

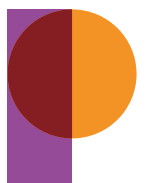
Tawny View



2, 3 & 4 bedroom homes available
through Shared Ownership

People. Places. Purpose.

Plumlife
homes





Welcome to Tawny View

**We're delighted to welcome you to Tawny View,
a stunning collection of 2, 3 and 4-bedroom
homes located in Chadderton.**

Chadderton provides the perfect balance for those seeking a vibrant, well-connected community with an exciting future. It's the kind of place where you get that friendly, established neighbourhood feel while remaining within easy reach of local amenities – perfect for anyone looking to put down roots.

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.



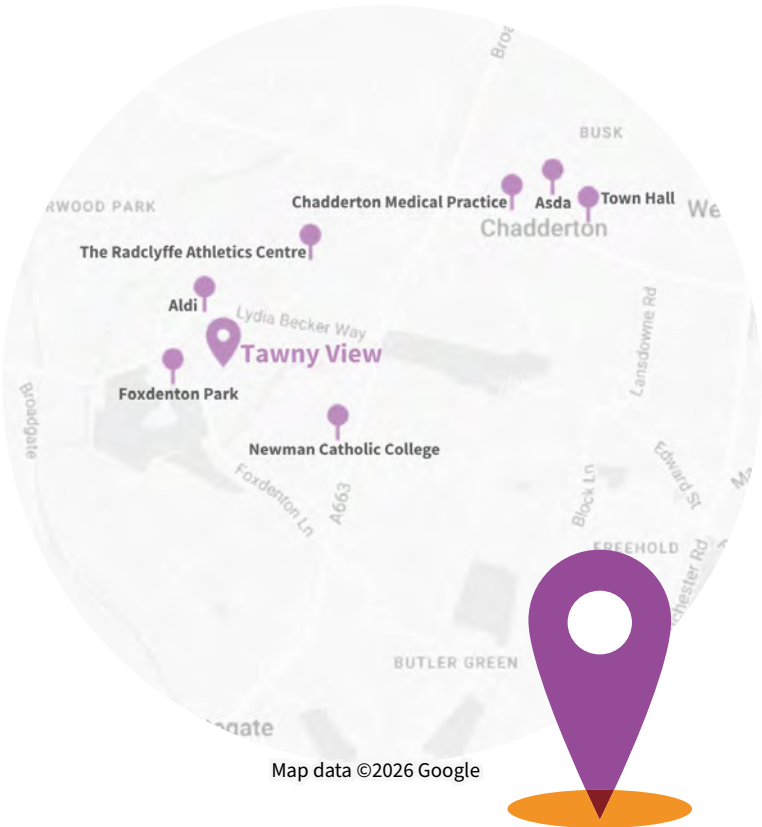


Chadderton Oldham

Chadderton offers a variety of local amenities, schools, and green spaces – with convenient access to daily essentials and leisure activities right on your doorstep, everything you need for a high quality of life is within easy reach. Its welcoming neighbourhoods and strong sense of community make it an attractive option for families and individuals looking for a balanced and enjoyable place to live.

If you're into sports or staying active, you'll be delighted by the array of facilities available at The Radclyffe Athletics Centre, from a running track to multiple badminton courts. The area also benefits from a well-connected transportation network which facilitates easy travel to neighbouring towns and cities, making it a great location for commuters and families alike.

Tawny View puts you exactly where you need to be. Whether you're heading out on foot or taking a short drive, convenience is a standard feature of your new lifestyle.



Nearby to Foxdenton

- Aldi** 6 mins
- Foxdenton Park** 6 mins
- Newman Catholic College** 20 mins
- The Radclyffe Athletics Centre** 23 mins

- Broadgate Business Park** 5 mins
- Chadderton Library & Wellbeing Centre** 6 mins
- Elk Mill Retail Park** 7 mins
- Chadderton Medical Practice** 7 mins

- Chadderton Shopping Precinct** 8 mins
- Costco** 8 mins
- Chadderton Town Hall** 8 mins
- Asda** 9 mins

Getting around in Chadderton

- Springs Road Bus Stop** 6 mins
- Mills Hill train station** 8 mins
- South Chadderton Metrolink stop** 8 mins
- Moston train station** 11 mins
- Hollinwood Metrolink stop/ park and ride** 11 mins



Did you know?

Chadderton is currently benefiting from the £100m Broadway Green regeneration scheme. This landmark project is transforming the local landscape, delivering over 600,000 sq ft of innovative employment space, hundreds of new homes and a 19-acre linear park, ensuring the area continues to thrive for years to come.



