

Amber Vale



2, 3 & 4 bedroom homes available
through Shared Ownership

People. Places. Purpose.





Welcome to Amber Vale

**We're delighted to welcome you to Amber Vale.
This new development offers a stunning collection
of new homes located in Mosley Common.**

Mosley Common boasts a wide range of local amenities, from schools and leisure facilities to restaurants, bars, and shopping options - offering residents everyday convenience close to home. It's an excellent choice for those who want a peaceful setting while staying well connected, with straightforward access to Wigan, Salford and Manchester. The area's strong transport links also make travelling to nearby towns and cities simple

and efficient, making Mosley Common an appealing 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.

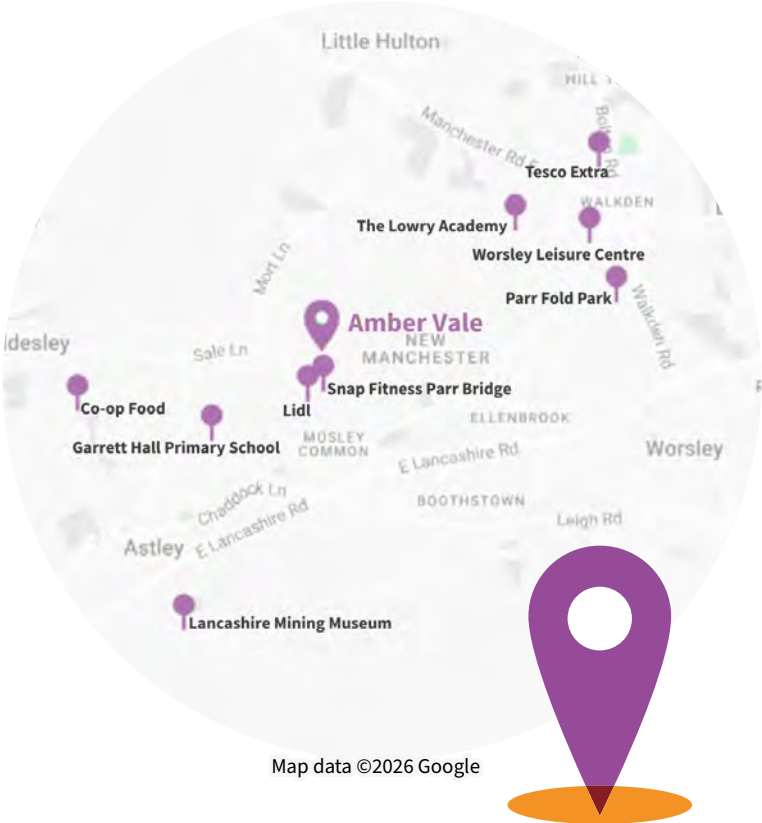




Mosley Common

Mosley Common offers a peaceful suburban atmosphere with strong community spirit, convenient amenities, and excellent transport links. Outdoor spaces such as Parr Fold Park are just a short drive away, offering beautiful green surroundings perfect for outdoor activities, picnics, and leisurely walks. Combined with a selection of independent restaurants and cafés nearby, the area provides an ideal setting for both relaxation and an active lifestyle. Walkden and Tyldesley are just a short drive away, offering a wide range of supermarkets, restaurants and high street favourites. For your little ones, there are ‘Outstanding’ and ‘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, with easy access to Manchester City Centre, Bolton and Salford, making it an attractive location for commuters and families alike.



Map data ©2026 Google

Nearby to Amber Vale

Lidl	12 mins	Garrett Hall Primary School	6 mins	Worsley Leisure Centre	8 mins
Snap Fitness Parr Bridge	14 mins	Lancashire Mining Museum	7 mins	Parr Fold Park	10 mins
Co-op Food	18 mins	The Lowry Academy	8 mins	RHS Bridgewater	10 mins
				Tesco Extra	12 mins

Getting around in Mosley Common

- Sale Lane bus stop to Manchester city centre, Leigh and Atherton** 7 mins
- Walkden Train Station to Salford Crescent and Manchester Victoria** 8 mins
- Atherton Train Station to Manchester Victoria and Wigan Wallgate** 12 mins



Did you know?

Mosley Common was formerly home to one of the largest collieries on the Lancashire Coalfield. The colliery was a major coal mining site in Greater Manchester, becoming the largest in the Lancashire Coalfield with five shafts and employing 3,000 workers at its peak.

The colliery closed in 1968 and site was completely cleared by 1974.



