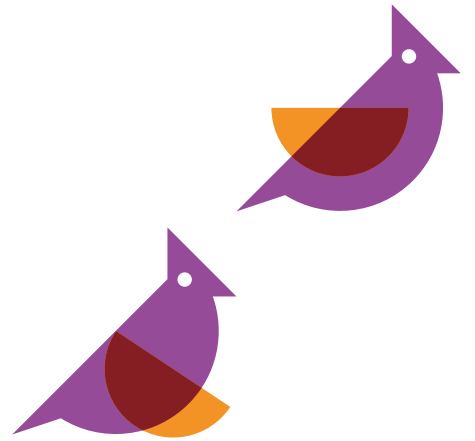


Salina Gardens



2, 3 & 4 bedroom homes available
through Shared Ownership

People. Places. Purpose.





Welcome to Salina Gardens

We're delighted to welcome you to Salina Gardens. This new development offers a stunning collection of 31 homes located in Middlewich.

Middlewich features a range of local amenities, schools, and recreational spaces, ensuring residents have everything they need close by. From independent cafés and eateries to scenic parks and family friendly leisure spots, there's always something to enjoy just a stone's throw away!

The area also offers a well-connected transport network, facilitating easy travel to neighbouring towns and cities, making it an attractive location for commuters and families alike.

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.





Middlewich

Middlewich is a picturesque town located in Cheshire which offers an exceptional setting for anyone looking to enjoy an appealing and desirable place to live. Residents are spoilt for choice with an abundance of things to do within close reach.

Croxton Park and Middlewich Cricket Club are within walking distance, where you can enjoy green spaces, outdoor activities, picnics, and leisurely walks. Middlewich also offers a variety of independent restaurants and cafés, creating a setting ideal for both relaxing and active lifestyles. The development is also situated next to the stunning Trent & Mersey Canal, perfect for scenic walking and cycling routes, or relaxing afternoons by the water. For your little ones, there are ‘Good’ Ofsted-rated schools in close proximity to the development, so you won’t be short of choice!

The area also benefits from a well-connected transportation network which facilitates easy travel to neighbouring towns and cities, so residents can enjoy the balance of peaceful living with excellent connectivity across Cheshire and beyond.



Nearby to Salina Gardens

Croxton Park	7 mins	Lidl	2 mins	Middlewich Primary School	4 mins
Middlewich Cricket Club	7 mins	Morrisons	2 mins	Middlewich High School	4 mins
Middlewich Town Social Club	9 mins	Middlewich Leisure Centre	4 mins		

Getting around in Middlewich

- St Michael’s Way bus stop to Sandbach and Winsford** 14 mins
- Winsford train station to Crewe, Liverpool Lime Street and Birmingham New Street.** 7 mins
- Holmes Chapel train station to Manchester Piccadilly and Crewe** 12 mins
- M6** 8 mins



Did you know?

Middlewich has a salt-making heritage spanning over 2,000 years. Salt making likely began in the Iron Age, and the Romans named the town Salinae because of its rich salt deposits and developed it into a major production centre with a nearby fort.

Salt is still produced in Middlewich, supplying a significant portion of the UK’s table salt.



Salina Gardens



The Waller
2 bedroom home
Plots: 2, 3, 4, 5, 28



The Alexandar
2 bedroom home
Plots: 10, 11, 39, 40



The Magnet
2 bedroom home
Plots: 1, 26, 34, 37, 45



The Edgewater
2 bedroom home
Plots: 29



The Danehurst
2 bedroom home
Plots: 27



The Neptune
3 bedroom home
Plots: 25, 35, 36, 38, 41, 42, 43, 44



The Neptune Plus
3 bedroom home
Plots: 12, 13, 23, 24



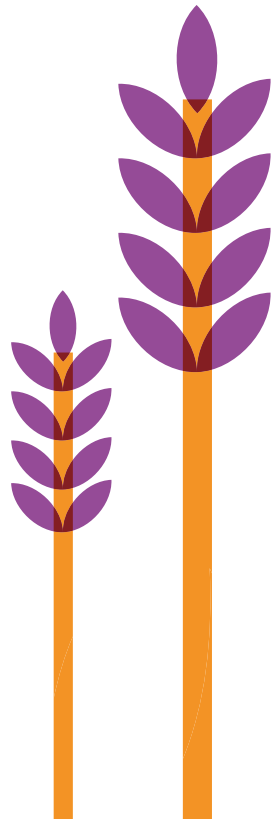
The Venus
3 bedroom home
Plots: 46



The Weaver
4 bedroom home
Plots: 47, 48



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The Waller

2 bedroom home

Plots: 2, 3, 4, 5, 28

Sq.m: 70

Sq.ft: 753



Ground Floor

Lounge

Metres: 3.3 x 3.7

Feet: 10' 8" x 12' 1"

Kitchen/Diner

Metres: 3.0 x 3.9

Feet: 9' 8" x 12' 7"

Utility

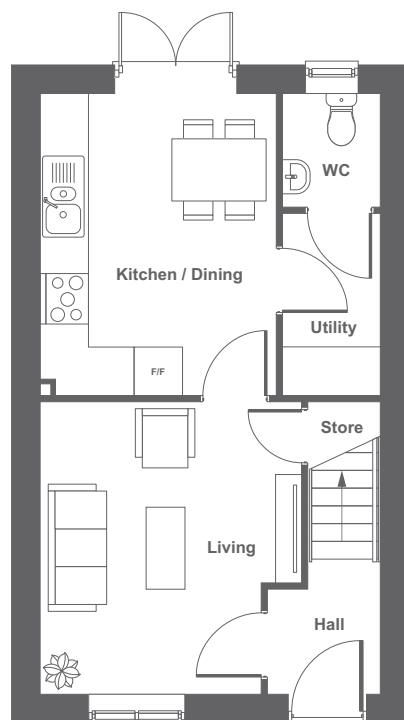
Metres: 1.2 x 2.6

Feet: 3' 9" x 8' 5"

