

Heron View



2, 3 & 4 bedroom homes available
through Shared Ownership

People. Places. Purpose.

Plumlife
homes





Welcome to Heron View

We're delighted to welcome you to Heron View, a stunning collection of twenty-eight two, three and four-bedroom homes located in the highly popular area of Bollington.

Bollington offers a charming village setting with a strong sense of community, complemented by a good range of local amenities. The area is known for its friendly atmosphere and rich heritage, appealing to families and professionals alike. Well connected by road via the A523 and with nearby rail links from Macclesfield, residents enjoy straightforward access to Manchester, Stockport and surrounding towns. This blend of village character, scenic surroundings and

practical connectivity makes Bollington an appealing choice for those seeking a balanced and relaxed lifestyle.

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.

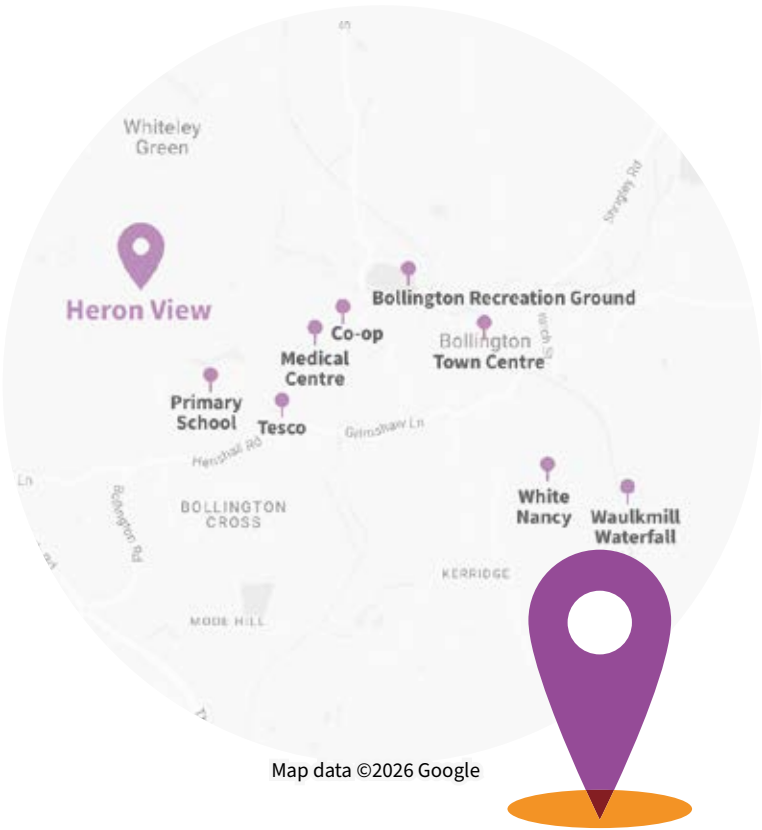




Bollington

Bollington, often referred to as the ‘Happy Valley’, provides a welcoming village setting, ideal for those seeking a blend of everyday convenience and countryside charm. Heron View benefits from easy access to a range of local amenities, including independent shops, cafés, traditional pubs, healthcare services and well-regarded schools, making it an excellent choice for families and professionals alike. Surrounded by beautiful countryside, residents are perfectly placed to enjoy scenic walks and outdoor leisure, with the Macclesfield Canal and nearby Peak District landscapes close by.

Well connected by road via the A523 and with nearby rail links from Prestbury, Bollington provides straightforward travel to Macclesfield, Manchester and surrounding towns. This combination of village charm, natural surroundings and practical connectivity makes Bollington a highly appealing place to call home.



Nearby to Heron View

Dean Valley Community Primary School	7 mins	Bollington Recreation Ground	3 mins	Co-op Food	3 mins
Tesco Express	2 mins	Bollington Town Centre	5 mins	Bollington Medical Centre	3 mins
		White Nancy Landmark	6 mins	Waulkmill Waterfall	10 mins

Getting around in Bollington

Hawthorn Road Bus Stop	13 mins
Prestbury Railway Station	7 mins
Macclesfield Railway Station	10 mins
A523 motorway	2 mins



Did you know?

