

Welcome to

# Montgomery Place

Off Greenfields Lane  
Market Drayton  
Shropshire  
TF9 3RP



# Hello

Own Your Home with PPHA.  
Park Properties Housing Association  
(PPHA) is proud to offer these  
beautifully designed Shared  
Ownership homes.

## How It Works

Shared Ownership helps make owning  
a home possible for more people.

With this scheme, you start by  
purchasing a share of your home,  
requiring a smaller deposit and  
mortgage, while paying an affordable  
monthly rent on the remaining share.

Over time, you can increase  
your ownership share as your  
circumstances allow, and sell your  
share whenever you're ready  
to move on.

## Making It Easy

At PPHA, we're here to make buying  
your Shared Ownership home simple  
and straightforward. Our team will  
help you understand the costs and  
determine what's affordable for you.  
If you choose to proceed, we'll be  
available to guide you every step  
of the way and answer any questions.



Get in Touch

+44 (0)161 820 6559  
sales@ppha.uk  
ppha.uk

Take the first step toward owning your home





# Montgomery Place

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PPHA is proud to present a select development of 37 beautifully designed three & four-bedroom houses in the thriving community of Market Drayton, all available through Shared Ownership.

Market Drayton offers peaceful countryside living within a mile of the town centre and close to well-regarded schools—ideal for both families and professionals.



# On your doorstep



Market Drayton is a historic market town in North Shropshire near the Cheshire and Staffordshire borders. Set along the River Tern and surrounded by countryside, it offers a blend of rural charm and modern convenience, with good transport links to Shrewsbury, Stoke-on-Trent, and Telford.

The town features traditional architecture, independent shops, and a long-running weekly market dating back to 1245.

Known as the home of gingerbread, it also offers scenic walks and a lively community scene centred around the Festival Drayton Centre.

## Nearest Transport Links

**Road**  
A54

**Train**  
Whitchurch  
Station


**Plane**  
Manchester  
Airport




# Whats Around

Market Drayton, located in North Shropshire near the Cheshire and Staffordshire borders, offers convenient access to nearby villages, countryside walks, and regional towns—making it an ideal base for exploring both rural and urban attractions.

## Adderley, Norton-in-Hales & Cheswardine



Heritage Charm



Pubs, Cafes & Restaurants

## Audlem 15 minute drive



Shopping Hotspots



Community Events



Pubs, Cafes & Restaurants

## Nantwich 25 minute drive



Shopping Hotspots



Top Rated Schools



Pubs, Cafes & Restaurants

## Shrewsbury 40 minute drive



Heritage Charm



Community Events



Pubs, Cafes & Restaurants





# Great Days Out



## Nantwich

A charming market town known for its black-and-white timbered buildings, independent shops, and thriving food scene. The annual Food Festival is a local favourite.



30 Minutes



## Shrewsbury

Bursting with Tudor character, riverside walks, and over 600 listed buildings. Home to vibrant markets, cosy cafés, and a packed calendar of events.



40 Minutes



## Chester

Step back in time in this historic Roman city, with its iconic city walls, cathedral, the Rows shopping galleries, and a lively mix of culture and cuisine.



60 Minutes

All travel times are approximate and will vary according to route(s) taken.



## Telford

A modern town with excellent shopping, cinemas, and family attractions – plus easy access to Ironbridge Gorge, a UNESCO World Heritage Site.



