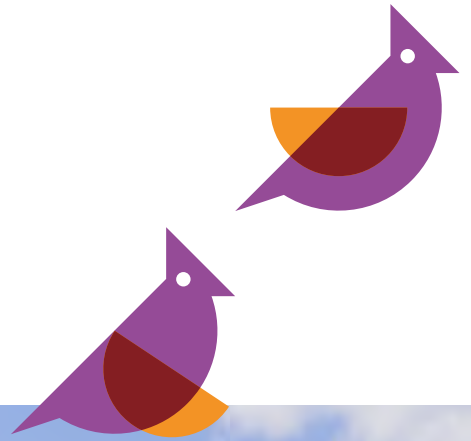


# Park View Gardens



2, 3 & 4 bedroom homes available  
through Shared Ownership

People. Places. Purpose.







# Welcome to Park View Gardens

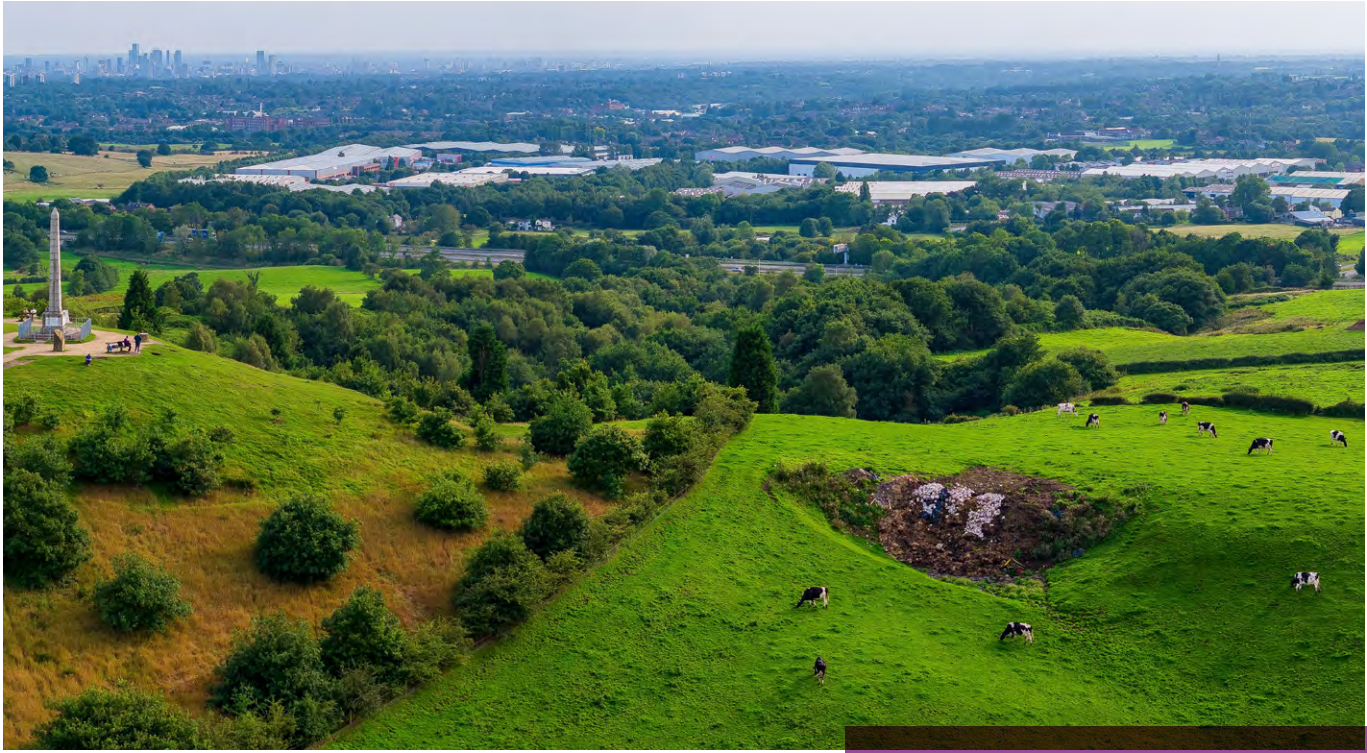
**We're delighted to welcome you to Park View Gardens, a fantastic collection of two, three and four-bedroom homes located right in the heart of Royton.**

Royton offers a variety of local amenities, including schools, healthcare services, restaurants and bars, and shopping options, providing residents with convenience at their doorstep. Known for its welcoming community and family-friendly atmosphere, Royton is an ideal location for those seeking a well-connected yet peaceful living environment, with easy access to both Oldham and Manchester.

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.





