

Francis Place

People. Places. Purpose.





Welcome to Francis Place

We're delighted to welcome you to Francis Place, a fabulous collection of two, three, and four bedroom homes situated in the up and coming town of Walkden.

Whether you are setting up your first home or looking for more space for your growing family, Walkden has it all. In addition to the breadth of existing popular shops, restaurants and bars, it was recently announced that the town centre is set to undergo a huge £15M re-development plan so it's a great time to snap up a home in this area.

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



Walkden, Manchester

Described as “one of the most sought-after suburbs in the UK” life in Walkden is not one you want to miss out on, situated just a stone’s throw away from the leafy Worsley village and home to the iconic RHS Garden Bridgewater it is a great place to settle down.

Known for having a real sense of community, Walkden is home to many charities and voluntary groups. If you live here you’ll find yourself with lots of opportunities to get involved and help the local area continue to thrive. One business that has proved particularly popular with residents is a fantastic zero-waste shop known as ‘The Dispensary’ who are proudly eco-friendly!





Nearby to Francis Place

- Blackleach Country Park**  2 mins
- Aldi**  8 mins



Ellesmere Shopping Centre

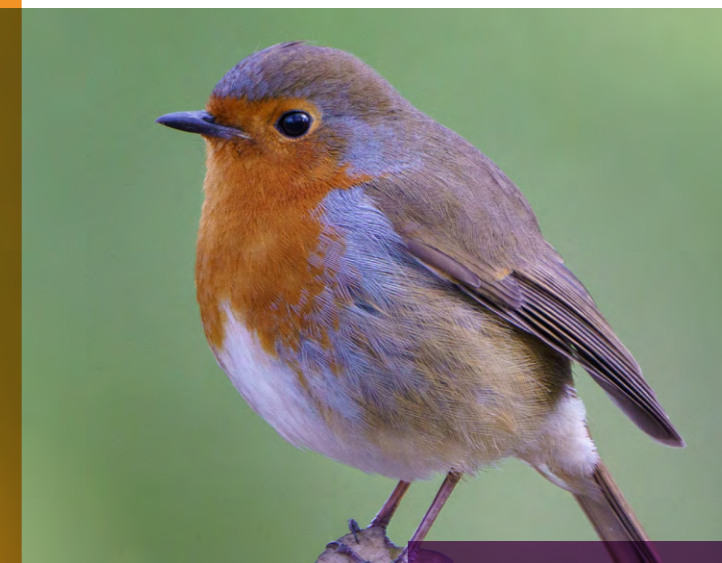
- Walkden Medical Centre**  15 mins
- Worsley Leisure Centre**  19 mins

North Walkden Primary School

- Kearsley Academy Secondary School**  24 mins
- RHS Garden Bridgewater**  14 mins

Getting around Walkden

- Walkden Train Station  21 mins
- 37 bus stop to/from Bolton  8 mins



Did you know?

Walkden is historically part of the township of Worsley which was part of the manor owned by Francis Egerton, 3rd Duke of Bridgewater. In the 1700’s Edgerton took a trip around Europe and was wowed by their canal systems so decided to bring the idea back to England. As a result he created the Bridgewater Canal in order to easily transport coal from his mines in Worsley to the City Centre in Manchester.

We decided to pay tribute and name this development ‘Francis Place’ as a nod to the 3rd Duke of Bridgewater and his revolutionary work in this period of history, without which the infamous Bridgewater Canal would not exist!