Tawny View



The Bittern

2 bedroom home
Plots: 29, 30, 32, 33, 34, 38, 39, 46, 47, 48, 49, 55, 56, 79, 80, 94, 95, 96, 97, 99



The Curlew

3 bedroom home
Plots: 17, 36, 37, 42, 43, 52, 57, 58, 59, 60, 69, 78, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93



The Dunlin

3 bedroom home
Plots: 2, 18, 19, 31, 40, 41, 53, 54, 64



The Fulmar

3 bedroom home
Plots: 1, 12, 15, 16, 28, 35, 50, 51, 61, 63, 70, 71, 98



The Kestrel

3 bedroom home
Plots: 5, 6, 7, 8, 11



The Nightjar

4 bedroom home
Plots: 21, 22, 24, 25, 26, 27

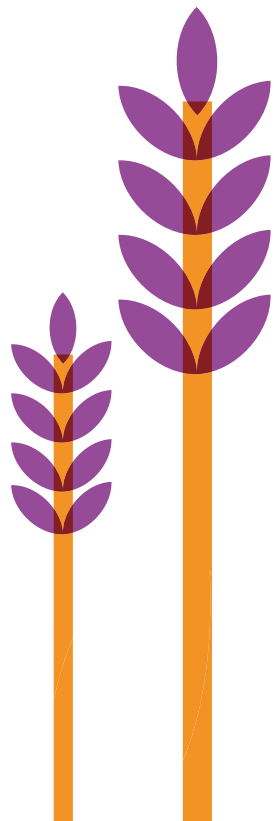


The Pintail

4 bedroom home
Plots: 3, 4, 9, 10, 13, 14, 20, 23, 44, 45, 62, 65, 66, 67, 68, 72, 73, 74, 75, 76, 77, 100, 101



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 Bittern

2 bedroom home

Plots: 29, 30, 32, 33, 34, 38, 39, 46, 47, 48, 49, 55, 56, 79, 80, 94, 95, 96, 97, 99

Sq.m: 70.3

Sq.ft: 756



Ground Floor

Lounge

Metres: 4.0 x 3.1

Feet: 13' 1" x 10' 1"

W/C

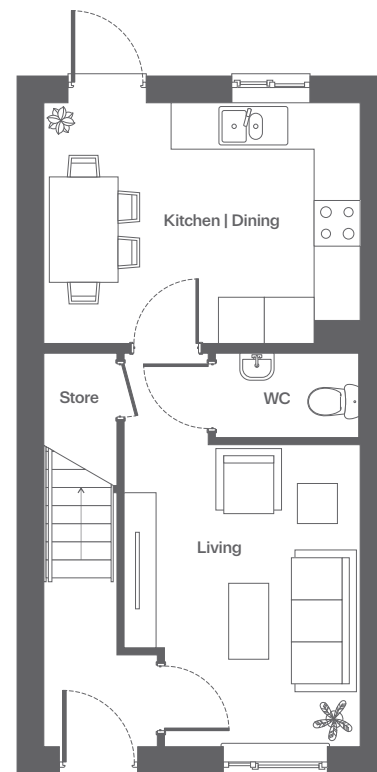
Metres: 1.1 x 2.0

Feet: 3' 6" x 6' 5"

Kitchen/Diner

Metres: 3.2 x 4.2

Feet: 10' 4" x 13' 7"



First Floor

Master Bedroom

Metres: 3.0 x 4.2

Feet: 9' 8" x 13' 7"

Bathroom

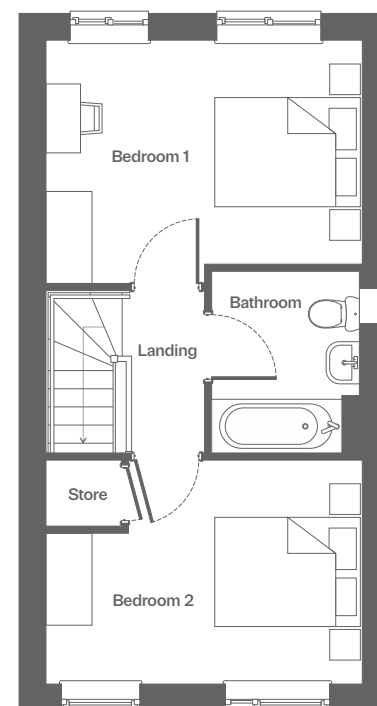
Metres: 2.3 x 2.0

Feet: 7' 5" x 6' 5"

Second Bedroom

Metres: 2.9 x 4.2

Feet: 9' 2" x 13' 7"



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. Some properties will have windows on the side elevation, please ask a sales advisor for more information.



The Curlew

3 bedroom home

Plots: 17, 36, 37, 42, 43, 52, 57, 58, 59, 60, 69, 78, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93

Sq.m: 88.2

Sq.ft: 950



Ground Floor

Lounge

Metres: 2.2 x 4.2

Feet: 7' 2" x 13' 7"

W/C

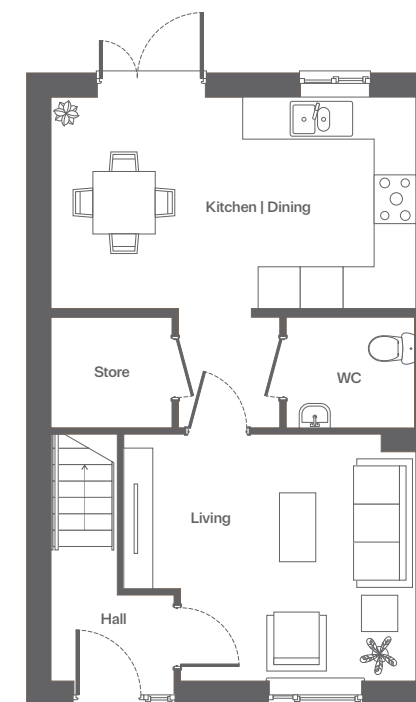
Metres: 1.6 x 1.9

Feet: 5' 2" x 6' 2"

