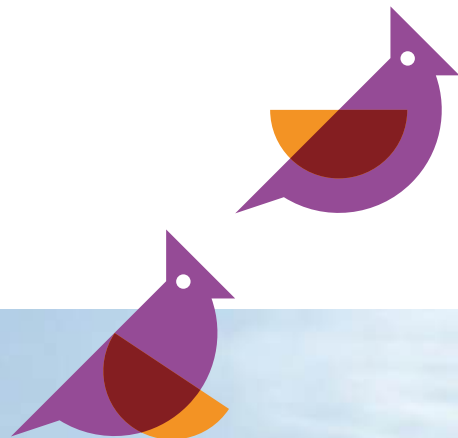


Elm Rise



3 & 4 bedroom homes available
through Shared Ownership

People. Places. Purpose.



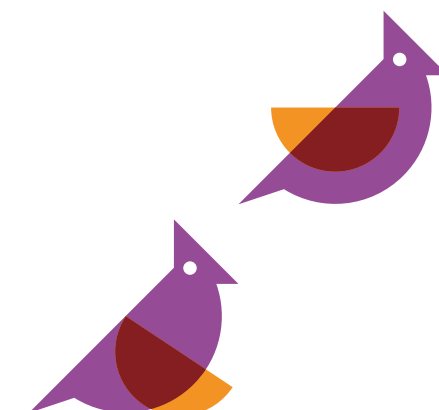


Welcome to Elm Rise

We're delighted to welcome you to Elm Rise, our brand-new development of stylish, contemporary 3 and 4 bedroom homes.

The suburb of Shaw is a great place to live, offering a unique blend of urban convenience and natural beauty. Nestled near the open countryside, residents can take leisurely strolls along the banks of river Beal or venture out into the City as Elm Rise is within easy reach of Manchester City Centre, perfect for those who crave the best of both worlds.

Elm Rise is giving people the opportunity to live in this sought after location thanks to all the 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.



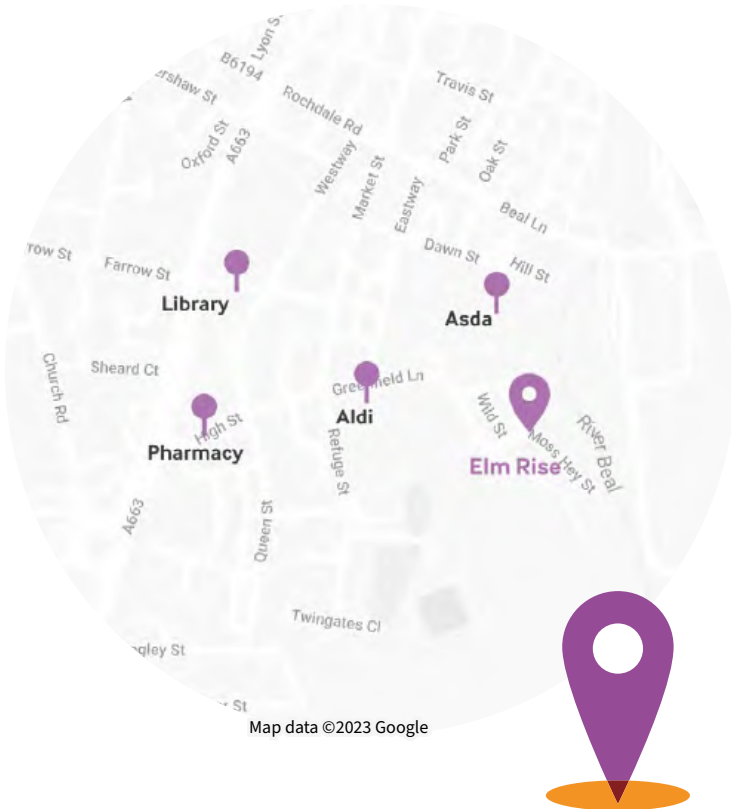


Shaw, Oldham

Shaw is brimming with fantastic amenities. Locally you'll find a range of popular shops, restaurants, and bars, perfect for those who don't want to venture far for lunch or a bit of retail therapy. Nestled between the larger towns of Oldham and Rochdale, you certainly won't be short of things to do whilst living here.