W/C

Metres: 1.2 x 1.4

Feet: 3' 9" x 4' 5"



First Floor

Master Bedroom

Metres: 4.4 x 2.8

Feet: 14' 4" x 9' 1"

Second Bedroom

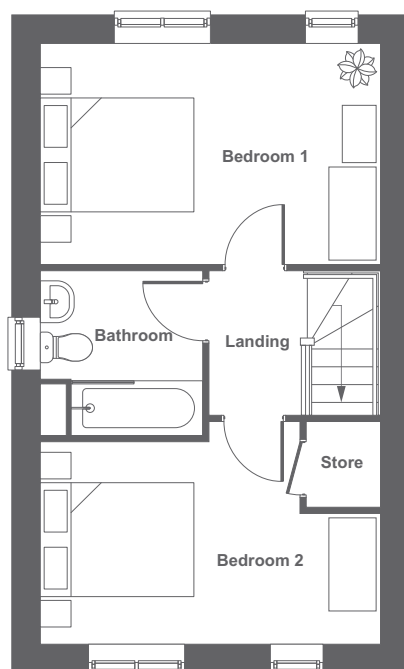
Metres: 4.4 x 2.6

Feet: 14' 4" x 8' 5"

Bathroom

Metres: 2.1 x 2.1

Feet: 6' 8" x 6' 8"



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The Alexandar

2 bedroom home

Plots: 10, 11, 39, 40

Sq.m: 70

Sq.ft: 753



Ground Floor

Lounge

Metres: 3.3 x 3.7

Feet: 10' 8" x 12' 1"

Kitchen/Diner

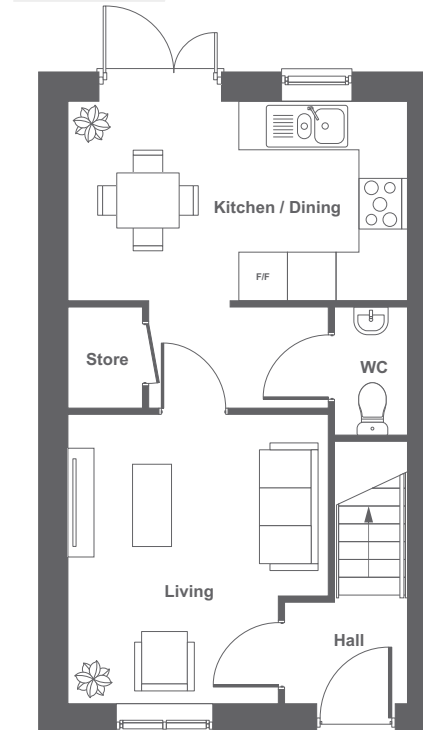
Metres: 4.4 x 2.6

Feet: 14' 4" x 8' 5"

W/C

Metres: 1.6 x 0.9

Feet: 5' 2" x 2' 9"



First Floor

Master Bedroom

Metres: 4.2 x 3.3

Feet: 13' 7" x 10' 8"

Second Bedroom

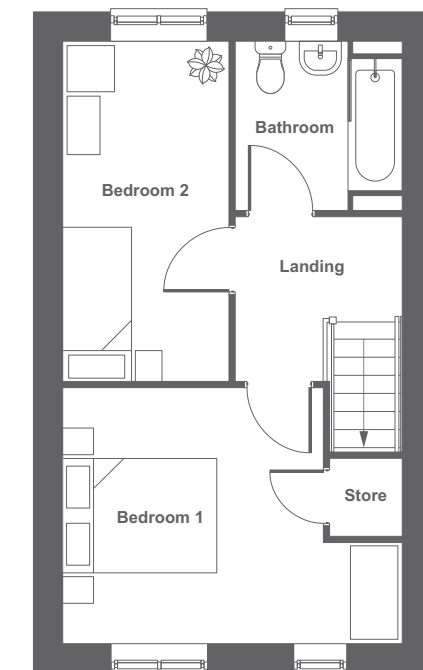
Metres: 4.4 x 2.2

Feet: 14' 4" x 7' 2"

Bathroom

Metres: 2.2 x 2.2

Feet: 7' 2" x 7' 2"



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The Magnet

2 bedroom home
Plots: 1, 26, 34, 37, 45
Sq.m: 79
Sq.ft: 850

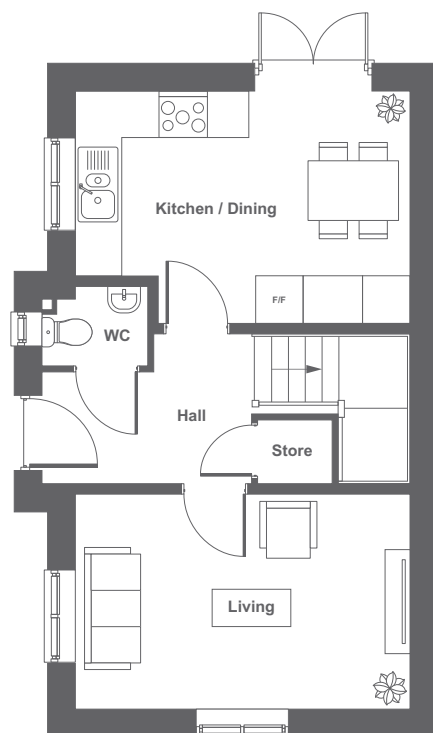


Ground Floor

Lounge
Metres: 2.8 x 4.5
Feet: 9' 1" x 14' 7"

