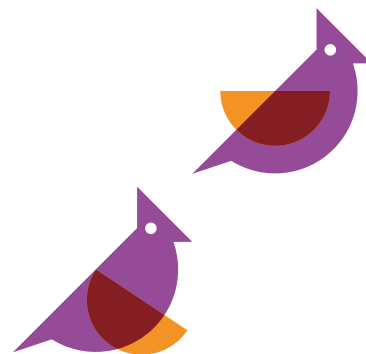


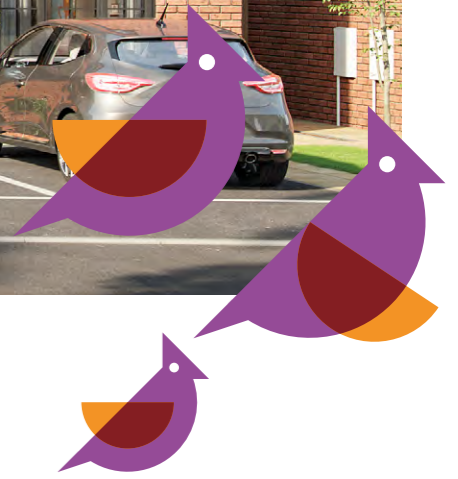
Old Brook View



2 & 3 bedroom homes available
through Shared Ownership

People. Places. Purpose.

Plumlife
homes 



Welcome to Old Brook View

We're delighted to welcome you to Old Brook View, a stunning collection of 48 two and three bedroom homes located in the sought after town of Shaw.

Shaw is a fantastic place to live, offering a lovely balance of green space and great connections. With open countryside just moments away, residents can enjoy peaceful walks along the River Beal, while Manchester City Centre is still close enough for an easy trip whenever you want a dose of city life. It's a spot that really gives you the best of both worlds.

Old Brook View is giving people the opportunity to live in this sought after location thanks to all the 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.



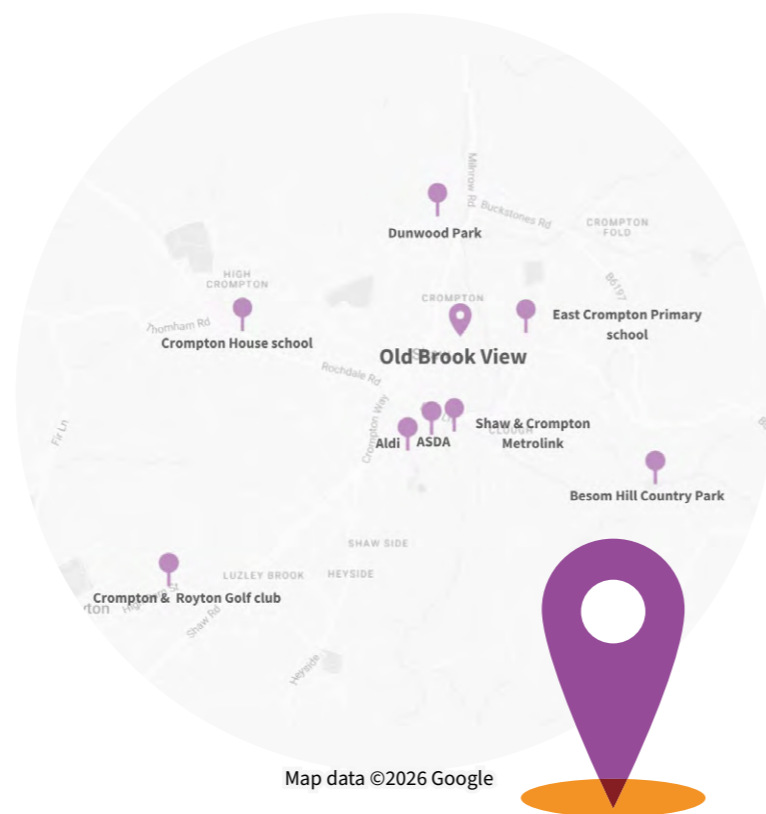
Shaw, Oldham

Shaw has a strong mix of everyday amenities, with supermarkets, independent cafés, pubs, and local shops all close by. It's easy to pick up groceries, grab a coffee, or head out for a quick bite without travelling far. The town also offers plenty of outdoor space, including allotments, playing fields, a golf course, and several parks. George Street Playing Fields is being improved through a community-led project, adding wildflower meadows and restoring the pond with help from local schools.

