

# Ropeworks

A STUNNING COLLECTION  
OF 3 AND 4 BEDROOM HOMES

**Impeccable design  
for a modern lifestyle**





## Welcome to **Ropeworks**

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Our brand-new homes at Ropeworks in Heywood are ideal for modern living – with handy amenities nearby and buzzing Manchester on your doorstep.

Choose from a range of three and four-bedroom houses, all offering contemporary, flexible living over three storeys. The stylish kitchens and bathrooms have been finished with high-quality fittings, while busy households will welcome the abundance of storage. In each home, the downstairs living area flows seamlessly into the private rear garden. There are also two parking spaces.

A move to Ropeworks means you can look forward to a cosy, welcoming retreat that won't cost the earth to run. That's because your home is built to sustainable environmental standards using energy-saving technology and efficient heating systems that benefit the planet, and your bank balance!

Since Heywood is already a well-established Community, you have plenty of local shops to easily grab those everyday essentials, together with a good choice of restaurants, schools and green space. And Manchester's myriad attractions are only a short distance away.







# A great place to live

**Whatever stage of life you're at, our new development Ropeworks in Heywood, Greater Manchester – close to excellent amenities and transport links as well as attractive green spaces – is perfectly situated to enjoy life to the full.**

Once famous for its cotton mills and coal mining, today the town of Heywood is a lively Community in which to put down roots. All your daily essentials are here, including shops and supermarkets, medical and veterinary centres, a superbly-equipped sports village and a bustling civic centre – home to dance and leisure facilities along with numerous live productions. Additional retail and leisure facilities are available in neighbouring Rochdale, which is where you will find a convenient train station.

Families will be pleased to learn there are plenty of schools nearby, all rated Ofsted 'Good' or 'Outstanding'. Primary education is particularly good in Heywood, with no less than five schools located within a mile of the development.

In just 20 minutes by car, you can be at the heart of one of the UK's most vibrant and diverse cities, enjoying an amazing array of shops, restaurants and bars. Manchester is also home to a fantastic line-up of world-class events and festivals – among them the much-loved Christmas markets – while its Chinatown is one of the largest outside of China. There are museums and galleries galore, many of which lean into the city's rich cultural and industrial heritage. And then of course, there's sport – but whether you're blue or red, there's no shortage of excitement!

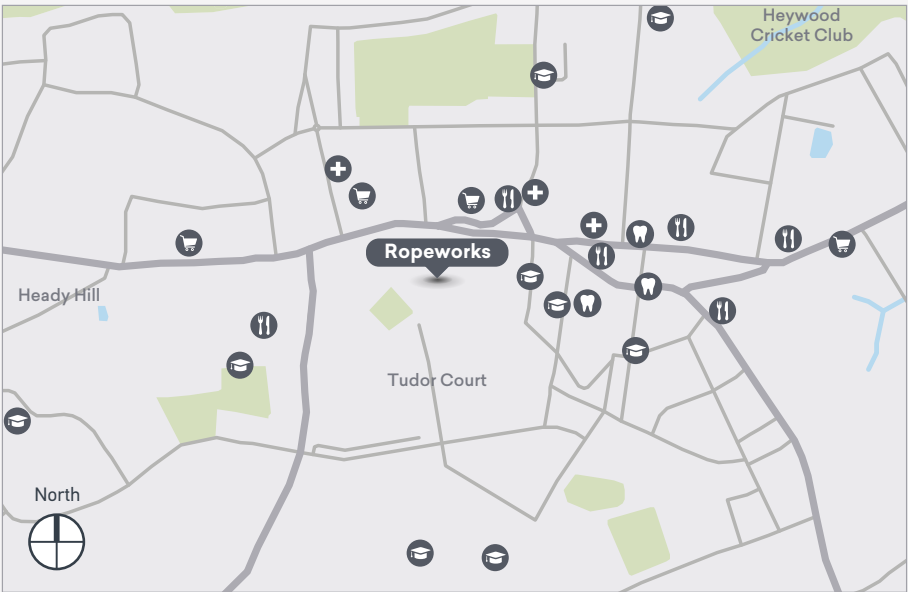
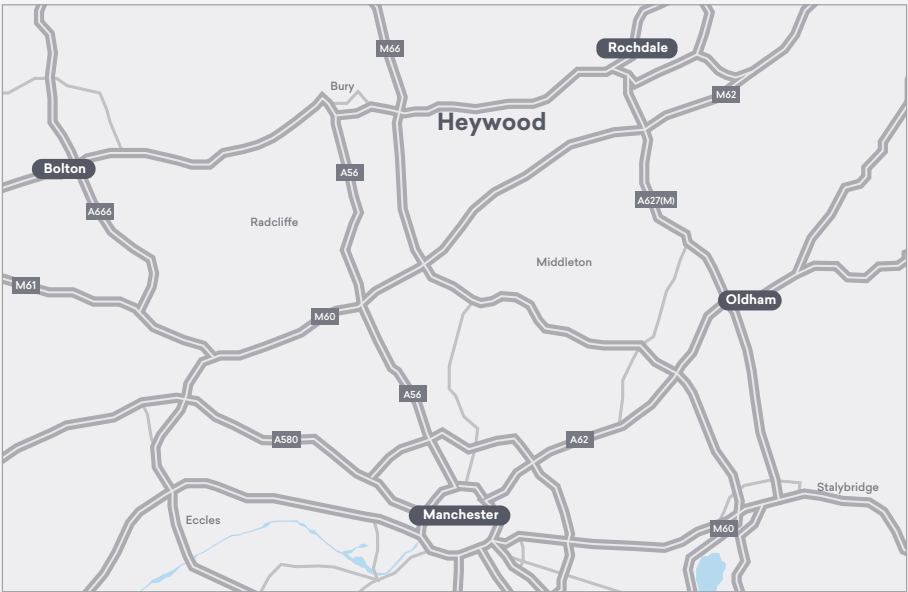
For quieter moments, the picturesque Queen's Park with its tranquil lake and gardens or the woodland and riverside trails of Ashworth Valley are both enviable doorstep retreats. Heywood is also a station on the East Lancashire Railway, a 12-mile heritage railway offering steam and diesel rides through charming villages and picturesque scenery.





