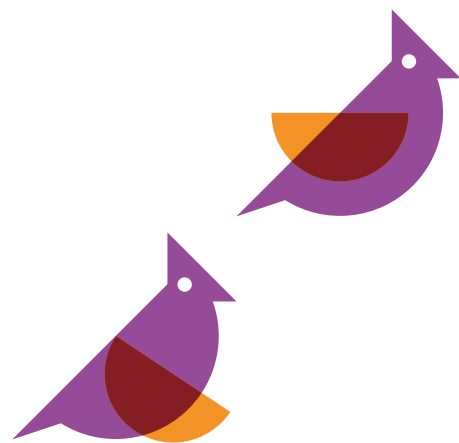


# Scholars Park



3 bedroom homes available  
through Shared Ownership

People. Places. Purpose.

Plumlife  
homes 



## Welcome to Scholars Park

**We're delighted to welcome you to Scholars Park, a stunning collection of ten three-bedroom homes located right in the heart of Radcliffe.**

Radcliffe offers an excellent mix of local amenities, including 'Excellent' rated schools, healthcare facilities, and a variety of everyday shopping options, ensuring convenience for residents. With strong transport links via the A665 and nearby Metrolink trams, travelling to Bury, Bolton, Manchester and surrounding towns is quick and easy. This connectivity, combined with a quieter suburban atmosphere, makes Radcliffe a practical and appealing location for commuters and those seeking a balanced lifestyle.

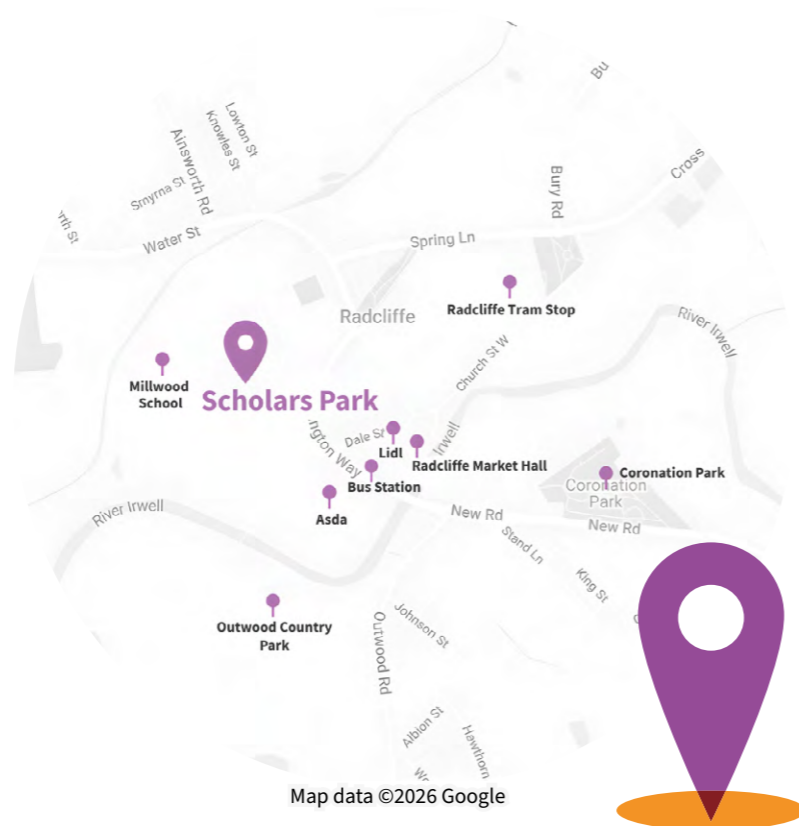
This exciting development is giving people the opportunity to live in this sought after area thanks to our homes being available for Shared Ownership. This means that new homebuyers can buy a share of the home that they can afford and then pay rent on the remaining share.



# Radcliffe, Bury

Radcliffe offers a welcoming and well-connected setting, perfect for those seeking a balance between modern convenience and a relaxed lifestyle. This development benefits from easy access to everyday essentials, with local shops, supermarkets, healthcare services, and schools all close by, making it an excellent choice for families and professionals alike. Green spaces such as Close Park and the scenic trails along the River Irwell provide opportunities for walking, cycling, and outdoor leisure just minutes away.

