

the folds

By **Dérive**

in partnership with

Plumlife
homes





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Become part of *the folds*



We're delighted to welcome you to The Folds. A modern collection of two, three and four bedroom homes situated in Little Hulton, a happening town in the suburbs of Greater Manchester

Whether you prefer to be close to the tranquillity of open green spaces or the bustle of Manchester City Centre, you'll find yourself perfectly placed at The Folds.

Inside your new home, you'll find wide and welcoming hallways, plenty of storage and ample natural light, making this the ideal place for you to call home.

The term 'folds' refers to 'slight hills or hollows in the ground', which were prominent in the

Little Hulton area in the late 19th century. The name aims to reflect the history while connecting its past to its present.

Each one of our homes has been named after hills and folds in the nearby area, paying homage to the ground they stand on, and cementing their place in Little Hulton's history.

Why not make it part of your future?



the folds

Little Hulton

Little Hulton is an area steeped in history and surrounded by green spaces. From architecture to award-winning parks, this neighbourhood is alive with local resident and community groups working with the council and its partners to improve the quality of life for locals. And with primary and secondary schools nearby, it's an ideal place for young or growing families, and perfect for exploring the surrounding areas of Greater Manchester.

Right where



you need



to be



What's nearby?

Walkden train station	6 mins
Bolton town centre	15 mins
Salford Quays	21 mins
The Trafford Centre	20 mins
Manchester city centre	30 mins
West Pennine Moors	30 mins
Manchester airport	35 mins



We've considered your future



When you buy a new home at The Folds, your energy bills could be up to **30% cheaper** than they would be in a typical new build.*

Every home at The Folds is being built with *your* future in mind. From building techniques to everyday life, we're making homes that contribute to comfortable, sustainable living.

So what makes your new home different?

Homes at The Folds have been built with sustainability in mind and designed to Passivhaus standards. Each property benefits from a Mechanical Ventilation Heat Recovery System (MVHR), that provides a high level of comfort and indoor air quality. This approach ensures that homes are self-regulating, facilitating a constant ambient temperature and adequate ventilation, mitigating moisture build up.

The design of the homes utilises energy efficient components and a whole house ventilation system **resulting in exceptionally low running costs, excellent levels of insulation and strong levels of air tightness.**

And what makes them even better? Homes at The Folds do not need a conventional central heating system. They are highly air tight, and lose very little heat.

For most of the year you will not have to switch on any heating, as heat will be held inside by the high-quality insulation.

*Compared to a typical new build using either a gas boiler or an Air Source Heat Pump. Based on a 90m² dwelling.



Energy efficient features inside your new home



Designed to Passivhaus standards – your home will require very little energy to achieve a comfortable temperature year round



Energy efficient components resulting in exceptionally low running costs



Your home does not need a conventional central heating system. It is highly air tight and loses very little heat. For most of the year you will not have to switch on any heating



Built to low carbon and low energy standards



Strict levels of air tightness create a 'Thermos flask' effect which helps your home hold the heat generated



