



**THE  
WILLOWS**

**L&Q**



Image is a CGI and is for indicative purpose only

## Stylish living

*and a wonderful location*

Introducing The Willows, an exciting new small development of stylish 3 bedroom townhouses, perfect for families, with homes available exclusively through Shared Ownership.

Each home has been thoughtfully designed by us with you in mind, from the external features such as stunning brick detailing through to the contemporary living spaces inside with open plan living areas.

Located on the outskirts of beautiful, leafy Sale but within easy reach of the bustling city of Manchester, The Willows offers the best of both worlds.

Our homes at The Willows form part of a vibrant and growing community. As well as being close to the city, countryside and its popular neighbouring towns, there is plenty on offer right on your doorstep, from a host of local shops, leisure facilities, cafés, and Ofsted-rated 'Outstanding' schools.

An exciting place to live

*and a home to  
call your own*





The essentials you need  
*and all close at hand*



Homes with plenty of space to grow



Plenty of local amenities nearby



Paths and cycle routes on your doorstep



Local bars and restaurants close by



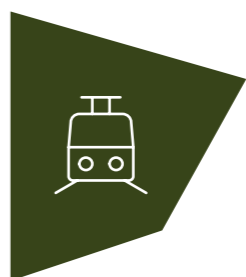
In the catchment area for schools rated "Outstanding" by Ofsted



