

Woodford Garden Village



2 & 3 bedroom homes available
through Shared Ownership

People. Places. Purpose.

Plumlife
homes 



Welcome to Woodford Garden Village

We're delighted to welcome you to a modern collection of 2 and 3 bedroom homes at Woodford Garden Village, which will be available to purchase through the Shared Ownership scheme.

The charming village of Woodford is becoming an in demand place to live for singles, couples and families alike. Residing here means you'll feel the benefits of being within close proximity to the bustling towns of Bramhall and Poynton, whilst still getting to experience the real village character that Woodford has to offer.

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 home-buyers can buy a share of the home that they can afford and then pay rent on the remaining share.





Woodford, Stockport

Living in Woodford, you certainly won't be short of things to keep you occupied. There are a vast range of attractive amenities on offer locally, including fabulous restaurants and pubs such as Woodford Garden Village's very own The Aviator. Take just a 5 minute stroll and you'll also find a small convenience store and Notcutts Garden Centre, which includes a popular café.

For those with children, look no further as there are numerous 'Outstanding' Ofsted rated primary schools within the area such as Lostock Hall Primary School and Queensgate Primary School. Even closer to home, a brand new school has been built on the Woodford Garden Village development and is open and ready to accept brand new students!



Nearby to Woodford Garden Village

- | | | | |
|----------------------------------|----------|-------------------------------|----------|
| The Aviator Pub | 🚶 2 mins | Notcutts Garden Centre | 🚶 4 mins |
| Woodford Primary School | 🚶 2 mins | Avro Heritage Museum | 🚶 4 mins |
| Budgens convenience store | 🚶 4 mins | Avro Golf Club | 🚶 5 mins |
| | | Bramhall High School | 🚶 8 mins |

Getting around Woodford

Connected to Greater Manchester

- 42B bus to Piccadilly Gardens 🚶 5 mins
- Bramhall Train Station 🚆 6 mins
- Wilmslow 🚆 9 mins
- Stockport 🚆 28 mins



Did you know?

Something you might not know is that Woodford is renowned for its aviation history – this very development was built on the former Aerodrome complex, considered to be a major historical landmark. In fact, you'll find that the names of some of the aircraft and the people associated with them are now street names on this site!



Woodford Garden Village



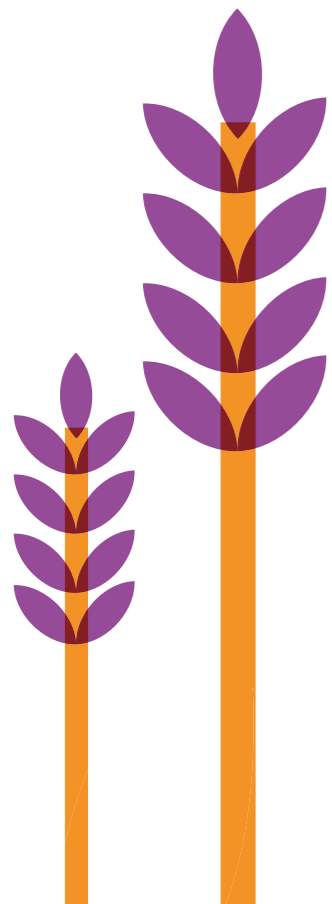
The Avon

2 bedroom home
Plots 616, 617, 664, 665, 667, 684,
742, 743, 744, 745, 746



The Dart

3 bedroom home
Plots 618, 619





The Avon

2 bedroom home

Plots: 616, 617, 664, 665, 667, 684 742, 743, 744, 745, 746

Sq.m: 680

Sq.f: 63.17



Ground Floor

Living/Diner

Metres: 3.8 x 3.8

Feet: 12.4 x 12.4

W/C

Metres: 1.2 x 1.6

Feet: 3.9 x 5.2

Kitchen

Metres: 2.8 x 1.9

Feet: 9.1 x 6.2



First Floor

Master Bedroom

Metres: 3.3 x 3.4

Feet: 10.8 x 11.1

Bathroom

Metres: 2.0 x 1.7

Feet: 6.5 x 5.5

Second Bedroom

Metres: 2.4 x 3.8

Feet: 7.8 x 12.4



Disclaimer

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The Dart

3 bedroom home

Plots: 618, 619

Sq.m: 905

Sq.ft: 84.1



Ground Floor

Living

Metres: 4.4 x 3.0

Feet: 14.4 x 9.8

W/C

Metres: 1.9 x 1.1

Feet: 6.2 x 3.6

Kitchen/Diner

Metres: 3.2 x 4.6

Feet: 10.4 x 15.0



First Floor

Master Bedroom

Metres: 4.4 x 2.4

Feet: 14.4 x 7.8

Bathroom

Metres: 1.7 x 2.0

Feet: 5.5 x 6.5

Second Bedroom

Metres: 4.5 x 2.4

Feet: 14.7 x 7.8

Third Bedroom

Metres: 3.3 x 2.1

Feet: 10.8 x 6.8



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Specification

Kitchen

- Contemporary fitted Symphony kitchens
- Electric oven, ceramic hob & extractor hood in stainless steel finish
- Integrated fridge/freezer
- Stainless steel splash back to hob area
- Tarkett 'Goliath' vinyl flooring