# A place to call home

Ropeworks couldn't be better situated. From here you can quickly connect to the M66 or M62 for journeys to Leeds, Manchester city centre and the wider Manchester area. The nearest train station is in neighbouring Rochdale, with a direct bus service only a 5-minute walk from the development.



Travel times by car (Estimate only)  
Manchester - 35 mins  
Liverpool - 1hr 10 mins  
Leeds - 50 mins

- School
- Restaurant
- Supermarket
- Doctors
- Dentist



Energy-efficient 3 and 4-bedroom family homes, generously-sized over 2 or 3 storeys with stylish, contemporary layouts, private rear gardens and parking.



Everyday amenities in Heywood include shops and supermarkets, a medical centre, a sports village with pool/gym and live music/theatre productions at its civic centre.



A wide variety of attractions on your doorstep in vibrant Manchester, from world-class shopping, dining and entertainment to notable cultural and sporting venues.



Quick connections to the M66 and M62 are ideal for commuting, with regular bus services to Manchester city centre and towns such as Bury and Bolton also available.



Rochdale train station – with direct trains to Manchester, Leeds and beyond – is 3.4 miles away. A regular bus service picks up only 5-minute walk from the development.



For families, a choice of five primary schools within a one-mile radius and two local secondary schools, all rated Ofsted 'Good' or 'Outstanding'.



No shortage of parks and green spaces, many with prestigious Green Flag status. Queen's Park Is a picturesque retreat with gardens and a lake for everyone to enjoy.



Explore the stunning Ashworth Valley with views across Manchester, take a ride on the charming East Lancashire Railway or tuck into a cream tea at Healey Dell.

Why buy new?

**Buying a brand-new home with Places for People is one of the easiest decisions you'll ever make. Designed for modern living, with plenty of space to relax, work or entertain, all you need to do is unpack and start making your home your own.**

[placesforpeople.co.uk/ropeworks](https://placesforpeople.co.uk/ropeworks)



Research by the Home Builders Federation (HBF)\* shows that new homes are much more environmentally friendly than older equivalent properties, emitting just 1.4 tonnes of carbon a year, compared to the 3.6 tonnes that existing properties emit.

At Places for People, we design and build our homes to maximise energy efficiency, using energy-saving lighting, eco-appliances and water-saving devices as well as excellent insulation to reduce your carbon footprint and keep your utility costs down. Our homes are rated from A to C.

Buying a new home can be good for your bank balance too. The HBF calculates that buyers of new homes save on average £2,510.73

on household bills each year, with buyers of houses saving even more at £3,117.85 (around £260 per month).

