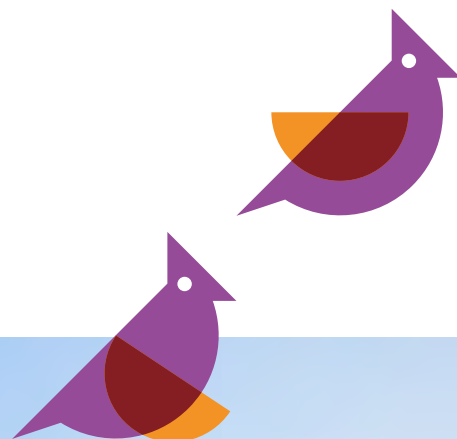


Ashworth Walk



2, 3 & 4 bedroom homes available
through Shared Ownership

People. Places. Purpose.





Welcome to Ashworth Walk

We're delighted to welcome you to Ashworth Walk, a stunning collection of two, three and four bed homes nestled in the scenic village of Norden.

Norden is a charming place to live, offering a blend of natural beauty and modern convenience. Situated in picturesque landscapes, it provides ample opportunities for outdoor activities like hiking and cycling. The village also boasts a great range of local amenities, including schools, healthcare services, restaurants and cafés. Norden is an ideal location with its peaceful environment and easy access to both Rochdale and Manchester.

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.





Norden, Rochdale

For those seeking scenic surroundings and modern convenience Norden might just be the answer. On the edge of the Naden Valley it's the perfect location for long leisurely walks around local areas of natural beauty such as Greenbooth Reservoir and Healey Dell Nature Reserve.

With a good range of local primary schools in the area, and secondary schools only a little further afield, Norden is a fantastic location for families. Norden has a range of local amenities, including shops, pubs, restaurants, hairdressers, a pharmacy and a Post Office. Nearby Rochdale is also home to a great range of bars and independent restaurants, ideal for dining and socialising.

The area also benefits from its transport links with regular bus services towards Rochdale and Ramsbottom, and the M62 motorway offering a convenient connection to local towns and cities.

With its unbeatable combination of charm, amenities, and community spirit, it's no wonder that so many people want to call Norden home.



Map data ©2025 Google

Nearby to Ashworth Walk

- | | | | |
|----------------------------|--------|----------------------------------|---------|
| Norden Jubilee Park | 1 mins | Manor Pharmacy | 8 mins |
| Bridge Inn | 2 mins | Naden Valley Country Park | 18 mins |
| Co-operative Food | 7 mins | | |



Getting around in Norden

- Edenfield Road bus stop to Rochdale, Bury & Manchester 2 mins
- Rochdale Metrolink 14 mins
- Rochdale train station 14 mins



Did you know?

Norden is home to the Greenbooth Reservoir, which takes its name from the former village of Greenbooth. As the village's population declined and its buildings deteriorated, the area was eventually cleared in the 1960s and submerged to form the reservoir.



Ashworth Walk



Yew

2 bedroom home
Plots: 26, 27, 28, 29, 30, 36, 37, 38, 40, 41, 42, 43, 44, 45, 46, 47, 48



