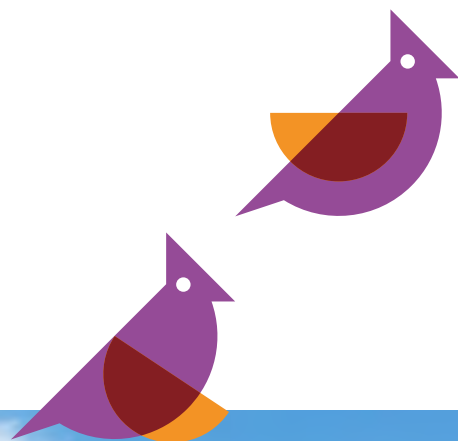


Crosby Mews



2 & 3 bedroom homes available
through Shared Ownership

People. Places. Purpose.





Welcome to Crosby Mews

We're delighted to welcome you to Crosby Mews, a stunning collection of two- and three-bedroom homes located right in the heart of Walkden.

Renowned for its rich industrial heritage, Walkden has evolved into a bustling residential hub with a distinct character and charm. Walkden is known for its diverse array of amenities, catering to the needs of residents and visitors alike. The vibrant town centre is a focal point, offering a variety of shops, restaurants, and cafes, ensuring that there's something for everyone.

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

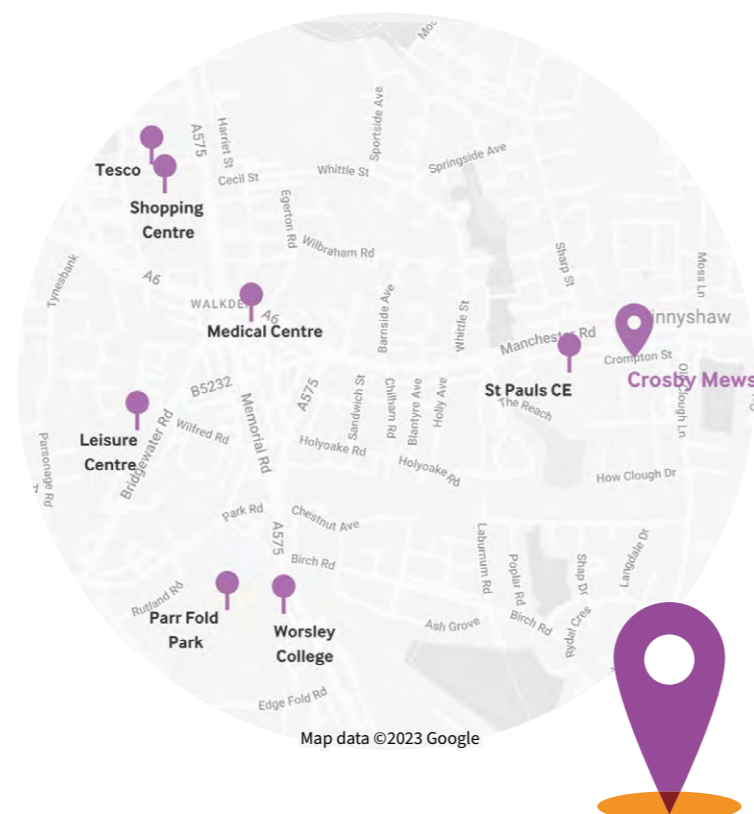




Walkden, Salford

Life in Walkden ensures excellent connectivity to nearby urban centres such as Manchester and Salford, offering residents access to a wide range of employment opportunities, entertainment options, and cultural attractions. With its convenient transport links, including bus services and the nearby railway station, accessing neighbouring areas and the city centre is effortless, making Walkden an attractive place to live and explore.

Additionally, the area is home to several parks and green spaces, providing opportunities for outdoor recreation and leisure activities. Whether you're strolling through its historic streets, enjoying a meal at a local eatery, or simply taking in the scenic surroundings, this town offers a unique blend of urban convenience and suburban tranquillity. With its charming community and convenient amenities, what more could one possibly ask for?