For those who love the outdoors, Shaw is lucky enough to have many fabulous green spaces. Notably, High Crompton Park which features a bowling green, football area, two tennis courts and for those who like to take in the scenery, picturesque ornamental gardens with dedicated picnic areas for the whole family to enjoy. Slightly further afield into Royton you'll find Oldham's oldest country park, Tandle Hill, particularly popular with walkers thanks to its fantastic woodlands and wide panoramic countryside views. Additionally, there is a wide variety of locations across Greater Manchester that are easily accessible via local public transport, including the Metrolink.

Not thought about living in Shaw before? Now might be the perfect time to change that!



Nearby to Elm Rise

- | | | | |
|-----------------|----------|----------------------------------|-----------|
| ASDA | 🚶 4 mins | Crompton Primary School | 🚶 16 mins |
| Aldi | 🚶 4 mins | | |
| Pharmacy | 🚶 5 mins | Crompton House Sixth Form | 🚗 4 mins |
| Library | 🚶 7 mins | | |

Getting around in Shaw

Connected to Greater Manchester

- Bus stop, 57 to Oldham and 182 to Piccadilly Gardens 🚶 6 mins
- Shaw & Crompton Metrolink 🚶 9 mins



Did you know?

Did you know that Shaw is famous for its cotton mills? Like nearby Oldham, Shaw became a major mill town in the 19th century. One of the most prominent mills was Elm Mill, built in 1890, which before its demolition was located just 0.7 miles from this development. Employing hundreds of workers, the mill hummed with activity day and night, churning out vast quantities of cotton thread that would be shipped across the globe. Beyond its industrial significance, Elm Mill also played a crucial role in shaping the social aspect of the community. This part of important history led to us naming this development Elm Rise.