Strong transport links ensure quick connections to Bury, Bolton, and Manchester, while regular bus and Metrolink services add extra commuting flexibility. Combining local amenities, natural surroundings, and superb connectivity, Radcliffe is the perfect location for those looking for a new place to call home.



## Nearby to Scholars Park

- |                         |        |                         |         |                              |         |
|-------------------------|--------|-------------------------|---------|------------------------------|---------|
| <b>Millwood School</b>  | 3 mins | <b>Coronation Park</b>  | 3 mins  | <b>Lidl</b>                  | 7 mins  |
| <b>ASDA Supermarket</b> | 3 mins | <b>Radcliffe Tower</b>  | 6 mins  | <b>Radcliffe Market Hall</b> | 8 mins  |
| <b>Dunelm</b>           | 3 mins | <b>Bury Town Centre</b> | 13 mins | <b>Medical Centre</b>        | 11 mins |

## Getting around in Radcliffe

- Blackburn Street bus stop to Bury, Bolton and Shudehill** 3 mins
- Radcliffe Bus Station** 7 mins
- Radcliffe Tram stop** 13 mins
- M60 motorway** 10 mins



## Did you know?

Did you know that archaeological digs in Radcliffe Ees uncovered evidence of people living there as far back as around 6,000 BC? That makes Radcliffe one of the oldest known settlement sites in the area, with Mesolithic era activity documented along the banks of the River Irwell!

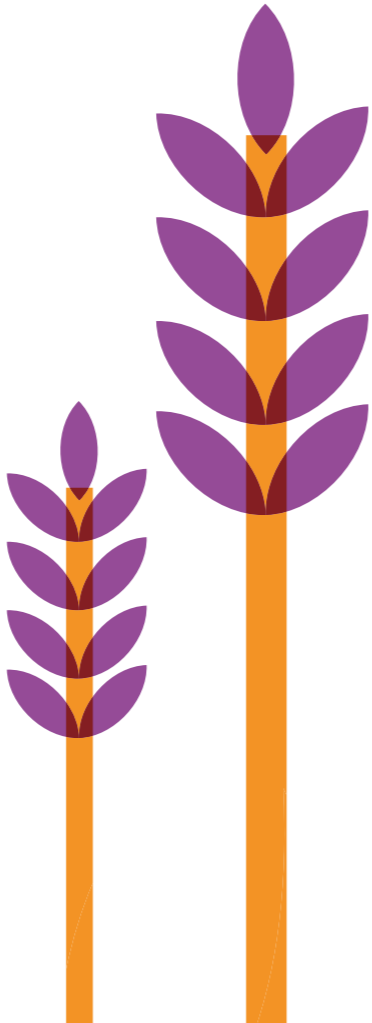
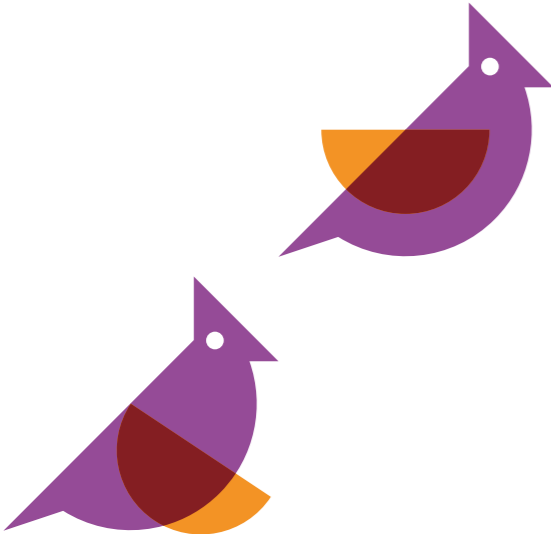


# Scholars Park



## The Cornbrook

3 bedroom home  
Plots: 13, 14, 15, 21, 22, 23, 72, 73, 74, 75



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 Cornbrook

## 3 bedroom home

Plots: 13, 14, 15, 21, 22, 23, 72, 73, 74, 75

Sq.m: 70.8

Sq.ft: 762



## Ground Floor

### Lounge

Metres: 3.9 x 3.7

Feet: 12' 9" x 12' 1"

### W/C

Metres: 2.1 x 1.0

Feet: 6' 10" x 3' 7"

### Kitchen/Diner

Metres: 4.6 x 2.4

Feet: 15' 1" x 7' 10"



## First Floor

### Master Bedroom

Metres: 4.6 x 2.4

Feet: 15' 1" x 7' 10"

### Bathroom

Metres: 2.4 x 1.9

Feet: 7' 10" x 6' 2"

### Second Bedroom

Metres: 3.0 x 2.4

Feet: 9' 10" x 7' 10"

### Third Bedroom

Metres: 2.1 x 2.0

Feet: 6' 10" x 6' 6"



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### 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.