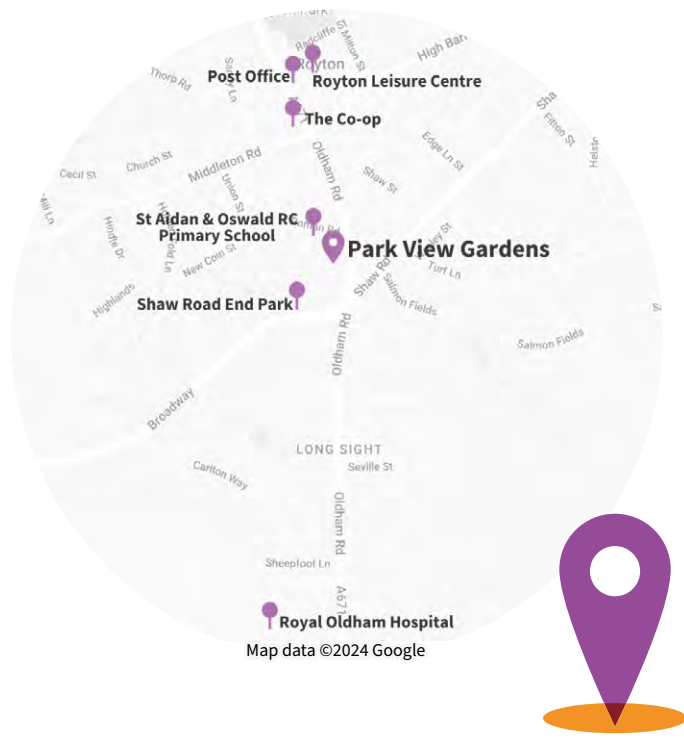


# Royton, Oldham

Royton provides a vibrant community atmosphere, where residents will find themselves immersed in peaceful suburban surroundings with the convenience of nearby city life. Royton's town centre is within easy walking distance, with a Co-op supermarket, healthcare facilities, a leisure centre and a library. There are a variety of independent shops, restaurants, cafés and bars, and with Elk Mill Shopping Park a short drive away, you'll be spoilt for choice with options for shopping, dining and socialising.

With several 'Good' rated schools nearby, including St Aidan & Oswald RC Primary School adjacent to site, Royton is an attractive option for families. For green open space, Shaw Road End Park is also just next door. The area is also home to Tandle Hill Country Park, ideal for scenic walks.

Located within easy reach of both Oldham and Manchester, residents enjoy easy access to bustling city life while still benefiting from tranquil surroundings. The excellent transport links, including the M60 motorway and regular bus services, ensure quick and convenient commutes to surrounding areas, making Royton a highly desirable place to call home.



## Nearby to Park View Gardens

- |  |        |  |         |   |        |
|--|--------|--|---------|---|--------|
| <b>St. Aidan &amp; Oswald R.C Primary School</b> | 3 mins | <b>Tandle Hill Country Park</b>        | 6 mins  | <b>Spindles Town Square Shopping Centre</b> | 9 mins |
| <b>Shaw Road End Park</b>                        | 1 mins | <b>Post Office</b>                     | 12 mins | <b>The Oldham Academy North</b>             | 3 mins |
| <b>Tesco Superstore</b>                          | 7 mins | <b>Royal Oldham Hospital</b>           | 4 mins  | <b>Elk Mill Shopping Park</b>               | 6 mins |
| <b>Royton Library</b>                            | 8 mins | <b>Market Street shopping precinct</b> | 4 mins  | <b>Royton Leisure Centre</b>                | 9 mins |
| <b>The Co-op</b>                                 | 7 mins |  |         |   |        |

## Getting around in Royton

- Shaw Road bus stop to Oldham Centre, Rochdale & Manchester 3 mins
- Oldham Central Bus & Coach Station 36 mins
- Mills Hill Train Station 8 mins
- M60 to Manchester 11 mins



## Did you know?

The first water-powered cotton mill in Royton, built in 1771 by the industrial pioneer Samuel Greg, marked a significant milestone in the textile industry. This innovative mill utilised the flowing waters of the River Beal to power its machinery, revolutionising cotton production by increasing efficiency and output. Together with the wider Oldham area, Royton went on to become one of the biggest producers of cotton thread in the world in the 19th century.





