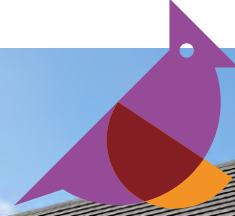


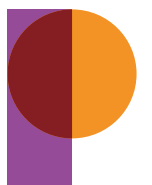
Breacla



2, 3 & 4 bedroom homes available
through Shared Ownership

People. Places. Purpose.

Plumlife
homes





Welcome to Breacla

We're delighted to welcome you to Breacla - pronounced 'Bree-cla' - a word used to describe a movement of slow and shallow river water, a nod to the surrounding natural landscape and nearby Burrow Beck river. This new development offers a stunning collection of two, three and four-bedroom homes located in Lancaster.

Breacla is located just south of Lancaster town centre, providing the perfect blend of suburban comfort, with city centre convenience. Lancaster features a range of local amenities, schools, and recreational spaces, ensuring residents have everything they need close by. The area is also well connected for commuters, situated close to the M6 for convenient travel across the North West.

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.

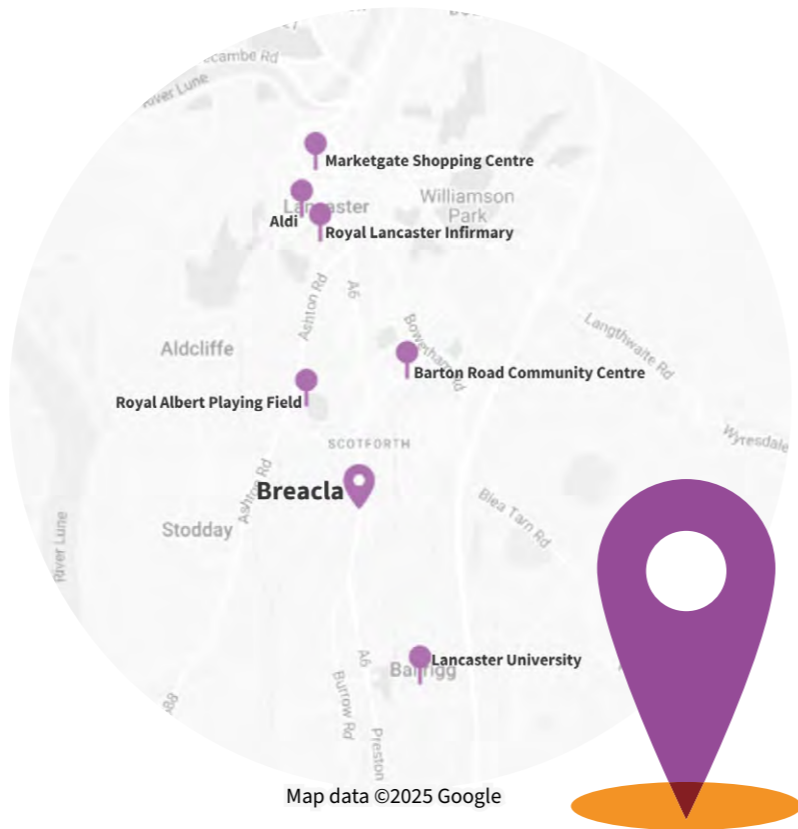




Lancaster

Surrounding Breacla in Lancaster, residents are spoilt for choice with an abundance of things to do and enjoy. The local area offers an array of parks and green spaces, providing the perfect setting for leisurely walks, picnics and outdoor activities. Residents can also enjoy easy access to shops, leisure and fitness centres, all located just a stone's throw away. Lancaster University is also a 3 minute drive away, making it the ideal location for professionals to call home.

For your little ones, there are 'Good' Ofsted-rated schools in close proximity to the development, making the school run that little bit easier! In less than a 10 minute drive you'll be able to find supermarkets, a fitness facility, a hospital and Marketgate Shopping Centre which boasts a diverse range of popular retail outlets. The area also benefits from a well-connected transportation network. With Lancaster train station just an 8 minute drive away it's easy to travel to neighbouring towns and cities, making it an attractive location for commuters and families alike.



Nearby to Breacla

Booths	10 mins	Lancaster University	3 mins	Marketgate Shopping Centre	6 mins
Barton Road Community Centre	18 mins	Royal Lancaster Infirmary	5 mins	Williamson Park	6 mins
Royal Albert Playing Field	19 mins	Snap Fitness Lancaster	5 mins	Aldi	10 mins
				Sainsbury's	15 mins

Getting around in Lancaster

- Whinell Drive Bus Stop to Blackpool Town Centre, Lancaster University and Preston City Centre** 3 mins
- Lancaster Train Station** 8 mins



Did you know?

Lancaster University holds the record for the coldest temperature ever reached in their cutting-edge low-temperature laboratory.

In 1984, they broke the low-temperature record. Then in 1993, by cooling a small piece of copper, they achieved an astonishing temperature of -273.149°C !