Families benefit from a good range of schools in and around Shaw, including four rated "Outstanding" in the wider area. Local schools are well-established and offer varied extracurricular activities, giving children opportunities beyond the classroom.

Getting around is simple, with reliable bus routes and a Metrolink stop linking directly to Oldham, Rochdale, and Manchester. Drivers have quick access to the M62, and nearby stations such as Smithy Bridge and Castleton add further travel options.

With its practical amenities, green spaces, well-regarded schools, and strong transport links, Shaw is an appealing place to put down roots.



Map data ©2026 Google

Nearby to Old Brook View

East Crompton St George's CE Primary School 4 mins

Crompton Library 9 mins

Besom Hill Country Park 6 mins

Shaw and Crompton tram stop 2 mins

Aldi Supermarket 10 mins
Asda Superstore 6 mins
Crompton House secondary school 5 mins

Crompton and Royton Golf Club 7 mins
Manchester City Centre 39 mins

Getting around in Shaw

402 and 436 routes to Oldham and Rochdale 2 mins

Shaw & Crompton Metrolink stop - trams to Rochdale, Oldham and Manchester 2 mins



Did you know?

Shaw sits in a landscape with roots stretching back to the Bronze Age, with ancient artefacts discovered on nearby Crompton Moor showing that people have lived and worked in this area for thousands of years. This deep sense of place, combined with Shaw's later growth as a thriving mill town, gives the community a unique blend of heritage and character that continues to shape modern living today.



Old Brook View



The Joiner

2 bedroom home
Plots: 153, 154



The Cooper

2 bedroom home
Plots: 136, 137, 138, 139, 155,
156, 164, 165, 166, 171, 172, 173,
177, 178, 196, 197



The Tailor

3 bedroom home
Plots: 157, 158, 159, 162, 163,
167, 168, 169, 170, 182, 183, 184,
185, 200, 201



The Tailor+

3 bedroom home
Plots: 140, 141, 160, 161, 189,
190, 191, 192



The Thespian

3 bedroom home
Plots: 188



The Chandler

3 bedroom home
Plots: 186, 187, 198, 199, 206,
207



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SS: Substation



The Joiner

2 bedroom home
 Plots: 153, 154
 Sq.m: 63.17
 Sq.ft: 680

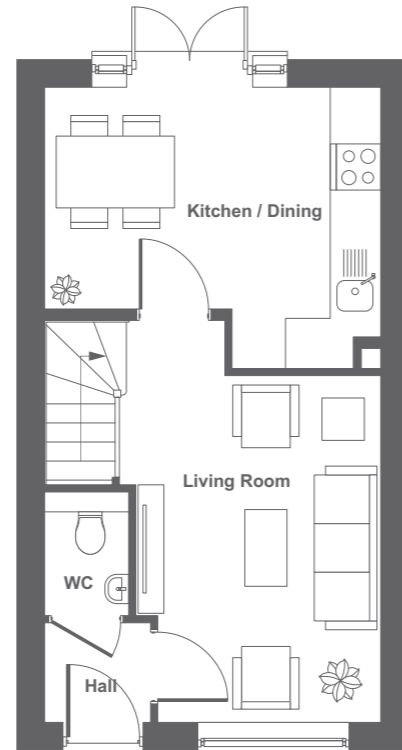


Ground Floor

Lounge
 Metres: 4.2 x 2.9
 Feet: 13' 9" x 9' 6"

W/C
 Metres: 1.0 x 1.5
 Feet: 3' 3" x 4' 11"

Kitchen
 Metres: 4.0 x 3.4
 Feet: 13' 1" x 11' 1"

