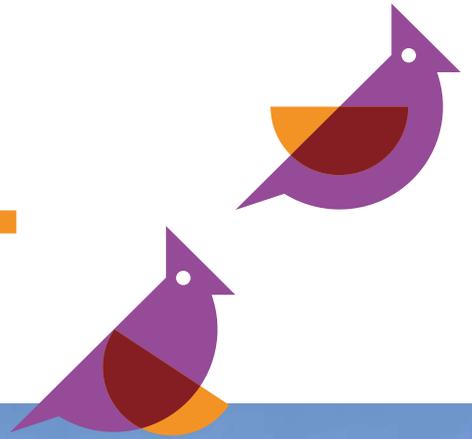


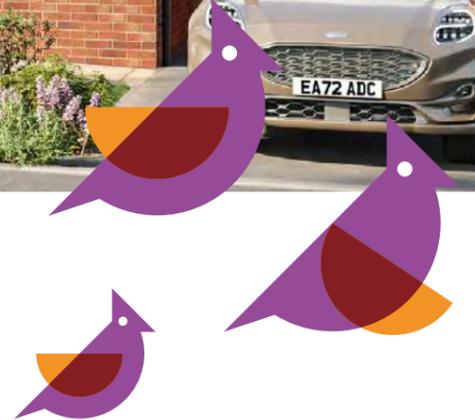
Hartshead View



2, 3 & 4 bedroom homes available
through Shared Ownership

People. Places. Purpose.