Francis Place



The Cork

2 Bedroom home
Plots 35, 36, 42, 43, 60, 61



The Ellesmere

3 Bedroom home
Plots 31, 32, 33, 34, 47, 48, 62, 63, 67, 68, 69



The Birch

3 Bedroom home
Plots 51, 52, 53, 74, 75, 76, 78, 79, 80



The Aspen

3 Bedroom home
Plots 30, 50, 56, 70, 77, 87, 91



The Dee

4 Bedroom home
Plots 28, 29, 37, 64, 65, 66





The Cork

2 Bedroom home
 Plots: 35, 36, 42, 43, 60, 61
 68.1 Sq.m
 734 Sq.f



Ground Floor

Lounge/Diner
 Meters: 4.7 x 4.3
 Feet: 15.4 x 14.1

W/C
 Meters: 1.2 x 2
 Feet: 3.9 x 6.5

Kitchen
 Meters: 3.1 x 2.1
 Feet: 10.1 x 6.8



First Floor

Master Bedroom
 Meters: 4.3 x 3.3
 Feet: 14.1 x 10.8

Bathroom
 Meters: 1.9 x 1.9
 Feet: 6.2 x 6.2

Second Bedroom
 Meters: 4.3 x 2.8
 Feet: 14.1 x 9.1



Disclaimer
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The Ellesmere

3 Bedroom home
 Plots: 31, 32, 33, 34, 47, 48, 62, 63, 67, 68, 69
 79.4 Sq.m
 855 Sq.f



Ground Floor

Lounge
 Meters: 4.8 x 3
 Feet: 15.7 x 9.8

W/C
 Meters: 1.9 x 1
 Feet: 6.2 x 3.2

Kitchen/Diner
 Meters: 5.4 x 3.4
 Feet: 17.7 x 11.1



First Floor

Master Bedroom
 Meters: 3 x 3.3
 Feet: 9.8 x 10.8

Bathroom
 Meters: 1.8 x 1.7
 Feet: 5.9 x 5.5

Second Bedroom
 Meters: 3.1 x 2.7
 Feet: 10.1 x 8.8

Third Bedroom
 Meters: 2.6 x 1.9
 Feet: 8.5 x 6.2



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The Birch

3 Bedroom home

Plots: 51, 52, 53, 74, 75, 76, 78, 79, 80
83.5 Sq.m
899 Sq.f



Ground Floor

Lounge

Meters: 4.9 x 3.1
Feet: 16.0 x 10.1

W/C

Meters: 2 x 1
Feet: 6.5 x 3.2

Kitchen/Diner

Meters: 5.1 x 2.7
Feet: 16.7 x 9.8



First Floor

Master Bedroom

Meters: 4.2 x 2.7
Feet: 13.7 x 8.8

Bathroom

Meters: 2 x 2
Feet: 6.5 x 6.5

Second Bedroom

Meters: 2.7 x 3
Feet: 8.8 x 9.8

Third Bedroom

Meters: 2 x 3.2
Feet: 6.5 x 10.4



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The Dee

4 Bedroom home

Plots: 28, 29, 37, 64, 65, 66
98.6 Sq.m
1061.3 Sq.f



Ground Floor

Lounge

Meters: 4.4 x 3.5
Feet: 14.4 x 11.6

W/C

Meters: 1 x 2
Feet: 3.2 x 6.5

Kitchen/Diner

Meters: 5.9 x 3.8
Feet: 19.3 x 12.4



First Floor

Master Bedroom

Meters: 3.1 x 3.1
Feet: 10.1 x 10.1

Fourth Bedroom

Meters: 2.6 x 2.1
Feet: 8.5 x 6.8

Second Bedroom

Meters: 3.2 x 3.1
Feet: 10.4 x 10.1

Bathroom

Meters: 2 x 2
Feet: 6.5 x 6.5

Third Bedroom

Meters: 2.7 x 2.1
Feet: 8.8 x 6.8



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The Aspen

3 Bedroom home

Plots: 30, 50, 56, 70, 77, 87, 91

83.5 Sq.m

899 Sq.f



Ground Floor

Lounge/Diner

Meters: 4.9 x 5.4
Feet: 16.0 x 17.7

W/C

Meters: 2.2 x 1
Feet: 7.2 x 3.2

Kitchen

Meters: 2.8 x 2.7
Feet: 9.1 x 8.8



First Floor

Master Bedroom

Meters: 4.2 x 2.7
Feet: 13.7 x 8.8

Bathroom

Meters: 2 x 2
Feet: 6.5 x 6.5

Second Bedroom

Meters: 4 x 2.7
Feet: 13.1 x 8.8

Third Bedroom

Meters: 2 x 3.2
Feet: 6.5 x 10.4



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Specification

Kitchen

- Contemporary fitted Symphony kitchens
- Electric oven, induction hob & extractor hood in stainless steel finish
- Integrated Fridge/Freezer
- Stainless steel bowl and half sink
- Plumbing for washing machine
- Glass splash back to hob area

Bathroom

- Contemporary white sanitary ware
- Porcelanosa wall tiles to bathroom, en-suite & cloaks
- Chrome heated towel rails to bathroom & en-suite

General

- 10 Year LABC New Homes Warranty
- Combination Boiler – Baxi Potterton Assure

Internal features

- Brilliant white finish to walls
- Brushed steel ironmongery to doors
- Patio/french doors

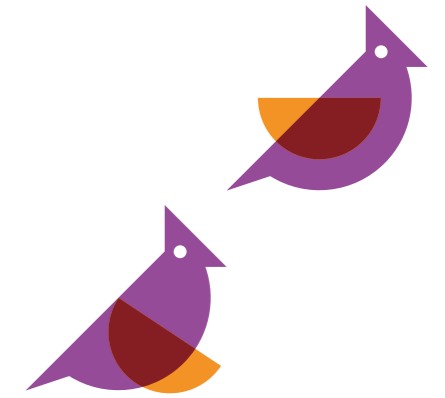


External Features

- Fully turfed gardens
- Full height fencing
- Electric car charging point

Electrical

- LED downlights to kitchen & bathrooms
- USB sockets to master bedroom and kitchen
- External lights to front and rear of the property
- Mains wired smoke alarm
- TV sockets to master bedroom and lounge



Find out more at
plumlife.co.uk



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What is Shared Ownership?