Electric car charging point

Development Plan

2 bedroom homes



The Strawberry

3 bedroom homes



The Primrose

4 bedroom homes



The Smith



The Rose

Homes available to buy outright



Show Home

Sales Office



The Strawberry

2 Bedroom home

81.47 Sq.m
877 Sq.ft

Plots:
132, 133, 134, 135

Ground Floor

Kitchen/Dining
Metres: 3.9 X 4.6
Feet: 12.7 X 15.0

Living
Metres: 4.8 X 3.5
Feet: 15.7 X 11.4

Hall
Metres: 1.9 X 1.6
Feet: 6.2 X 5.2

W/C
Metres: 2.4 X 1.05
Feet: 7.8 X 3.4



First Floor

Landing
Metres: 2.1 X 1.0
Feet: 6.8 X 3.5

Bedroom 1
Metres: 4.6 X 3.4
Feet: 15.1 X 11.1

Bedroom 2
Metres: 4.6 X 3.1
Feet: 15.1 X 10.1

Bathroom
Metres: 2.3 X 2.1
Feet: 7.5 X 6.8



Disclaimer
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The Primrose

3 Bedroom home

96.56 Sq.m
1039 Sq.ft

Plots:
29, 30, 124, 125, 126, 127, 136, 137,
147, 148, 157, 158



Ground Floor

Kitchen/Dining
Metres: 5.4 X 3.2
Feet: 17.7 X 10.4

Living
Metres: 4.5 X 3.0
Feet: 14.7 X 9.8

Hall
Metres: 2.3 X 3.0
Feet: 7.5 X 9.8

W/C
Metres: 2.2 X 1.06
Feet: 7.2 X 3.4



First Floor

Landing
Metres: 1.2 X 3.5
Feet: 3.9 X 11.4

Bedroom 1
Metres: 4.5 X 2.9
Feet: 14.7 X 9.5

Bedroom 2
Metres: 4.3 X 2.9
Feet: 14.1 X 9.5

Bedroom 3
Metres: 2.4 X 3.1
Feet: 7.8 X 10.1

Bathroom
Metres: 2.0 X 2.4
Feet: 6.5 X 7.8



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The Smith

4 Bedroom home

108.2 Sq.m
1165 Sq.ft

Plots:
153, 154



Kitchen/Dining
Metres: 6.1 X 3.1
Feet: 20 X 9.8

Hall
Metres: 2.6 X 2.2
Feet: 8.5 X 7.2

Living
Metres: 4.0 X 3.8
Feet: 13.1 X 12.4

W/C
Metres: 2.6 X 1.4
Feet: 8.5 X 4.5

Landing
Metres: 2.3 X 1.7
Feet: 7.5 X 5.5

Bedroom 3
Metres: 3.7 X 2.3
Feet: 12.1 X 7.5

Ensuite
Metres: 2.5 X 0.9
Feet: 8.2 X 2.9

Bedroom 1
Metres: 3.7 X 3.7
Feet: 12.1 X 12.1

Bedroom 4
Metres: 3.1 X 2.4
Feet: 10.1 X 7.8

Bedroom 2
Metres: 3.6 X 3.1
Feet: 11.8 X 10.1

Bathroom
Metres: 2.5 X 1.7
Feet: 8.2 X 5.5

The Rose

4 Bedroom home

119.86 Sq.m
1290 Sq.ft

Plots:
155, 156



Ground Floor

Kitchen/Dining
Metres: 6.1 X 3.2
Feet: 20 X 10.4

Hall
Metres: 2.2 X 2.6
Feet: 7.2 X 8.5

Living
Metres: 4.7 X 3.8
Feet: 15.4 X 12.4

W/C
Metres: 2.6 X 1.4
Feet: 8.5 X 4.5



First Floor

Landing
Metres: 2.6 X 1.9
Feet: 8.5 X 6.2

Bedroom 3
Metres: 3.9 X 2.4
Feet: 12.7 X 7.8

Ensuite
Metres: 2.2 X 1.2
Feet: 7.2 X 3.9

Bedroom 1
Metres: 3.6 X 3.9
Feet: 11.8 X 12.7

Bedroom 4
Metres: 2.4 X 3.5
Feet: 7.8 X 11.4

Bedroom 2
Metres: 3.5 X 3.6
Feet: 11.4 X 11.8

Bathroom
Metres: 2.1 X 1.7
Feet: 6.8 X 5.5



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Inside your new home

Each home at The Folds comes complete with contemporary finishes and fittings in the bathroom and kitchen, while brilliant white walls in all rooms provide the perfect blank canvas to make your home feel like your own. Every property has its own driveway and fully-turfed, fenced private garden, giving you the space to enjoy your home every day, whatever the weather.

