

# WELCOME TO ELDERCOT PARK



**ELDERCOT ROAD, DAUBHILL, BOLTON, BL3 4JJ**  
A range of contemporary 2, 3 and 4-bedroom houses

Creating more places for people to thrive



# LIVING AT ELDERCOT PARK

## DISCOVER THE LOCAL AREA

Start the next chapter of your life at Eldercot Park, our new development situated in the Daubhill suburb of Bolton.



CLOSE TO SCHOOLS AND NURSERIES



### EDUCATION

- Several highly rated primary schools are within walking distance
- A choice of numerous secondary schools
- A selection of nearby colleges, nurseries and academies
- Bolton University is less than 2 miles away.



### SHOPPING

- 15-minute drive from Middlebrook Retail Park
- Market Place Shopping centre in Bolton
- 20 minutes from The Trafford Centre
- Daubhill ASDA is 1 mile away.

VARIETY OF SHOPPING OPTIONS



WIDE RANGE OF EATERIES



### DINING

- 15+ popular restaurants at nearby Middlebrook Retail Park
- A range of food options in the town centre ranging from Indian cuisine to the award-winning fish & chip restaurant "Olympus"
- Local takeaway options to enjoy food at home.



### TRANSPORT

- 2 nearby train stations - Lostock and Bolton
- Less than 2 miles from M61 motorway
- Regular bus routes into Bolton, Leigh and Westhoughton
- 25-minute drive from Manchester Airport.

GREAT TRANSPORT LINKS



LOTS TO DO LOCALLY



### LOCAL AMENITIES

- Wide range of local sports clubs available
- Active nightlife scene in Bolton town centre
- Close to Moses Gate Country Park with its miles of scenic woodland and waterside walks.



Local: Moses Gate Country Park











# THE DEVELOPMENT

## ELDERCOT PARK, ELDERCOT ROAD, DAUBHILL, BOLTON, BL3 4JJ

A range of contemporary 2, 3 and 4-bedroom houses








Key:

-  The Gerrard, 2 Bedroom Home
-  The Chaddock, 3 Bedroom Home
-  The Brindley, 3 Bedroom Home
-  The Milton, 3 Bedroom Home
-  The Clarendon, 4 Bedroom Home

-  Shared Ownership
-  Rent to Buy
-  Affordable Rent
-  Full Brick Properties
-  Half Brick/Half Render Properties
-  Full Render Properties



Disclaimer: The bat and bird boxes are not to be removed at any time, unless agreed with the local authority. Occupiers will be responsible for the maintenance of the wildlife boxes. This site plan is illustrative and should be used for guidance only. It does not show land contours and gradients, landscaping or boundary treatments. All leaseholders are required to pay a fair and reasonable proportion of the repairs and maintenance of landscaped and communal facilities as detailed in the lease

-  Emergency Access Route
-  Show Home
-  Pond
-  Shared Drives
-  Bat Box
-  Bird Box
-  Hedgehog Runs



# THE CLARENDON

## 4-BEDROOM, 6-PERSON HOME

Total size: 95sq.m, 1022 sq.ft

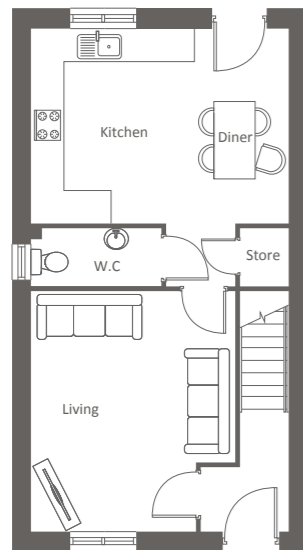


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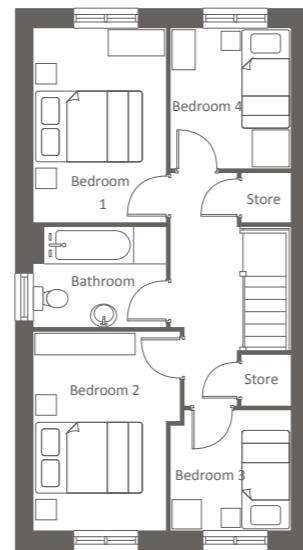
Artist's impression

