

Elder View



2, 3 & 4 bedroom homes available
through Shared Ownership

People. Places. Purpose.





Welcome to Elder View

We're delighted to welcome you to Elder View, a stunning collection of two, three and four-bedroom homes located in Chadderton.

Chadderton features a range of local amenities, schools, and recreational spaces, ensuring residents have everything they need close by. With its friendly neighbourhoods and community-focused atmosphere, the area is an appealing choice for families and individuals seeking a well-rounded 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.

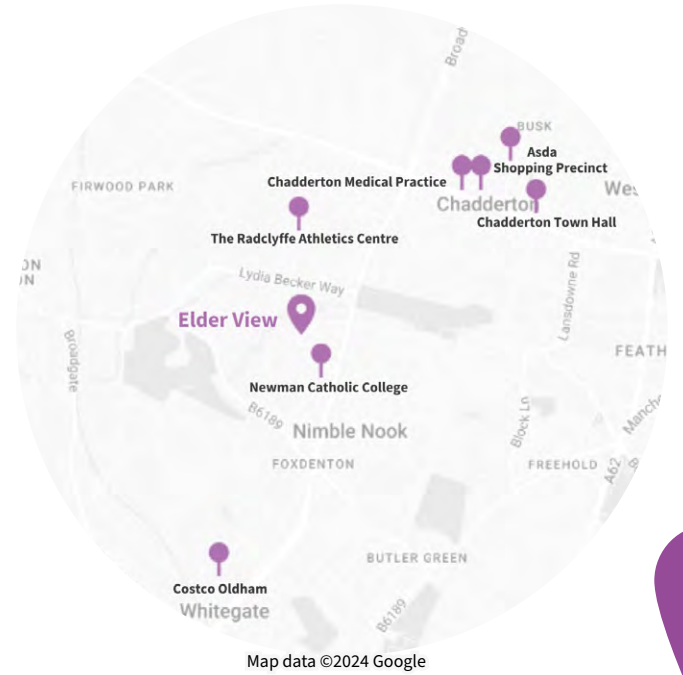




Chadderton, Oldham

Chadderton offers an exceptional setting for anyone looking to enjoy an appealing and desirable place to live. Residents are spoilt for choice with an abundance of things to do within close reach. With schools, healthcare facilities, and shops just a stone's throw away, everything you need is right at your fingertips.

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, just a 21 minute walk away. The area also benefits from a well-connected transportation network which facilitates easy travel to neighbouring towns and cities, making it an attractive location for commuters and families alike.



Nearby to Elder View

- | | | | | | |
|---------------------------------------|---------|-------------------------------------|--------|-----------------------------|--------|
| Newman Catholic College | 6 mins | ASDA | 6 mins | Chadderton Town Hall | 7 mins |
| The Radclyffe Athletics Centre | 21 mins | Chadderton Shopping Precinct | 6 mins | Foxdenton Park | 4 mins |
| Chadderton Medical Practice | 5 mins | Costco Oldham | 6 mins | Aldi | 4 mins |

Getting around in Chadderton

- | | |
|--|--------|
| Milton Drive Bus Stop (buses to Oldham and Manchester) | 8 mins |
| Moston train station | 7 mins |
| Mills Hill train station | 8 mins |
| South Chadderton Metrolink stop | 6 mins |
| Hollinwood Metrolink stop/ park and ride | 8 mins |



Did you know?

Four new community orchards have been announced in Oldham, including one at Granby Street in Chadderton, which will bring free fruit to the neighbourhood and also provide foraging habitats for local wildlife. Apple, pear and plum trees will be planted, as well as greengage, quince and nut bushes.