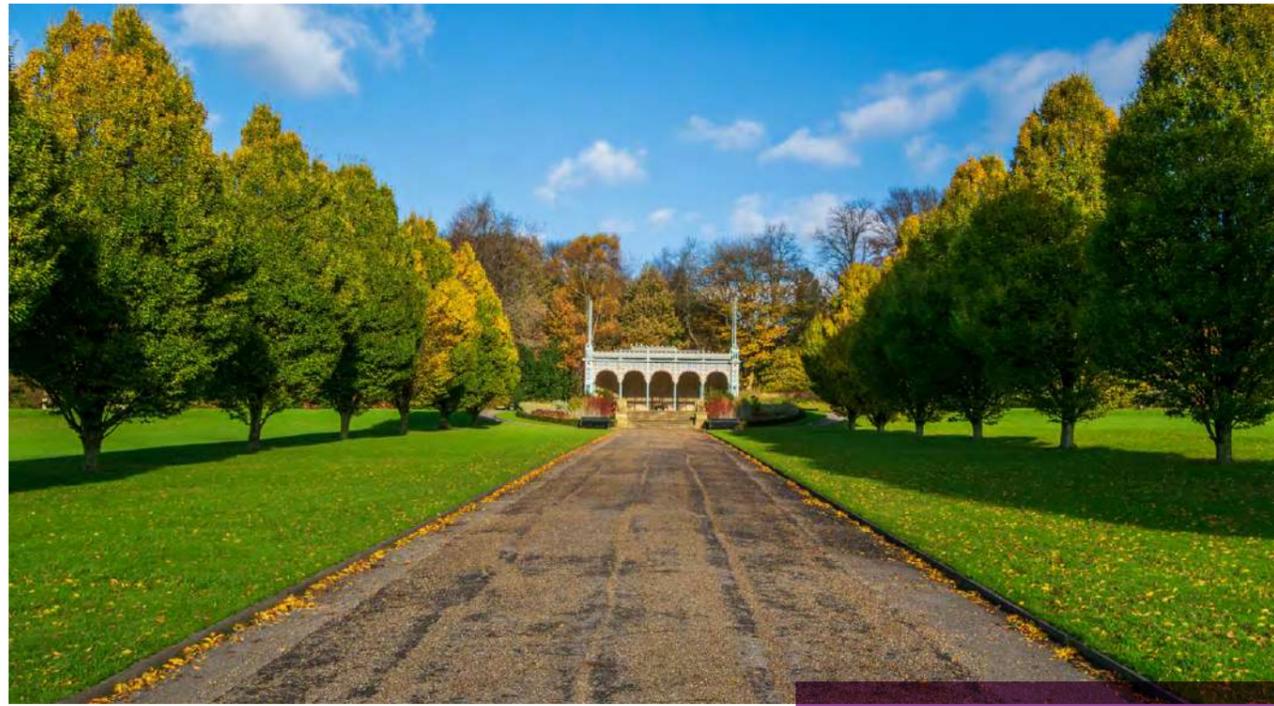
Welcome to Hartshead View

We're delighted to welcome you to Hartshead View, a stunning collection of two, three and four bedroom homes located in the ever popular Oldham. This new development is perfect for those who are looking for high-quality affordable homes with fantastic amenities and transport options available locally.

Nestled in a popular area of Oldham, Fitton Hill offers the perfect mix of suburban tranquillity and urban convenience. Enjoy the open green spaces of nearby Daisy Nook Country Park and Alexandra Park, while being just minutes from Oldham town centre. With an abundance of shops, schools, and easy access to transport links, everything you need is just a stone's throw away!

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





Fitton Hill, Oldham

The serene neighbourhood of Fitton Hill is a growing community, perfect for families, couples, and singles alike. Residents benefit from being close to Oldham town centre and Manchester, offering the best of both peaceful surroundings and the convenience of city life. The area boasts easy access to some of the North of England's most picturesque green spaces, such as the South Pennines and Dovestone Reservoir. Locally, you'll find Daisy Nook Country Park, perfect for outdoor activities and family days out.

Nearby Oldham town centre is home to independent shops, restaurants, and pubs, offering plenty of choices for dining and socialising. Fitton Hill also offers a wide range of local amenities, including a Tesco Express, pharmacy, and Post Office, all within close proximity. For families, there are several 'Good' and 'Outstanding' rated schools in the area. Additionally, excellent transport links, including the Metrolink and M60 motorway, ensure convenient connections to surrounding areas and beyond.



Nearby to Hartshead View

- | | | | | | |
|--------------------------------------|--------|--------------------------------|--------|----------------------------|---------|
| Medlock Valley Primary School | 2 mins | Post Office | 7 mins | St Martins School | 9 mins |
| Earl Business Centre | 3 mins | The Manor Inn | 7 mins | Hathershaw College | 16 mins |
| Tesco Express | 4 mins | Daisy Nook Country Park | 8 mins | Dovestone Reservoir | 22 mins |
| Alexandra Retail Park | 5 mins | Oldham Town Centre | 8 mins | | |

Getting around in Fitton Hill

- Oldham Central tram stop 8 mins
- The Green bus stop to Oldham Town Centre 4 mins
- M60 – Links to Manchester 12 mins
- Oldham King Street tram stop 35 mins



Did you know?

Fitton Hill is home to one of the hidden gems of Oldham's history – the nearby Roman Road.

This ancient route, which passes through the nearby Honeywell Lane, once connected Manchester to the Roman fort at Castleshaw. The road was used as a major inter-city highway by the Romans and is regarded as one of the most important historic roads in northern England!



Hartshead View



The Arun

2 bedroom home
Plots: 22, 23, 284, 285, 286, 287



The Bourne

3 bedroom home
Plots: 24, 25, 26, 29, 30, 33, 34, 35, 44, 45, 46, 47, 52, 53, 56, 57, 58, 59