Breacla



Six61
2 bedroom bungalow
Plot: 43



Seven75
2 bedroom home
Plots: 8, 9, 10



Nine40
3 bedroom home
Plots: 37, 38, 39, 40, 41, 46, 47



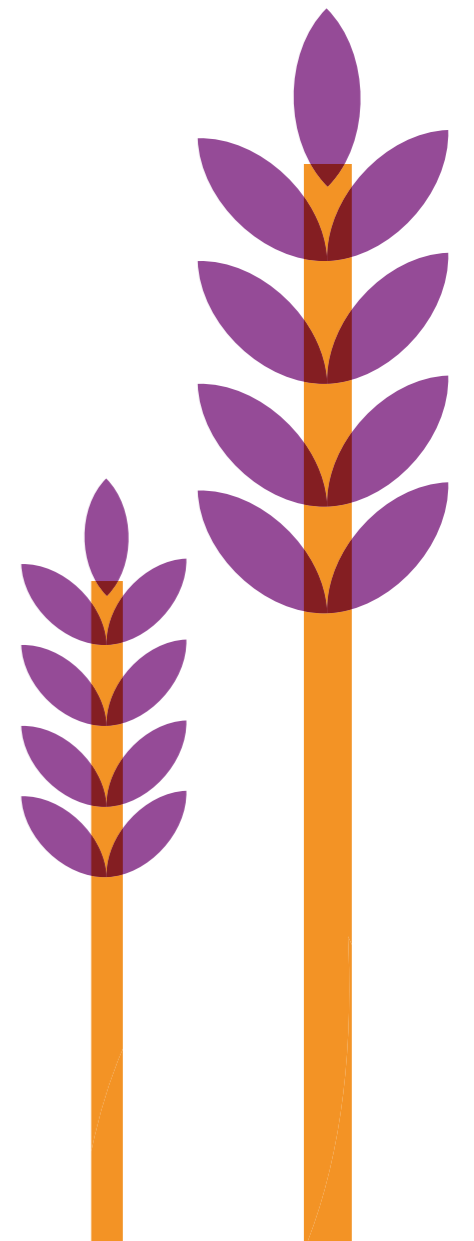
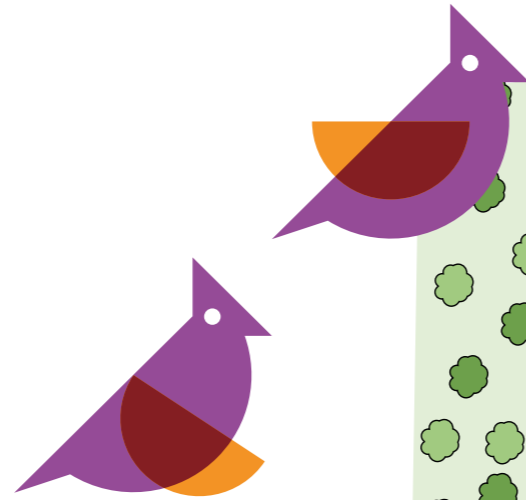
Ten47
3 bedroom home
Plots: 36, 42



Eleven59
3 bedroom home
Plots: 1, 2, 3, 4, 5, 6, 7



Thirteen85
4 bedroom home
Plot: 35



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Six61

2 bedroom bungalow

Plots: 43
 Sq.m: 61.4
 Sq.ft: 661



Ground Floor

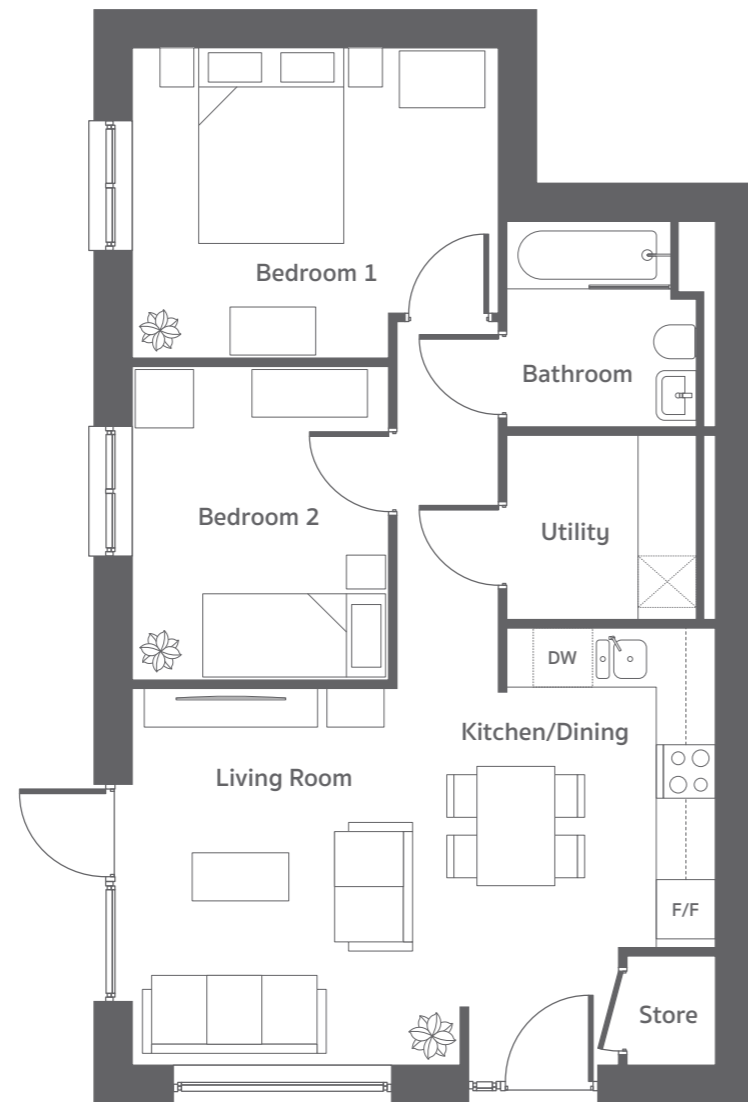
**Lounge/Kitchen/
 Diner**
 Metres: 6.0 x 3.3
 Feet: 19' 6" x 10' 8"