Amber Vale



The Olive

2 bedroom home
Plots: 25



The Hickory

2 bedroom home
Plots: 20, 21, 24



The Cedar

3 bedroom home
Plots: 9, 16, 19, 47, 48, 49, 51, 52, 53, 57



The Acacia

3 bedroom home
Plots: 8, 17, 18, 50, 56



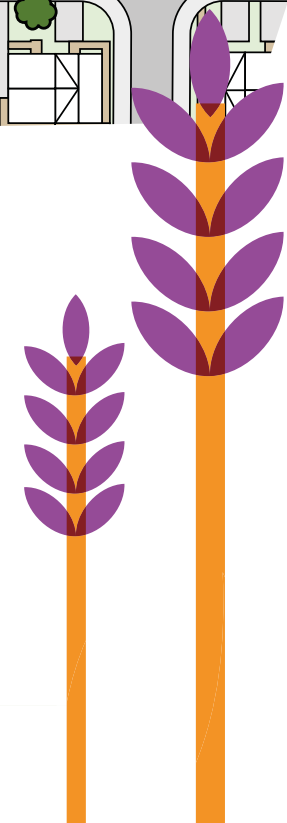
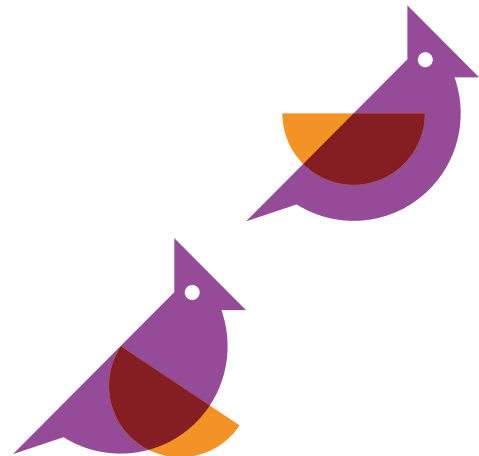
The Neem

3 bedroom home
Plots: 10, 11, 14, 15, 22, 23



The Emerson

4 bedroom home
Plots: 12, 13, 54, 55, 58, 59



Some images used on this page are CGIs (computer generated images) and so, they may vary from the actual specification or layout. Please ask a sales advisor for more information.



The Olive

2 bedroom home

Plots: 25

Sq.m: 71.6

Sq.ft: 771



Ground Floor

Kitchen/Diner

Metres: 3.7 x 4.3

Feet: 12' 1" x 14' 1"

Utility

Metres: 1.8 x 1.0

Feet: 5' 9" x 3' 2"

Lounge

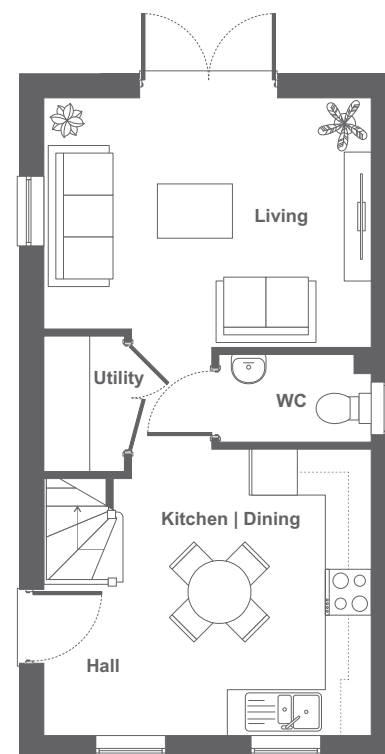
Metres: 3.3 x 4.3

Feet: 10' 8" x 14' 3"

W/C

Metres: 1.1 x 2.0

Feet: 3' 6" x 6' 5"



First Floor

Master Bedroom

Metres: 3.0 x 4.3

Feet: 9' 8" x 14' 1"

Bathroom

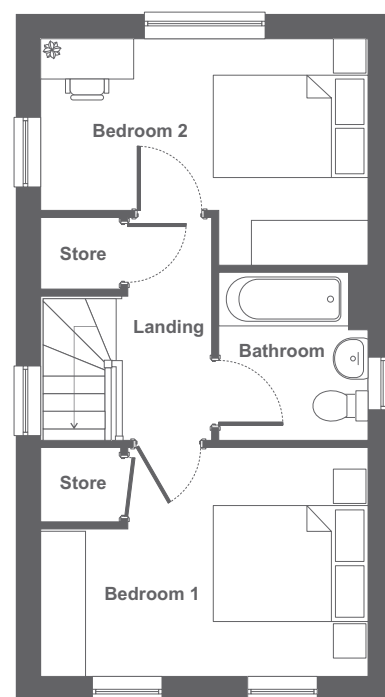
Metres: 2.2 x 1.9

Feet: 7' 2" x 6' 2"

Second Bedroom

Metres: 2.9 x 4.3

Feet: 9' 5" x 14' 1"



Some images used on this page are CGIs (computer generated images) and so, they may vary from the actual specification or layout. Please ask a sales advisor for more information.

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. Images are provided for illustration purposes only and may differ to the homes available. Please note that not all properties will have windows on the side elevation, for example mid-terraced homes. Please ask a sales advisor for more information.



