

# Willowbrook Fields



2, 3 & 4 bedroom homes

People. Places. Purpose.







# Welcome to Willowbrook Fields

**We're delighted to welcome you to Willowbrook Fields, a collection of two, three, and four-bedroom homes located in the popular town of Wigan.**

Located in the thriving town of Wigan, Willowbrook Fields offers the ideal balance of modern convenience and local charm. Enjoy easy access to scenic green spaces, while benefiting from Wigan's vibrant town centre just minutes away. With an abundance of shops and supermarkets, excellent transport links, schools and leisure facilities, Willowbrook Fields ensures people from all walks of life have everything they need close at hand.

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 new homebuyers can buy a share of the home that they can afford and then pay rent on the remaining share.



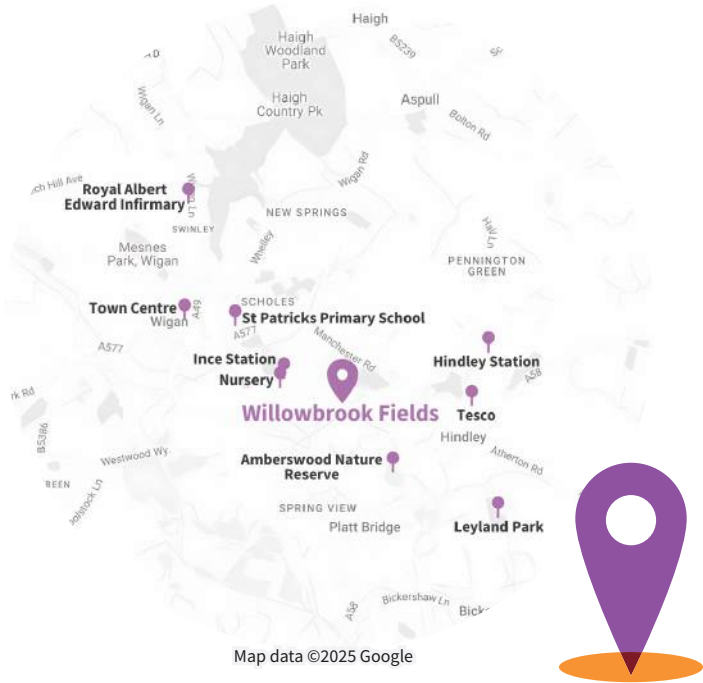




# Willowbrook Fields, Wigan

Wigan is a fantastic choice for professionals, families and singles looking for a well-connected and vibrant community. Wigan offers the perfect mix of urban convenience and green open spaces, with Amberswood Nature Reserve and Leyland Park providing scenic spots for outdoor activities. The town boasts a strong local community spirit, excellent shopping facilities and a thriving cultural scene, making it an exciting place to live and work.

Locally, this development benefits from a range of nearby amenities, including supermarkets, restaurants and leisure facilities. Wigan's bustling town centre is just minutes away, offering everything from high-street shopping to independent cafes and entertainment venues. The area is also home to several 'Outstanding' rated schools, making it ideal for families. With excellent transport links via the M6 and M61 motorways, as well as Ince and Hindley train stations, providing direct routes to Manchester, Liverpool and beyond, Willowbrook Fields is perfectly positioned for modern, connected living.



## Nearby to Willowbrook Fields

- Wigan town centre** 9 mins
- St Patricks Primary School** 5 mins
- Tesco Extra** 4 mins
- Little Giggles Day Nursery & Preschool** 6 mins

- Amberswood Nature Reserve** 7 mins
- Leyland Park** 6 mins
- Hindley train station** 5 mins
- Walmsley Park** 3 mins
- Mesnes Park** 10 mins

- Haigh Country Park** 9 mins
- Royal Albert Edward Infirmary** 10 mins
- La Cava Restaurant** 3 mins
- Ince Train station** 5 mins

## Getting around in Wigan

- Ince train station 5 mins
- Hindley train station 5 mins
- Gregory Street bus stop to Wigan town centre 10 mins
- M61 and M58 links to Preston and Liverpool 14 mins
- Manchester Airport 38 mins



## Did you know?

Wigan is home to Wigan Pier, made famous by George Orwell's book *The Road to Wigan Pier*, published in 1937. Despite its name, there is no seaside, and original pier has long since been demolished, leaving behind a historic canal wharf that played a key role in the town's industrial past. Today, many of the former industrial buildings have been converted into apartments, and rather than transporting coal mined in nearby Hindley and Ince-in-Makerfield, the canal now offers boat rides for leisure and tourism.