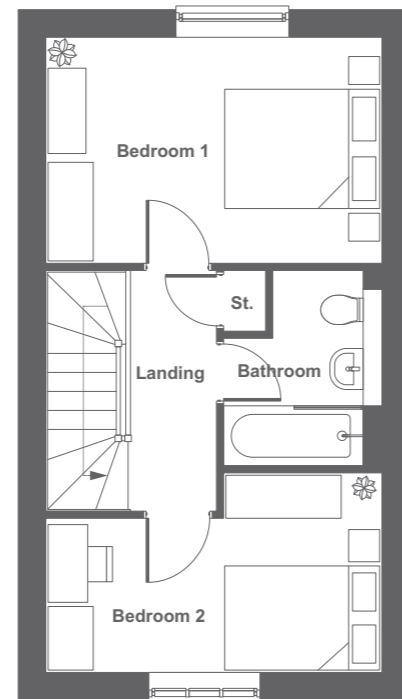


First Floor

Master Bedroom
 Metres: 4.0 x 2.7
 Feet: 13' 1" x 8' 10"

Bathroom
 Metres: 2.3 x 1.9
 Feet: 7' 6" x 6' 2"

Second Bedroom
 Metres: 4.0 x 2.4
 Feet: 13' 1" x 7' 10"



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The Cooper

2 bedroom home
 Plots: 136, 137, 138, 139, 155, 156, 164, 165, 166, 171, 172, 173, 177, 178, 196, 197
 Sq.m: 71.53
 Sq.ft: 770

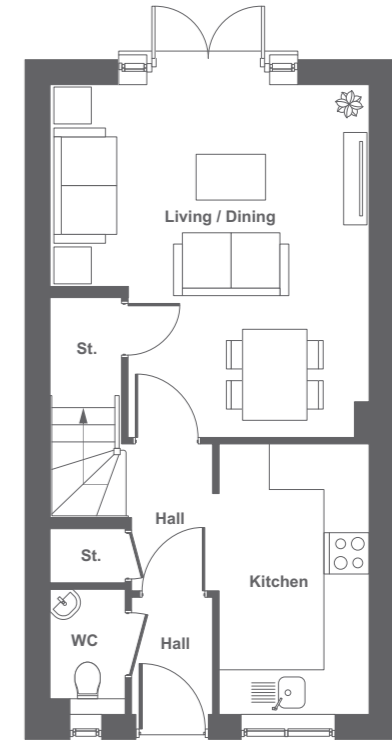


Ground Floor

Lounge/Diner
 Metres: 4.2 x 4.7
 Feet: 13' 9" x 15' 5"

W/C
 Metres: 1.0 x 1.7
 Feet: 3' 3" x 5' 6"

Kitchen
 Metres: 2.0 x 3.6
 Feet: 6' 6" x 11' 9"



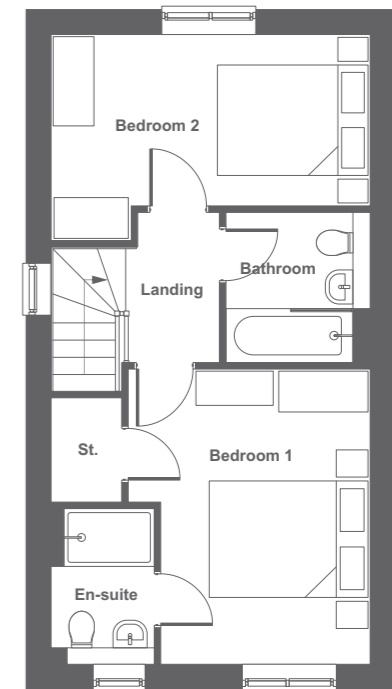
First Floor

Master Bedroom
 Metres: 3.9 x 2.3
 Feet: 12' 9" x 7' 6"

Bathroom
 Metres: 1.9 x 2.0
 Feet: 6' 2" x 6' 6"

Ensuite
 Metres: 2.1 x 1.2
 Feet: 6' 10" x 3' 11"

Second Bedroom
 Metres: 4.2 x 2.3
 Feet: 13' 9" x 7' 6"



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The Tailor

3 bedroom home

Plots: 157, 158, 159, 162, 163, 167, 168, 169, 170, 182, 183, 184, 185, 200, 201

Sq.m: 74.51

Sq.ft: 802



Ground Floor

Lounge

Metres: 3.7 x 4.1

Feet: 12' 1" x 13' 5"

