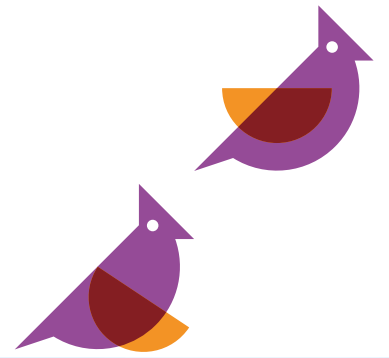


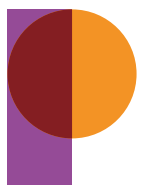
Haven View



4 bedroom homes available
through Shared Ownership

People. Places. Purpose.

Plumlife
homes





Welcome to Haven View

An impressive collection of 4 bedroom homes, available for Shared Ownership, nestled within the picturesque, suburban area of Moorside.

Each property has been perfectly crafted to combine stunning architecture with contemporary design ensuring an ideal living environment.

With spacious interiors and meticulous attention to detail, each home has been designed to provide an unparalleled living experience. At Haven View you can enjoy large bi-fold doors off the kitchen area which lead directly into the garden, perfect for socialising.

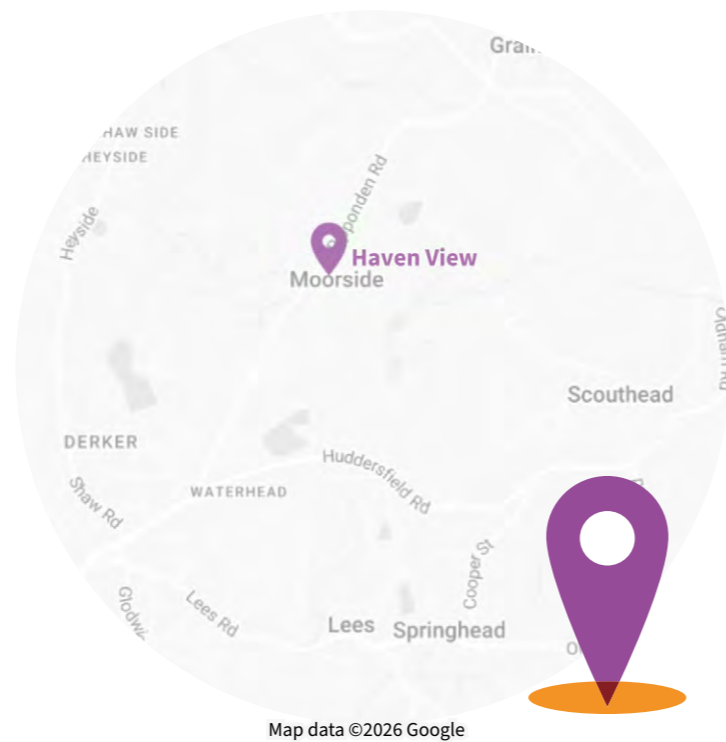
Whether you're seeking a beautifully designed modern home or a place to create lasting memories, our homes in Moorside are the perfect choice. Experience the epitome of comfortable and modern living in a vibrant community.



Haven View

Beyond the luxurious interiors, Haven View boasts plenty of picturesque scenery ideal for the avid outdoor explorer. The surrounding area is abundant with green spaces, allowing residents to enjoy the beauty of nature right on your doorstep.

Amongst the peace and tranquillity the development is still ideally located for accessible and efficient travel. Manchester City Centre is just 9 miles away, making it convenient to head into the city or easy commuting for work with Derker Metrolink stop under 2 miles away. Travelling by car? Haven View is roughly 1.2 miles from the A62.



Getting to Oldham



By Road
10 mins



By Bus
20 mins



By Bike
23 mins



On Foot
50 mins

Haven View is also **less than 35 minutes away from Manchester city centre, Manchester Airport and 30 minutes to Stockport**



Did you know?

Moorside and its neighbouring countryside feature numerous trails ranging from easy reservoir strolls to challenging upland hikes. Popular routes include the Trinnacle loop from Yeoman Hey Reservoir, the Pots and Pans monument, and scenic paths around Dovestone Reservoir.