# Specification

## Kitchen

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

## Bathroom

- Shower over bath
- Porcelanosa wall tiles
- Chrome heated towel rails
- Vinyl flooring

## Internal features

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

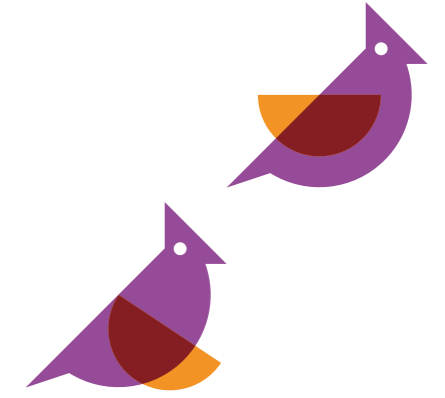


## External features

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

## General

- Combi boiler
- 10 year LABC 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](http://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?

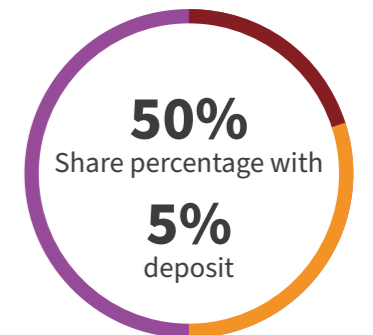
**Certain key eligibility criteria apply to Shared Ownership, these include:**

- 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.

**“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.”**

Abby

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](http://plumlife.co.uk/customer-stories)