W/C

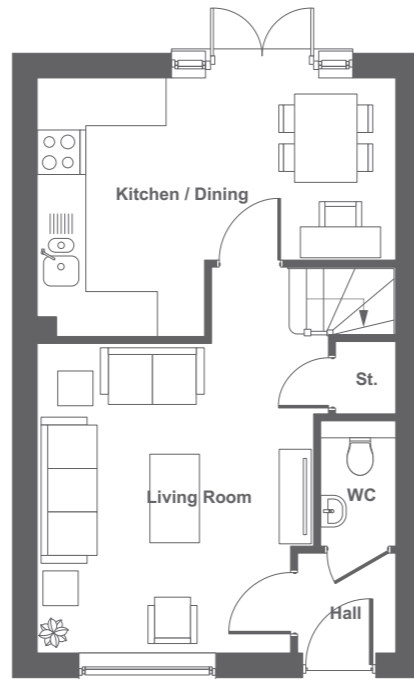
Metres: 1.0 x 1.6

Feet: 3' 3" x 5' 3"

Kitchen/Diner

Metres: 4.8 x 3.4

Feet: 15' 9" x 11' 1"



First Floor

Master Bedroom

Metres: 3.3 x 2.4

Feet: 10' 9" x 7' 10"

Third Bedroom

Metres: 2.2 x 2.0

Feet: 7' 2" x 6' 6"

Ensuite

Metres: 1.2 x 2.4

Feet: 3' 11" x 7' 10"

Bathroom

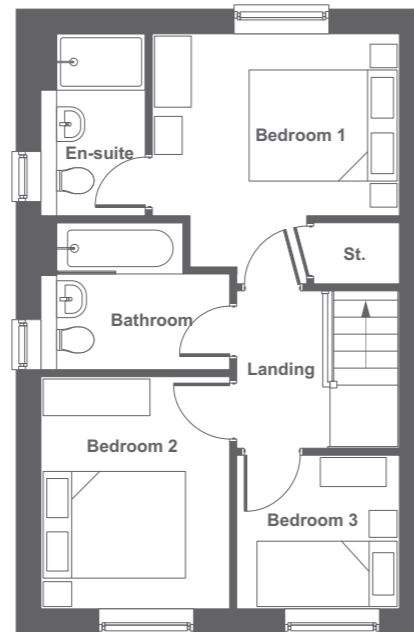
Metres: 2.5 x 1.9

Feet: 8' 2" x 6' 2"

Second Bedroom

Metres: 2.5 x 3.1

Feet: 8' 2" x 10' 2"



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The Tailor+

3 bedroom home

Plots: 140, 141, 160, 161, 189, 190, 191, 192

Sq.m: 83.98

Sq.ft: 904



Ground Floor

Lounge

Metres: 3.7 x 4.1

Feet: 12' 1" x 13' 5"

W/C

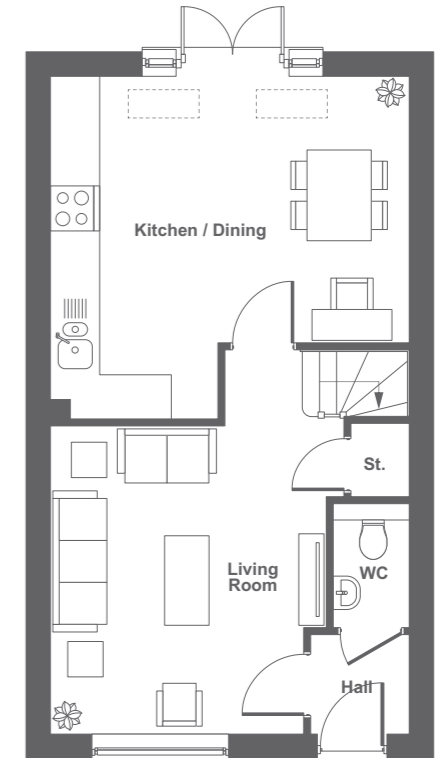
Metres: 1.0 x 1.6

Feet: 3' 3" x 5' 3"

Kitchen/Diner

Metres: 4.8 x 4.6

Feet: 15' 9" x 15' 1"



First Floor

Master Bedroom

Metres: 3.3 x 2.4

Feet: 10' 9" x 7' 10"

Third Bedroom

Metres: 2.2 x 2.0

Feet: 7' 2" x 6' 6"

