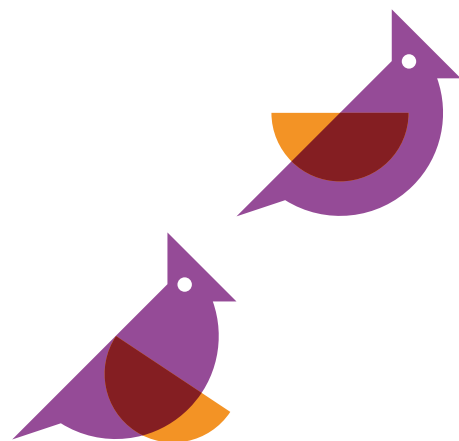


Mellands Park



2, 3 & 4 bedroom homes available
through Shared Ownership

People. Places. Purpose.





Welcome to Mellands Park

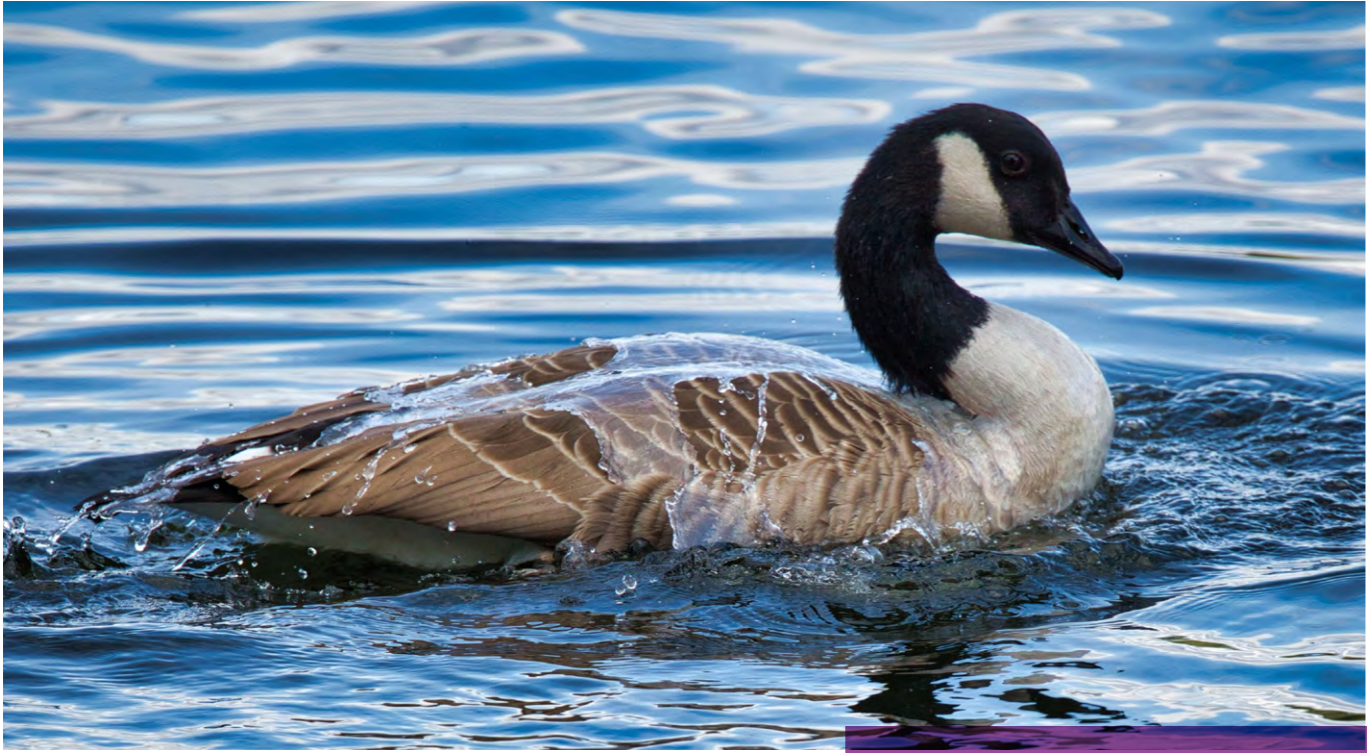
We're delighted to welcome you to Mellands Park, a stunning collection of two, three and four bedroom homes located right in the heart of Gorton.

Nestled in the vibrant area of Gorton, Mellands Park is an ideal location for those seeking a well-connected yet peaceful location thanks to the great number of parks and green spaces to enjoy. With fantastic transport links keeping you easily connected to Manchester city centre and beyond, commuting is a breeze. The area features a range of schools, healthcare facilities, and shopping options, ensuring you'll have everything you need close by. With its friendly neighbourhoods and community-focused

atmosphere, the area is an appealing choice for families and individuals seeking a well-rounded living environment.