45 Minutes

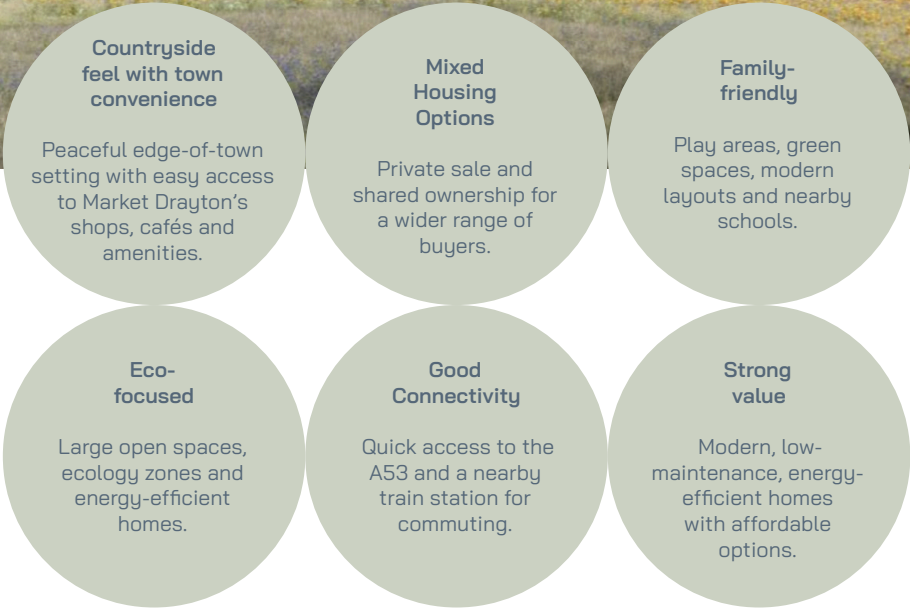


# Development Overview



This exciting new development offers a fantastic collection of Shared Ownership homes in the welcoming market town of Market Drayton, Shropshire – ideal for first-time buyers and growing families. Perfectly placed for modern living, it blends the charm of a historic rural town with everyday convenience and great local amenities.

This thoughtfully designed community will benefit from investment in local infrastructure, including green open spaces, new play areas, and improved links to schools and town centre facilities – creating a vibrant, family-friendly environment in the heart of the Shropshire countryside.