Ensuite

Metres: 1.2 x 2.4

Feet: 3' 11" x 7' 10"

Bathroom

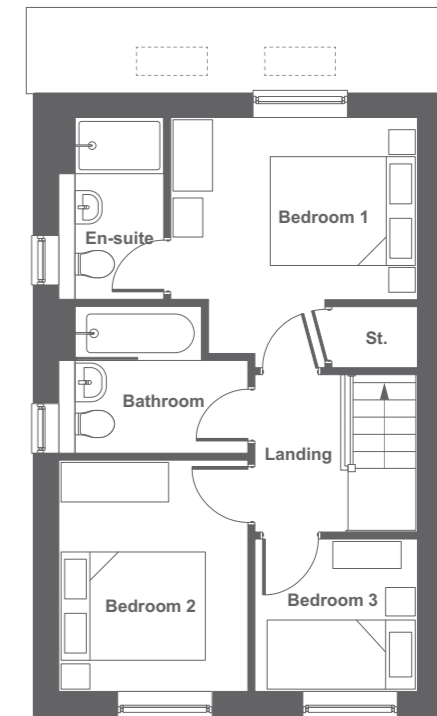
Metres: 2.5 x 1.9

Feet: 8' 2" x 6' 2"

Second Bedroom

Metres: 2.5 x 3.1

Feet: 8' 2" x 10' 2"



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The Thespian

3 bedroom home
 Plots: 188
 Sq.m: 85.56
 Sq.ft: 921

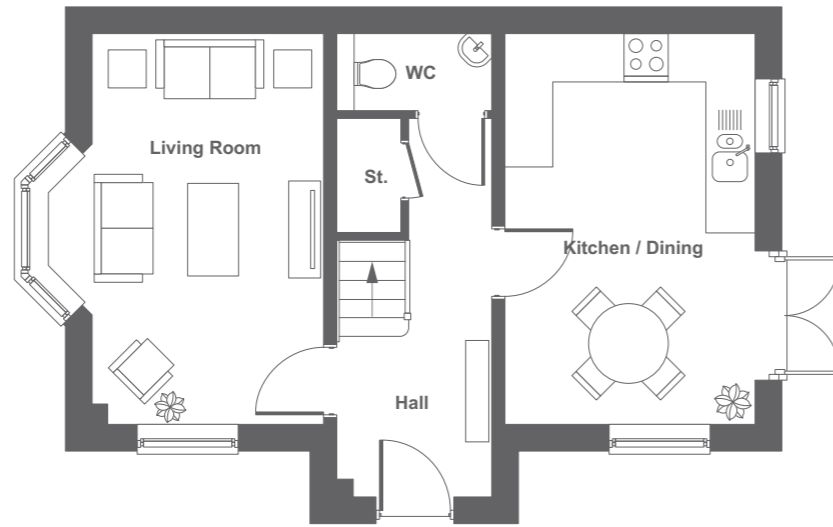


Ground Floor

Lounge
 Metres: 2.9 x 4.8
 Feet: 9' 6" x 15' 9"

W/C
 Metres: 1.9 x 0.9
 Feet: 6' 2" x 2' 11"

Kitchen/Diner
 Metres: 3.1 x 4.8
 Feet: 10' 2" x 15' 9"



First Floor

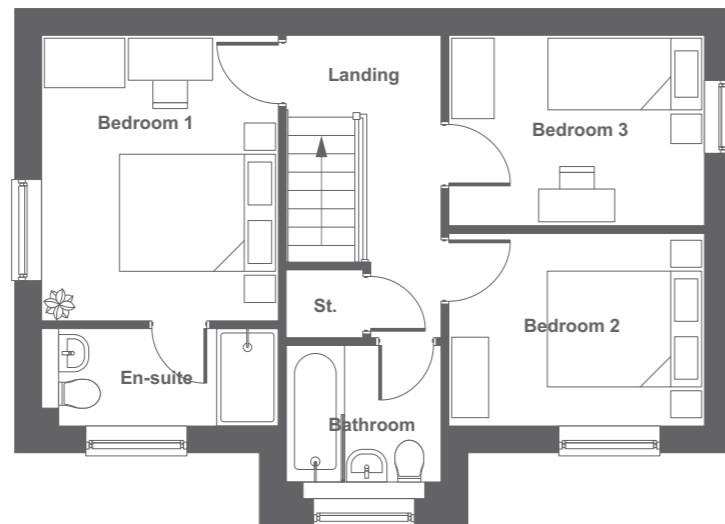
Master Bedroom
 Metres: 2.9 x 3.5
 Feet: 9' 2" x 11' 5"