Kitchen/Diner

Metres: 3.1 x 5.3

Feet: 10' 1" x 17' 3"



First Floor

Master Bedroom

Metres: 3.8 x 5.3

Feet: 12' 4" x 17' 3"

Bathroom

Metres: 2.2 x 2.0

Feet: 7' 2" x 6' 5"

Second Bedroom

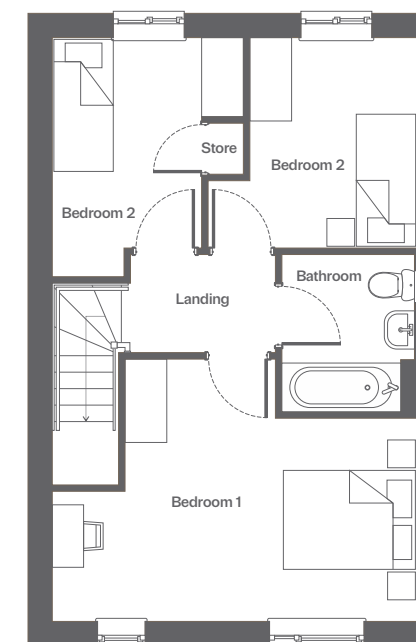
Metres: 3.0 x 3.1

Feet: 9' 8" x 10' 1"

Third Bedroom

Metres: 3.5 x 2.7

Feet: 11' 4" x 8' 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. Some properties will have windows on the side elevation, please ask a sales advisor for more information.



The Dunlin

3 bedroom home

Plots: 2, 18, 19, 31, 40, 41, 53, 54, 64

Sq.m: 88.2

Sq.ft: 950



Ground Floor

Lounge

Metres: 3.6 x 4.2

Feet: 11' 8" x 13' 7"

W/C

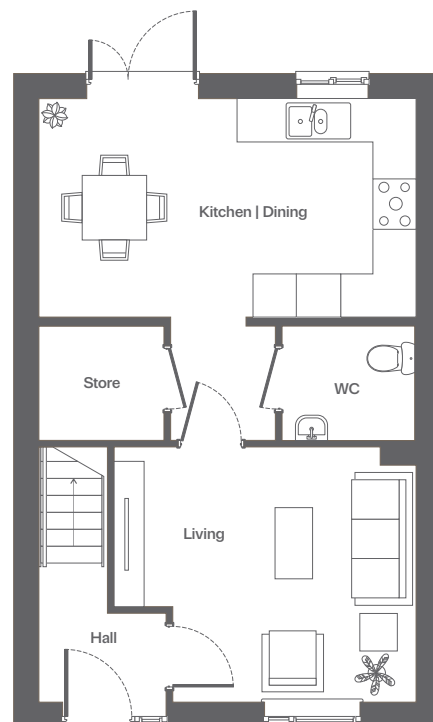
Metres: 1.6 x 1.9

Feet: 5' 2" x 6' 2"

Kitchen/Diner

Metres: 3.1 x 5.3

Feet: 10' 1" x 17' 3"



First Floor

Master Bedroom

Metres: 3.7 x 4.2

Feet: 12' 1" x 13' 9"

Third Bedroom

Metres: 3.5 x 2.7

Feet: 11' 4" x 8' 8"

En-Suite

Metres: 2.4 x 1.9

Feet: 7' 8" x 6' 2"

Bathroom

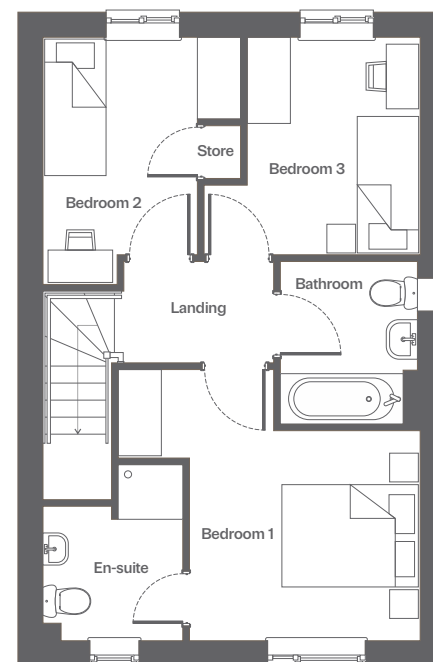
Metres: 2.2 x 2.0

Feet: 7' 2" x 6' 5"

Second Bedroom

Metres: 3.0 x 2.5

Feet: 9' 8" x 8' 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.

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 properties will have windows on the side elevation, please ask a sales advisor for more information.



