

A historical map of Salford, showing various landmarks and streets. The map is overlaid with a teal color. Labels on the map include 'LTON', 'Hall', 'Old Colliery', 'Smith Fold', 'Old Quarry', 'Springs', 'Wood', and 'PEND'.

# *the folds*

**Salford City Council**

in partnership with







# Where to?

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# Become part of *the folds*



We're delighted to welcome you to The Folds. A modern collection of two, three and four bedroom homes situated in Little Hulton, a happening town in the suburbs of Greater Manchester

Whether you prefer to be close to the tranquillity of open green spaces or the bustle of Manchester City Centre, you'll find yourself perfectly placed at The Folds.

Inside your new home, you'll find wide and welcoming hallways, plenty of storage and ample natural light, making this the ideal place for you to call home.

The term 'folds' refers to 'slight hills or hollows in the ground', which were prominent in the

Little Hulton area in the late 19th century. The name aims to reflect the history while connecting its past to its present.

Each one of our homes has been named after hills and folds in the nearby area, paying homage to the ground they stand on, and cementing their place in Little Hulton's history.

Why not make it part of your future?





Right where



you need



to be

# Little Hulton

Little Hulton is an area steeped in history and surrounded by green spaces. From architecture to award-winning parks, this neighbourhood is alive with local resident and community groups working with the council and its partners to improve the quality of life for locals. And with primary and secondary schools nearby, it's an ideal place for young or growing families, and perfect for exploring the surrounding areas of Greater Manchester.



## What's nearby?

Walkden train station	6 mins
Bolton town centre	15 mins
Salford Quays	21 mins
The Trafford Centre	20 mins
Manchester city centre	30 mins
West Pennine Moors	30 mins
Manchester airport	35 mins





# We've considered your future



When you buy a new home at The Folds, your energy bills could be up to **30% cheaper** than they would be in a typical new build.\*

Every home at The Folds is being built with *your* future in mind. From building techniques to everyday life, we're making homes that contribute to comfortable, sustainable living.

So what makes your new home different?

Homes at The Folds have been built with sustainability in mind and designed to Passivhaus standards. Each property benefits from a Mechanical Ventilation Heat Recovery System (MVHR), that provides a high level of comfort and indoor air quality. This approach ensures that homes are self-regulating, facilitating a constant ambient temperature and adequate ventilation, mitigating moisture build up.

The design of the homes utilises energy efficient components and a whole house ventilation system **resulting in exceptionally low running costs, excellent levels of insulation and strong levels of air tightness.**

And what makes them even better? Homes at The Folds do not need a conventional central heating system. They are highly air tight, and lose very little heat.

For most of the year you will not have to switch on any heating, as heat will be held inside by the high-quality insulation.

\*Compared to a typical new build using either a gas boiler or an Air Source Heat Pump. Based on a 90m<sup>2</sup> dwelling.



## Energy efficient features inside your new home



Designed to Passivhaus standards – your home will require very little energy to achieve a comfortable temperature year round



Energy efficient components resulting in exceptionally low running costs



Your home does not need a conventional central heating system. It is highly air tight and loses very little heat. For most of the year you will not have to switch on any heating



Built to low carbon and low energy standards



Strict levels of air tightness create a 'Thermos flask' effect which helps your home hold the heat generated



Electric car charging point



# Development Plan

## 2 bedroom homes



The Strawberry

## 3 bedroom homes



The Higson



The Captain



The Primrose



The Nicholas



The Bewsills



The Cinder



The Parr

## 4 bedroom homes



The Timothy



The Rose



The Hope



The Hilton

 Homes available to buy with Shared Ownership



**Disclaimer**  
The details on this plan are subject to change and do not constitute part of a contract. Tenure changes within the scheme may arise and brick finishes may vary. Please ask a sales advisor for more information.