Bollington is known as the “*Happy Valley*”, which may originate from 19th century local mill-owner Samuel Greg. He nicknamed the area surrounding his mill “Goldenthal”, which loosely translates to ‘Golden Valley’ or ‘Happy Valley’ in German. The name stuck, and is still used locally thanks to the picturesque countryside setting and strong community spirit. Bollington was also named as the best place to live in the North West in 2020 by the Sunday Times.



Heron View



The Bittern
2 bedroom home
Plots: 26, 27, 29, 30, 31, 32



The Dunlin
3 bedroom home
Plots: 7, 8, 9, 18, 19, 33



The Fulmar
3 bedroom home
Plots: 10, 11, 12, 24, 25, 28, 34



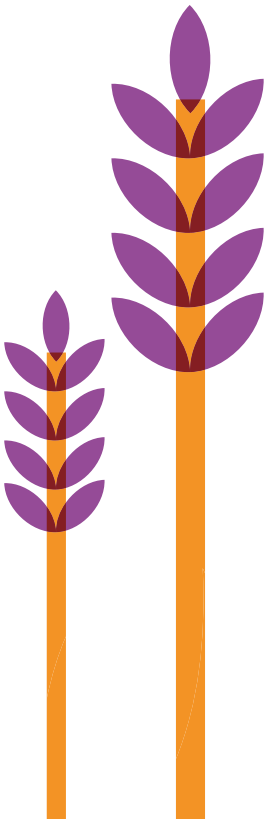
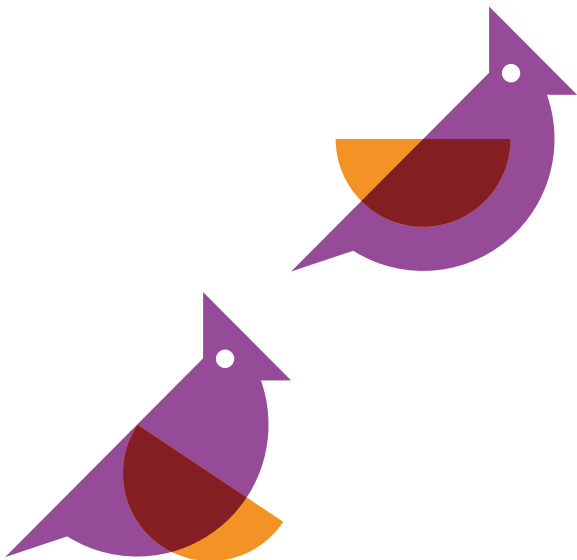
The Hobby
3 bedroom home
Plots: 17, 20



The Siskin
3 bedroom home
Plots: 21, 22, 23



The Nightjar
4 bedroom home
Plots: 13, 14, 15, 16



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The Bittern

2 bedroom home
Plots: 26, 27, 29, 30, 31, 32
Sq.m: 70.3
Sq.ft: 756

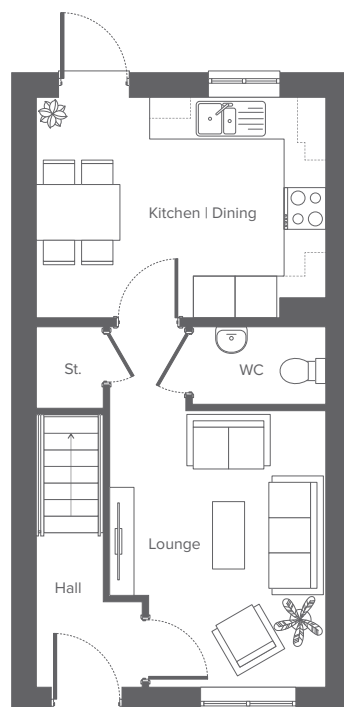


Ground Floor

Lounge
Metres: 3.1 x 4.0
Feet: 10' 2" x 13' 1"

W/C
Metres: 2.0 x 1.1
Feet: 6' 7" x 3' 7"