# Park View Gardens



**The Heyside**  
2 bedroom home  
Plots: 9, 10, 11, 18, 19, 20, 21, 22, 23, 24, 25, 26



**The Thorp**  
3 bedroom home  
Plots: 1, 13, 16, 42, 46



**The Holden**  
3 bedroom home  
Plots: 2, 12, 17, 27, 28, 29, 30, 31, 32, 36, 37, 41, 43, 44, 45



**The Tandle**  
3 bedroom home  
Plots: 3, 4, 7, 8, 14, 15, 34, 35, 39, 40



**The Thornham**  
4 bedroom home  
Plots: 5, 6, 33, 38





# The Heyside

## 2 Bedroom home

Plots: 9, 10, 11, 18, 19, 20, 21, 22, 23, 24, 25, 26

Sq.m: 70

Sq.ft: 753



## Ground Floor

### Lounge

Metres: 3.7 x 2.6

Feet: 12.1 x 8.5

### Kitchen/Diner

Metres: 4.2 x 3.0

Feet: 13.7 x 9.8

### Utility

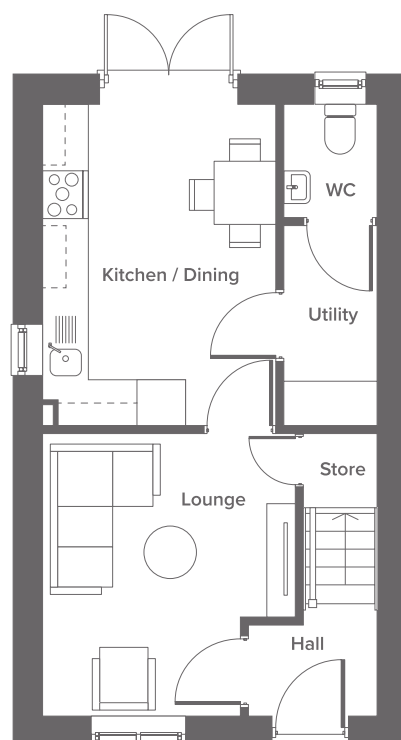
Metres: 1.8 x 1.2

Feet: 5.9 x 3.9

### W/C

Metres: 1.5 x 1.2

Feet: 4.9 x 3.9



## First Floor

### Master Bedroom

Metres: 3.0 x 3.3

Feet: 9.8 x 10.8

### Second Bedroom

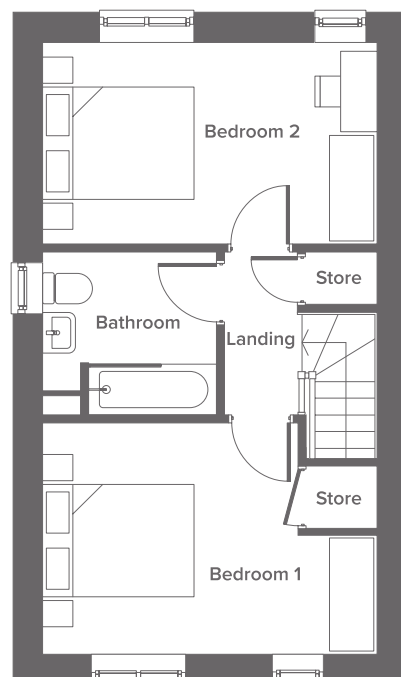
Metres: 2.6 x 4.3

Feet: 8.5 x 14.1

### Bathroom

Metres: 2.1 x 2.2

Feet: 6.8 x 7.2



### Disclaimer

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# The Thorp

## 3 bedroom home

Plots: 1, 13, 16, 42, 46

Sq.m: 87.15

Sq.ft: 938



## Ground Floor

### Lounge

Metres: 4.8 x 3.2

Feet: 15.7 x 10.4

### Kitchen/Diner

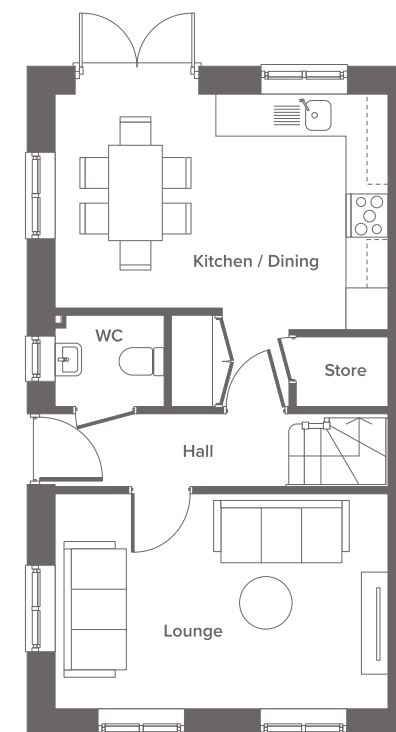