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.





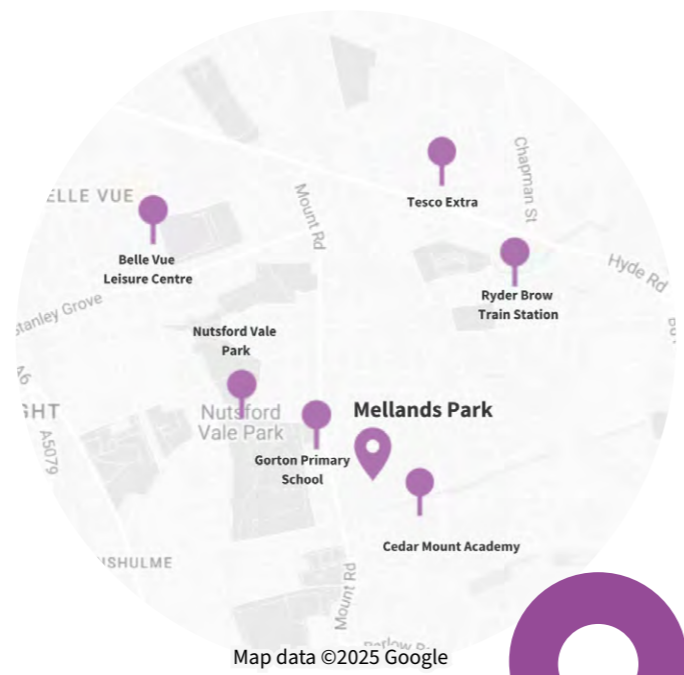
Gorton, Manchester

Gorton is a vibrant and diverse community that offers a unique blend of suburban tranquillity within easy reach of city amenities. This makes it particularly attractive for young families and professionals looking to settle down whilst still being within easy reach of Manchester city centre.

The area boasts excellent transport links, including Ryder Brow railway station, which offers convenient access to Manchester city centre and beyond. This connectivity is ideal for commuters and those who enjoy the amenities of a larger city while living in a quieter neighbourhood.

Gorton is also rich in green spaces. Nutsford Vale Country Park is within easy walking distance, while Debdale Park and Gorton Reservoirs provide beautiful spots for outdoor activities and relaxation. The community spirit is strong, with regular events and activities that bring residents together, fostering a friendly and welcoming atmosphere.

For those with children, there are several ‘Good’ rated schools in the area, including Gorton Primary School and Melland High School, both just a few minutes’ walk from Mellands Park.



Nearby to Mellands Park

- Gorton Primary School** 1 mins
- Melland High School** 1 mins
- Nutsford Vale Park** 5 mins
- Mount Road surgery** 8 mins

- Ryder Brow train station** 11 mins
- Belle Vue Leisure Centre** 4 mins

Getting around in Gorton

- 150, 171 & 172 buses to The Trafford Centre, Newton Heath, East Didsbury and Chorlton** 2 mins
- Ryder Brow train station** 11 mins
- A6, providing connections to Manchester and Stockport** 3 mins



Did you know?

Gorton Monastery was once listed among the 100 most endangered sites in the world, alongside global landmarks like the Taj Mahal and Pompeii, due to its severe state of disrepair. After being bought for £1 in 1997 it was restored and reopened to the public in 2007 and is now used for a range of community events.



Mellands Park



The Hickory

2 bedroom home
Plots: 92, 93, 96, 97, 98, 99, 100, 101, 103, 104, 105, 106, 107, 120, 121, 168, 169, 170, 246, 247



The Olive

2 bedroom home
Plots: 102, 171



The Cedar

3 bedroom home
Plots: 90, 94, 108, 116, 117, 119, 122, 124, 125, 243, 244, 245, 248, 249, 250, 251, 252