The Hickory

2 bedroom home

Plots: 20, 21, 24

Sq.m: 71.6

Sq.ft: 771



Ground Floor

Lounge/Diner

Metres: 4.3 x 4.7

Feet: 14' 1" x 15' 4"

Utility

Metres: 1.1 x 1.6

Feet: 3' 6" x 5' 2"

Kitchen

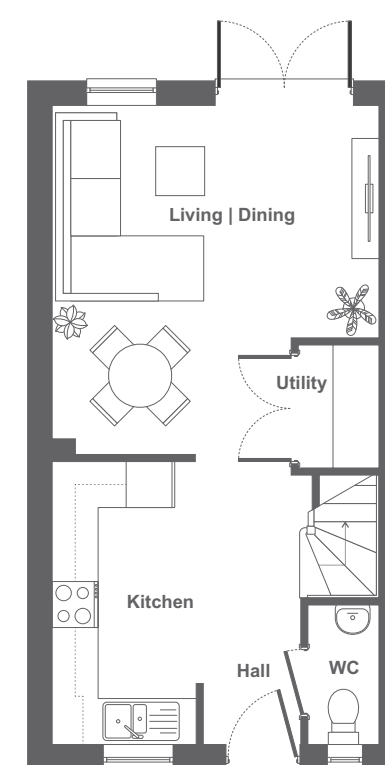
Metres: 3.7 x 1.9

Feet: 12' 1" x 6' 2"

W/C

Metres: 0.9 x 1.8

Feet: 2' 9" x 5' 9"



First Floor

Master Bedroom

Metres: 3.1 x 4.3

Feet: 10' 4" x 14' 1"

Bathroom

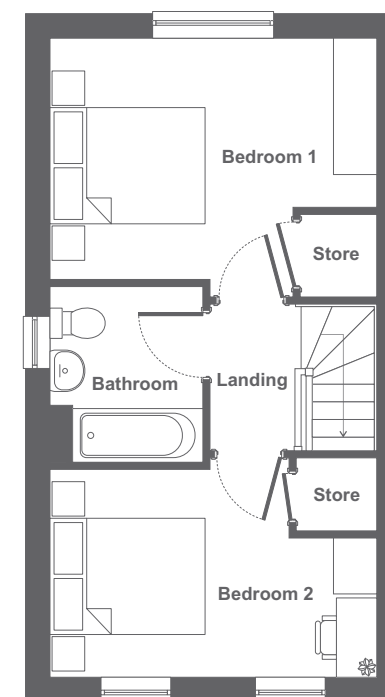
Metres: 2.3 x 2.1

Feet: 7' 5" x 6' 8"

Second Bedroom

Metres: 2.7 x 4.3

Feet: 8' 8" x 14' 1"



Some images used on this page are CGIs (computer generated images) and so, they may vary from the actual specification or layout. Please ask a sales advisor for more information.

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. Images are provided for illustration purposes only and may differ to the homes available. Please note that not all properties will have windows on the side elevation, for example mid-terraced homes. Please ask a sales advisor for more information.



The Cedar

3 bedroom home

Plots: 9, 16, 19, 47, 48, 49, 51, 52, 53, 57

Sq.m: 87.1

Sq.ft: 938



Ground Floor

Lounge

Metres: 3.6 x 3.0

Feet: 11' 8" x 9' 8"

Kitchen/Diner

Metres: 5.3 x 3.1

Feet: 17' 3" x 10' 1"

Utility

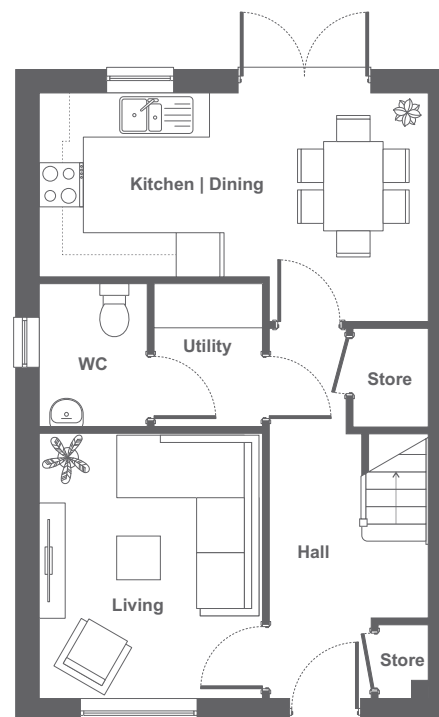
Metres: 1.5 x 1.9

Feet: 4' 9" x 6' 2"

W/C

Metres: 1.4 x 1.9

Feet: 4' 5" x 6' 2"



First Floor

Master Bedroom

Metres: 3.6 x 2.8

Feet: 11' 8" x 9' 1"

Second Bedroom

Metres: 2.8 x 4.5

Feet: 9' 1" x 14' 7"