Elder View



The Ash
2 bedroom home
Plots: 5, 6, 7, 8, 33, 34, 39, 40, 41



The Cedar
3 bedroom home
Plots: 1, 2, 3, 4, 9, 10, 11, 12, 13, 14, 15, 16, 17, 24, 25, 26, 27, 28, 29, 30, 31, 36, 37, 38



The Birch
3 bedroom home
Plots: 18, 23, 32, 35



The Rosewood
3 bedroom home
Plots: 42



The Sycamore
4 bedroom home
Plots: 19, 20, 21, 22





The Ash

2 Bedroom home

Plots: 5, 6, 7, 8, 33, 34, 39, 40, 41

Sq.m: 70.4

Sq.ft: 758



Ground Floor

Lounge

Metres: 4.1 x 3.1

Feet: 13.4 x 10.1

W/C

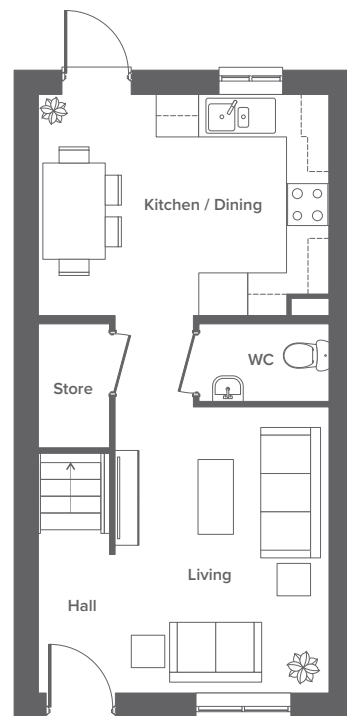
Metres: 1.8 x 1.0

Feet: 6 x 3.4

Kitchen/Diner

Metres: 3.1 x 4.1

Feet: 10.3 x 13.5



First Floor

Master Bedroom

Metres: 3.1 x 4.1

Feet: 10.4 x 13.4

Bathroom

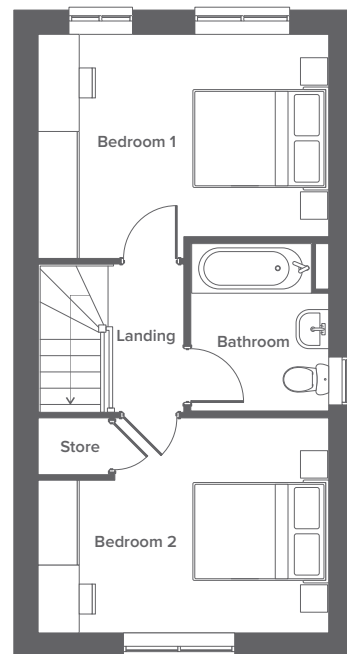
Metres: 2.4 x 1.9

Feet: 7.8 x 6.3

Second Bedroom

Metres: 3.1 x 4.1

Feet: 10.1 x 13.4



Disclaimer

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The Cedar

3 Bedroom home

Plots: 1, 2, 3, 4, 9, 10, 11, 12, 13, 14, 15, 16, 17, 24,

25, 26, 27, 28, 29, 30, 31, 36, 37, 38

Sq.m: 84.8

Sq.ft: 913



Ground Floor

Lounge

Metres: 4.6 x 3.0

Feet: 15 x 9.9

W/C

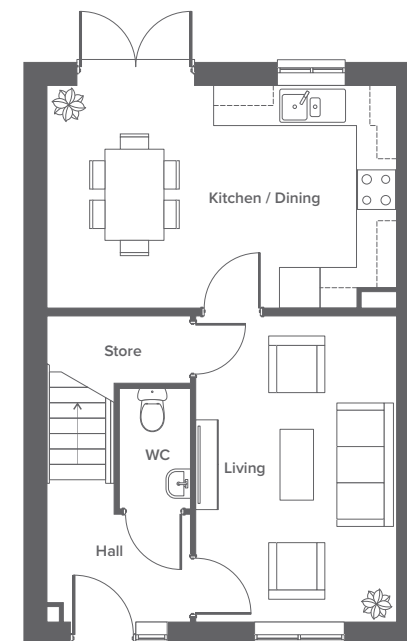
Metres: 1.7 x 1.0

Feet: 5.8 x 3.4

Kitchen/Diner

Metres: 3.3 x 5.2

Feet: 10.9 x 17.2