W/C
Metres: 1.0 x 1.4
Feet: 3' 2" x 4' 5"

Kitchen/Diner
Metres: 3.1 x 4.5
Feet: 10' 1" x 14' 7"

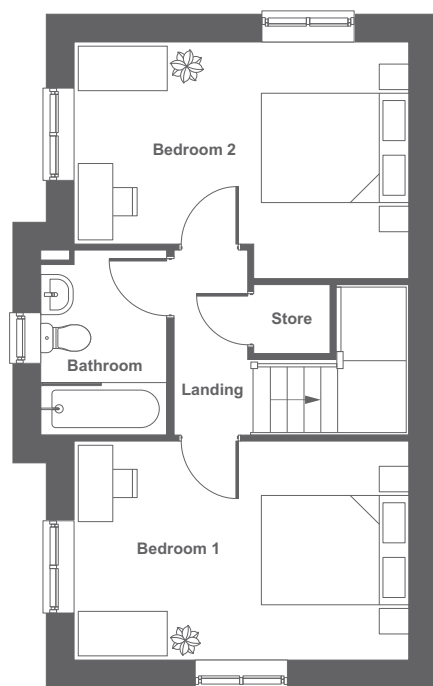


First Floor

Master Bedroom
Metres: 2.9 x 4.5
Feet: 9' 5" x 14' 7"

Bathroom
Metres: 2.4 x 1.7
Feet: 7' 8" x 5' 5"

Second Bedroom
Metres: 3.1 x 4.5
Feet: 10' 1" x 14' 7"



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The Edgewater

2 bedroom home
Plots: 29
Sq.m: 80
Sq.ft: 861

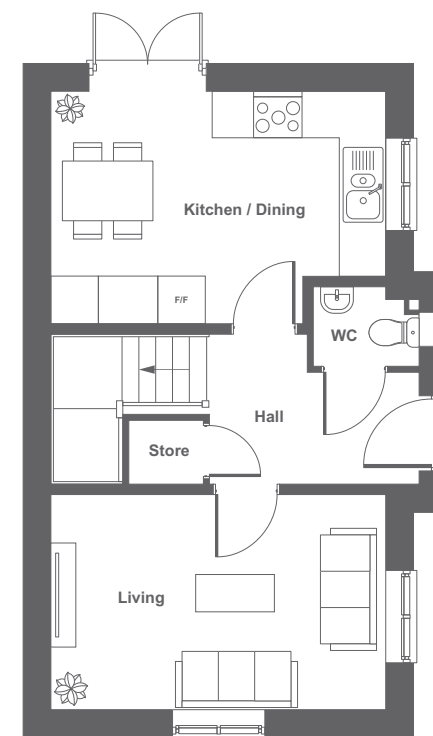


Ground Floor

Lounge
Metres: 4.5 x 2.7
Feet: 14' 7" x 8' 8"

W/C
Metres: 1.4 x 1.1
Feet: 4' 5" x 3' 6"

Kitchen/Diner
Metres: 4.5 x 3.3
Feet: 14' 7" x 10' 8"

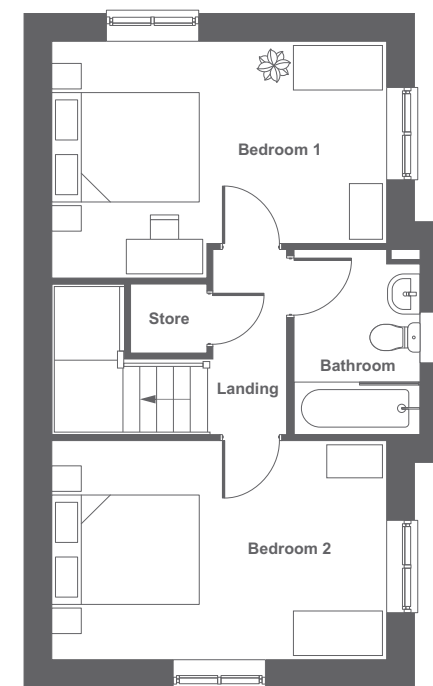


First Floor

Master Bedroom
Metres: 4.5 x 3.4
Feet: 14' 7" x 11' 1"

Bathroom
Metres: 2.5 x 1.7
Feet: 8' 2" x 5' 5"

Second Bedroom
Metres: 4.5 x 2.8
Feet: 14' 7" x 9' 1"