Become part of  
*the folds*



# The Strawberry

## 2 Bedroom home

81.47 Sq.m  
877 Sq.ft

**Plots:**  
118, 119, 120, 121

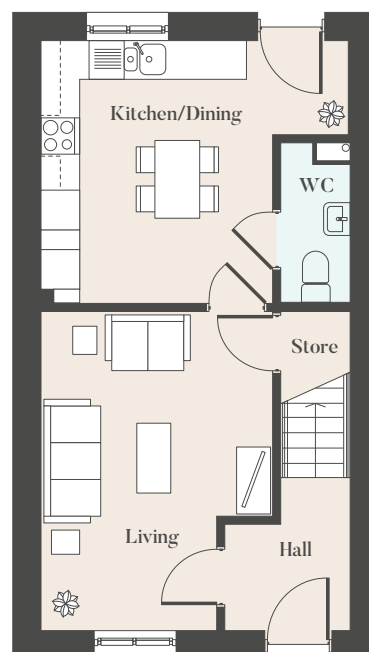
### Ground Floor

**Kitchen/Dining**  
Metres: 3.9 X 4.6  
Feet: 12.7 X 15.0

**Living**  
Metres: 4.8 X 3.5  
Feet: 15.7 X 11.4

**Hall**  
Metres: 1.9 X 1.6  
Feet: 6.2 X 5.2

**W/C**  
Metres: 2.4 X 1.05  
Feet: 7.8 X 3.4



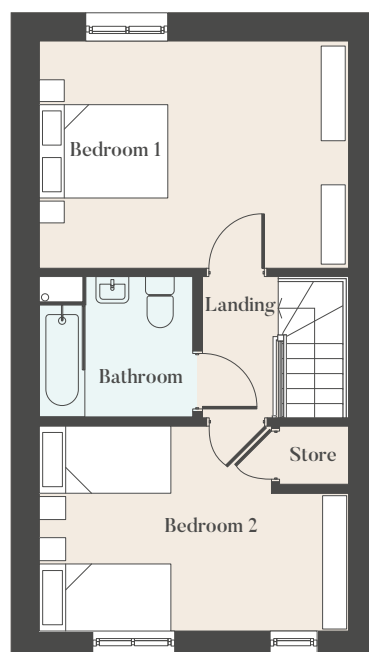
### First Floor

**Landing**  
Metres: 2.1 X 1.0  
Feet: 6.8 X 3.5

**Bedroom 1**  
Metres: 4.6 X 3.4  
Feet: 15.1 X 11.1

**Bedroom 2**  
Metres: 4.6 X 3.1  
Feet: 15.1 X 10.1

**Bathroom**  
Metres: 2.3 X 2.1  
Feet: 7.5 X 6.8



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# The Higson

## 3 Bedroom home

96.56 Sq.m  
1039 Sq.ft

**Plots:**  
1, 2

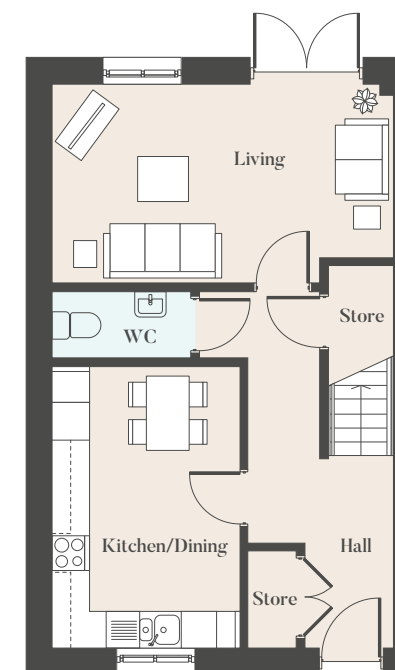
### Ground Floor

**Kitchen/Dining**  
Metres: 4.5 X 3.0  
Feet: 14.7 X 9.8

**Living**  
Metres: 5.4 X 3.2  
Feet: 17.7 X 10.5

**Hall**  
Metres: 2.3 X 3.0  
Feet: 7.5 X 9.8

**W/C**  
Metres: 2.2 X 1.06  
Feet: 7.2 X 3.4



### First Floor

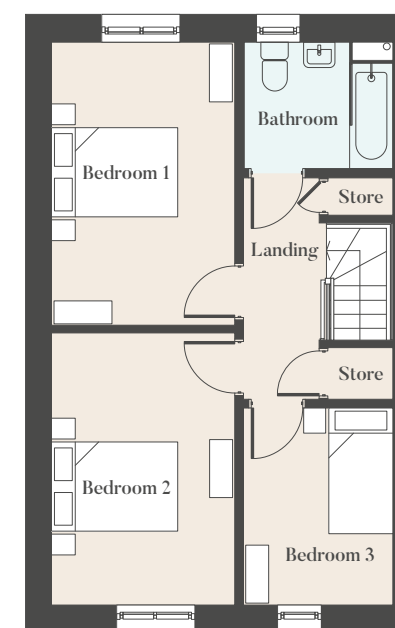
**Landing**  
Metres: 1.2 X 3.5  
Feet: 3.9 X 11.4

**Bedroom 1**  
Metres: 4.5 X 2.9  
Feet: 14.7 x 9.5

**Bedroom 2**  
Metres: 2.9 X 4.3  
Feet: 9.5 x 14.1

**Bedroom 3**  
Metres: 2.4 X 3.1  
Feet: 7.8 X 10.1

**Bathroom**  
Metres: 2.4 X 2.0  
Feet: 7.8 X 6.5



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# The Captain

## 3 Bedroom home

96.56 Sq.m  
1039 Sq.ft

Plots:  
3, 4, 5, 6, 17, 18, 19, 20

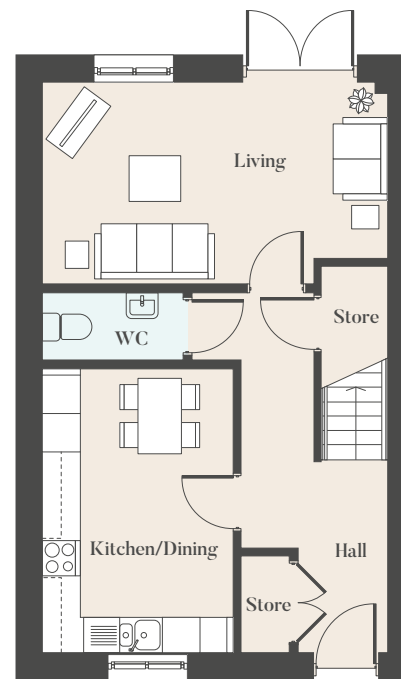
### Ground Floor

**Kitchen/Dining**  
Metres: 4.5 X 3.0  
Feet: 14.7 X 9.8

**Living**  
Metres: 5.4 X 3.2  
Feet: 17.7 X 10.5

**Hall**  
Metres: 2.3 X 3.0  
Feet: 7.5 X 9.8

**W/C**  
Metres: 2.2 X 1.06  
Feet: 7.2 X 3.4



### First Floor

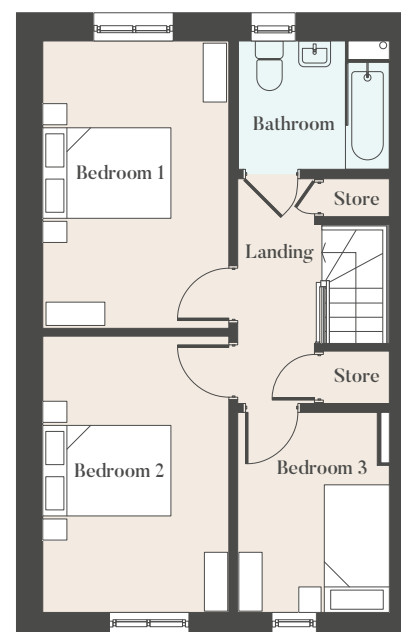
**Landing**  
Metres: 1.2 X 3.5  
Feet: 3.9 X 11.4