First Floor

Master Bedroom

Metres: 3.5 x 4.2

Feet: 11.4 x 13.7

Third Bedroom

Metres: 3.1 x 2.5

Feet: 10.1 x 8.2

En Suite

Metres: 2.0 x 1.6

Feet: 6.7 x 5.2

Bathroom

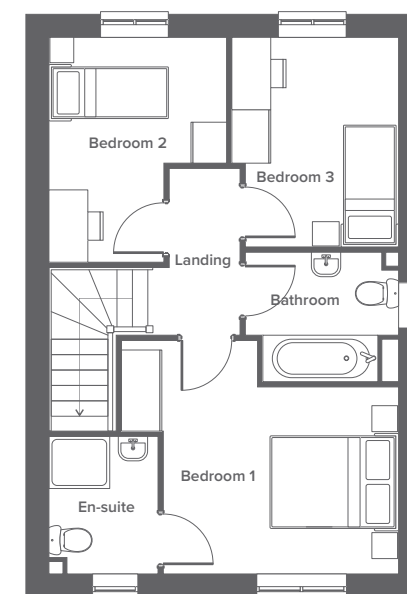
Metres: 1.9 x 2.2

Feet: 6.2 x 7.4

Second Bedroom

Metres: 3.4 x 2.7

Feet: 11 x 8.8



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The Birch

3 bedroom home

Plots: 18, 23, 32, 35

Sq.m: 86.6

Sq.ft: 933



Ground Floor

Lounge

Metres: 2.7 x 5.3

Feet: 8.8 x 17.6

W/C

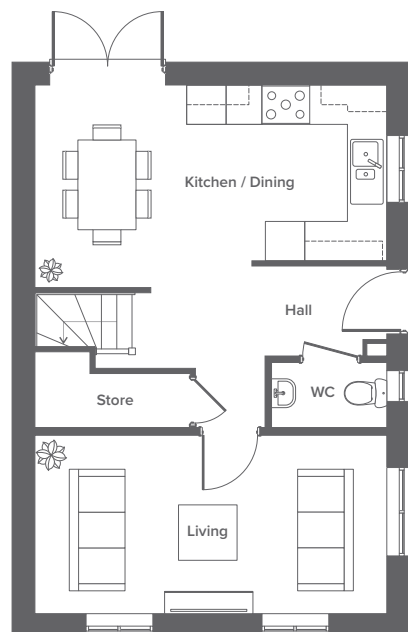
Metres: 1.7 x 0.9

Feet: 5.7 x 3.1

Kitchen/Diner

Metres: 3.0 x 5.3

Feet: 10.1 x 17.6



First Floor

Master Bedroom

Metres: 5.3 x 2.7

Feet: 17.6 x 9

Third Bedroom

Metres: 3.0 x 2.6

Feet: 10.1 x 8.8

Second Bedroom

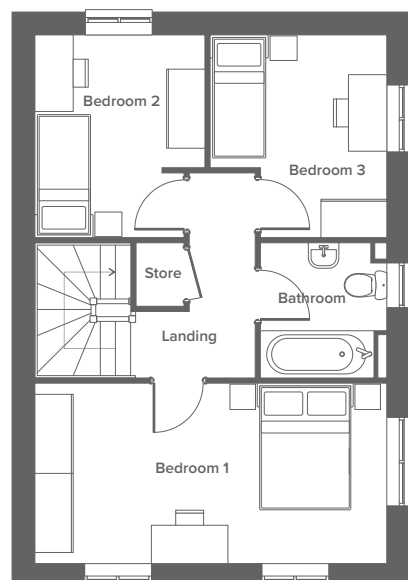
Metres: 3.0 x 2.5

Feet: 10.1 x 8.4

Bathroom

Metres: 1.9 x 2.0

Feet: 6.2 x 6.5



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The Rosewood

3 Bedroom home

Plots: 42

Sq.m: 86.6

Sq.ft: 933



Ground Floor

Lounge

Metres: 2.7 x 5.3

Feet: 8.8 x 17.6

W/C

Metres: 1.7 x 0.9

Feet: 5.7 x 3.1

Kitchen/Diner

Metres: 3.0 x 5.3

Feet: 10.1 x 17.6



First Floor

Master Bedroom

Metres: 5.3 x 2.7

Feet: 17.6 x 9

Third Bedroom

Metres: 3.0 x 2.6