Oak

3 bedroom home
Plots: 39, 49



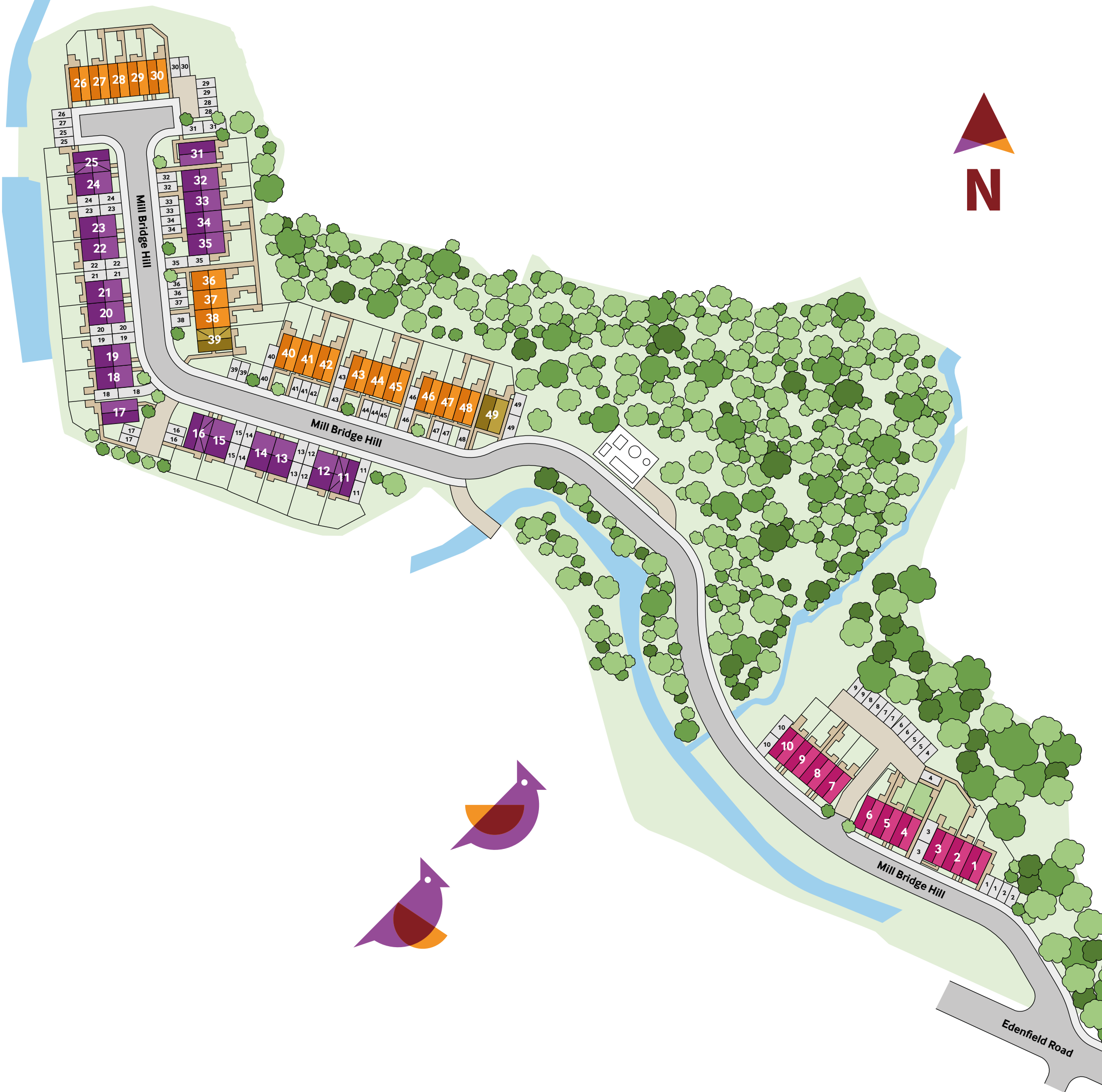
Holly

3 bedroom home
Plots: 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 31, 32, 33, 34, 35



Willow

4 bedroom home
Plots: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10





Yew

2 bedroom home

Plots: 26, 27, 28, 29, 30, 36, 37, 38, 40, 41, 42, 43, 44, 45, 46, 47, 48

Sq.m: 70.1

Sq.ft: 755



Ground Floor

Lounge

Metres: 3.6 x 3.3

Feet: 11'9" x 11'0"

Kitchen/Diner

Metres: 4.1 x 3.1

Feet: 13'4" x 10'1"