When you buy your new home at Ropeworks, our experienced sales team will be with you every step of the way to guide you through the home-buying process. Our homes also benefit from a 10-year insurance-backed warranty, meaning you can move in with peace of mind (without the worry of expensive structural repairs) and simply enjoy the thrill of turning a blank canvas into your dream home.

Plus — you and your new neighbours are all getting to build a new Community together — what's not to love?

\*Home Builders Federation Watt a Save report Feb 2023









## Sustainable living for less

When you buy new with us, you can look forward to all the benefits of an energy and cost-efficient home without having to compromise on comfort or quality.

Designed and built to sustainable environmental standards, our energy-efficient homes feature efficient heating systems and energy-saving measures along with an exquisite finish you'll love.

You'll use less energy, spend less on utility bills and still have the warm, welcoming home you've always wanted.

And with everything you need conveniently located nearby — from shops and schools to leisure facilities and green spaces — Ropeworks is the perfect place to enjoy a more sustainable lifestyle, supporting the local economy while building connections to last a lifetime.



**Car charging points**  
One for every house, encouraging greener travel.



**Forward-thinking fabric design**  
Our well-insulated homes are designed to maximise energy efficiency and reduce running costs, now and in the future.



**Energy-efficient lighting**  
LED light fittings and bulbs lower energy use as well as your bills.

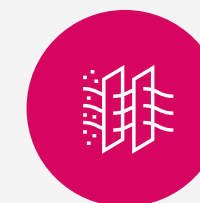


**Water-saving devices**  
Our kitchen and bathroom fittings save both water and money.

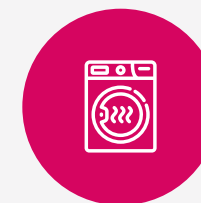
**At Ropeworks, you can enjoy a more comfortable home that costs less to run, with everything you need close by.**



**Good ventilation**  
Our homes come with good ventilation for a comfortable environment.



**Double glazed windows**  
Benefit from a reduction in heat loss, noise and energy payments.



**Eco-appliances**  
Most of our fitted appliances are A rated so cheaper to run.



**Seasonally efficient**  
Our homes reduce the risk of overheating in the warmer months.





**CONSUMER  
CODE FOR  
HOME BUILDERS**  
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**tsi**  
**APPROVED CODE**  
TRADINGSTANDARDS.UK

Aerial image of Brooklands — Milton Keynes

# When you buy a home from Places for People, you know you're in safe hands...

## What we do

We are a property developer and manager with a proven track record for delivering high-quality homes in thriving Communities right across the UK. With us, you can look forward to outstanding quality and service, because we handle the whole development process — from acquiring the land, planning our sites and designing our homes, to building and selling or renting them.

As the UK's leading Social Enterprise, our overriding purpose is to create homes where Community matters. From small housing developments to large-scale regeneration projects, we tailor our homes to the needs of local People, take responsibility for our environmental impact, and put People First to build a sense of Community.

## Our approach

With more than 50 years' experience of managing and developing homes, we know what it takes to build happy, healthy and inclusive places to live. All our Communities are delivered by our award-winning, specialist placemaking, property investment and management companies across the UK, who ensure the places we create meet a variety of needs, not just now but well into the future. Where others think in years, we think in decades.

## What makes us different

We believe our homes should be attainable for everyone, which is why we offer a wide range of buying options, including shared ownership. So, whether you're taking your first step onto the property ladder or looking for your forever home, there's a place to suit your individual needs.

We listen to our Customers too — and give them what they ask for: bright, spacious homes with flexible living areas that easily adapt to work or play, plenty of storage and that all-important private outdoor space. In our well-connected Communities, you'll have all the services and facilities you need on your doorstep — from shops, restaurants, schools and healthcare to beautiful green open spaces offering a natural retreat from the busyness of modern life.

Because when you buy from us, you're not just buying a home — you're buying into a Community; a place where you can belong, build connections and put down roots to last a lifetime.







# steps to secure your dream home

Here's what your Shared Ownership  
home buying journey looks like...

Purchasing a Places for People home with Shared Ownership has never been easier. Whether you're buying for the first time or you've owned a property before, we've kept things simple so you're free to enjoy this next exciting phase.

From the moment you get in touch to that exhilarating day when you pick up your keys (and even after you've settled in), our friendly, experienced Sales team will be right by your side, supporting and guiding you every step of the way.