Artist's impression

Please note: Full Brick and Half Brick/Half Render finishes are available for this house type



Ground Floor	Metric	Imperial
Kitchen/Diner	5.0 x 3.8	16'4" x 12'5"
Living	2.9 x 4.6	9'5" x 15'1"
W.C.	1.1 x 2.5	3'6" x 8'2"



First Floor	Metric	Imperial
Bedroom 1	2.5 x 3.8	8'2" x 12'5"
Bedroom 2	2.5 x 3.8	8'2" x 12'5"
Bedroom 3	2.3 x 2.3	7'5" x 7'5"
Bedroom 4	2.3 x 2.7	7'5" x 8'9"
Bathroom	2.5 x 1.9	8'2" x 6'2"

Disclaimer: This document is a guide to the above development. The illustrations do not bind or imply the layout and specification will be as indicated. Please request a full development specification from the team. Correct at time of printing (May 2022)

# THE MILTON

## 3-BEDROOM, 5-PERSON HOME

Total size: 85 sq.m, 914 sq.ft



SEMI-DETACHED  
AND TERRACE  
OPTIONS  
AVAILABLE

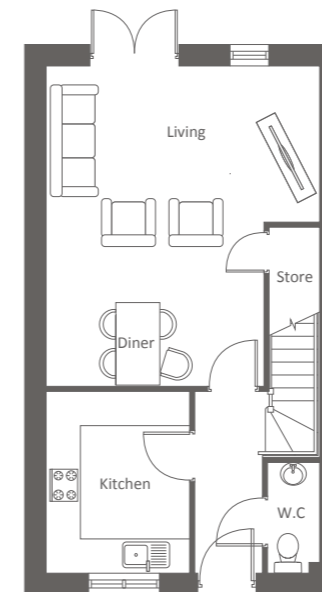


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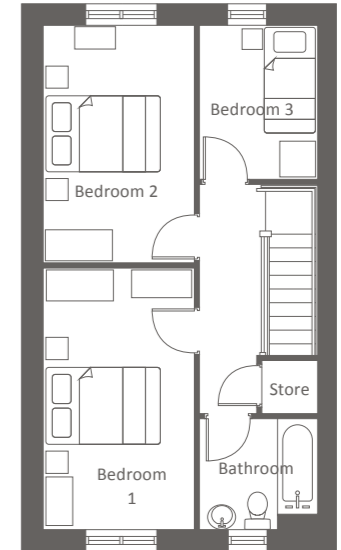
Artist's impression

Artist's impression

Please note: Full Brick and Half Brick/Half Render finishes are available for this house type



Ground Floor	Metric	Imperial
Kitchen	2.6 x 3.2	8'5" x 10'5"
Living/Dining	4.8 x 5.6	15'11" x 18'4"
W.C.	0.9 x 2.0	2'6" x 6'6"



First Floor	Metric	Imperial
Bedroom 1	2.7 x 4.6	8'9" x 15'1"
Bedroom 2	2.7 x 4.2	8'9" x 13'8"
Bedroom 3	2.1 x 2.7	6'9" x 8'9"
Bathroom	2.1 x 2.0	6'9" x 6'6"

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# THE CHADDOCK

## 3-BEDROOM, 4-PERSON HOME

Total size: 77 sq.m, 828 sq.ft



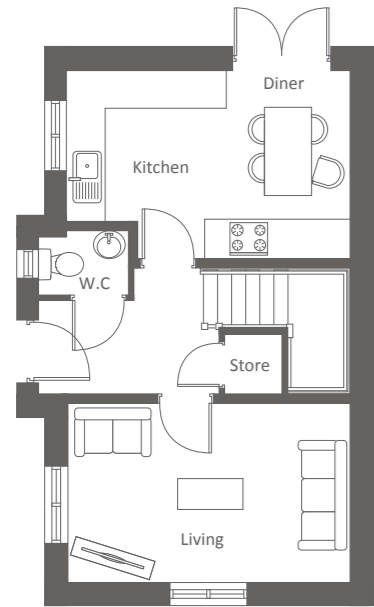
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Artist's impression