Haven View



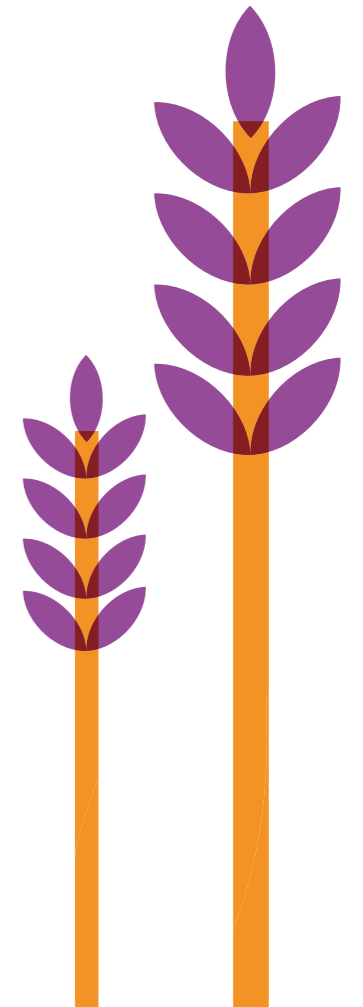
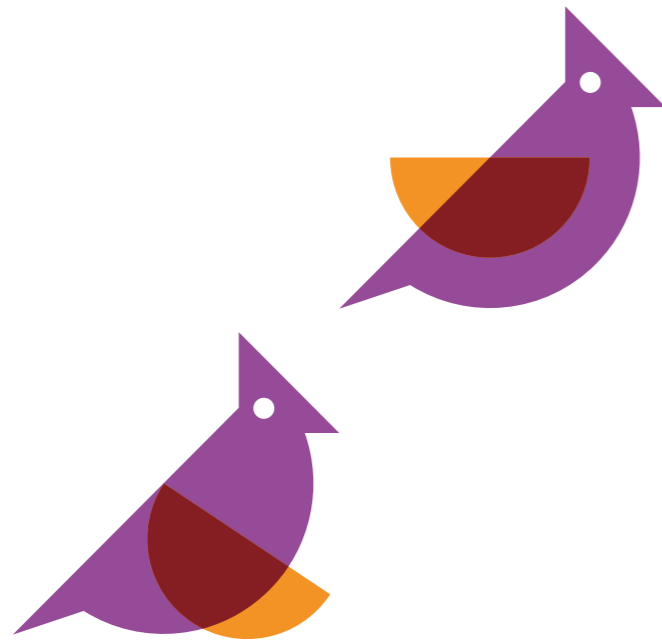
The Abercorn

4 bedroom home
Plots: 3, 4, 5, 6



The Granville

4 bedroom home
Plots: 18, 19





The Abercorn

4 bedroom home
 Plots: 3, 4, 5, 6
 Sq.m: 116
 Sq.ft: 1249



Ground Floor

Lounge Metres: 3.2 x 5.2 Feet: 10' 5" x 17' 0"	Utility Metres: 0.8 x 0.9 Feet: 2' 8" x 3' 1"
Kitchen/Diner Metres: 5.5 x 5.1 Feet: 0' 0" x 0' 0"	W/C Metres: 0.8 x 1.6 Feet: 2' 8" x 5' 2"



First Floor

Master Bedroom Metres: 3.3 x 3.9 Feet: 11' 0" x 13' 0"	Third Bedroom Metres: 2.7 x 2.6 Feet: 9' 0" x 8' 6"
Ensuite Metres: 1.5 x 2.0 Feet: 4' 9" x 6' 8"	Fourth Bedroom Metres: 3.3 x 4.2 Feet: 10' 9" x 13' 7"
Second Bedroom Metres: 2.8 x 3.1 Feet: 9' 3" x 10' 2"	Bathroom Metres: 1.7 x 2.0 Feet: 5' 5" x 6' 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 Granville

4 bedroom home
 Plots: 18, 19
 Sq.m: 146
 Sq.ft: 1568



Ground Floor

Lounge Metres: 3.8 x 5.1 Feet: 12.5 x 16.9	Utility Metres: 0.9 x 1.6 Feet: 3.1 x 5.3
Kitchen/Diner Metres: 5.9 x 8.0 Feet: 19.4 x 26.5	W/C Metres: 0.9 x 1.6 Feet: 3.1 x 5.2