Third Bedroom
 Metres: 3.2 x 2.4
 Feet: 10' 6" x 7' 10"

Ensuite
 Metres: 2.9 x 1.2
 Feet: 9' 6" x 3' 11"

Bathroom
 Metres: 1.9 x 1.7
 Feet: 6' 2" x 5' 6"

Second Bedroom
 Metres: 3.2 x 2.4
 Feet: 10' 6" x 7' 10"



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The Chandler

3 bedroom home
 Plots: 186, 187, 198, 199, 206, 207
 Sq.m: 88.35
 Sq.ft: 951

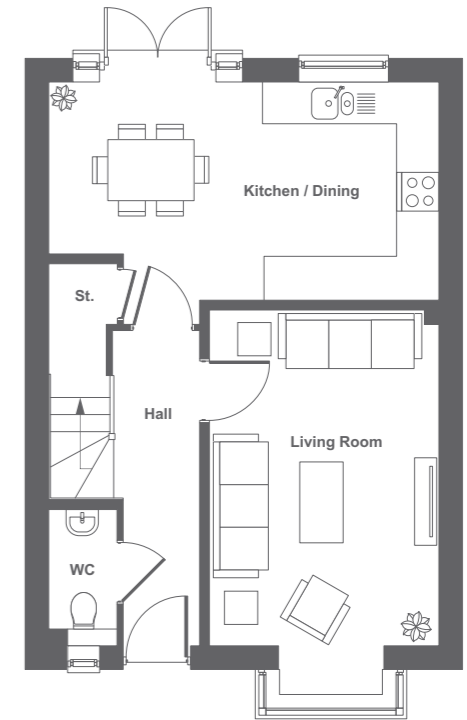


Ground Floor

Lounge
 Metres: 4.7 x 3.2
 Feet: 15' 5" x 10' 6"

W/C
 Metres: 0.9 x 1.9
 Feet: 2' 11" x 6' 2"

Kitchen/Diner
 Metres: 5.5 x 3.1
 Feet: 18' 0" x 10' 2"



First Floor

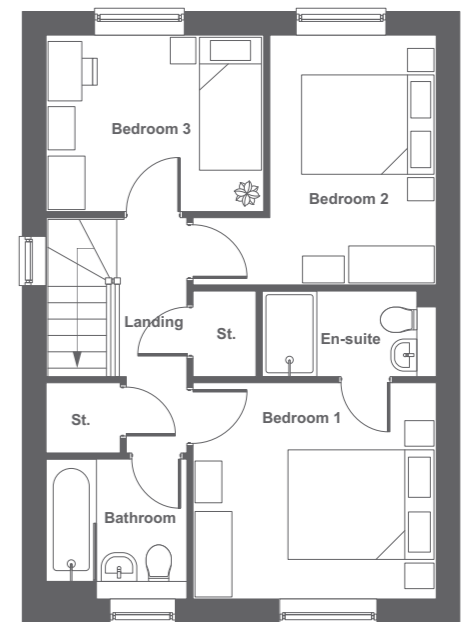
Master Bedroom
 Metres: 3.4 x 3.0
 Feet: 11' 1" x 9' 10"

Third Bedroom
 Metres: 3.0 x 2.5
 Feet: 9' 10" x 8' 2"

Ensuite
 Metres: 2.4 x 1.2
 Feet: 7' 10" x 3' 11"

Bathroom
 Metres: 2.0 x 1.9
 Feet: 6' 6" x 6' 2"

Second Bedroom
 Metres: 2.3 x 3.5
 Feet: 7' 6" x 11' 5"



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Specification

Kitchen

- Contemporary fitted Roundel kitchens
- Electric oven, gas hob & extractor hood in stainless steel finish
- Integrated fridge/freezer
- Plumbing for washing machine
- Splash back to hob area
- Vinyl flooring