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The Danehurst

2 bedroom home

Plots: 27
Sq.m: 90
Sq.ft: 969



Ground Floor

Lounge

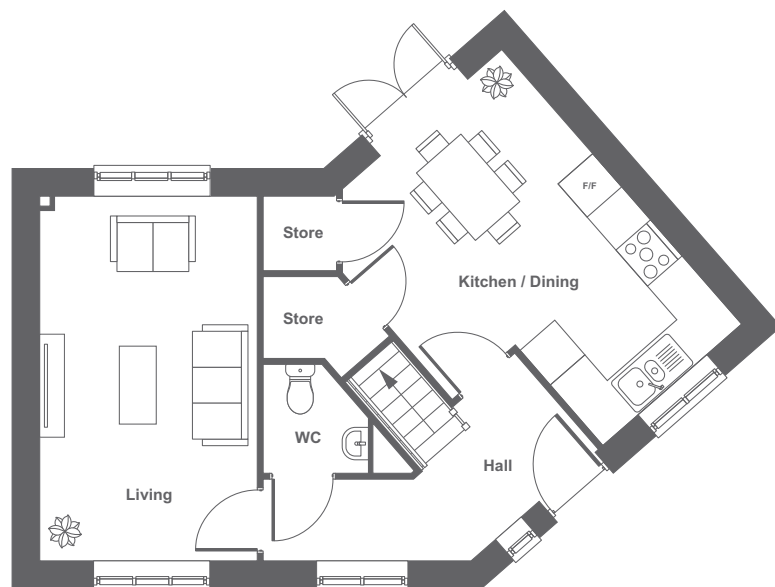
Metres: 2.9 x 4.9
Feet: 9' 5" x 16' 0"

W/C

Metres: 1.4 x 1.4
Feet: 4' 5" x 4' 5"

Kitchen/Diner

Metres: 4.9 x 3.6
Feet: 16' 0" x 11' 8"



First Floor

Master Bedroom

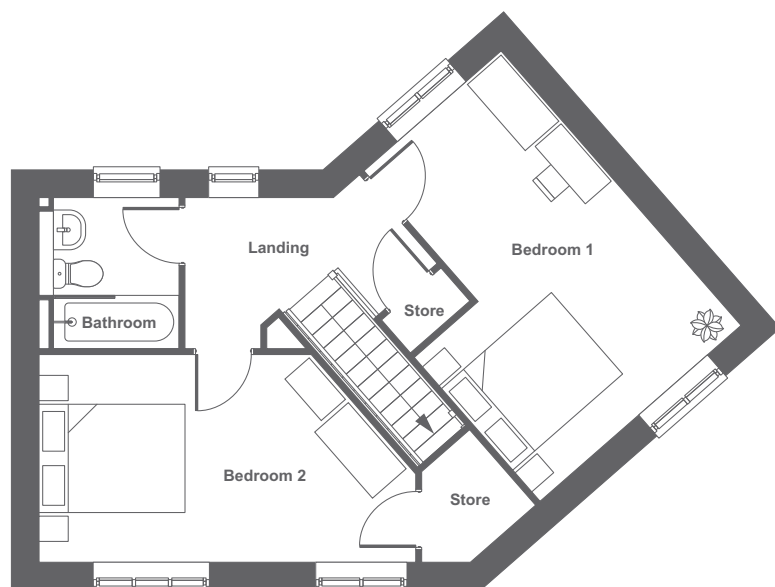
Metres: 5.1 x 2.8
Feet: 16' 7" x 9' 1"

Bathroom

Metres: 1.9 x 2.0
Feet: 6' 2" x 6' 5"

Second Bedroom

Metres: 4.9 x 3.6
Feet: 16' 0" x 11' 8"



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The Neptune

3 bedroom home

Plots: 25, 35, 36, 38, 41, 42, 43, 44
Sq.m: 84
Sq.ft: 904



Ground Floor

Lounge

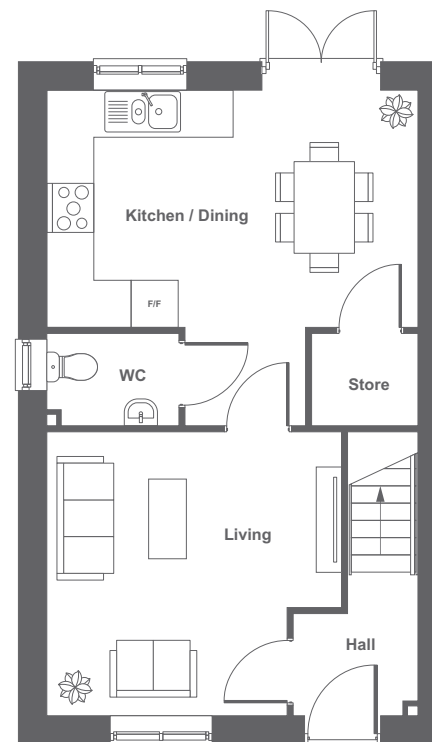
Metres: 3.7 x 3.9
Feet: 12' 1" x 12' 7"

W/C

Metres: 1.7 x 1.2
Feet: 5' 5" x 3' 9"

Kitchen/Diner

Metres: 4.9 x 3.1
Feet: 16' 0" x 10' 1"



First Floor

Master Bedroom

Metres: 2.7 x 4.5
Feet: 8' 8" x 14' 7"

Bathroom

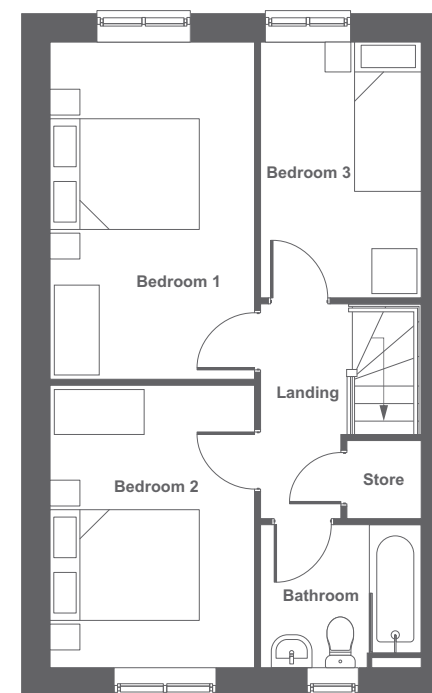
Metres: 2.1 x 1.9
Feet: 6' 8" x 6' 2"