Third Bedroom

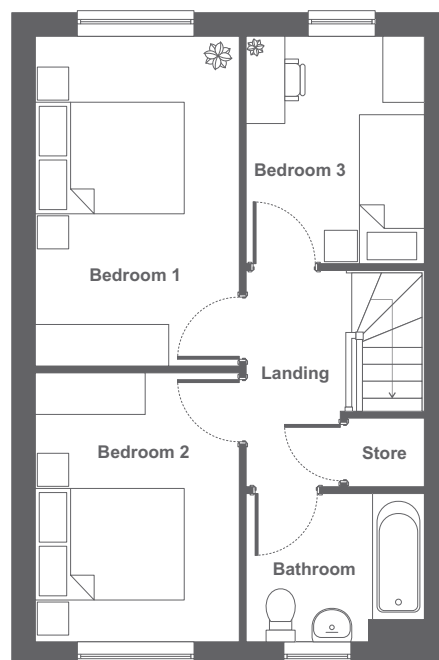
Metres: 3.1 x 2.4

Feet: 10' 1" x 7' 8"

Bathroom

Metres: 2.0 x 2.4

Feet: 6' 5" x 7' 8"



Some images used on this page are CGIs (computer generated images) and so, they may vary from the actual specification or layout. Please ask a sales advisor for more information.

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. Images are provided for illustration purposes only and may differ to the homes available. Please note that not all properties will have windows on the side elevation, for example mid-terraced homes. Please ask a sales advisor for more information.



The Acacia

3 bedroom home

Plots: 8, 17, 18, 50, 56

Sq.m: 87.3

Sq.ft: 940



Ground Floor

Lounge/Diner

Metres: 5.3 x 3.1

Feet: 17' 3" x 10' 1"

Kitchen

Metres: 3.0 x 3.0

Feet: 9' 8" x 9' 8"

Utility

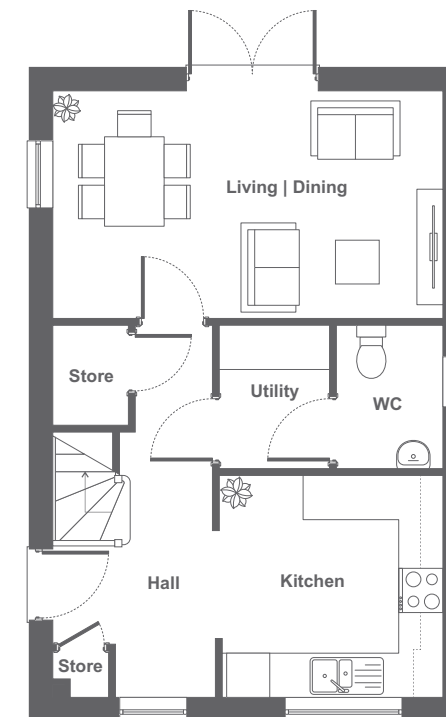
Metres: 1.9 x 1.5

Feet: 6' 2" x 4' 9"

W/C

Metres: 1.4 x 1.9

Feet: 4' 5" x 6' 2"



First Floor

Master Bedroom

Metres: 4.5 x 2.8

Feet: 14' 7" x 9' 1"

Second Bedroom

Metres: 3.6 x 2.8

Feet: 11' 8" x 9' 1"

Third Bedroom

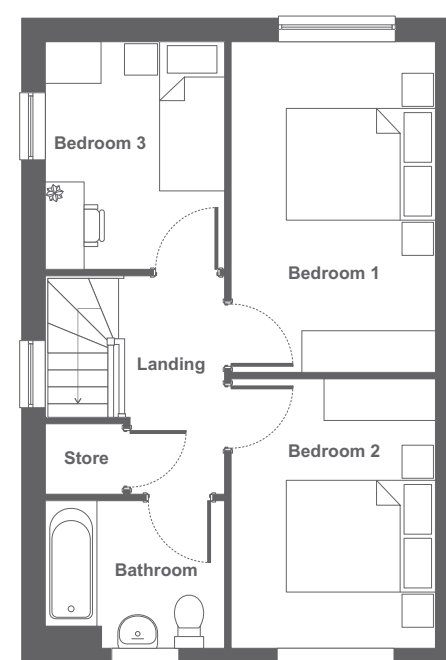
Metres: 2.4 x 3.1

Feet: 7' 8" x 10' 1"

Bathroom

Metres: 2.4 x 2.0

Feet: 7' 8" x 6' 5"