# Willowbrook Fields



**The Yew**  
2 bedroom home  
Plots: 1, 7, 8, 56, 57, 60, 63, 71, 74, 86, 88, 89, 92, 93, 94, 101



**The Oak**  
3 bedroom home  
Plots: 2, 9, 61, 62, 72, 73, 85, 87, 91, 100, 102



**The Teak**  
3 bedroom home  
Plots: 58, 59, 90



**The Holly**  
3 bedroom home  
Plots: 3, 4, 5, 10, 11, 52, 53, 54, 55, 95, 96, 97, 98, 103, 104, 105, 106



**The Sycamore**  
4 bedroom home  
Plots: 6, 36, 37, 38, 39, 99

Amberswood Rise Development

Wigan Enterprise Park

from Seaman Way



# The Yew

## 2 bedroom home

Plots: 1, 7, 8, 56, 57, 60, 63, 71, 74, 86, 88, 89, 92, 93, 94, 101

Sq.m: 755

Sq.ft: 70.1



## Ground Floor

### Lounge

Metres: 3.6 x 3.3

Feet: 11'11" x 11'0"

### Utility

Metres: 2.2 x 1.2

Feet: 7'3" x 4'2"

### Kitchen/Diner

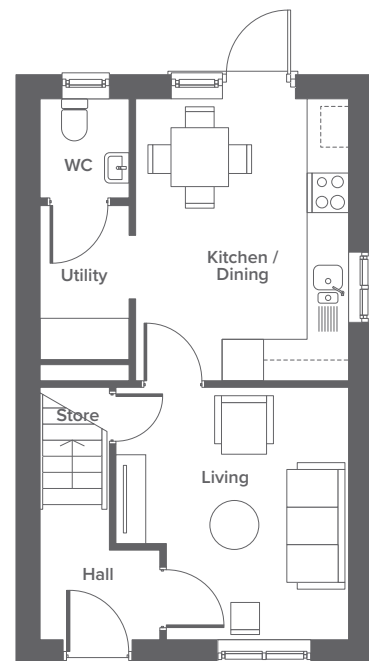
Metres: 4.1 x 3.0

Feet: 13'5" x 10'1"

### W/C

Metres: 1.4 x 1.2

Feet: 4'8" x 4'1"



## First Floor

### Master Bedroom

Metres: 2.8 x 4.4

Feet: 9'5" x 14'8"

### Bathroom

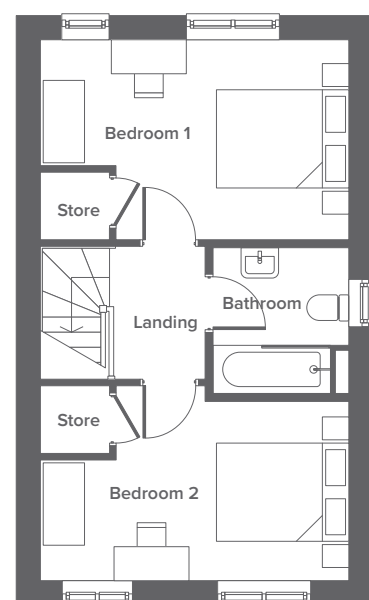
Metres: 2.1 x 1.9

Feet: 6'11" x 6'5"

### Second Bedroom

Metres: 2.8 x 4.4

Feet: 9'3" x 14'8"