**Bedroom 1**  
Metres: 4.5 X 2.9  
Feet: 14.7 X 9.5

**Bedroom 2**  
Metres: 4.3 X 2.9  
Feet: 14.1 X 9.5

**Bedroom 3**  
Metres: 3.1 X 2.4  
Feet: 10.1 X 7.8

**Bathroom**  
Metres: 2.3 X 2.0  
Feet: 7.5 X 6.5



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# The Primrose

## 3 Bedroom home

96.56 Sq.m  
1039 Sq.ft

Plots:  
23, 24, 25, 26, 27, 28, 149, 150

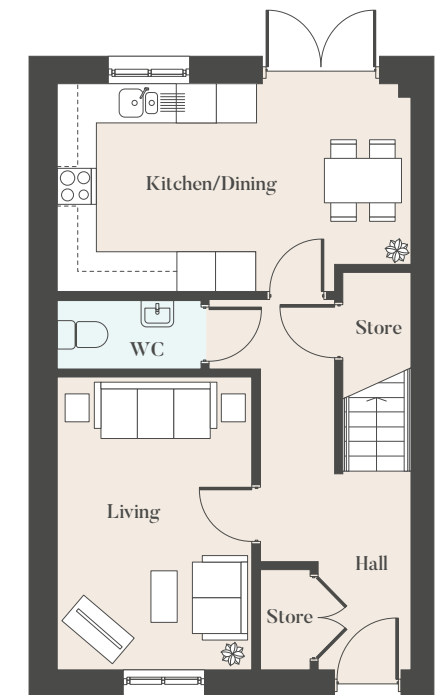
### Ground Floor

**Kitchen/Dining**  
Metres: 5.4 X 3.2  
Feet: 17.7 X 10.4

**Living**  
Metres: 4.5 X 3.0  
Feet: 14.7 X 9.8

**Hall**  
Metres: 2.3 X 3.0  
Feet: 7.5 X 9.8

**W/C**  
Metres: 2.2 X 1.06  
Feet: 7.2 X 3.4



### First Floor

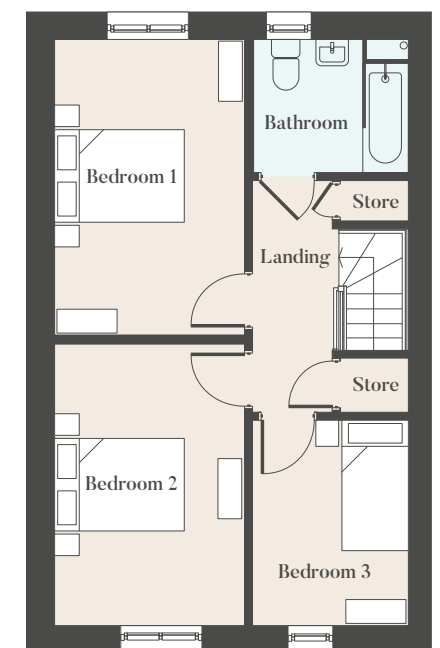
**Landing**  
Metres: 1.2 X 3.5  
Feet: 3.9 X 11.4

**Bedroom 1**  
Metres: 4.5 X 2.9  
Feet: 14.7 X 9.5

**Bedroom 2**  
Metres: 4.3 X 2.9  
Feet: 14.1 X 9.5

**Bedroom 3**  
Metres: 2.4 X 3.1  
Feet: 7.8 X 10.1

**Bathroom**  
Metres: 2.0 X 2.4  
Feet: 6.5 X 7.8



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# The Nicholas

## 3 Bedroom home

96.56 Sq.m  
1039 Sq.ft

Plots:  
151, 152

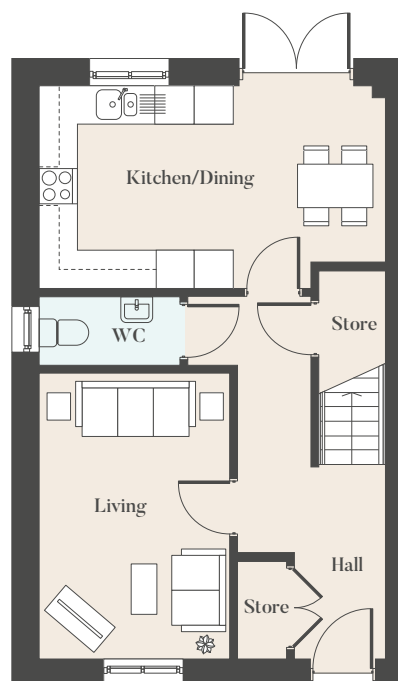
### Ground Floor

**Kitchen/Dining**  
Metres: 5.4 X 3.1  
Feet: 17.7 X 9.8

**Living**  
Metres: 4.5 X 3.0  
Feet: 14.7 X 9.8

**Hall**  
Metres: 3.0 X 2.3  
Feet: 9.8 X 7.5

**W/C**  
Metres: 2.2 X 1.06  
Feet: 7.2 X 3.4



### First Floor

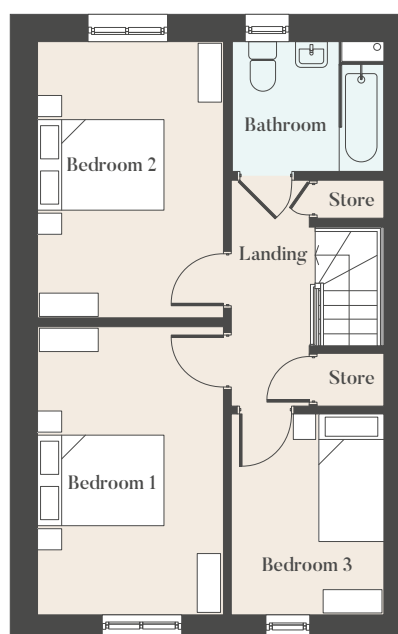
**Landing**  
Metres: 3.5 X 1.2  
Feet: 11.4 X 3.9

