Welcome to

Cynefin*

*(Keh-neh-vin) Place of belonging

Victoria Road, Horwich, Bolton, BL6 5PH

A stunning collection of contemporary designed new homes.

Through our passion for housing, more people have a safe place to call home

Living at Cynefin
Discover the local area

Cynefin sits proudly in the centre of Horwich, combining the charm of countryside living with the convenience of nearby towns and cities.

Middlebrook Retail Park
rightmove.co.uk

Shopping options nearby

Shopping

- Londis and Coop are just a short walk away for everyday essentials
- Major supermarket Aldi is within three minutes in the car
- Middlebrook Retail Park and Horwich town centre provide plenty of shopping options.

Education

- Excellent choice of primary schools within walking distance, and several highly rated nurseries nearby
- A variety of nearby high schools and colleges within driving distance
- The University of Greater Manchester (formerly University of Bolton) easily accessible for higher education.

Close to schools and colleges

Excellent transport links

Transport

- Bus stop right outside with frequent buses to Horwich, Adlington and Rivington
- Horwich Parkway is two miles away and served by Transpennine and Northern trains
- Quick access to the M61 and M6 motorways for easy travel across the region.

Dining

- Plenty of local takeaways for every taste
- Horwich offers a vibrant mix of restaurants, tea rooms, pubs, and coffee shops right on your doorstep
- The area boasts everything from high-street favourites to unique independent eateries.

Great local dining options

Bolton Arena 24/7 Gym
boltonarena.com

Lots to do locally

Local amenities

- With Horwich nestled at its base, take on the challenge of Rivington Pike
- For a great work out, Horwich Leisure Centre or Bolton Arena 24/7 Gym are fantastic choices
- The home ground of Bolton Wanderers FC is less than two miles away for fans of the game.

Rivington Pike
engole.info/rivington-pike/

The Development

Cynefin, Horwich, Bolton, BL6 5PH

Key:

- Eight80
- Ten47
- Eleven59
- Thirteen00
- Thirteen54
- Thirteen85
- YHG plots

Victoria Road, Horwich, Bolton, BL6 5PH

A stunning collection of contemporary designed new homes.

Disclaimer :
This site plan is for general guidance only and may change. Sizes, layouts, and features like boundaries or parking are approximate and subject to final approval.
Please check with the sales team for the latest details.

Total size **81m² / 880ft²**

Eight80

Three-bedroom home, sleeps four

Ground floor

First floor

Room	Metric	Imperial
Kitchen/Dining	2.78 x 3.11	9'1" x 10'2"
Lounge	4.91 x 3.46	16'1" x 11'4"
Lootility	2.60 x 1.66	8'5" x 5'4"

Room	Metric	Imperial
Bedroom 1	4.91 x 3.18	16'1" x 11'4"
Bedroom 2	2.71 x 2.57	8'9" x 8'4"
Bedroom 3	2.11 x 2.57	6'9" x 8'4"
Bathroom	1.96 x 2.78	6'5" x 9'1"

Disclaimer:
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Total size **107m² / 1159ft²**

Eleven59

Three-bedroom home, sleeps five

Ground floor

First floor

Second floor

Room	Metric	Imperial
Kitchen/Dining	4.39 x 3.29	14'4" x 10'8"
Family room	3.30 x 3.53	10'8" x 11'6"
W.C.	1.91 x 1.46	6'3" x 4'8"

Room	Metric	Imperial
Living room	4.35 x 3.86	14'3" x 12'7"
W.C.	1.91 x 1.06	6'3" x 3'5"
Bedroom 3	2.17 x 3.37	7'1" x 11'1"

Room	Metric	Imperial
Bedroom 1	4.35 x 2.98	14'3" x 9'8"
Bathroom	1.91 x 2.78	6'3" x 9'1"
Bedroom 2	4.35 x 3.33	14'3" x 10'9"

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Total size **97.3m² / 1047ft²**

Ten47

Three-bedroom home, sleeps four

Ground floor

First floor

Room	Metric	Imperial
Kitchen	3.19 x 3.61	10'5" x 11'8"
Lounge	5.41 x 3.47	17'7" x 11'4"
Lootility	3.18 x 1.67	10'4" x 5'5"

Room	Metric	Imperial
Bedroom 1	2.82 x 3.30	9’3” x 10’8”
Dressing room	2.47 x 1.73	8’1” x 5’7”
Ensuite	2.47 x 1.73	8’1” x 5’7”
Bedroom 2	3.05 x 2.60	10” x 8’5”
Bedroom 3	2.26 x 3.71	7’4” x 12’2”
Bathroom	2.22 x 1.73	7’3” x 5’7”

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Total size **120.8m² / 1300ft²**

Thirteen00

Four-bedroom home, sleeps six

Ground floor

First floor

Room	Metric	Imperial
Kitchen	6.17 x 3.96	20’2” x 13”
Lounge	5.10 x 3.98	16’7” x 13”
Lootility	3.60 x 1.80	11’8” x 5’9”

