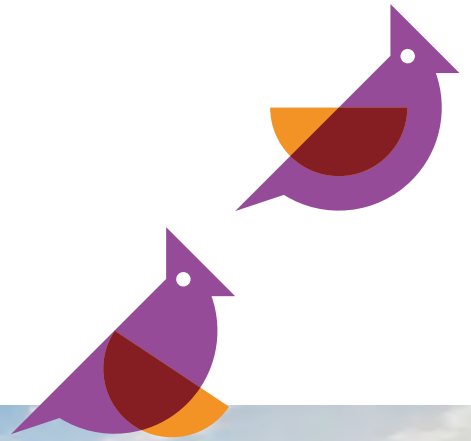


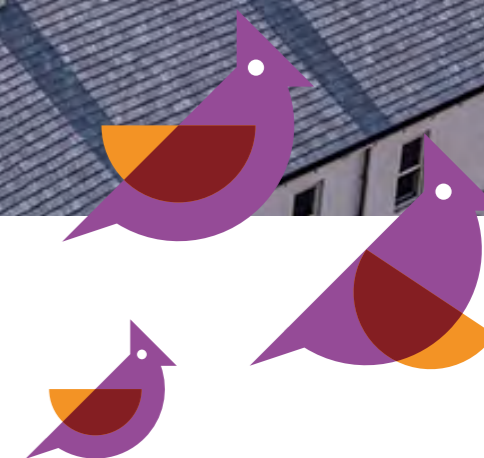
Kelham Central



3 bedroom townhouses available
through Shared Ownership

People. Places. Purpose.



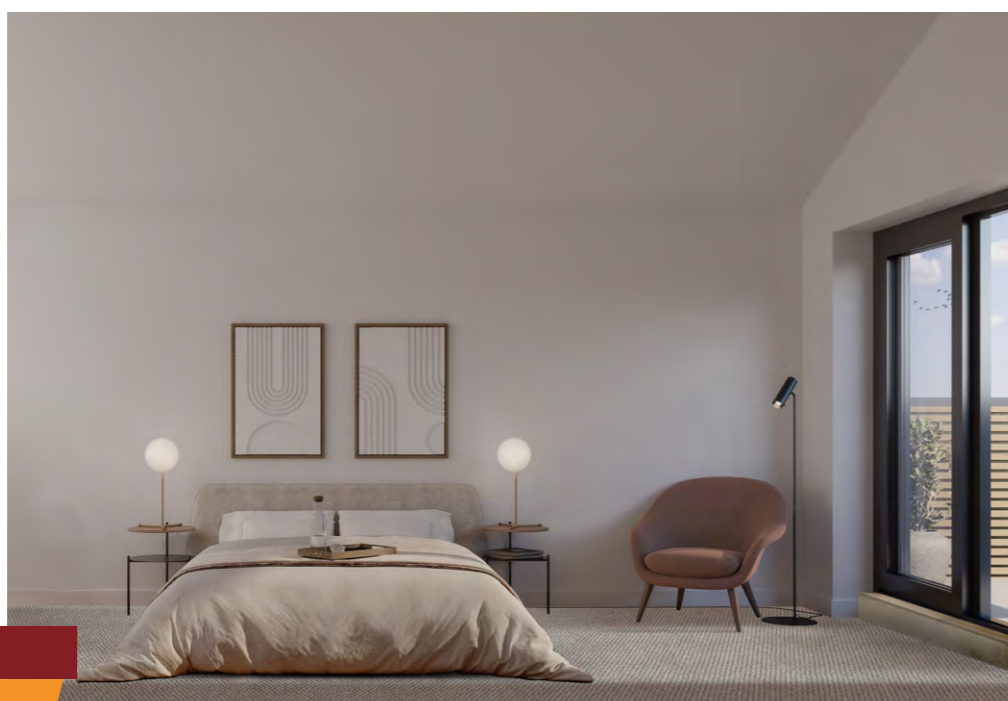


Welcome to Kelham Central

We're delighted to welcome you to Kelham Central, a stunning collection of three bedroom townhouses situated in Kelham Island, a dynamic neighbourhood in the heart of Sheffield.