General

- 10-year LABC New Homes Warranty
- Envirovent Energisava MVHR Unit
- Passivhaus windows and doors
- High quality insulation
- Property orientation for solar gain
- 1000W panel heater

Kitchen

- Contemporary fitted 'Symphony' kitchen
- Electric oven, gas hob & extractor hood in stainless steel finish
- Space for freestanding fridge/freezer
- Stainless steel bowl and half sink
- Plumbing for washing machine
- Glass splash back to hob area
- Polyflor Expona vinyl flooring

Bathroom

- Contemporary white bathroom fittings
- Porcelanosa wall tiles
- Chrome heated towel rails
- Thermostatic shower
- Polyflor Expona vinyl flooring

Internal features

- Brilliant white finish to walls
- Brushed steel ironmongery to doors
- LED downlights to kitchen and bathrooms
- USB sockets in the kitchen and living room
- Mains wired smoke alarm
- TV sockets to lounge and bedrooms

External features

- Fully turfed gardens
- Full height fencing
- Driveway to every property
- External lights to front and rear of the property
- Electric car charging point

* Standard 'bronze' specification shown. Upgrades are available dependent on the build stage. 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 this brochure. Images are provided for illustration purposes only and may differ to the homes available; please ask a sales advisor for more information.

** Kitchen CGI shown is based on 'gold specification'

Shared ownership

Stepping into a new home that belongs to you can be 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 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

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

- Not being able to buy a suitable home for your needs on the open market
- Not owning any other property
- Being in permanent employment
- Having a household income of less than £80,000 per year

you'll pay rent on the other share. On some newer Shared Ownership homes, you can buy from as little as 10% of a home, if this is the share level that's affordable to you subject to eligibility checks and our approval.

Plumlife Homes will be selling homes at The Folds on behalf of Salford City Council and Dérive. Plumlife have been selling Shared Ownership homes for over 20 years, so you can be sure you're in safe hands. If you want to see what you could afford, why not head over to their website and try out their affordability calculator? You'll also be able to see a full list of Shared Ownership FAQ's.



Example borrowing*

Work out the typical monthly costs of buying a Shared Ownership home using Plumlife's 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:	£300k
Share Percentage:	50%
Deposit Amount:	5% (£7,500)
Mortgage Term:	30 years
Interest Rate:	5%
Share value:	£150,000
Mortgage amount:	£142,500
Monthly mortgage costs:	£765
Monthly Rental Costs:	£344
Total Monthly Costs:	£1,109



Find out your results now at plumlife.co.uk

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

the folds

How to find us

Pop in and see how we can help you find your new home.

Little Hulton is well connected for commuters, situated close to the M61 and the M60 Manchester ring road for convenient travel across Greater Manchester.

The local train station is less than a mile from The Folds offering frequent Northern Rail services to Manchester City Centre, Wigan and further afield.

In addition, a number of bus services operate in the area with routes to Bolton, Manchester, Eccles and Trafford Park.