Nearby to Crosby Mews

- | | | | |
|----------------------------------|---------|-------------------------------|--------|
| St Pauls CE Primary | 3 mins | Walkden Medical Centre | 5 mins |
| Parr Fold Park | 22 mins | Worsley Leisure Centre | 5 mins |
| Tesco Extra | 5 mins | Worsley College | 5 mins |
| Ellesmere Shopping Centre | 5 mins | | |

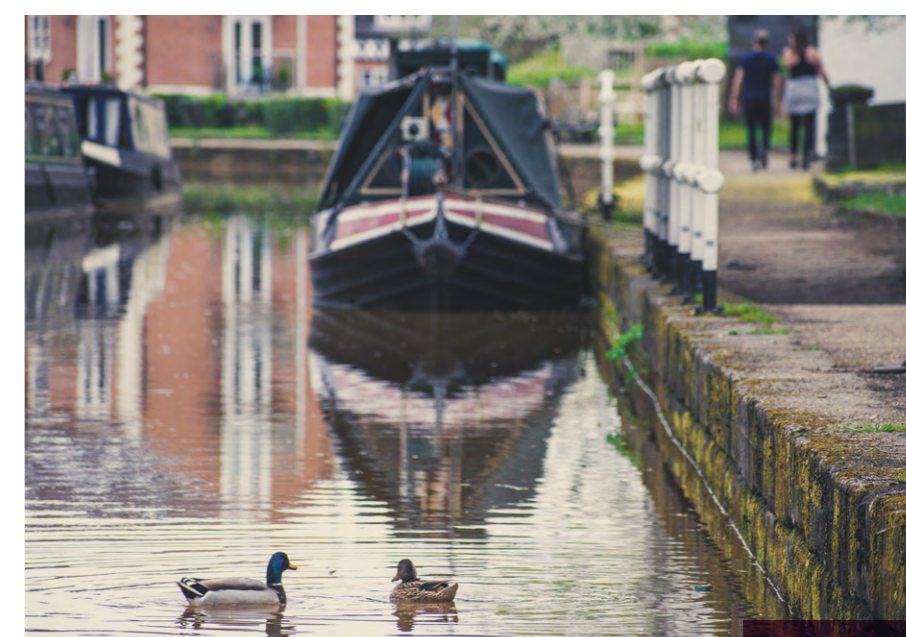
Getting around Walkden

- 36/37 bus stop to/from Bolton 2 mins
- Walkden train station 16 mins
- Moorside train station 4 mins
- M60 motorway 8 mins



Did you know?

Did you know that Walkden played a significant role in the cotton industry during the Industrial Revolution? In the 19th century, Walkden became a bustling hub of cotton production, with numerous mills springing up across the landscape. The town's proximity to water sources and transportation routes made it an ideal location for textile manufacturing. As the cotton industry boomed, Walkden witnessed a rapid expansion in population and infrastructure, transforming into an industrial powerhouse.



Crosby Mews



The Hargreaves

3 bedroom home
Plot 1



The Springfield

2 bedroom home
Plots 2, 3



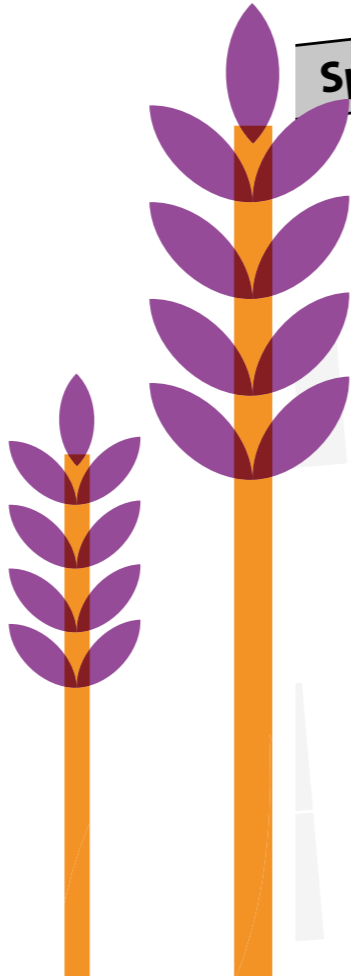
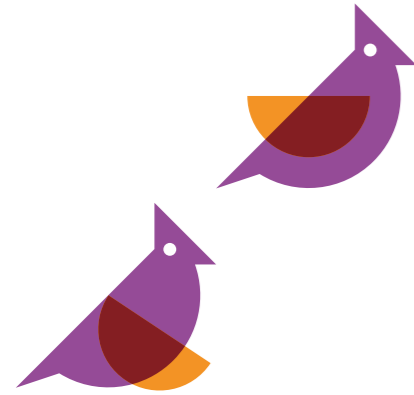
The Crompton