Kitchen/Diner
Metres: 4.2 x 3.2
Feet: 13' 9" x 10' 6"

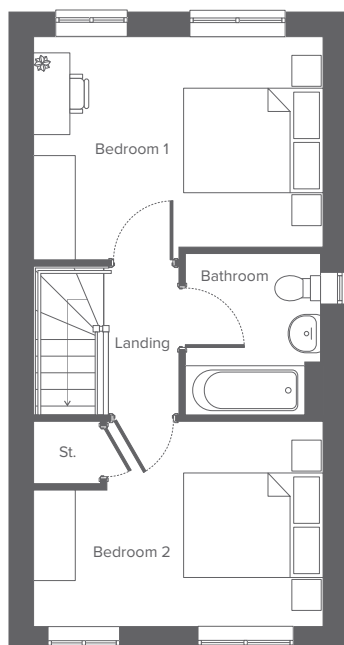


First Floor

Master Bedroom
Metres: 4.2 x 3.0
Feet: 13' 9" x 9' 10"

Bathroom
Metres: 2.0 x 2.1
Feet: 6' 7" x 6' 11"

Second Bedroom
Metres: 4.2 x 2.9
Feet: 13' 9" x 9' 6"



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The Dunlin

3 bedroom home
Plots: 7, 8, 9, 18, 19, 33
Sq.m: 88.2
Sq.ft: 950

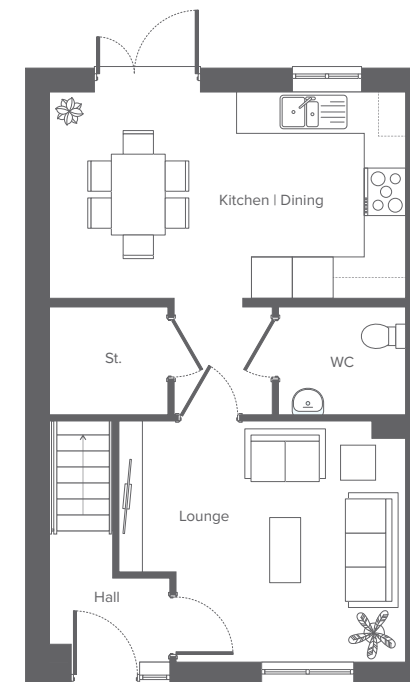


Ground Floor

Lounge
Metres: 4.2 x 3.6
Feet: 13' 9" x 11' 10"

W/C
Metres: 2.4 x 1.6
Feet: 7' 10" x 5' 3"

Kitchen/Diner
Metres: 5.3 x 3.1
Feet: 17' 5" x 10' 2"



First Floor

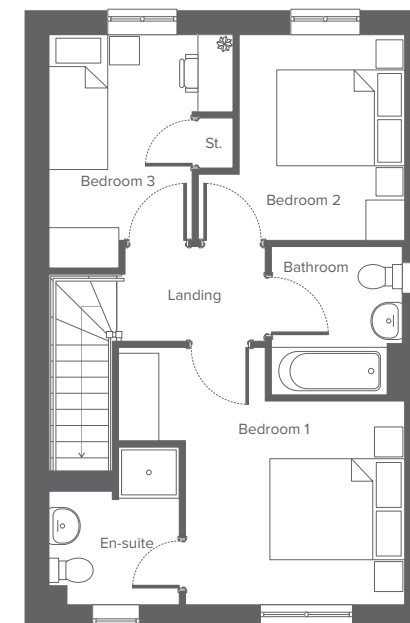
Master Bedroom
Metres: 3.2 x 3.0
Feet: 10' 6" x 9' 10"

Third Bedroom
Metres: 2.7 x 3.5
Feet: 8' 10" x 11' 6"

En-Suite
Metres: 1.9 x 1.9
Feet: 6' 3" x 6' 3"

Bathroom
Metres: 2.0 x 2.2
Feet: 6' 7" x 7' 3"

Second Bedroom
Metres: 2.5 x 3.1
Feet: 8' 2" x 10' 2"