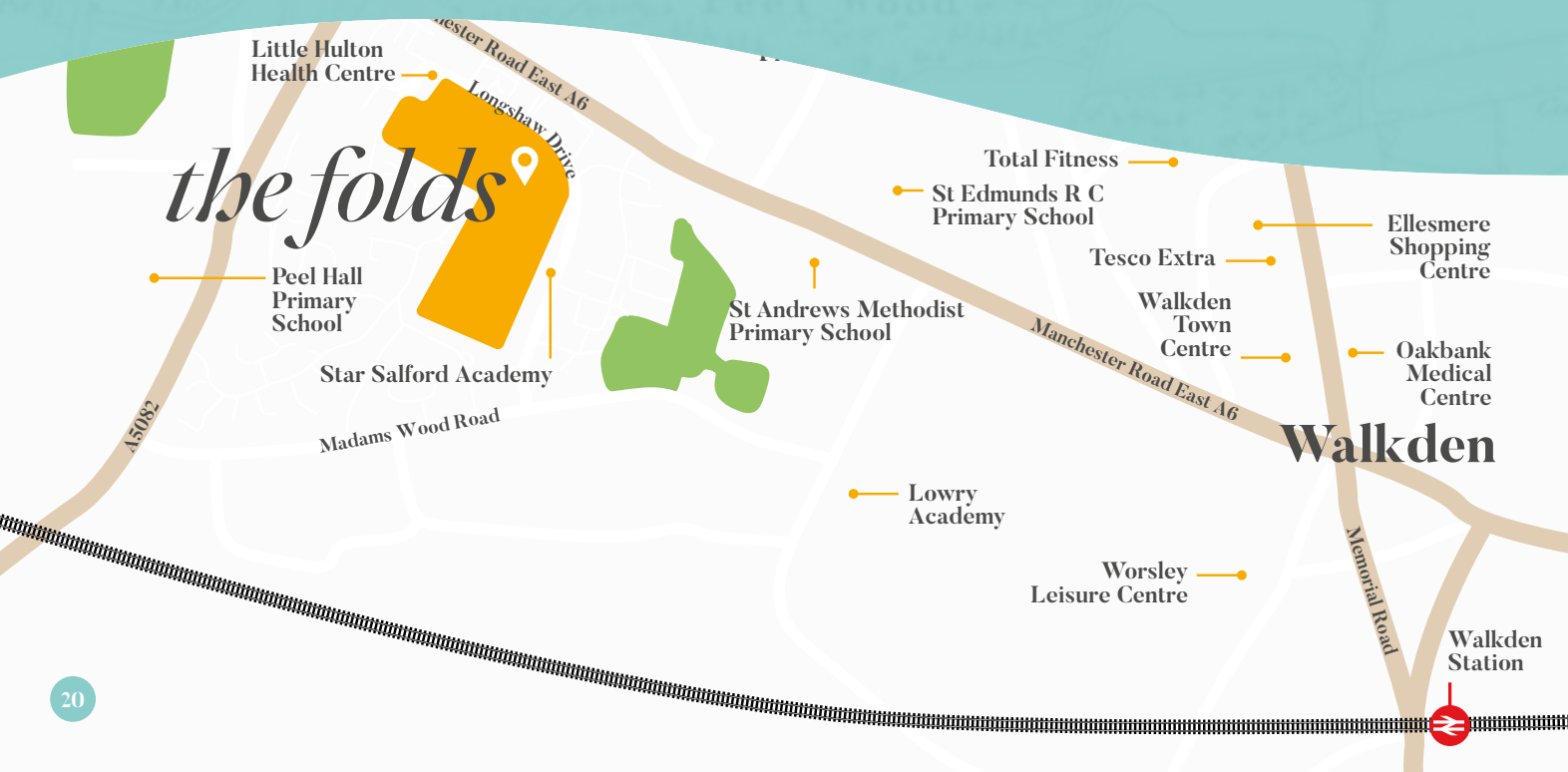
To reach us head towards Walkden Town Centre, once you're nearby you'll find us just off Manchester Road East, down the road from Star Salford Academy.



21 minute walk to
Walkden Train Station



8 minute walk to the
nearest bus stop



Introducing Plumlife Homes

Plumlife Homes will be selling homes at The Folds on behalf of Salford City Council and Dérive, so you can be sure you're in safe hands.

Plumlife is a profit for purpose company, committed to creating great homes and growing successful, vibrant communities.

For over 20 years, Plumlife has been helping first-time buyers with affordable homeownership while also providing high-quality sales and marketing, facilities management and letting services to developers, local authorities and property companies.

As a Profit for Purpose organisation, the 'People. Places. Purpose' strapline isn't just there for show - building and supporting great communities is at the heart of what Plumlife does.





Salford City Council

Who we are

Working together, Salford City Council and Dérive are designing and building brilliant new homes for local communities - offering residents a range of living, renting and buying options.

At The Folds, customers will discover a mix of well-specified homes all designed to be sustainable for the future.

As part of delivering positive impact to the neighbourhood, local builders and suppliers have been used where possible. Apprenticeship and training opportunities have also been afforded to local residents, and we've worked with local schools to educate young people about careers in construction.

enquire now

Call us on

0161 447 5050

Visit

plumlife.co.uk/the-folds



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