Second Bedroom

Metres: 2.7 x 3.7
Feet: 8' 8" x 12' 1"

Third Bedroom

Metres: 2.1 x 3.4
Feet: 6' 8" x 11' 1"



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The Neptune Plus

3 bedroom home

Plots: 12, 13, 23, 24

Sq.m: 84

Sq.ft: 904



Ground Floor

Lounge

Metres: 3.7 x 3.9

Feet: 12' 1" x 12' 7"

W/C

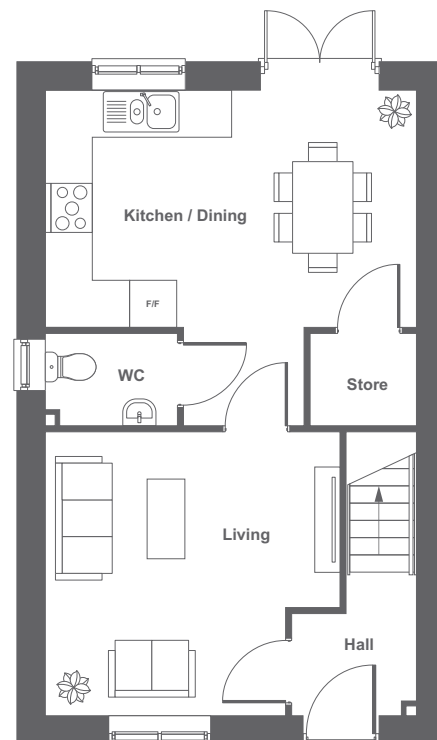
Metres: 1.7 x 1.2

Feet: 5' 5" x 3' 9"

Kitchen/Diner

Metres: 4.9 x 3.1

Feet: 16' 0" x 10' 1"



First Floor

Master Bedroom

Metres: 2.7 x 3.8

Feet: 8' 8" x 12' 4"

Third Bedroom

Metres: 2.1 x 3.4

Feet: 6' 8" x 11' 1"

Ensuite

Metres: 2.7 x 1.0

Feet: 8' 8" x 3' 2"

Bathroom

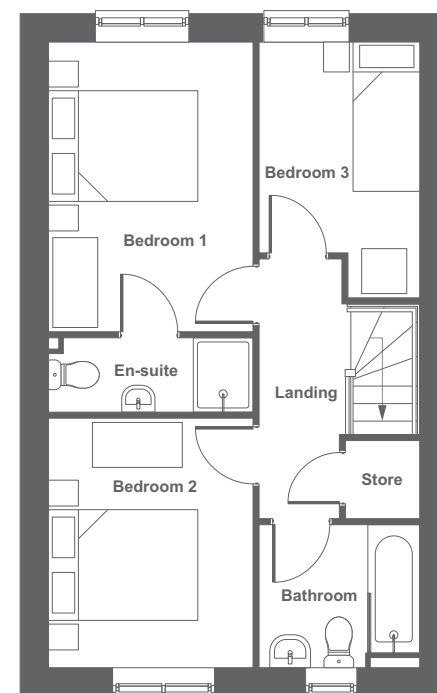
Metres: 2.1 x 1.9

Feet: 6' 8" x 6' 2"

Second Bedroom

Metres: 2.7 x 3.3

Feet: 8' 8" x 10' 8"



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The Venus

3 bedroom home

Plots: 46

Sq.m: 107

Sq.ft: 1152



Ground Floor

Lounge

Metres: 4.9 x 3.7

Feet: 16' 0" x 12' 1"

W/C

Metres: 1.5 x 2.1

Feet: 4' 9" x 6' 8"

Kitchen/Diner

Metres: 3.7 x 5.0

Feet: 12' 1" x 16' 4"



First Floor

Master Bedroom

Metres: 3.8 x 3.2

Feet: 12' 4" x 10' 4"

Third Bedroom

Metres: 3.8 x 3.7

Feet: 12' 4" x 12' 1"

Ensuite

Metres: 1.9 x 2.6

Feet: 6' 2" x 8' 5"