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The Fulmar

3 bedroom home
Plots: 10, 11, 12, 24, 25, 28, 34
Sq.m: 92.9
Sq.ft: 1,000

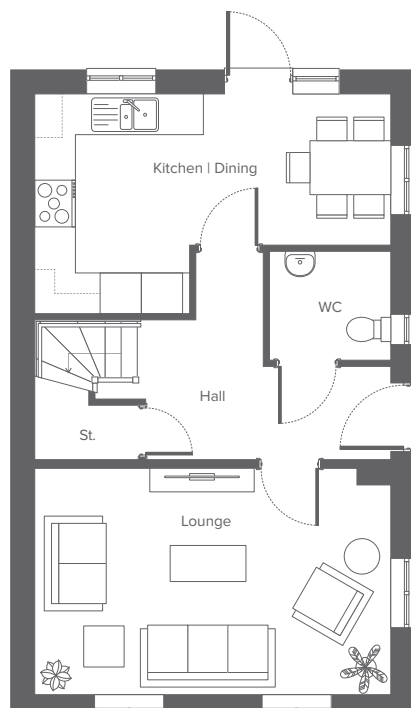


Ground Floor

Lounge
Metres: 5.3 x 3.4
Feet: 17' 5" x 11' 2"

W/C
Metres: 1.9 x 1.6
Feet: 6' 3" x 5' 3"

Kitchen/Diner
Metres: 5.3 x 3.3
Feet: 17' 5" x 10' 10"



First Floor

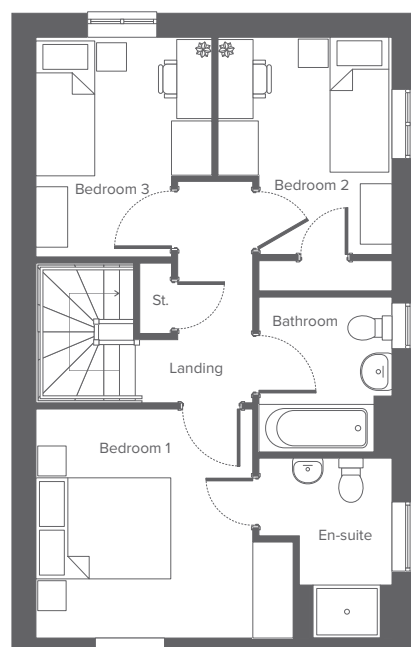
Master Bedroom
Metres: 3.8 x 3.4
Feet: 12' 6" x 11' 2"

Third Bedroom
Metres: 2.6 x 3.3
Feet: 8' 6" x 10' 10"

En-Suite
Metres: 1.4 x 2.7
Feet: 4' 7" x 8' 10"

Bathroom
Metres: 2.0 x 2.3
Feet: 6' 7" x 7' 7"

Second Bedroom
Metres: 2.6 x 3.2
Feet: 8' 6" x 10' 6"



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The Hobby

3 bedroom home
Plots: 17, 20
Sq.m: 92.9
Sq.ft: 1,000

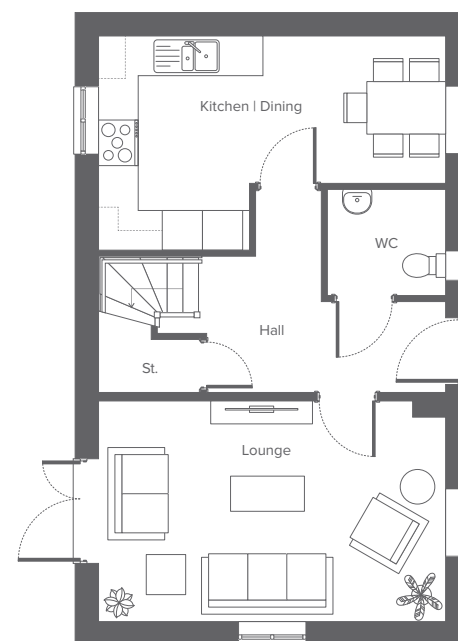


Ground Floor

Lounge
Metres: 5.3 x 3.4
Feet: 17' 5" x 11' 2"