Metres: 4.8 x 3.1

Feet: 15.7 x 10.1

### W/C

Metres: 1.6 x 1.3

Feet: 5.2 x 4.2



## First Floor

### Master Bedroom

Metres: 3.5 x 3.4

Feet: 11.4 x 11.1

### Ensuite

Metres: 1.2 x 2.5

Feet: 3.9 x 8.2

### Second Bedroom

Metres: 2.1 x 3.5

Feet: 6.8 x 11.4

### Third Bedroom

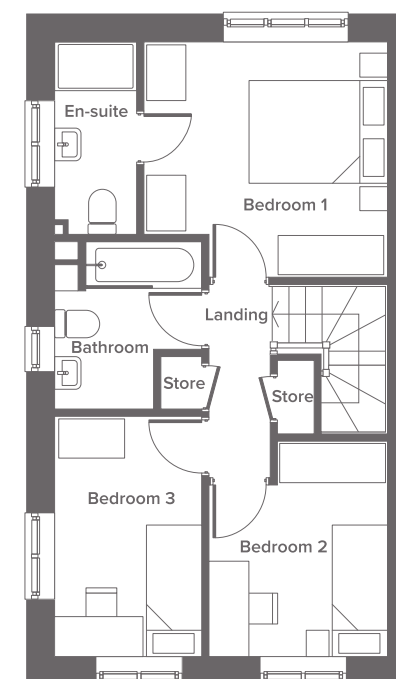
Metres: 2.6 x 3.2

Feet: 8.5 x 10.4

### Bathroom

Metres: 1.2 x 2.4

Feet: 3.9 x 7.8



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# The Holden

## 3 Bedroom home

Plots: 2, 12, 17, 27, 28, 29, 30, 31, 32, 36, 37, 41, 43, 44, 45

Sq.m: 89.16

Sq.ft: 960



## Ground Floor

### Lounge

Metres: 4.0 x 3.9

Feet: 13.1 x 12.7

### Kitchen/Diner

Metres: 3.6 x 4.9

Feet: 11.8 x 16.0

### Utility

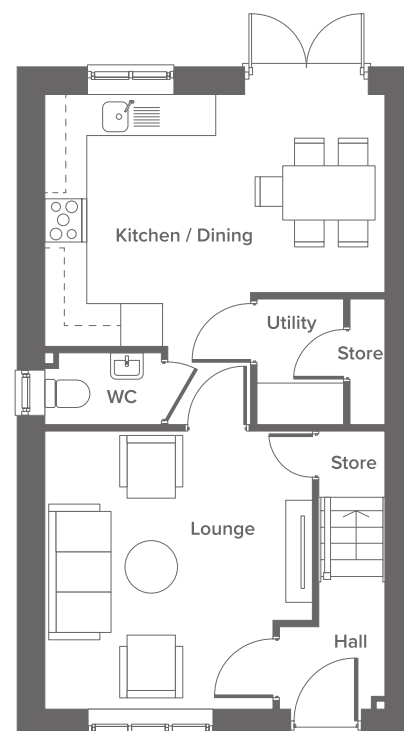
Metres: 1.8 x 1.8

Feet: 5.9 x 5.9

### W/C

Metres: 1.0 x 1.7

Feet: 3.2 x 5.5



## First Floor

### Master Bedroom

Metres: 4.2 x 2.7

Feet: 13.7 x 8.8

### Ensuite

Metres: 1.5 x 2.5

Feet: 4.9 x 8.2

### Second Bedroom

Metres: 2.9 x 2.7

Feet: 9.5 x 8.8

### Third Bedroom

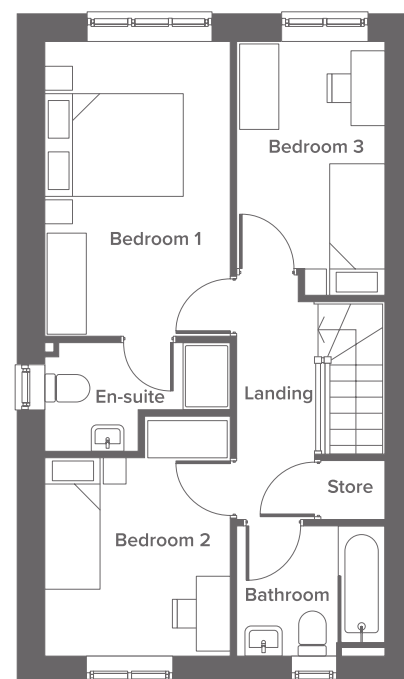
Metres: 3.8 x 2.1

Feet: 12.4 x 6.8

### Bathroom

Metres: 1.7 x 2.1

Feet: 5.5 x 6.8



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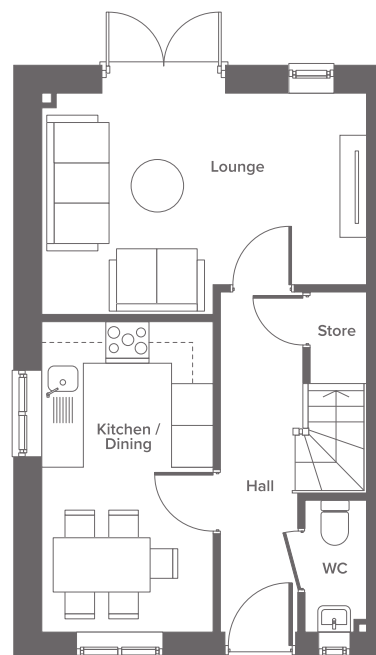
# The Tandle