Once a major centre of manufacturing, Kelham Island now offers contemporary living amidst a vibrant community. Enjoy trendy cafés, independent restaurants and lively bars all within walking distance. Just a stone's throw away from Sheffield City Centre, this development blends modern convenience with former industrial charm, making this an ideal place to call home for people from all walks of life!

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.





Kelham Island, Sheffield

Kelham Island is a vibrant neighbourhood in Sheffield known for its trendy atmosphere and rich industrial heritage. Residents will find themselves immersed in a lively social scene, surrounded by the beating heart of Sheffield. With a wide range of activities and amenities on your doorstep, it's easy to see why Kelham Island made it onto TimeOut Magazine's "Coolest Neighbourhoods in the World" list in 2022.

This prime location is surrounded by an array of popular independent bars and restaurants, including the crowd favourite Domo and the charming Grind Cafe. For those seeking a unique shopping experience, the Kelham Arcade is within easy reach, and if that's not enough then Sheffield City Centre is just minutes away, ensuring that everything residents need is right at their fingertips. The area is well-connected, with transport links such as Sheffield Train Station within walking distance. Kelham Island also offers proximity to renowned educational institutions, providing an ideal location for students and professionals alike. Kelham Island truly provides an unparalleled opportunity to enjoy the very best that Sheffield has to offer.



Nearby to Kelham Central

Kelham Island Museum	2 mins	Kelham Deli	4 mins	Sheffield Hallam University	18 mins
Peddlers Market	10 mins	Tesco Supermarket	3 mins	Sheffield City Centre	8 mins
Domo	2 mins	Post Office	6 mins	Sheffield Business Park	11 mins
The Grind Café	6 mins	The University of Sheffield	17 mins		
Kelham Arcade	10 mins				

Getting around in Kelham Island

- Sheffield Train Station 23 mins
- Waingate Bus Stop to Town Centre 11 mins
- Shalesmoor Tram Stop 9 mins
- A57 – Links to Manchester 16 mins



Did you know?

This remarkable area is home to the Kelham Island Museum, which features the River Don Engine, the most powerful working steam engine in Europe! Originally built in 1904, this massive engine was used to roll armour plates for battleships. Today, it delights visitors with live demonstrations, showcasing the area's rich industrial heritage and adding a unique historical charm to the neighbourhood!