Master Bedroom
 Metres: 3.8 x 3.2
 Feet: 12' 4" x 10' 4"

Utility
 Metres: 1.0 x 1.9
 Feet: 3' 2" x 6' 2"

Second Bedroom
 Metres: 3.3 x 2.8
 Feet: 10' 8" x 9' 1"

Bathroom
 Metres: 2.0 x 2.1
 Feet: 6' 5" x 6' 8"



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Seven75

2 bedroom home

Plots: 8, 9, 10
 Sq.m: 72
 Sq.ft: 775



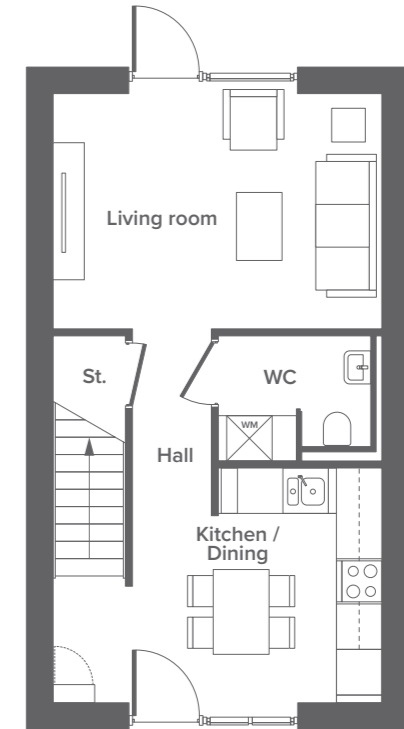
Ground Floor

Lounge
 Metres: 3.1 x 4.3
 Feet: 10' 1" x 14' 1"

Kitchen/Diner
 Metres: 2.1 x 3.1
 Feet: 6' 8" x 10' 1"

Utility
 Metres: 1.6 x 1.0
 Feet: 5' 2" x 3' 2"

W/C
 Metres: 1.4 x 0.9
 Feet: 4' 5" x 2' 9"

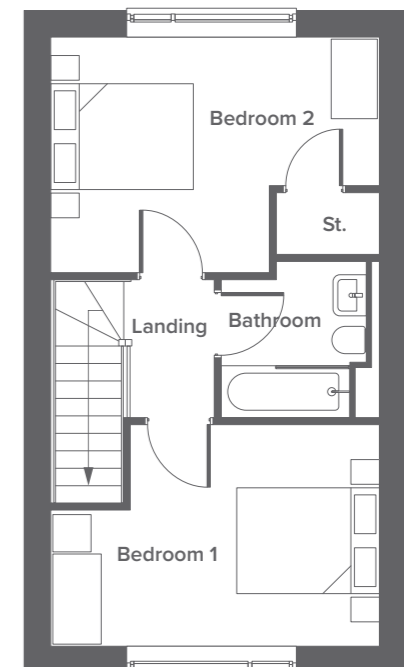


First Floor

Master Bedroom
 Metres: 4.3 x 2.9
 Feet: 14' 1" x 9' 5"

Second Bedroom
 Metres: 4.3 x 3.1
 Feet: 14' 1" x 10' 1"

Bathroom
 Metres: 2.0 x 1.7
 Feet: 6' 5" x 5' 5"