Stanley Square within walking distance



An array of independent shops

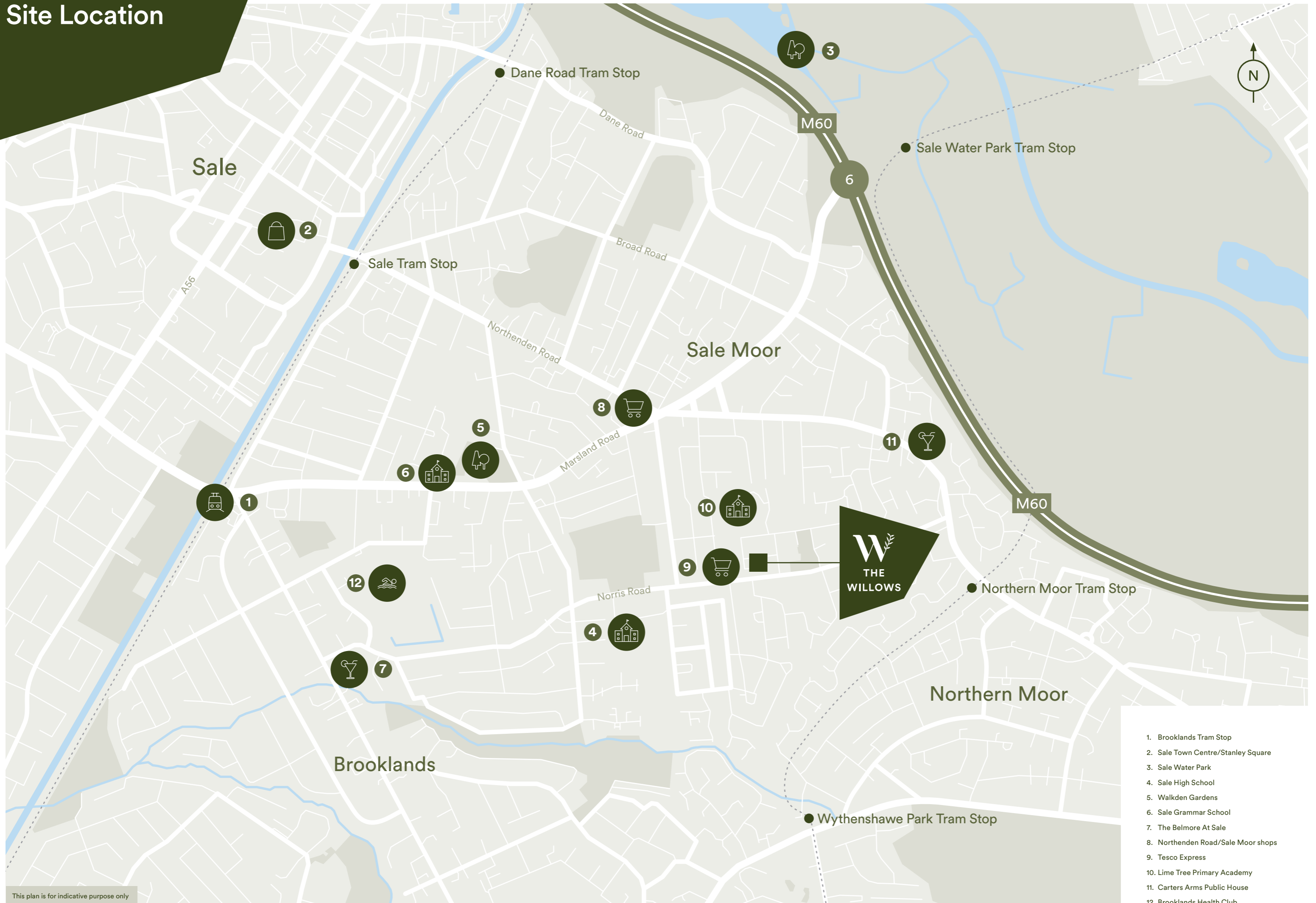


Close to the Metrolink tram network



Easy access to the M60 and M56

# Site Location





## Sports

Whether a player or a spectator, there are plenty of sports options for you, with Sale Water Park, Sale Cricket Club, football and rugby clubs all within minutes. Add the local fitness centre and pool to this for even more choice.

- Sale Rugby Club**  
0.8 miles by bike/car\*
- Sale Leisure Centre**  
1.4 miles by bike/car\*
- Sale Water Park**  
2.1 miles by bike/car\*

## Outdoors

There is a great selection of parks and open spaces around Sale, perfect for afternoon strolls, picnics or workouts. Alternatively, you can explore the beautiful wildlife & countryside at nearby Dunham Massey.

- Walkden Gardens**  
0.9 miles by bike/car\*
- Chorlton Water Park**  
3.6 miles by bike/car\*
- Dunham Massey**  
6.2 miles by bike/car\*

## Culture

Close to the Bridgewater Canal, Sale has been a popular commuter town for decades. It has a rich sporting history too with Sale Sharks and the world famous Old Trafford - home of Manchester United in the borough.

- Old Trafford**  
4.9 miles by bike/car\*
- Salford Quays**  
5.6 miles by bike/car\*
- Sale Sharks Community Stadium**  
7.9 miles by bike/car\*

## Eat & Drink

Sale has a great selection of pubs, bars, cafés and restaurants which caters for all tastes, so trips out are never dull – no matter what you're planning. There's everything from convenient takeaways to gourmet pubs and restaurants.

- Legh Arms**  
0.7 miles by bike/car\*
- The Belmore at Sale**  
1.1 miles by bike/car\*
- Rudy's Pizza**  
1.4 miles by bike/car\*

## Shopping

Sale Moor has numerous independent shops where you can buy all your everyday essentials. There are also three large supermarkets, a post office, petrol station and pharmacy in the centre of Sale.