First Floor

Master Bedroom Metres: 3.7 x 4.4 Feet: 12.1 x 14.4	Third Bedroom Metres: 3.0 x 4.8 Feet: 9.9 x 15.9
Ensuite Metres: 1.6 x 2.4 Feet: 5.3 x 7.8	Fourth Bedroom Metres: 2.5 x 3.1 Feet: 8.5 x 10.2
Second Bedroom Metres: 3.7 x 5.0 Feet: 12.1 x 16.4	Bathroom Metres: 1.9 x 2.4 Feet: 6.2 x 7.8



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Specification

Kitchen

- Kitchens are fitted and ready to go with integrated appliances
- Soft closing cupboard doors and drawers as standard
- Karndean flooring to the kitchen, dining room and hallways
- Downlights to kitchen and under unit lights
- Fully integrated Bosch appliances including fridge freezer, oven, hob and dishwasher
- Light enhancing bi-fold doors leading out to gardens
- Brushed chrome sockets

Bathroom

- Porcelanosa wall tiling to bathroom and en suite
- Downlights to bathroom and en suite
- Chrome towel rails to bathroom and en suite
- Karndean flooring to all bathrooms
- Showers in en suite bathrooms
- Shower over bath in family bathroom

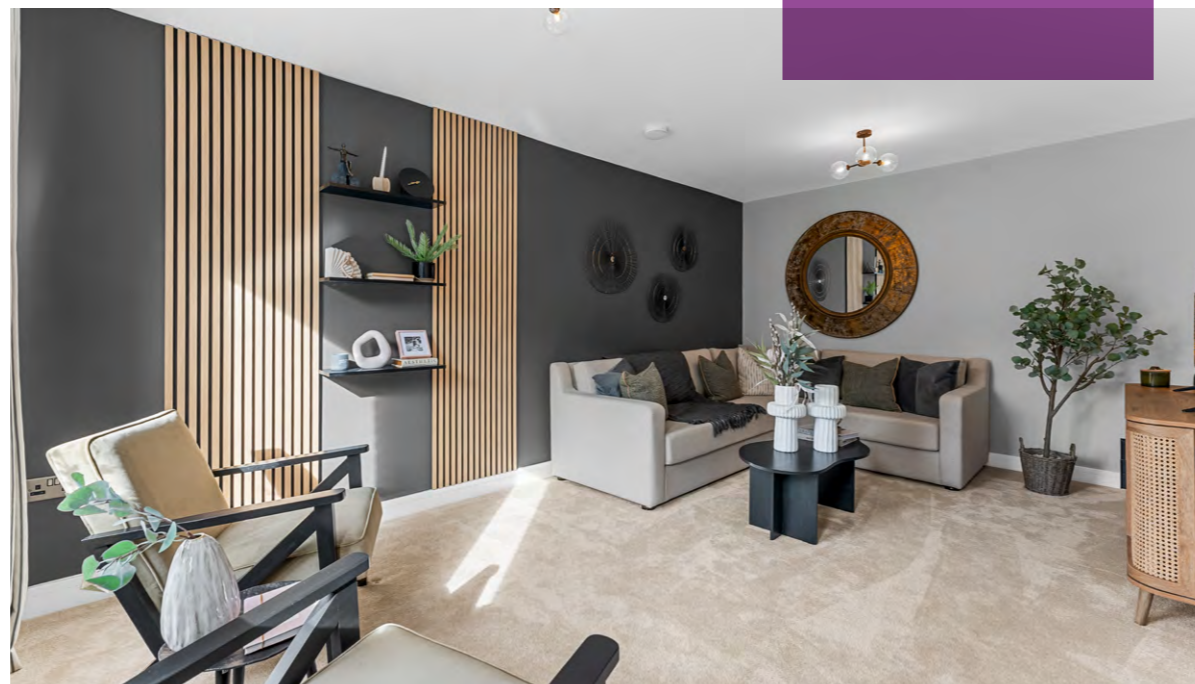
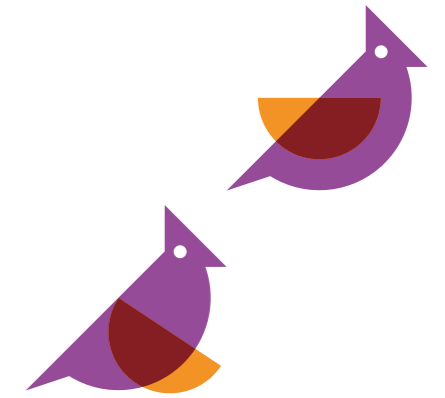


External features

- Turfed rear gardens
- Boundary fencing to rear garden
- Light enhancing bi-fold doors opening out onto the garden

General

- USB points to all habitable rooms
- Gas central heating with A rated boiler
- Fibre broadband
- TV point to lounge, kitchen and master bedroom
- Brushed chrome sockets and switches to ground floor with white plastic to first floor



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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.