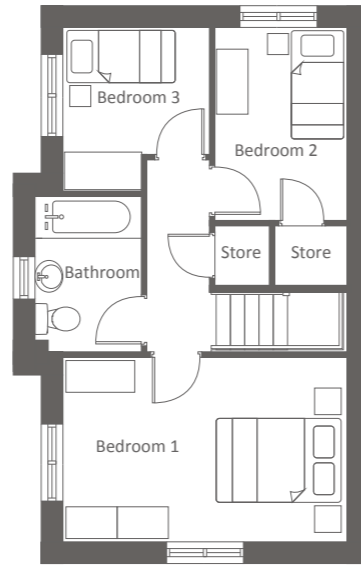


Artist's impression

Please note: Full Brick and Half Brick/Half Render finishes are available for this house type



Ground Floor	Metric	Imperial
Kitchen / Diner	3.0 x 4.5	9'4" x 14'7"
Living	4.5 x 2.9	14'7" x 9'8"
W.C.	1.4 x 1.0	4'5" x 3'2"



First Floor	Metric	Imperial
Bedroom 1	4.5 x 2.9	14'7" x 9'5"
Bedroom 2	2.1 x 3.1	6'11" x 10'3"
Bedroom 3	2.3 x 2.6	7'5" x 8'5"
Bathroom	1.7 x 2.5	5'5" x 8'4"

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# THE BRINDLEY

## 3-BEDROOM, 5-PERSON HOME

Total size: 78 sq.m, 839 sq.ft



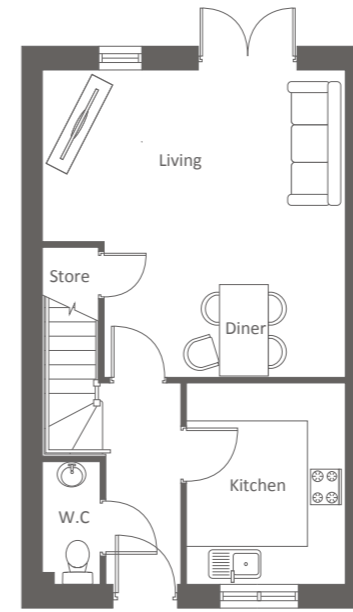
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Artist's impression

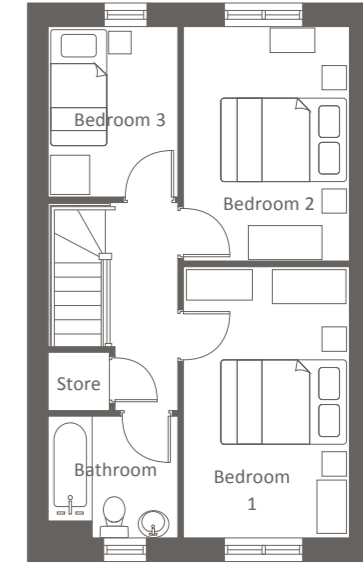


Artist's impression

Please note: Full Brick and Half Brick/Half Render finishes are available for this house type



Ground Floor	Metric	Imperial
Kitchen	2.5 x 3.2	8'2" x 10'7"
Living / Diner	4.8 x 4.9	15'11" x 16'1"
W.C.	0.9 x 1.9	2'9" x 6'5"



First Floor	Metric	Imperial
Bedroom 1	2.6 x 4.3	8'5" x 14'1"
Bedroom 2	2.6 x 3.7	8'6" x 12'1"
Bedroom 3	2.1 x 2.7	6'11" x 8'8"
Bathroom	1.9 x 2.1	6'2" x 6'8"