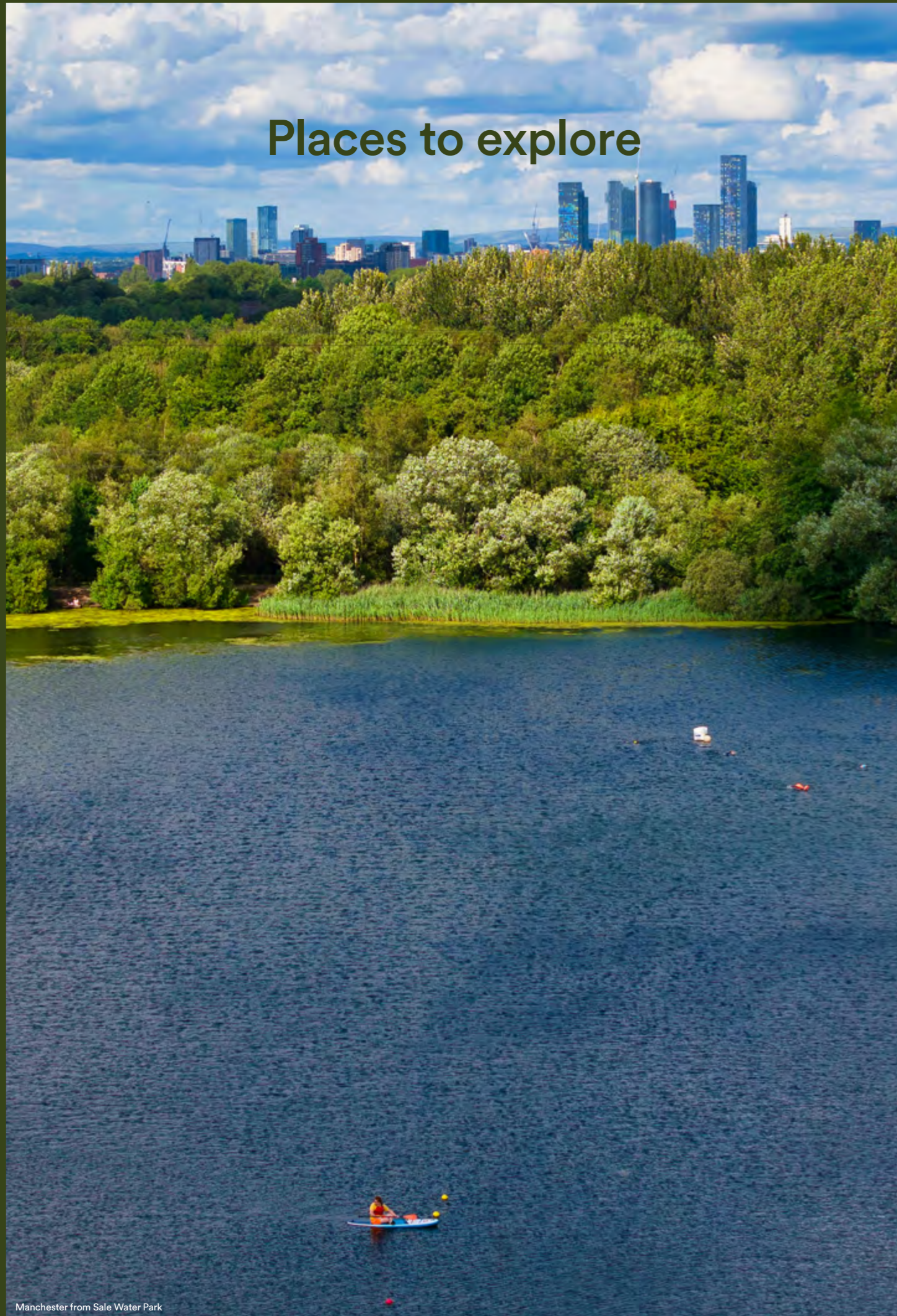
- Sale Town Centre**  
1.6 miles by bike/car\*
- Trafford Centre**  
5.9 miles by bike/car\*
- Manchester City Centre**  
8.0 miles by bike/car\*

## Education

Trafford has some of the UK's best performing grammar schools in the country. Sale Grammar School is a short walk from The Willows and has recently been rated "outstanding". There are also plenty of primary schools within a mile.

- Lime Tree Primary Academy**  
0.3 miles by bike/car\*
- Sale High School**  
0.4 miles by bike/car\*
- Sale Grammar School**  
1.0 miles by bike/car\*

## Places to explore



Manchester from Sale Water Park



Stanley Square



Sale Waterside

**Sale is a popular commuter town that draws both families and young professionals. Its near proximity to the M60 and excellent connections to the Metrolink network make it an ideal area to live.**

Our homes in Sale will form part of a vibrant and growing community. As well as being close to the city, countryside and its popular neighbouring towns, there is plenty on offer right on your doorstep.

Sale, like many other towns in the area, has plenty of things to do, whether you're searching for family-friendly activities, bars and restaurants, or even sporting facilities. There's also the Sale Waterside Arts Centre, which hosts concerts and exhibitions throughout the year.

Sale town centre has received significant investment in its retail sector since 2017, with the newly renovated Stanley Square providing residents with an abundance of leisure options, in addition there are numerous leisure facilities.

If you're searching for some open space to enjoy with your children, your four-legged friends, or simply by yourself, Sale has something to offer. Sale Water Park has more than 150 acres of parkland and farmland, as well as a 52-acre artificial lake. Broad Ees Dole, a favourite destination for environment enthusiasts and birdwatchers, is also nearby. Other parks in the neighbourhood include Walton Park and Walkden Gardens. Dunham Massey, a National Trust location, is nearby and ideal for a scenic walk.

