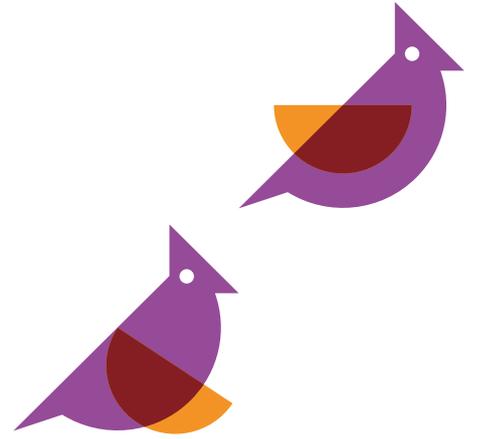


# Roedeer Gardens



3 bedroom homes available  
through Shared Ownership

People. Places. Purpose.





## Welcome to Roedeer Gardens

**We're delighted to welcome you to Roedeer Gardens, a stunning collection of 6 three-bedroom homes located in the popular town of Bury.**

Bury offers a wide variety of local amenities, ensuring residents have everything they need right on their doorstep. The town provides easy access to schools, healthcare facilities, and a broad selection of shopping options, including the famous Bury Market with its diverse range of stalls and local goods. Residents can also enjoy nearby parks, leisure centres, museums, and galleries, providing convenient opportunities for both recreation and culture. Together, these

amenities make Bury an appealing choice for families and individuals seeking a well-rounded and vibrant living environment.

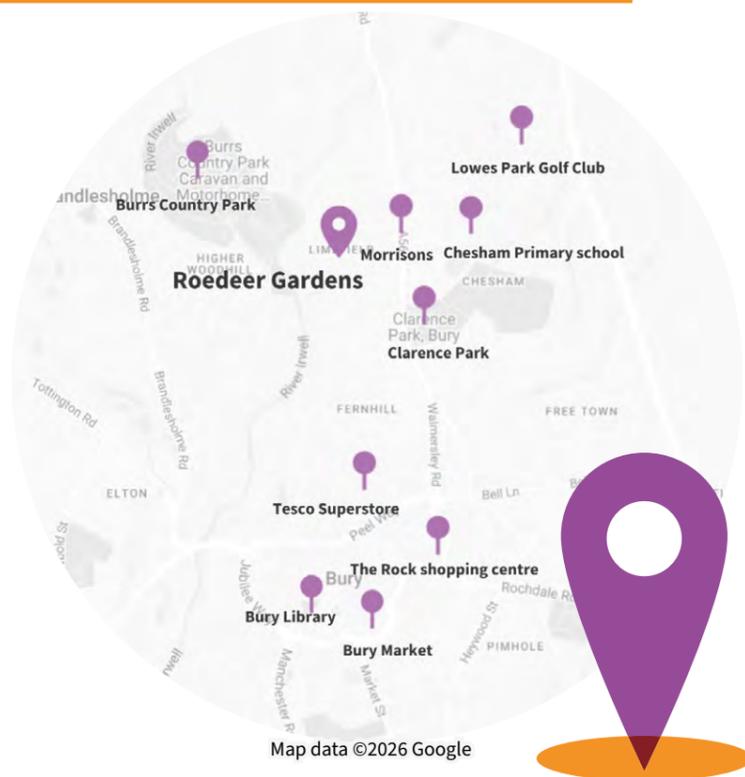
This exciting development is giving people the opportunity to live in this sought after area thanks to our homes being available for Shared Ownership. This means that new homebuyers can buy a share of the home that they can afford and then pay rent on the remaining share.





# Bury, Greater Manchester

For those seeking the perfect place to live, Bury might just be the answer. With its access to beautiful green spaces and countryside, including areas around the West Pennine Moors, it's ideal for long walks, relaxed afternoons, or simply unwinding after a busy week. If you enjoy staying active, Bury offers plenty to keep you moving, from leisure centres and fitness facilities to outdoor recreation areas that cater to a wide range of interests. With excellent schools, healthcare facilities, and an impressive selection of shops - including the much loved Bury Market with its vibrant mix of stalls - everything you need is close at hand. The area benefits from excellent transport links, with convenient Metrolink and road connections that make travelling to neighbouring towns and into Manchester simple. This makes it an attractive choice for both commuters and families. With its mix of character, convenient amenities, and well-balanced lifestyle options, it's easy to see why Bury remains a sought-after place to live.