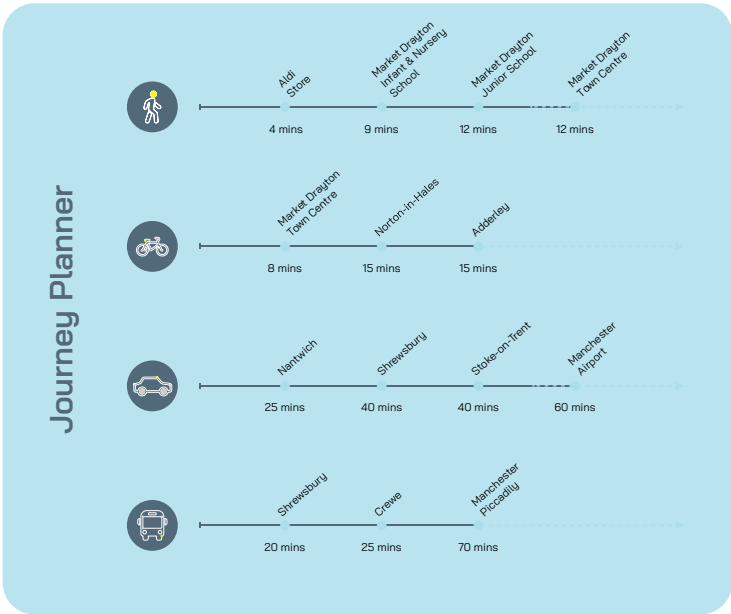




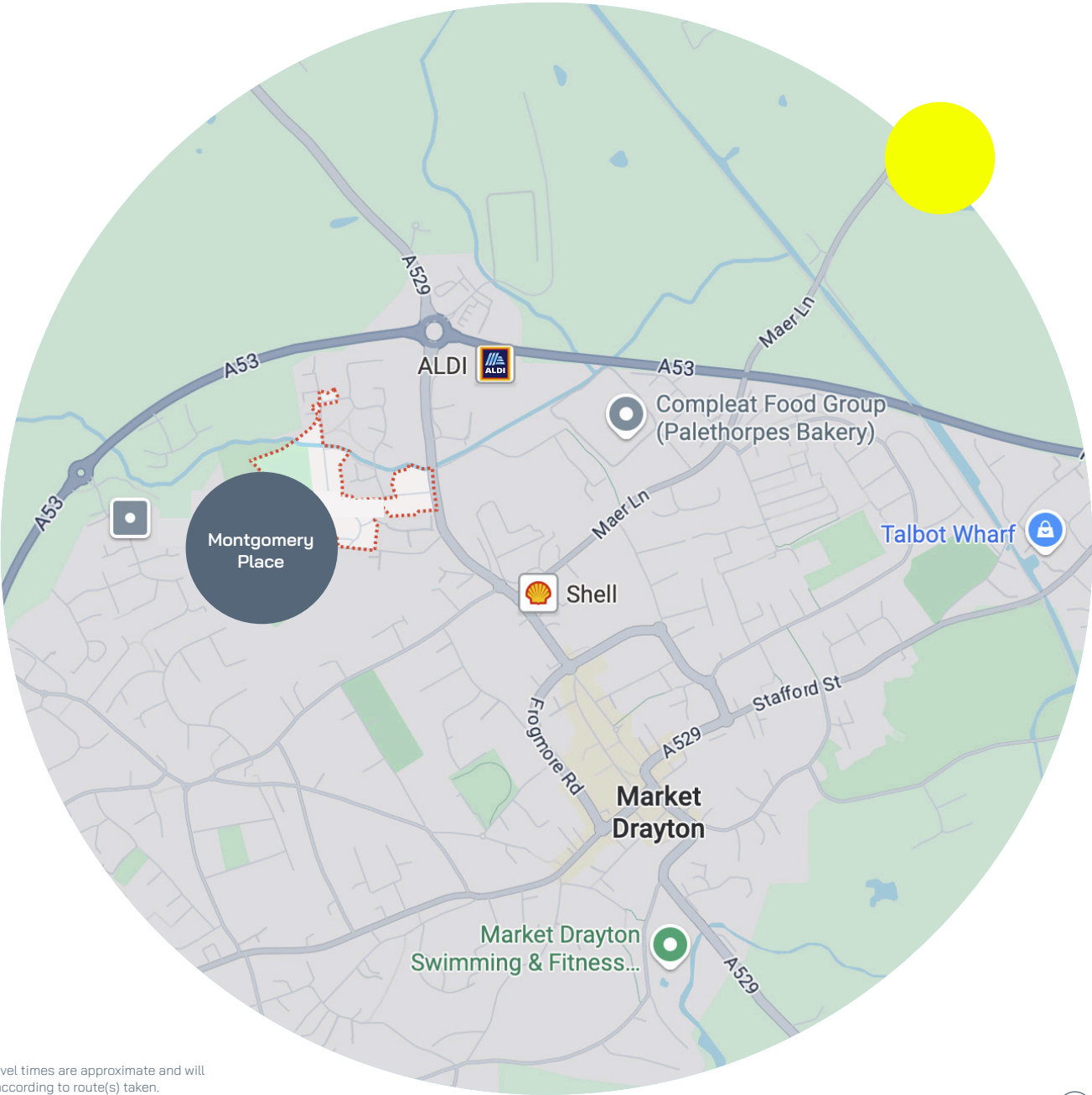
# Finding Us

Shops, schools, pubs, restaurants, and everyday essentials are all within a mile of the development. Market Drayton is served by a local bus network connecting to Nantwich, Newcastle-under-Lyme, and Shrewsbury, while train stations in Whitchurch and Telford provide wider regional links.

Situated just off the A53 and close to the A41, the development is well placed for road travel across Shropshire, Cheshire, and Staffordshire. With easy access to the M6 and M54, as well as nearby airports in Manchester and Birmingham, it's a convenient base for commuters and frequent travellers alike.



All travel times are approximate and will vary according to route(s) taken.





# What's Included

These spacious PPHA - Montgomery Place homes offer low maintenance for modern living and are stylishly designed for comfort and energy efficiency.

## Kitchen

- Modern kitchen cabinets with a complementary worktop and stainless steel bar handles
- Stainless steel splashback and hood
- Stainless Steel oven with gas hob
- Single bowl sink

## Bathroom & En Suites

- Modern white sanitaryware
- Single lever mixer taps with chain waste
- Splashback to sanitaryware walls in bathroom (& ensuite)
- Splashback to bath
- Full height tiled shower (where separate enclosure only).
- Floor mounted white shower tray