Sale is also well placed to enjoy all that Manchester City Centre has to offer, with its top-class restaurants and bars, unbeatable music scene and shopping mecca, The Trafford Centre – a short 10-minute drive away.

# New roots and fast commutes



## By Tram from Brooklands tram stop

Altrincham	8 mins
Salford Quays	22 mins
Manchester City Centre	25 mins
Trafford Centre	30 mins



## To the airports by car from The Willows

Manchester Airport	13 mins
Liverpool John Lennon Airport	42 mins



## By road from The Willows

Altrincham	11 mins
Trafford Centre	13 mins
Manchester City Centre	25 mins
Liverpool	1 hr



## By cycle from The Willows

Brooklands Tram Station	8 mins
Altrincham	21 mins
Dunham Massey via Trans Pennine Trail	31 mins
Manchester City Centre	36 mins



A vibrant community

*and a place  
to grow*



# The Willows

Three bedroom houses

Plots 1, 2\*, 3, 4\*, 5, 6\*, 7, 8\* & 9

## Accommodation

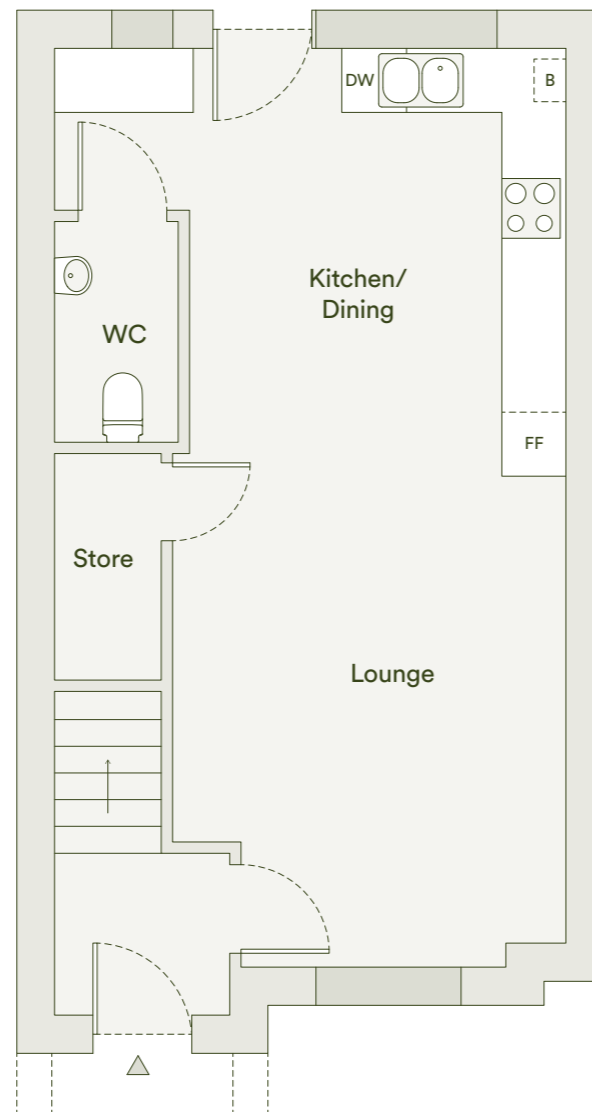
Kitchen/Dining	4.84m x 3.87m	15'10" x 12'8"
Living	3.73m x 4.79m	12'3" x 15'8"
Master Bedroom	3.24m x 5.88m	10'8" x 19'3"
Bedroom 2	2.74m x 4.20m	9'0" x 13'9"
Bedroom 3	2.74m x 3.38m	9'0" x 11'1"
<b>Total</b>	<b>102.5m<sup>2</sup></b>	<b>1,103 ft<sup>2</sup></b>