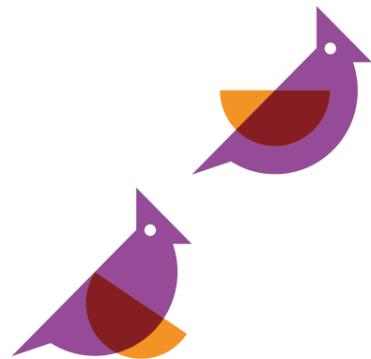
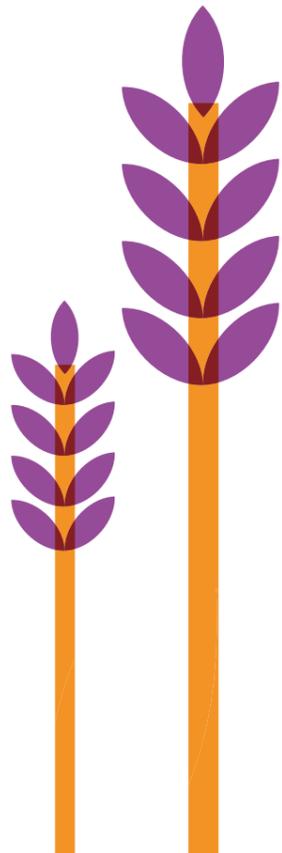
The Southwick

4 bedroom home
Plots: 18, 19, 20, 31, 32



The Southwick SA

4 bedroom home
Plots: 21, 54, 288





The Arun

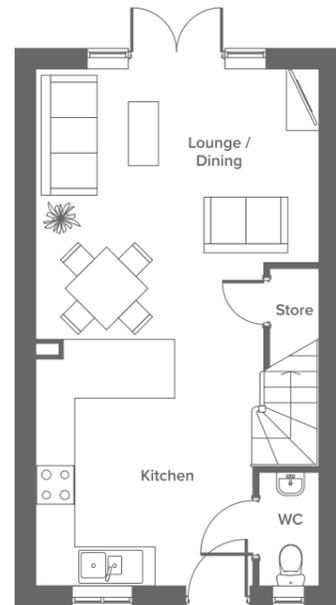
2 bedroom home
 Plots: 22, 23, 284, 285, 286, 287
 Sq.m: 70
 Sq.ft: 753



Ground Floor

Living/Diner **W/C**
 Metres: 4.4 x 4.3 Metres: 1.7 x 0.9
 Feet: 14.4 x 14.1 Feet: 5.5 x 2.9

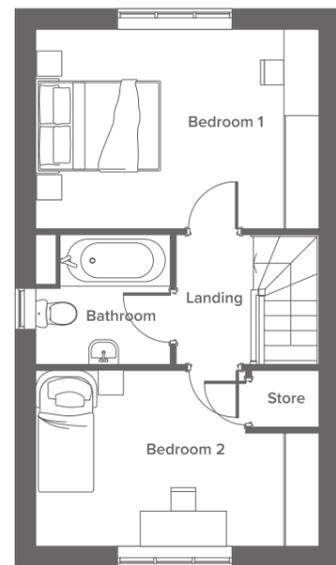
Kitchen
 Metres: 3.5 x 3.3
 Feet: 11.4 x 10.8



First Floor

Master Bedroom **Bathroom**
 Metres: 3.0 x 4.3 Metres: 2.3 x 2.0
 Feet: 9.8 x 14.1 Feet: 7.5 x 6.5

Second Bedroom
 Metres: 2.7 x 4.3
 Feet: 8.8 x 14.1



Disclaimer
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The Bourne

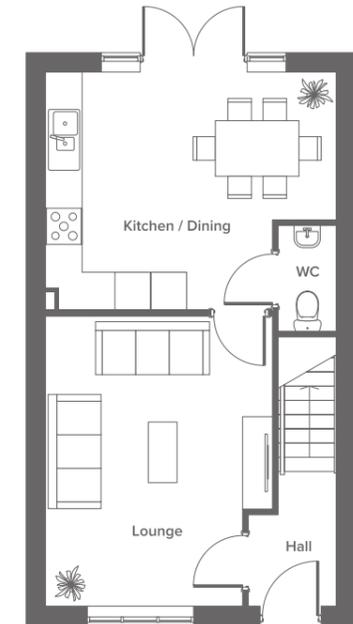
3 bedroom home
 Plots: 24, 25, 26, 29, 30, 33, 34, 35, 44, 45, 46, 47, 52, 53, 56, 57, 58, 59
 Sq.m: 84.5
 Sq.ft: 910