## With En Suites

- Hair rinse shower over bath

## Without En Suites

- Full height bath tiling with thermostatic shower and rail, with shower screen

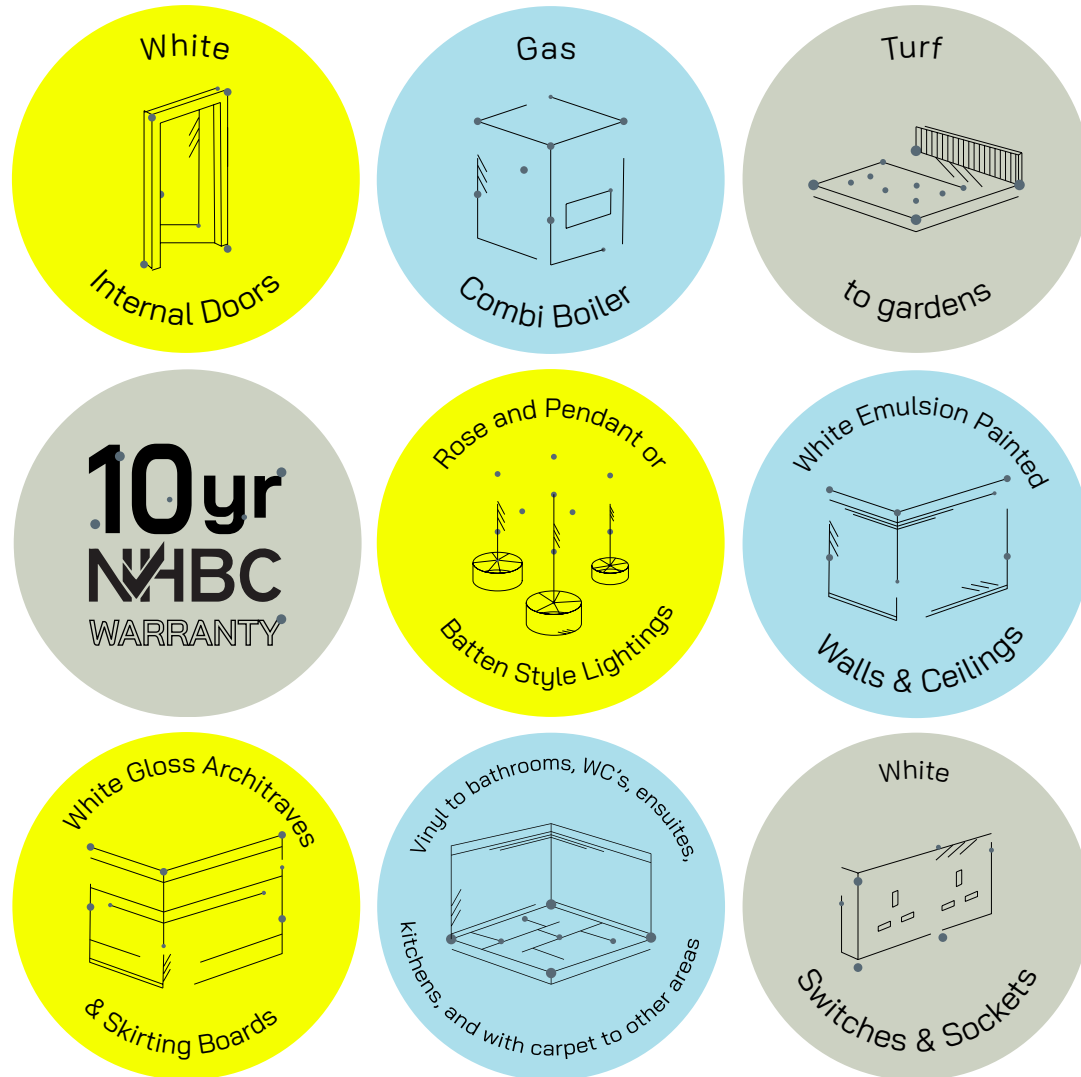




# General Specification

Every PPHA- Montgomery Place home is made to the highest standard.

Specifications stated in this brochure are for guidance only. These particulars do not constitute any part of an offer or contract and are subject to change.





# The Chiddingstone

A stylish four-bedroom home featuring an open-plan kitchen, dining, and family area with bi-fold doors to the garden, a separate lounge, and a utility room. Upstairs includes a main bedroom with en suite, plus three additional bedrooms and a family bathroom.

## Dimensions

Kitchen / Dining 6.31m x 4.60m | 20'8" x 15'1"

Living Room 5.27m x 3.38m | 17'3" x 11'1"

Utility 1.93m x 1.61m | 6'4" x 5'3"

## First Floor

Main Bedroom 4.52m x 3.23m | 14'10" x 10'7"

En Suite 2.47m x 1.40m | 8'1" x 4'7"

