

Welcome to Century Mill



Artist's impression

George Street, Farnworth, BL4 9QT

A collection of 106 beautifully designed new homes

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

Living at Century Mill

Discover the local area

Ideally situated within easy reach of Farnworth town centre and with great transport links into Bolton and Manchester city centre, Century Mill is the perfect location for you.



Close to schools and colleges



Education

- Several nurseries and primary schools a short walk away
- A choice of excellent secondary schools within walking distance
- Easily accessible transport links to Bolton University and The Sixth Form Bolton.




Shopping


- A range of supermarkets within a two mile radius
- 15-minute drive to Bolton town centre
- Fantastic shopping options at the nearby Trafford Centre and Middlebrook Retail Park.



Variety of shopping options



Wide range of eateries



Dining

- A choice of local dining and takeaway options
- A range of international and leading brand dining in nearby Bolton
- 15+ popular restaurants at nearby Middlebrook Retail Park.



Transport

- Excellent bus links to Farnworth, Bolton and Manchester city centre
- Moses Gate and Farnworth train stations nearby
- Easy access to the M61 and M60
- Manchester Airport only a 25-minute drive away.



Great transport links



Lots to do locally



Local amenities

- Farnworth town centre regeneration underway
- A range of facilities at Farnworth Leisure Centre
- Close to Amblescoate playing fields and Moses Gate Country Park
- Active nightlife scene in Bolton town centre.



Local: Moses Gate Country Park

Moses Gate Country Park, River Croal by David Dixon, CC BY-SA



The Development

Century Mill, George Street, Farnworth, BL4 9QT

- Site features:
- All plots have a small mammal hole in the rear garden.
 - All plots will have an electric car charging point.



George Street, Farnworth, BL4 9QT

A collection of 106 beautifully designed new homes

Disclaimer:

This site plan is illustrative and should be used for guidance only. It does not show land contours and gradients, landscaping and boundary treatments.

All leaseholders are required to pay a fair and reasonable proportion of the repairs and maintenance of landscaped and communal facilities as detailed in the lease.

The bat and bird boxes are not to be removed at any time, unless agreed with the local authority. Occupiers will be responsible for the maintenance of the wildlife boxes.

Attenuation tanks are marked at approximate locations only.

- Key:
- | | | | |
|--------------|------------------|-----------|----------------|
| Substation | Attenuation Tank | Show Home | Acoustic Fence |
| Telecom pole | Affordable Rent | Bat Box | |
| Bin Store | Shared Ownership | Bird Box | Shared Drives |

The Arundel+

4-bedroom home, sleeps 7

Total size 110.8m² / 1,192.6 ft²



Artist's impression

The Arundel

3-bedroom home, sleeps 5

Total size 79.4 m² / 855.5 ft²



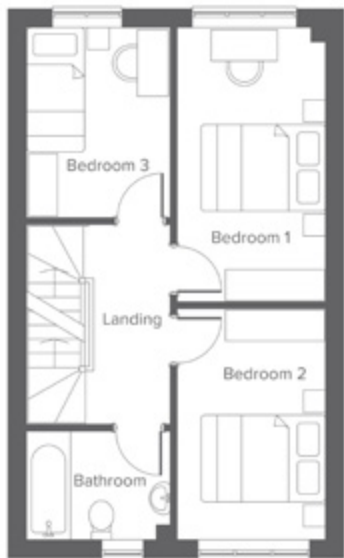
Artist's impression

Ground floor



Room	Metric	Imperial
Kitchen	4.90 x 3.76	16'0" x 12'4"
Living/Dining	2.45 x 4.43	8'0" x 14'6"
W.C.	0.93 x 1.77	3'0" x 5'9"

First floor



Room	Metric	Imperial
Bedroom 1	2.47 x 4.45	8'1" x 16'7"
Bedroom 2	2.47 x 3.74	8'1" x 12'3"
Bedroom 3	2.34 x 3.08	7'8" x 10'1"
Bathroom	2.34 x 1.77	7'8" x 5'9"