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Nine40

3 bedroom home
 Plots: 37, 38, 39, 40, 41, 46, 47
 Sq.m: 87.33
 Sq.ft: 940



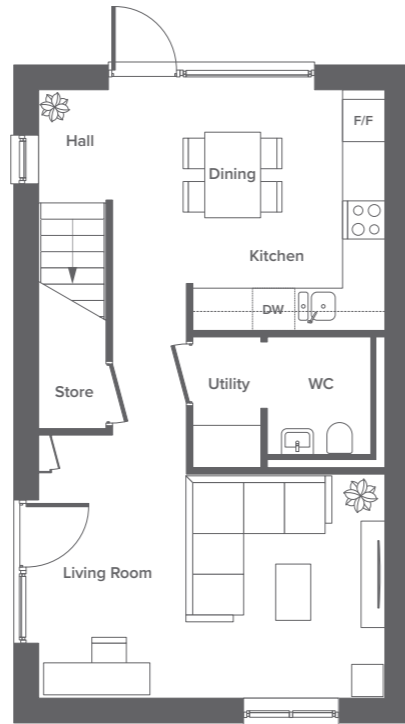
Ground Floor

Lounge
 Metres: 4.9 x 3.2
 Feet: 16' 0" x 10' 4"

Utility
 Metres: 1.8 x 1.0
 Feet: 5' 9" x 3' 2"

Kitchen/Diner
 Metres: 2.8 x 3.4
 Feet: 9' 1" x 11' 1"

W/C
 Metres: 1.6 x 1.4
 Feet: 5' 2" x 4' 5"



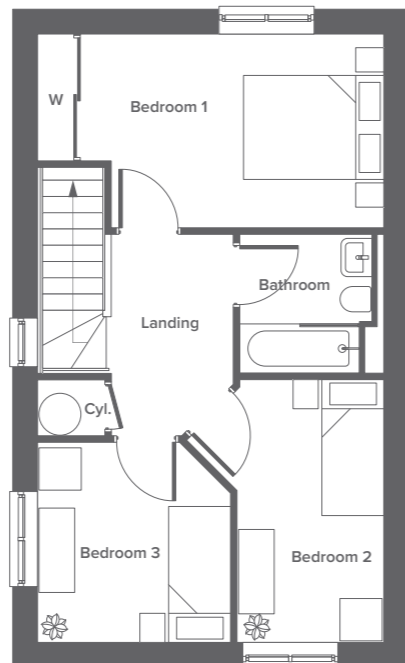
First Floor

Master Bedroom
 Metres: 4.9 x 2.7
 Feet: 16' 0" x 8' 8"

Third Bedroom
 Metres: 2.7 x 2.8
 Feet: 8' 8" x 9' 1"

Second Bedroom
 Metres: 3.7 x 1.7
 Feet: 12' 1" x 5' 5"

Bathroom
 Metres: 1.9 x 1.7
 Feet: 6' 2" x 5' 5"



Please note
 Plots 38, 39 & 40 will have a front entrances and plots 37 & 41 will have a side entrance. Please speak to a sales advisor for more information.

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Ten47

3 bedroom home
 Plots: 36, 42
 Sq.m: 97.27
 Sq.ft: 1047



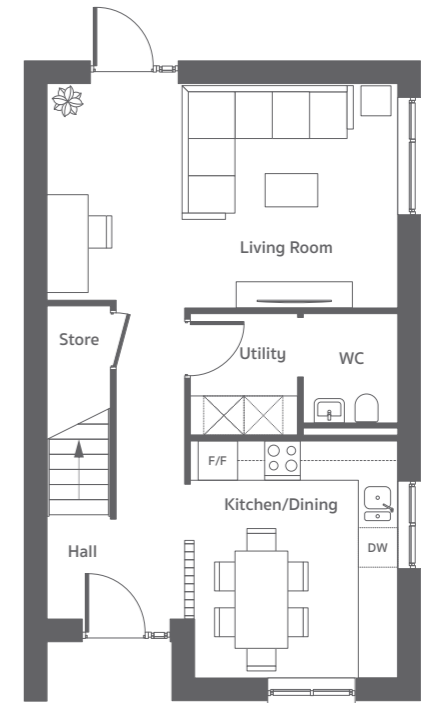
Ground Floor

Lounge
 Metres: 5.4 x 3.4
 Feet: 17' 7" x 11' 1"

Utility
 Metres: 1.6 x 1.6
 Feet: 5' 2" x 5' 2"

Kitchen/Diner
 Metres: 3.1 x 3.6
 Feet: 10' 1" x 11' 8"

W/C
 Metres: 1.6 x 1.4
 Feet: 5' 2" x 4' 5"



First Floor

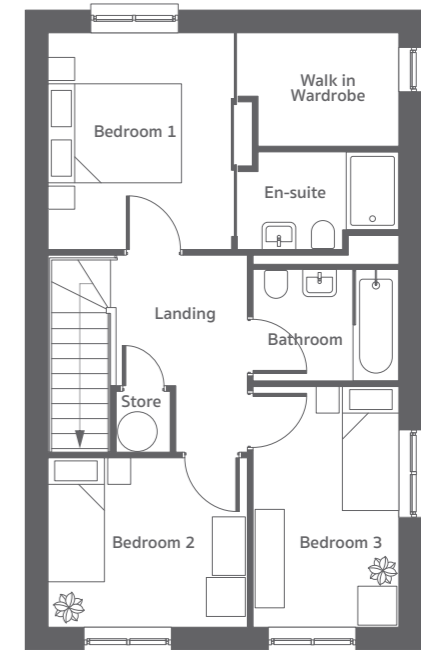
Master Bedroom
 Metres: 3.3 x 2.9*
 Feet: 10' 8" x 9' 5"