Utility

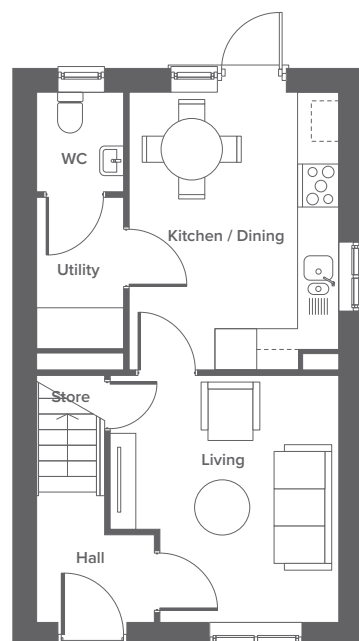
Metres: 2.2 x 1.2

Feet: 7'3" x 4'2"

W/C

Metres: 1.4 x 1.2

Feet: 4'7" x 4'1"



First Floor

Master Bedroom

Metres: 2.9 x 4.4

Feet: 9'5" x 14'6"

Second Bedroom

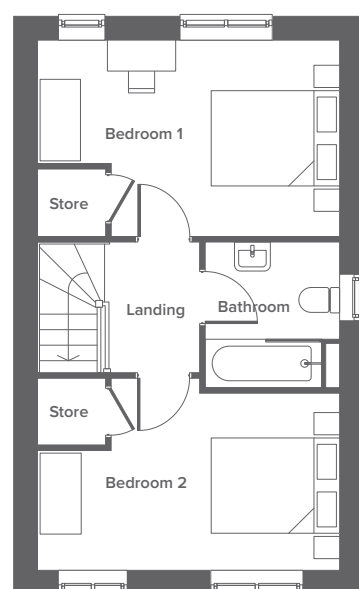
Metres: 2.8 x 4.4

Feet: 9'3" x 14'6"

Bathroom

Metres: 2.1 x 1.9

Feet: 6'9" x 6'4"



Disclaimer

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Oak

3 bedroom home

Plots: 39, 49

Sq.m: 84.2

Sq.ft: 907



Ground Floor

Lounge

Metres: 5.3 x 2.7

Feet: 17'6" x 8'9"

Kitchen/Diner

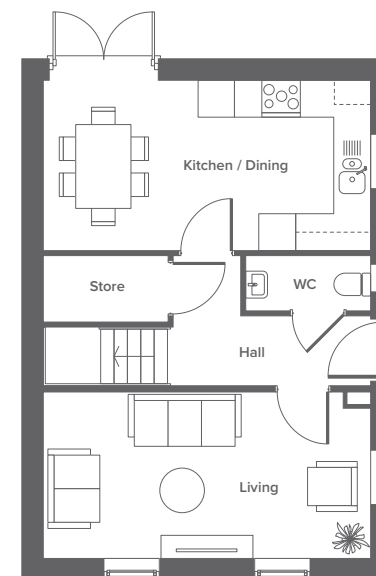
Metres: 5.3 x 2.7

Feet: 17'6" x 9'1"

W/C

Metres: 2.0 x 0.8

Feet: 6'6" x 2'8"



First Floor

Master Bedroom

Metres: 3.6 x 2.7

Feet: 11'8" x 9'0"

Ensuite

Metres: 1.8 x 1.6

Feet: 6'1" x 5'3"

Second Bedroom

Metres: 3.1 x 2.7

Feet: 10'2" x 9'1"

Third Bedroom

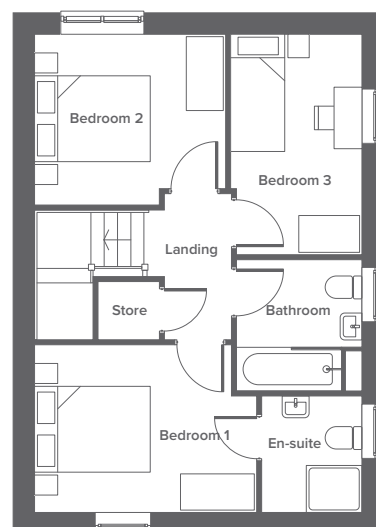
Metres: 3.6 x 2.1

Feet: 11'8" x 7'0"

Bathroom

Metres: 2.1 x 2.0

Feet: 6'9" x 6'6"