Second floor



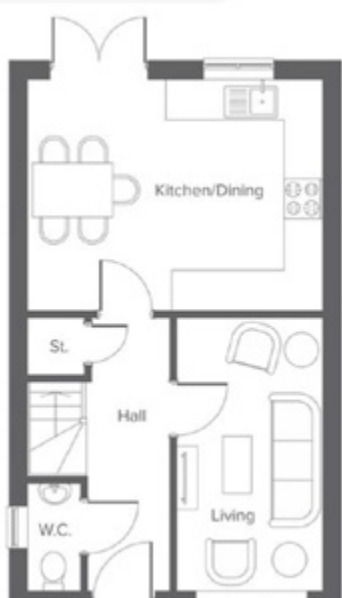
Room	Metric	Imperial
Bedroom 4	4.90 x 4.67	16'0" x 15'3"
Study/Dressing	3.52 x 2.55	11'6" x 8'4"
En-suite	1.29 x 2.51	4'2" x 8'2"

Room for Air source heat pump/water tank

Disclaimer:

- This document is a guide to the above development. The illustrations do not bind or imply the layout and specification will be as indicated.
- Please request a full development specification from the team. Correct at time of printing (June 2025).
- Second floor/ loft rooms will have restricted floor and head space in some areas.
- End terraces will have additional windows in some circumstances. Please check the specific plot with an advisor.

Ground floor



Room	Metric	Imperial
Kitchen/Dining	4.90 x 3.76	16'0" x 12'4"
Living	2.45 x 4.43	8'0" x 14'6"
W.C.	0.87 x 1.77	2'10" x 5'9"

First floor



Room	Metric	Imperial
Bedroom 1	2.47 x 4.44	8'1" x 14'6"
Bedroom 2	2.47 x 3.74	8'1" x 12'3"
Bedroom 3	2.29 x 3.10	7'6" x 10'2"
Bathroom	2.29 x 1.77	7'6" x 5'9"

Room for Air source heat pump/water tank

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The Gosford

3-bedroom home, sleeps 4

Total size 83.2 m² / 895.6 ft²



Artist's impression

Ground floor



Room	Metric	Imperial
Kitchen/Dining	5.03 x 2.95	16'6" x 9'8"
Living	5.03 x 2.95	16'6" x 9'8"
W.C.	1.68 x 1.13	5'6" x 3'8"
Utility	1.69 x 2.20	5'6" x 7'2"

First floor



Room	Metric	Imperial
Bedroom 1	3.56 x 2.95	11'8" x 9'8"
Bedroom 2	2.44 x 2.95	8'0" x 9'8"
Bedroom 3	2.50 x 2.95	7'10" x 9'8"
Bathroom	1.70 x 2.18	5'6" x 7'1"
En-suite	1.39 x 2.95	4'6" x 9'8"



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The Knowl Alt

2-bedroom home, sleeps 4

Total size 69.7 m² / 750.7 ft²



Artist's impression

Ground floor



Room	Metric	Imperial
Kitchen/Dining	4.28 x 2.95	14'0" x 9'8"
Living	4.28 x 2.95	14'0" x 9'8"
W.C.	1.70 x 1.08	5'6" x 3'6"

First floor



Room	Metric	Imperial
Bedroom 1	4.28 x 2.95	14'0" x 9'8"
Bedroom 2	4.28 x 2.95	14'0" x 9'8"
Bathroom	1.77 x 2.20	5'9" x 7'2"



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The Knowl

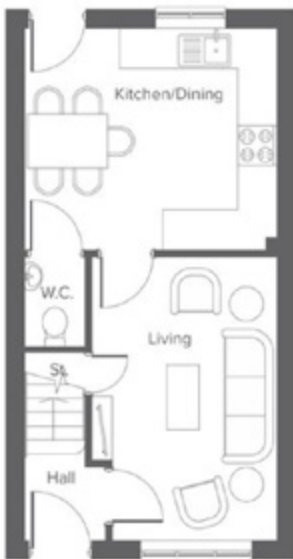
2-bedroom home, sleeps 4

Total size 68.3 m² / 735.1 ft²



Artist's impression

Ground floor



Room	Metric	Imperial
Kitchen/Dining	4.22 x 3.6	13'10" x 11'9"
Living	2.74 x 4.59	8'11" x 15'0"
W.C.	0.90 x 1.44	2'11" x 4'8"

