

Rose Meadow



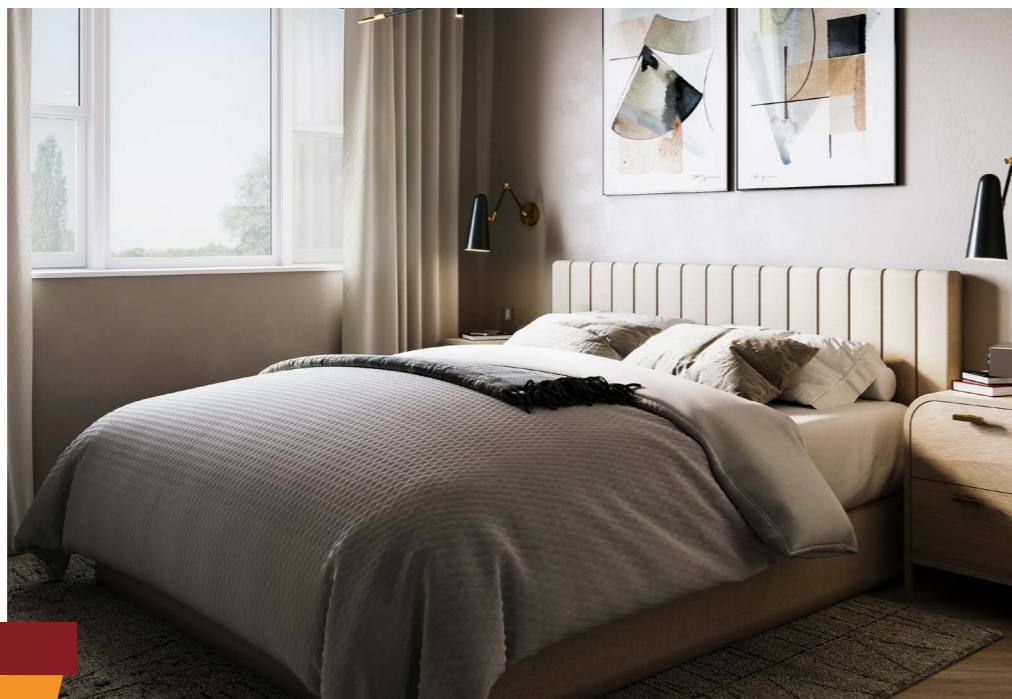
3 bedroom homes available
through Shared Ownership

Northwich

People. Places. Purpose.