The Acacia

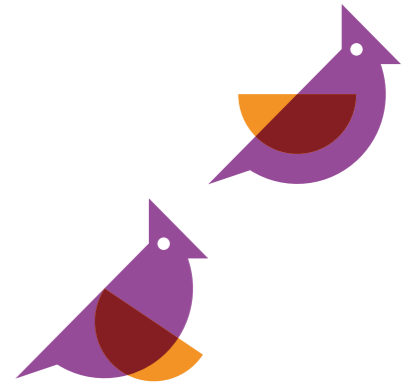
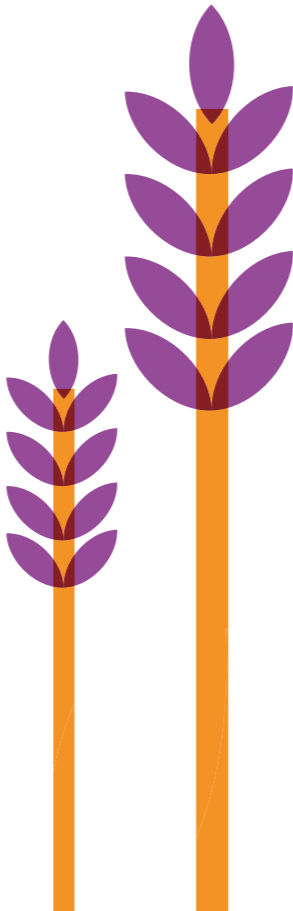
3 bedroom home
Plots: 91, 95, 109, 118, 123, 242



The Emerson

4 bedroom home
Plots: 126, 127, 128, 129

from
Mount Road ▶





The Hickory

2 bedroom home

Plots: 92, 93, 96, 97, 98, 99, 100, 101, 103, 104, 105, 106, 107, 120, 121, 168, 169, 170, 246, 247
Sq.m: 71.28
Sq.ft: 767



Ground Floor

Kitchen

Meters: 3.4 x 2.1
Feet: 11' 1" x 6' 10"

Utility

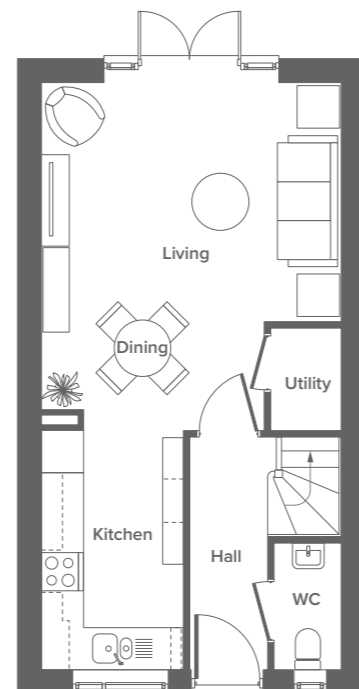
Meters: 1.5 x 1
Feet: 4' 11" x 3' 3"

Lounge/Diner

Meters: 5 x 4.3
Feet: 16' 4" x 14' 1"

W/C

Meters: 1.8 x 0.94
Feet: 5' 10" x 3' 1"



First Floor

Master Bedroom

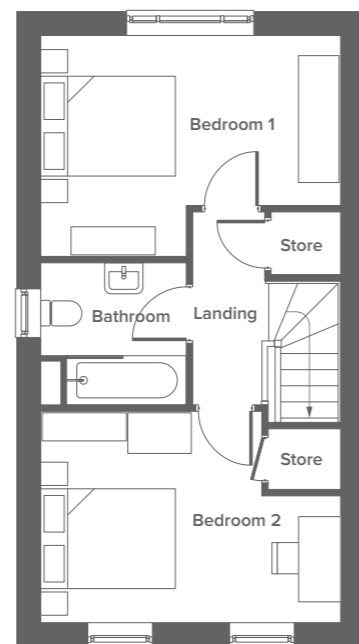
Meters: 3.2 x 4.3
Feet: 10' 6" x 14' 1"

Bathroom

Meters: 2.01 x 2.07
Feet: 6' 7" x 6' 9"

Second Bedroom

Meters: 2.8 x 4.3
Feet: 9' 2" x 14' 1"



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The Olive

2 bedroom home

Plots: 102, 171
Sq.m: 71.6
Sq.ft: 770



Ground Floor

Kitchen

Meters: 3.1 x 2.1
Feet: 10' 2" x 6' 10"

Utility

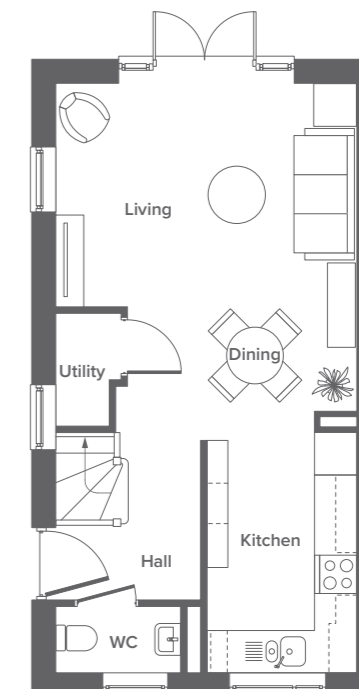
Meters: 1.6 x 1
Feet: 5' 3" x 3' 3"