Ground Floor

Lounge **W/C**
 Metres: 4.7 x 3.7 Metres: 1.7 x 0.9
 Feet: 15.4 x 12.1 Feet: 5.5 x 2.9

Kitchen/Diner
 Metres: 3.9 x 4.7
 Feet: 12.7 x 15.4

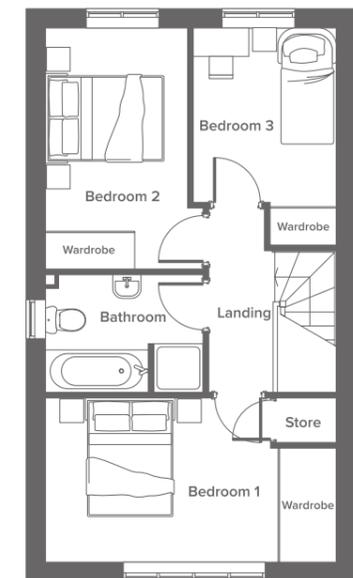


First Floor

Master Bedroom **Bathroom**
 Metres: 2.7 x 4.7 Metres: 2.5 x 1.9
 Feet: 8.8 x 15.4 Feet: 8.2 x 6.2

Second Bedroom
 Metres: 3.9 x 2.3
 Feet: 12.7 x 7.5

Third Bedroom
 Metres: 3.5 x 2.3
 Feet: 11.4 x 7.5



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The Southwick

4 Bedroom home
 Plots: 18, 19, 20, 31, 32
 Sq.m: 104.19
 Sq.ft: 1122

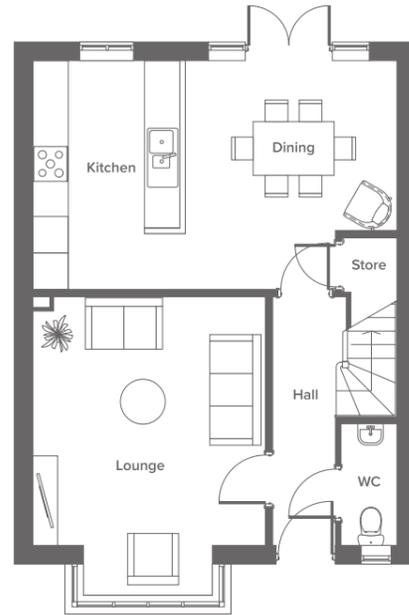


Ground Floor

Lounge
 Metres: 4.2 x 3.9
 Feet: 13.7 x 12.7

W/C
 Metres: 2.0 x 0.9
 Feet: 6.5 x 2.9

Kitchen/Diner
 Metres: 3.8 x 7.4
 Feet: 12.4 x 24.2



First Floor

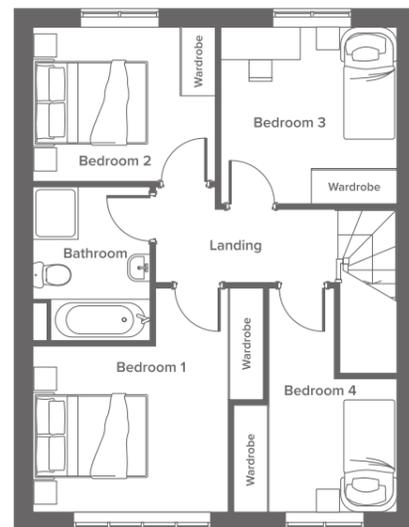
Master Bedroom
 Metres: 2.8 x 3.3
 Feet: 9.1 x 10.8