Feet: 10.1 x 8.8

Second Bedroom

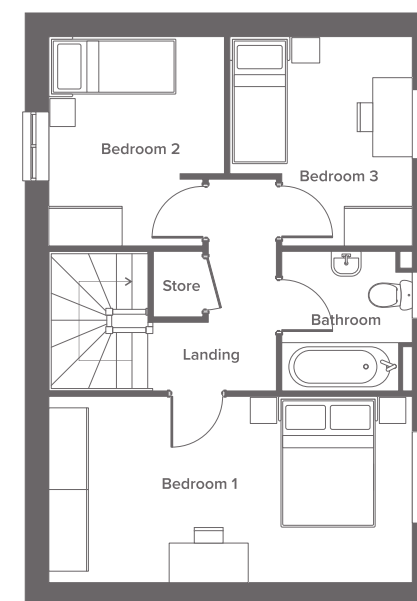
Metres: 3.0 x 2.5

Feet: 10.1 x 8.4

Bathroom

Metres: 1.9 x 2.0

Feet: 6.2 x 6.5



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The Sycamore

4 bedroom home

Plots: 19, 20, 21, 22

Sq.m: 102.3

Sq.ft: 1102



Ground Floor

Lounge

Metres: 5.2 x 3.1

Feet: 17 x 10.1

Kitchen/Diner

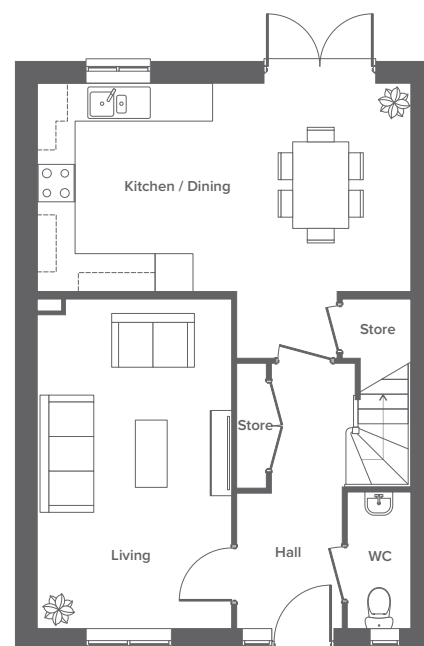
Metres: 3.2 x 5.9

Feet: 10.7 x 19.4

W/C

Metres: 2.2 x 1.0

Feet: 7.2 x 3.2



First Floor

Master Bedroom

Metres: 4.1 x 3.6

Feet: 13.5 x 12.1

En Suite

Metres: 1.4 x 1.9

Feet: 4.7 x 6.3

Second Bedroom

Metres: 2.7 x 3.2

Feet: 8.8 x 10.6

Third Bedroom

Metres: 3.3 x 2.6

Feet: 10.8 x 8.5

Fourth Bedroom

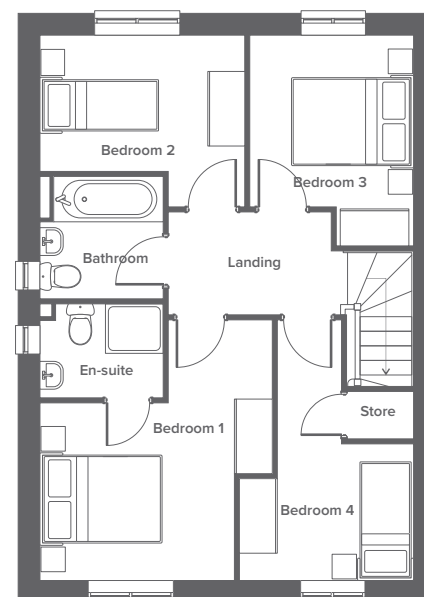
Metres: 4.1 x 2.7

Feet: 13.4 x 9

Bathroom

Metres: 1.8 x 1.9

Feet: 6.1 x 6.3



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Specification

Kitchen

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

Bathroom

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

Internal features

- Dulux Trade White Matt paint to internal walls
- LED downlights to kitchens and bathrooms
- USB sockets to bedrooms, lounge and dining area
- TV points to lounge and bedrooms
- Mains wired smoke alarm