**Bedroom 1**  
Metres: 4.5 X 2.9  
Feet: 14.7 X 9.5

**Bedroom 2**  
Metres: 4.3 X 2.9  
Feet: 14.1 X 9.5

**Bedroom 3**  
Metres: 2.4 X 3.1  
Feet: 7.8 X 10.1

**Bathroom**  
Metres: 2.3 X 2.0  
Feet: 7.5 X 6.5



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# The Bewsills

## 3 Bedroom home

96.56 Sq.m  
1039 Sq.ft

Plots:  
122, 123

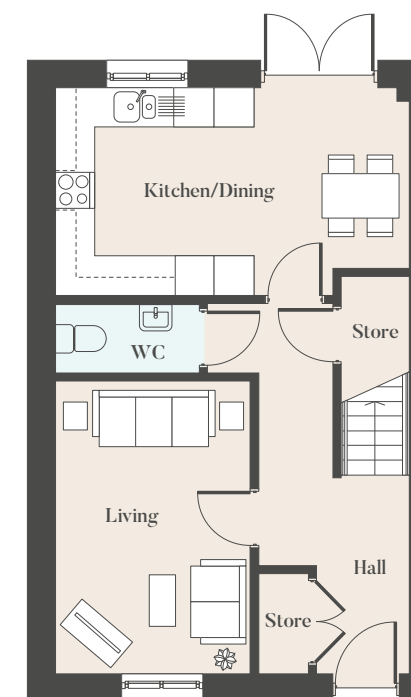
### Ground Floor

**Kitchen/Dining**  
Metres: 5.4 X 3.1  
Feet: 17.7 X 9.8

**Living**  
Metres: 4.5 X 3.0  
Feet: 14.7 X 9.8

**Hall**  
Metres: 3.0 X 2.3  
Feet: 9.8 X 7.5

**W/C**  
Metres: 2.2 X 1.06  
Feet: 7.2 X 3.4



### First Floor

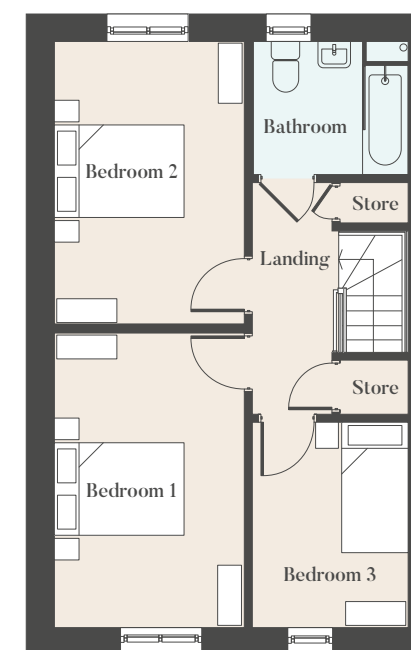
**Landing**  
Metres: 3.5 X 1.2  
Feet: 11.4 X 3.9

**Bedroom 1**  
Metres: 4.5 X 2.9  
Feet: 14.7 X 9.5

**Bedroom 2**  
Metres: 4.3 X 2.9  
Feet: 14.1 X 9.5

**Bedroom 3**  
Metres: 2.4 X 3.1  
Feet: 7.8 X 10.1

**Bathroom**  
Metres: 2.3 X 2.0  
Feet: 7.5 X 6.5



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# The Cinder

## 3 Bedroom home

108.47 Sq.m   Plots:  
1168 Sq.ft   13, 14

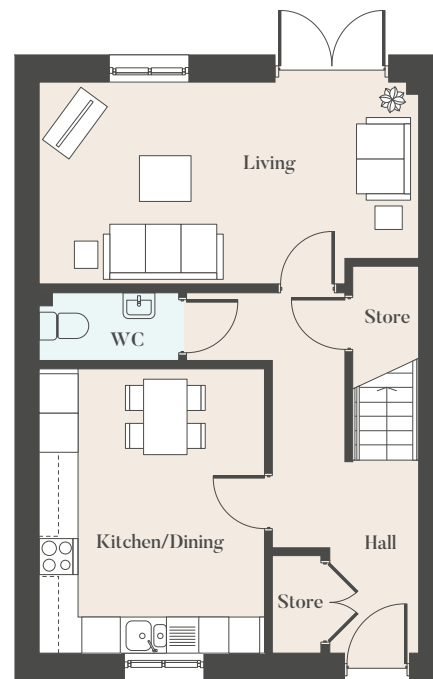
### Ground Floor

**Kitchen/Dining**  
Metres: 4.5 X 3.5  
Feet: 14.7 X 11.4

**Living**  
Metres: 6.0 X 3.2  
Feet: 19.6 X 10.5

**Hall**  
Metres: 2.3 X 3.0  
Feet: 7.5 X 9.8

**W/C**  
Metres: 2.2 X 1.06  
Feet: 7.2 X 3.4



### First Floor

**Landing**  
Metres: 1.2 X 3.5  
Feet: 3.9 X 11.4

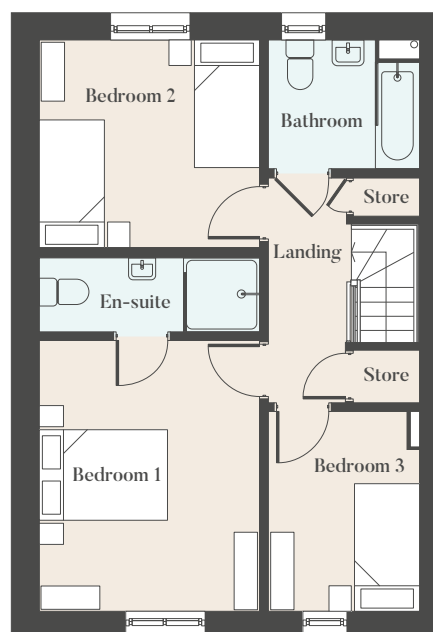
**Bedroom 1**  
Metres: 4.2 X 3.5  
Feet: 13.7 X 11.4