### Disclaimer

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# The Oak

## 3 bedroom home

Plots: 2, 9, 61, 62, 72, 73, 85, 87, 91, 100, 102

Sq.m: 907

Sq.ft: 84.2



## Ground Floor

### Lounge

Metres: 5.3 x 2.7

Feet: 17'7" x 8.10"

### W/C

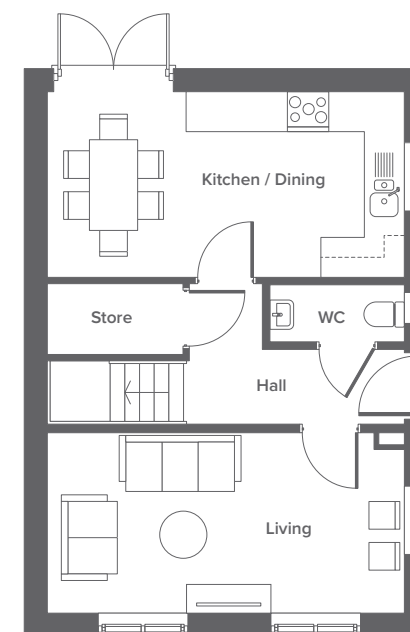
Metres: 2.0 x 0.8

Feet: 6'7" x 2'9"

### Kitchen/Diner

Metres: 5.3 x 2.7

Feet: 17'7" x 9'1"



## First Floor

### Master Bedroom

Metres: 3.6 x 2.7

Feet: 11'10" x 9'0"

### Third Bedroom

Metres: 3.6 x 2.1

Feet: 11'9" x 7'0"

### EnSuite

Metres: 1.8 x 1.6

Feet: 6'1" x 5'3"

### Bathroom

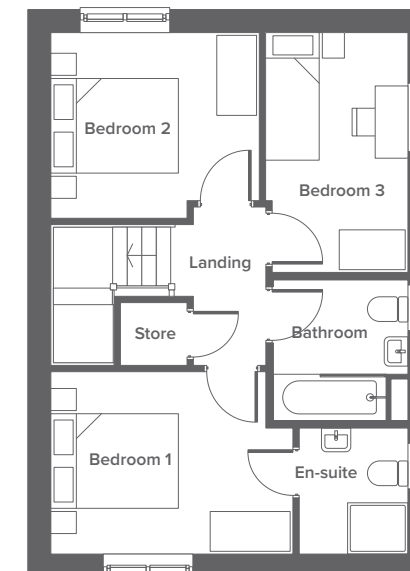
Metres: 2.1 x 2.0

Feet: 6'11" x 6'7"

### Second Bedroom

Metres: 3.1 x 2.7

Feet: 10'2" x 9'1"



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# The Teak

## 3 bedroom home

Plots: 58, 59, 90

Sq.m: 907

Sq.ft: 84.2



## Ground Floor

### Lounge

Metres: 5.3 x 2.7

Feet: 17'7" x 8.10"

### W/C

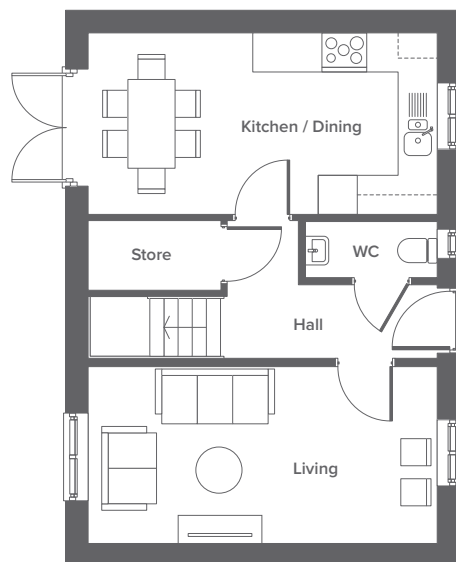
Metres: 2.0 x 0.8

Feet: 6'7" x 2'9"

### Kitchen/Diner

Metres: 5.3 x 2.7

Feet: 17'7" x 9.1"



## First Floor

### Master Bedroom

Metres: 3.6 x 2.7

Feet: 11'10" x 9'0"