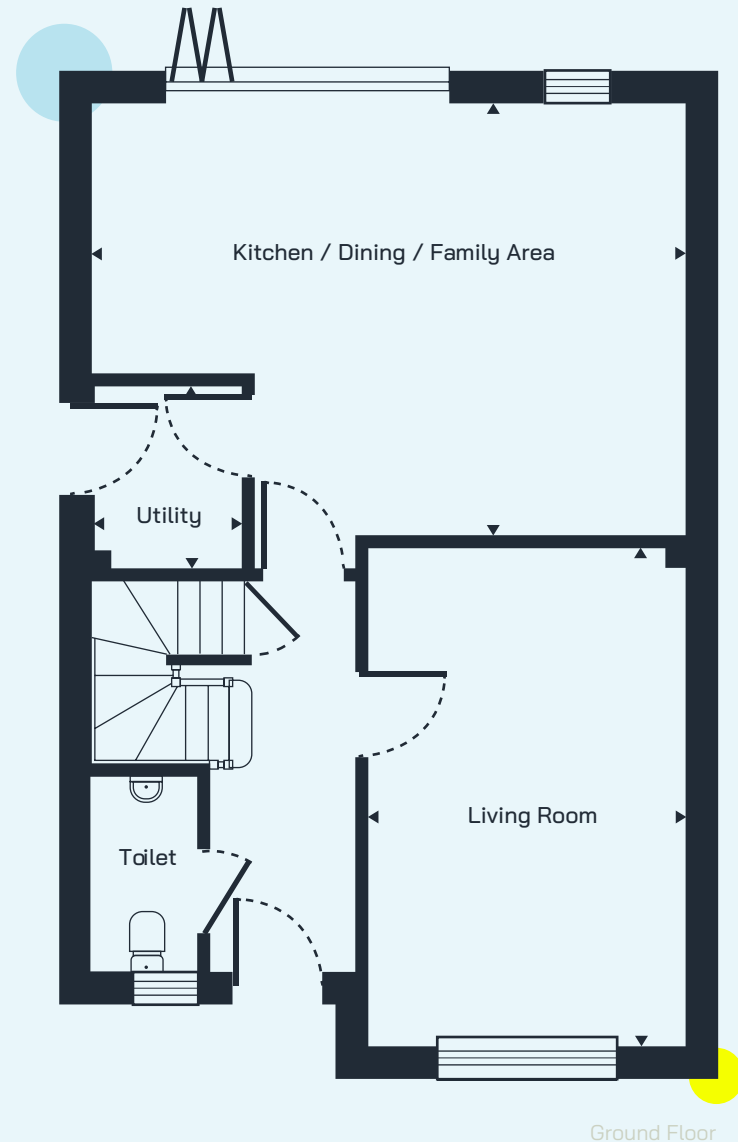
Bedroom 2 3.89m x 3.38m | 12'9" x 11'1"

Bedroom 3 2.98m x 2.73m | 9'9" x 8'11"

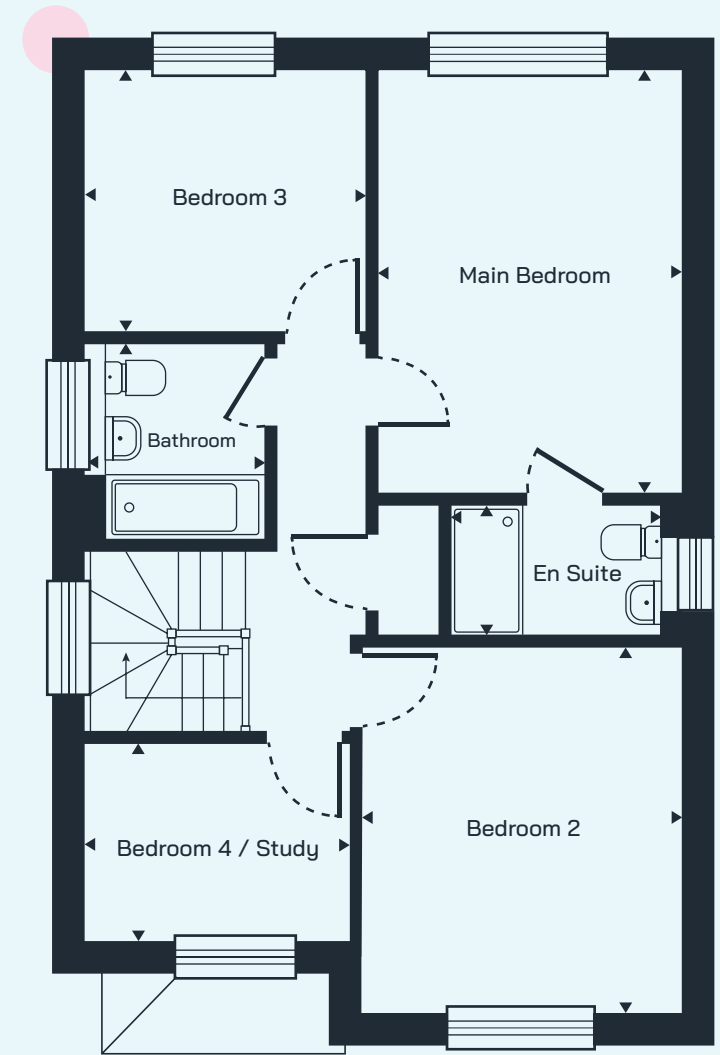
Bedroom 4 2.83m x 2.08m | 9'3" x 6'10"

Bathroom 2.12m x 1.90m | 6'11" x 6'3"

All floor plans in this brochure are for general guidance only. All room dimensions are subject to a plus/minus 5% tolerance. Measurements are taken from plans representing the largest cross-section of each room - the actual build may vary. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract with regard to the specifications.