Elm Rise



The Beal

3 Bedroom home
Plots 32, 33, 34, 35, 43, 53, 56,
57, 58, 59



The Briar

3 Bedroom home
Plots 50, 55



The Brook

3 Bedroom home
Plots 36, 37, 38, 39, 60, 64, 65



The Rutland

4 Bedroom home
Plots 40, 41, 62, 63



The Duke

4 Bedroom home
Plots 42, 44, 45, 46, 47, 48, 49,
51, 52, 54, 61





The Beal

3 Bedroom home

Plots: 32, 33, 34, 35, 43, 53, 56, 57, 58, 59

Sq.m: 84

Sq.ft: 893



Ground Floor

Lounge

Metres: 3.8 x 4.5

Feet: 12.4 x 14.7

W/C

Metres: 1.1 x 1.7

Feet: 3.6 x 5.5

Kitchen/Diner

Metres: 3.6 x 3.7

Feet: 11.8 x 12.1



First Floor

Master Bedroom

Metres: 3.0 x 3.0

Feet: 9.8 x 9.8

Third Bedroom

Metres: 2.0 x 4.7

Feet: 6.5 x 15.4

En-suite

Metres: 1.7 x 2.5

Feet: 5.5 x 8.2

Bathroom

Metres: 1.9 x 2.3

Feet: 6.2 x 7.5

Second Bedroom

Metres: 2.5 x 3.4

Feet: 8.2 x 11.1



Disclaimer

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The Briar

3 Bedroom home

Plots: 50, 55

Sq.m: 84

Sq.ft: 893



Ground Floor

Lounge

Metres: 3.8 x 4.5

Feet: 12.4 x 14.7

W/C

Metres: 1.1 x 1.7

Feet: 3.6 x 5.5

Kitchen/Diner

Metres: 3.6 x 3.7

Feet: 11.8 x 12.1



First Floor

Master Bedroom

Metres: 3.0 x 3.0

Feet: 9.8 x 9.8

Third Bedroom

Metres: 2.0 x 4.7

Feet: 6.5 x 15.4

En-suite

Metres: 1.7 x 2.5

Feet: 5.5 x 8.2

Bathroom

Metres: 1.8 x 2.3

Feet: 5.9 x 7.5

Second Bedroom

Metres: 2.5 x 3.4

Feet: 8.2 x 11.1



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The Brook

3 Bedroom home
Plots: 36, 37, 38, 39, 60, 64, 65
Sq.m: 89
Sq.ft: 958



Ground Floor

Lounge
Metres: 4.4 x 3.4
Feet: 14.4 x 11.1

W/C
Metres: 2.4 x 0.9
Feet: 7.8 x 2.9

Kitchen/Diner
Metres: 6.2 x 2.7
Feet: 20.3 x 8.8



First Floor

Master Bedroom
Metres: 3.4 x 4.0
Feet: 11.1 x 13.1

En-suite
Metres: 2.3 x 1.2
Feet: 7.5 x 3.9

Second Bedroom
Metres: 3.0 x 3.0
Feet: 9.8 x 9.8

Third Bedroom
Metres: 3.1 x 2.8
Feet: 10.1 x 9.1

Bathroom
Metres: 2.0 x 2.7
Feet: 6.5 x 8.8



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The Rutland

4 Bedroom home
Plots: 40, 41, 62, 63
Sq.m: 108
Sq.ft: 1162



Ground Floor

Lounge
Metres: 3.3 x 4.8
Feet: 10.8 x 15.7

W/C
Metres: 1.0 x 1.9
Feet: 3.2 x 6.2

Kitchen/Diner
Metres: 5.4 x 4.4
Feet: 17.7 x 14.4



First Floor

Master Bedroom
Metres: 2.8 x 4.2
Feet: 9.1 x 13.7

En-suite
Metres: 1.3 x 2.0
Feet: 4.2 x 6.5

Second Bedroom
Metres: 3.0 x 3.1
Feet: 9.8 x 10.1

Third Bedroom
Metres: 2.4 x 3.4
Feet: 7.8 x 11.1

Fourth Bedroom
Metres: 2.5 x 2.6
Feet: 8.2 x 8.5

Bathroom
Metres: 1.9 x 2.5
Feet: 6.2 x 8.2



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The Duke

4 Bedroom home

Plots: 42, 44, 45, 46, 47, 48, 49, 51, 52, 54, 61

Sq.m: 114

Sq.ft: 1227



Ground Floor

Lounge

Metres: 3.2 x 4.8

Feet: 10.4 x 15.7

W/C

Metres: 1.0 x 1.4

Feet: 3.2 x 4.5

Kitchen/Diner

Metres: 3.1 x 7.9

Feet: 10.1 x 25.9



First Floor

Master Bedroom

Metres: 4.2 x 2.8

Feet: 13.7 x 9.1

Third Bedroom

Metres: 3.5 x 2.8

Feet: 11.4 x 9.1

En-suite

Metres: 2.3 x 1.0

Feet: 7.5 x 3.2

Fourth Bedroom

Metres: 2.5 x 3.0

Feet: 8.2 x 9.8

Second Bedroom

Metres: 3.2 x 3.4

Feet: 10.4 x 11.1

Bathroom

Metres: 2.5 x 1.9

Feet: 8.2 x 6.2



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“I couldn’t understand how all of my friends were getting onto the property ladder, then they told me about Shared Ownership!”



Specification

Kitchen

- Contemporary fitted Symphony kitchens
- Electric oven, gas 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 and en-suite
- Chrome heated towel rails to bathroom and en-suite
- Thermostatic shower
- Polyflor Expona vinyl flooring

Internal features

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

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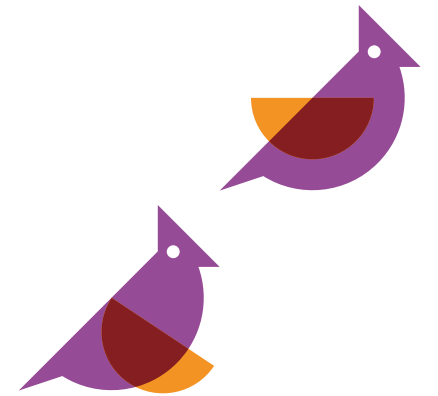


External features

- Fully turfed gardens
- Full height fencing
- External lights to front and rear of the property
- Driveway to every property

General

- 10 Year NHBC New Homes Warranty
- Baxi Assure 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.

