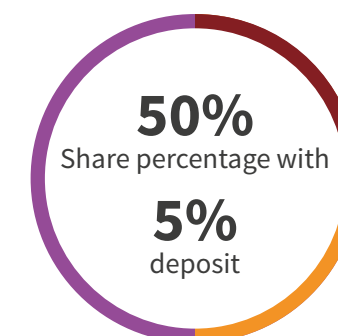
You'll need a minimum level of income and savings, the amount will be determined by the value of the home you want to buy, your personal circumstances, and your lender's requirements, but depending on which lender you use, the deposit can be as little as 5% of the share value. If you want to see what you could afford, why not head to our website at www.plumlife.co.uk and try out our affordability calculator? On our website you'll also be able to see a full list of Shared Ownership FAQs.



Who is eligible?

Certain key eligibility criteria apply to Shared Ownership, these include:

- Not owning any other property
- Being in permanent employment
- Having a household income of less than £80,000 per year
- In some cases, having work and/or family connections to the area in which you want to buy. Please check the requirements for the specific site you are interested in for more details.



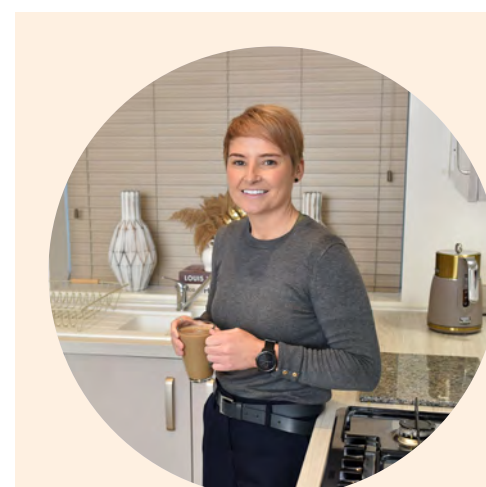
Example borrowing*

Work out the typical monthly costs of buying a Shared Ownership home using our handy affordability calculator. Simply input the value of the property you are interested in, select a share percentage, complete the remaining details, and the calculator will provide you with an example of what you can expect to pay on a monthly basis.

Full Market Value:	£200,000
Share Percentage:	50%
Deposit Amount:	5%
(£5,000)	
Mortgage Term:	30 years
Interest Rate:	5%
Share Value	£100,000
Mortgage amount	£95,000
Monthly Mortgage Costs:	£510
Monthly Rental Costs:	£229.17
Total monthly costs:	£739.17

Find out your results now at plumlife.co.uk

*Other fees not shown in calculations. This a guide only, not actual mortgage advice.