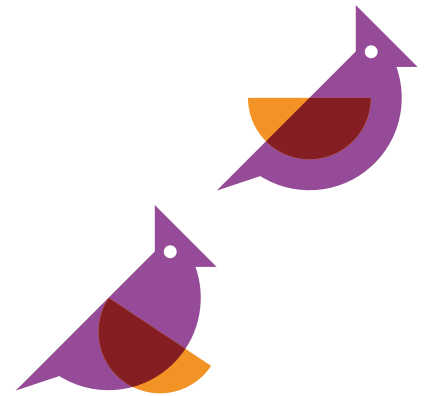


External features

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

General

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



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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.

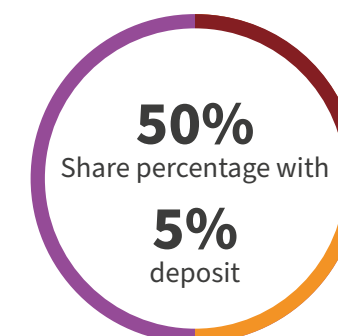
You'll need a minimum level of income and savings, the amount will be determined by the value of the home you want to buy, your personal circumstances, and your lender's requirements, but depending on which lender you use, the deposit can be as little as 5% of the share value. If you want to see what 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
- Being in permanent employment
- 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
Total monthly costs:	£739.17