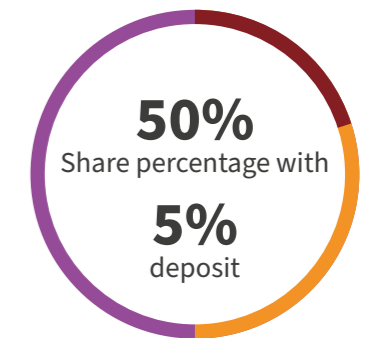
You'll need a minimum level of income and savings, the amount will be determined by the value of the home you want to buy, your personal circumstances, and your lender's requirements, but depending on which lender you use, the deposit can be as little as 5% of the share value. If you want to see what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



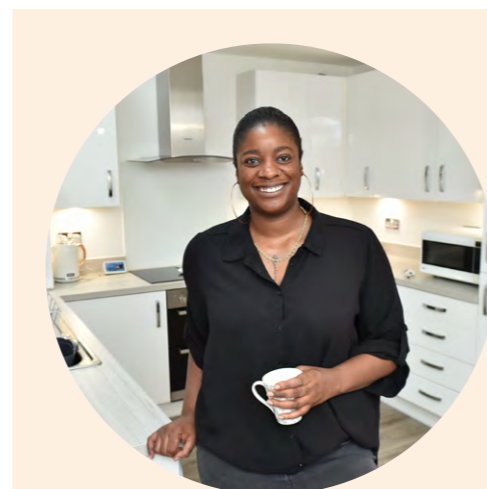
Example borrowing*

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:	£420,000
Share Percentage:	50%
Deposit Amount:	5%
(£10,500)	
Mortgage Term:	30 years
Mortgage amount	£199,500
Monthly Mortgage Costs:	£1,071
Monthly Rental Costs:	£481
Total monthly costs:	£1,552