Bathroom

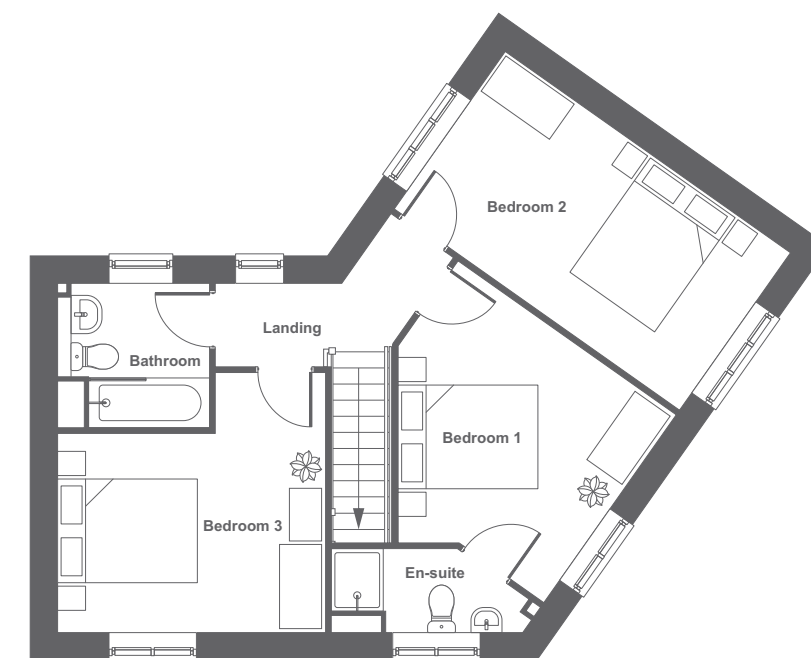
Metres: 2.1 x 2.0

Feet: 6' 8" x 6' 5"

Second Bedroom

Metres: 4.9 x 2.7

Feet: 16' 0" x 8' 8"



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The Weaver

4 bedroom home

Plots: 47, 48

Sq.m: 114

Sq.ft: 1227



Ground Floor

Lounge

Metres: 3.3 x 5.2

Feet: 10' 8" x 17' 0"

Kitchen/Diner

Metres: 5.6 x 4.6

Feet: 18' 3" x 15' 0"

W/C

Metres: 1.6 x 0.9

Feet: 5' 2" x 2' 9"



First Floor

Master Bedroom

Metres: 3.4 x 3.6

Feet: 11' 1" x 11' 8"

Ensuite

Metres: 2.3 x 1.2

Feet: 7' 5" x 3' 9"

Second Bedroom

Metres: 4.0 x 3.4

Feet: 13' 1" x 11' 1"

Third Bedroom

Metres: 4.1 x 2.1

Feet: 13' 4" x 6' 8"

Fourth Bedroom

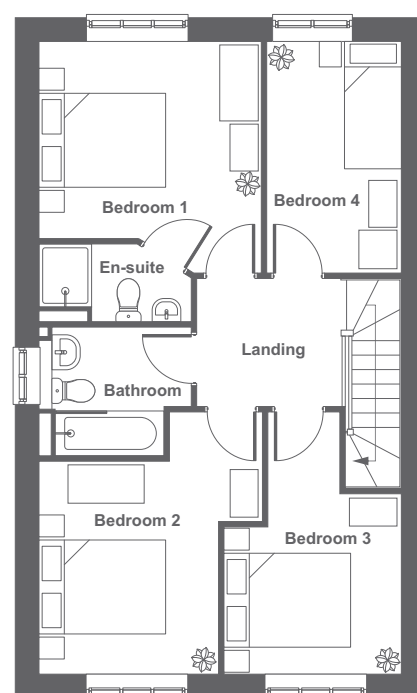
Metres: 2.1 x 3.6

Feet: 6' 8" x 11' 8"

Bathroom

Metres: 2.3 x 2.0

Feet: 7' 5" x 6' 5"



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Specification

Kitchen

- Contemporary fitted Symphony kitchen
- Electric oven, gas hob & extractor hood
- Integrated fridge/freezer
- Stainless steel bowl and half sink
- Glass splash back to hob area

Bathroom

- Shower over bath
- Porcelanosa wall tiles to bathroom and en suite
- Chrome heated towel rail to bathroom and en suite

Internal features

- Matt white paint to internal walls
- LED downlights to kitchen and bathrooms
- USB sockets to kitchen, lounge, bedrooms and dining
- TV sockets to lounge and bedrooms
- Vinyl flooring to kitchen and bathrooms

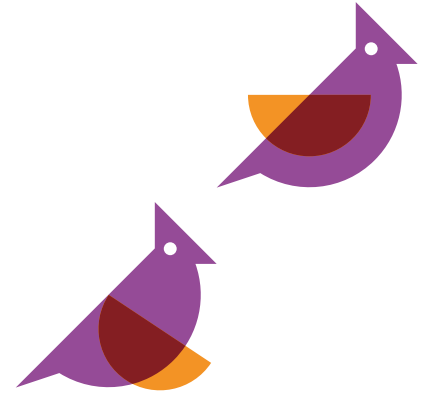


External features

- Fully turfed gardens
- Allocated parking for each property
- Electric car charging point
- PV panels to roof

General

- A rated Vaillant combi boiler
- 10 year Premier new home 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.

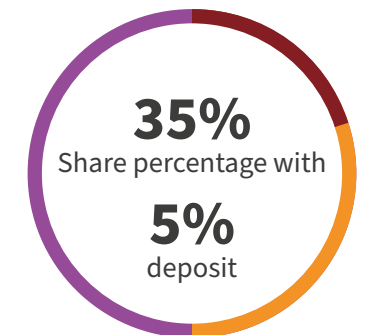
You'll need a minimum level of income and savings, the amount will be determined by the value of the home you want to buy, your personal circumstances, and your lender's requirements, but depending on which lender you use, the deposit can be as little as 5% of the share value. If you want to see what you could afford, why not head to our website at www.plumlife.co.uk 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:	35%
Deposit Amount:	5%
(£5,250)	
Mortgage Term:	30 years
Interest Rate:	5%
Share Value	£105,000
Mortgage amount	£95,000
Monthly Mortgage Costs:	£535
Monthly Rental Costs:	£446.88
Total monthly costs:	£981.88