W/C
Metres: 1.9 x 1.6
Feet: 6' 3" x 5' 3"

Kitchen/Diner
Metres: 5.3 x 2.2
Feet: 17' 5" x 7' 3"



First Floor

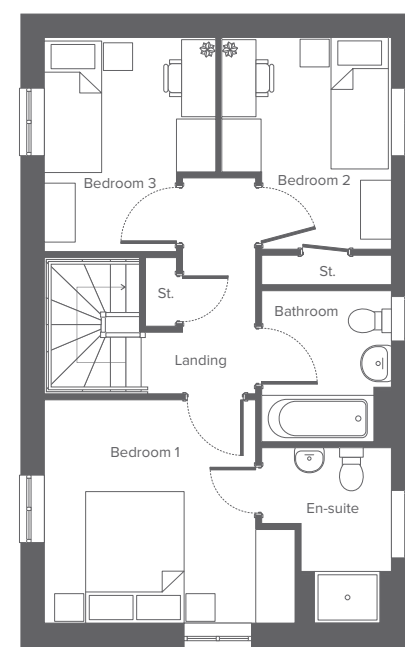
Master Bedroom
Metres: 3.8 x 3.4
Feet: 12' 6" x 11' 2"

Third Bedroom
Metres: 2.6 x 3.3
Feet: 8' 6" x 10' 10"

En-Suite
Metres: 1.4 x 2.7
Feet: 4' 7" x 8' 10"

Bathroom
Metres: 2.0 x 2.3
Feet: 6' 7" x 7' 7"

Second Bedroom
Metres: 2.6 x 3.2
Feet: 8' 6" x 10' 6"



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The Siskin

3 bedroom home

Plots: 21, 22, 23

Sq.m: 93.2

Sq.ft: 1,003



Ground Floor

Lounge

Metres: 3.5 x 4.1

Feet: 11' 6" x 13' 5"

Kitchen/Diner

Metres: 4.5 x 3.1

Feet: 14' 9" x 10' 2"

W/C

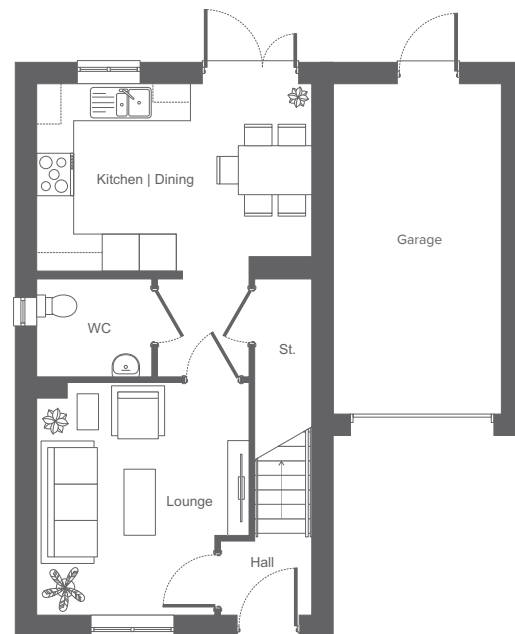
Metres: 1.6 x 1.6

Feet: 5' 3" x 5' 3"

Garage

Metres: 2.3 x 5.4

Feet: 7' 8" x 17' 11"



First Floor

Master Bedroom

Metres: 2.8 x 5.4

Feet: 9' 2" x 17' 9"

En-Suite

Metres: 1.3 x 2.5

Feet: 4' 3" x 8' 2"

Second Bedroom

Metres: 4.5 x 3.5

Feet: 14' 9" x 11' 6"