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Holly

3 bedroom home

Plots: 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 31, 32, 33, 34, 35

Sq.m: 84.6

Sq.ft: 911



Ground Floor

Lounge

Metres: 3.6 x 3.9

Feet: 11'8" x 13'0"

Kitchen/Diner

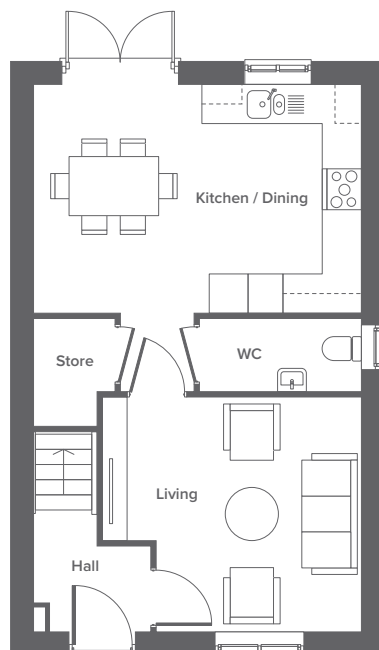
Metres: 5.0 x 3.5

Feet: 16'5" x 11'5"

W/C

Metres: 2.4 x 1.0

Feet: 8'0" x 3'5"



First Floor

Master Bedroom

Metres: 4.4 x 2.7

Feet: 14'5" x 9'0"

Second Bedroom

Metres: 3.8 x 2.5

Feet: 12'7" x 8'3"

Third Bedroom

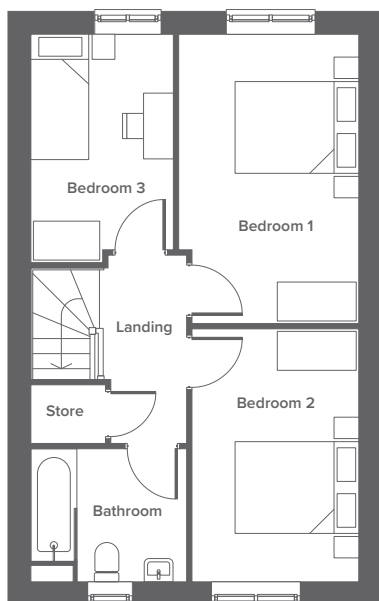
Metres: 3.5 x 2.1

Feet: 11'5" x 7'1"

Bathroom

Metres: 2.3 x 2.0

Feet: 7'7" x 6'6"



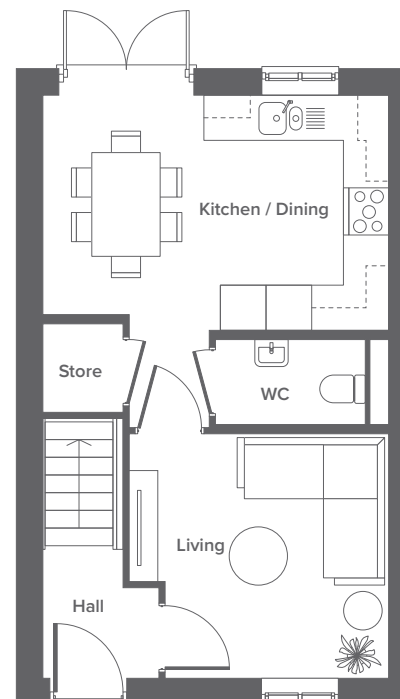
Willow

4 bedroom home

Plots: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

Sq.m: 106.2

Sq.ft: 1143



Ground Floor

Lounge

Metres: 3.2 x 3.4

Feet: 10'6" x 11'2"