Fourth Bedroom
 Metres: 2.2 x 2.7
 Feet: 7.2 x 8.8

Second Bedroom
 Metres: 2.6 x 3.1
 Feet: 8.5 x 10.1

Bathroom
 Metres: 2.6 x 2.0
 Feet: 8.5 x 6.5

Third Bedroom
 Metres: 3.0 x 3.0
 Feet: 9.8 x 9.8



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The Southwick SA

4 Bedroom home
 Plots: 21, 54, 288
 Sq.m: 104.19
 Sq.ft: 1122

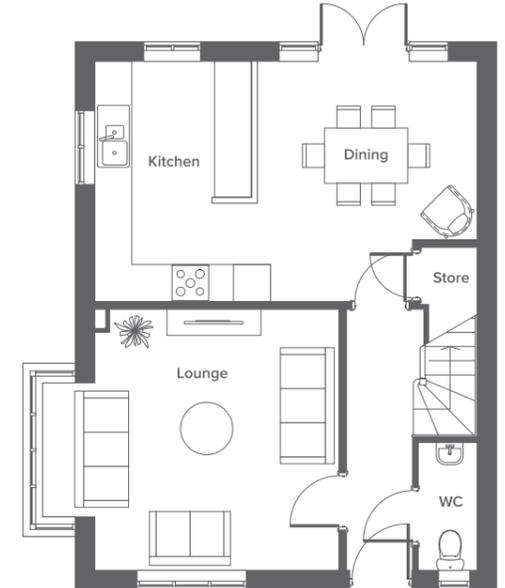


Ground Floor

Lounge
 Metres: 4.2 x 3.9
 Feet: 13.7 x 12.7

W/C
 Metres: 2.0 x 0.9
 Feet: 6.5 x 2.9

Kitchen/Diner
 Metres: 3.9 x 6.1
 Feet: 12.7 x 20.0



First Floor

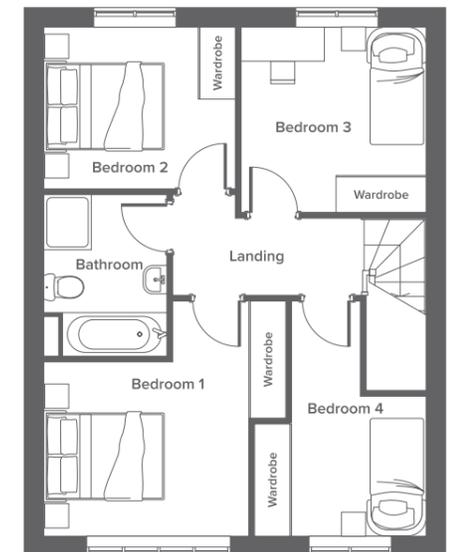
Master Bedroom
 Metres: 2.8 x 3.3
 Feet: 9.1 x 10.8

Fourth Bedroom
 Metres: 2.2 x 2.8
 Feet: 7.2 x 9.1

Second Bedroom
 Metres: 2.6 x 3.1
 Feet: 8.5 x 10.1

Bathroom
 Metres: 2.6 x 2.0
 Feet: 8.5 x 6.5

Third Bedroom
 Metres: 3.0 x 3.0
 Feet: 9.8 x 9.8



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Specification

Kitchen

- Contemporary fitted Symphony kitchens
- Indesit electric oven and induction hob
- Integrated fridge/freezer
- Chrome sockets to kitchen
- Vinyl flooring

Bathroom

- Contemporary chrome bathroom fittings
- Porcelanosa wall tiles
- Vinyl flooring
- Chrome heated towel rails
- Shower over the bath

Internal features

- Crown white paint to internal walls
- Chrome ironmongery to doors
- LED downlights to kitchen and bathrooms
- USB sockets to all bedrooms, lounge, dining area and kitchen
- TV sockets to lounge and main bedroom

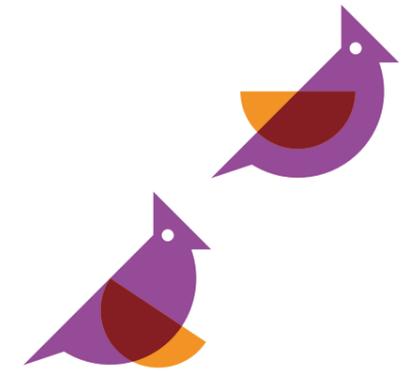


External features

- Fully turfed gardens
- Full height fencing
- Driveway with parking spaces

General

- Ideal Logic Combi boiler
- Equipped for BT and Virgin broadband.
- NHBC New Homes Warranty



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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.