Third Bedroom
 Metres: 2.2 x 3.7
 Feet: 7' 2" x 12' 1"

Ensuite
 Metres: 1.4 x 2.4
 Feet: 4' 5" x 7' 8"

Bathroom
 Metres: 2.2 x 1.7
 Feet: 7' 2" x 5' 5"

Second Bedroom
 Metres: 3.0 x 2.9
 Feet: 9' 8" x 9' 5"



*Excluding walk in wardrobe

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Eleven59

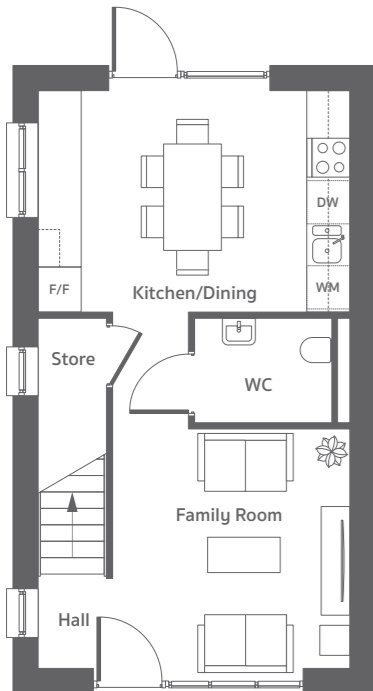
3 bedroom home
 Plots: 1, 2, 3, 4, 5, 6, 7
 Sq.m: 107.67
 Sq.ft: 1159



Ground Floor

Kitchen/Diner **W/C**
 Metres: 4.3 x 3.7 Metres: 1.9 x 1.4
 Feet: 14' 1" x 12' 1" Feet: 6' 2" x 4' 5"

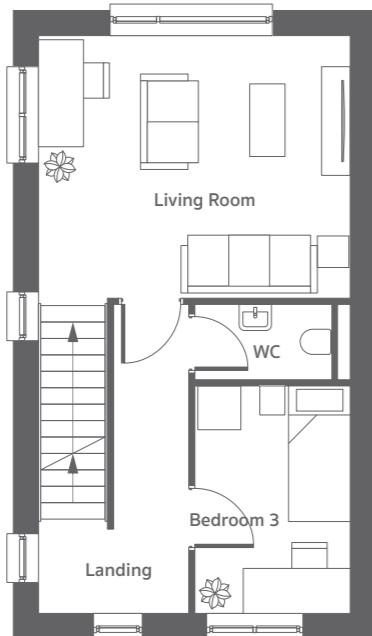
Family Room
 Metres: 3.3 x 3.3
 Feet: 10' 8" x 10' 8"



First Floor

Lounge **W/C**
 Metres: 4.4 x 3.5 Metres: 1.9 x 1.1
 Feet: 14' 4" x 11' 4" Feet: 6' 2" x 3' 6"

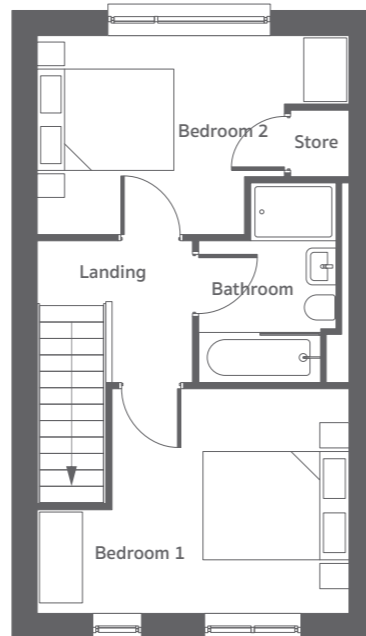
Third Bedroom
 Metres: 2.2 x 3.4
 Feet: 7' 2" x 11' 1"



Second Floor

Master Bedroom **Bathroom**
 Metres: 4.3 x 3.1 Metres: 1.7 x 2.8
 Feet: 14' 1" x 10' 1" Feet: 5' 5" x 9' 1"

Second Bedroom
 Metres: 4.4 x 3.0
 Feet: 14' 4" x 9' 8"