## Get expert advice

The first step is to get in touch with our Sales team. We'll talk you through the Shared Ownership process and either refer you for an affordability assessment or arrange for you to visit.

## Determine your budget

We will ask you to complete an affordability assessment with an Advisor, which includes filling in a 5-year budget planner to determine the level of share you can purchase.

## Apply for a mortgage

If you're purchasing your new home with a mortgage, your affordability assessment is also when you will arrange with your mortgage lender or Advisor to proceed with your Shared Ownership mortgage application.

## Exchange contracts

This is when things become official! Once you're happy with the legal contracts, you can sign them, pay your deposit and receive a completion date to move into your new Shared Ownership home.

## Attend a home demonstration

Before completing, we'll arrange for you to attend your new home demonstration and access your Home User Guide, so you can get to know your Shared Ownership home and understand how everything works.

## Start things moving

When you visit, we will check you meet the scheme's eligibility and affordability criteria. First and foremost is that your household income needs to be under £80,000 a year (£90,000 in London).

## Reserve your home

Once your finances are in place, you can formally reserve one of our Shared Ownership properties and pay your reservation fee! Our team will continue to guide you through the process.

## Instruct a solicitor

Now you've reserved your new home, you'll need to instruct a solicitor experienced in Shared Ownership to handle the legal aspects of the purchase. We can refer you to independent solicitors if needed.

## Get ready to move

Now is the time to organise contents insurance, arrange removals quotes and set up or transfer accounts for TV, internet and utilities suppliers ready for when you change address.

## Complete and move in

Legal completion is that happy moment when you own a share of your new home! Your mortgage lender transfers the funds, we arrange handover of your keys and you start living life your way!



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**“Everyone I’ve dealt with at Places for People has been so friendly and gone out of their way to help, no matter what your query. They’ve been brilliant and have kept in constant touch with us throughout.”**

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Christian, Places for People Customer



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**“We already loved the area so it only took us five minutes to decide this was the home for us! It’s so convenient here; we’re close to work and we have beautiful walks and a café on our doorstep.”**

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Ellie, Places for People Customer





**We create homes where  
Community matters. We improve  
our Customers' lives every day  
through the homes we build and  
the Communities we manage.**



**Because Community Matters**  
**#WeAreCommunity**  
Proud to be creating sustainable  
Communities for the long term



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[#BecauseCommunityMatters](#)



# Ropeworks

## The Arundel 4 bedroom home

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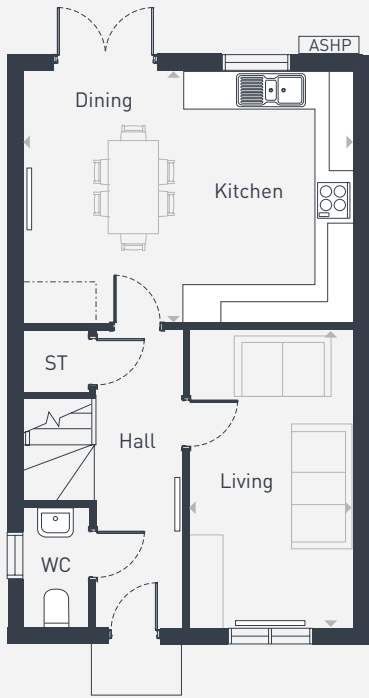




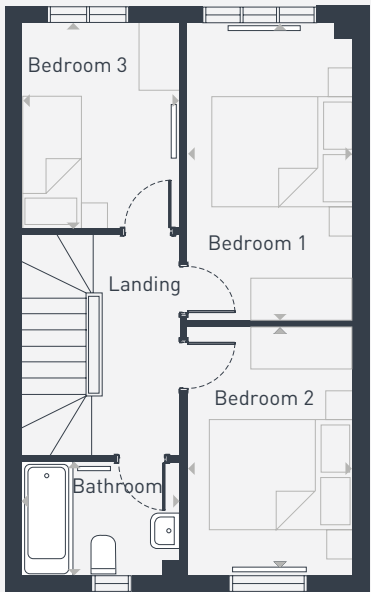
Plots as drawn: 27, 28, 29, 31, 32, 33 & 34

