

# 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

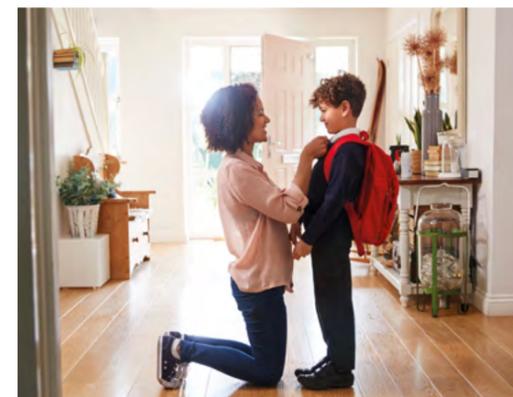
**Whatever stage of life you're at, our new development Ropeworks in Heywood, Greater Manchester – close to excellent amenities and transport links as well as attractive green spaces – is perfectly situated to enjoy life to the full.**

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.

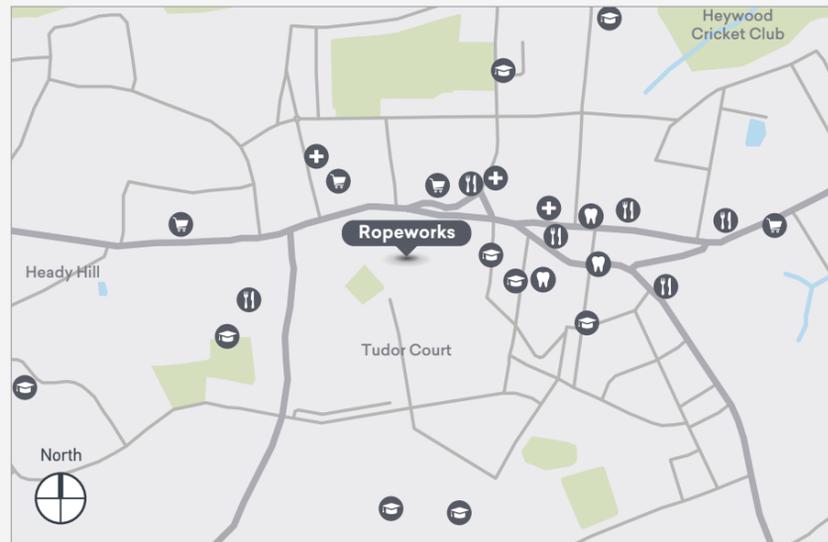
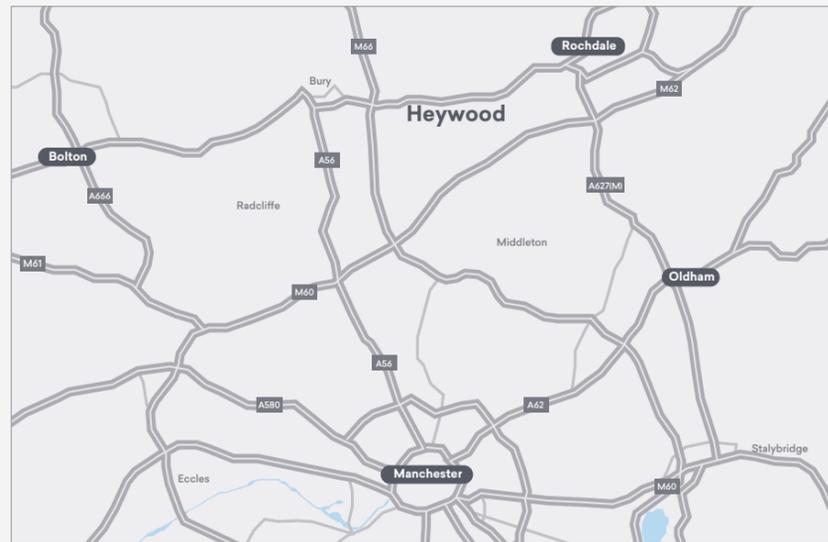
In just 20 minutes by car, you can be at the heart of one of the UK's most vibrant and diverse cities, enjoying an amazing array of shops, restaurants and bars. Manchester is also home to a fantastic line-up of world-class events and festivals – among them the much-loved Christmas markets – while its 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.



# 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.

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www.consumercode.co.uk

tsi  
**APPROVED CODE TRADING STANDARDS UK**

Aerial image of Brooklands — Milton Keynes





# 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



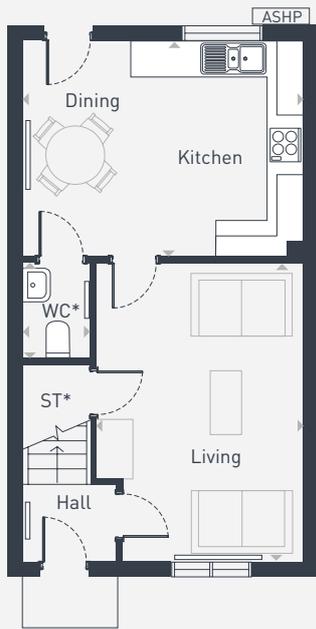


Plots as drawn: 1, 2 & 10

88.44 sq m / 952 sq ft

Handed: 3, 4, 11 & 12

- \* 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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## KITCHENS

- Symphony fitted kitchen in a choice of colours
- Co-ordinated worktop finish and matching upstand
- Soft-close doors and drawers
- Electric induction top with a stainless steel splashback
- Integrated cooker hood
- Integrated fridge-freezer
- Stainless-steel 1½-bowl inset sink with chrome mixer tap

## PLUMBING AND HEATING

- Panasonic 5kw High Performance Heat Source pump with dual thermostatic heating controls
- Stelrad compact radiators white finish
- Heated towel radiators to bathrooms (and en-suite if applicable).

## ELECTRICAL

- External lights to front and back doors
- Mains wired illuminated push button door bell
- Fibre Optic connection to the property
- TV sockets with wiring taken to loft space for future connection
- Mains wired smoke detectors
- USB sockets in kitchen, living room and all bedrooms
- Deta Slimline white sockets throughout
- Extract fans to all wet rooms

## BATHROOMS, EN-SUITES AND CLOAKROOMS (WHERE APPLICABLE)

- White bathroom suite with shower over bath and glass shower screen
- White wash basin and chrome mixer tap
- Porcelanosa wall tiles, full height around shower/bath
- Vinyl flooring
- White bathroom suite to en-suite (where applicable) with shower tray and glass shower screen where shown on the layout

## INTERNAL FINISHES

- Vinyl flooring to kitchen, bathroom and WC
- Carpets to all other areas
- White emulsion to all walls and ceilings
- Skirting and architrave Torus profile painted white gloss
- Timber staircase with newel caps and handrails painted white gloss
- Fire rated loft hatch

## DOORS AND WINDOWS

- Front doorset, GRP door with timber frame, chrome ironmongery and multi point locking system
- White UPVC windows and french doors with high performance glazing
- Four panel semi solid doors, painted white with polished chrome handles

## EXTERNAL

- All homes to have access to an EV charging point
- Front garden landscaped and turf finish
- Turf installed to rear gardens
- External tap
- Slabs to path and patio areas



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North



Please note: All CGIs, 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, including individual plot plans and colours. Sizes and dimensions approximate and subject to change. Correct at time of print — April 2025.

**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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