Find out your results now at plumlife.co.uk

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

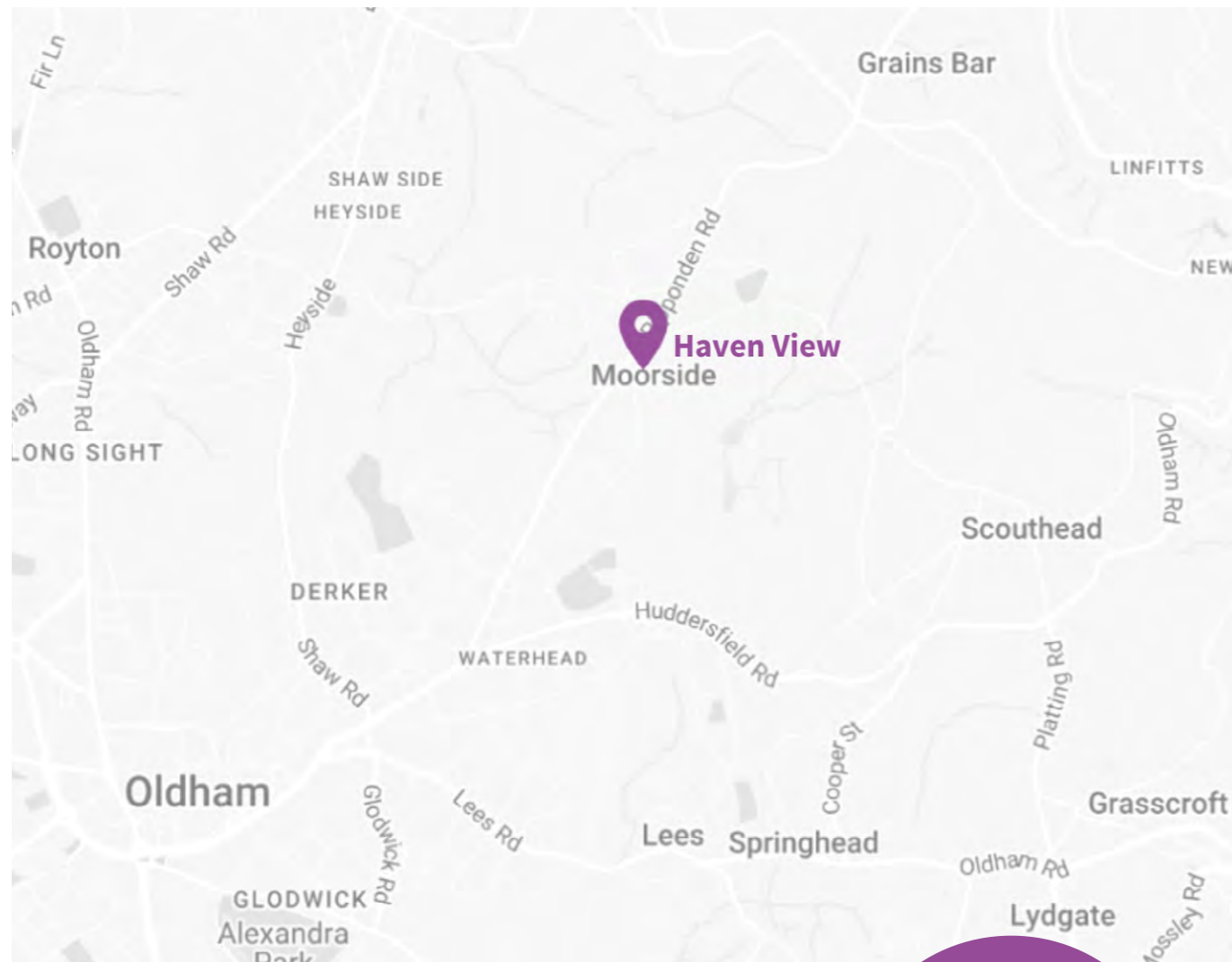


“Shared ownership has given me a foothold on the property ladder, so I would recommend it to anybody and everybody. In fact, I actually do!”

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



How to find us

Haven View is easy to reach by road. From the M60, exit the at junction 22 and take the A62 exit to Manchester city centre/Oldham. Use any lane to take the slip road to Hollinwood Interchange/Manchester Rd/A62 then keep right to continue on Manchester St/A62. Use any lane to merge onto Oldham Way/A62 via the slip road to Huddersfield. Keep left to continue on Ripponden Road/A672. Turn right onto Turf Pit Lane then right again onto Haven Lane.

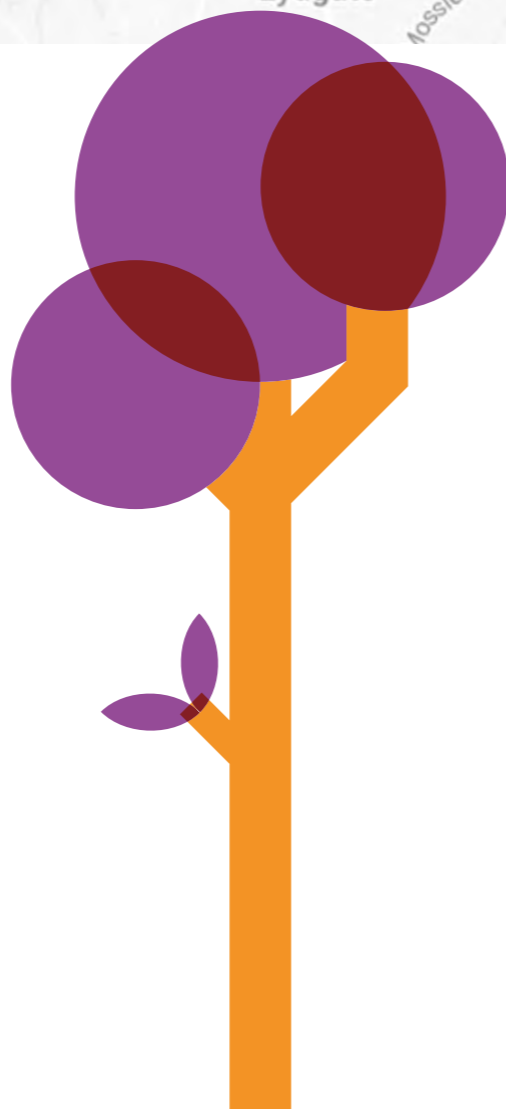
The development is a:



1 minute walk to the nearest bus stop



10 minute drive to the nearest tram 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

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