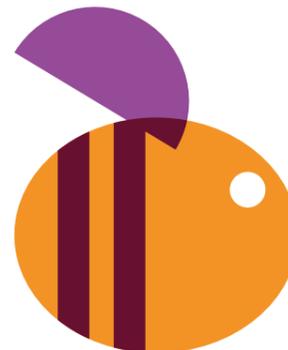
Shared Ownership is a way to buy a share in a home now with the option to buy more of it in the future. You pay a rent on the share of the home that you don't own.

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.

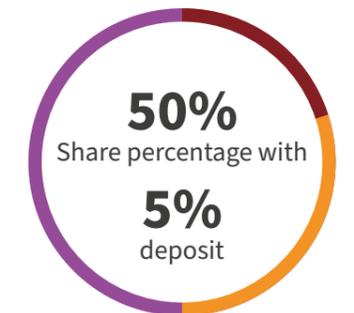
You'll need a minimum level of income and savings, the amount will be determined by the value of the home you want to buy, your personal circumstances, and your lender's requirements, but depending on which lender you use, the deposit can be as little as 5% of the share value. If you want to see what 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 is a guide only, not actual mortgage advice.

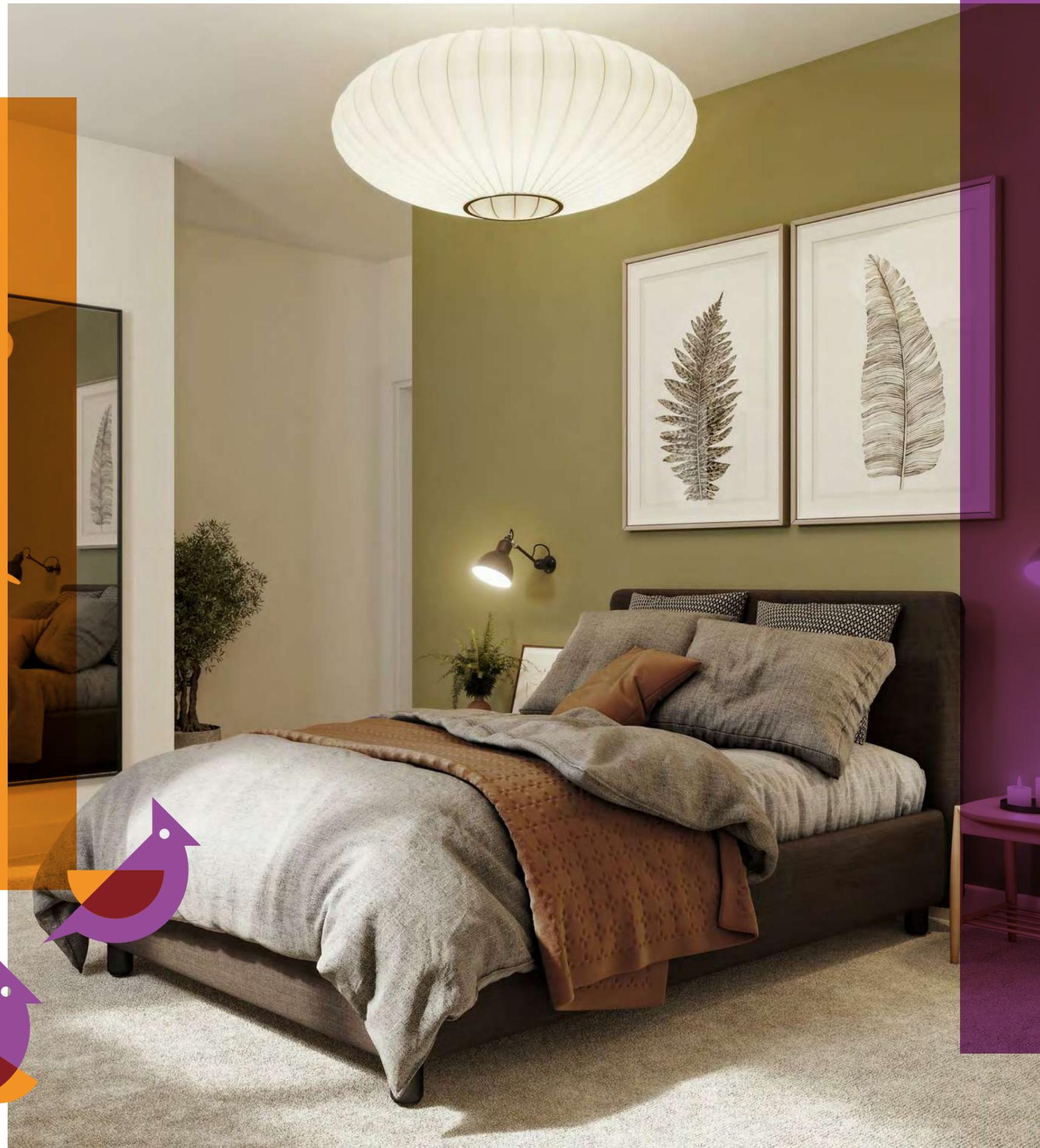


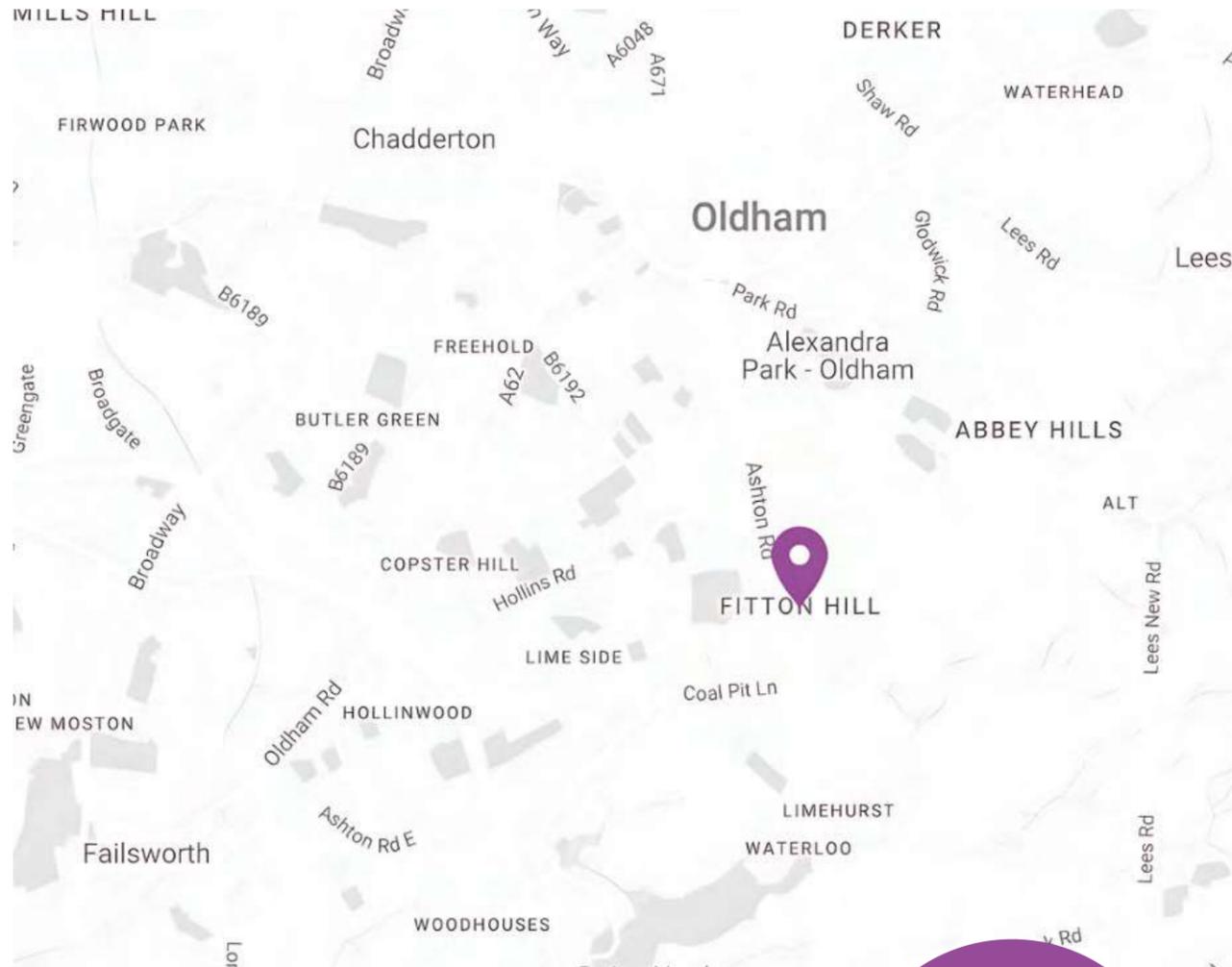
“Plumlife did everything we needed them to do and the fact we have been able to take advantage of the Shared Ownership scheme has been a god send for me and my girls. We couldn’t ask for more.”