Bathroom

- Porcelanosa wall tiles
- Chrome heated towel rails
- Shower over the bath
- Tarkett 'Goliath' vinyl flooring

Internal features

- Crown Trade Covermatt finish to walls in 'Pale Cashew'
- Brushed steel ironmongery to doors
- Patio doors to the rear
- LED downlights to kitchen and bathrooms
- Mains wired smoke alarm
- TV sockets to master bedroom and lounge

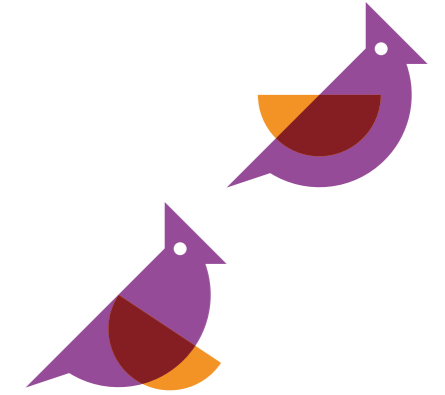


External features

- Fully turfed gardens
- Full height fencing
- Driveway to every property
- Electric car charging point
- External lights to front and rear of the property

General

- 10 Year NHBC New Homes Warranty
- Daikin Air Source Heat Pump



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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 25-75% and then you'll pay

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

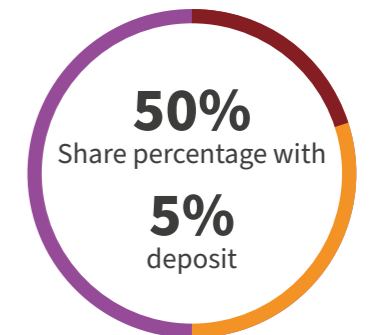
You'll need a minimum level of income and savings, the amount will be determined by the value of the home you want to buy, your personal circumstances, and your lender's requirements, but depending on which lender you use, the deposit can be as little as 5% of the share value. If you want to see what 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:	50%
Share Value	£100,000
Deposit Amount: (£5,000)	5%
Mortgage Term:	30 years
Interest Rate:	5%
Mortgage amount	£95,000
Monthly Mortgage Costs:	£510
Monthly Rental Costs:	£229.17
Total monthly costs:	£739.17

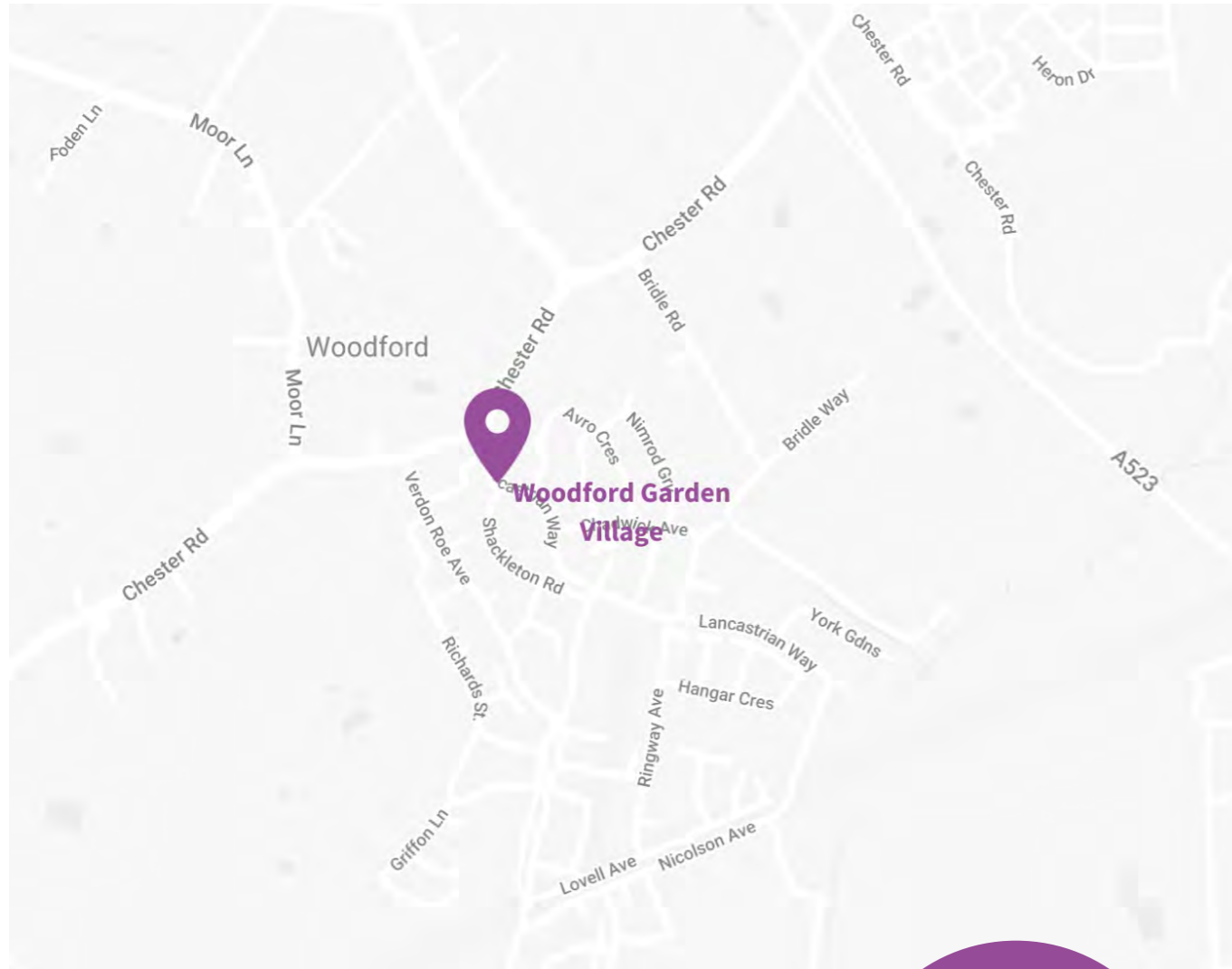
Find out your results now at plumlife.co.uk