**Bedroom 2**  
Metres: 3.3 X 3.5  
Feet: 10.8 X 11.4

**Bedroom 3**  
Metres: 2.4 X 3.1  
Feet: 7.8 X 10.1

**Bathroom**  
Metres: 2.3 X 2.0  
Feet: 7.5 X 6.5

**Ensuite**  
Metres: 3.5 X 1.2  
Feet: 11.4 X 3.9



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# The Parr

## 3 Bedroom home

108.47 Sq.m   Plots:  
1168 Sq.ft   15, 16

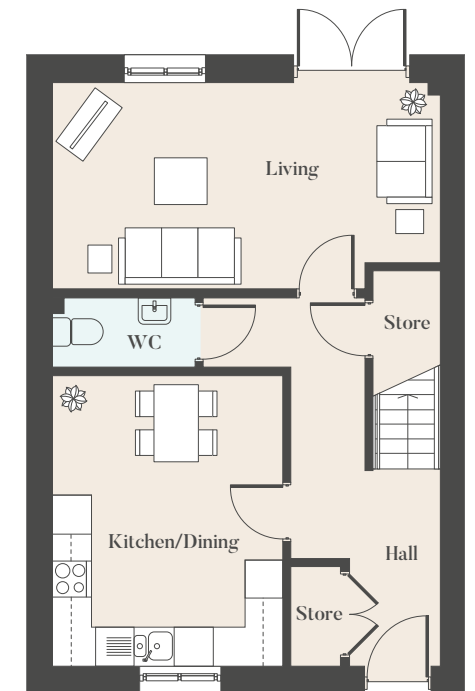
### Ground Floor

**Kitchen/Dining**  
Metres: 4.5 X 3.5  
Feet: 14.7 X 11.4

**Living**  
Metres: 6.0 X 3.2  
Feet: 19.6 X 10.5

**Hall**  
Metres: 2.3 X 3.0  
Feet: 7.5 X 9.8

**W/C**  
Metres: 2.2 X 1.06  
Feet: 7.2 X 3.4



### First Floor

**Landing**  
Metres: 3.5 X 1.2  
Feet: 11.4 X 3.9

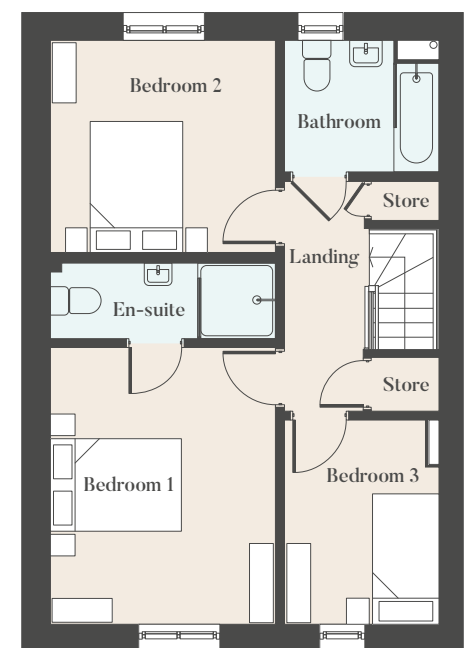
**Bedroom 1**  
Metres: 4.2 X 3.5  
Feet: 13.7 X 11.4

**Bedroom 2**  
Metres: 3.2 X 3.5  
Feet: 10.8 X 11.4

**Bedroom 3**  
Metres: 3.1 X 2.4  
Feet: 10.1 X 7.8

**Bathroom**  
Metres: 2.3 X 2.0  
Feet: 7.5 X 6.5

**Ensuite**  
Metres: 3.5 X 1.1  
Feet: 11.4 X 3.6



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# The Timothy

## 4 Bedroom home

108.2 Sq.m  
1165 Sq.ft

Plots:  
11, 12

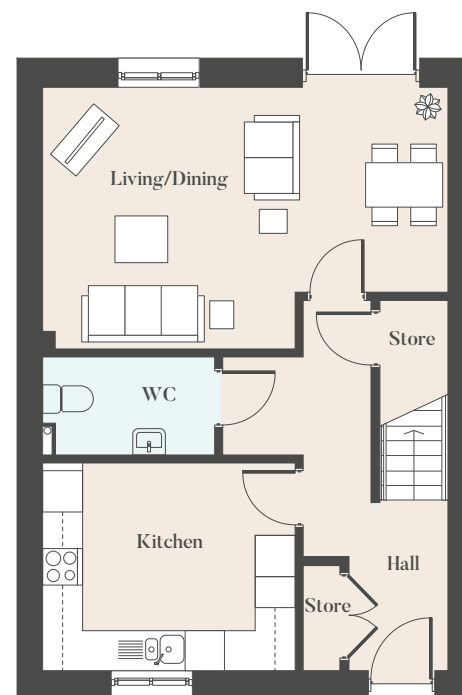
### Ground Floor

**Kitchen**  
Metres: 3.1 X 3.8  
Feet: 10.2 X 12.4

**Hall**  
Metres: 2.2 X 2.5  
Feet: 7.2 X 8.2

**Living/Dining**  
Metres: 6.1 X 4.0  
Feet: 20 X 15.7

**W/C**  
Metres: 2.6 X 1.4  
Feet: 8.5 X 4.5



### First Floor

**Landing**  
Metres: 2.3 X 1.7  
Feet: 7.5 X 5.5

**Bedroom 3**  
Metres: 2.4 X 3.1  
Feet: 7.8 X 10.1

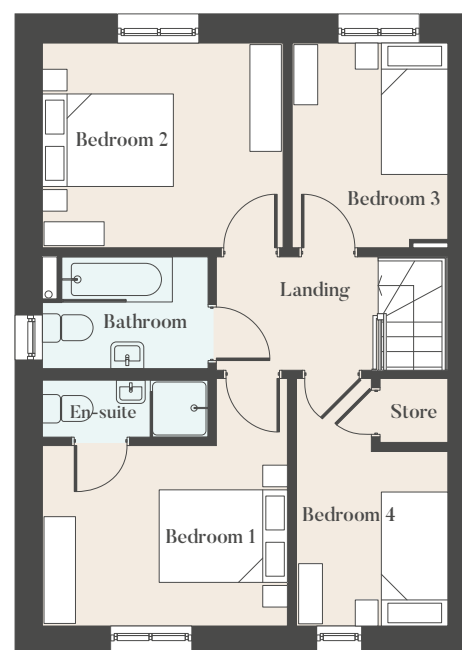
**Ensuite**  
Metres: 2.5 X 0.8  
Feet: 8.2 X 2.6