Find out your results now at plumlife.co.uk

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

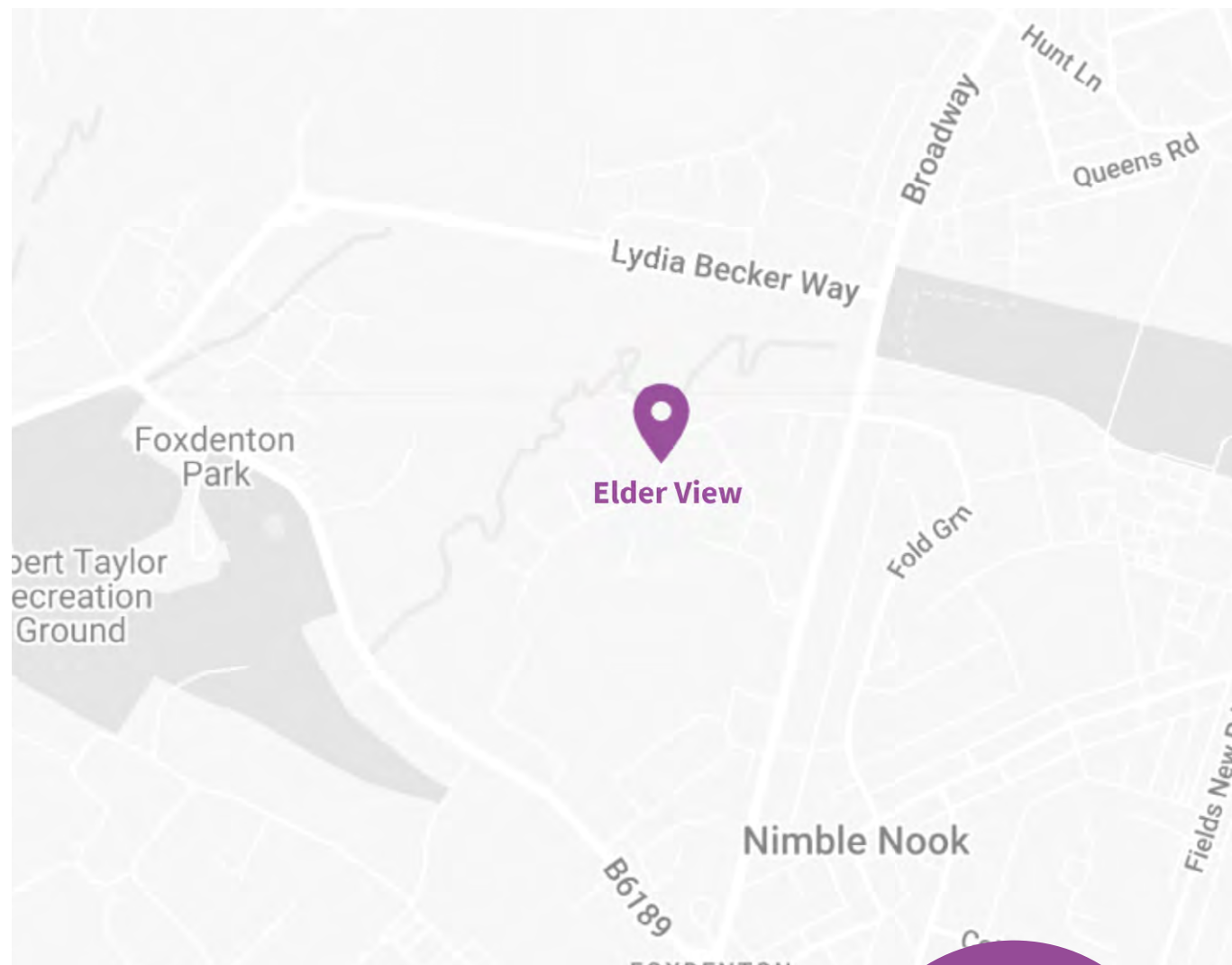


“Plumlife did everything we needed them to do and the fact we have been able to take advantage of the Shared Ownership scheme has been a godsend for me and my girls. We couldn't ask for more.”

Jennifer

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 Jennifer, 34 found out.

Find out how Jennifer was able to make the move back to Lancaster, thanks to Plumlife Homes and Shared Ownership at plumlife.co.uk/customer-stories



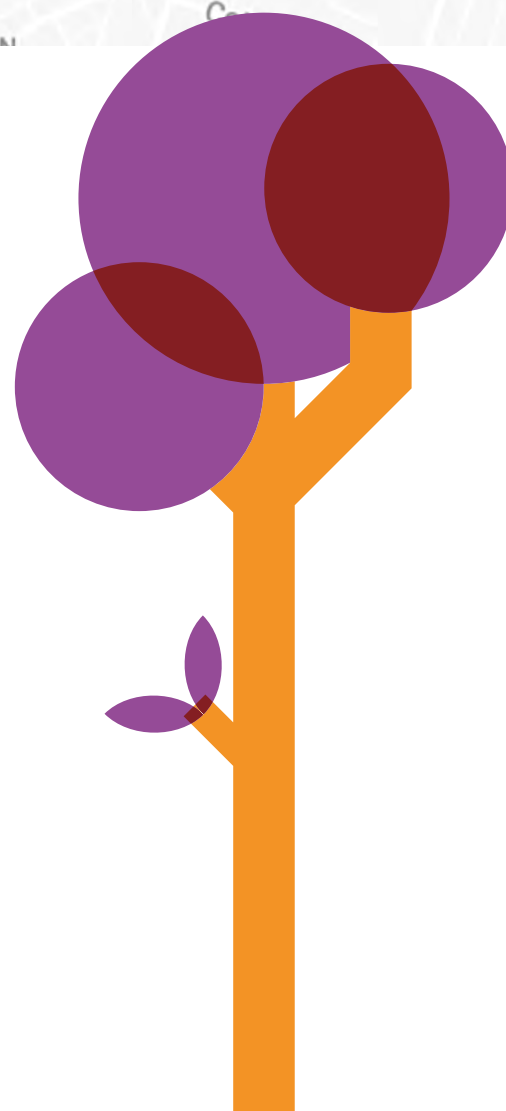
How to find us

Offering excellent transport links, 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), enter the development on Canon Dolan Way, and head to Matthew Fold Lane, which leads into Elder View.