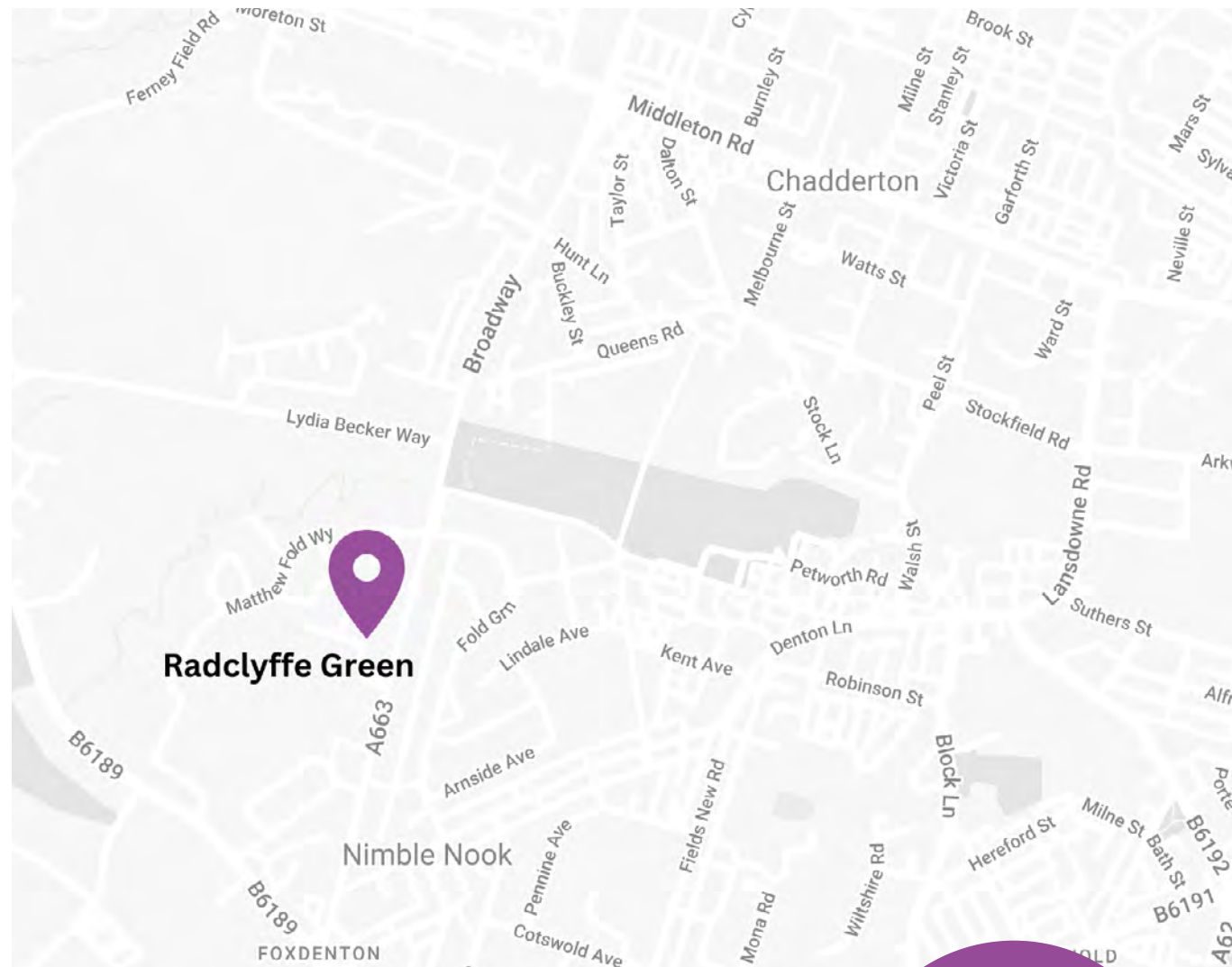


“Plumlife did everything we needed them to do and the fact we have been able to take advantage of the Shared Ownership scheme has been a god send for me and my girls. We couldn't ask for more.”

Jennifer

Getting a rung on the property ladder can seem like an unnerving prospect sometimes, especially when you have a busy family life that takes up your time. But the process can be much easier than you might think, as Jennifer, 34 found out.

Find out how Jennifer was able to make the move back to Lancaster, thanks to Plumlife Homes and Shared Ownership at plumlife.co.uk/customer-stories



How to find us

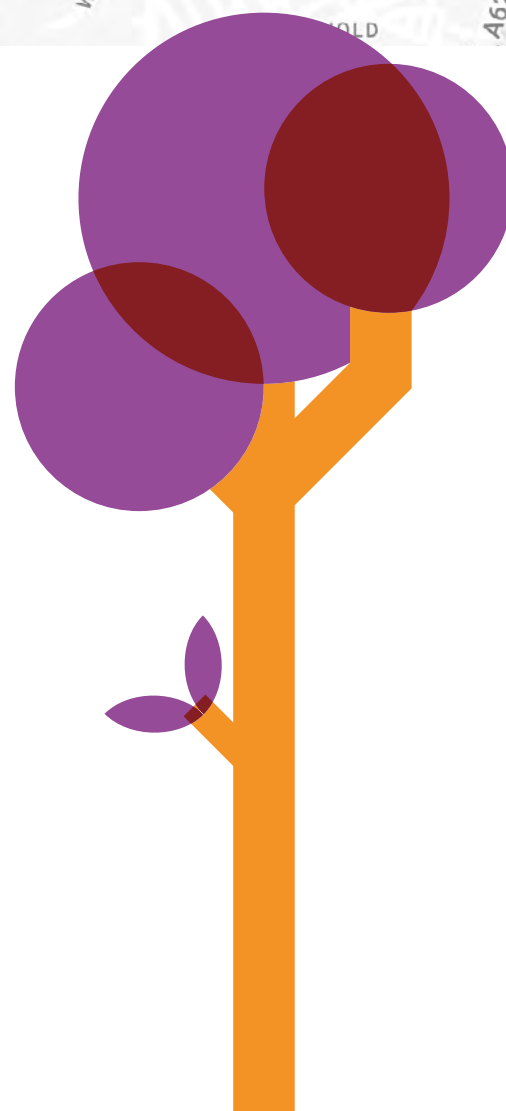
Pop in and see how we can help you find your new home.

Boasting good motorway connections and easily accessible public transport options such as a Metrolink stop and railway station – this desirable residential area is becoming a very popular place to settle down.

To reach us you'll need to veer left off the A663 Broadway and head down Canon Dolan Way beside Newman Catholic College until you reach Green Pastures Way on the right, this is the main entrance to the development.

The development is a:

- 5 minute walk to the 181 & 182 bus stop
- 24 minute walk to the nearest tram stop
- 10 minute drive to Mills Hill Train Station



People. Places. Purpose.

Plumlife is a profit for purpose company, committed to creating great homes and growing successful, vibrant communities.

For over 20 years, our multi-award-winning teams have been helping first-time buyers with affordable home ownership while also providing high-quality sales and marketing, facilities management and lettings services to developers, local authorities and property companies. As well as selling hundreds of properties a year, we manage over 6,000 homes and many communal locations too.

Our 'People. Places. Purpose' strapline isn't just there for show - building and supporting great communities is at the heart of what we do. Plumlife, part of Manchester based Great Places

Housing Group, specialises in making home ownership easier for a wide range of people throughout the North West.

We offer highly desirable new build homes for sale via the government-backed Shared Ownership scheme.

From chic urban apartments, to family-friendly homes in the country – we're known for innovative and exciting developments designed to meet the lifestyles and aspirations of our customers.

25,000

The number of homes that we manage, alongside our parent company Great Places Housing Group

60

The number of years that Plumlife's parent company has operated, albeit under a different name!

£100k

The amount we invest annually into a network of community centres



People. Places. Purpose.

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