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# THE GERRARD

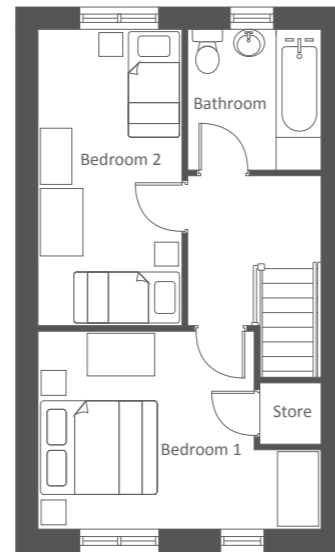
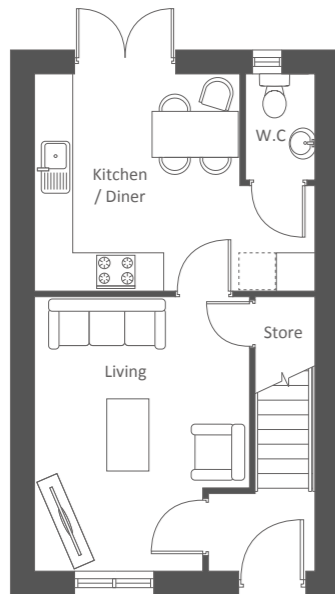
## 2-BEDROOM, 4-PERSON HOME

Total size: 70 sq.m, 753 sq.ft



SEMI-DETACHED  
AND TERRACE  
OPTIONS  
AVAILABLE

Please note: Full Brick, Full Render and Half Brick/Half Render finishes are available for this house type.



Ground Floor	Metric	Imperial
Kitchen / Diner	3.3 x 3.4	10'9" x 11'2"
Living	3.4 x 4.3	11'2" x 14'3"
W.C.	1.1 x 1.7	3'7" x 5'5"

First Floor	Metric	Imperial
Bedroom 1	4.4 x 3.1	14'7" x 9'10"
Bedroom 2	2.3 x 4.6	7'6" x 15'0"
Bathroom	2.1 x 2.2	6'11" x 7'4"

## DEVELOPMENT DESIGN

### BUILDING HOMES THAT INSPIRE

At Your Housing Group, our homes are designed to be modern and contemporary.

Combining beautiful ergonomically designed details along with flexible sales options to suit your lifestyle. Each one of our homes offers a unique layout, thoughtfully designed to ensure natural light and optimised space to maximise an open plan, modern way of living.

We take pride in shaping every aspect of your home to ensure it meets your every need, which is why your new home will be full of products and finishes of the highest quality.





# SHARED OWNERSHIP SPECIFICATION

## WHAT CAN YOU EXPECT?



### GENERAL:

- Double glazing throughout
- Driveway parking for all properties
- Energy efficient appliances
- Vinyl flooring to kitchen, bathroom and cloaks
- Patio doors to turfed rear garden\*
- Outside light to front of properties.



### BATHROOM:

- Contemporary 3-piece bathroom suites
- Chrome heated towel rail
- Over bath thermostatic shower and bath screen fitted to main bathrooms
- Porcelanosa designer tiling
- Bristan taps
- LED downlighters.



### LIVING:

- Telephone and broadband internet sockets
- TV sockets



### KITCHEN:

- Moores fitted units and work surfaces
- Zanussi Integrated electric oven and gas hob
- Zanussi Integrated fridge freezer and dishwasher
- Zanussi washer dryer
- Stainless steel extractor hood
- Worcester Bosch boiler
- LED downlighters.



### COMMUNAL:

All leaseholders are required to pay a fair and reasonable proportion of the repairs and maintenance of landscaped areas and communal facilities as detailed in the lease.

#### Landscaping Area

Refer to service charge breakdown

#### Communal Facilities

Shared private drives, Shared footpaths, Boundary treatments, Ponds, Retractable bollards, Railings or any additional facilities which the Landlord sees fit.

# SHARED OWNERSHIP EXPLAINED

## AT ELDERCOT PARK

Shared ownership is another way to buy your home. You buy a percentage and pay rent on the rest.