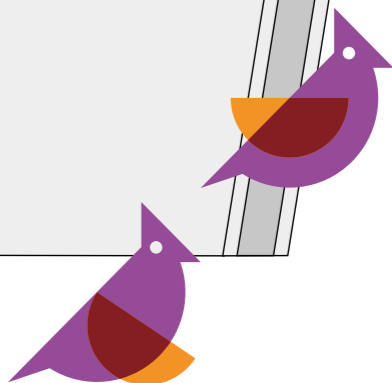
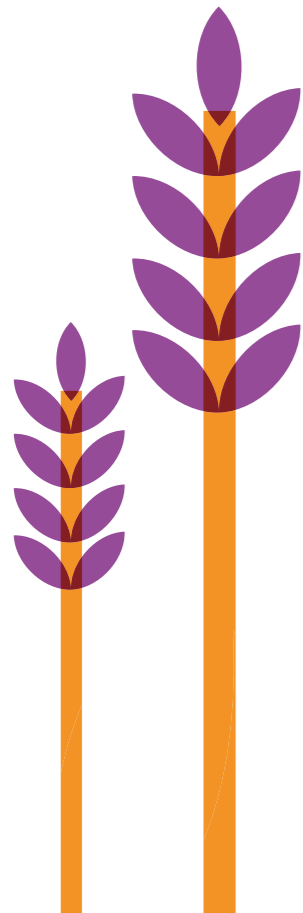
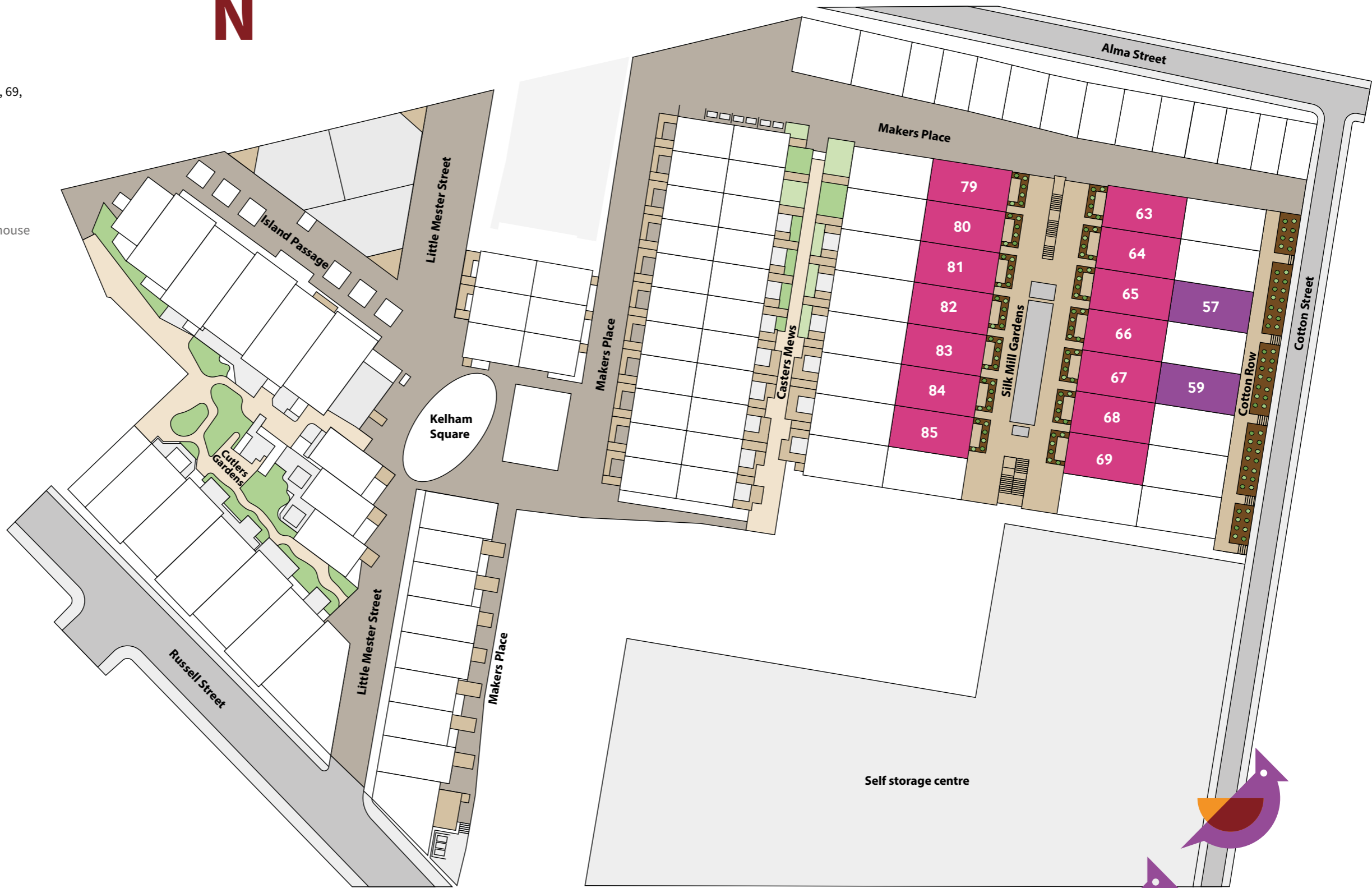
Kelham Central