## Nearby to Roedeer Gardens

- |                                 |        |                           |        |                               |         |
|---------------------------------|--------|---------------------------|--------|-------------------------------|---------|
| <b>Morrisons Daily</b>          | 4 mins | <b>Burrs Country Park</b> | 7 mins | <b>Chesham Primary School</b> | 10 mins |
| <b>The Rock Shopping Centre</b> | 5 mins | <b>Bury Market</b>        | 7 mins | <b>Manchester City Centre</b> | 38 mins |
| <b>Tesco Superstore</b>         | 6 mins | <b>Bury Library</b>       | 8 mins |                               |         |

## Getting around in Bury

- 98 & 895 bus stop to Bury & Ramsbottom 4 mins
- Bury Metrolink stop 9 mins



## Did you know?

The name "Bury" is derived from the Anglo-Saxon word "burg" or "burh," meaning "stronghold." The area has evidence of human activity dating back to Roman times, with archaeological finds such as a Roman urn containing bronze coins which were dated to between AD 253 and AD 282.



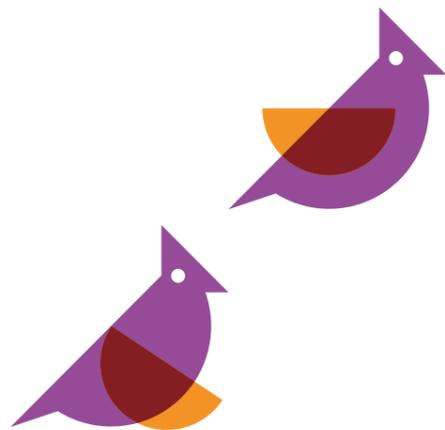
# Roedeer Gardens



**The Cornbrook**  
3 bedroom home  
Plots: 62, 63, 64, 76, 77, 78



from  
Parkinson  
Street



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: 62, 63, 64, 76, 77, 78  
Sq.m: 70.7  
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' 3"

**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"



**\*Please Note**  
While all plots will be the same layout, the overall size of the end-terraced plots will be 71.7m<sup>2</sup>, so some dimensions will be slightly larger than shown above. Please speak to a sales advisor for more details.

**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. 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.

“We thought it would be years until we could afford to buy our new home, that’s until we discovered Shared Ownership”



# 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
- 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

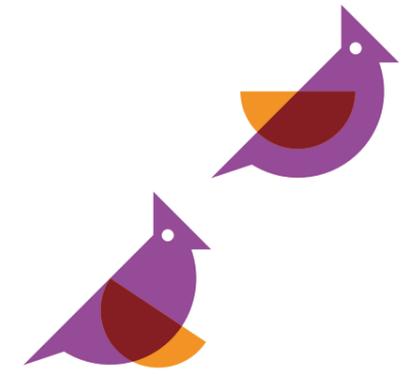


## External features

- Fully turfed gardens
- Private driveway
- 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.

rent on the other share. On some newer Shared Ownership homes, lower shares may be available, subject to eligibility checks and further approval.

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.

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.

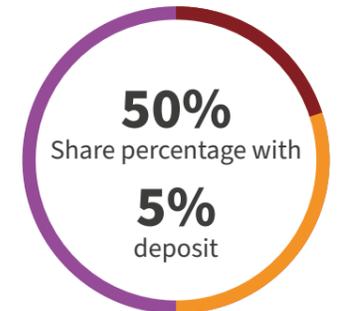
Initially, you can purchase the share of a home that you can afford, usually between 25-75% and then you'll pay