First floor



Room	Metric	Imperial
Bedroom 1	4.22 x 3.09	13'10" x 10'1"
Bedroom 2	4.22 x 3.00	13'10" x 9'10"
Bathroom	2.13 x 2.01	6'11" x 6'7"



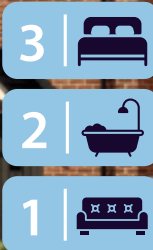
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The Petworth

3-bedroom home, sleeps 5

Total size 86.5 m² / 931.4 ft²



Artist's impression

Ground floor



Room	Metric	Imperial
Kitchen/Dining	5.07 x 4.52	16'7" x 14'9"
Living	2.76 x 4.43	9'0" x 14'6"
W.C.	0.95 x 1.77	3'10" x 5'9"

First floor



Room	Metric	Imperial
Bedroom 1	2.70 x 4.35	8'10" x 14'3"
Bedroom 2	2.70 x 3.48	8'10" x 11'5"
Bedroom 3	2.28 x 3.21	7'5" x 10'6"
Bathroom	2.28 x 1.73	7'5" x 5'8"
En-suite	2.70 x 1.05	8'10" x 3'4"



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The Ramsdell

4-bedroom home, sleeps 6

Total size 97.5 m² / 1,050.3 ft²



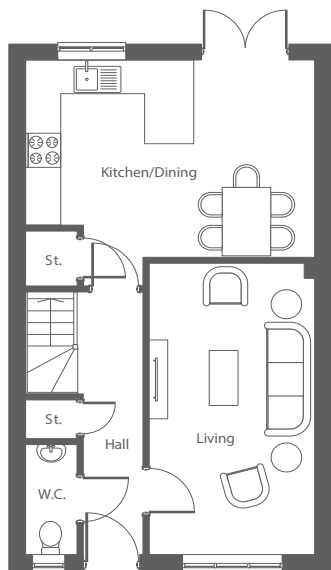
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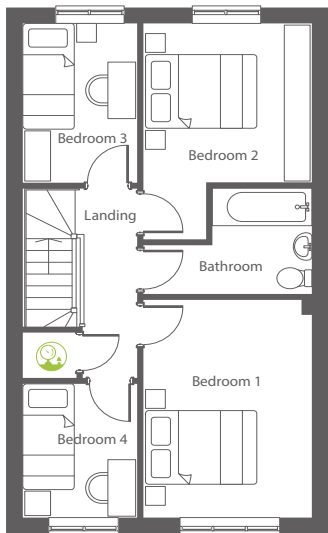
Artist's impression

Ground floor



Room	Metric	Imperial
Kitchen/Dining	5.29 x 3.76	17'4" x 12'4"
Living	3.06 x 5.55	10'0" x 18'2"
W.C.	0.95 x 2.11	3'1" x 6'11"

First floor



Room	Metric	Imperial
Bedroom 1	3.12 x 4.16	10'2" x 13'7"
Bedroom 2	3.12 x 3.04	10'2" x 9'11"
Bedroom 3	2.08 x 3.04	6'9" x 9'11"
Bedroom 4	2.08 x 2.56	6'9" x 8'4"
Bathroom	3.12 x 2.03	10'2" x 6'7"

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The Woburn+

3-bedroom home, sleeps 5

Total size 90.2 m² / 971.4 ft²



3 |

2 |

1 |

Artist's impression

Ground floor



Room	Metric	Imperial
Kitchen/Dining	4.23 x 3.28	13'10" x 10'9"
Living	3.08 x 4.58	10'1" x 15'0"
W.C.	0.98 x 1.46	3'2" x 4'9"

First floor



Room	Metric	Imperial
Bedroom 2	4.23 x 2.77	13'10" x 9'1"
Bedroom 3	2.13 x 3.00	6'11" x 9'10"
Bathroom	2.12 x 2.01	6'11" x 6'7"

Second floor



Room	Metric	Imperial
Bedroom 1	4.17 x 5.91	13'8" x 19'4"
En-suite	1.29 x 2.28	4'2" x 7'5"

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Shared Ownership Specification

What Can You Expect?