Handed: 30, 31, 35 & 36

79.48 sq m / 855 sq ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

ST: Store WC: Water Closet ASHP: Air Source Heat Pump

DIMENSIONS	m	ft
Kitchen/Dining	4.82m x 3.73m	15'9" x 12'2"
Living	4.40m x 2.36m	14'5" x 7'8"
Bathroom	2.32m x 1.74m	7'7" x 5'8"
Bedroom 1	4.42m x 2.39m	14'6" x 7'10"

DIMENSIONS	m	ft
Bedroom 2	3.71m x 2.39m	12'2" x 7'10"
Bedroom 3	3.07m x 2.32m	10'0" x 7'7"
Bedroom 4	4.90m x 4.57m	16'0" x 14'9"
Ensuite	2.50m x 1.21m	8'2" x 3'11"
Study/Dressing Area	3.59m max x 2.55m max	11'7" max x 8'3" max



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**Please note:** All layouts and floor plans, configurations, maps and information are intended for guidance only and accuracy of this information cannot be relied upon by prospective purchasers who must make their own enquiries to satisfy themselves by inspection or otherwise as to the correct detail.



# Ropeworks

## The Woburn 3 3 bedroom home

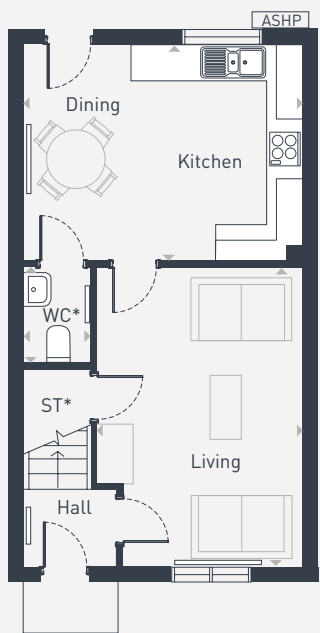




Plots as drawn: 1, 2 & 10  
Handed: 3, 4, 11 & 12

88.44 sq m / 952 sq ft

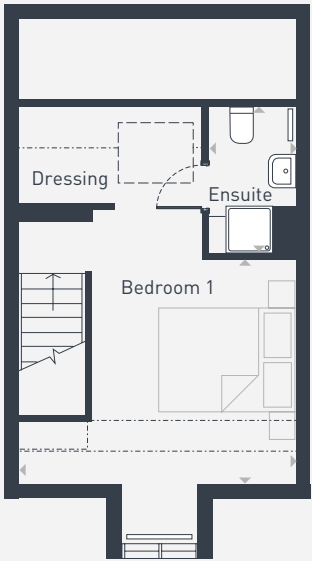
\* Reduced head height to WC  
\* Reduced head space to store cupboard



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

ST: Store WC: Water Closet ASHP: Air Source Heat Pump

DIMENSIONS	m	ft
Kitchen/Dining	4.09m x 3.26m	13'5" x 10'8"
Living	4.56m x 2.99m	14'11" x 9'9"
WC	1.43m x 0.97m	4'8" x 3'2"

DIMENSIONS	m	ft
Bedroom 1	4.09m x 3.50m	13'11" x 11'5"
Bedroom 2	2.99m x 2.74m	9'9" x 8'11"
Bedroom 3	2.99m x 1.90m	9'9" x 6'2"
Bathroom	2.04m x 1.98m	6'8" x 6'5"
Ensuite	2.25m x 1.21m	7'4" x 3'11"



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# Ropeworks

## The Woburn 4 4 bedroom home

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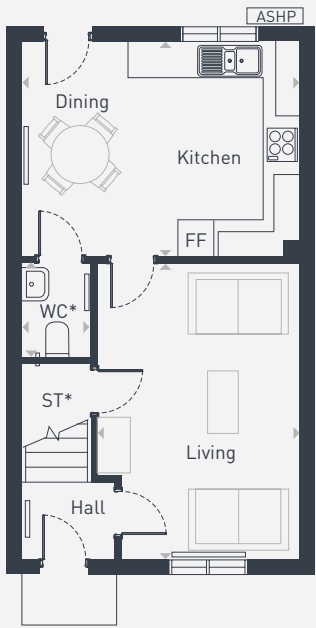