**Bedroom 1**  
Metres: 3.7 X 3.7  
Feet: 12.1 X 12.1

**Bedroom 4**  
Metres: 2.3 X 3.7  
Feet: 7.5 X 12.1

**Bedroom 2**  
Metres: 3.1 X 3.6  
Feet: 10.1 X 11.8

**Bathroom**  
Metres: 1.7 X 2.5  
Feet: 5.5 X 8.2



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# The Rose

## 4 Bedroom home

119.86 Sq.m  
1290 Sq.ft

Plots:  
112, 113

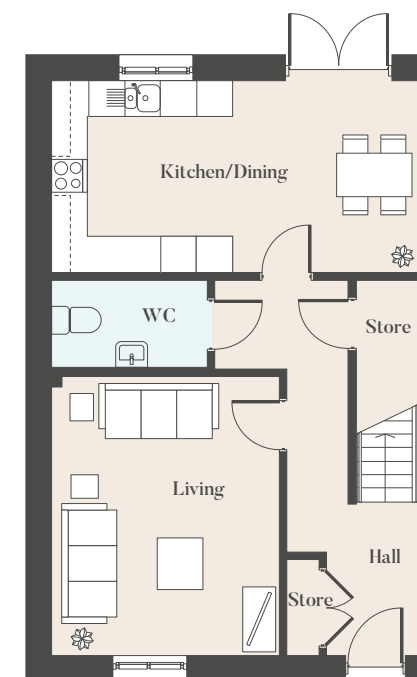
### Ground Floor

**Kitchen/Dining**  
Metres: 6.1 X 3.2  
Feet: 20 X 10.4

**Hall**  
Metres: 2.2 X 2.6  
Feet: 7.2 X 8.5

**Living**  
Metres: 4.7 X 3.8  
Feet: 15.4 X 12.4

**W/C**  
Metres: 2.6 X 1.4  
Feet: 8.5 X 4.5



### First Floor

**Landing**  
Metres: 2.6 X 1.9  
Feet: 8.5 X 6.2

**Bedroom 3**  
Metres: 3.9 X 2.4  
Feet: 12.7 X 7.8

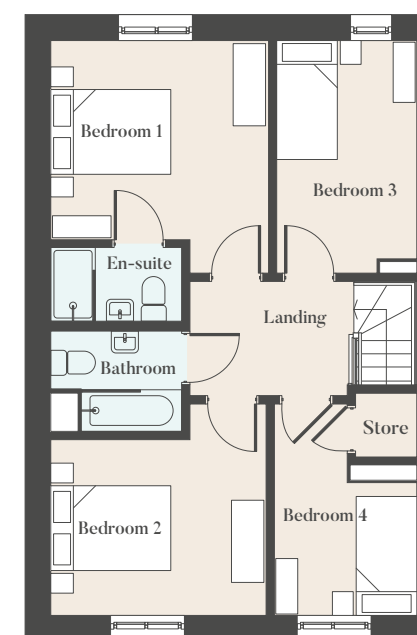
**Ensuite**  
Metres: 2.2 X 1.2  
Feet: 7.2 X 3.9

**Bedroom 1**  
Metres: 3.6 X 3.9  
Feet: 11.8 X 12.7

**Bedroom 4**  
Metres: 2.4 X 3.5  
Feet: 7.8 X 11.4

**Bedroom 2**  
Metres: 3.5 X 3.6  
Feet: 11.4 X 11.8

**Bathroom**  
Metres: 2.1 X 1.7  
Feet: 6.8 X 5.5



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# The Hope

## 4 Bedroom home

119.86 Sq.m  
1290 Sq.ft

Plots:  
7, 8, 9, 10

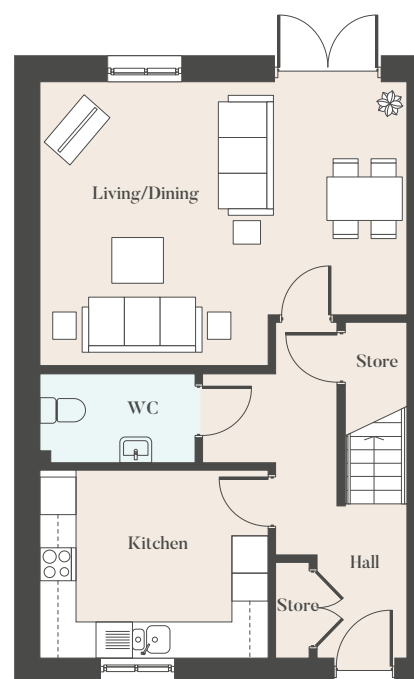
### Ground Floor

**Kitchen**  
Metres: 3.1 X 3.8  
Feet: 10.2 X 12.4

**Hall**  
Metres: 2.2 X 2.5  
Feet: 7.2 X 8.2

**Living/Dining**  
Metres: 6.1 X 4.8  
Feet: 20 X 15.7

**W/C**  
Metres: 2.6 X 1.4  
Feet: 8.5 X 4.5



### First Floor

**Landing**  
Metres: 1.9 X 2.6  
Feet: 6.2 X 8.5

**Bedroom 3**  
Metres: 2.4 X 3.9  
Feet: 7.8 X 12.7

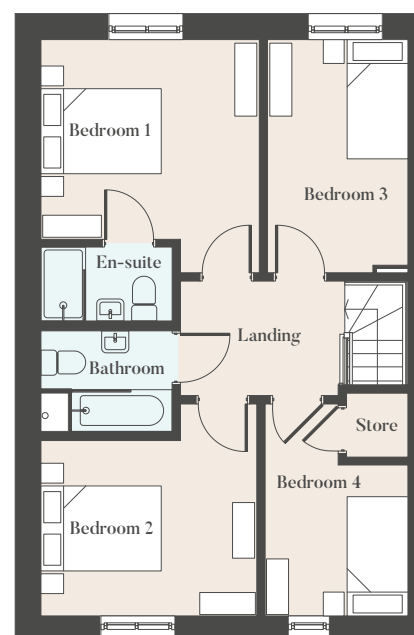
**Ensuite**  
Metres: 2.2 X 1.2  
Feet: 7.2 X 3.9