Room	Metric	Imperial
Bedroom 1	3.75 x 4.48	12’3” x 14’7”
Ensuite	2.15 x 1.14	7” x 4’6”
Bedroom 2	2.82 x 3.97	9’3” x 13”
Bedroom 3	2.33 x 4.48	7’6” x 14’7”
Bedroom 4	3.24 x 2.89	10’6” x 9’5”
Bathroom	2.15 x 1.93	7” x 6’3”

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Total size **125.8m² / 1354ft²**

Thirteen54

Three-bedroom home, sleeps five

Ground floor

First floor

Second floor

Room	Metric	Imperial
Kitchen	2.74 x 3.81	9’0” x 12’5”
Lounge	4.91 x 4.92	16’1” x 16’2”
Lootility	2.52 x 4.73	8’3” x 15’5”

Room	Metric	Imperial
Bedroom 2	2.71 x 3.44	8’9” x 11’3”
Bedroom 3	2.11 x 3.44	6’9” x 11’3”
Bedroom 4	2.72 x 2.62	9’0” x 8’6”
Bathroom	1.70 x 2.83	5’6” x 9’3”

Room	Metric	Imperial
Bedroom 1	3.86 x 4.12	12’7” x 13’5”
Ensuite	2.60 x 1.74	8’5” x 5’7”
Dressing Room	2.22 x 1.74	7’3” x 5’7”

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Total size **128.7m² / 1385ft²**

Thirteen85

Four-bedroom home, sleeps seven

Ground floor

First floor

Room	Metric	Imperial
Kitchen	6.62 x 3.76	21’7” x 12’3”
Lounge	4.46 x 3.78	14’6” x 12’4”
Lootility	4.09 x 1.81	13’4” x 5’9”

Room	Metric	Imperial
Bedroom 1	3.74 x 4.28	12’3” x 14”
Ensuite	2.15 x 1.14	7” x 4’6”
Bedroom 2	3.27 x 3.77	10’7” x 12’4”
Bedroom 3	2.78 x 4.28	9’1” x 14”
Bedroom 4	3.24 x 2.69	10’6” x 8’8”
Bathroom	2.14 x 1.93	7” x 6’3”

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Shared ownership specification
What can you expect?

General

- Air source heat pump
- Pearl triple glazed windows
- Outdoor tap to rear garden
- Turf to rear
- Built-in EV charging ports
- Sign up to Grain 1000mb broadband, live on day one.

Bathroom

- Porcelanosa tiles
- Flooring to wet areas
- Vitra sanitaryware
- Bristan brassware
- Kohler Mira showers and enclosure
- Kohler Mira bath screen
- Heated towel radiators.

Living

- Telephone and broadband internet sockets
- TV sockets.

Kitchen

- Fully fitted Roundel kitchens
- Laminate worktops with upstand
- Integrated ovens
- Integrated fridge/freezer
- Integrated induction hob.

Communal

Leaseholders are required to pay a fair and reasonable proportion of the costs for repairs and maintenance of shared areas, such as:

- shared private drives
- shared footpaths
- boundary treatments (e.g. fences, railings)
- other communal facilities which the Landlord deems necessary

Ad-hoc payments will be required when specific work is required, meaning there may be additional charges beyond regular fees. These payments will apply to those who benefit from or use the facility being repaired.

Service Charge

Please refer to the service charge breakdown.

The above images are for representative purposes only.

Shared ownership explained
at Cynefin

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 is £80,000 a year or less
- Must be a first-time buyer
- Previously owned a home and can't afford to purchase a property outright
- Returning to the property market for example after a relationship breakdown
- If living in a current shared ownership property, then the property must be sold
- You must pass a financial assessment, proving financial capability to buy the minimum share value and monthly payments
- Must have a deposit of at least 5% of the share-value of the home.

Part mortgage/part rent, how does that work?

Shared ownership lets you buy a share of your home and pay rent on the rest. Under the new shared ownership model, you can usually buy between 10% and up to 75% of your chosen home. Your Sales Advisor will confirm what applies to your chosen property. For example, if the property costs £200,000 and you buy a 40% share (£80,000), you'll need a minimum 5% deposit on the share and a mortgage for the remainder, pay a reduced rent on the remaining 60%, typically calculated at 2.75% per year. You can buy more shares over time, known as 'staircasing', until you own 100%.

You'll enter into a 990-year shared ownership lease, this is the legal contract for the share you own. It sets out your monthly payments and obligations. The land remains owned by Your Housing Limited until you reach full ownership. **To find out more visit:** www.gov.uk/guidance/capital-funding-guide/1-shared-ownership

Repairs and maintenance

It is your responsibility to maintain your home and keep it in good condition. If you have bought your new home under the new shared ownership model, you will have a £500 annual repairs and maintenance allowance for the first 10 years. This helps cover the cost of small essential repairs.

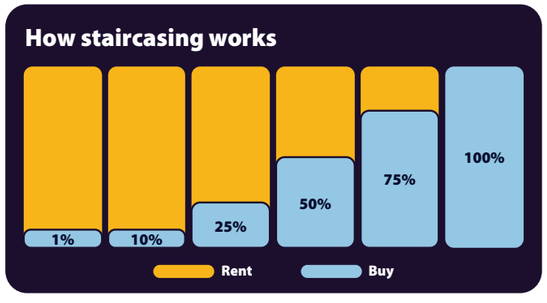
Please refer to the terms and conditions within your lease.