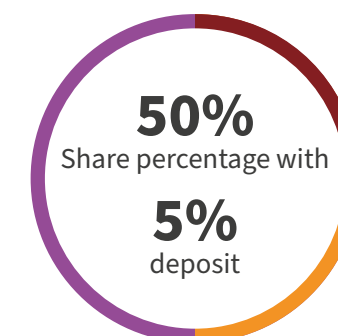
You'll need a minimum level of income and savings, the amount will be determined by the value of the home you want to buy, your personal circumstances, and your lender's requirements, but depending on which lender you use, the deposit can be as little as 5% of the share value. If you want to see what 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.



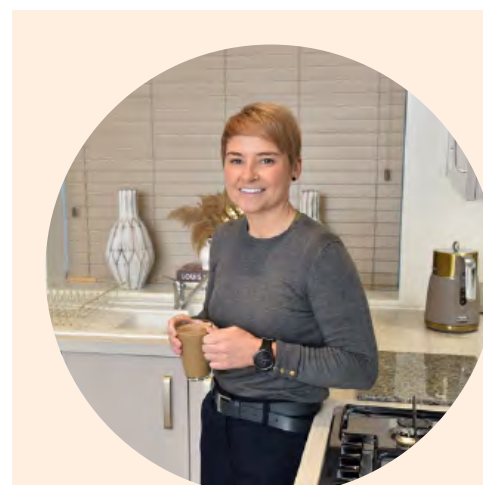
Example borrowing*

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.



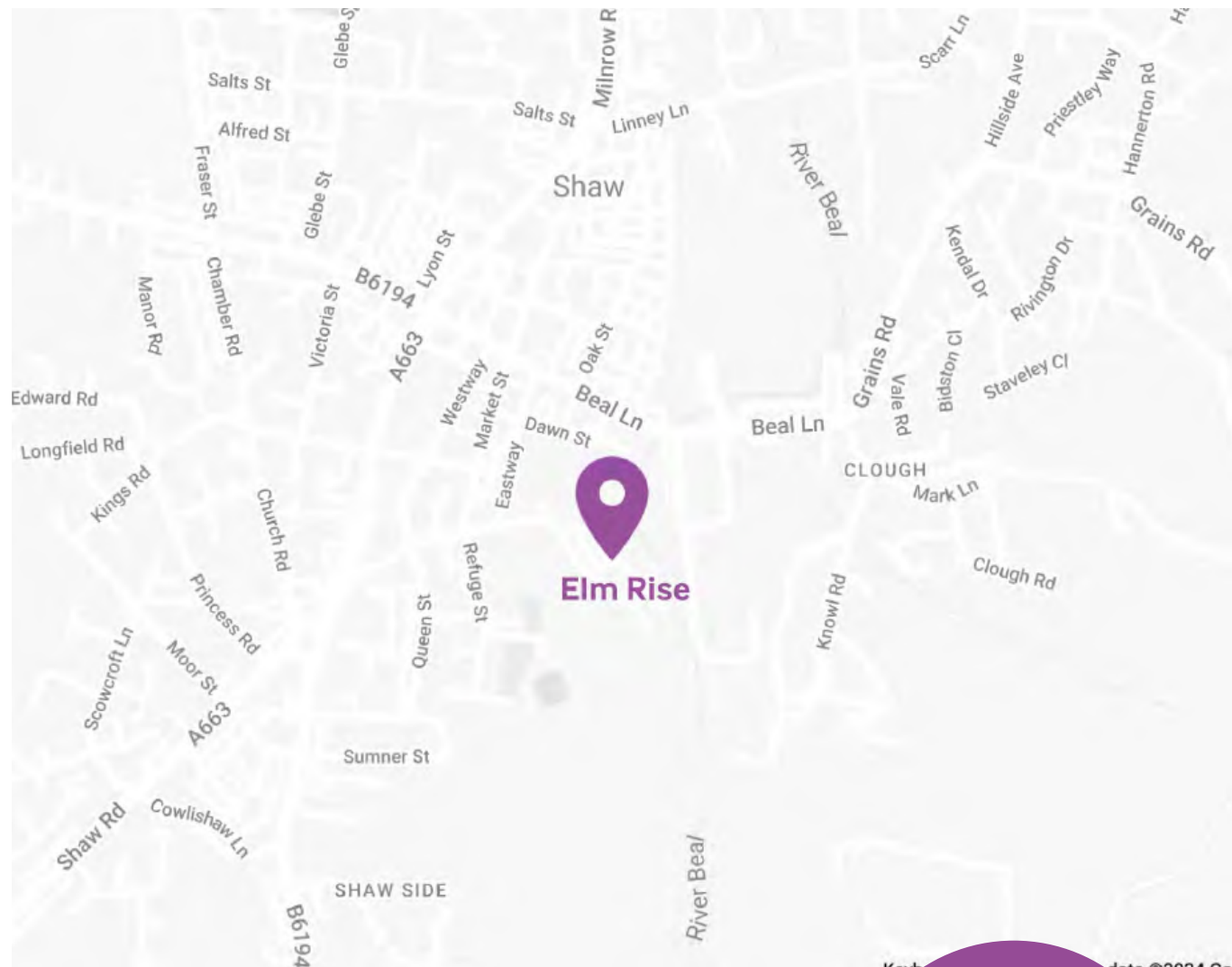
“Plumlife did everything we needed them to do and the fact we have been able to take advantage of the Shared Ownership scheme has been a god send for me and my girls. We couldn't ask for more.”