The Foundry
3 bedroom townhouse
Plots 63, 64, 65, 66, 67, 68, 69,
79, 80, 81, 82, 83, 84, 85



The Heritage
3 bedroom deluxe townhouse
Plots 57, 59





The Foundry

3 bedroom townhouse

Plots: 63, 64, 65, 66, 67, 68, 69, 79, 80, 81, 82, 83, 84, 85

Sq.m: 121

Sq.ft: 1,302



Ground Floor

Lounge

Metres: 4.8 x 3.2

Feet: 15.7 x 10.4

Dining Room

Metres: 3.3 x 1.9

Feet: 10.8 x 6.2

Kitchen

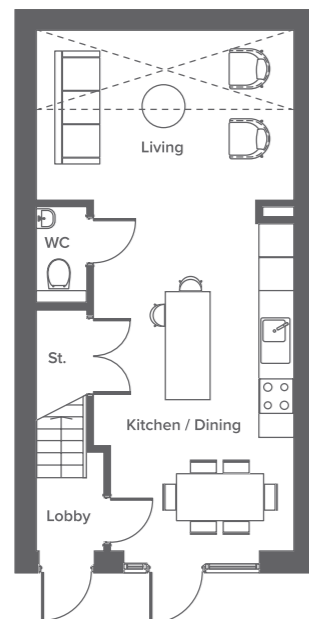
Metres: 3.7 x 4.1

Feet: 12.1 x 13.4

W/C

Metres: 1.5 x 0.9

Feet: 4.9 x 2.9



First Floor

Second Bedroom

Metres: 4.7 x 2.5

Feet: 15.4 x 8.2

Third Bedroom

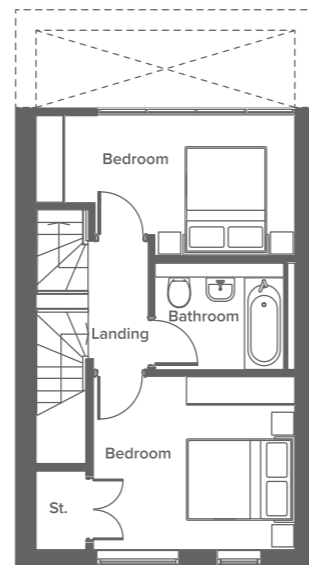
Metres: 3.1 x 3.7

Feet: 10.1 x 12.1

Bathroom

Metres: 1.9 x 2.4

Feet: 6.2 x 7.8



Second Floor

Master Bedroom

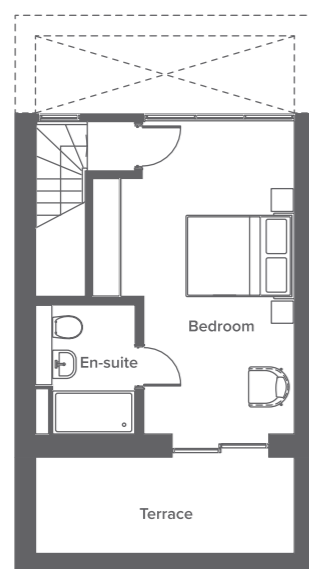
Metres: 3.7 x 5.7

Feet: 12.1 x 18.7

Ensuite

Metres: 2.3 x 1.8

Feet: 7.5 x 5.9



The Heritage

3 bedroom deluxe townhouse

Plots: 57, 59

Sq.m: 123

Sq.ft: 1,327



Ground Floor

Lounge

Metres: 4.8 x 3.2

Feet: 15.7 x 10.4

Dining Room

Metres: 3.3 x 1.9

Feet: 10.8 x 6.2

Kitchen

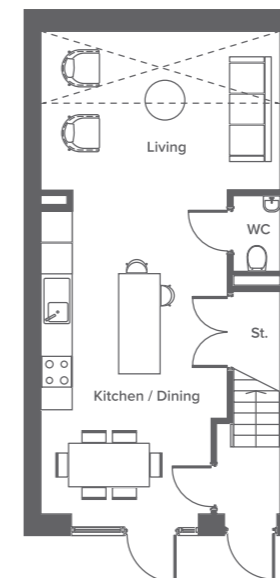
Metres: 3.7 x 4.1

Feet: 12.1 x 13.4

W/C

Metres: 1.5 x 0.9

Feet: 4.9 x 2.9



First Floor

Mezzanine Room

Metres: 3.1 x 3.7