Lounge/Diner

Meters: 5.1 x 4.3
Feet: 16' 8" x 14' 1"

W/C

Meters: 0.9 x 2.7
Feet: 2' 11" x 8' 10"



First Floor

Master Bedroom

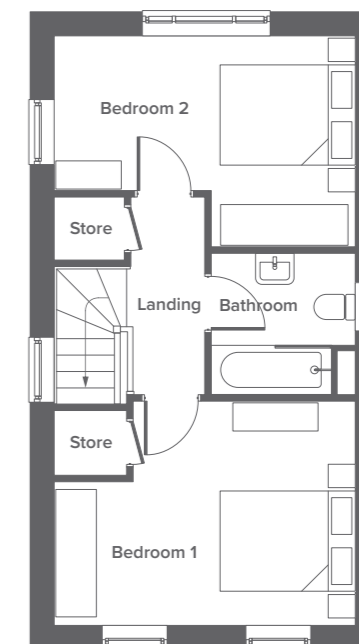
Meters: 3.2 x 4.3
Feet: 10' 6" x 14' 1"

Bathroom

Meters: 2.01 x 2.07
Feet: 6' 7" x 6' 9"

Second Bedroom

Meters: 3.02 x 4.3
Feet: 9' 10" x 14' 1"



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The Cedar

3 bedroom home

Plots: 90, 94, 108, 116, 117, 119, 122, 124, 125, 243, 244, 245, 248, 249, 250, 251, 252
Sq.m: 87
Sq.ft: 936



Ground Floor

Lounge

Meters: 4.5 x 3.05
Feet: 14' 9" x 10' 0"

Kitchen/Diner

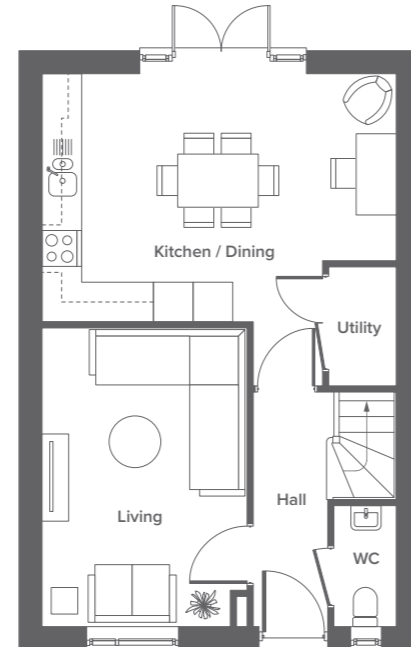
Meters: 3.7 x 5.3
Feet: 12' 1" x 17' 4"

Utility

Meters: 1.8 x 0.88
Feet: 5' 10" x 2' 10"

W/C

Meters: 1.8 x 0.88
Feet: 5' 10" x 2' 10"



First Floor

Master Bedroom

Meters: 4.7 x 2.8
Feet: 15' 5" x 9' 2"

Second Bedroom

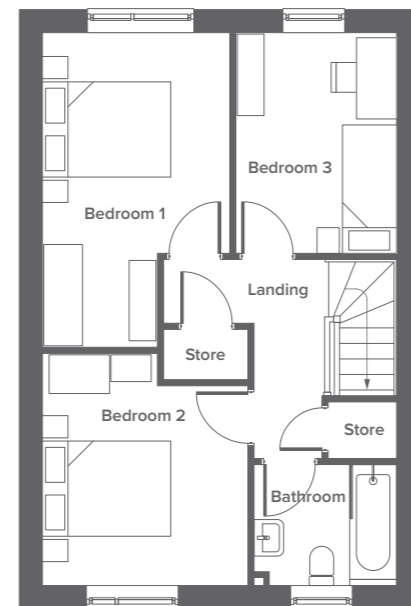
Meters: 3.5 x 3.04
Feet: 11' 5" x 9' 11"

Third Bedroom

Meters: 3.08 x 2.2
Feet: 10' 1" x 7' 2"

Bathroom

Meters: 1.7 x 2.2
Feet: 5' 6" x 7' 2"



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The Acacia

3 bedroom home

Plots: 91, 95, 109, 118, 123, 242
Sq.m: 87.32
Sq.ft: 940



Ground Floor

Lounge

Meters: 4.5 x 3.1
Feet: 14' 9" x 10' 2"