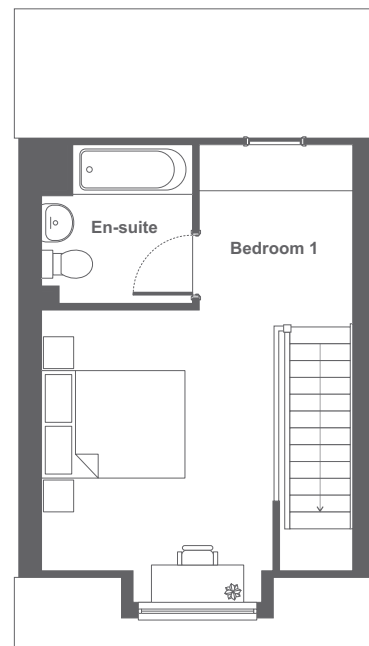
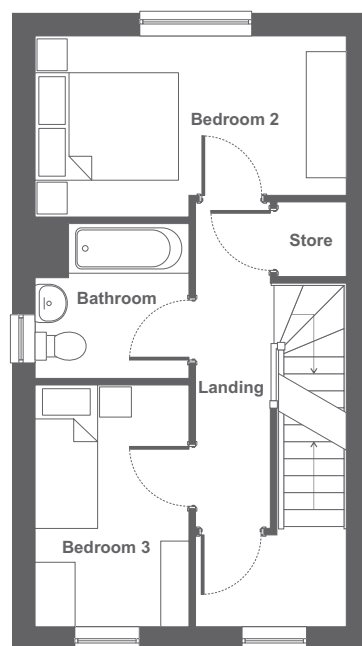
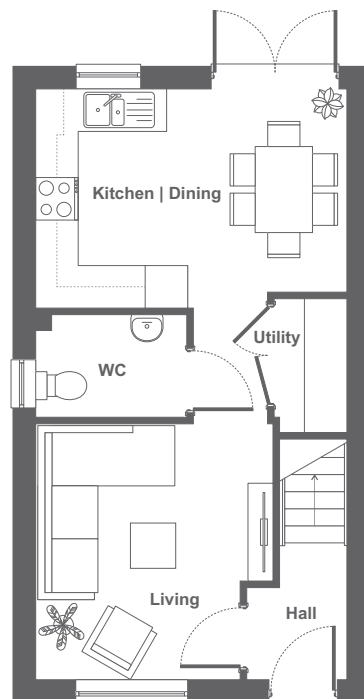
Disclaimer

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. Images are provided for illustration purposes only and may differ to the homes available. Please note that not all properties will have windows on the side elevation, for example mid-terraced homes. Please ask a sales advisor for more information.



The Neem

3 bedroom home
Plots: 10, 11, 14, 15, 22, 23
Sq.m: 99.3
Sq.ft: 1069



Ground Floor

Lounge
Metres: 3.3 x 3.6
Feet: 10' 8" x 11' 8"

Kitchen/Diner
Metres: 3.1 x 4.4
Feet: 10' 1" x 14' 4"

Utility
Metres: 1.1 x 1.8
Feet: 3' 6" x 5' 9"

W/C
Metres: 1.4 x 2.2
Feet: 4' 5" x 7' 2"

Some images used on this page are CGIs (computer generated images) and so, they may vary from the actual specification or layout. Please ask a sales advisor for more information.



First Floor

Second Bedroom
Metres: 2.5 x 5.0
Feet: 8' 2" x 16' 4"

Third Bedroom
Metres: 2.2 x 3.4
Feet: 7' 2" x 11' 1"

Bathroom
Metres: 2.2 x 2.1
Feet: 7' 2" x 6' 8"

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. Images are provided for illustration purposes only and may differ to the homes available. Please note that not all properties will have windows on the side elevation, for example mid-terraced homes. Please ask a sales advisor for more information.



Second Floor

Master Bedroom
Metres: 4.8 x 3.2
Feet: 15' 7" x 10' 4"

Ensuite
Metres: 2.1 x 2.2
Feet: 6' 8" x 7' 2"



The Emerson

4 bedroom home
Plots: 12, 13, 54, 55, 58, 59
Sq.m: 100.5
Sq.ft: 1082



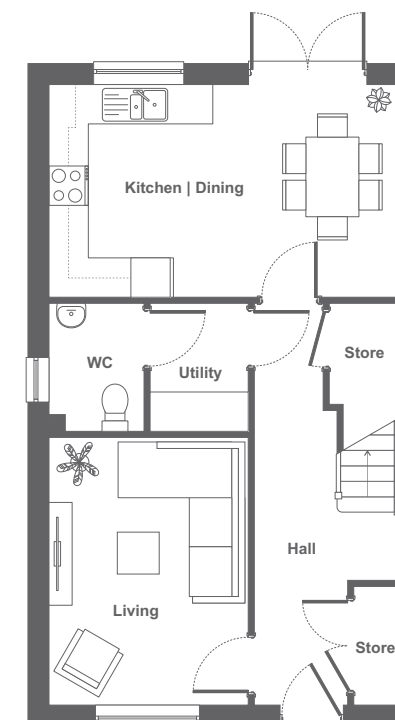
Ground Floor

Lounge
Metres: 4.1 x 3.0
Feet: 13' 4" x 9' 8"

Utility
Metres: 2.0 x 1.5
Feet: 6' 5" x 4' 9"