## Rear Gardens

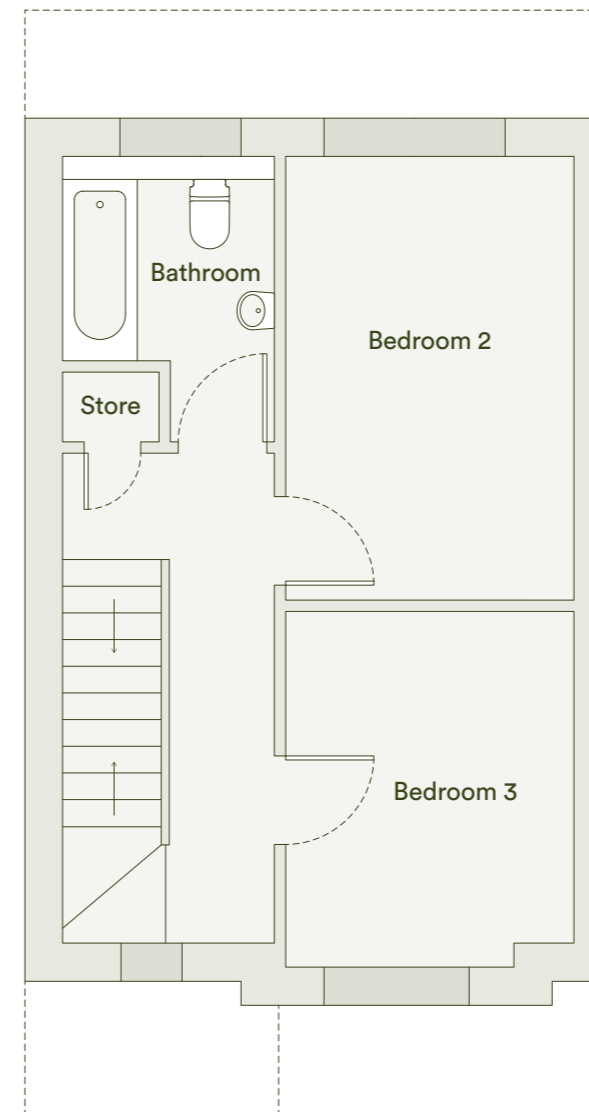
Plot 1	66 sq.m.	710 sq.ft.
Plot 2	54 sq.m.	581 sq.ft.
Plot 3	54 sq.m.	581 sq.ft.
Plot 4	54 sq.m.	581 sq.ft.
Plot 5	54 sq.m.	581 sq.ft.
Plot 6	54 sq.m.	581 sq.ft.
Plot 7	54 sq.m.	581 sq.ft.
Plot 8	54 sq.m.	581 sq.ft.
Plot 9	54 sq.m.	581 sq.ft.

WC – Cloakroom  
 DW – Dishwasher  
 FF – Fridge/Freezer  
 B – Boiler  
 RL – Rooflight

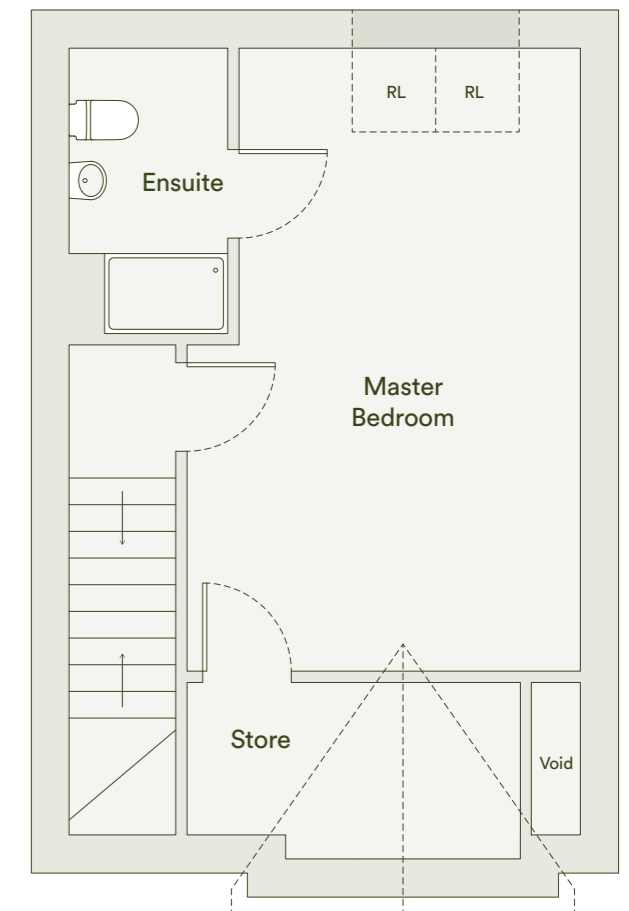
Ground Floor



First Floor



Second Floor





\*Denotes houses that are opposite handed/mirror image to the plans drawn.