### WHO IS ELIGIBLE FOR SHARED OWNERSHIP?

Shared ownership is an option for lots of people. In brief:

- Your household income needs to be under £80,000
- You can't be the owner of another property
- You'll need to show you have a good credit history and can afford the regular payments and costs involved in buying a home
- You should have savings or be able to put down at least 5-10% deposit on the share of the property you're buying.

### PART MORTGAGE/PART RENT, HOW DOES THAT WORK?

Shared ownership is part buy, part rent. This means you will have a mortgage on the share you own and pay rent on the remaining share. For instance, if you buy a 50% share of the property, you'll pay a mortgage on the 50% share, and rent on the remaining 50% share. Usually, you can also carry on buying shares, to own it 100%.

You'll have a lease, which is essentially the contract for the share you've bought. It means you've got the right to keep your home for the Lease Term of 990 years, but the land belongs to Your Housing Limited as illustrated on the site plan. Your lease also sets out how much you need to pay each month, and your responsibilities as a shared owner.



### CAN I BUY MORE SHARES?

Shared ownership is part buy, part rent. This means you will have a mortgage on the share you own and pay rent on the remaining share. For instance, if you buy a 50% share of the property, you'll pay a mortgage on the 50% share, and rent on the remaining 50% share. Usually, you can also carry on buying shares, to own it 100%.

You'll have a lease, which is essentially the contract for the share you've bought. It means you've got the right to keep your home for the Lease Term of 990 years, but the land belongs to Your Housing Limited as illustrated on the site plan. Your lease also sets out how much you need to pay each month, and your responsibilities as a shared owner.

### TO APPLY

- Complete an application online with Help to Buy at: [www.help2buyagent1.org.uk](http://www.help2buyagent1.org.uk)
- Enter the development name into the "property search" box and the properties will show. Then click "**apply online**", follow the instructions and apply for the property.

The above images are for representative purposes only.

\*Patio doors are dependent on the house type. Please seek clarity from our Sales Advisor for specific plots.



# SHARED OWNERSHIP PROCESS

Eldercot Park, Daubhill



## 1. RESERVE A PLOT

In order to reserve a plot you will need to complete an online Help to Buy application.

This will ensure you qualify for shared ownership.

To fill out the application online please visit [www.helptobuyagent1.org.uk](http://www.helptobuyagent1.org.uk)

You will also need to ensure you have secured a mortgage in principle or have funds in place to purchase the property and be in a position to exchange within an agreed timeframe (*we will confirm this date in writing once approval has taken place*).

As part of our pre-qualification checks we will require you to complete a HEC (Homes England Affordability Assessment) and supply your AIP.



## 2. COMPLETE THE RESERVATION

Once you are in receipt of the approval letter from Help to Buy we will require you to complete our application form so we can conduct our own assessment of your financial circumstances.

**You will be required to provide the following documentation:**

- P60 & Salary Slips (if applicable) (Four if paid monthly, six if paid weekly)
- Proof of permanent employment
- Three months bank statements
- Copy of rent statement or mortgage statement
- Documents relating to County Court Judgements
- Copy of Bank or Building Society book
- Copies of Purchaser ID: Valid passport/ driving licence and proof of address
- Recent official correspondence or confirmation from electoral role



## 3. APPROVAL PROCESS

Once we have received all the information, your application will be forwarded to the Home Ownership Team who will contact you to carry out their approval, this will be conducted over the phone or in person.

As well as assessing your application they will go through a checklist and discuss the terms and conditions of the shared ownership lease so you will be fully aware of what you are buying.

When approved to purchase the property, you will receive a letter confirming that you have been approved for shared ownership. Enclosed with this will be a copy of the checklist/terms and conditions for you to sign and return.

All reservations are subject to approval by our Home Ownership Team and should the reservation fee need to be returned this can take up to 14 days.



## 4. RESERVATION FEE

Once you have selected your plot, received your Help to Buy Eligibility and been approved by the Home Ownership Team you will be asked to call the office and pay the reservation fee of £250.00.

The reservation fee will be deducted from the final completion monies.



## 5. SALE FORMALLY AGREED

Now you have been approved, solicitors will be formally instructed.