Kitchen/Diner
Metres: 3.2 x 5.3
Feet: 10' 4" x 17' 3"

W/C
Metres: 2.0 x 1.4
Feet: 6' 5" x 1' 4"



First Floor

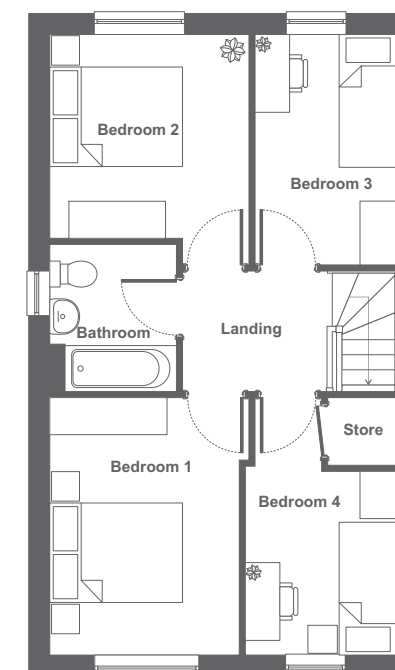
Master Bedroom
Metres: 3.9 x 2.9
Feet: 12' 7" x 9' 5"

Second Bedroom
Metres: 3.1 x 3.0
Feet: 10' 1" x 9' 8"

Third Bedroom
Metres: 3.5 x 2.2
Feet: 11' 4" x 7' 2"

Fourth Bedroom
Metres: 3.9 x 2.3
Feet: 12' 7" x 7' 5"

Bathroom
Metres: 2.2 x 1.9
Feet: 7' 2" x 6' 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. Images are provided for illustration purposes only and may differ to the homes available. Please note that not all properties will have windows on the side elevation, for example mid-terraced homes. Please ask a sales advisor for more information.

Specification

Kitchen

- Contemporary fitted kitchens by Richmond Furniture
- Electric oven, gas hob & extractor hood in stainless steel finish
- Integrated fridge/freezer
- Glass splash back to hob area
- Karndean 'Knight Tile' vinyl flooring

Bathroom

- Thermostatic shower
- Johnsons wall tiles to bathroom and en-suite
- Chrome heated towel rails to bathroom & en-suite
- Karndean 'Knight Tile' vinyl flooring

Internal features

- Crown white paint to internal walls
- LED downlights to kitchen and bathrooms
- USB sockets to kitchen, lounge and bedrooms
- TV sockets to lounge and main bedroom

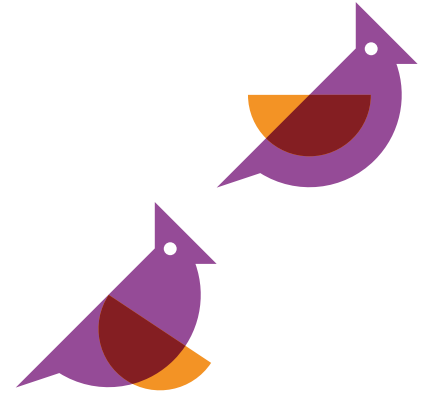


External features

- Fully turfed gardens
- Driveway to every property
- Electric car charging point
- PV panels to roof

General

- Baxi gas combi boiler
- 10 year LABC new home warranty



Disclaimer
The details in this brochure are subject to change and do not constitute part of a contract. Prospective buyers must satisfy themselves by inspection on 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.



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.

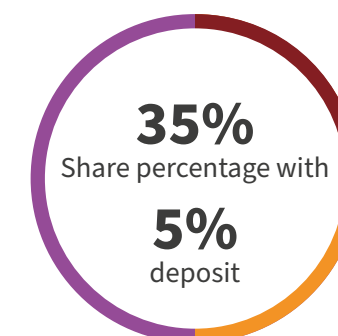
You'll need a minimum level of income and savings, the amount will be determined by the value of the home you want to buy, your personal circumstances, and your lender's requirements, but depending on which lender you use, the deposit can be as little as 5% of the share value. If you want to see what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