Ground Floor



First Floor



# The Buckland

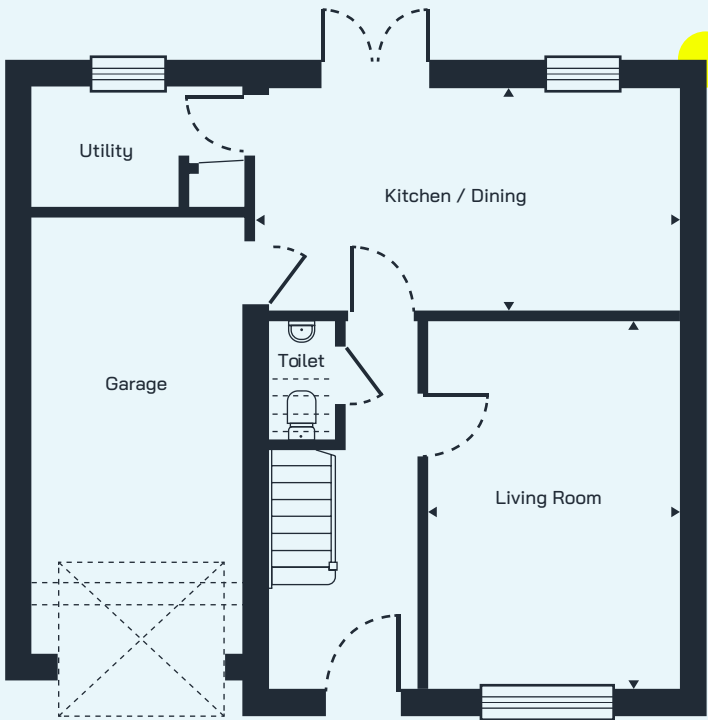
A contemporary four-bedroom home, The Buckland boasts a well-planned layout. The ground floor hosts a kitchen/ dining space, separate lounge, and utility. Upstairs provides an en suite main bedroom, three additional bedrooms, and a family bathroom.

### Dimensions

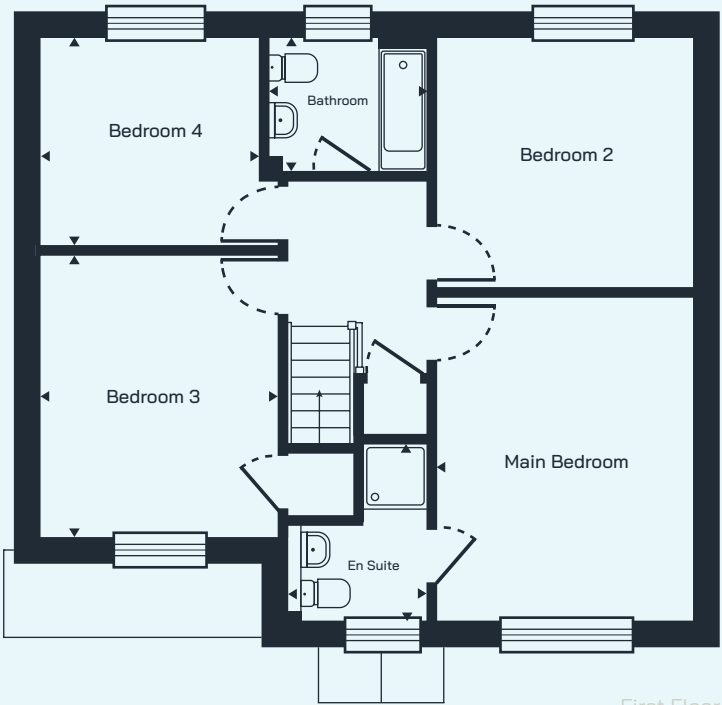
Kitchen / Dining	5.52m x 3.08m   18'1" x 10'1"
Living Room	4.93m x 3.36m   16'2" x 11'0"
Utility	3.17m x 1.56m   10'4" x 5'1"

### First Floor

Main Bedroom	4.52m x 3.48m   14'10" x 11'5"
En Suite	2.48m x 1.94m   8'1" x 6'4"
Bedroom 2	3.49m x 3.48m   11'5" x 11'5"
Bedroom 3	3.72m x 3.17m   12'2" x 10'4"
Bedroom 4	2.94m x 2.88m   9'7" x 9'5"
Bathroom	2.22m x 1.90m   7'3" x 6'3"