### Third Bedroom

Metres: 3.6 x 2.1

Feet: 11'9" x 7'0"

### EnSuite

Metres: 1.8 x 1.6

Feet: 6'1" x 5'3"

### Bathroom

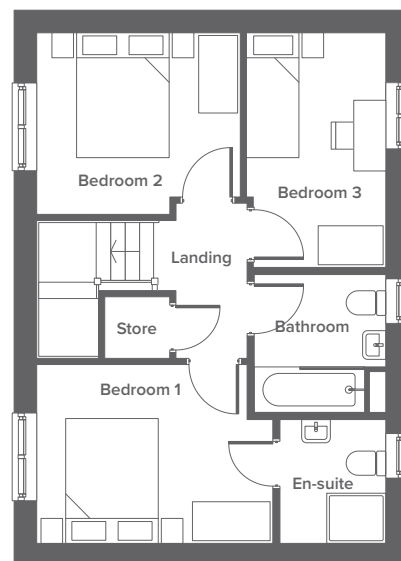
Metres: 2.1 x 2.0

Feet: 6'11" x 6'7"

### Second Bedroom

Metres: 3.1 x 2.7

Feet: 10'2" x 9'1"



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# The Holly

## 3 bedroom home

Plots: 3, 4, 5, 10, 11, 52, 53, 54, 55, 95, 96, 97, 98, 103, 104, 105, 106

Sq.m: 911

Sq.ft: 84.6



## Ground Floor

### Lounge

Metres: 3.6 x 3.9

Feet: 11'9" x 12'11"

### W/C

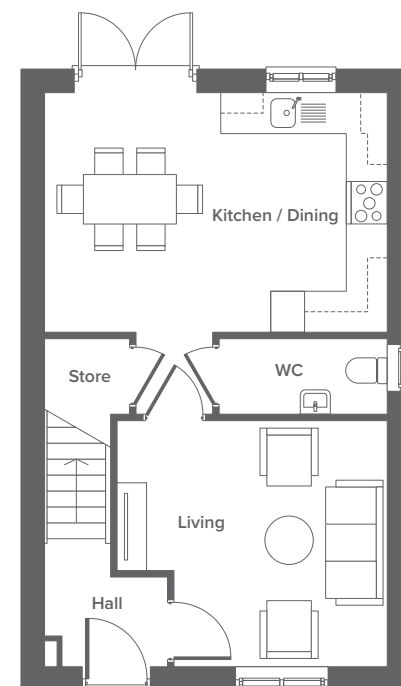
Metres: 2.4 x 1.0

Feet: 8'0" x 3'6"

### Kitchen/Diner

Metres: 5.0 x 3.5

Feet: 16'6" x 11'5"



## First Floor

### Master Bedroom

Metres: 4.4 x 2.7

Feet: 14'6" x 9'0"

### Bathroom

Metres: 2.3 x 2.0

Feet: 7'8" x 6'7"

### Second Bedroom

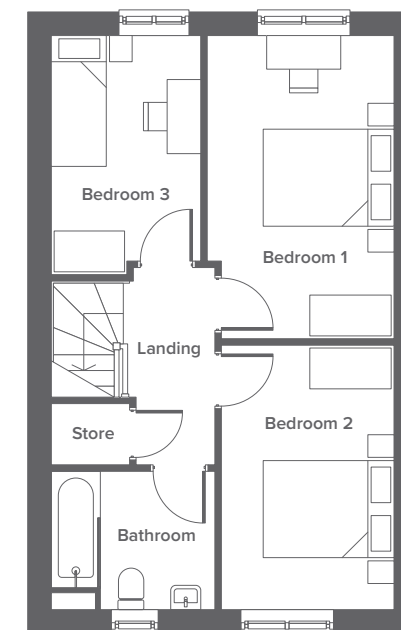
Metres: 3.8 x 2.5

Feet: 12'8" x 8'4"

### Third Bedroom

Metres: 3.3 x 2.1

Feet: 10'9" x 7'2"