Third Bedroom

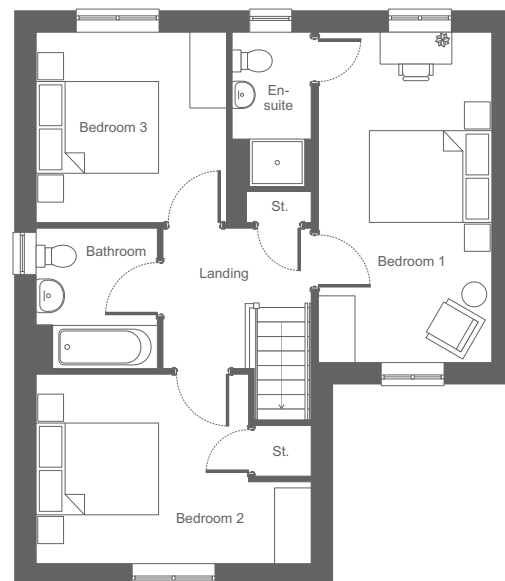
Metres: 3.1 x 3.1

Feet: 10' 2" x 10' 2"

Bathroom

Metres: 2.0 x 2.3

Feet: 6' 7" x 7' 3"



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The Nightjar

4 bedroom home

Plots: 13, 14, 15, 16

Sq.m: 102.7

Sq.ft: 1,106



Ground Floor

Lounge

Metres: 4.2 x 3.8

Feet: 13' 9" x 12' 6"

Kitchen/Diner

Metres: 5.3 x 3.1

Feet: 17' 5" x 10' 2"

W/C

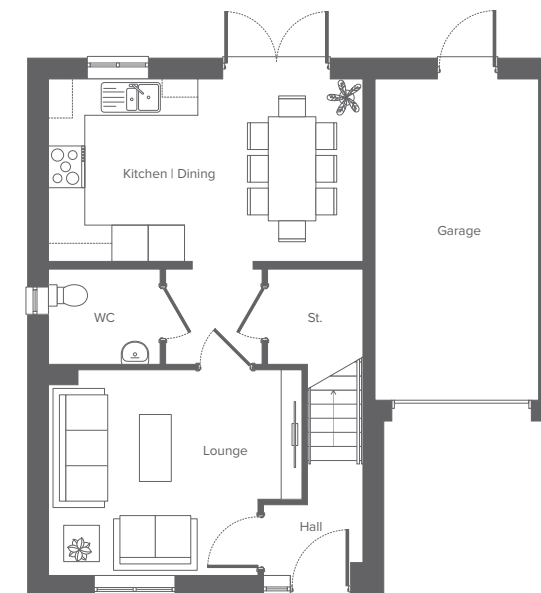
Metres: 1.6 x 1.6

Feet: 5' 3" x 5' 3"

Garage

Metres: 2.3 x 5.4

Feet: 7' 8" x 17' 11"



First Floor

Master Bedroom

Metres: 4.1 x 3.3

Feet: 13' 5" x 10' 10"

En-Suite

Metres: 2.9 x 1.6

Feet: 9' 6" x 5' 3"

Second Bedroom

Metres: 2.9 x 3.2

Feet: 9' 6" x 10' 6"

Third Bedroom

Metres: 2.8 x 3.1

Feet: 9' 2" x 10' 2"

Fourth Bedroom

Metres: 4.0 x 2.2

Feet: 13' 1" x 7' 3"

Bathroom

Metres: 2.3 x 2.1

Feet: 7' 7" x 6' 11"



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Specification

Kitchen

- Contemporary fitted kitchens
- Electric oven, gas hob & extractor hood
- Integrated fridge/freezer
- Stainless steel bowl and half sink
- Glass splash back to hob area
- Polyflor 'Camaro' vinyl flooring

Bathroom

- Shower over bath
- Porcelanosa wall tiles to bathrooms and en-suites
- Heated towel rails to bathroom and en-suites
- Polyflor 'Camaro' vinyl flooring

Internal features

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

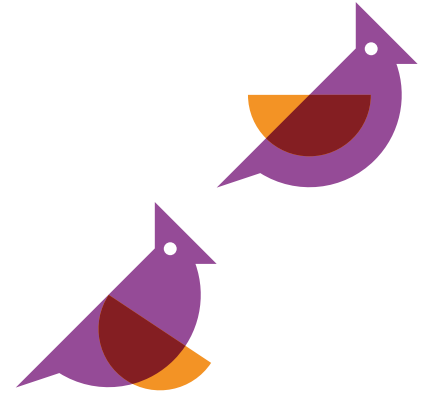


External features

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

General

- 'A' rated gas combi boiler
- 10 year NHBC 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.