Kitchen/Diner

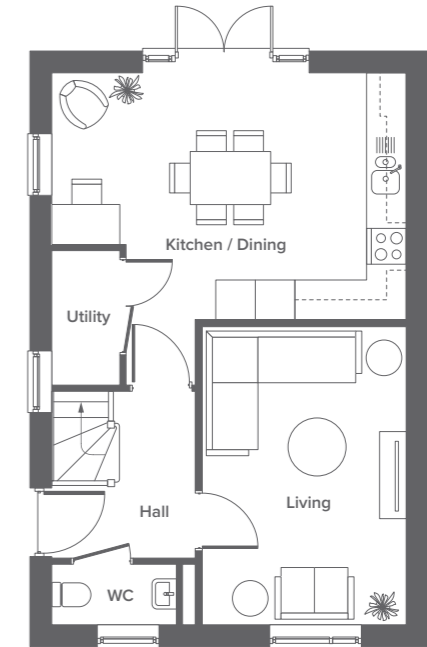
Meters: 3.7 x 5.3
Feet: 12' 1" x 17' 4"

Utility

Meters: 2.01 x 1.01
Feet: 6' 7" x 3' 3"

W/C

Meters: 1 x 2.2
Feet: 3' 3" x 7' 2"



First Floor

Master Bedroom

Meters: 4.7 x 2.8
Feet: 15' 5" x 9' 2"

Second Bedroom

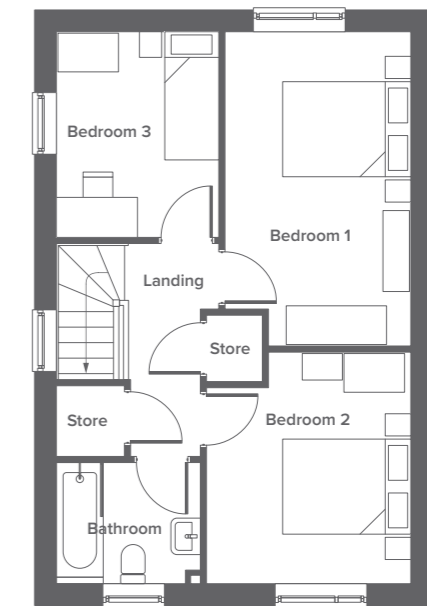
Meters: 3.5 x 3.04
Feet: 11' 5" x 9' 11"

Third Bedroom

Meters: 3.1 x 2.4
Feet: 10' 2" x 7' 10"

Bathroom

Meters: 1.8 x 2.1
Feet: 5' 10" x 6' 10"



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The Emerson

4 bedroom home

Plots: 126, 127, 128, 129

Sq.m: 98.88

Sq.ft: 1064



Ground Floor

Lounge

Meters: 3.7 x 4

Feet: 12' 1" x 13' 1"

Kitchen/Diner

Meters: 4.02 x 5.3

Feet: 13' 2" x 17' 4"

Utility

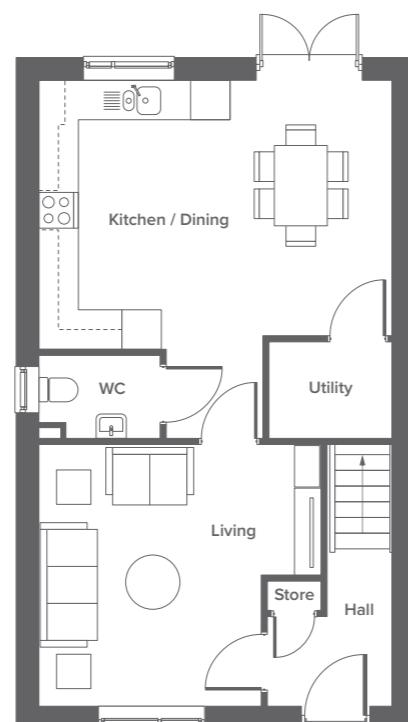
Meters: 1.5 x 1.9

Feet: 4' 11" x 6' 2"

W/C

Meters: 1.5 x 1.8

Feet: 4' 11" x 5' 10"



First Floor

Master Bedroom

Meters: 3.7 x 3.02

Feet: 12' 1" x 9' 10"

Second Bedroom

Meters: 3.4 x 3.05

Feet: 11' 1" x 10'

Third Bedroom

Meters: 3.8 x 2.2

Feet: 12' 5" x 7' 2"