Feet: 10.1 x 12.1

Third Bedroom

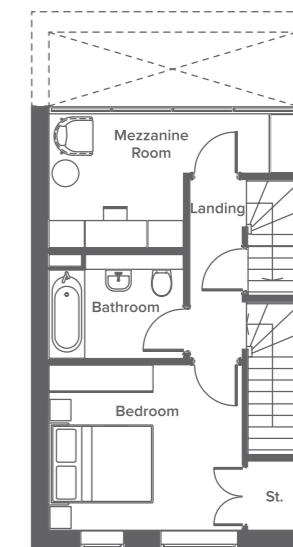
Metres: 4.7 x 2.5

Feet: 15.4 x 8.2

Bathroom

Metres: 2.0 x 2.6

Feet: 6.5 x 8.5



Second Floor

Master Bedroom

Metres: 3.3 x 4.7

Feet: 10.8 x 15.4

Ensuite

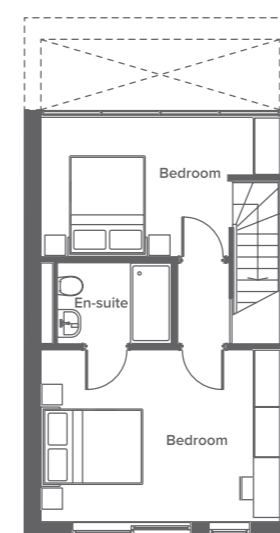
Metres: 2.2 x 1.5

Feet: 7.2 x 4.9

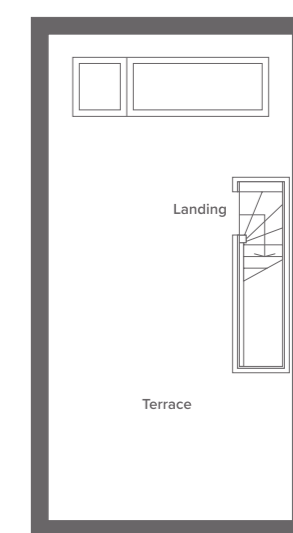
Second Bedroom

Metres: 2.7 x 4.7

Feet: 8.8 x 15.4



Roof Terrace



Disclaimer

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Specification

Kitchen

- Contemporary fitted Howdens kitchens
- Bosch fan oven and 4 zone induction hob
- Integrated fridge/ freezer
- Integrated dishwasher
- Plumbed for a washing machine in the utility cupboard

Bathroom

- Contemporary chrome bathroom fittings
- Ceramic wall and floor tiles to bathroom & en-suite
- Chrome heated towel rails to bathroom & en-suite
- Shower over the bath

Internal features

- Dulux Supermatt white paint to internal walls
- Chrome ironmongery to doors
- LED downlights to kitchen and bathrooms
- Laminate flooring to the ground floor, with carpet to the upper floors
- Nest-controlled heating and hot water systems

External features

- Roof terrace and balconies
- Communal gardens
- Allocated parking space for one car in a secure car park.