2 bedroom home
Plot 4



The Taylor

3 bedroom home
Plot 5



Spring Clough Drive





The Hargreaves

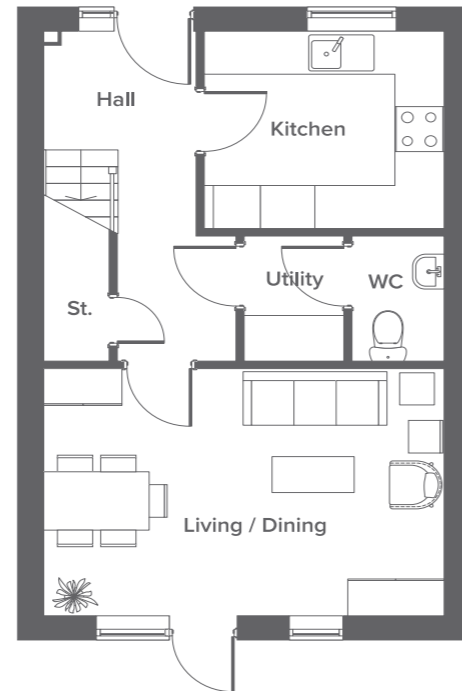
3 bedroom home

Plot: 1
Sq.m: 893
Sq.ft: 83



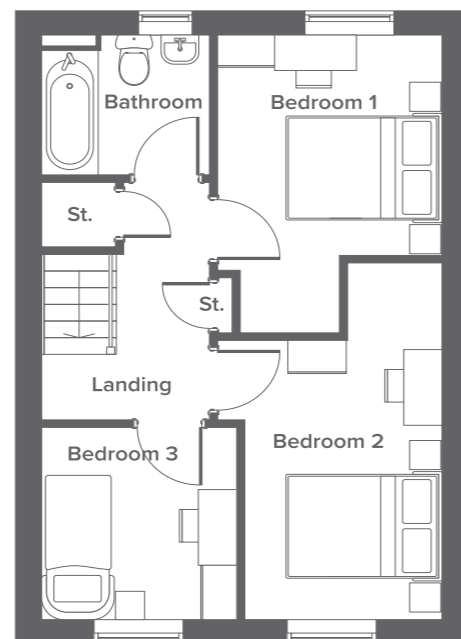
Ground Floor

Living/Diner Metres: 5.1 x 3.4 Feet: 16.7 x 11.1	W/C Metres: 1.6 x 1.1 Feet: 5.2 x 3.6
Kitchen Metres: 3 x 2.7 Feet: 9.8 x 8.8	Utility Metres: 1.6 x 1.2 Feet: 5.2 x 3.9



First Floor

Master Bedroom Metres: 4.1 x 2.8 Feet: 13.4 x 9.1	Bathroom Metres: 2.1 x 1.9 Feet: 6.8 x 6.2
Second Bedroom Metres: 4.9 x 2.5 Feet: 16.0 x 8.2	
Third Bedroom Metres: 2.6 x 2.6 Feet: 8.5 x 8.5	