The Fulmar

3 bedroom home

Plots: 1, 12, 15, 16, 28, 35, 50, 51, 61, 63, 70, 71, 98

Sq.m: 92.9

Sq.ft: 1000



Ground Floor

Lounge

Metres: 3.4 x 5.3

Feet: 11' 1" x 17' 3"

W/C

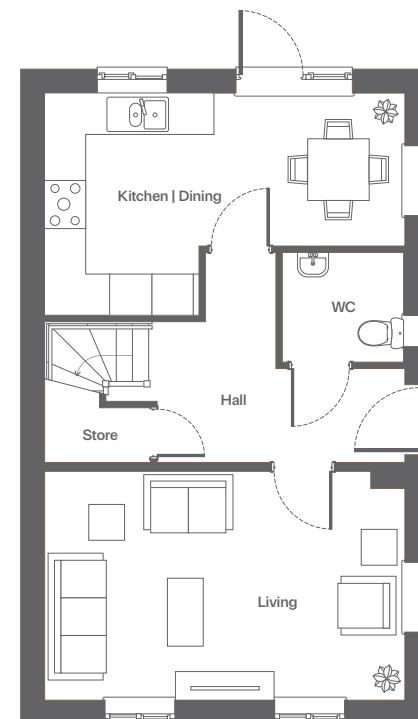
Metres: 1.6 x 1.7

Feet: 5' 2" x 5' 5"

Kitchen/Diner

Metres: 3.3 x 5.3

Feet: 10' 8" x 17' 3"



First Floor

Master Bedroom

Metres: 3.4 x 3.8

Feet: 11' 1" x 12' 4"

Third Bedroom

Metres: 3.3 x 2.6

Feet: 10' 8" x 8' 5"

En-Suite

Metres: 2.7 x 2.0

Feet: 8' 8" x 6' 5"

Bathroom

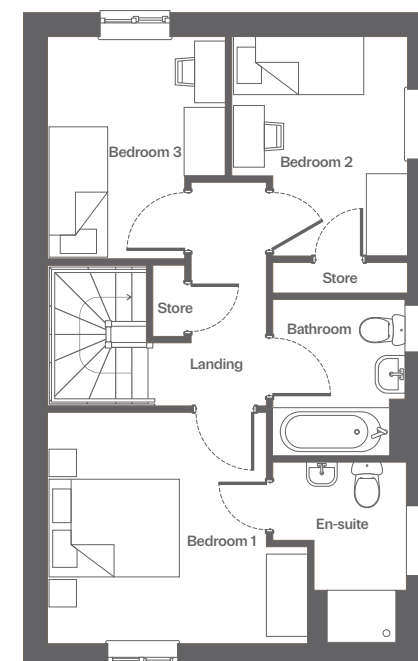
Metres: 2.3 x 2.0

Feet: 7' 5" x 6' 5"

Second Bedroom

Metres: 3.2 x 2.6

Feet: 10' 4" x 8' 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. Some properties will have windows on the side elevation, please ask a sales advisor for more information.



The Kestrel

3 bedroom home

Plots: 5, 6, 7, 8, 11

Sq.m: 96.5

Sq.ft: 1039



Ground Floor

Lounge

Metres: 4.3 x 4.2

Feet: 14' 1" x 13' 7"

W/C

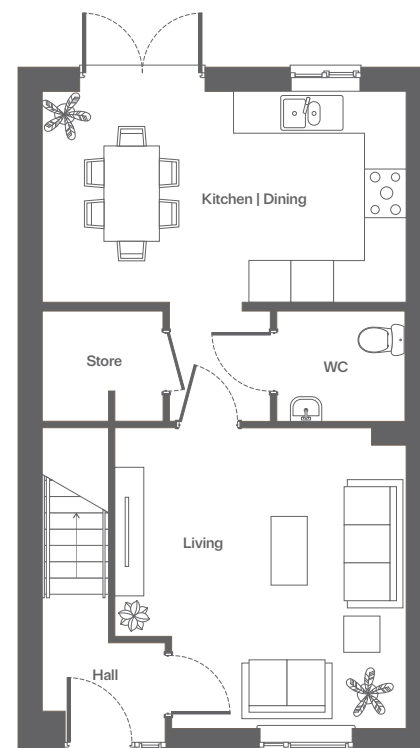
Metres: 1.6 x 1.9

Feet: 5' 2" x 6' 2"

Kitchen/Diner

Metres: 3.1 x 5.3

Feet: 10' 1" x 17' 3"



First Floor

Master Bedroom

Metres: 3.7 x 4.2

Feet: 12' 1" x 13' 9"

Third Bedroom

Metres: 4.2 x 2.2

Feet: 13' 7" x 7' 2"

En-Suite

Metres: 2.4 x 1.9

Feet: 7' 8" x 6' 2"

Bathroom

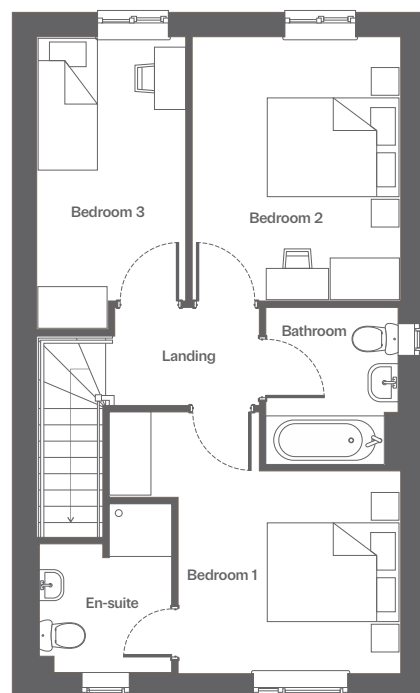
Metres: 2.2 x 2.2

Feet: 7' 2" x 7' 2"

Second Bedroom

Metres: 3.8 x 3.0

Feet: 12' 4" x 9' 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. Some properties will have windows on the side elevation, please ask a sales advisor for more information.