## 3 Bedroom home

Plots: 3, 4, 7, 8, 14, 15, 34, 35, 39, 40

Sq.m: 104.06

Sq.ft: 1120



## Ground Floor

### Lounge

Metres: 3.2 x 4.7

Feet: 10.4 x 15.4

### Kitchen/Diner

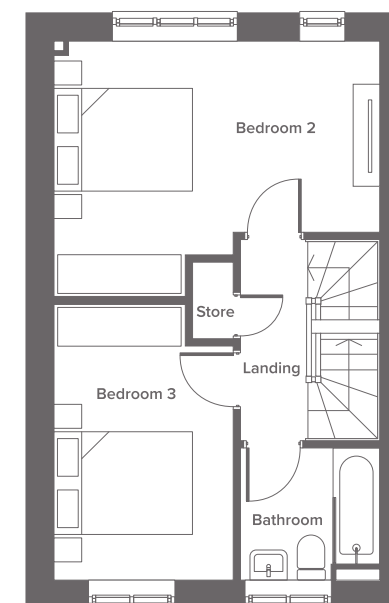
Metres: 4.5 x 2.5

Feet: 14.7 x 8.2

### W/C

Metres: 1.9 x 0.9

Feet: 6.2 x 2.9



## First Floor

### Second Bedroom

Metres: 2.7 x 4.7

Feet: 8.8 x 15.4

### Third Bedroom

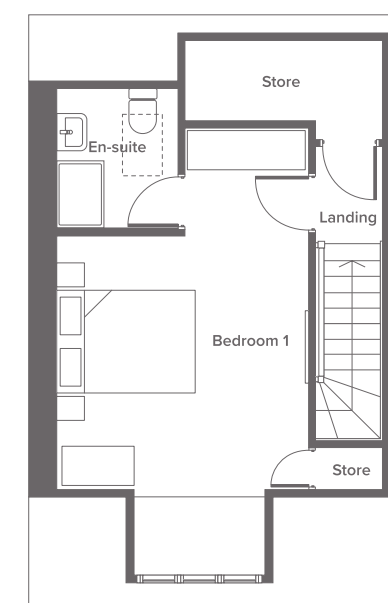
Metres: 4.0 x 2.6

Feet: 13.1 x 8.5

### Bathroom

Metres: 1.9 x 2.0

Feet: 6.2 x 6.5



## Second Floor

### Master Bedroom

Metres: 5.2 x 3.6

Feet: 17.0 x 11.8

### Ensuite

Metres: 2.0 x 1.7

Feet: 6.5 x 5.5

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# The Thornham

## 4 bedroom home

Plots: 5, 6, 33, 38

Sq.m: 100

Sq.ft: 1076



## Ground Floor

### Lounge

Metres: 4.5 x 3.3

Feet: 14.7 x 10.8

### Kitchen/Diner

Metres: 4.1 x 3.9

Feet: 13.4 x 12.7

### Utility

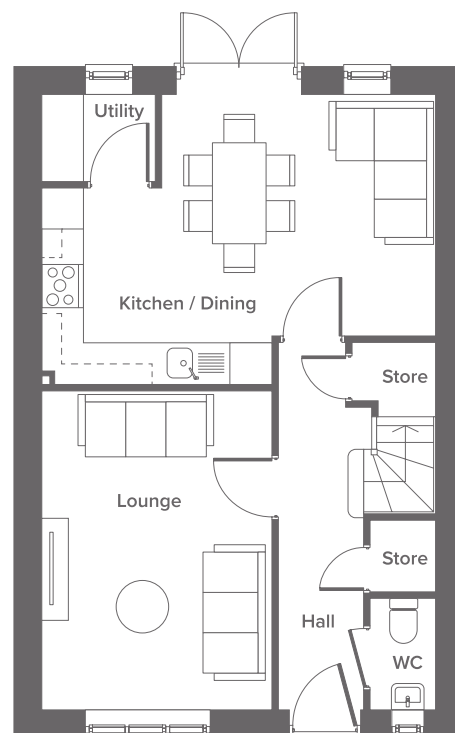
Metres: 1.2 x 1.6

Feet: 3.9 x 5.2

### W/C

Metres: 1.5 x 0.9

Feet: 4.9 x 2.9



## First Floor

### Master Bedroom

Metres: 3.6 x 3.1

Feet: 11.8 x 10.1

### Second Bedroom

Metres: 2.7 x 3.1

Feet: 8.8 x 10.1

### Third Bedroom

Metres: 3.0 x 2.4

Feet: 9.8 x 7.8

### Fourth Bedroom

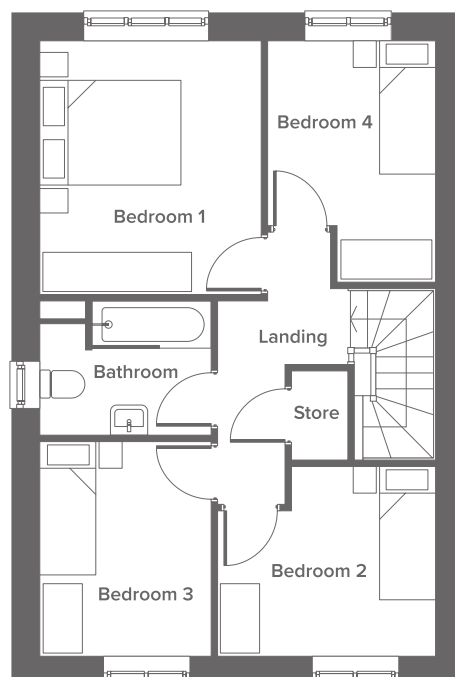
Metres: 2.6 x 2.4

Feet: 8.5 x 7.8

### Bathroom

Metres: 1.9 x 2.4

Feet: 6.2 x 7.8



### Please Note

While the semi-detached and detached plots will be the same layout, the overall size of the semi-detached plots will be 101.93 m<sup>2</sup>, so some dimensions will be slightly larger than shown above. Please speak to a sales advisor for more details.