General

- Q Assure New Homes Warranty
- Broadband provided – City Fibre

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- The shared ownership homes at Kelham Central are part of a larger development by CITU. Once all building work is completed, the development will have its own Community Interest Company (CIC), which is made up of Kelham Central residents. The CIC will be responsible for negotiating contracts with utility providers – including internet providers – for the whole development collectively. Residents will receive monthly bills for the electricity and internet from Sycous, a 3rd party billing management company.
- The CIC will also collectively decide things like who provides the services covered by the service charge. The service charge covers communal area cleaning, grounds maintenance, regular testing of shared spaces & Fire Risk Assessments for the development, communal electricity, general maintenance and repairs, accountancy fees, compliance management, pest control, window cleaning, insurance and out-of-hours services.
- While your home is owned on a shared ownership basis, it will be leasehold with a 990 year term, though you will not be charged any ground rent. If you were to staircase to 100% ownership, you will not own the freehold – instead, it will be transferred to the Community Interest Company, and you will become a member.



Scan for more information





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.

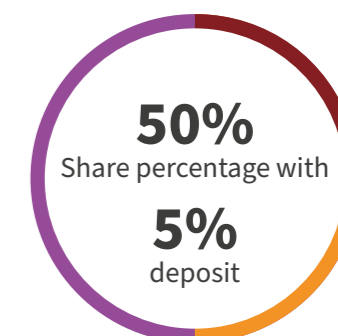
You'll need a minimum level of income and savings, the amount will be determined by the value of the home you want to buy, your personal circumstances, and your lender's requirements, but depending on which lender you use, the deposit can be as little as 5% of the share value. If you want to see what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