Kitchen/Diner

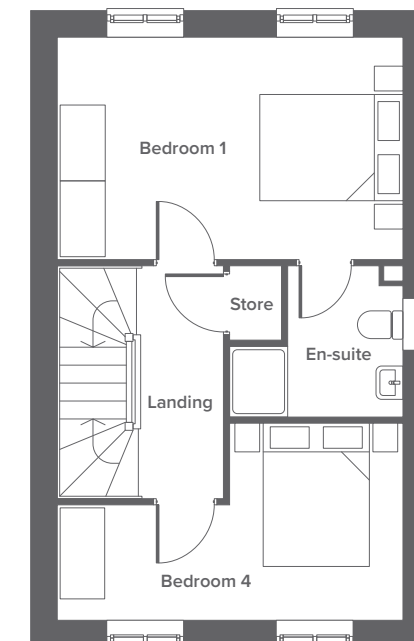
Metres: 3.1 x 4.5

Feet: 10'1" x 15'0"

W/C

Metres: 1.9 x 1.1

Feet: 6'4" x 3'6"



First Floor

Master Bedroom

Metres: 4.5 x 2.9

Feet: 15'0" x 9'6"

Ensuite

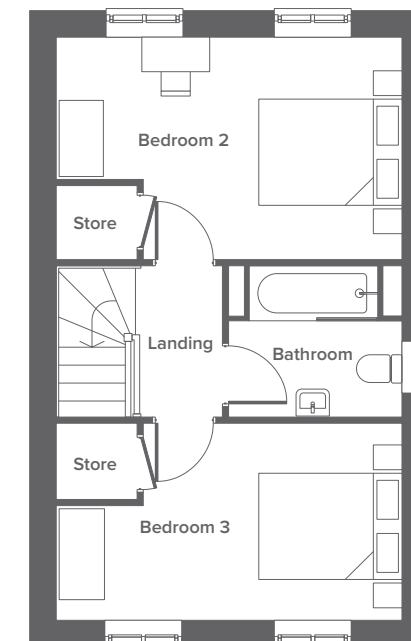
Metres: 2.2 x 1.9

Feet: 7'4" x 6'4"

Fourth Bedroom

Metres: 4.5 x 2.6

Feet: 15'0" x 8'5"



Second Floor

Second Bedroom

Metres: 4.5 x 2.9

Feet: 15'0" x 9'6"

Third Bedroom

Metres: 4.5 x 2.6

Feet: 15'0" x 8'5"

Bathroom

Metres: 2.2 x 1.9

Feet: 7'3" x 6'4"

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Specification

Kitchen

- Contemporary fitted kitchen
- Electric oven, gas hob & extractor hood in stainless steel finish
- Integrated fridge/freezer
- Stainless steel bowl and half sink
- Plumbing for washing machine
- Splash back to hob area
- Polyflor Camaro vinyl flooring

Bathroom

- Contemporary white bathroom fittings
- Porcelanosa wall tiles to bathroom & en-suite
- Chrome heated towel rails to bathroom & en-suite
- Thermostatic shower
- Polyflor Camaro vinyl flooring

Internal features

- Covermatt white finish to walls
- Brushed steel ironmongery to doors
- LED downlights to kitchen and bathrooms
- USB sockets to kitchen, lounge and bedrooms
- Mains wired smoke alarm
- TV sockets to all bedrooms and lounge

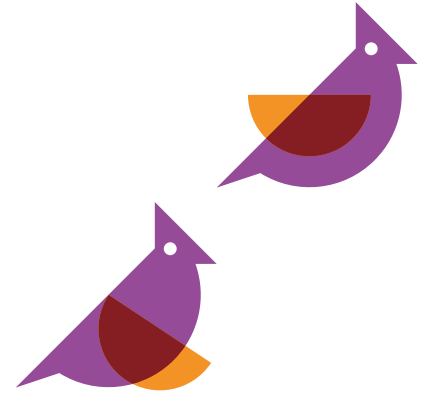


External features

- Fully turfed gardens
- Allocated parking for every property
- External lights to front and rear of the property
- Electric car charging point

General

- 10-year NHBC New Homes Warranty
- 'A' rated combination boiler



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“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 godsend 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





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.