Plots as drawn: 5 & 6

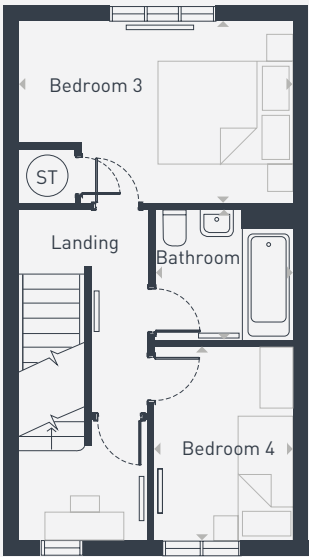
Handed: 7 & 8

97.11 sq m / 1045 sq ft

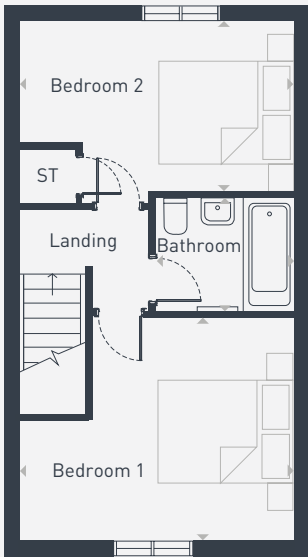
- \* Reduced head height to WC
- \* Reduced head space to store cupboard
- \* Selected plots will have a window to W.C, hall plus first and second floor stairwells depending on property orientation



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

ST: Store WC: Water Closet ASHP: Air Source Heat Pump

DIMENSIONS	m	ft
Kitchen/Dining	4.09m x 3.26m	13'5" x 10'8"
Living	4.56m x 2.99m	14'11" x 9'9"
WC	1.43m x 0.97m	4'8" x 3'2"

DIMENSIONS	m	ft
Bedroom 1	4.09m max x 2.96m	13'5" max x 9'8"
Bedroom 2	4.09m max x 2.74m	13'5" max x 8'11"
Bedroom 3	2.99m max x 2.74m max	9'9" max x 8'11" max
Bedroom 4	2.99m x 1.90m	9'9" x 6'2"
Bathroom	2.04m x 1.98m	6'8" x 6'5"
Ensuite	1.99m x 1.97m	6'8" x 6'5"



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## Key information about the home

There are variations of shared ownership models which have different features. The model of shared ownership may vary depending on:

- what rules were in place at the time the home was funded or planning permission granted
- where the home is located
- whether the home is for a specific group of people

The table below highlights the key features of common shared ownership schemes. The information in this document is for the new model shared ownership.

Shared ownership model	Older model shared ownership	Standard model shared ownership	New model shared ownership
Minimum initial share	25%	25%	10%
Lease length	Typically, leases were issued for 99 years from new	Leases are for a minimum of 99 years from new but typically at least 125 years	Leases will be for a minimum of 990 years from new
Initial repair period	No	No	Yes
Buying more shares - minimum purchase	10% or 25%	10%	5%
1% share purchase	No	No	Yes
Landlord's nomination period	8 weeks or 12 weeks	8 weeks	4 weeks

When you are looking for shared ownership homes, you should always check the Key Information Document to see which model covers that specific home.

When you buy a home through shared ownership, you enter into a shared ownership lease. The lease is a legal agreement between you (the 'leaseholder') and the landlord. It sets out the rights and responsibilities of both parties.

Before committing to buy a shared ownership property, you should take independent legal and financial advice.

This key information document is to help you decide if shared ownership is right for you. You should read this document carefully so that you understand what you are buying, and then keep it safe for future reference. This document 'Key information about the home' is a summary and you should consider the information in 'Summary of costs' and 'Guide to shared ownership' before making a decision.



This does not form part of the lease. You should carefully consider the information and the accompanying lease and discuss any issues with your legal adviser before signing the lease.

Failure to pay your rent, service charge, or mortgage could mean your home is at risk of repossession.

The costs in this document are the costs as at the date issued. These will increase (typically on an annual basis) and you should take financial advice on whether this will be sustainable for you.