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# The Sycamore

## 4 bedroom home

Plots: 6, 36, 37, 38, 39, 99

Sq.m: 1102

Sq.ft: 102.4



## Ground Floor

### Lounge

Metres: 5.2 x 3.0

Feet: 17'1" x 10'0"

### W/C

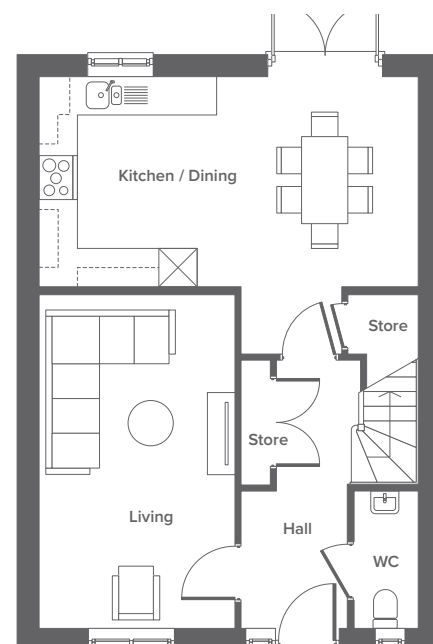
Metres: 2.1 x 0.9

Feet: 6'11" x 3'3"

### Kitchen/Diner

Metres: 5.9 x 3.2

Feet: 19'5" x 10'9"



## First Floor

### Master Bedroom

Metres: 4.1 x 3.6

Feet: 13'6" x 12'0"

### Third Bedroom

Metres: 2.7 x 2.5

Feet: 8'10" x 8'5"

### EnSuite

Metres: 1.9 x 1.4

Feet: 6'3" x 4'8"

### Fourth Bedroom

Metres: 4.1 x 2.7

Feet: 13'6" x 9'0"

### Second Bedroom

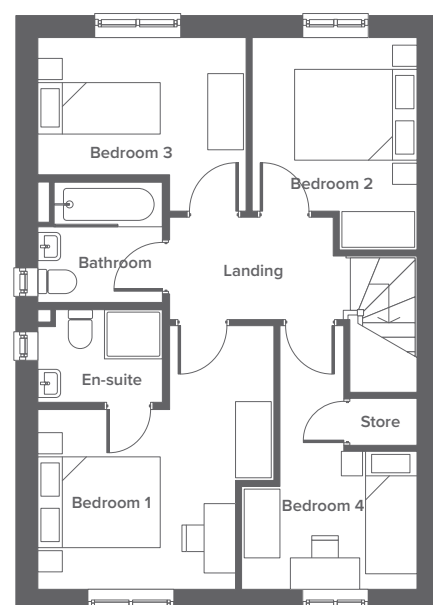
Metres: 3.2 x 2.7

Feet: 10'8" x 8'10"

### Bathroom

Metres: 1.9 x 1.8

Feet: 6'3" x 6'2"



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# Specification

## Kitchen

- Contemporary fitted kitchen
- Electric oven, gas hob & extractor hood
- Glass splashback
- Integrated fridge/freezer
- Under cabinet lighting
- Polyflor vinyl flooring

## Bathroom

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

## Internal features

- Dulux white paint to internal walls
- Chrome ironmongery to doors
- LED downlights to kitchen & bathrooms
- Mains wired smoke alarm
- Openreach fibre connection for broadband
- TV sockets to all habitable rooms

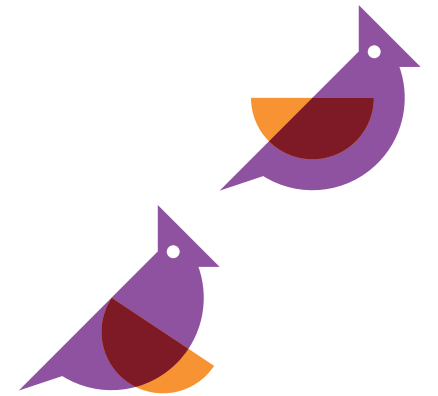


## External features

- Fully turfed gardens
- Full height fencing
- Driveway to every property
- External lights to front and rear of the property
- Electric car charging point
- PV panels to roof

## General

- Vaillant ECOtec Combi boiler
- 10-year 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.