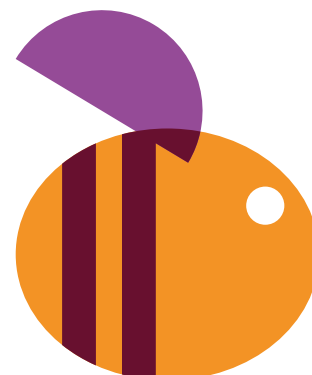
Shared Ownership is a way to buy a share in a home now with the option to buy more of it in the future. You pay a rent on the share of the home that you don't own.

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.

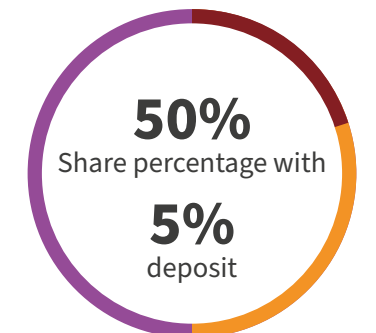
You'll need a minimum level of income and savings, the amount will be determined by the value of the home you want to buy, your personal circumstances, and your lender's requirements, but depending on which lender you use, the deposit can be as little as 5% of the share value. If you want to see what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

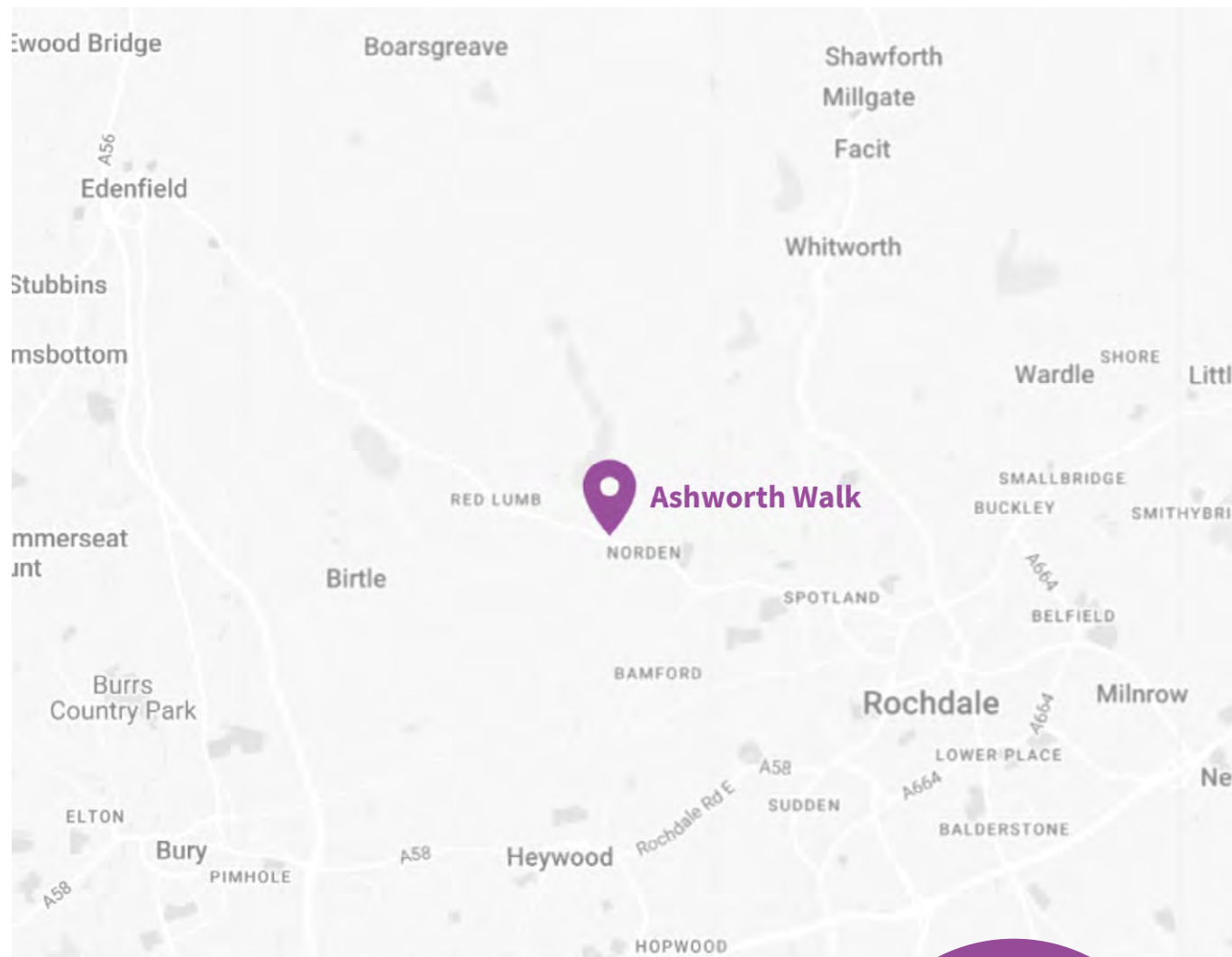
Work out the typical monthly costs of buying a Shared Ownership home using our handy affordability calculator. Simply input the value of the property you are interested in, select a share percentage, complete the remaining details, and the calculator will provide you with an example of what you can expect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