**Bedroom 1**  
Metres: 3.9 X 3.7  
Feet: 12.7 X 12.1

**Bedroom 4**  
Metres: 3.5 X 2.5  
Feet: 11.4 X 8.2

**Bedroom 2**  
Metres: 3.5 X 3.6  
Feet: 11.4 X 11.8

**Bathroom**  
Metres: 1.7 X 2.2  
Feet: 5.5 X 7.2



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# The Hilton

## 4 Bedroom home

119.86 Sq.m  
1290 Sq.ft

Plots:  
110, 111



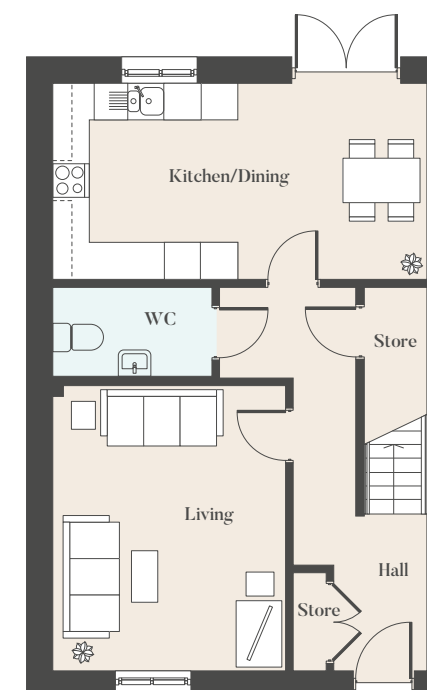
### Ground Floor

**Kitchen/Dining**  
Metres: 6.1 X 3.2  
Feet: 20 X 10.4

**Hall**  
Metres: 2.2 X 2.6  
Feet: 7.2 X 8.5

**Living**  
Metres: 4.7 X 3.8  
Feet: 15.4 X 12.4

**W/C**  
Metres: 2.6 X 1.4  
Feet: 8.5 X 4.5



### First Floor

**Landing**  
Metres: 2.6 X 1.9  
Feet: 8.5 X 6.2

**Bedroom 3**  
Metres: 2.4 X 3.9  
Feet: 7.8 X 12.7

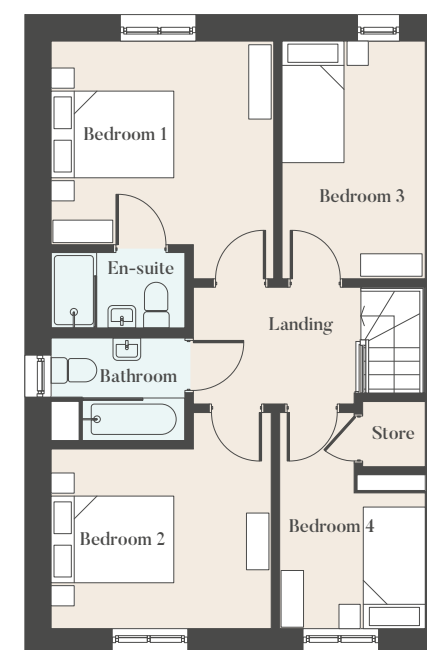
**Ensuite**  
Metres: 2.2 X 1.2  
Feet: 7.2 X 3.9

**Bedroom 1**  
Metres: 3.9 X 3.6  
Feet: 12.7 X 11.8

**Bedroom 4**  
Metres: 2.4 X 3.5  
Feet: 7.8 X 11.4

**Bedroom 2**  
Metres: 3.5 X 3.6  
Feet: 11.4 X 11.8

**Bathroom**  
Metres: 2.2 X 1.6  
Feet: 7.2 X 5.2



**Disclaimer**  
The details in this brochure are subject to change and do not constitute part of a contract. Dimensions are for guidance only and prospective buyers must satisfy themselves by inspection or otherwise to ensure accuracy when ordering carpets and or furniture. Side windows vary on a plot by plot basis. Images are provided for illustration purposes only and may differ to the homes available. Tenure changes within the scheme may arise and brick finishes may vary; please ask a sales advisor for more information.





# Inside your new home

Each home at The Folds comes complete with contemporary finishes and fittings in the bathroom and kitchen, while brilliant white walls in all rooms provide the perfect blank canvas to make your home feel like your own. Every property has its own driveway and fully-turfed, fenced private garden, giving you the space to enjoy your home every day, whatever the weather.

## General

- 10-year LABC New Homes Warranty
- Envirovent Energisava MVHR Unit
- Passivhaus windows and doors
- High quality insulation
- Property orientation for solar gain
- 1000W panel heater

## Kitchen

- Contemporary fitted 'Symphony' kitchen
- Electric oven, gas hob & extractor hood in stainless steel finish
- Space for freestanding 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
- Chrome heated towel rails
- Thermostatic shower
- Polyflor Expona vinyl flooring

## Internal features

- Brilliant white finish to walls
- Brushed steel ironmongery to doors
- LED downlights to kitchen and bathrooms
- USB sockets in the kitchen and living room
- Mains wired smoke alarm
- TV sockets to lounge and bedrooms

## 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

\* Standard 'bronze' specification shown. Upgrades are available dependent on the build stage. The details in this brochure are subject to change and do not constitute part of a contract. Prospective buyers must satisfy themselves by inspection or otherwise as to the accuracy of information given in this brochure. Images are provided for illustration purposes only and may differ to the homes available; please ask a sales advisor for more information.