Plumlife
homes



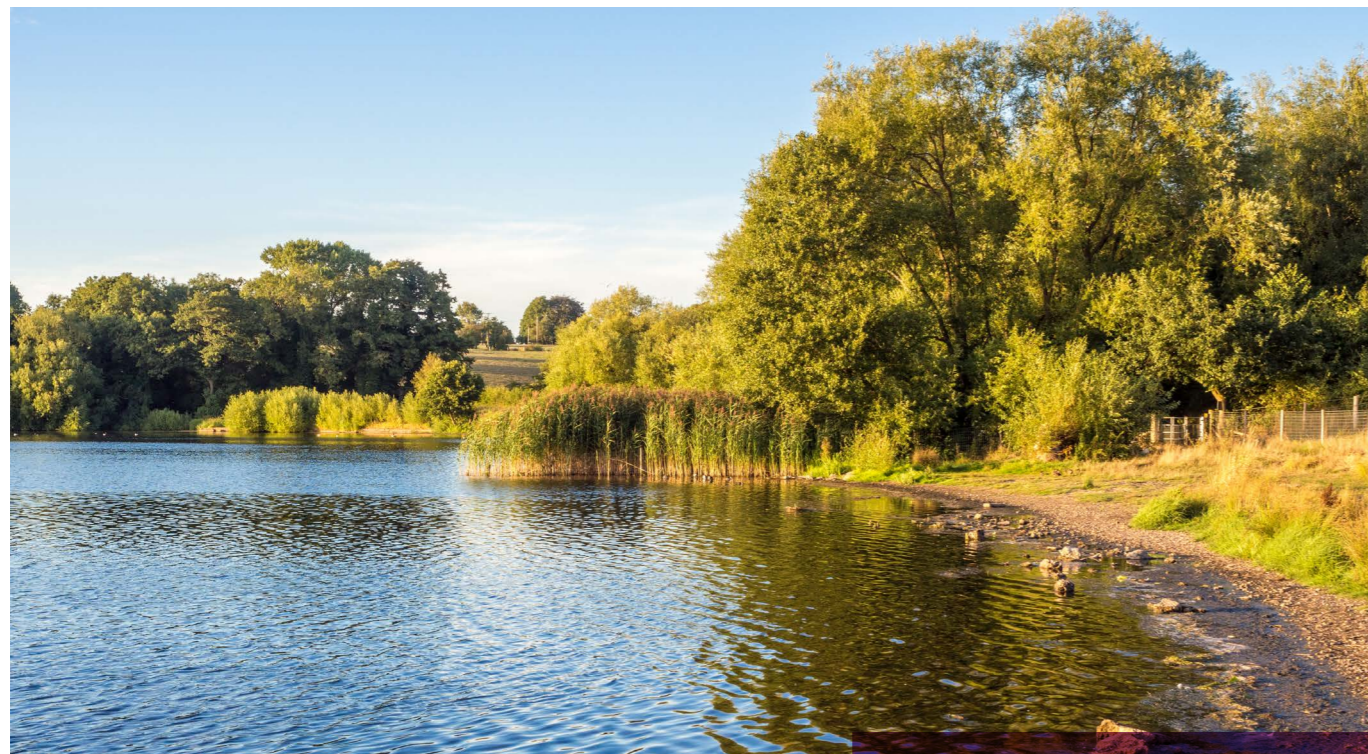


Welcome to Rose Meadow

We're delighted to welcome you to Rose Meadow, a stunning collection of eight three-bedroom homes located right in the heart of Northwich, Cheshire. This new development is perfect for those who are looking for high-quality affordable homes with fantastic amenities and transport options available locally.

Located in the heart of the stunning Cheshire countryside, Northwich offers the perfect blend of tranquillity and convenience. Enjoy the peaceful surroundings of the nearby River Weaver, beautiful green spaces such as Tatton Park and Marbury Country Park, and access to a thriving town centre full of shops, restaurants and bars on your doorstep!

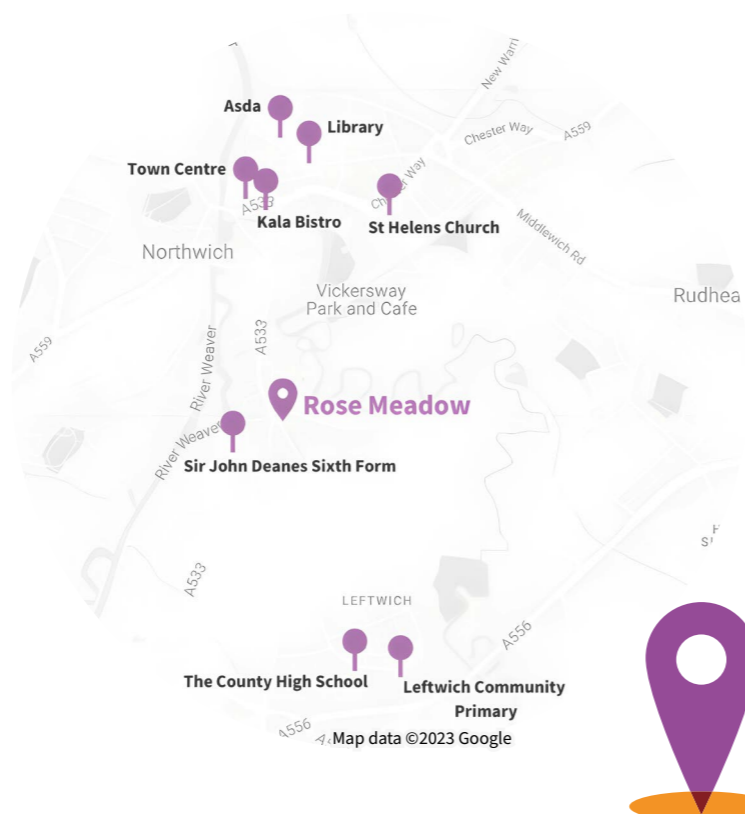
This exciting development is giving people the opportunity to live in this sought after area thanks to the homes all being available for Shared Ownership. This means that our buyers can buy a share of the home that they can afford and then pay rent on the remaining share.