Find out your results now at plumlife.co.uk

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

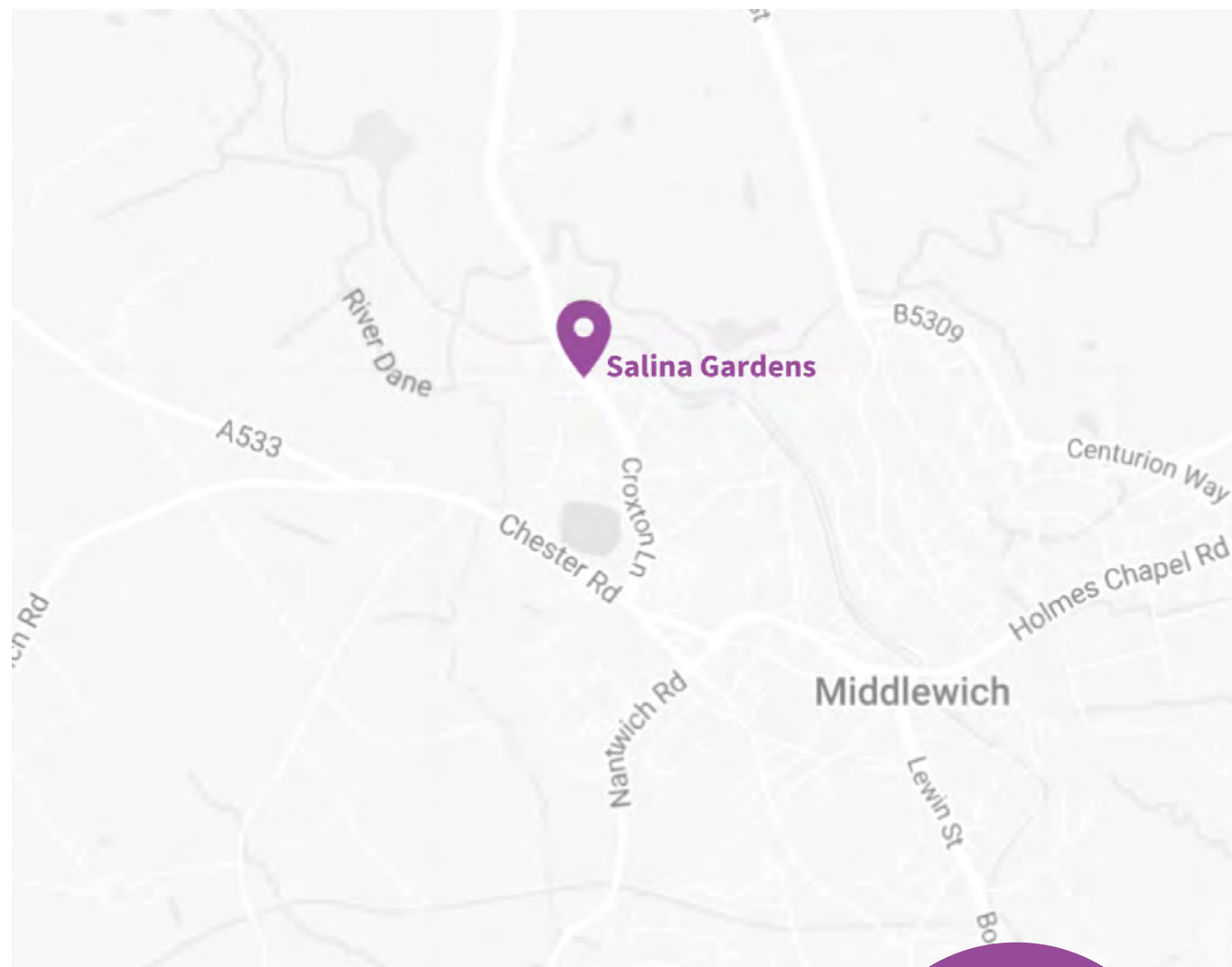


“Shared ownership has given me a foothold on the property ladder, so I would recommend it to anybody and everybody. In fact, I actually do!”

Fiona

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 Fiona found out.

Find out how Fiona was able to make the move to Rochdale at plumlife.co.uk/customer-stories



How to find us

Offering a range of local transport links, the area is well served by several bus routes that provide frequent services to nearby towns and cities with routes towards Holmes Chapel and Northwich. For those who prefer rail travel, Holmes Chapel railway station offers train services to Manchester, making it easy for commuters to reach the city centre. Additionally, Middlewich benefits from proximity to major road networks such as the M6, facilitating straightforward travel to various destinations across the North West and the Midlands.

To reach us via the M6, at junction 18 take the A54 exit to Chester/Northwich/Middlewich. At the roundabout, take the 3rd exit onto Holmes Chapel Road/A54. At the next roundabout, take the 2nd exit and stay on Holmes Chapel Road/A54. At the roundabout, take the 2nd exit onto Croxton Lane/A530 which leads to Salina Gardens.