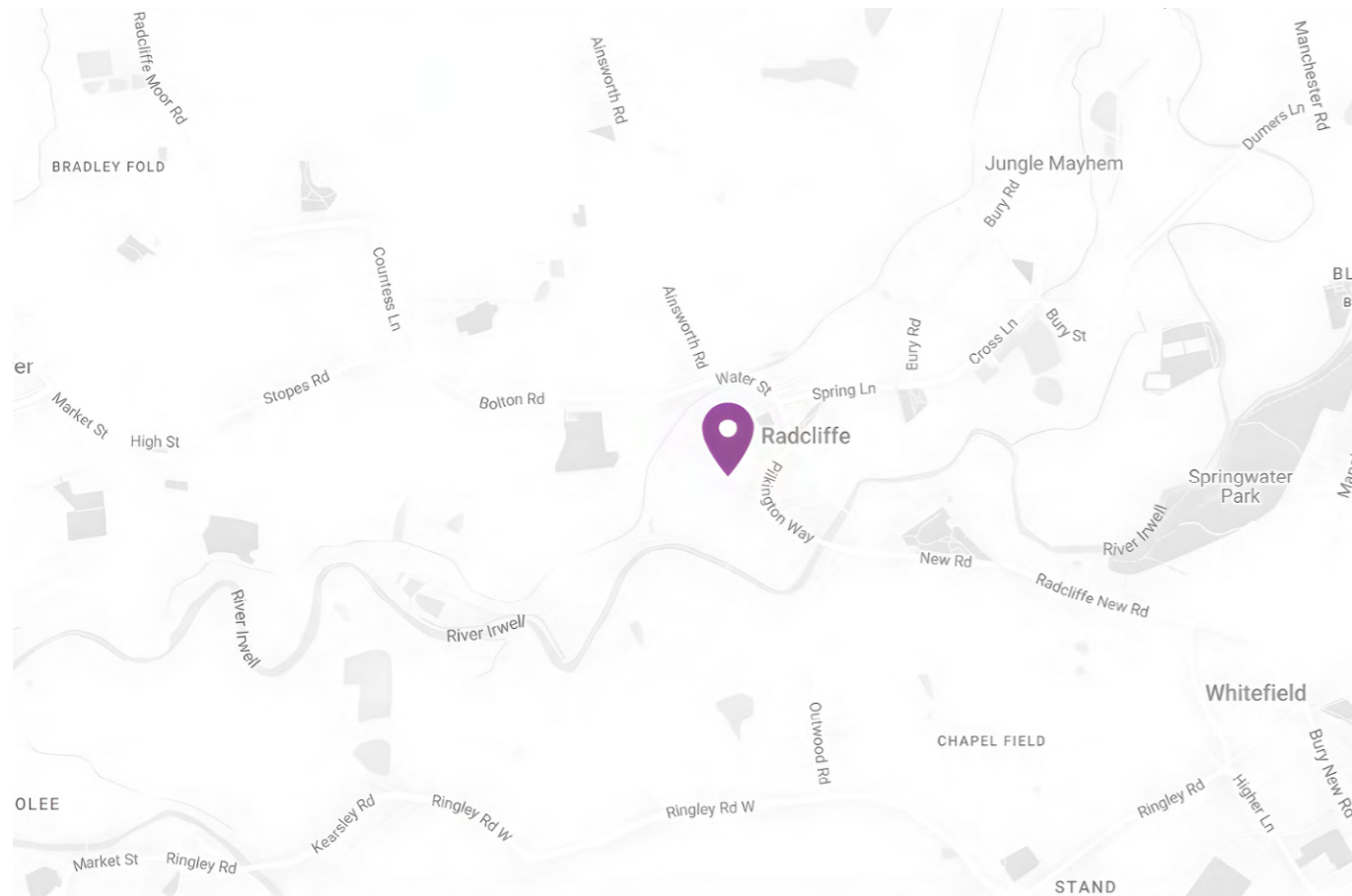
### Example borrowing\*

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
<b>Total monthly costs:</b>	<b>£739.17</b>

Find out your results now at [plumlife.co.uk](http://plumlife.co.uk)

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



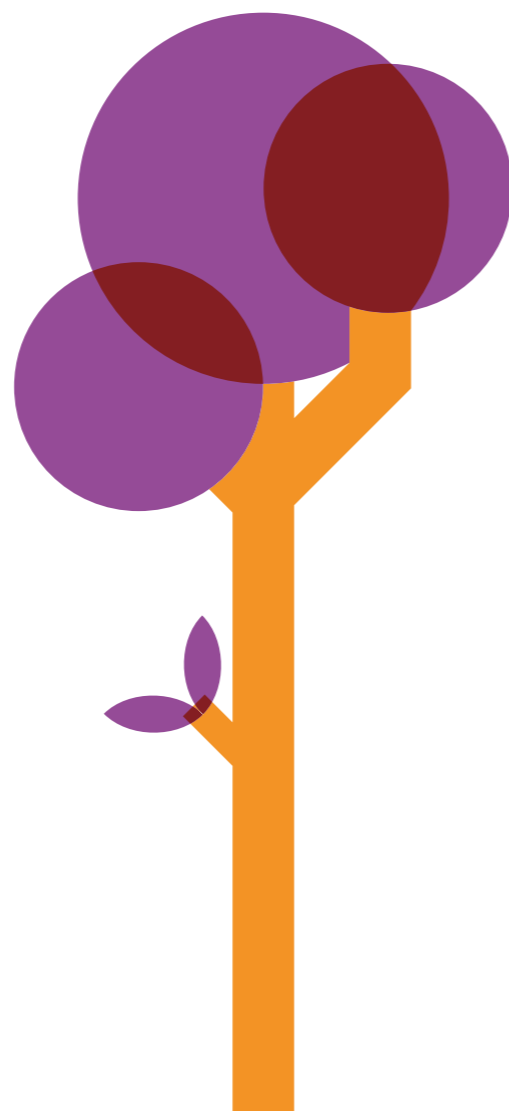
## How to find us

Scholars Park is ideally positioned for commuters, offering excellent transport links throughout Greater Manchester and beyond. Regular bus services operate nearby, providing convenient connections to Bury, Bolton, and Manchester City Centre. The development also benefits from easy access to major road networks, including the A56 and M60, ensuring straightforward travel to key destinations such as Bury, Salford, and Bolton. For those preferring public transport, Radcliffe Metrolink station is just a short distance away, offering fast and frequent tram services.

To reach Scholars Park from Bury, head down A58 (Bolton Road) for approximately 2.5 miles, then turn onto School Street where the development is located.