The memorandum of sale will be issued to our solicitor who will issue the legal paperwork to your solicitor.

Once papers have been issued we will confirm the exchange deadline to you in writing.



## 6. DURING THE SALE

It is your responsibility to keep in touch with your solicitor to ensure they are working towards the deadline.

We will require to see sight of your mortgage offer (if applicable) for approval.

Your solicitors will carry out searches and raise their enquiries via our solicitors.

Should you have any queries at any point you can contact the Sales Team on **01925 592290**.



## 7. EXCHANGE AND COMPLETION

Once your solicitors have carried out their searches and the mortgage offer has been approved, an exchange date will be set. It may be that exchange and completion takes place simultaneously.

On completion you will be expected to pay an apportion of the rent and service charge from the day of completion until the end of the month plus a further one month's charge.

Once solicitors have confirmed completion has taken place the keys will be released.

A member of the Sales Team will meet you at the property with your welcome pack.





Artist's impression

## RENT TO BUY SPECIFICATION WHAT CAN YOU EXPECT?



Typical YHG interior



Typical YHG interior



### GENERAL:

- Double glazing throughout
- Driveway parking for all properties
- Energy efficient appliances
- Vinyl flooring to kitchen, bathroom and cloaks
- Carpeted stairs, landing and bedrooms
- Laminate flooring to hallway and lounge
- Fitted wardrobe
- Patio doors to turfed rear garden\*
- Outside light to front of properties.
- External storage in rear garden



### BATHROOM:

- Contemporary 3-piece bathroom suites
- Chrome heated towel rail
- Over bath thermostatic shower and bath screen fitted to main bathrooms
- Porcelanosa designer tiling
- Bristan taps
- LED downlighters.



### KITCHEN:

- Moores fitted units and work surfaces
- Zanussi integrated electric oven and gas hob
- Zanussi integrated fridge freezer
- Zanussi integrated dishwasher
- Zanussi washer dryer
- Stainless steel extractor hood
- Worcester Bosch boiler
- LED downlighters.



### LIVING:

- Telephone and broadband internet sockets
- TV sockets

The above images are for representative purposes only.

\*Patio doors are dependent on the house type. Please seek clarity from our Sales Advisor for specific plots.



# RENT TO BUY EXPLAINED AT ELDERCOT PARK

Rent to Buy is a government designed scheme which allows working households to rent a home at 20% below the open market rent (Intermediate rent) providing the opportunity to save for a deposit to go on and purchase their home in the future.

With Rent to Buy, you can live in a quality new build home at Intermediate Rent (approximately 80% of the open market rent) for a minimum of five years. During that time, you will save towards a deposit and have the option to buy your home through Shared Ownership.

## APPLICANT ELIGIBILITY

- At the time of letting, prospective Rent to Buy tenants must be working households and intending to buy their own home in the future.
- Prospective Rent to Buy tenants must be first time buyers or returning to the market following a relationship breakdown.

You will also be required to pay a rental deposit, which will be held by the Tenancy Deposit Scheme (TDS).

Your monthly rent will be paid in advance by direct debit. Your Lettings Officer will be able to inform you of the exact cost, depending on the date you move in.

Other costs may include moving costs and setting up other direct debits associated with renting a property e.g. utility costs, council tax etc.

## FAQS

### Q: WHAT BENEFITS DOES THE RENT TO BUY SCHEME PROVIDE?

Rent to Buy allows you to live in a new build property at a monthly rent (approximately 80% of the market rent). This reduced monthly rent is designed to help you save for a deposit to purchase the property in the future.

### Q: WHAT ARE THE COSTS INVOLVED?

Your monthly rent will be discounted by 20% when comparing rents for similar homes in the area. You must earn the minimum income required for the home to ensure that it is affordable for you, however there is no maximum income cap for this scheme.

Housing Group. All successful lets are subject to referencing which will include a credit check, employment reference and landlord reference.