The Nightjar

4 bedroom home

Plots: 21, 22, 24, 25, 26, 27

Sq.m: 102.7

Sq.ft: 1106



Ground Floor

Lounge

Metres: 3.8 x 4.2

Feet: 12' 4" x 13' 7"

W/C

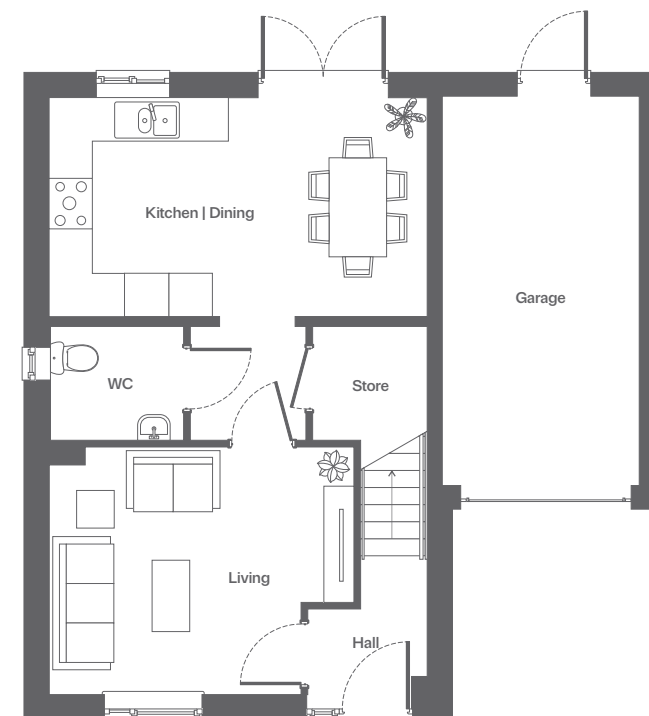
Metres: 1.6 x 1.9

Feet: 5' 2" x 6' 2"

Kitchen/Diner

Metres: 3.1 x 5.3

Feet: 10' 1" x 17' 3"



First Floor

Master Bedroom

Metres: 3.3 x 4.1

Feet: 10' 8" x 13' 4"

Third Bedroom

Metres: 3.1 x 2.8

Feet: 10' 1" x 9' 1"

En-Suite

Metres: 1.6 x 2.9

Feet: 5' 2" x 9' 5"

Fourth Bedroom

Metres: 2.2 x 4.0

Feet: 7' 2" x 13' 1"

Second Bedroom

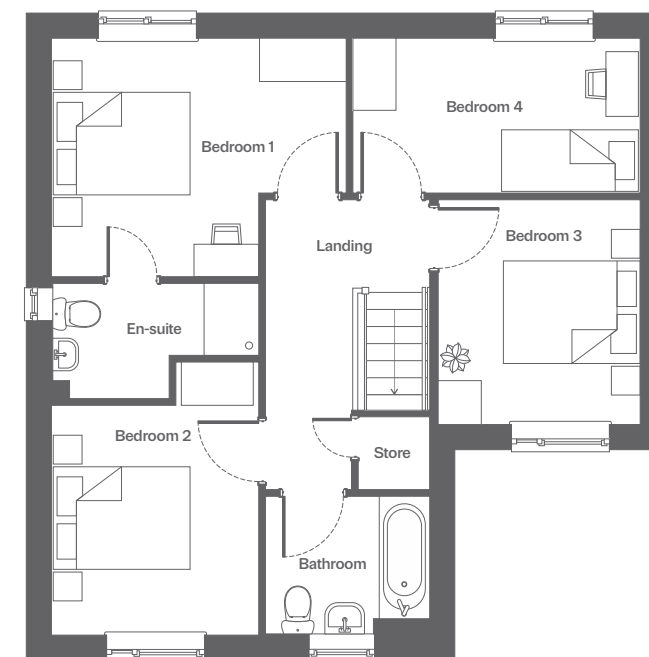
Metres: 3.2 x 2.9

Feet: 10' 4" x 9' 5"

Bathroom

Metres: 2.1 x 2.3

Feet: 6' 8" x 7' 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. Some properties will have windows on the side elevation, please ask a sales advisor for more information.



The Pintail

4 bedroom home

Plots: 3, 4, 9, 10, 13, 14, 20, 23, 44, 45, 62, 65, 66, 67, 68, 72, 73, 74, 75, 76, 77, 100, 101

Sq.m: 104.2

Sq.ft: 1122



Ground Floor

Lounge

Metres: 5.1 x 3.4

Feet: 16' 7" x 11' 1"