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The Springfield

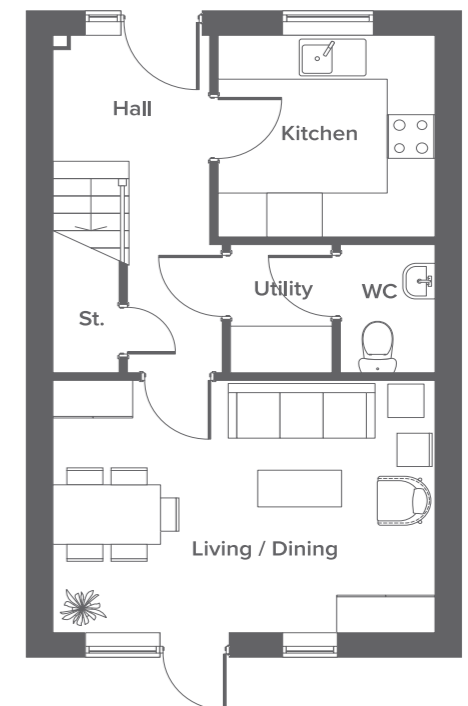
2 bedroom home

Plots: 2, 3*
Sq.m: 822
Sq.ft: 76.4



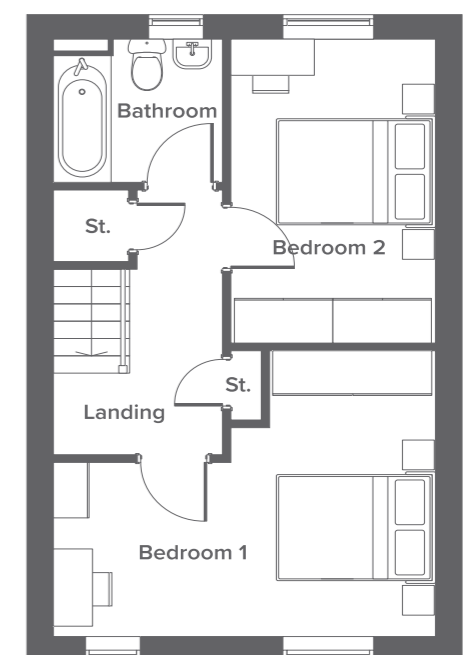
Ground Floor

Living/Diner Metres: 4.8 x 3.4 Feet: 15.7 x 11.1	W/C Metres: 1.6 x 1.1 Feet: 5.2 x 3.6
Kitchen Metres: 2.7 x 2.7 Feet: 8.8 x 8.8	Utility Metres: 1.6 x 1.2 Feet: 5.2 x 3.9



First Floor

Master Bedroom Metres: 4.8 x 3.6 Feet: 15.7 x 11.8	Bathroom Metres: 2.1 x 1.9 Feet: 6.8 x 6.2
Second Bedroom Metres: 4.1 x 2.5 Feet: 13.4 x 8.2	



***Please Note**
While Plot 3 will be the same layout, the overall size of this plot will be 77.6 m2, so some dimensions, will be slightly larger than shown above. Please speak to a sales advisor for more details.

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The Crompton

2 bedroom home

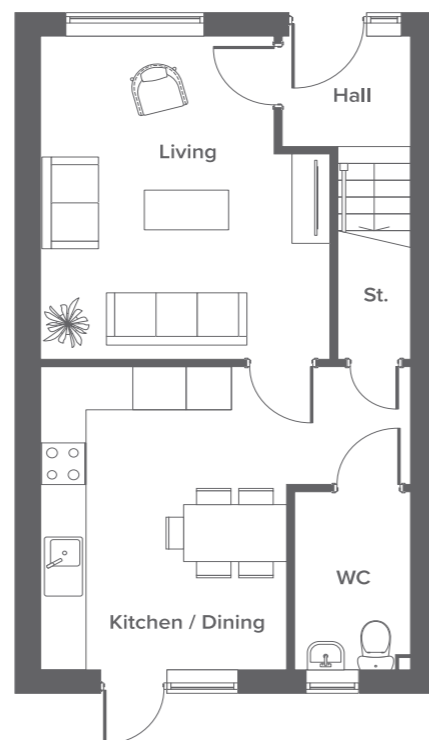
Plot: 4
Sq.m: 939
Sq.ft: 87.2



Ground Floor

Kitchen/Diner **W/C**
Metres: 4.2 x 3.2 Metres: 2.5 x 1.4
Feet: 13.7 x 10.4 Feet: 8.2 x 4.5