### Q: DO I HAVE TO BUY THE PROPERTY AT THE END OF THE TENANCY?

Before you proceed with your tenancy, you will confirm your intentions to purchase the property in the future when financially possible.

### Q: HOW LONG CAN I LIVE IN A RENT TO BUY HOME?

Your initial tenancy with us will be for 18 months, then on a rolling periodic basis.

The home you are renting will be available to buy 5 years after the build was complete and as the tenant you will have first refusal to buy the home.

If you decide to purchase the home, it will be at the current market value at the time of proceeding to buy, not from when you initially started your tenancy.

If or when you decide to end your tenancy, we will ask you to give us one calendar months' notice as a minimum. This will need to be given in writing.

### Q: WHO IS RESPONSIBLE FOR MAINTENANCE AND REPAIRS TO THE PROPERTY?

Your Housing Group will provide a maintenance and repairs service under the terms of your tenancy agreement.

### Q: WHAT IF I AM NOT IN A POSITION TO PURCHASE THE HOME AFTER 5 YEARS?

Your Housing Group reserve the right to end the tenancy and market the property for sale.

### Q: IF MY INTENTIONS CHANGE AND I NO LONGER WISH TO PURCHASE THE HOME I AM RENTING WITHIN THE 5 YEAR TIMEFRAME?

Your Housing Group reserve the right to end the tenancy and re-let the property to a Customer who does wish to purchase in the future.





# RENT TO BUY PROCESS

Eldercot Park, Daubhill



## 1. RESERVE A PLOT

To reserve your property, you will need to complete the following forms:

- Pre-tenancy form
- Pre-qualification form
- GDPR form

All Rent to Buy Properties are subject to eligibility criteria and satisfactory referencing.

You will be required to pay a holding deposit which will be deducted from your first month's rent should you enter into a Tenancy Agreement with Your Housing Group. All successful lets are subject to referencing which will include a credit check, employment reference and landlord reference.



## 5. MOVING IN

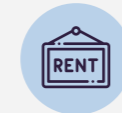
You will be sent your tenancy agreement for digital signature by our appointed referencing company.

We will either meet you at the property on the day you move in to hand you the keys or we will contact you to provide the Keysafe code for the property.



## 2. REFERENCING PROCESS STARTS

- A.** You will receive an email from our appointed referencing company, asking for more detailed information to start the referencing process. It is important that you provide this information as soon as possible.
- B.** Our referencing company will contact your landlord (where applicable) and employer to verify the details that you have provided as well as carry out a credit reference check.
- C.** The completed reference is usually returned within 5 working days, but this is dependent on you, your landlord and your employer responding as quickly as possible.



## 6. PAYING YOUR RENT

Your rent will be due on the 1st of each month via direct debit.



## 3. REFERENCE COMPLETED

When we receive the completed reference, we will contact you to advise the outcome and discuss a move in date and next steps if the reference is successful.



## 7. DURING YOUR TENANCY

Your tenancy will be for an initial fixed term of 18 months after which it will "roll" on a monthly basis. We will contact you annually to carry out a property inspection and discuss your aspiration to proceed to purchase the property.



## 4. PAYMENTS

Before you move in to the property you will need to pay:

- A.** One month's rent (less the holding deposit you paid on reservation).
- B.** A deposit which is equivalent of one month's rent. The deposit will be registered with the Tenancy Deposit Scheme and full details of the scheme will be provided to you. The deposit is refundable when you move out providing there are no damages, outstanding cleaning or outstanding rent arrears.



## 8. PROCEED TO PURCHASE

Our Commercial Transaction team will provide guidance on how to proceed with your purchase.

In order to be eligible to purchase a Shared Ownership home applicants must have a gross household income of less than £80,000 and be otherwise unable to purchase a suitable property for their housing needs on the open market.



**WE'VE  
TEAMED  
UP!**



We're delighted to announce Your Housing Group are supporting the National Shared Ownership Campaign.

SharedOwnership.net **PARTNER**

## **ELDERCOT PARK DAUBHILL**

Eldercot Road, Daubhill, Bolton, BL3 4JJ

### **Get in touch**

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