Thirteen85

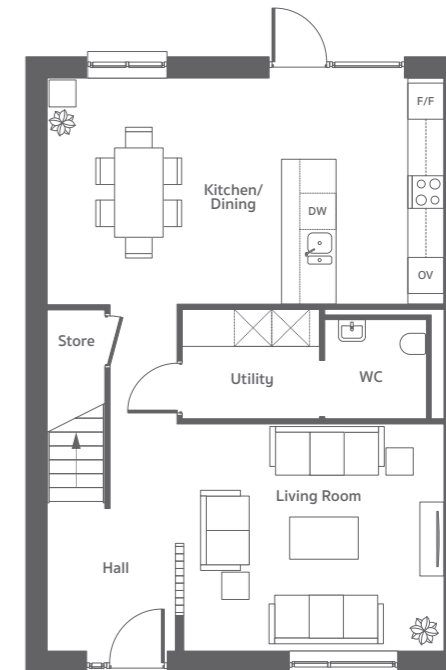
4 bedroom home
 Plots: 35
 Sq.m: 128.67
 Sq.ft: 1385



Ground Floor

Lounge **Utility**
 Metres: 4.4 x 3.8 Metres: 1.6 x 2.2
 Feet: 14' 4" x 12' 4" Feet: 5' 2" x 7' 2"

Kitchen/Diner **W/C**
 Metres: 3.8 x 6.6 Metres: 1.6 x 1.7
 Feet: 12' 4" x 21' 6" Feet: 5' 2" x 5' 5"

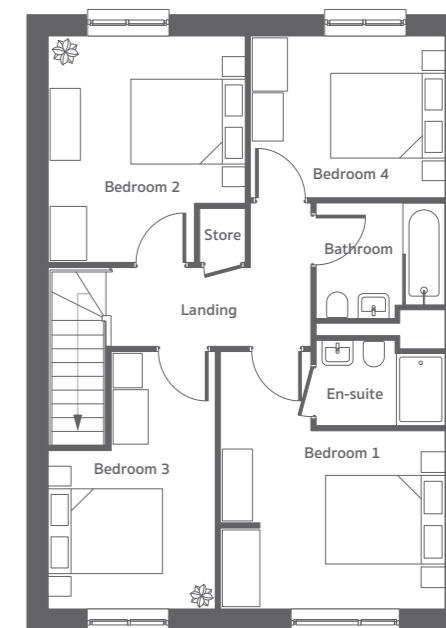


First Floor

Master Bedroom **Third Bedroom**
 Metres: 4.3 x 3.7 Metres: 4.3 x 2.8
 Feet: 14' 1" x 12' 1" Feet: 14' 1" x 9' 1"

Ensuite **Fourth Bedroom**
 Metres: 2.1 x 1.4 Metres: 3.2 x 2.7
 Feet: 6' 8" x 4' 5" Feet: 10' 4" x 8' 8"

Second Bedroom **Bathroom**
 Metres: 2.8 x 2.4 Metres: 2.1 x 1.9
 Feet: 9' 1" x 7' 8" Feet: 6' 8" x 6' 2"



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Specification

Kitchen

- Contemporary fitted Roundel kitchen
- Electric oven, electric hob & extractor hood
- Integrated fridge/freezer
- Stainless steel bowl and half sink
- Glass splash back to hob area
- Moduleo vinyl flooring

Bathroom

- Thermostatic shower
- Porcelanosa wall tiles to bathroom & en-suite
- Heated towel rails to bathroom & en-suite
- Moduleo vinyl flooring

Internal features

- Crown white paint to internal walls
- LED downlights to kitchen and bathrooms
- USB sockets to kitchen and main bedroom
- TV sockets to lounge and main bedroom