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



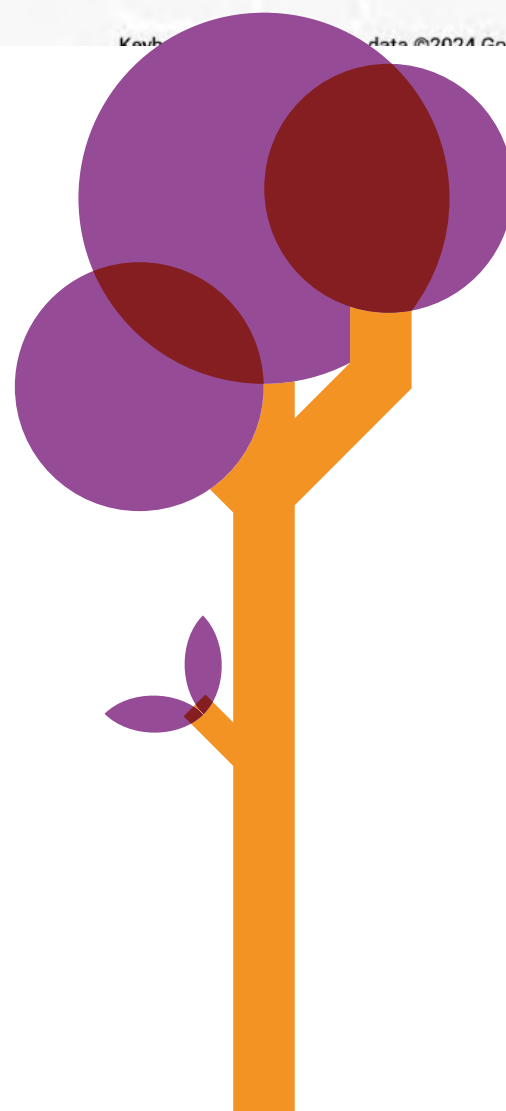
How to find us

You'll be well connected living here as the local area benefits from fabulous transport links with residents able to easily jump on the Metrolink line towards both Rochdale and Manchester City Centre, perfectly placed for commuters.

To reach us, head right off Rochdale Road onto Market Street and carry on to the bottom of the road, turn left onto Greenfield Lane and follow the bend to the right onto Moss Hey Street - you've arrived.

The development is a:

- 9-minute walk to Shaw & Crompton tram stop/Metrolink
- 6-minute walk to the nearest bus top



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 homeownership 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.

As a Profit for Purpose organisation, 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 and beyond.

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.

0161 447 5050 / sales@plumlife.co.uk

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