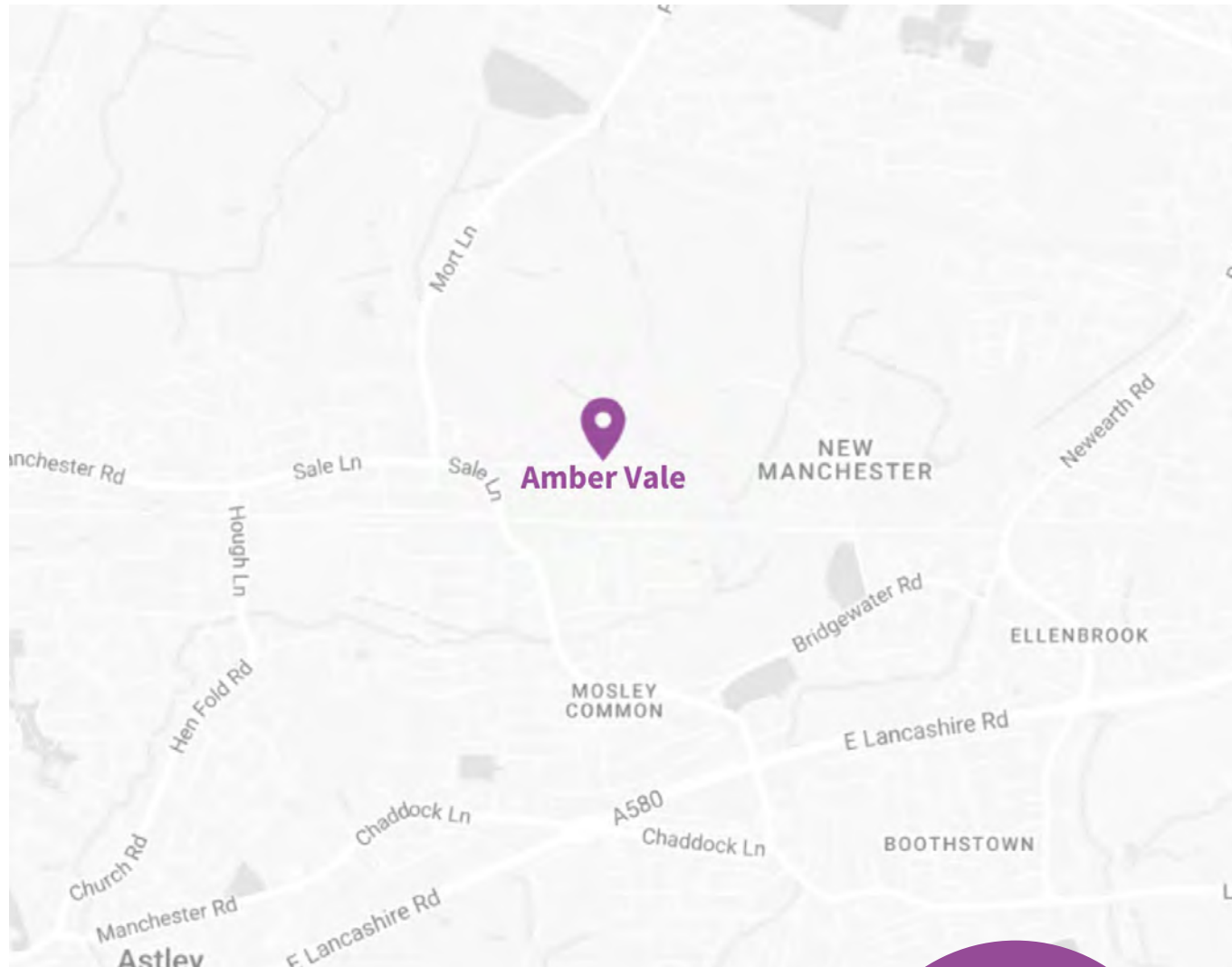


“Shared ownership has given me a foothold on the property ladder, so I would recommend it to anybody and everybody. In fact, I actually do!”

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

Mosley Common benefits from strong local transport connections, with nearby train stations including Walkden and Atherton, providing links to Manchester and surrounding towns. The area is also well served by major road networks, with easy access to the M60, M61, and M62, making travel across the North West straightforward for commuters and families alike.

To reach us via the M60, take the exit towards Leigh Road/A572. At Worsley Interchange, take the 1st exit onto Leigh Road/A572. Continue onto Mosley Common Road/A577 and then turn right onto Wellington Drive and you'll find the development straight ahead.

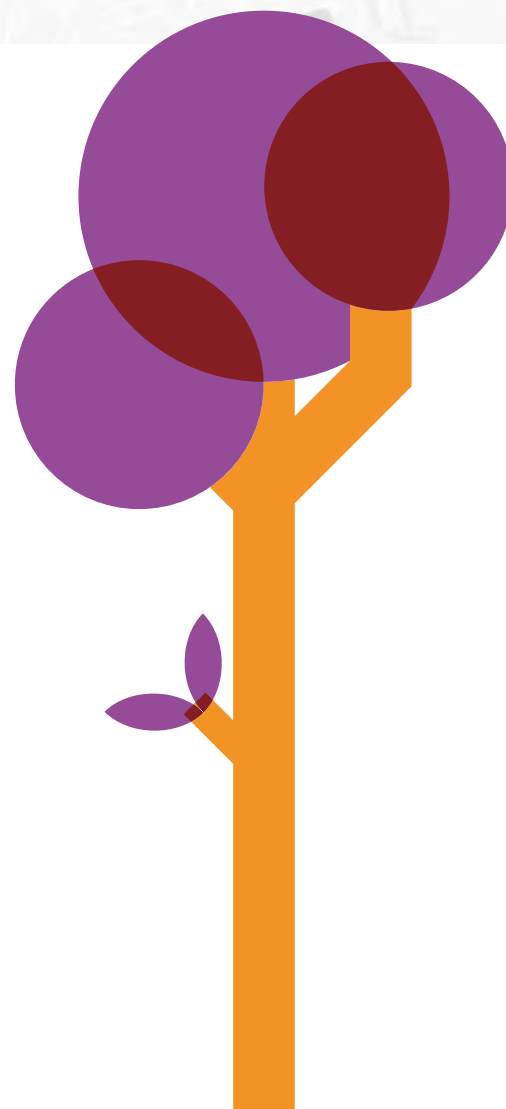
The development is a:



7 minute walk
to Sale Lane
Bus Stop



8 minute drive
to Walkden
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

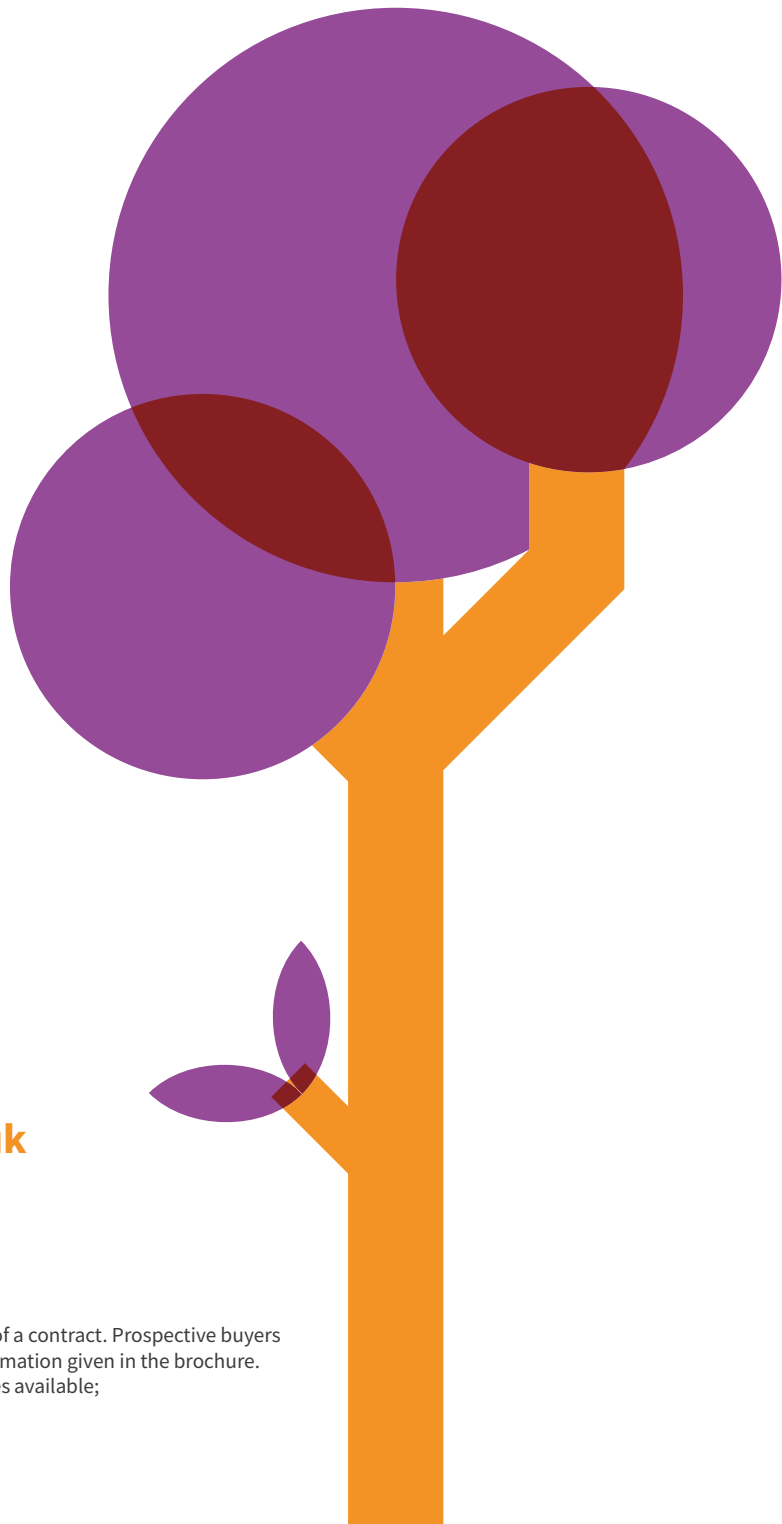
Housing Group, specialises in making home ownership easier for a wide range of people throughout the North West and beyond.

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

Disclaimer

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 the brochure. Images are provided for illustration purposes only and may differ to the homes available; please ask a sales advisor for more information.