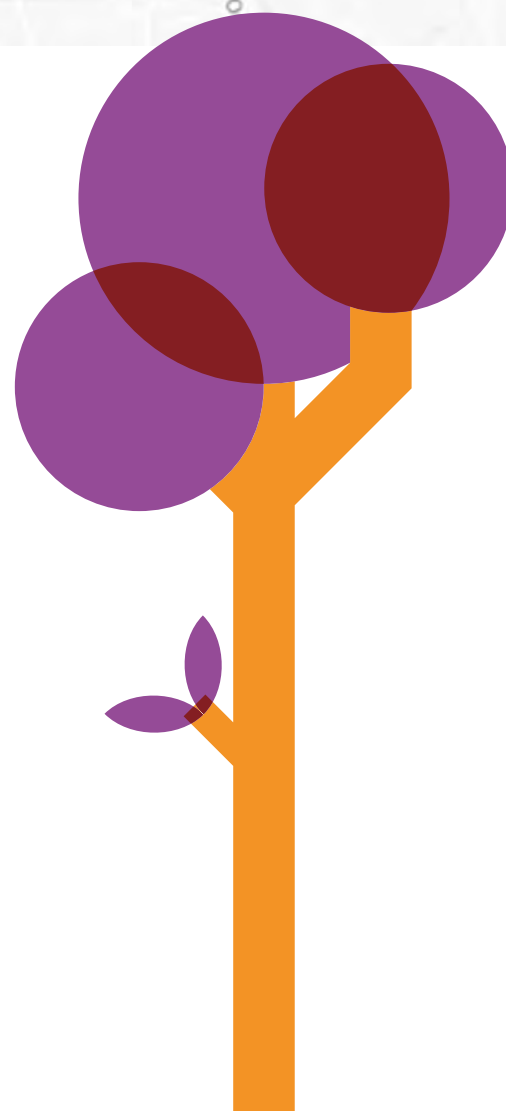
The development is a:



14 minute
walk to St
Michael's Way
Bus Stop



7 minute drive
to Winsford
Train 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

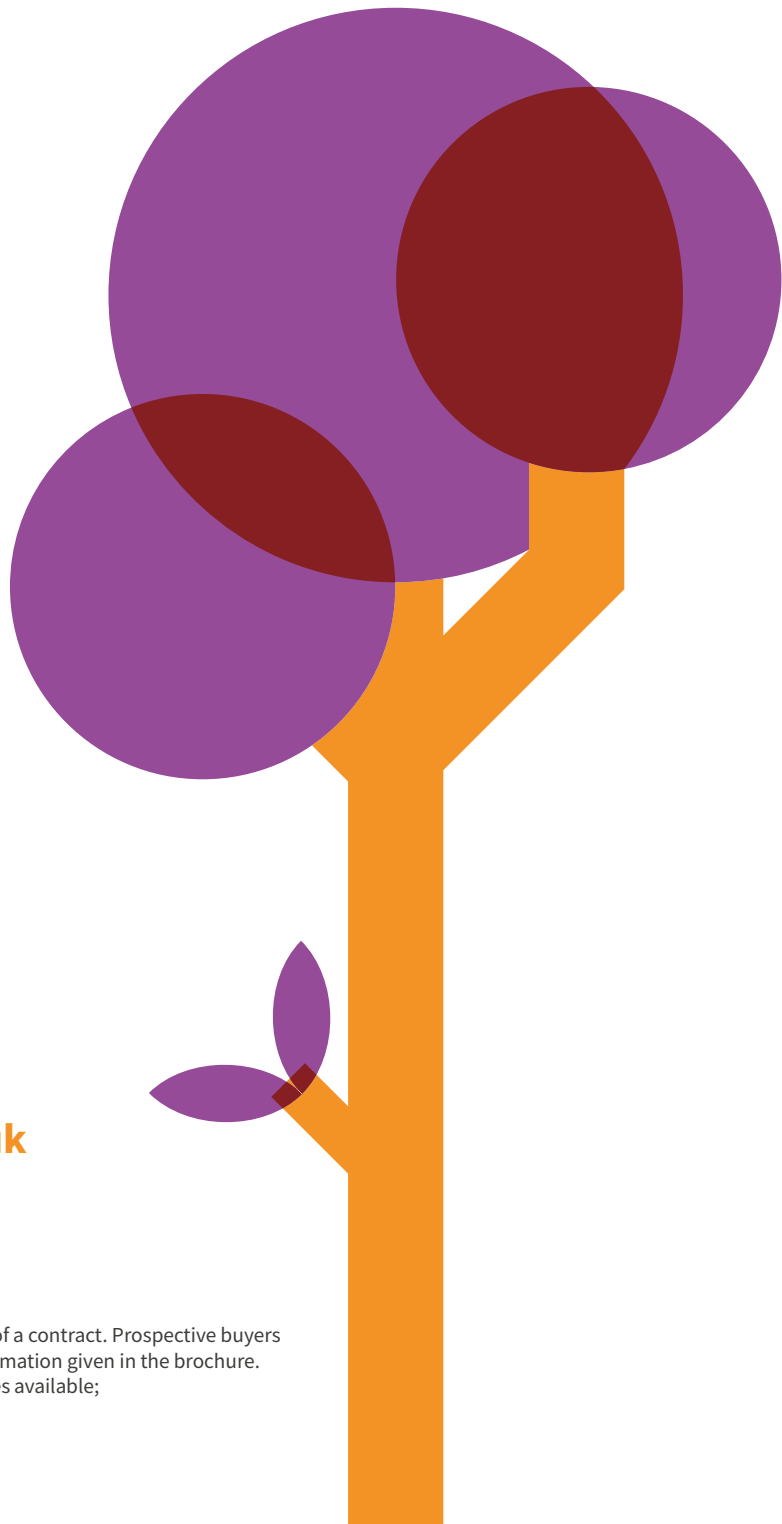
Housing Group, specialises in making home ownership easier for a wide range of people throughout the North West and beyond.

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

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