### The development is a:

- 7 minute walk to Radcliffe Bus Station
- 13 minute walk to Radcliffe Metrolink stop
- 13 minute drive to the M60



## 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

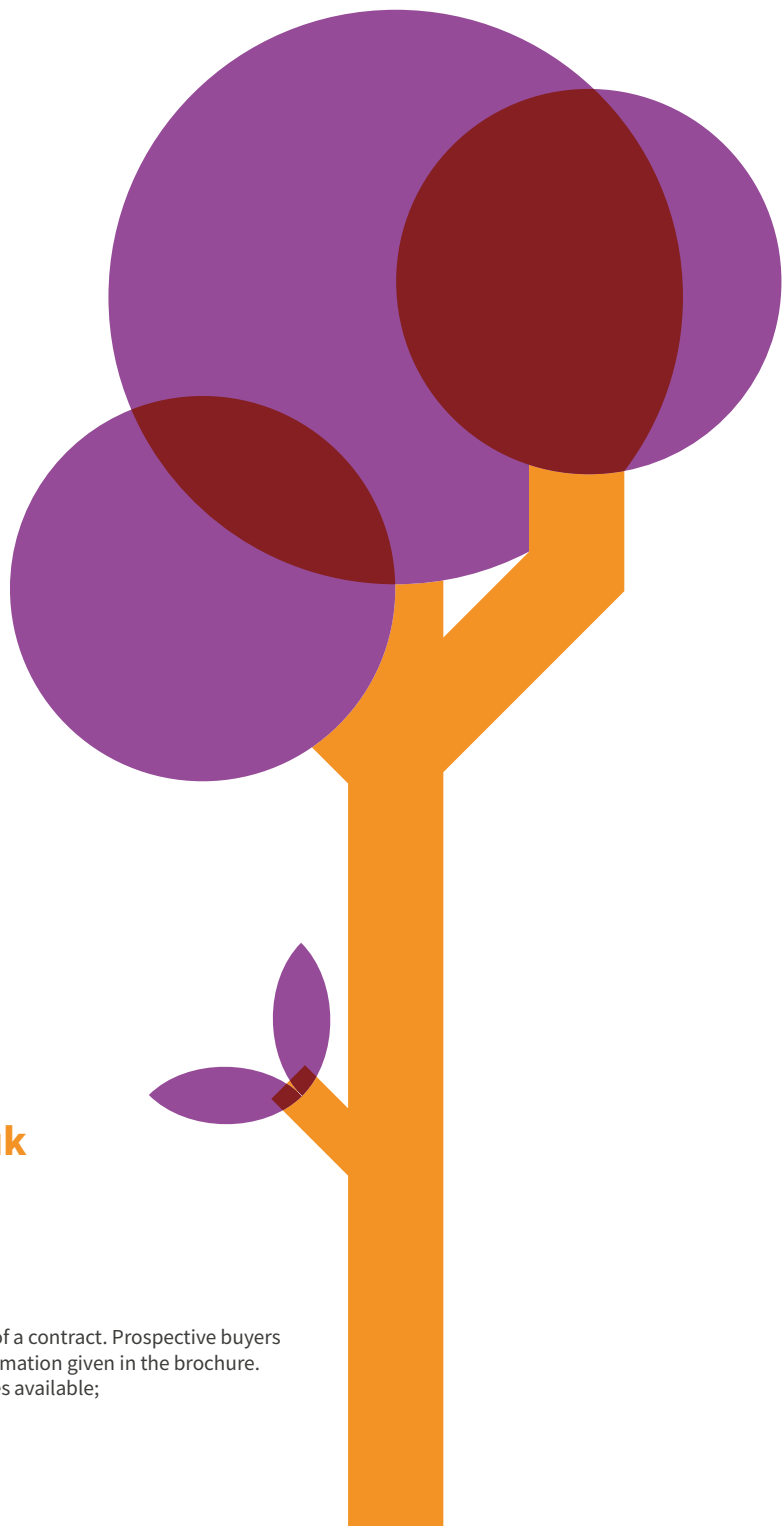
The number of years that Plumlife's parent company has operated, albeit under a different name!

£100k

The amount we invest annually into a network of community centres



People. Places. Purpose.



**0161 447 5050 / [sales@plumlife.co.uk](mailto:sales@plumlife.co.uk)**

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