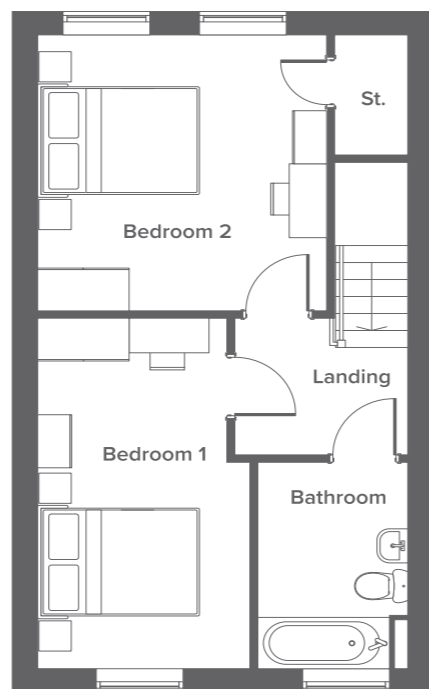
Living
Metres: 4.5 x 3.7
Feet: 14.7 x 12.1



First Floor

Master Bedroom **Bathroom**
Metres: 4.9 x 2.7 Metres: 2.9 x 1.7
Feet: 16.0 x 8.8 Feet: 9.5 x 5.5

Second Bedroom
Metres: 3.9 x 3.7
Feet: 12.7 x 12.1



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The Taylor

3 bedroom home

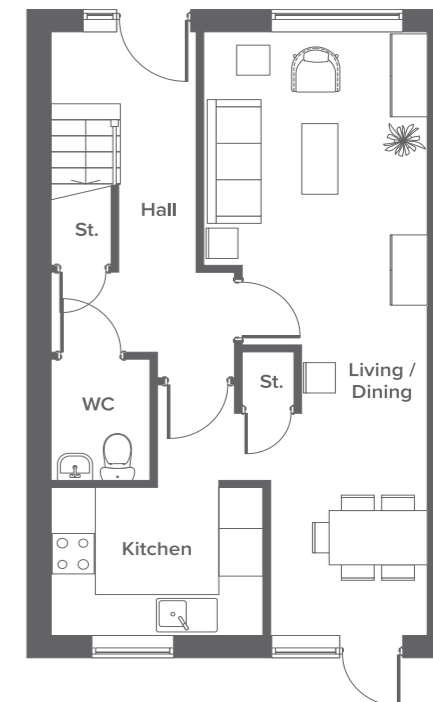
Plot: 5
Sq.m: 997
Sq.ft: 92.6



Ground Floor

Living/Diner **W/C**
Metres: 8.9 x 2.5 Metres: 1.7 x 1.3
Feet: 29.1 x 8.2 Feet: 5.5 x 4.2

Kitchen
Metres: 2.8 x 2.1
Feet: 9.1 x 6.8

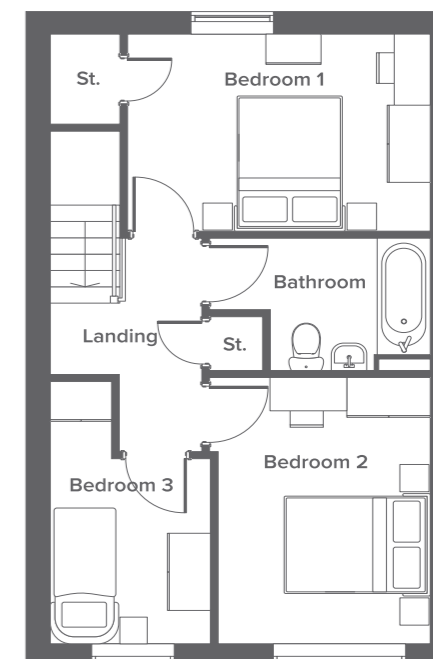


First Floor

Master Bedroom **Bathroom**
Metres: 4.1 x 2.8 Metres: 2.8 x 1.9
Feet: 13.4 x 9.1 Feet: 9.1 x 6.2

Second Bedroom
Metres: 3.9 x 2.8
Feet: 12.7 x 9.1

Third Bedroom
Metres: 3.8 x 2.1
Feet: 12.4 x 6.8



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Specification

Kitchen

- Contemporary fitted 'Moores' kitchen
- Electric oven, gas hob & extractor hood in stainless steel finish
- Integrated fridge/freezer
- Stainless steel bowl and half sink
- Plumbing for washing machine
- Splash back to hob area
- Polyflor vinyl flooring