General

- Double glazing
- Driveway parking
- Energy efficient appliances
- Panasonic air source heat pump
- Patio doors on selected house types*
- Turfed gardens.

Bathroom

- Contemporary 3-piece bathroom suite
- Bristan taps
- Bristan over bath shower to main bathrooms
- Porcelanosa tiles
- En-suites fitted to selected house types*.

Living

- Telephone and broadband internet sockets
- TV sockets.

Kitchen

- Symphony cabinets and worktops
- Stainless steel splashback
- Integrated oven and hob
- Cooker hood
- Integrated fridge freezer.

Communal

All leaseholders are required to pay a fair and reasonable proportion of the repairs and maintenance of landscaped areas and communal facilities as detailed in the lease. This will either be through the service charge, or a one-off charge, as necessary.

Landscaping Area

Refer to service charge and reserve fund breakdown.

Communal Facilities

Shared private drives, shared footpaths, street lighting, boundary treatments/railings or any additional facilities which the Landlord sees fit.

Shared Ownership Explained

at Century Mill

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 is part buy, part rent. This means you will have a mortgage on the share you own and pay rent on the remaining share. For instance, if you buy a 50% share of the property, you'll pay a mortgage on the 50% share, and rent on the remaining 50% share. Usually, you can also carry on buying shares, to own it 100%.

You'll have a lease, which is essentially the contract for the share you've bought. It means you've got the right to keep your home for the Lease Term of 990 years, but the land belongs to Your Housing Limited as illustrated on the site plan. Your lease also sets out how much you need to pay each month, and your responsibilities as a shared owner. Please apply at: www.gov.uk/shared-ownership-scheme/apply

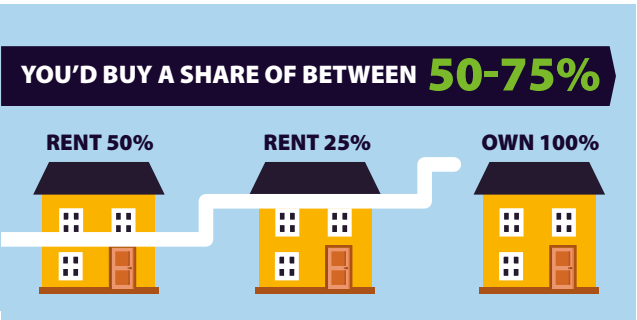
What are the benefits?

- You need a smaller mortgage and a smaller deposit
- You get the home that you have always dreamed of at a price that is affordable
- You can buy more shares in your home, when you can afford it.

Can I buy more shares?

You have the option to buy further shares in the property at the market value when financially possible. This is referred to as 'staircasing'. The more shares you purchase, the less rent you will pay and once you have successfully staircased fully you will no longer pay us rent and you own the property outright.

Following this we will dissolve your lease agreement, meaning you're a full-fledged homeowner. We've so far helped hundreds of aspiring homeowners to purchase a new build home through shared ownership and a number of our homeowners have already 'staircased' to 100% already!



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 www.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 5 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.

*Patio doors and en-suite bathrooms are dependent on the house type. Please seek clarity from our Sales Advisor for specific plots. The above images are for representative purposes only.

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.

Development Design

Building Homes That Inspire

At Your Housing Group, our homes are designed to be modern and contemporary.

We take pride in shaping every aspect of your home to ensure it meets your every need, which is why your new home will be full of products and finishes of the highest quality.



Century Mill Farnworth

George Street, Farnworth, BL4 9QT



Get in touch

01204 896180

[yourhousinggroup.co.uk](https://www.yourhousinggroup.co.uk)

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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. Century Mill 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 June 2025.