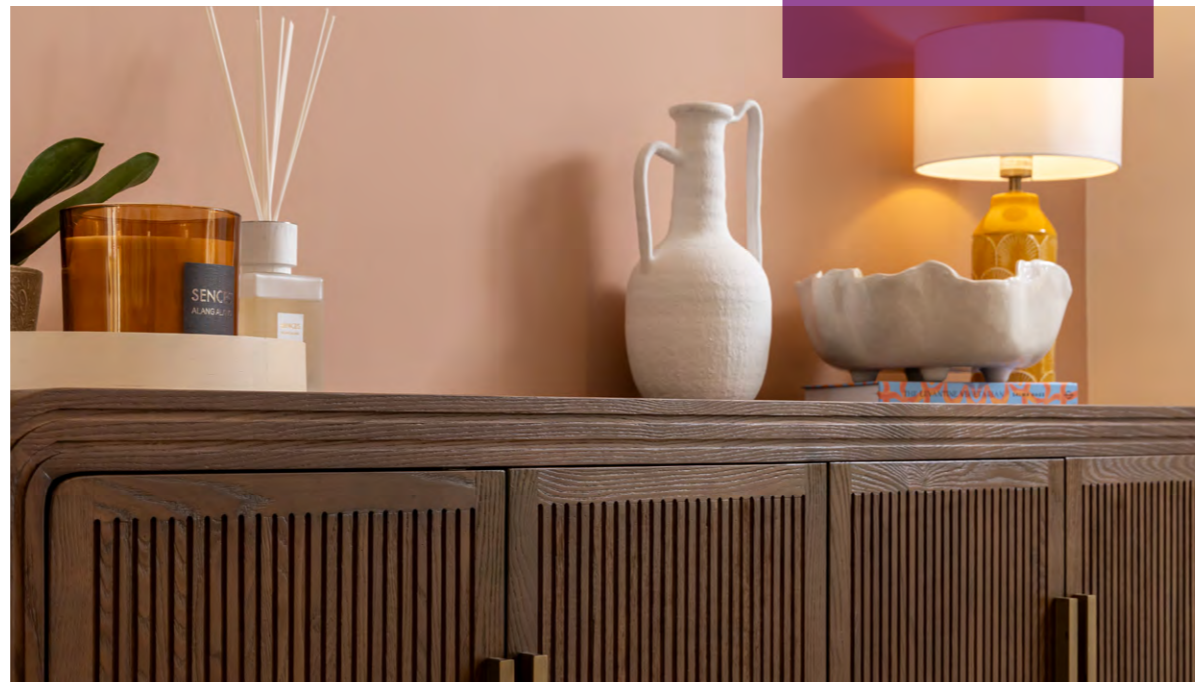
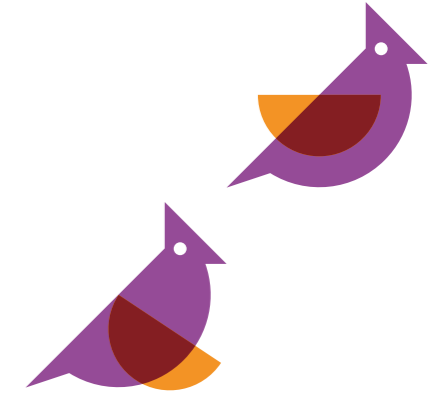


External features

- Fully turfed gardens
- Two parking spaces for each property
- Electric car charging point
- PV panels to roof

General

- 'A' rated Ideal 'Logic' combi boiler
- 12 year NHBC new home warranty



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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.

rent on the other share. On some newer Shared Ownership homes, lower shares may be available, subject to eligibility checks and further approval.

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

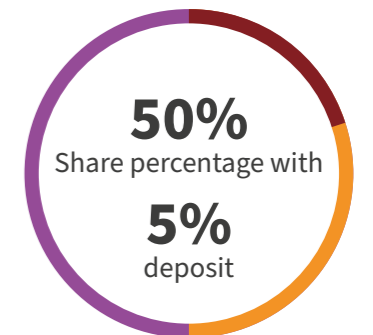
You'll need a minimum level of income and savings, the amount will be determined by the value of the home you want to buy, your personal circumstances, and your lender's requirements, but depending on which lender you use, the deposit can be as little as 5% of the share value. If you want to see what you could afford, why not head to our website at www.plumlife.co.uk 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
- 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: (£5,000)	5%
Mortgage Term:	30 years
Interest Rate:	5%
Share Value	£100,000
Mortgage amount	£95,000
Monthly Mortgage Costs:	£510
Monthly Rental Costs:	£229.17
Total monthly costs:	£739.17