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

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



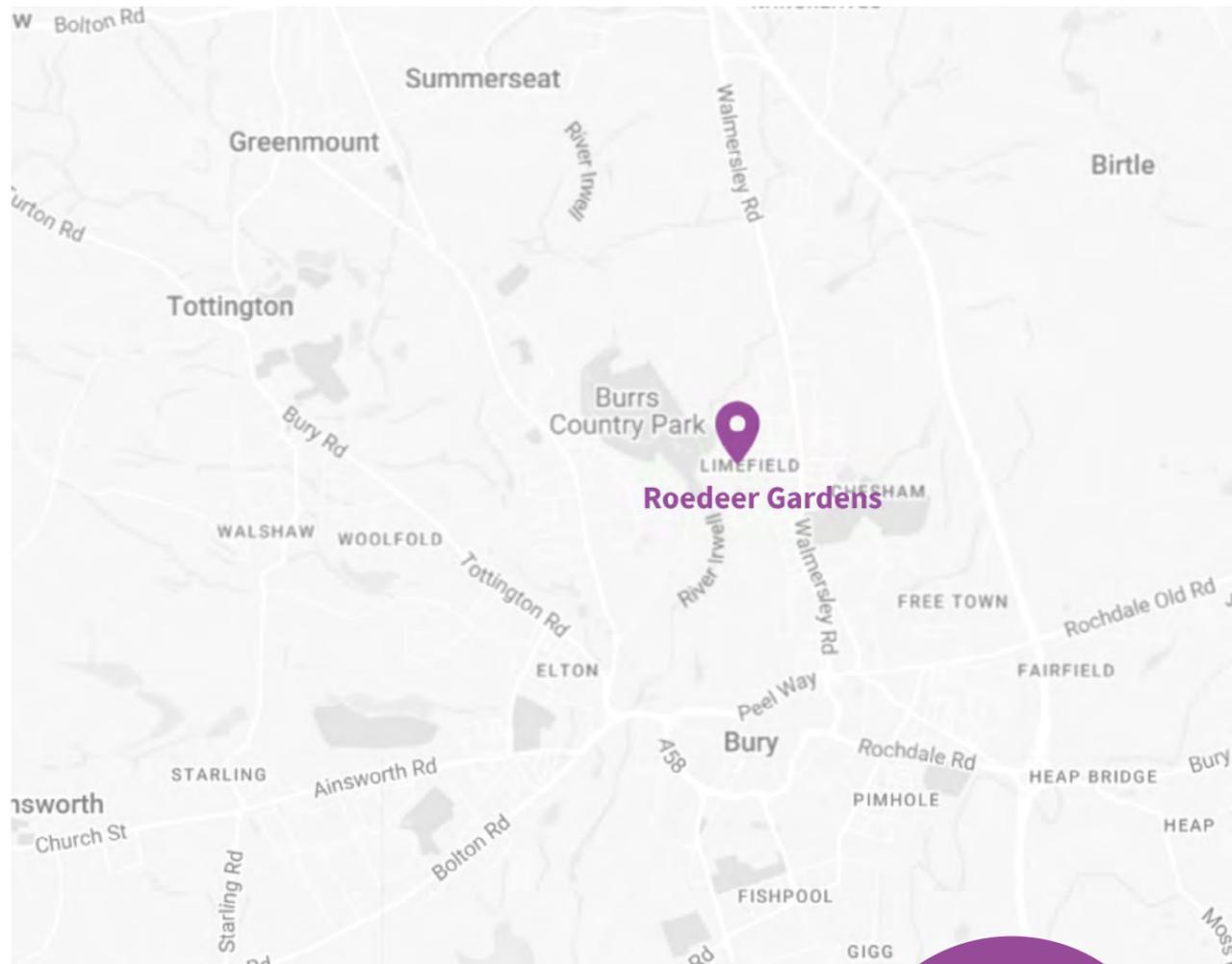
**“I've had such a wonderful experience with Plumlife and would highly recommend them to a lot of people that want to get onto the property ladder. Especially if they don't have the full amount to buy on their own.”**

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

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



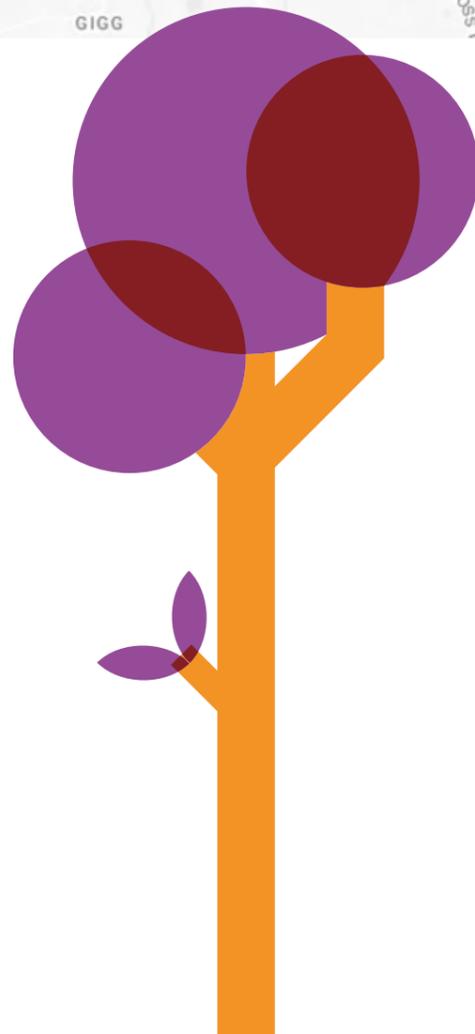
## How to find us

Offering excellent transport links, the area is well-served by several bus routes that provide frequent services to nearby towns and cities, including Bury town centre, Ramsbottom, and Rochdale. If you need to travel further afield, the nearby Bury Metrolink stop offers frequent services towards Manchester, making it easy to reach the city centre within 30 minutes. Additionally, Bury benefits from proximity to major road networks such as the M66 and A58, facilitating straightforward travel to various destinations across Greater Manchester and beyond.

To reach Roedeer Gardens you'll need to turn left onto Parkinson Street from Walmersley Road. Continue along this road, and at the end of it you will find the Roedeer Gardens development right in front of you.

### The development is a:

- 4 minute walk to the nearest bus stop
- 9 minute drive to Bury 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](mailto:sales@plumlife.co.uk)

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