Bathroom

- Contemporary white bathroom fittings
- Porcelanosa wall tiles to bathroom
- Chrome heated towel rails to bathroom
- Thermostatic shower
- Polyflor vinyl flooring

Internal features

- Brilliant white finish to walls
- Brushed steel ironmongery to doors
- LED downlights to kitchen and bathrooms
- USB sockets to master bedroom and kitchen
- Mains wired smoke alarm
- TV sockets to master bedroom and lounge

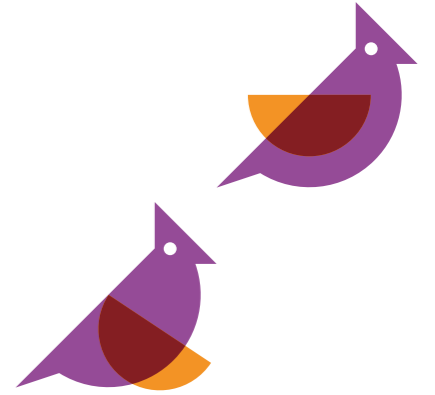


External features

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

General

- 10-year ICW New Homes Warranty
- 'A' rated Vaillant 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 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.

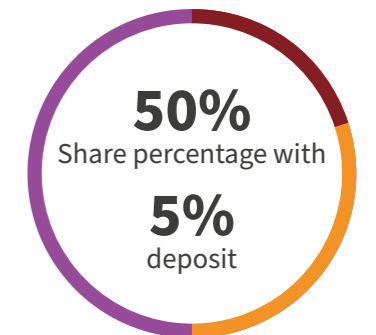
You'll need a minimum level of income and savings, the amount will be determined by the value of the home you want to buy, your personal circumstances, and your lender's requirements, but depending on which lender you use, the deposit can be as little as 5% of the share value. If you want to see what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



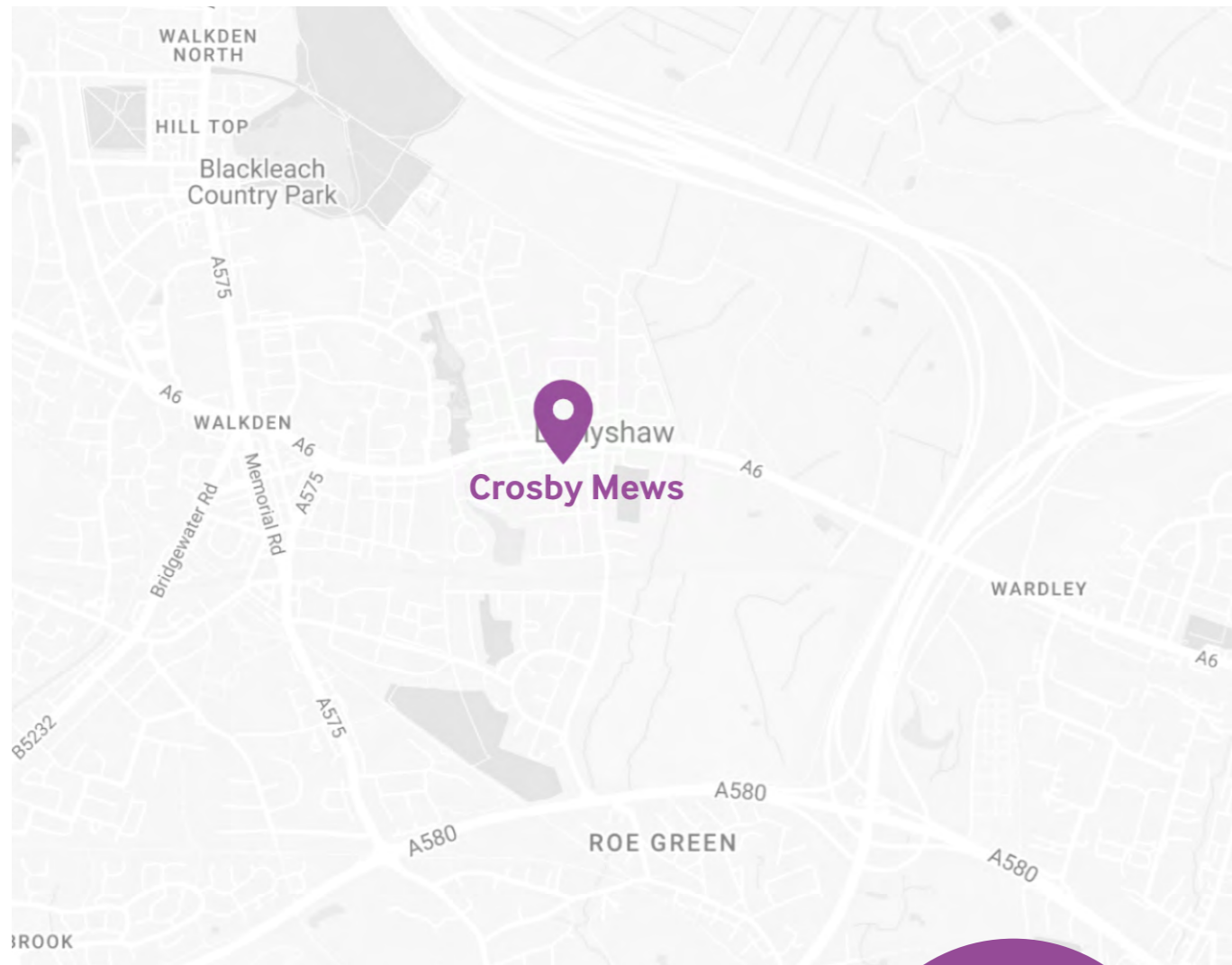
“We wanted our daughters to have their own bedrooms, an outdoor place to play and to be local to shops and activities for them. It feels great to be able to invest in our own equity and to have something to call our own.