The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Window sizes may vary. For further clarification regarding specific individual plots, please ask our Sales Advisors.

# Site Plan



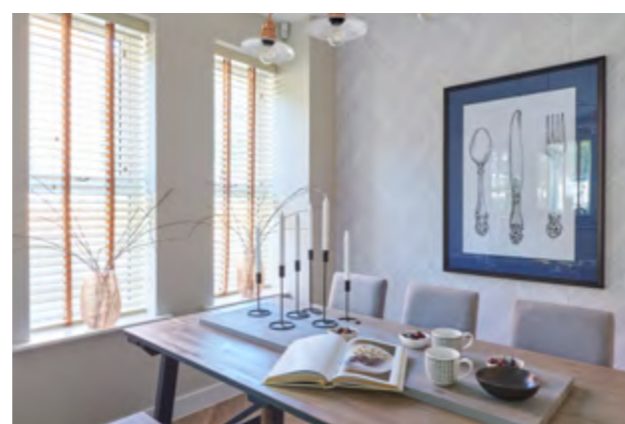
## THE WILLOWS

-  Shared Ownership homes
-  Affordable Rent



This site plan is indicative and to be used for plot identification purposes only. Any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. The house designs, boundaries, landscaping and positions of roads and footpaths, play areas, landscaping and other facilities or amenities may change as the development proceeds. All services and facilities may not be available on completion of the property. Speak to the Sales Advisor for more detailed information regarding site layout and landscaping.

**L&Q**



Images depict a typical L&Q show home

## Specification

All the homes at The Willows have a high quality specification throughout and are covered by the Premier Guarantee 12 year building warranty. The Willows development offers spacious and contemporary living spaces with specially selected fixtures and fittings. The following items are offered as standard at no additional cost.

### Kitchen



- Contemporary kitchen with complementary laminate worktop and matching upstand
- Stainless steel chimney hood
- Stainless steel splashback
- Fully integrated Zanussi appliances including oven, hob, dishwasher and fridge/freezer
- Housing unit for boiler
- Plumbing for washing machine

### Electrical and Heating



- Gas central heating with Hive thermostat
- Chrome switches and sockets to ground floor
- TV points will be provided in the lounge and all bedrooms
- Mains operated smoke detectors
- Mains operated carbon monoxide detectors
- Wired front door bell

### Bathroom & Ensuites



- Chrome bath, shower and basin taps
- Chrome heated towel rail
- Contemporary white bathroom sanitary-ware
- Bath with glass shower screen
- Porcelanosa ceramic wall tiles
- Polyflor Expona floor to WC, bathroom & ensuite

### Finishes



- White panel pre-finished internal doors
- Smooth finished ceilings, skirting and architraves in white
- Turf to rear garden and development landscaping to front gardens
- Premier Guarantee 12 year building warranty
- Outside tap
- Off-street parking

The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.

## Investing in homes *and neighbourhoods*

At L&Q we believe passionately that people's health, security and happiness depend on where they live.

With nearly 60 years experience, we have what it takes to do things right. We aim to deliver great service to every customer, every time, and we're always looking for ways to improve ourselves.

Our relationships are built on trust, transparency and fairness and we're there when we're needed – locally responsive and working hard to keep the communities we serve safe and vibrant.

Because our social purpose is at the core of what we do, we reinvest all of the money that we make into our homes and services.

We create better places to live by delivering homes, neighbourhoods and housing services that people can afford.

We are L&Q.



Invest for the future

*and own your own home*

L&Q offer an extensive range of Shared Ownership homes across the country. We can help you buy a home in a way that works for you.

Shared Ownership makes it possible to own your home – even if you feel priced out of the property market. It's an affordable home ownership scheme designed as a stepping-stone to outright ownership if you can't afford to buy a home on the open market.

To find out more visit  
[lqhomes.com/shared-ownership](https://lqhomes.com/shared-ownership)

# Buying a Shared Ownership home with L&Q

With Shared Ownership you start by buying a share in your home and then progress to full ownership by buying more shares. Your deposit will be 5% to 10% of the share you are buying. You pay a mortgage on the share you own and a rent to L&Q on the share you don't own.