Kitchen/Diner

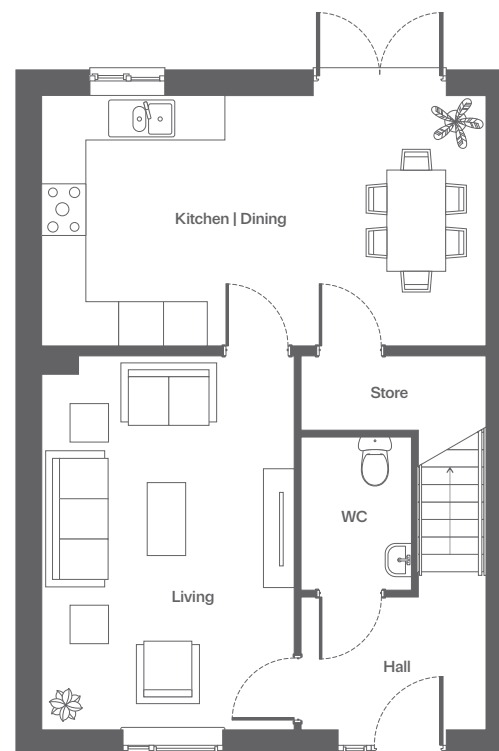
Metres: 3.4 x 6.1

Feet: 11' 1" x 20' 0"

W/C

Metres: 2.1 x 1.5

Feet: 6' 8" x 4' 9"



First Floor

Master Bedroom

Metres: 4.0 x 3.5

Feet: 13' 1" x 11' 4"

En-Suite

Metres: 1.2 x 2.4

Feet: 3' 9" x 7' 8"

Second Bedroom

Metres: 2.2 x 3.7

Feet: 7' 2" x 12' 1"

Third Bedroom

Metres: 3.5 x 2.3

Feet: 11' 4" x 7' 5"

Fourth Bedroom

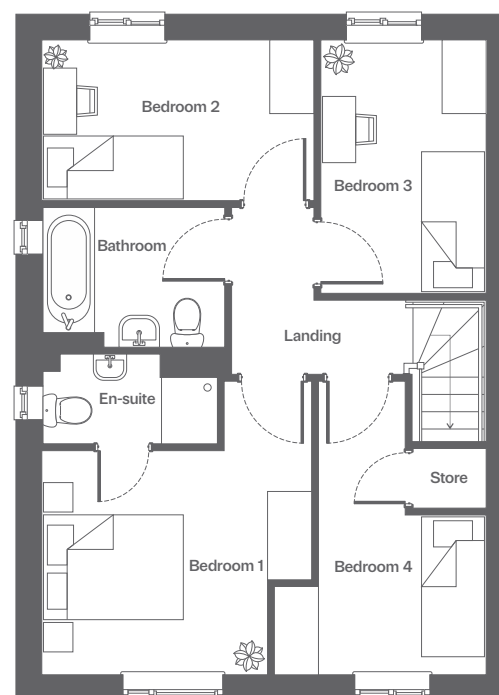
Metres: 4.0 x 2.9

Feet: 13' 1" x 9' 5"

Bathroom

Metres: 1.9 x 2.5

Feet: 6' 2" x 8' 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. Some properties will have windows on the side elevation, please ask a sales advisor for more information.

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.





“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



Specification

Kitchen

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

Bathroom

- Contemporary white bathroom suite with chrome fittings
- Chrome heated towel rail to bathroom and en suite
- Thermostatic shower
- Polyflor 'Camaro' vinyl flooring
- Porcelanosa wall tiles to bathroom and en suite

Internal features

- White painted finish to internal walls
- LED downlights to kitchens and bathrooms
- USB sockets to bedrooms, lounge and kitchen
- TV points to lounge and master bedroom
- Mains wired smoke alarms

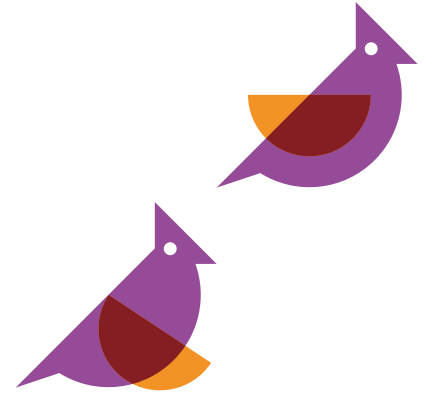


External features

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

General

- 10 year NHBC new home warranty
- 'A' rated Vaillant combination boiler



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.

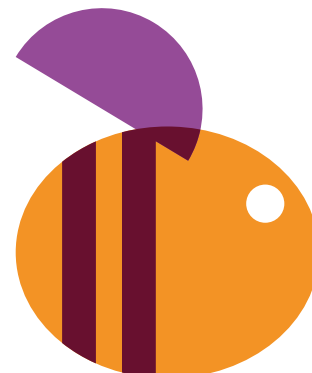
Shared Ownership is a way to buy a share in a home now with the option to buy more of it in the future. You pay a rent on the share of the home that you don't own.

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.