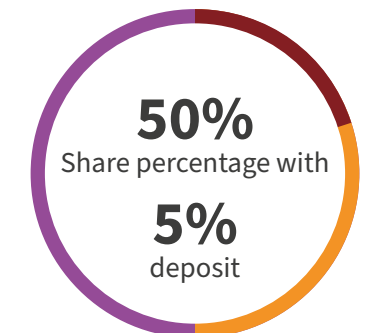
You'll need a minimum level of income and savings, the amount will be determined by the value of the home you want to buy, your personal circumstances, and your lender's requirements, but depending on which lender you use, the deposit can be as little as 5% of the share value. If you want to see what 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:	£200,000
Share Percentage:	50%
Deposit Amount:	5%
(£5,000)	
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

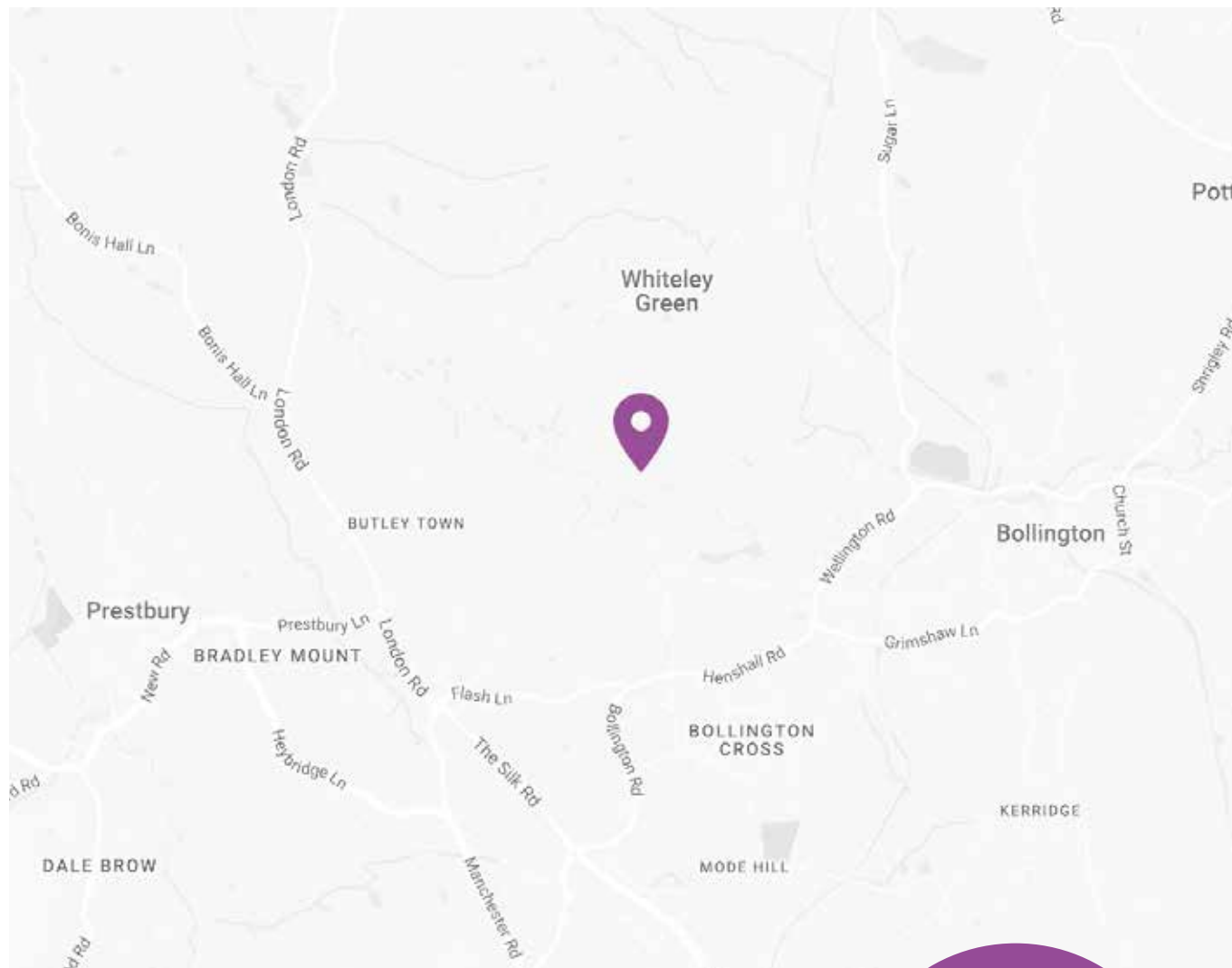
*Other fees not shown in calculations.
This a guide only, not actual mortgage advice.