Ground Floor



First Floor

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# The Cliveden

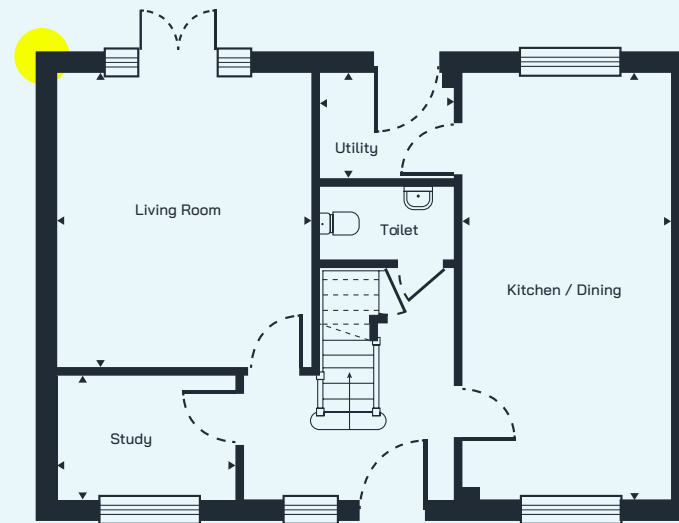
A contemporary four-bedroom home, The Cliveden boasts a well-planned layout. The ground floor hosts a kitchen/dining space, separate lounge, and utility. Upstairs provides an en suite main bedroom, three additional bedrooms, and a family bathroom.

## Dimensions

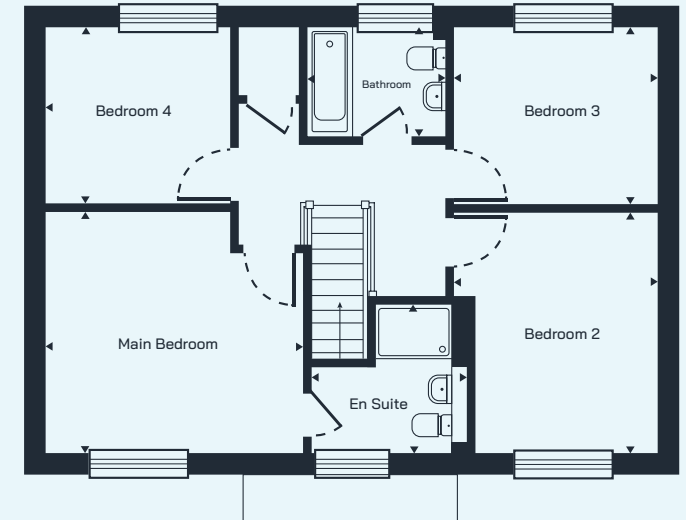
Kitchen / Dining	5.52m x 3.08m   18'1" x 10'1"
Living Room	4.93m x 3.36m   16'2" x 11'0"
Utility	3.17m x 1.56m   10'4" x 5'1"

## First Floor

Main Bedroom	4.52m x 3.48m   14'10" x 11'5"
En Suite	2.48m x 1.94m   8'1" x 6'4"
Bedroom 2	3.49m x 3.48m   11'5" x 11'5"
Bedroom 3	3.72m x 3.17m   12'2" x 10'4"
Bedroom 4	2.94m x 2.88m   9'7" x 9'5"
Bathroom	2.22m x 1.90m   7'3" x 6'3"



Ground Floor



First Floor

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# The Ashleworth

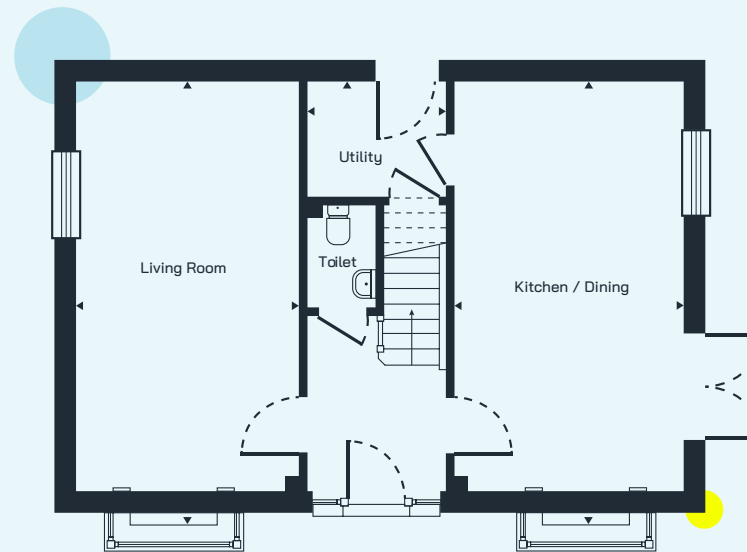
This bright four-bedroom home features bay windows, a spacious kitchen/dining area, separate living room, and utility. Upstairs includes an en suite main bedroom, three further bedrooms, and a family bathroom.