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# Specification

## Kitchen

- Contemporary fitted Howdens kitchen
- Electric oven, gas hob & extractor hood
- Integrated fridge/freezer
- Stainless steel bowl and half sink
- Plumbing for washing machine
- Glass splash back to hob area
- Polyflor vinyl flooring

## Bathroom

- Contemporary white bathroom suite with chrome fittings
- Porcelanosa wall tiles to bathroom & en-suite
- Chrome heated towel rails to bathroom & en-suite
- Shower over the bath
- Polyflor vinyl flooring

## Internal features

- Crown Contract Matt white paint to internal walls
- Chrome ironmongery to doors
- LED downlights to kitchen and bathrooms
- USB sockets to kitchen, lounge and master bedroom
- Mains wired smoke alarm
- TV sockets to all bedrooms and lounge

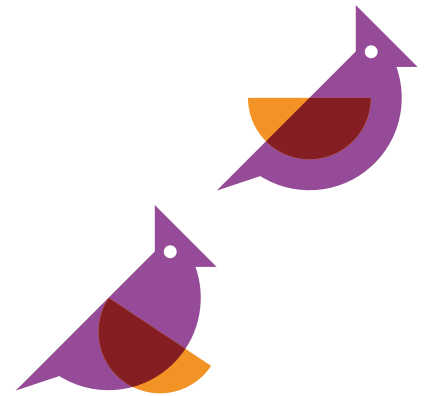


## External features

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

## General

- 10-year LABC New Homes Warranty
- 'A' rated Ideal 'Logic' 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.

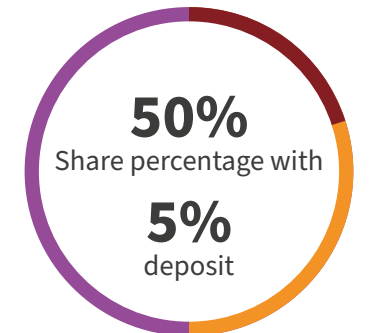
You'll need a minimum level of income and savings, the amount will be determined by the value of the home you want to buy, your personal circumstances, and your lender's requirements, but depending on which lender you use, the deposit can be as little as 5% of the share value. If you want to see what you could afford, why not head to our website at [www.plumlife.co.uk](http://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
<b>Total monthly costs:</b>	<b>£739.17</b>

Find out your results now at [plumlife.co.uk](http://plumlife.co.uk)