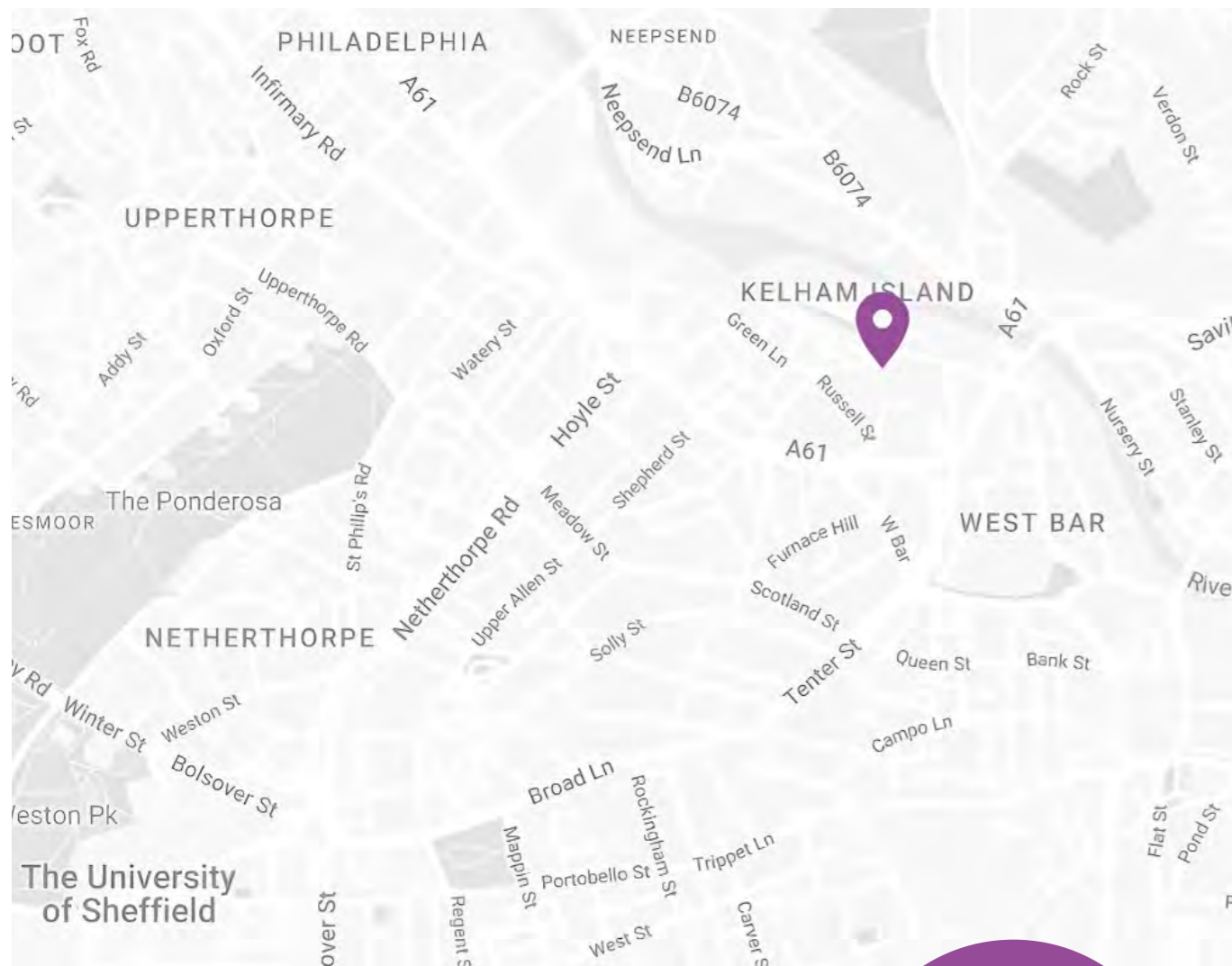


“Plumlife did everything we needed them to do and the fact we have been able to take advantage of the Shared Ownership scheme has been a god send for me and my girls. We couldn't ask for more.”

Jennifer

Getting a 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



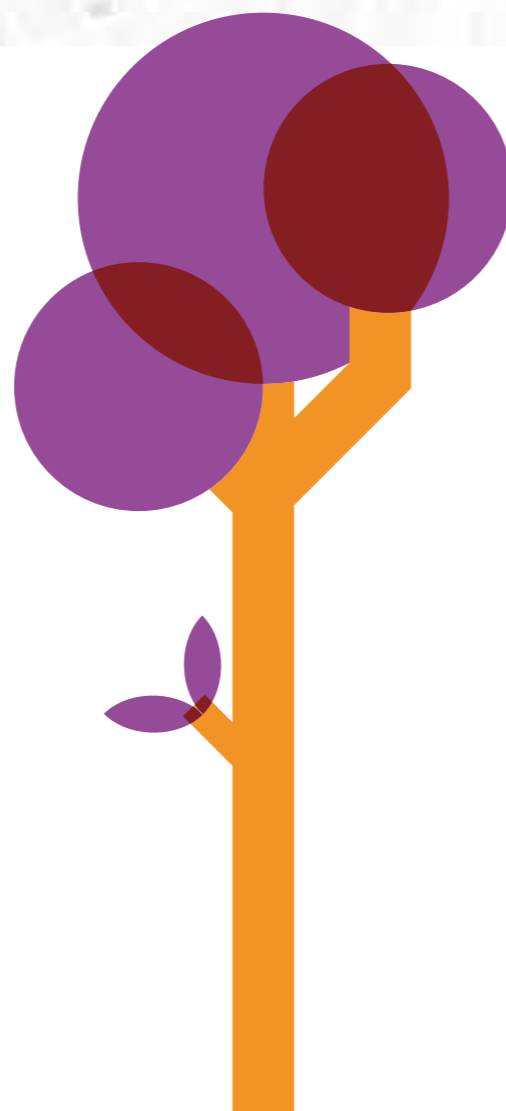
How to find us

Kelham Island boasts excellent transport links, offering easy access to Sheffield City Centre. This area is well-served by public transport, including buses, trams and trains, connecting you to major destinations around Sheffield. Convenient road connections also provide quick routes to the M1 motorway, facilitating travel to Leeds, Manchester and beyond.

To find our development, follow Upper Hanover St and at the roundabout, take the 3rd exit onto Netherthorpe Rd. Continue onto Hoyle St and at the roundabout, take the 2nd exit onto Shalesmoor/A61. Turn left onto Alma Street where you will find the development.

The development is a:

- 23 minute walk to Sheffield Train Station
- 11 minute walk to Waingate Bus Stop
- 9 minute walk from Shalesmoor Tram Stop



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.

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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