## Dimensions

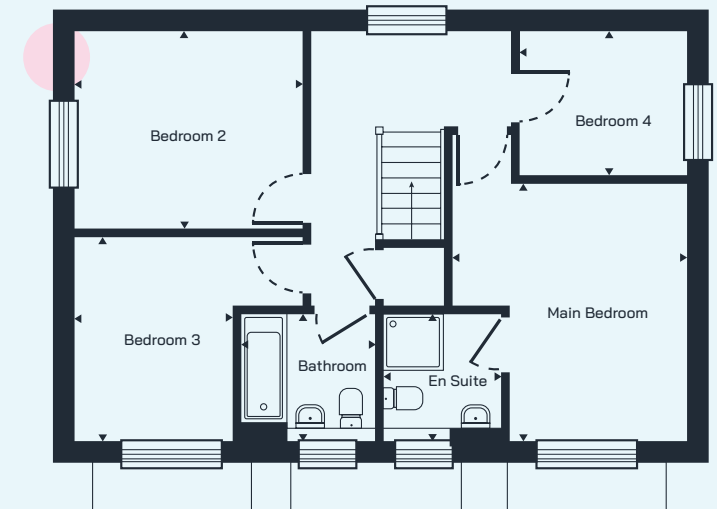
Kitchen / Dining	6.76m x 3.47m   22'2" x 11'4"
Living Room	6.76m x 3.37m   22'2" x 11'0"
Utility	2.08m x 1.74m   6'10" x 5'8"

## First Floor

Main Bedroom	3.92m x 3.53m   12'10" x 11'7"
En Suite	1.98m x 1.79m   6'6" x 5'10"
Bedroom 2	3.45m x 3.01m   11'4" x 9'10"
Bedroom 3	3.09m x 2.41m   10'1" x 7'11"
Bedroom 4	2.51m x 2.18m   8'3" x 7'1"
Bathroom	2.06m x 1.98m   6'9" x 6'6"



Ground Floor



First Floor

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# Shared Ownership

With Shared Ownership, you can buy a home in your own way – starting with a share that's right for you – between 10% and 75%. You can choose to buy more later, when it suits your income. Starting with a share means your mortgage deposit and monthly mortgage payments are smaller than if you bought your home outright.

In addition to any mortgage, there are two other main monthly payments for a Shared Ownership property:

**1. Rent** – this is paid on the share of your home that PPHA owns.

**2. Service charge** – this contributes to the maintenance and management of the building and communal areas/estate charges.

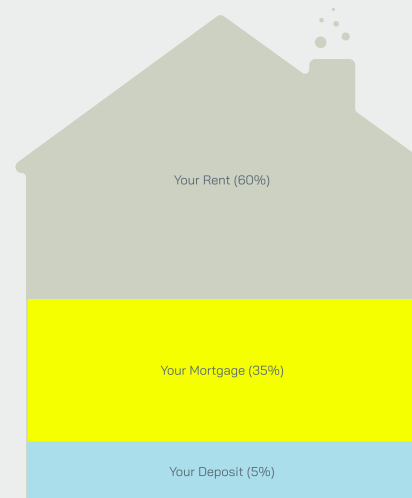
You will also need to pay the usual household costs, such as utility bills, council tax, and contents insurance. In the future you can buy more of your home, and even own 100%. The more you own, the less rent you'll pay. You can sell your share at any time if you decide to move on.

## Staircasing - Increasing Your Share

Over time, you can choose to buy more of your home, and this is called staircasing. You can do this in stages that suit your finances. You can purchase additional shares gradually or all at once. As your ownership grows, the amount of rent you pay to PPHA will reduce, and you may eventually decide to own your home outright.

## Resale - Selling Your Shared Ownership Home

If you decide to move on, you can sell your share whenever it's right for you. Your home will be valued to confirm the price of your share, and any potential buyer will need to meet the Shared Ownership criteria. Once a suitable buyer is found and approved, the sale continues just like any other property sale.



## Example of purchasing a property valued at £200,000

- 1 Your 40% share of the property would be worth £80,000 so you'd need a 5% deposit of £4,000
- 2 A mortgage lender could loan you the remaining £76,000 to make up the full value of your 40% share
- 3 You will then pay subsidised rent to PPHA on the remaining 60% of the property you don't own

## Agent Details

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sales@lslthesohub.co.uk

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PPHA.

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## Find Us Here

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Market Drayton  
Shropshire  
TF9 3RP

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**PPHA.** Park Properties  
Housing Association

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