**“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.”**

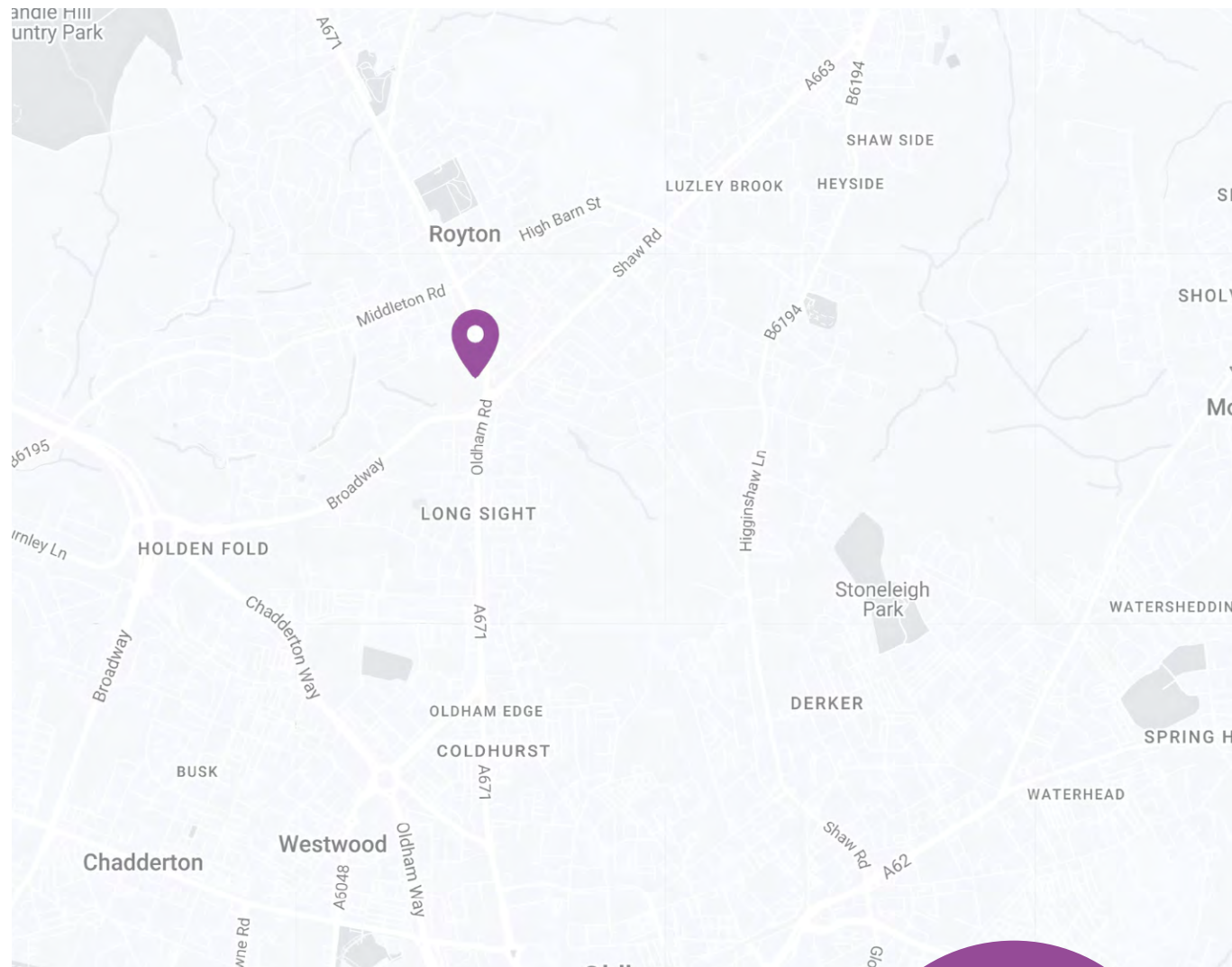
**Jennifer**

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](http://plumlife.co.uk/customer-stories)

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





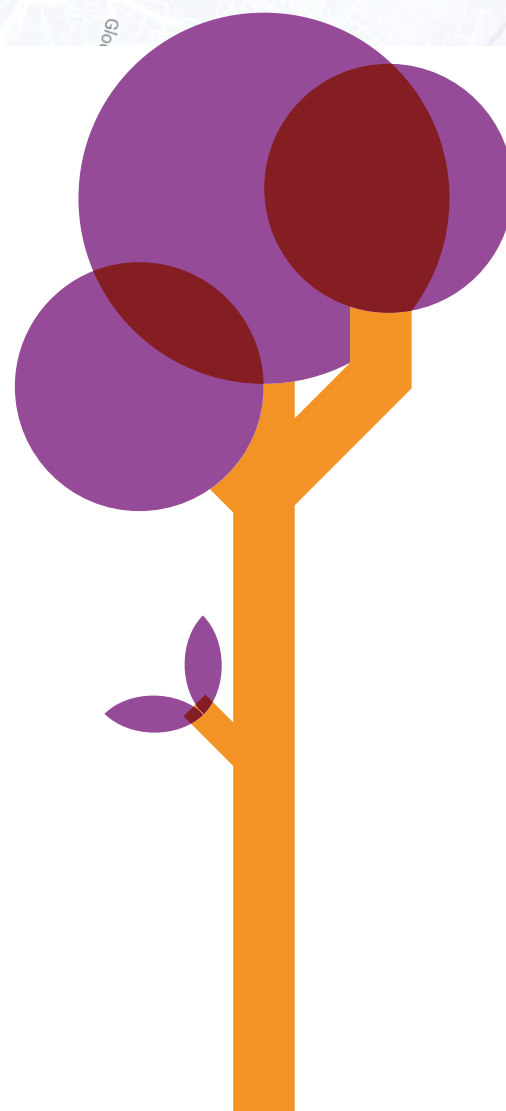
## How to find us

Royton offers excellent transport links, with several bus routes providing frequent services to nearby towns and cities, including Oldham and Manchester. For rail travel, Mills Hill station is less than a ten minute drive away, offering regular trains to Manchester, ideal for commuters. Derker Metrolink stop is also less than a ten minute drive, with frequent trams to Manchester and Rochdale. The area also benefits from its proximity to major road networks, including the M60 and A627(M), ensuring convenient access to Greater Manchester and beyond, whether you're travelling for work or leisure.