The development is a:

- 8 minute walk from Milton Drive Bus Stop
- 7 minute drive from Moston Train Station
- 8 minute drive from Mills Hill Train Station



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

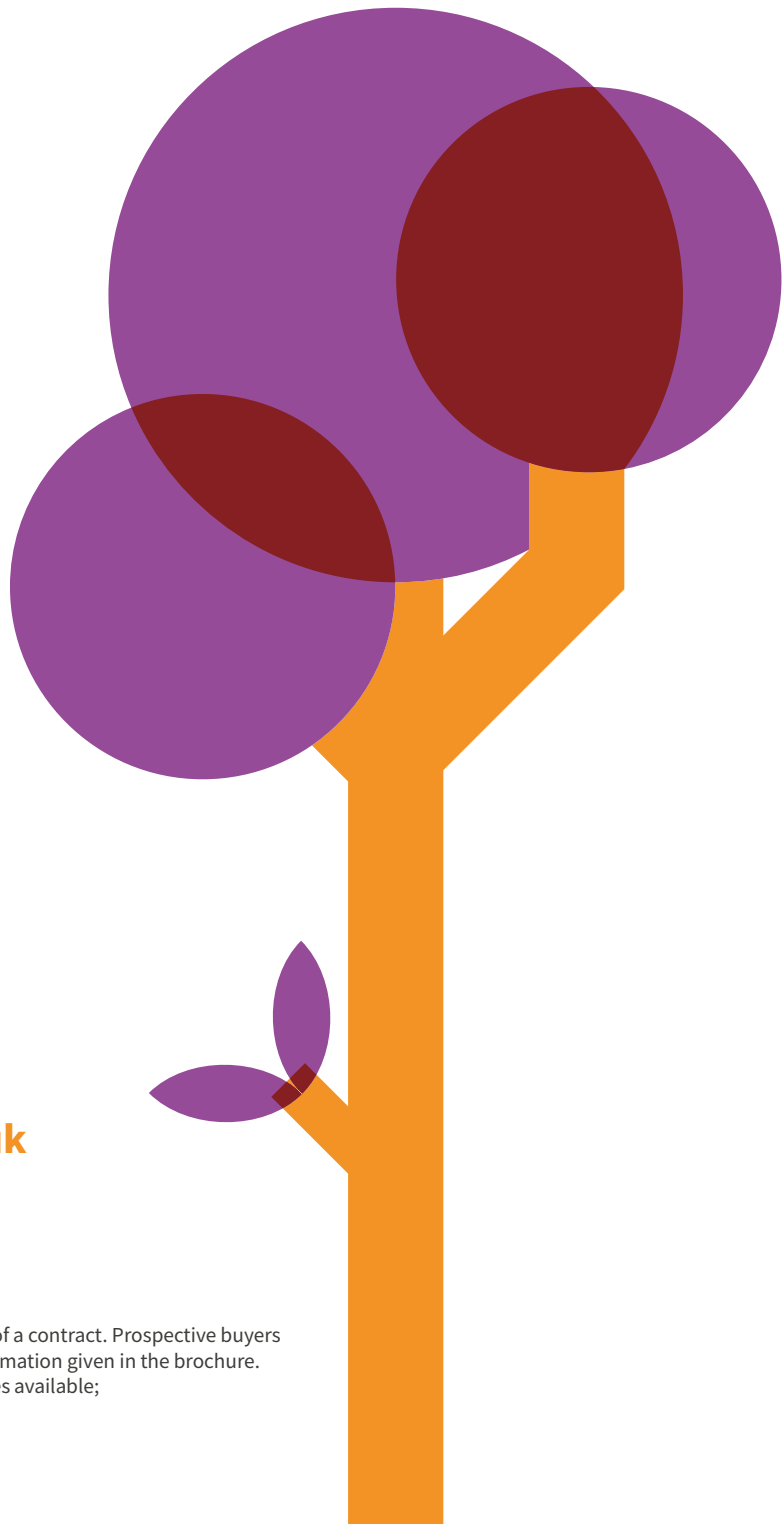
The number of years that Plumlife's parent company has operated, albeit under a different name!

£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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