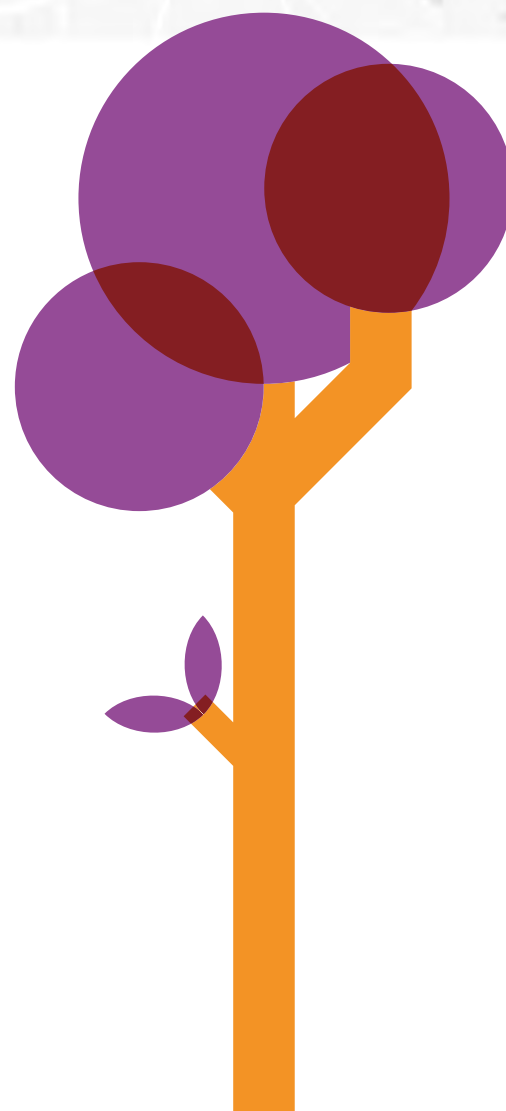
How to find us

Offering a range of local transport links, the area is well-served by several bus routes that provide frequent services to nearby towns and cities with routes towards Rochdale and Ramsbottom. For those who prefer rail travel this development is in reach of Rochdale train station that has regular routes towards Manchester, making it within reach for commuters.

From Rochdale, Ashworth Walk is just off the A680. If you're driving from Manchester, the easiest way to reach this development is via the M60 then M66. Once you get to Edenfield Road (A680), turn onto Mill Bridge Hill.