Northwich, Cheshire

The charming town of Northwich has become an increasingly desirable place to live, for people from all walks of life. Singles, couples and families can enjoy all the benefits of being within close proximity to the bustling cities of Chester and Manchester, whilst still getting to experience the picturesque surroundings that Northwich offers, such as the Weaver and Dane Rivers.

There are a vast selection of wonderful amenities and activities on offer locally. Visit the popular town centre which is home to a wide selection of independent shops, as well as fabulous restaurants and pubs such as Kanya Bistro and The Bowling Green. In less than a 5 minute drive you'll be able to find a Post Office, pharmacy, Boots, and a Tesco Superstore, and for homeowners with children, there are a number of 'Outstanding' schools located nearby.



Nearby to Rose Meadow

ASDA	🚗 5 mins	Post Office	🚶 15 mins	The County High School	🚶 18 mins
Northwich Town Centre	🚗 2 mins	Sir John Deanes Sixth Form College	🚶 9 mins	St Helens Church	🚗 6 mins
Tatton Park	🚗 20 mins	Northwich Library	🚶 4 mins	Vickersway Park	🚶 13 mins
Leftwich Community Primary School	🚗 4 mins				

Getting around in Northwich

Connected to Greater Manchester

- Northwich Station to Manchester Piccadilly 🚆 6 mins
- London Road Bus Stop to Town Centre, Sandbach & Crewe 🚶 15 mins
- Manchester Airport 🚗 26 mins
- M56 – Links to South Manchester 🚗 8.8 miles
- Gadbrook Business Park 🚗 2.6 miles



Did you know?

You won't believe who played at the former Memorial Hall building in Northwich, which was used as a popular music venue!

World famous acts such as The Beatles, The Charlatans, Thin Lizzy, The Kinks, The Cure, and The Who have all enthralled crowds in Northwich with their timeless hits.

Let's hope we get to see more well-known acts performing in Northwich in the near future!



Rose Meadow



The Cherry

3 Bedroom home
Plots 99, 100, 101, 102



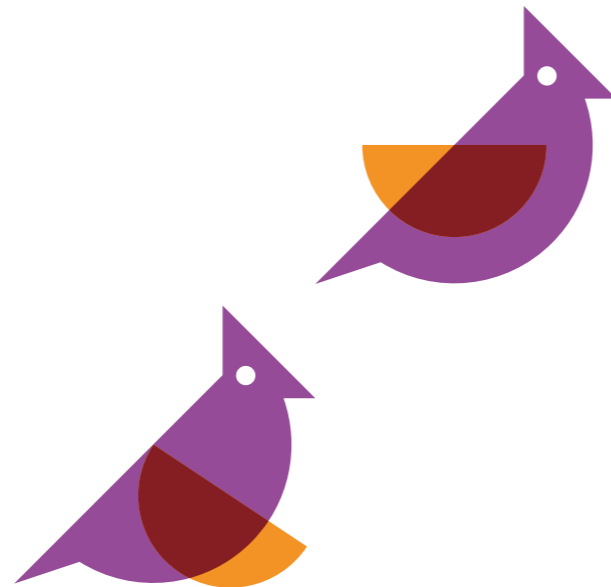
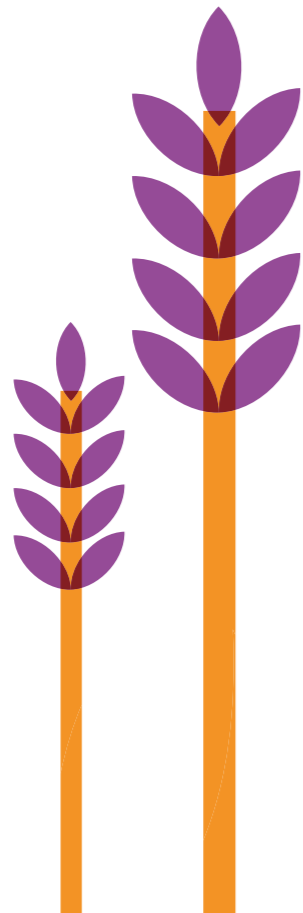
The Byron