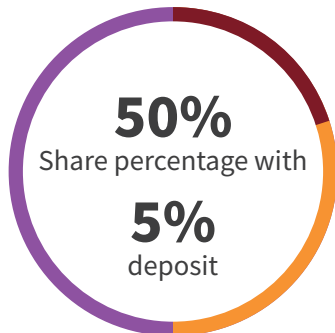
You'll need a minimum level of income and savings, the amount will be determined by the value of the home you want to buy, your personal circumstances, and your lender's requirements, but depending on which lender you use, the deposit can be as little as 5% of the share value. If you want to see what you could afford, why not head to our website at [www.plumlife.co.uk](http://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
<b>Total monthly costs:</b>	<b>£739.17</b>

Find out your results now at [plumlife.co.uk](http://plumlife.co.uk)



**“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.”**

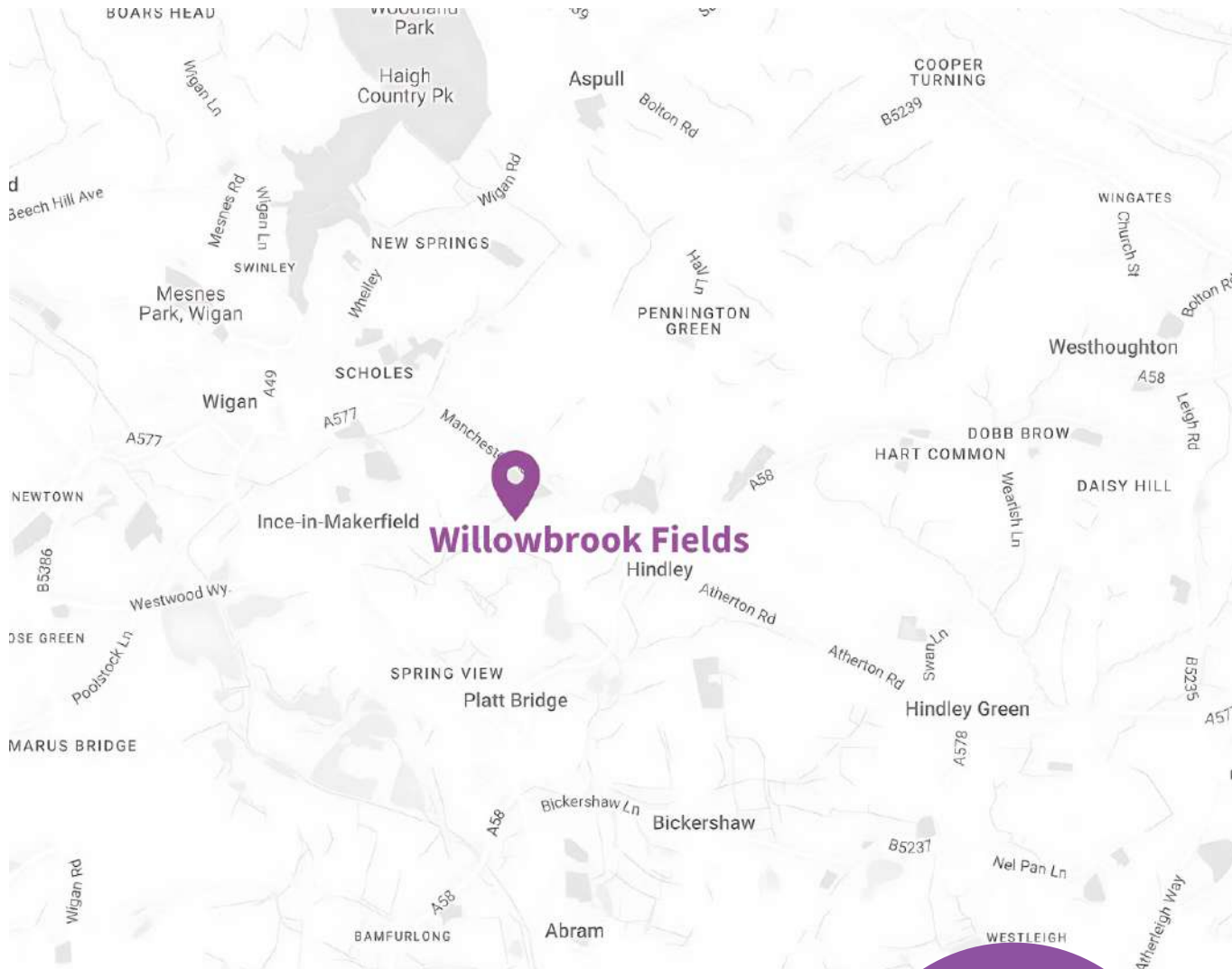
**Jennifer**

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](http://plumlife.co.uk/customer-stories)

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





## How to find us

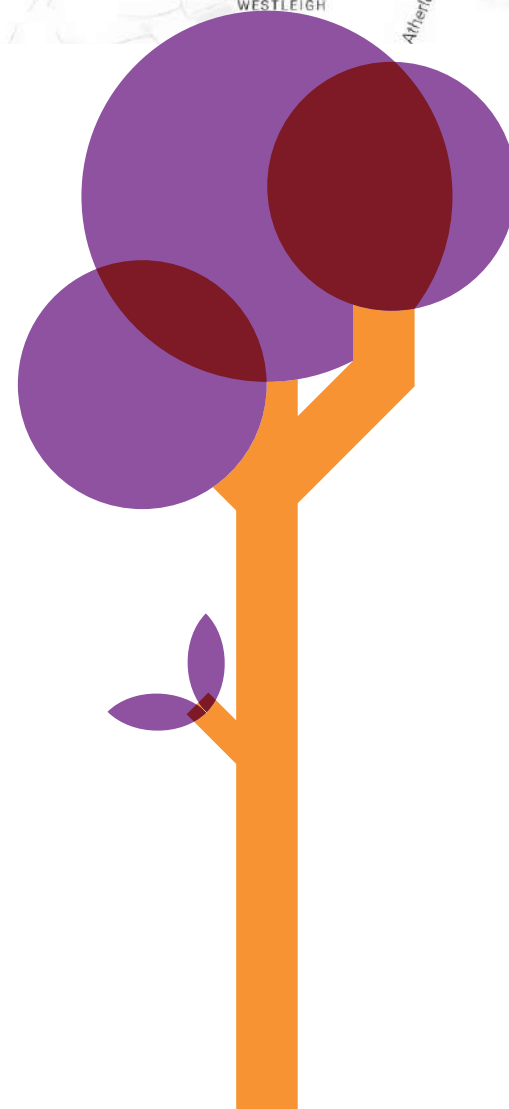
Willowbrook Fields benefits from excellent transport links due to its close proximity to Wigan town centre. Hindley and Ince train stations are both just 5 minutes away, offering direct services to central Wigan, with connections to wider destinations. For journeys further afield, Wigan North Western and Wigan Wallgate stations are both 10 minutes away, allowing you to easily commute to Manchester, Liverpool and beyond.

The nearby M6, M58 and M6 motorways provide quick access to Preston, Liverpool and Manchester, making commuting simple. Additionally, Manchester Airport is under a 40-minute drive, offering a range of domestic and international flights.

To reach us from Wigan town centre, start by heading east on A577 (Manchester Road). Continue straight for approximately 2 miles, passing through Ince-in-Makerfield. Turn right onto Seaman Way, where you'll find the development on your right.

### The development is a:

- 10 minute drive to Wigan North Western & Wigan Wallgate stations.
- 5 minute drive to Hindley and Ince train stations
- 7 minute drive to Wigan bus 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](mailto:sales@plumlife.co.uk)

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