\*\* Kitchen CGI shown is based on 'gold specification'



# *the folds*

## *How to find us*

Pop in and see how we can help you find your new home.

Little Hulton is well connected for commuters, situated close to the M61 and the M60 Manchester ring road for convenient travel across Greater Manchester.

The local train station is just over a mile from The Folds offering frequent Northern Rail services to Manchester City Centre, Wigan and further afield.

In addition, a number of bus services operate in the area with routes to Bolton, Manchester, Eccles and Trafford Park.

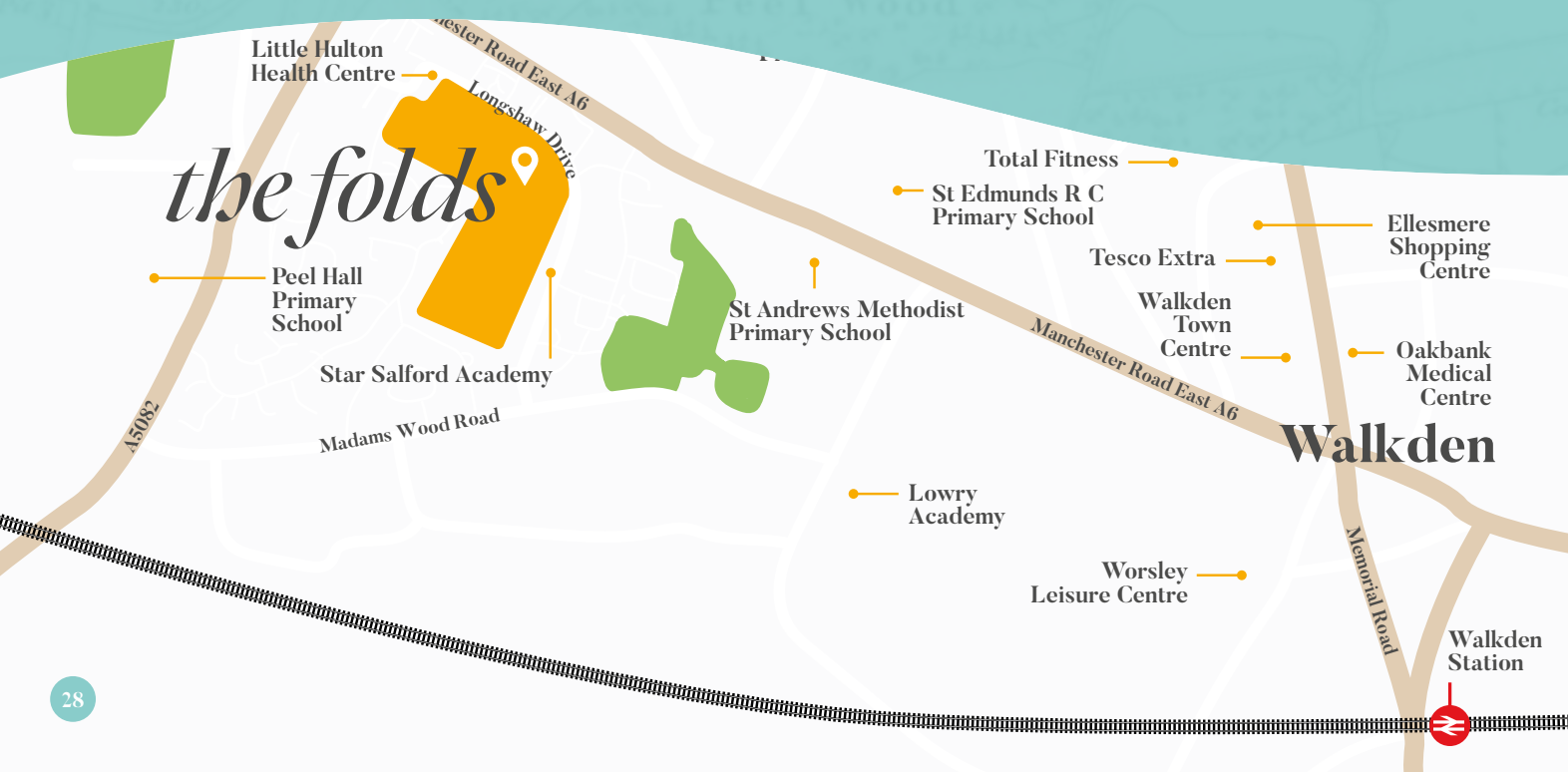
To reach us head towards Walkden Town Centre, once you're nearby you'll find us just off Manchester Road East, down the road from Star Salford Academy.



27 minute walk to Walkden Train Station



8 minute walk to the nearest bus stop



# *Introducing Plumlife Homes*

Plumlife Homes will be selling homes at The Folds on behalf of Salford City Council and Dérive, so you can be sure you're in safe hands.

Plumlife is a profit for purpose company, committed to creating great homes and growing successful, vibrant communities.

Plumlife has been helping first-time buyers get onto the property ladder and buy a quality new home for more than 25 years.

As a Profit for Purpose organisation, the 'People. Places. Purpose' strapline isn't just there for show - building and supporting great communities is at the heart of what Plumlife does.







## Who we are

Working together, Salford City Council and Dérive Living are designing and building brilliant new homes for local communities - offering residents a range of living, renting and buying options.

At The Folds, customers will discover a mix of well-specified homes all designed to be sustainable for the future.

As part of delivering positive impact to the neighbourhood, local builders and suppliers have been used where possible. Apprenticeship and training opportunities have also been afforded to local residents, and we've worked with local schools to educate young people about careers in construction.



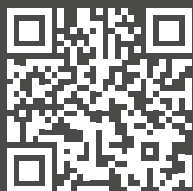
*enquire now*

Call us on

0161 447 5050

Visit

[plumlife.co.uk/the-folds](http://plumlife.co.uk/the-folds)



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