Can I buy more shares?

Yes! You can buy additional shares in your home when it suits you financially, this is known as 'staircasing'. Each purchase is based on the current market value of your home.

If your home was bought under the new shared ownership model (AHP 2021-2026 and SAHP2026-2036), you can also buy a minimum 1% share each year during the first 15 years, using the simple valuation process set out in your lease. You can still buy larger shares at any time with the minimum purchase generally reduced from 10% to 5% under the new models. For full details on how staircasing works please refer to the Key Information document.

As you buy more shares, the rent you pay reduces. Once you reach 100% ownership, you'll no longer pay rent and your shared ownership lease will be dissolved, meaning you own your home outright. We've helped hundreds of aspiring homeowners purchase a new build home through shared ownership, and several have already staircased to 100%!



To apply

In order to reserve a plot and confirm your shared ownership eligibility please complete the shared ownership eligibility application form online **please visit** yourhousinggroup. co.uk/find-a-home/homes-to-buy/shared-ownership/

We will assess your eligibility for shared ownership and you will receive an email within five working days with confirmation of your acceptance or refusal.

Once confirmed eligible a member of the Sales Team will contact you with next steps, talk you through the options, confirm availability and arrange a viewing.

Please visit our website for more information about the Shared Ownership Key Information document www.yourhousinggroup.co.uk/media/kr3plbvi/key-information-shared-ownership-ahp-2021-26

Shared ownership

Process guide

1. Discover a Home
2. Confirm Your Eligibility
3. Financial Assessment
4. Reservation
5. Approval Process
6. Reservation Fee
7. Sale Formally Agreed
8. During the Sale
9. Exchange and Completion
10. Moving in Day

1. Discover a Home

Visit our website www.yourhousinggroup.co.uk/im-looking-for-a-home/new-build-developments and view our available developments to find your new home.

When applying for **Affordable Home Ownership** please check you are shared ownership eligible online, please apply at: www.gov.uk/shared-ownership-scheme/apply

2. Confirm Your Eligibility

To confirm you meet the shared ownership eligibility criteria, please complete our online application form if you want to apply to buy a shared ownership home, once completed, we will be able to review your application.
www.yourhousinggroup.co.uk/im-looking-for-a-home/homes-to-buy/shared-ownership

By submitting this form, you have read and accepted the **Standard Shared Ownership Key Information Documents** here: https://bit.ly/SharedOwnershipKeyInfo

3. Financial Assessment

If you are eligible for shared ownership, you will be required to complete a financial assessment with our recommended Regulated Mortgage Provider to confirm you are financially eligible to proceed.

4. Reservation

Once you have been approved we will call you to pay the reservation fee of £350 and request your Solicitor details. The reservation fee will be deducted from the final completion monies.

5. Approval Process

Once you have completed your full affordability assessment, determined the share purchase and maximum mortgage available and we have received from the Mortgage Provider the sign off sheet completed and signed by the relevant parties, your application will be submitted to the Home Ownership Team who will contact you to carry out their approval, this will be conducted over the phone.

As well as assessing your application they will go through the Shared Ownership Key Information Document, lease obligations, terms and conditions which can be found here:
https://bit.ly/SharedOwnershipKeyInfo

6. Reservation Fee

Once you have been approved, we will call you to pay your £350 reservation fee and request your solicitor details. The reservation fee will be deducted from the final completion monies.

7. Sale Formally Agreed

Solicitors will be formally instructed. YHG can provide you with a list of solicitors who specialise in shared ownership to assist you with a smoother conveyancing process.

The Memorandum of sale and Homes England Key Information Documents will be issued to our solicitor who will issue the legal paperwork to your solicitor.

8. 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 for approval (if applicable). Your Solicitors will carry out, searches, raise enquiries via our solicitors. Should you have any queries, please contact your allocated Property Sales & Conveyancing Officer.

9. Exchange and Completion

Once Solicitors have carried out their searches and the offer has been approved and an exchange date will be set.

You will have the opportunity to view your property between exchange and completion. On completion you will be expected to pay an apportion of the rent and service charge from the date of completion until the end of the month plus a further one month's charge. Once Solicitors have confirmed that completion has taken place the keys will be released.

10. Moving In Day

Your YHG Sales Advisor will meet you at your brand new home to hand over your keys.

Cynefin

Horwich, Bolton, BL6 5PH

yourhousinggroupforsale

yourhousing

01204 802633 **yourhousinggroup.co.uk**

All information and images used within this brochure are for representation purposes only and should not be taken literal, these are examples of what a typical Your Housing Group home could look like. Some images are CGIs and are indicative of design styles but finishes, materials, colours and detailing are subject to change. Cynefin is a marketing name only and is not the confirmed postal address. Our Sales Team are available Monday - Friday for all enquiries. All details are correct at the time of print in October 2026.