## Am I Eligible?

To buy a home under the Shared Ownership scheme you must meet these basic requirements:

- have a combined annual household income under £80,000, or £90,000 in London
- not own a property, or part of a property, at the time of completing on your purchase
- be 18 years or older and be able to obtain a mortgage

## Are some applicants prioritised?

Some developments may initially be reserved for those who live or work locally, but in most cases the development is open to everyone so please register if you are interested. You can find out more about the development eligibility criteria on our website or by speaking to the Sales Team.

## Is Shared Ownership really affordable?

The best way to find out if Shared Ownership is affordable for you is to speak to an independent mortgage advisor about your finances. They will help you determine what is affordable and help you make the right decision. You will need a deposit and will also need to cover the costs of buying a home. These costs include things like the reservation fee, mortgage valuation fee, removal costs and utility connection charges.

## Can I buy more shares in my home?

Yes, this process is known as staircasing. You can also sell the share you own at any time, either via the L&Q Resales team or on the open market.

If you have any questions about Shared Ownership please contact one of our sales advisors [thewillows@lqgroup.org.uk](mailto:thewillows@lqgroup.org.uk) or call **0161 968 0116** Monday to Friday 9am-5pm

You can learn all about Shared Ownership at [lqhomes.com/shared-ownership](https://lqhomes.com/shared-ownership)

## Getting started with L&Q Shared Ownership



### Step 1: Confirm your eligibility

Please see the eligibility criteria on the adjacent page, if you meet all three qualifying criteria, you are eligible for the Shared Ownership scheme and can start looking for your new home.



### Step 2: Reserve your home

Browse our website and find a home that's right for you. Book a viewing and visit the show home, once you've chosen your home reserve it with a payment of £500. Homes will be allocated based on priority.



### Step 3: We make you an offer

Once you have paid your reservation fee, we will verify your identity. If the result of this check is satisfactory, we'll contact you to make an offer of a home.

## Buying a Shared Ownership home

After we have made you an offer



### Step 1: Meet a mortgage advisor

When you accept the offer, it will be subject to a financial assessment with an independent mortgage advisor (IMA). They will assess what share you can afford to purchase and arrange your mortgage application for you.



### Step 2: You appoint a solicitor

Everyone who buys a home needs to appoint a conveyancing solicitor to work on their behalf. We can provide details of solicitors who specialise in shared ownership.



### Step 3: We exchange contracts

The Memorandum of Sale (MOS) will give a date by which to exchange contracts. This makes your intention to buy a home through L&Q a legally binding agreement.



### Step 4: Completion day arrives!

Your mortgage lender will give your solicitor the money to buy your home and complete the sale. Congratulations on purchasing your new home!



### Step 5: Time to collect your keys

We will make arrangements to meet you at your home and hand over your keys. We will also walk you through your new home and talk you through your Home User Guide.

# We're here and ready to help

When you're ready to move in, L&Q will give you a personal introduction to your new L&Q home.

**The L&Q new homes warranty**  
We will demonstrate how to operate your appliances and heating and talk you through any special features, all of which will be detailed in your Home User Guide.

We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all of our homes also come with an L&Q new homes warranty.

This lasts for two years from the date of legal completion. For the 2-year period, we guarantee items supplied as part of your new home, covering repairs needed due to faulty workmanship or materials. The Premier Guarantee cover is valid for 12 years from the date the building was finished.

Your sales associate can provide you with more details on the L&Q warranty and Premier Guarantee cover. You can also access the full terms and conditions on our website: [lqgroup.org.uk](http://lqgroup.org.uk)



## A selection of other L&Q developments



**L&Q at Victoria Riverside**  
City Centre, Manchester  
[lqhomes.com/victoriariverside](http://lqhomes.com/victoriariverside)



**Whalley Manor**  
Whalley, Clitheroe  
[lqhomes.com/whalleymanor](http://lqhomes.com/whalleymanor)



**Beauchamp Park**  
Gallows Hill, Warwick  
[lqhomes.com/beauchamppark](http://lqhomes.com/beauchamppark)



## The Willows Sale, M33 2UP

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📞 0161 968 0116

🌐 [lqhomes.com/thewillows](http://lqhomes.com/thewillows)



### Disclaimer

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