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





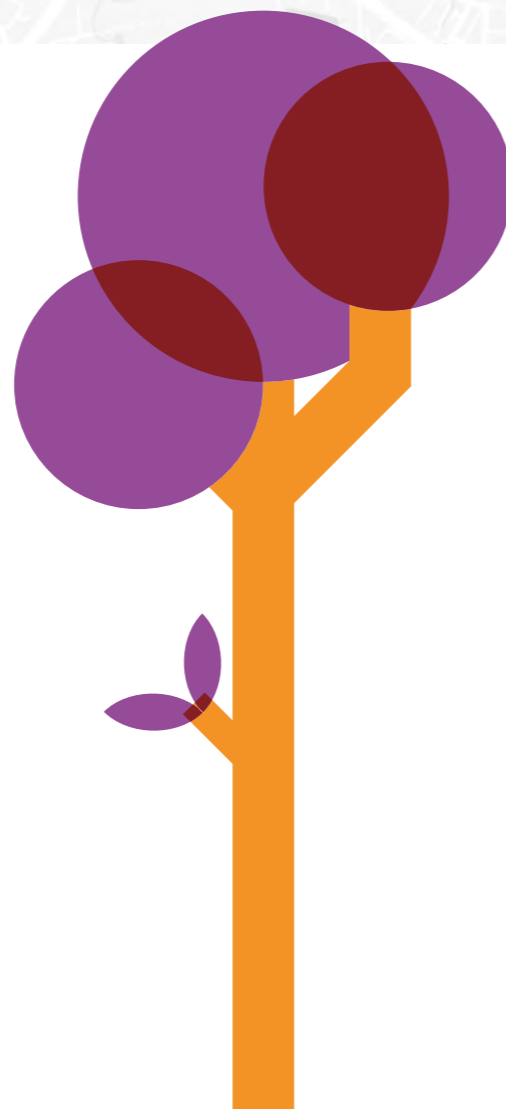
How to find us

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

Offering excellent transport links into the town centre, Crosby Mews is within walking distance of Walkden train station – perfect for commuters. In addition, the 36 and 37 busses into Bolton are right on your doorstep with services arriving frequently. The development is also well connected for road-users with the M61 and the M60 Manchester ring road nearby for convenient travel across the borough.

The development is a:

- 2 minute walk to the nearest bus stop
- 16 minute walk to Walkden 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.

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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