The development is a:

- 2 minute walk to the nearest bus stop
- 13 minute drive to Rochdale train station



60

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

25,000

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

£100k

The amount we invest annually into a network of community centres

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

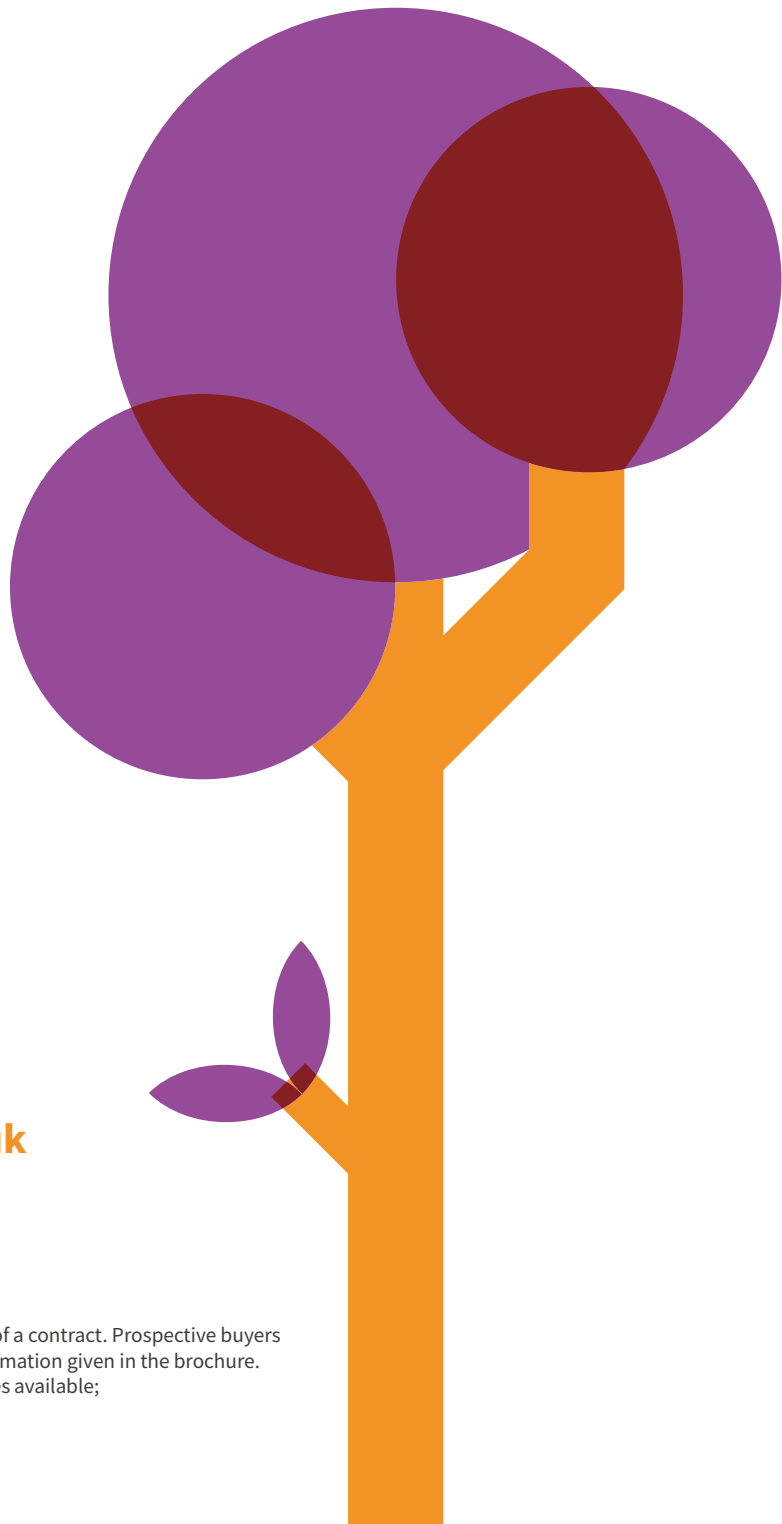
Housing Group, specialises in making home ownership easier for a wide range of people throughout the North West and beyond.

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.



People. Places. Purpose.



0161 447 5050 / sales@plumlife.co.uk

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