Bathroom

- Contemporary white bathroom fittings
- Chrome heated towel rails to bathroom & en-suite
- Thermostatic shower
- Vinyl flooring

Internal features

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

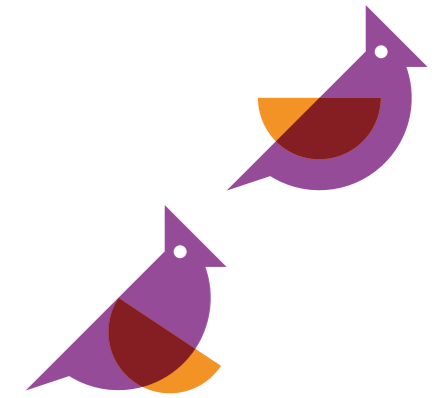


External features

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

General

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



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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.

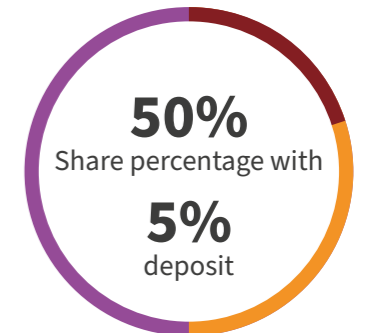
You'll need a minimum level of income and savings, the amount will be determined by the value of the home you want to buy, your personal circumstances, and your lender's requirements, but depending on which lender you use, the deposit can be as little as 5% of the share value. If you want to see what you could afford, why not head to our website at www.plumlife.co.uk 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: (£5,000)	5%
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 a guide only, not actual mortgage advice.



“I've had such a wonderful experience with Plumlife and would highly recommend them to a lot of people that want to get onto the property ladder. Especially if they don't have the full amount to buy on their own.”

Emma

For Emma, the dream of owning her own home once felt completely unattainable. With rising rental costs and the challenge of saving a significant deposit, she worried she'd be stuck in the rental cycle indefinitely. That all changed when she discovered Shared Ownership with Plumlife Homes.

plumlife.co.uk/customer-stories



How to find us

Old Brook View is easy to reach by road. From the M62, take junction 21 and follow the A640 towards Shaw, then continue along Milnrow Road until you reach Beal Lane. If you're approaching from the A672, head towards Shaw via Buckstones Road and follow the route into the centre through Grains Road. From here, the entrance to the development is just off Beal Lane.

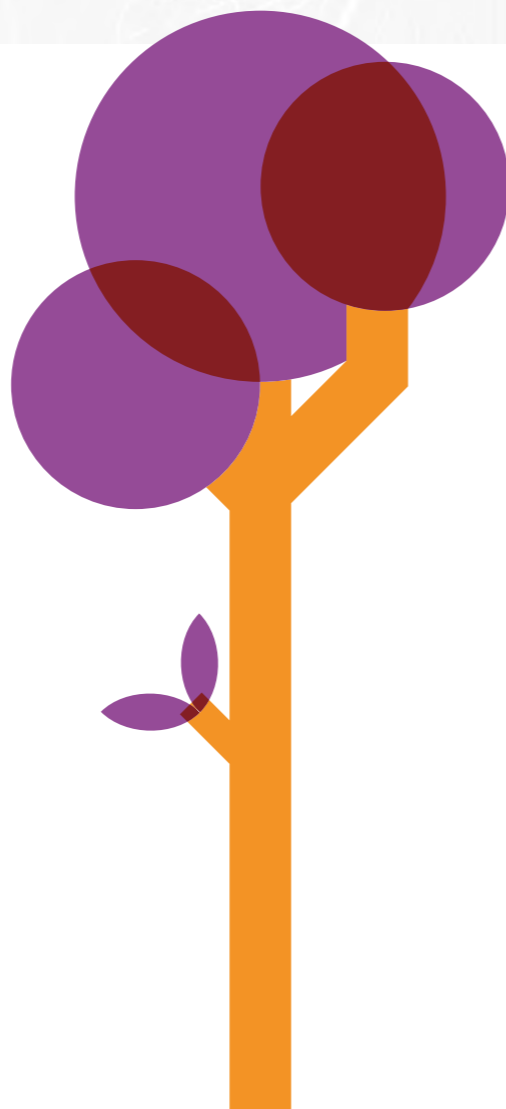
The development is a:



2 minute walk to the nearest bus stop



2 minute walk to Shaw & Crompton Metrolink 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

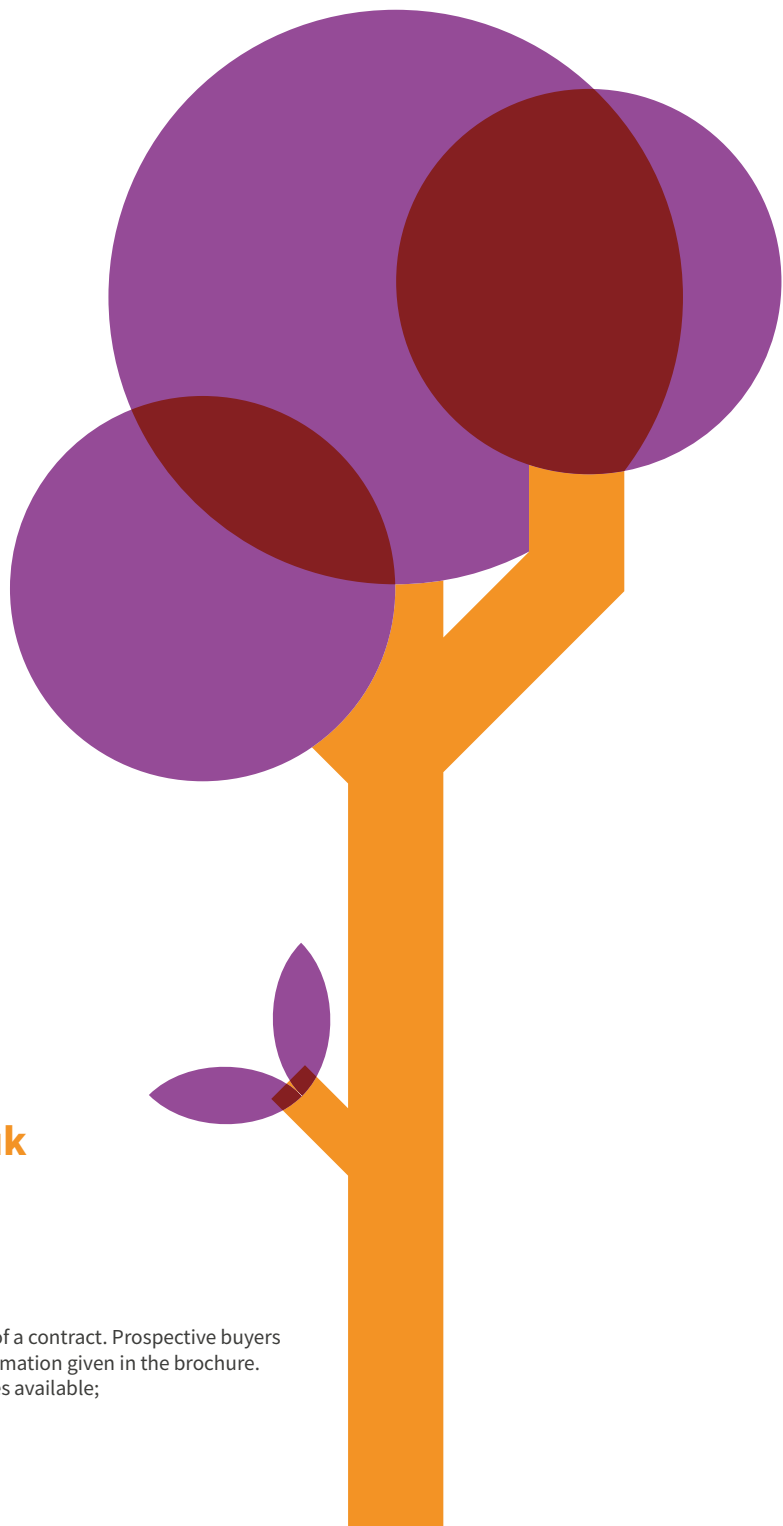
The number of years that Plumlife's parent company has operated, albeit under a different name!

£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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