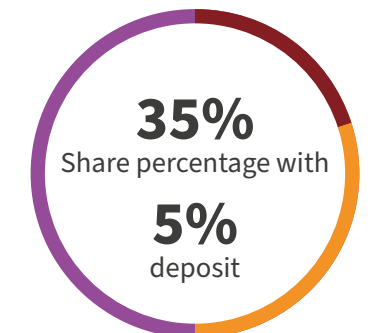
You'll need a minimum level of income and savings, the amount will be determined by the value of the home you want to buy, your personal circumstances, and your lender's requirements, but depending on which lender you use, the deposit can be as little as 5% of the share value. If you want to see what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

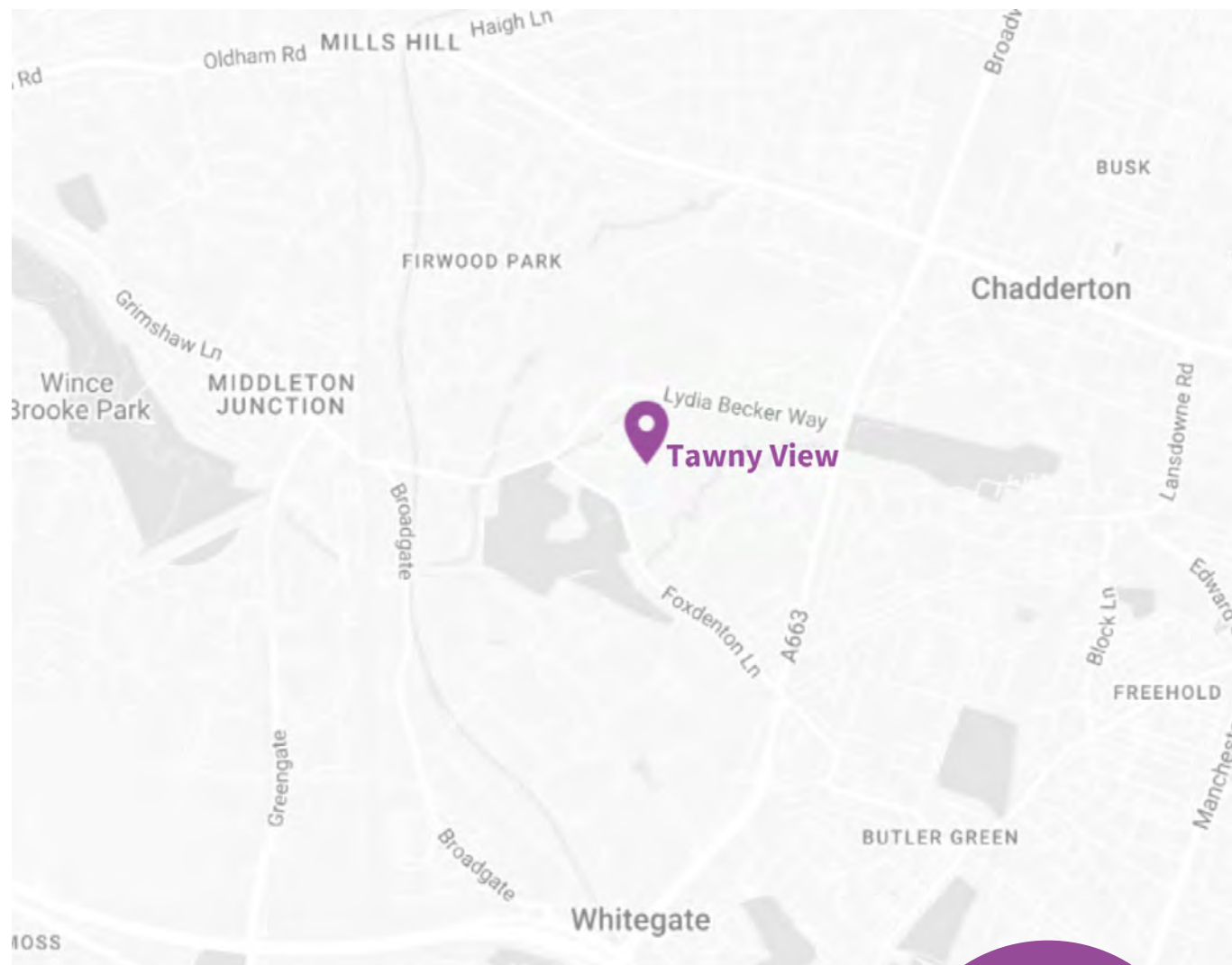
Work out the typical monthly costs of buying a Shared Ownership home using our handy affordability calculator. Simply input the value of the property you are interested in, select a share percentage, complete the remaining details, and the calculator will provide you with an example of what you can expect 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 is a guide only, not actual mortgage advice.





How to find us

The area is well-served by transport links that provide frequent services to nearby towns and cities, including Manchester and Oldham. For those who prefer rail travel, the nearby Moston and Mills Hill railway stations offer regular train services to Manchester, making it easy for commuters to reach the city centre. Additionally, Chadderton benefits from proximity to major road networks such as the M62 and M60, facilitating straightforward travel to various destinations across Greater Manchester and beyond.