Fourth Bedroom

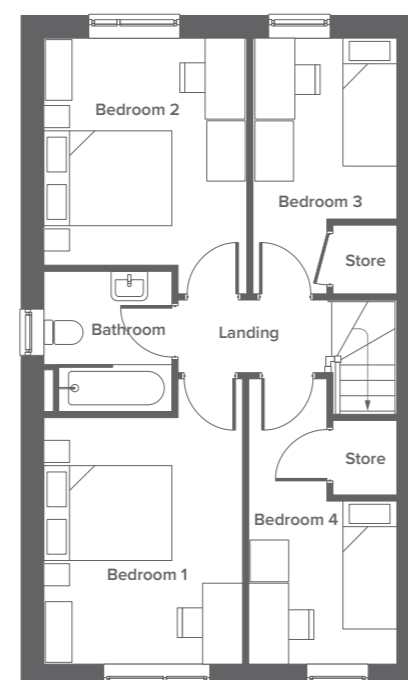
Meters: 4.3 x 2.2

Feet: 14' 1" x 7' 2"

Bathroom

Meters: 2.1 x 1.9

Feet: 6' 10" x 6' 2"



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“We thought it would be years until we could afford to buy our new home, that’s until we discovered Shared Ownership”



Specification

Kitchen

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

Utility

- Plumbing for washing machine

Bathroom

- Contemporary white bathroom fittings
- Johnson wall tiles
- Chrome heated towel rails
- Thermostatic shower over bath
- Karndean vinyl flooring

Internal features

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

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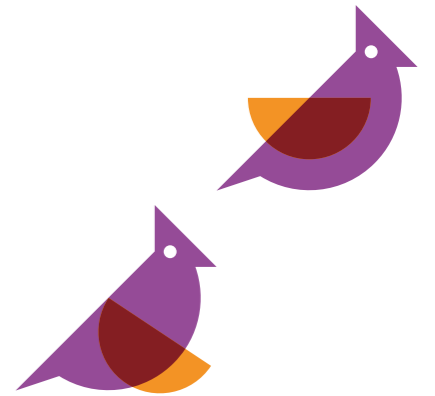


External features

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

General

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





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.

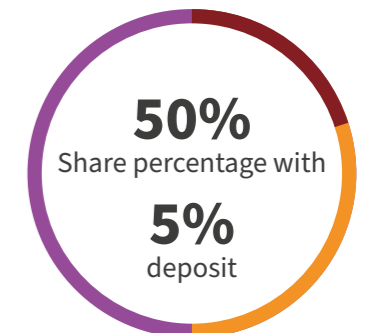
You'll need a minimum level of income and savings, the amount will be determined by the value of the home you want to buy, your personal circumstances, and your lender's requirements, but depending on which lender you use, the deposit can be as little as 5% of the share value. If you want to see what 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:	£300,000
Share Percentage:	50%
Deposit Amount:	5%
(£7,500)	
Mortgage Term:	30 years
Interest Rate:	5%
Share Value	£150,000
Mortgage amount	£142,500
Monthly Mortgage Costs:	£765
Monthly Rental Costs:	£343.75
Total monthly costs:	£1,108.75