Jennifer

Getting a foot 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





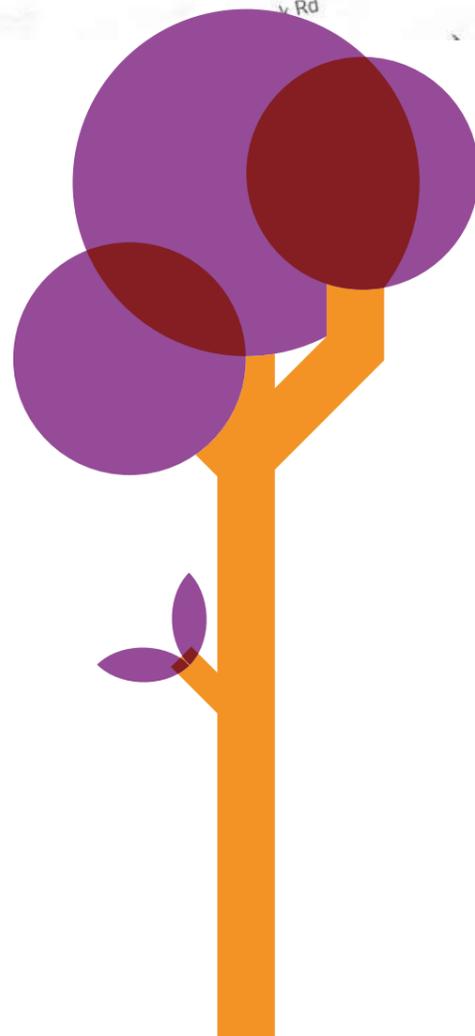
How to find us

Fitton Hill has an array of excellent transport links, ideal for commuters. This new development is situated near the M60 which links you easily to the likes of Oldham and Manchester. In addition, there are a number of tram stops located within 3 miles of Hartshead View, offering frequent Metrolink services around Oldham and beyond. There are also several bus services operating in the area with routes to Oldham Town Centre, Manchester and further afield.

To reach us you'll need to turn right onto Fir Tree Ave from Ashton Road/A627 and then turn right onto Deanshut Road where you will find the development on the right.

The development is a:

- 8 minute drive to Oldham Central Station
- 4 minute walk to The Green bus stop, which links you to Oldham Centre



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.

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.

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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