3 Bedroom home
Plots 193, 194, 195



The Shelley

3 Bedroom home
Plots 196





The Cherry

3 Bedroom home
 Plots: 99, 100, 101, 102
 74.5 Sq.m
 802 Sq.f



Ground Floor

Lounge
 Metres: 3.4 x 4.2
 Feet: 11.1 x 13.7

W/C
 Metres: 1.4 x 1.5
 Feet: 4.5 x 4.9

Kitchen/Diner
 Metres: 4.8 x 3.5
 Feet: 15.7 x 11.4



First Floor

Master Bedroom
 Metres: 4.8 x 2
 Feet: 15.7 x 6.5

Bathroom
 Metres: 2.5 x 2
 Feet: 8.2 x 6.5

Second Bedroom
 Metres: 2.5 x 3.1
 Feet: 8.2 x 10.1

Third Bedroom
 Metres: 2.2 x 2
 Feet: 7.2 x 6.5



Disclaimer
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The Byron

3 Bedroom home
 Plots: 193, 194, 195
 79.4 Sq.m
 855 Sq.f



Ground Floor

Lounge
 Metres: 3.0 x 3.2
 Feet: 9.8 x 10.4

W/C
 Metres: 1.9 x 1.5
 Feet: 6.2 x 4.9

Kitchen/Diner
 Metres: 5.2 x 2.7
 Feet: 17.0 x 8.5



First Floor

Master Bedroom
 Metres: 2.8 x 3.4
 Feet: 9.1 x 11.1

Third Bedroom
 Metres: 2.2 x 2.7
 Feet: 7.2 x 8.8

Ensuite
 Metres: 1.8 x 1.5
 Feet: 5.9 x 4.9

Bathroom
 Metres: 2.2 x 2.0
 Feet: 7.2 x 6.5

Second Bedroom
 Metres: 2.8 x 2.4
 Feet: 9.1 x 7.8



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The Shelley

3 Bedroom home

Plots: 196
84.5 Sq.m
910 Sq.f



Ground Floor

Lounge

Metres: 3.2 x 3.7
Feet: 10.4 x 12.1

W/C

Metres: 1.5 x 2
Feet: 4.9 x 6.5

Kitchen/Diner

Metres: 5.2 x 3
Feet: 17.0 x 9.8



First Floor

Master Bedroom

Metres: 3.8 x 3
Feet: 12.4 x 9.8

Third Bedroom

Metres: 2.3 x 2.8
Feet: 7.5 x 9.1

Ensuite

Metres: 1.3 x 2.9
Feet: 4.2 x 9.5

Bathroom

Metres: 1.7 x 2.2
Feet: 5.5 x 7.2

Second Bedroom

Metres: 2.7 x 2.7
Feet: 8.8 x 8.8



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Specification

Kitchen

- Contemporary fitted Symphony kitchens
- Electric oven, gas hob & extractor hood in stainless steel finish
- Stainless steel bowl and a half sink
- Plumbing for washing machine
- Stainless steel splash back to hob area
- Polyflor vinyl flooring

Bathroom

- Contemporary chrome bathroom fittings
- CTD wall tiles to bathroom and en-suite
- Chrome heated towel rails to bathroom and en-suite
- Shower over the bath
- Polyflor vinyl flooring

Internal features

- Brilliant white finish to walls
- Chrome ironmongery to doors
- Patio doors to the rear
- LED downlights to kitchen and bathrooms
- Sockets to master bedroom and kitchen
- Mains wired smoke alarm
- TV sockets to master bedroom and lounge

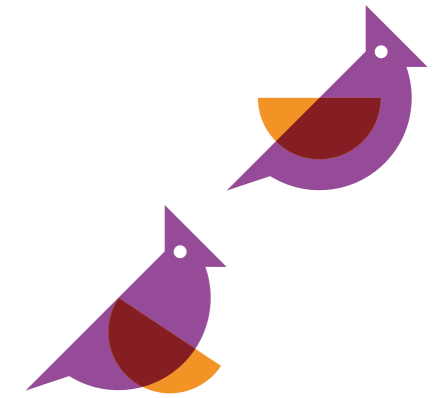


External features

- Fully turfed gardens
- Full height fencing
- Driveway with two car parking spaces to every property
- Front and rear external lighting

General

- 10 year NHBC New Homes Warranty
- A-rated Ideal 'Logic' combination boiler



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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.