Stepping into a new home that belongs to you can be 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, you can buy from as little as 10% of a home, if this is the share level that's affordable to you subject to eligibility checks and our approval.

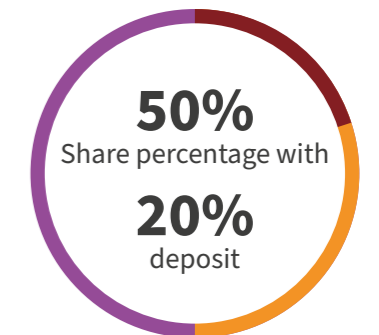
You'll need a minimum level of income and savings, the amount will be determined by the value of the home you want to buy, your personal circumstances, and your lenders requirements, but depending on which lender you use, the deposit can be as little as 5% of the share value. If you want to see what 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.



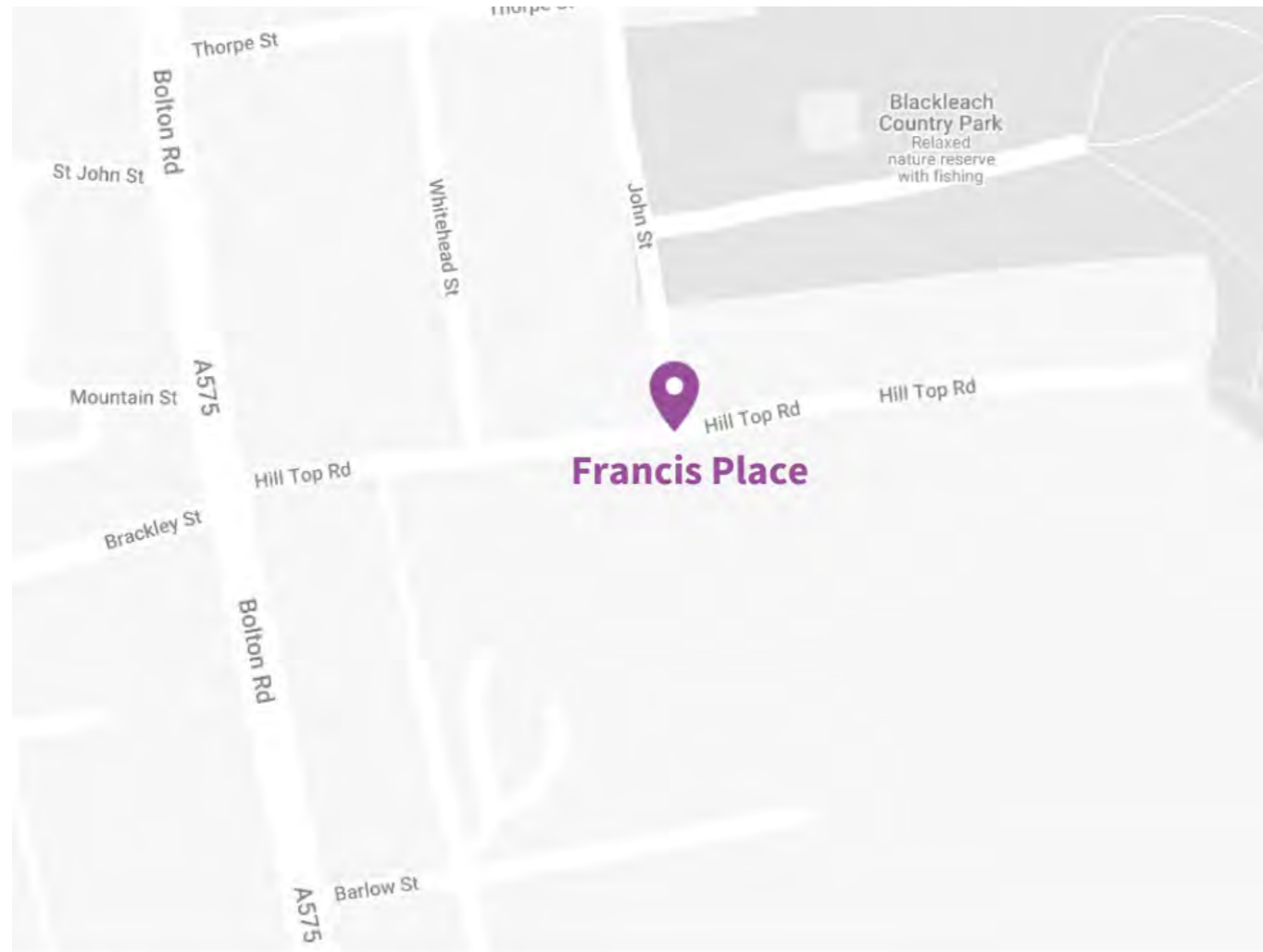
Example borrowing*

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:	£100,000
Share Percentage:	50%
Deposit Amount:	20%
(£20,000)	
Mortgage Term:	30 years
Interest Rate:	5%
Share Value	£50,000
Mortgage amount	£40,000
Monthly Mortgage Costs:	£215
Monthly Rental Costs:	115
Total monthly costs:	£330