Find out your results now at plumlife.co.uk



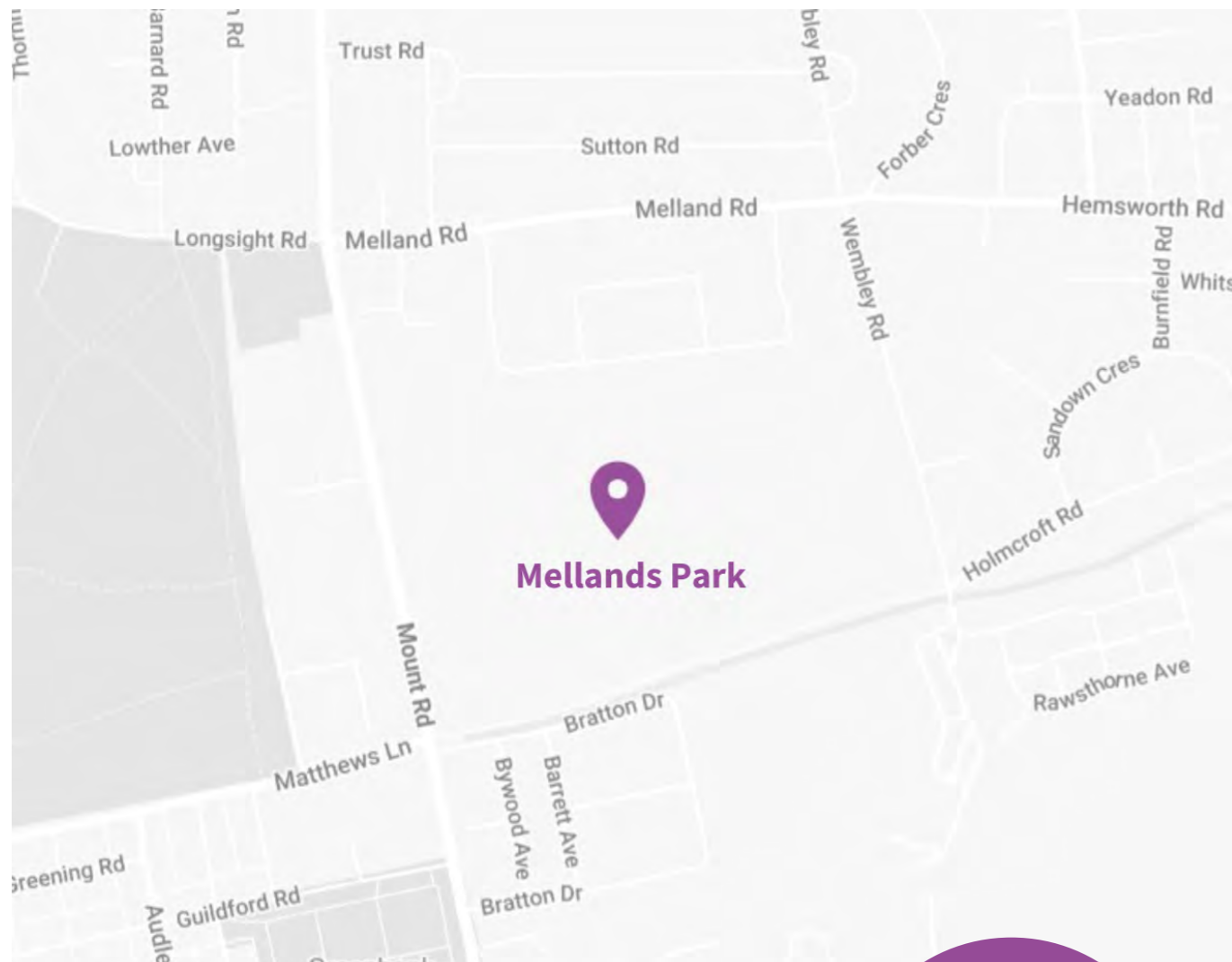
“Plumlife did everything we needed them to do and the fact we have been able to take advantage of the Shared Ownership scheme has been a godsend for me and my girls. We couldn't ask for more.”

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

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



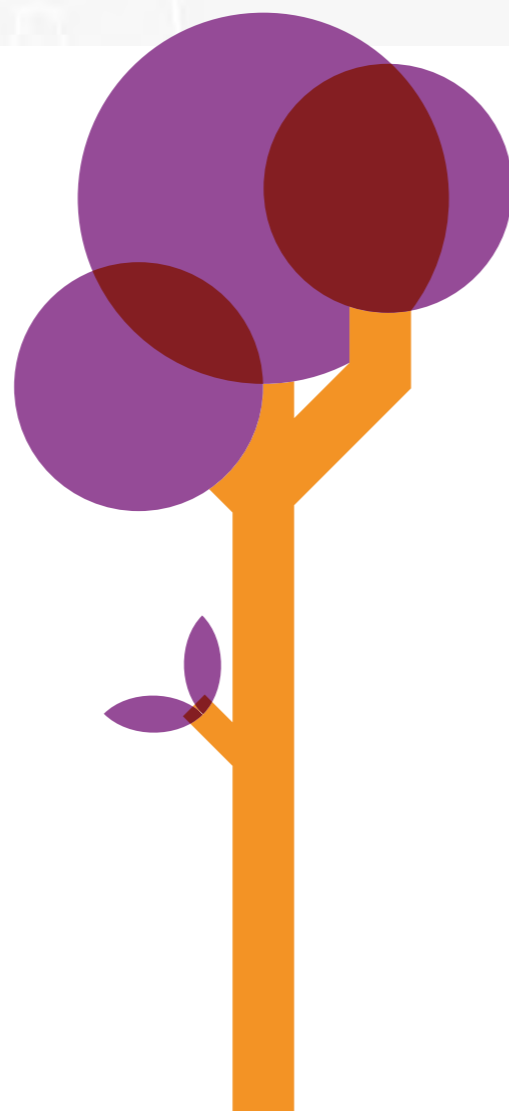
How to find us

In Gorton, you'll find convenient transport links on your doorstep. There are a variety of local bus routes within close reach, while nearby stations such as Ryder Brow offer regular train services, making it easy for commuters to reach the city centre. Additionally, Mellands Park benefits from its proximity to major road networks such as the A6 and A34.