To reach us via the M60, take the exit at junction 21 onto the A663 (Broadway). Continue straight until you reach the Chadderton roundabout, then take the third exit to continue on Broadway. Continue straight and you'll find the development on the left-hand side.

### The development is a:

- 3 minute walk to the nearest bus stop
- 11 minute drive to the M60



## 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!

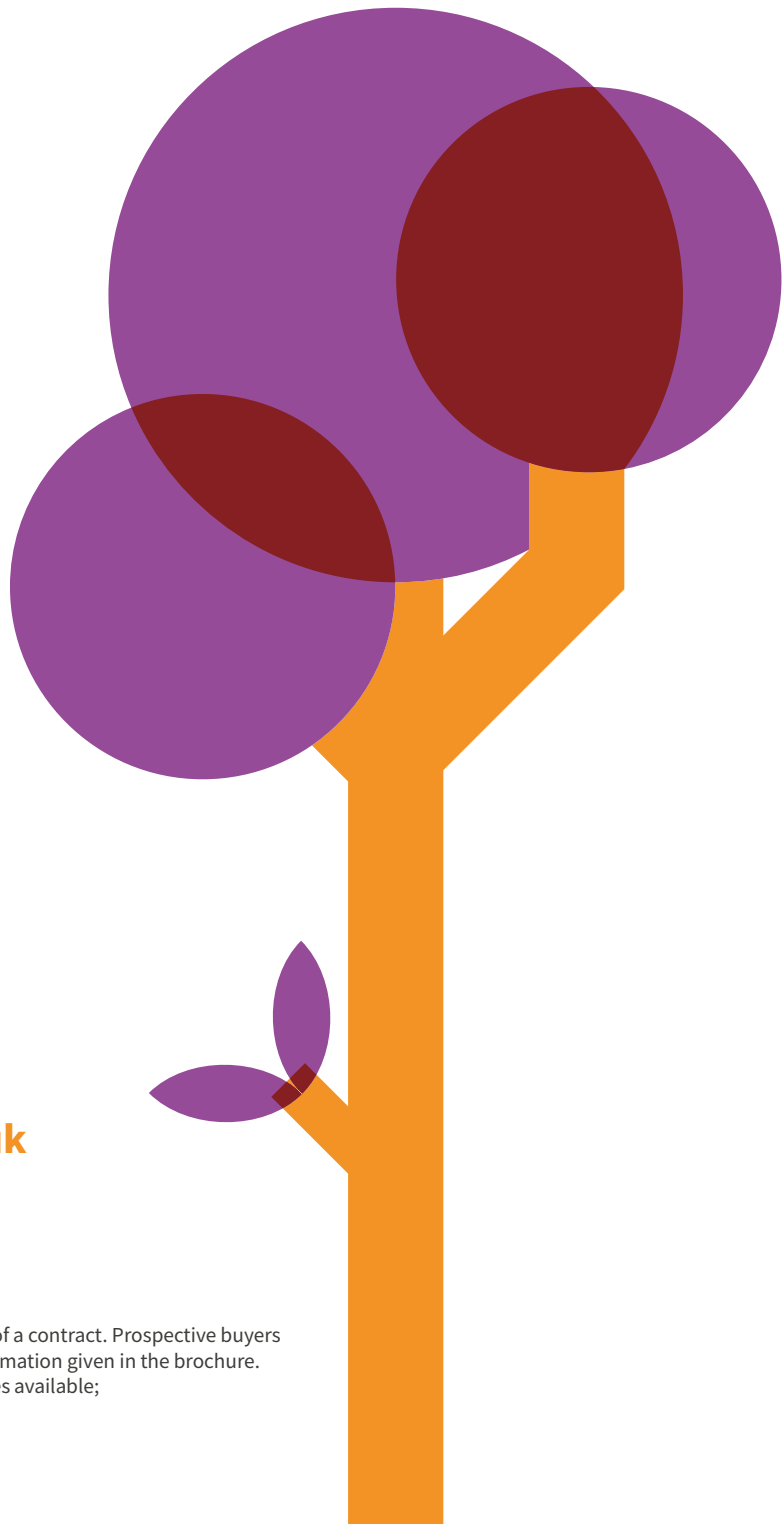
**£100k**

The amount we invest annually into a network of community centres





People. Places. Purpose.



0161 447 5050 / [sales@plumlife.co.uk](mailto:sales@plumlife.co.uk)

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