“As a first-time buyer, I was anxious and didn’t really know where to begin. But Plumlife guide you through it in a way that you feel really well informed. No question was left unanswered. It was a really straightforward process. I was really pleasantly surprised.”

Abbie

Buying a home for the first time can be overwhelming, but Abbie describes her experience with Plumlife as “really positive.” Abbie first learned about the Shared Ownership model through internet research, and it quickly stood out to her as a practical and positive solution. Now settled into her new home, she couldn’t be happier with her decision. Find out how Abbie was able to make the move to homeownership, thanks to Plumlife Homes and Shared Ownership at plumlife.co.uk/customer-stories



How to find us

Heron View is conveniently located on Albert Road, benefiting from good local transport connections and straightforward road access. Regular local bus services operate nearby, providing links to Macclesfield and surrounding villages. The site is well connected by road via the A523, offering direct routes towards Macclesfield, Stockport and the wider Cheshire area. For those travelling by public transport, Prestbury and Macclesfield railway stations are a short drive away, providing frequent rail services to Manchester, Stockport and beyond.

To reach Heron View from Macclesfield, follow the A523 and take the third exit onto Bollington Road. Turn left onto Moss Brow and then left again onto Albert Road. Follow Albert Road until the end, where the site is positioned on the right hand side.

The development is a:



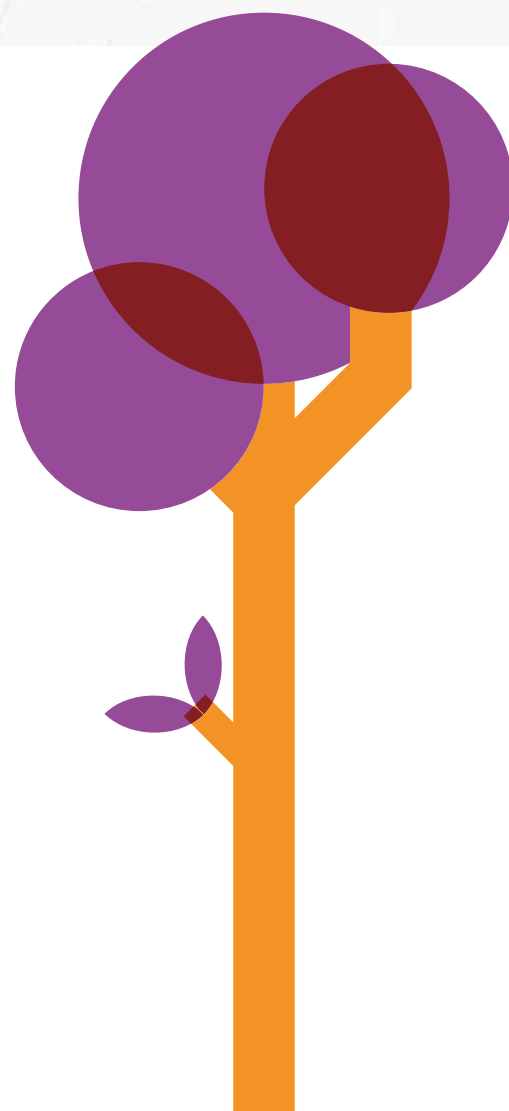
2 minute drive to the A523



7 minute drive to the nearest train station



13 minute walk to the nearest bus stop



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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