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



“I always thought that Shared Ownership properties were for first time buyers, so when I realised I was eligible, it was like all my prayers had been answered! It meant I was financially able to leave my relationship and buy a property in an area I wanted to live.”
Lucy

Being handed the keys to her new home was the end of Lucy's five-year long journey to independence following a relationship break-up. Find out how Lucy found her dream home, thanks to Plumlife Homes and Shared Ownership at plumlife.co.uk/customer-stories



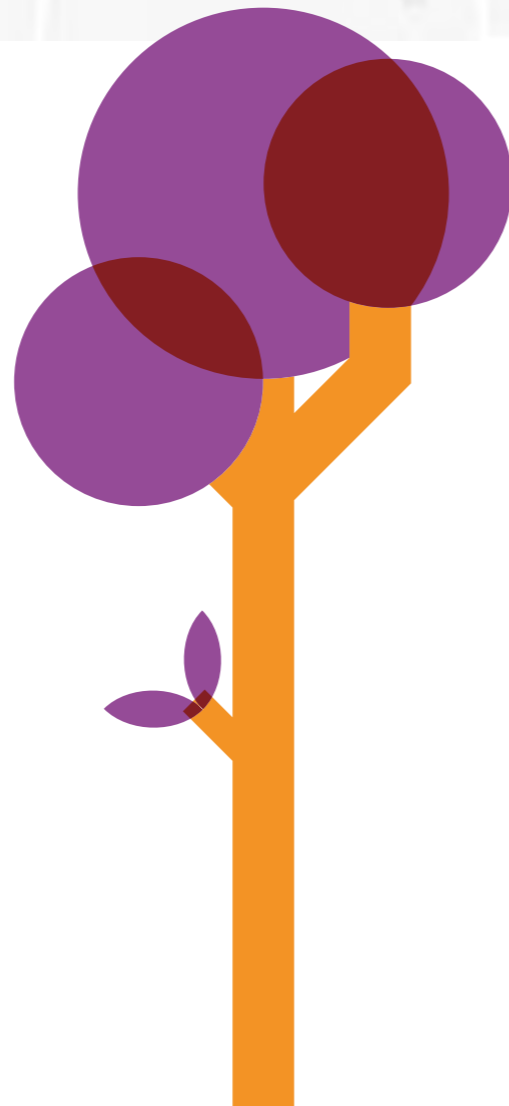
How to find us

This attractive location provides excellent transport links by road into Manchester City Centre via the A34, and benefits from good public transport options too. Bramhall train station is just 1.6 miles from the development, offering direct routes to both Stockport and Manchester, so you'll be within easy reach of both to accommodate work and leisure.

The development is situated just off Chester Road, opposite Notcutts Garden Centre. The entrance to the development is down Lancastrian Way.

The development is a:

- 5 minute walk to the 42B bus stop into Piccadilly
- 6 minute drive to Bramhall 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.

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