Find out your results now at plumlife.co.uk

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



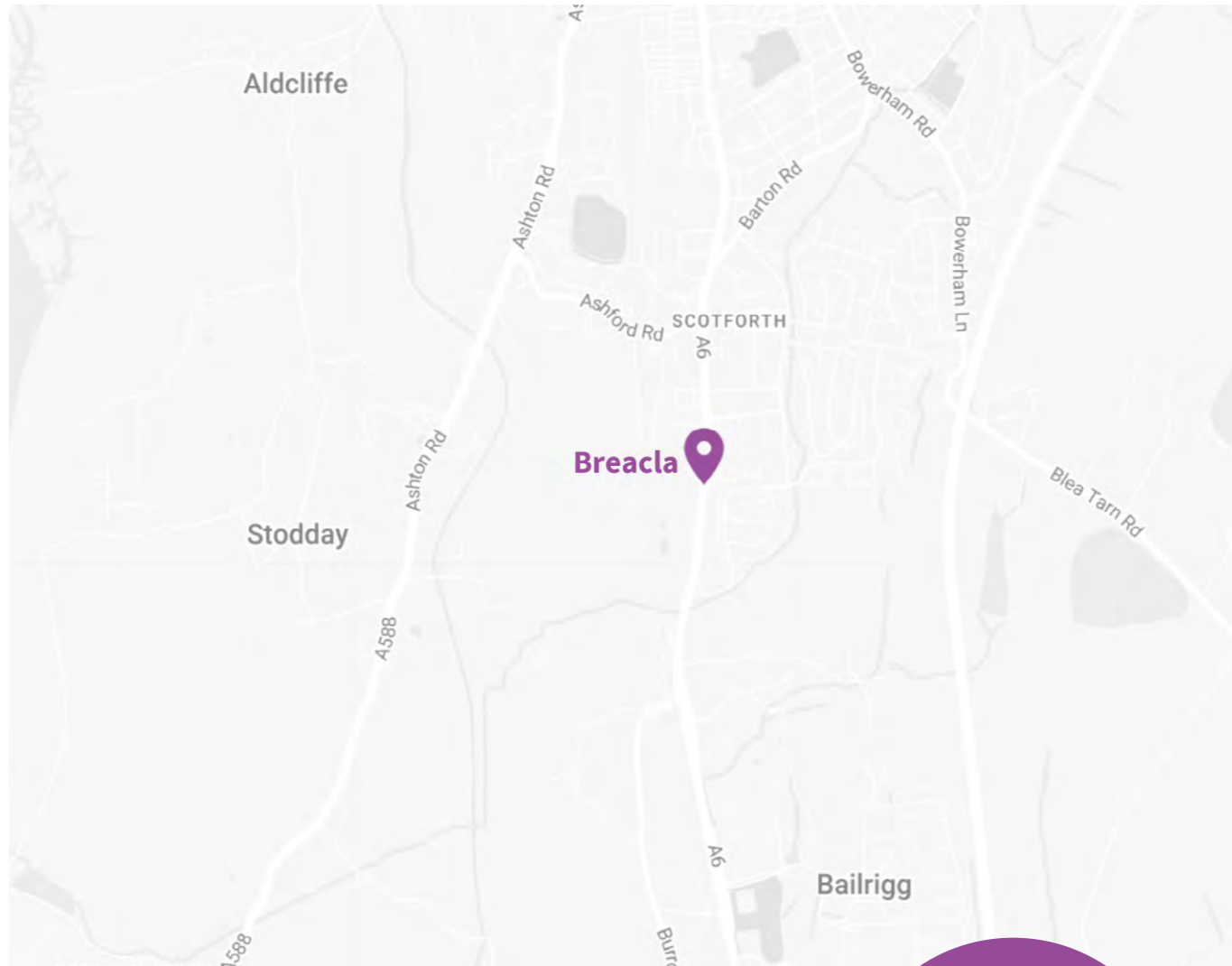
“Plumlife did everything we needed them to do and the fact we have been able to take advantage of the Shared Ownership scheme has been a godsend for me and my girls. We couldn't ask for more.”

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



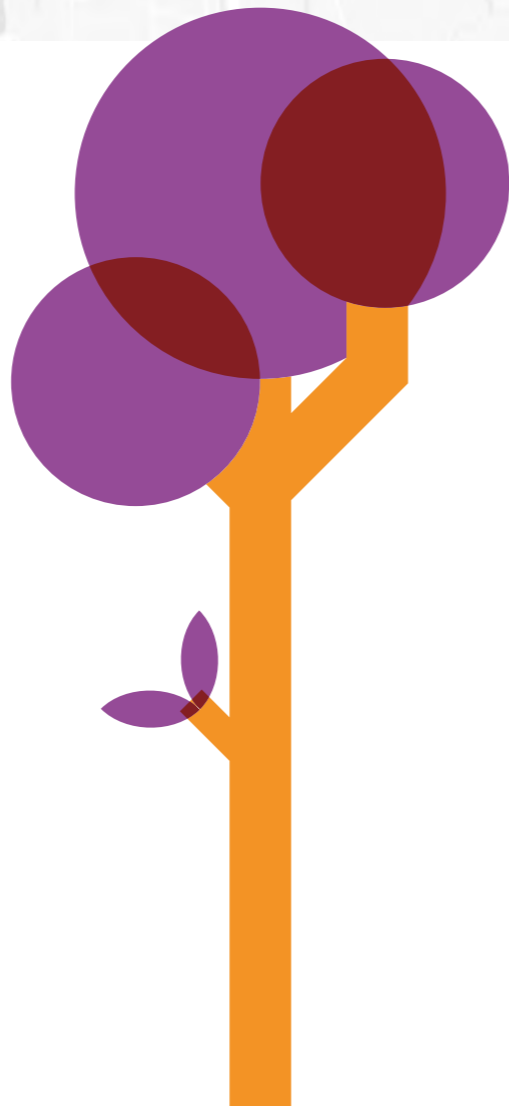
How to find us

You'll be well connected in a new home at Breacla, as the area is well-served by transport links that provide frequent services to nearby towns and cities. For those who prefer rail travel, Lancaster railway station offer train services to Manchester, Leeds, and Morecambe, making it easy for commuters to reach the city centre. Additionally, Lancaster benefits from proximity to major road networks such as the M6, facilitating straightforward travel to various destinations across the North West.

To reach us via the M6, at junction 33 take the A6 exit to Lancaster (South). At Hampson Green Roundabout, take the 2nd exit onto Preston Lancaster Rd/A6. Continue to follow A6 and you'll find the development on the left-hand side.

The development is a:

- 3 minute walk to Whinfell Drive Bus Stop
- 8 minute drive to Lancaster Train Station



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

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