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 35-75% and then you'll pay rent on the other share.

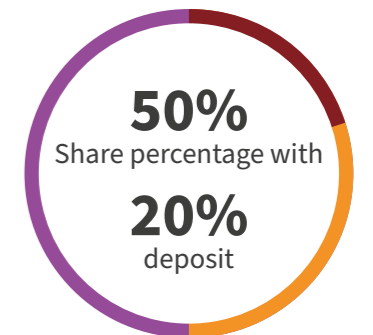
You'll need a minimum level of income and savings, the amount will be determined by the value of the home you want to buy, your personal circumstances, and your lender's requirements, but depending on which lender you use, the deposit can be as little as 5% of the share value. If you want to see what 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
- Being in permanent employment
- 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:	35%
Deposit Amount:	5%
(£3,500)	
Mortgage Term:	30 years
Interest Rate:	5%
Share Value	£70,000
Mortgage amount	£66,500
Monthly Mortgage Costs:	£357
Monthly Rental Costs:	298
Total monthly costs:	£655

Find out your results now at plumlife.co.uk

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



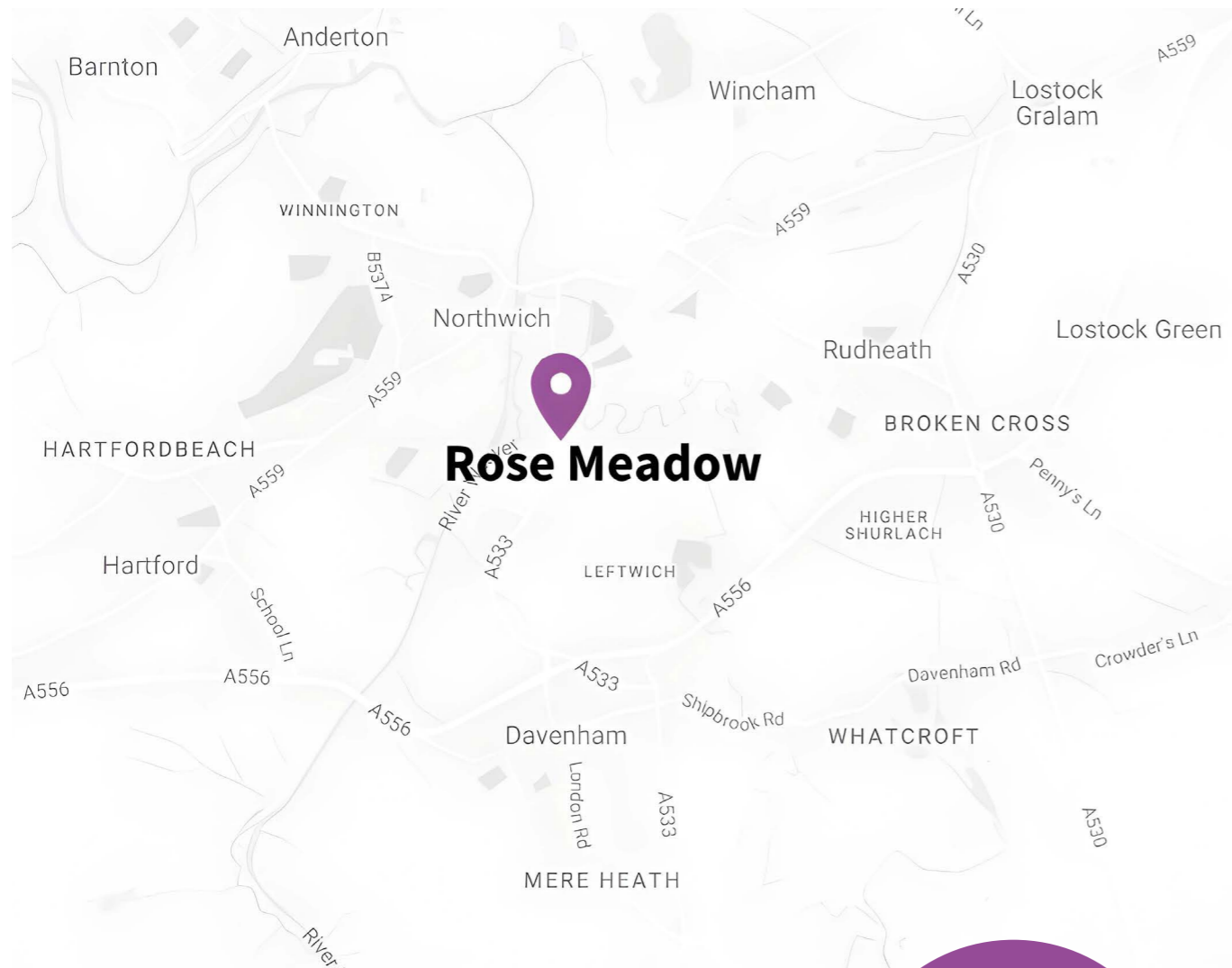
“We wanted our daughters to have their own bedrooms, an outdoor place to play and to be local to shops and activities for them. It feels great to be able to invest in our own equity and to have something to call our own.