Find out your results now at plumlife.co.uk

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



How to find us

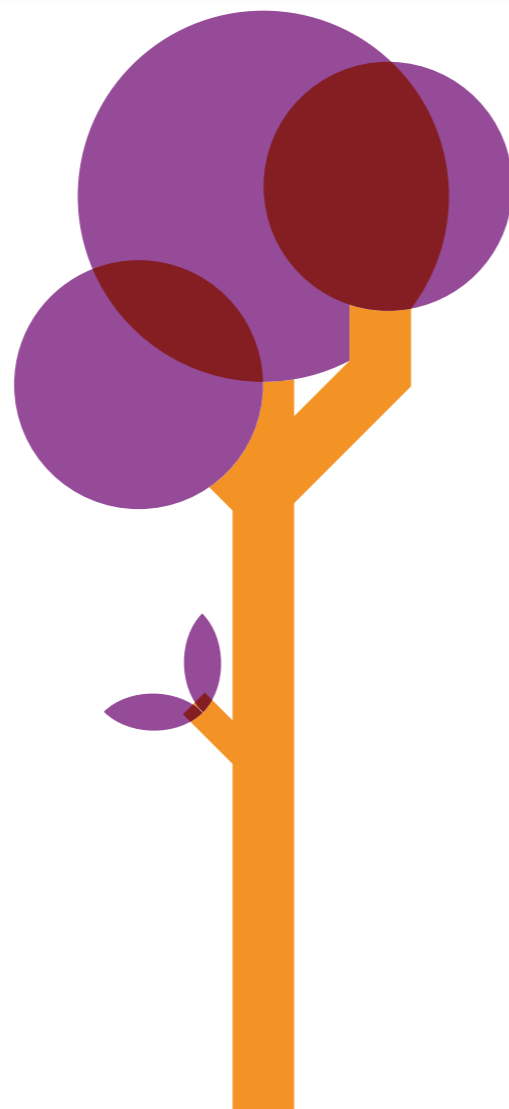
Pop in and see how we can help you find your new home.

Walkden is well connected for commuters, situated close to the M61 and the M60 Manchester ring road for convenient travel across Greater Manchester. The local train station is less than a mile from Francis Place offering frequent Northern Rail services to Manchester City centre, Wigan and further afield. In addition, a number of bus services operate in the area with routes to Bolton, Manchester, Eccles and Trafford Park.

To reach us head towards Walkden Town Centre, once you're nearby you'll need to exit the A575 onto Hilltop Road, drive to the end of this road and you'll reach us at Francis Place. The development is right by Blackleach Country Park.

The development is a:

- 21 minute walk to Walkden Train Station
- 8 minute walk to the nearest bus top



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 homeownership 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

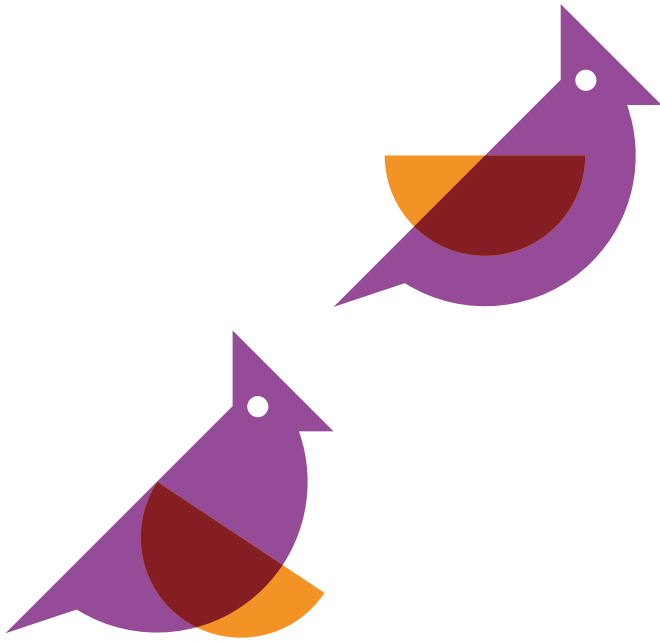
The number of homes that we manage, alongside our parent company Great Places Housing Group

60

The number of years that Plumlife's parent company has operated, albeit under a different name!

£100k

The amount we invest annual into a network of community centres



Contact us

Call us on

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Visit

plumlife.co.uk

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