If you're driving to the development via the M60, exit at junction 21. Once you get to Broadway (A663) take a left onto Foxdenton Lane. Then turn right onto Lydia Becker Way and head to Horton Close, which leads into Tawny View

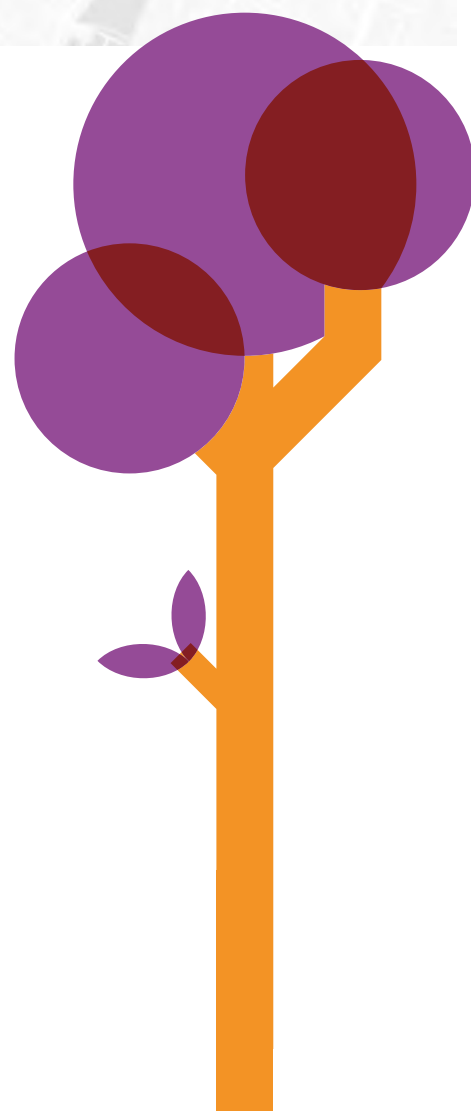
The development is



6 minute walk
to Springs
Road Bus Stop



8 minute drive
to Moston
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

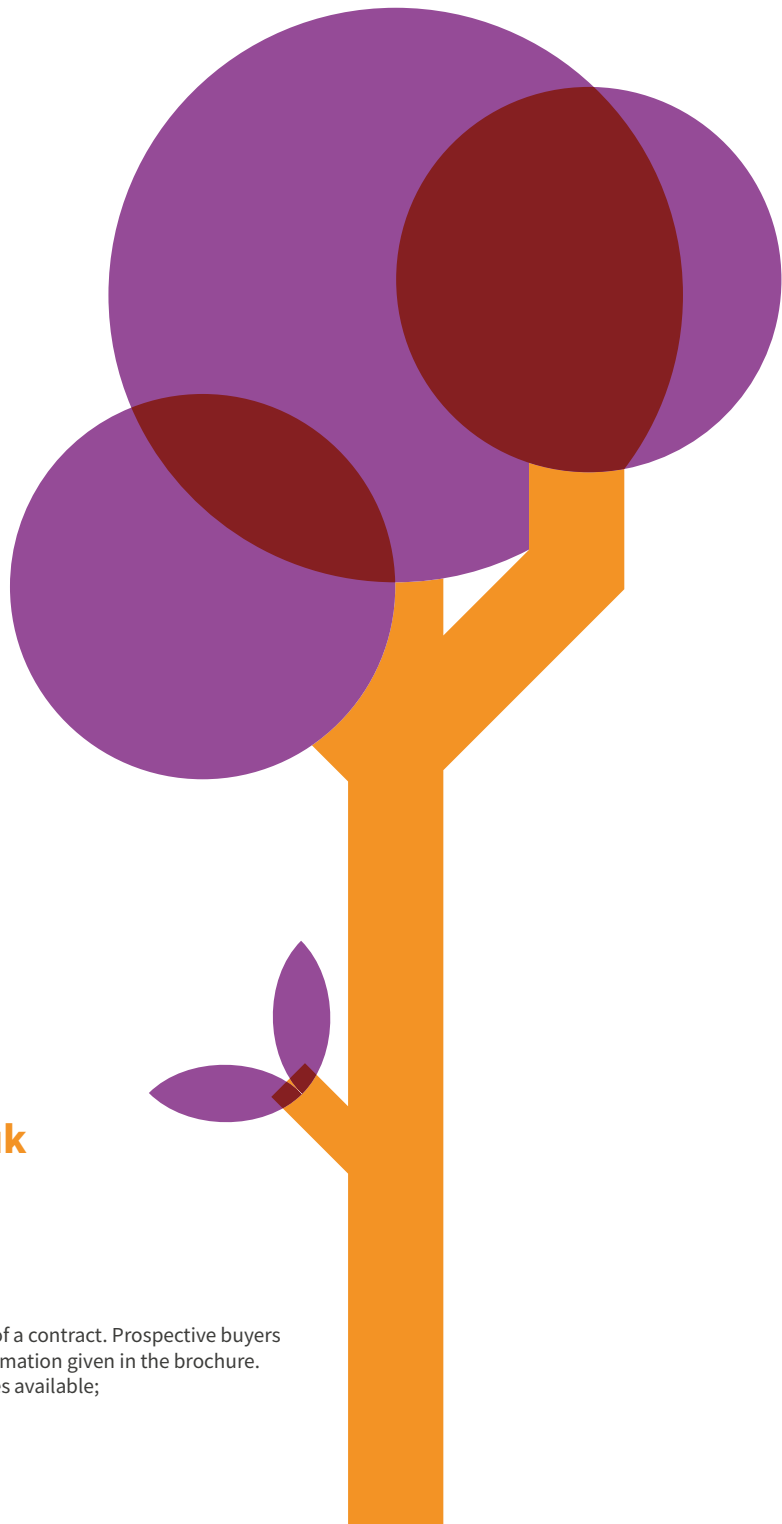
Housing Group, specialises in making home ownership easier for a wide range of people throughout the North West and beyond.

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.