## Property Details

Address	7 Wesley Street Heywood																												
Property type	3 Bedroom End terrace																												
Scheme	Shared ownership																												
Full market value	£265,000																												
Share Purchase Price and Rent Examples	<p>The share purchase price is calculated using the full market value and the percentage share purchased.</p> <p>If you buy a 25% share, the rent will be £455.47 a month.</p> <p>If you buy a larger share, you'll pay less rent.</p> <table> <tr> <th>Share</th><th>Share Purchase Price</th><th>Monthly rent</th></tr> <tr> <td>10%</td><td>£26,500.00</td><td>£546.56</td></tr> <tr> <td>20%</td><td>£53,000.00</td><td>£485.83</td></tr> <tr> <td>30%</td><td>£79,500.00</td><td>£425.10</td></tr> <tr> <td>40%</td><td>£106,000.00</td><td>£364.38</td></tr> <tr> <td>50%</td><td>£132,500.00</td><td>£303.65</td></tr> <tr> <td>60%</td><td>£159,000.00</td><td>£242.92</td></tr> <tr> <td>70%</td><td>£185,500.00</td><td>£182.19</td></tr> <tr> <td>75%</td><td>£198,750.00</td><td>£151.82</td></tr> </table> <p>The percentage share and rent amount will change depending on the amount you can afford. You'll receive a worked example after a financial assessment.</p> <p>Your annual rent is calculated as 2.75% of the remaining share of the full market value owned by the landlord.</p>		Share	Share Purchase Price	Monthly rent	10%	£26,500.00	£546.56	20%	£53,000.00	£485.83	30%	£79,500.00	£425.10	40%	£106,000.00	£364.38	50%	£132,500.00	£303.65	60%	£159,000.00	£242.92	70%	£185,500.00	£182.19	75%	£198,750.00	£151.82
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70%	£185,500.00	£182.19																											
75%	£198,750.00	£151.82																											



Monthly payment  
to the landlord

**In addition to the rent above, the monthly payment to the landlord includes:**

<b>Service charge</b>	<b>£0.00</b>
<b>Estate charge</b>	<b>£14.37</b>
<b>Buildings insurance</b>	<b>£33.73</b>
<b>Management fee</b>	<b>£10.83</b>
<b>Reserve fund payment</b>	<b>£0.58</b>

**Total monthly payment *excluding rent*                      £59.51**

Reservation fee

**£ 500**

**You'll need to pay a reservation fee to secure your home. When you pay the fee, no one else will be able to reserve the home.**

**The reservation fee secures the home for 70 days. If you buy the home, the fee will be taken off the final amount you pay on completion. If you do not buy the home, the fee is partially refundable.**



## Eligibility and requirements

### Eligibility

You can apply to buy the home if both of the following apply:

your household income is £80,000/£90,000 or less  
you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs

One of the following must also be true:

you're a first-time buyer  
you used to own a home but cannot afford to buy one now  
you're forming a new household - for example, after a relationship breakdown  
you're an existing shared owner, and you want to move  
you own a home and want to move but cannot afford to buy a new home for your needs

If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.

As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.

### Tenure

**Leasehold**

### Lease type

**Shared ownership House lease**

### Lease term

**999 years**

**For more information, see section 2.5, 'Lease extensions', in the 'Key information about shared ownership' document.**



## Shared ownership details

Maximum share you can own	<b>You can buy up to 100% of your home.</b>
Transfer of freehold	<b>At 100% ownership, the freehold will transfer to you</b>
Landlord	<b>Places for People Homes Limited</b> <b>305 Gray's Inn Road, London</b> <b>WC1X 8QR</b>  <b>Under a shared ownership lease, you pay for a percentage share of the market value of a home. You enter into a lease agreement with the landlord, and agree to pay rent to the landlord on the remaining share.</b>
Rent review	<b>Your rent will be reviewed each year by a set formula using the for the previous 12 months [plus 1%]</b>  <b>For more information, see the Rent Review section in the 'Summary of Costs' document which includes an example of how rent could increase over a 5 year period. A worked example demonstrating how the rent is calculated at review is also set out in Appendix 2 of the lease.</b>



## Other details

Initial repair period

Up to £500 a year for the first 10 years to help with essential repairs. For more information, see section 5, 'Maintaining and living in the home', in the 'Key information about shared ownership' document.

Landlord's first option to buy

When you give the landlord notice that you intend to sell your share in your home, the landlord has 4 weeks to find a buyer. (The landlord may offer to buy back your share, but only in exceptional circumstances and if they have funds available.) If they do not find a buyer within 4 weeks, you can sell your share yourself on the open market. For example, through an estate agent.

Pets

You can keep pets at the home but must obtain the landlords written permission, please consult your conveyancer



## Subletting

### Subletting

**You can rent out a room in the home at any time, but you must live there at the same time.**

**You cannot sublet (rent out) your entire home unless either:**

- **you own a 100% share**
- **you have your landlord's permission, which they will only give in exceptional circumstances**

**If you're a serving member of the armed forces, and you're required to serve away from the area where you live for a fixed period, you may sublet the entire home subject to the landlord's permission.**