To reach us, head right off the A6 onto Matthews Lane. Take a left onto Mount Road and then take a right onto Melland Road. Turn right onto Wembley Road and you will find the development on the right hand side.

The development is a:

- 1 minute walk to the nearest bus stop
- 8 minute walk to Ryder Brow train station



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

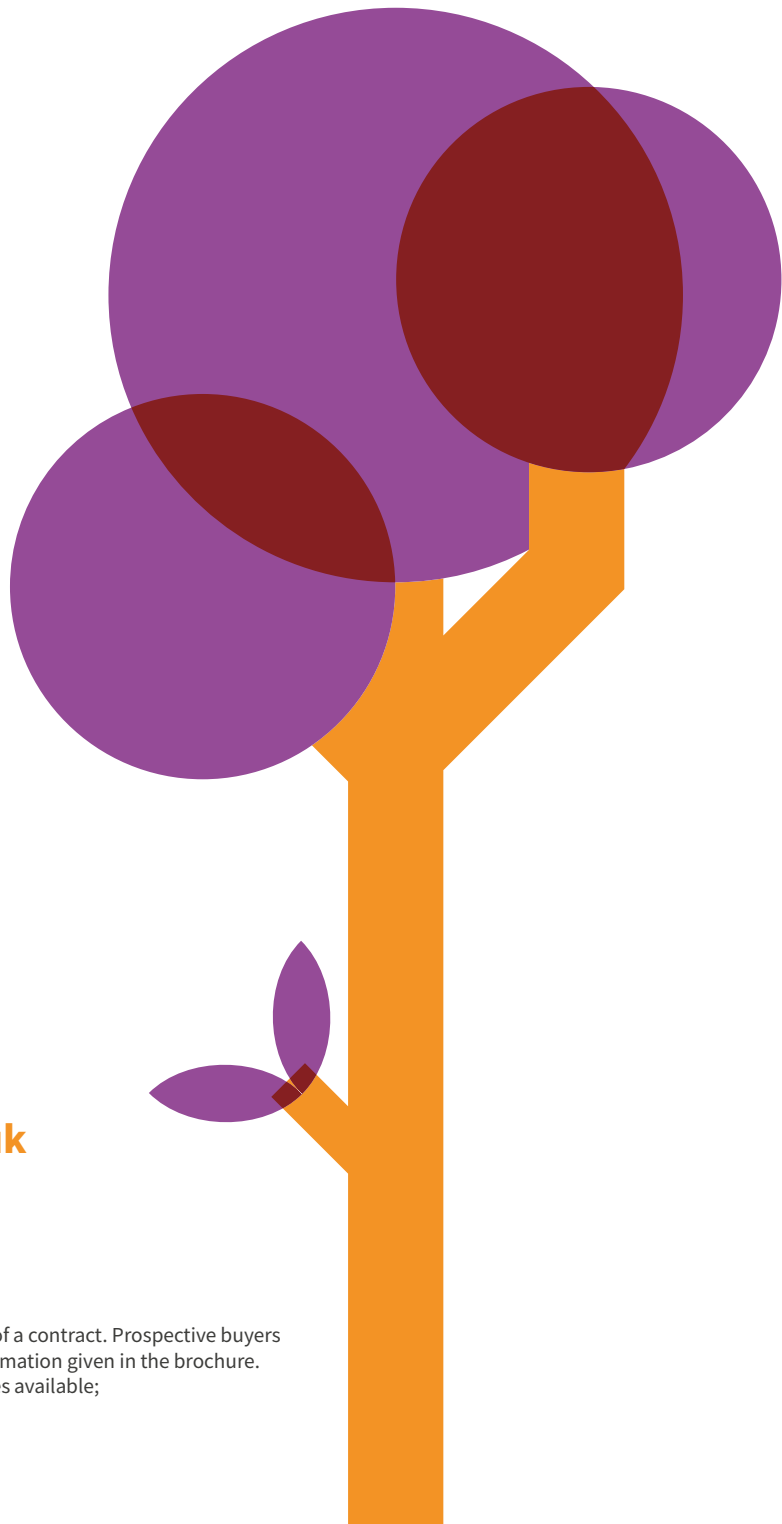
The number of years that Plumlife's parent company has operated, albeit under a different name!

£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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