Suzanne & Daniel

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 Suzanne, 35, and Daniel, 41 found out.

Find out how Suzanne and Daniel found their dream home, thanks to Plumlife Homes and Shared Ownership at plumlife.co.uk/customer-stories





How to find us

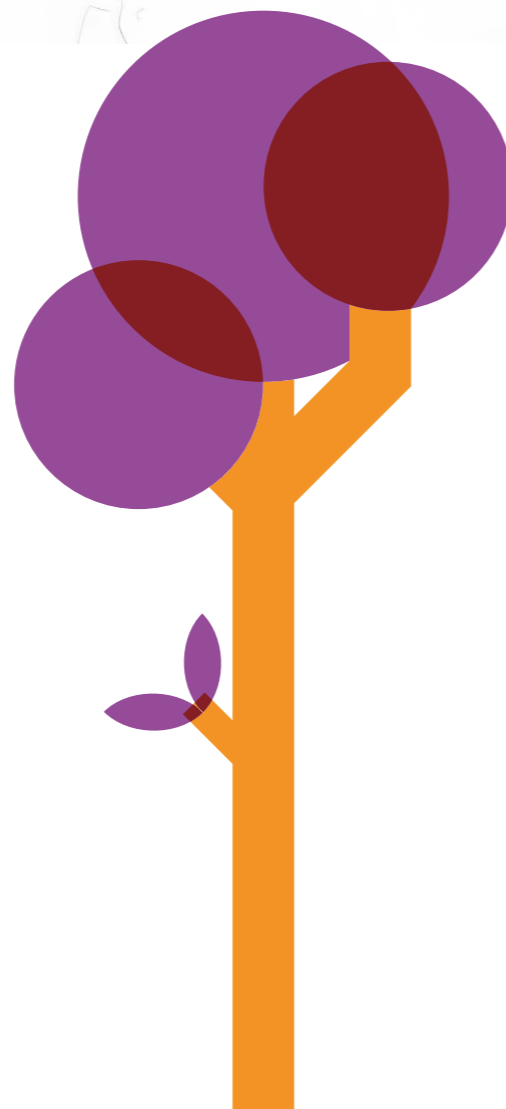
Book your appointment and see how we can help you find your new home

Northwich has an array of excellent transport options - whether that be bus, train or plane. For drivers this new development is within short reach of the M56 which links you easily to the likes of South Manchester and Chester, and for those journeys slightly further afield the M6 is also incredibly accessible.

To reach us from the A533 you'll need to turn off onto London Road, then take the next turning onto Artisan Way, which leads into the development.

The development is a:

- 18 minute walk to Northwich Train Station
- 15 minute walk from London Road Bus Stop



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.

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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