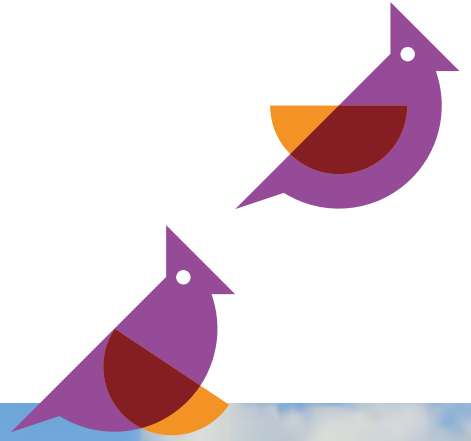


# The Fairways

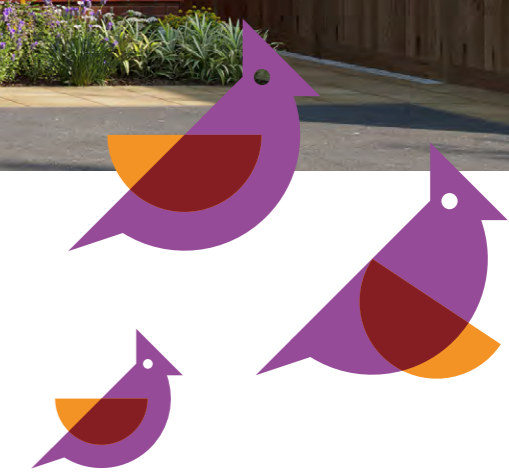


2, 3, & 4 bedroom homes available  
through Shared Ownership

People. Places. Purpose.







## Welcome to The Fairways

**We're delighted to welcome you to The Fairways, a stunning collection of two, three, and four bedroom homes in the desirable area of Little Hulton.**

Little Hulton features a range of local amenities, such as schools, healthcare facilities, and shopping options, ensuring residents have everything they need close by. With its friendly neighbourhoods and community-focused atmosphere, the area is an appealing choice for families and individuals seeking a well-rounded living environment.

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.

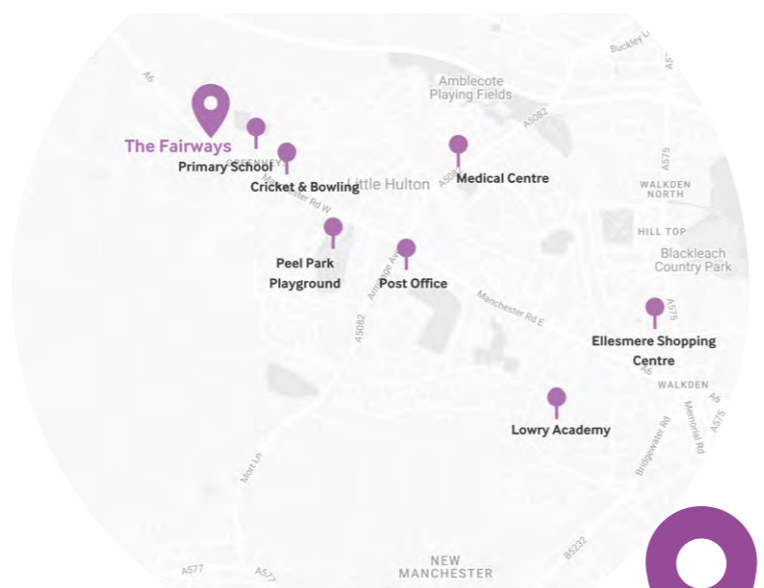




# Little Hulton, Manchester

For those seeking the perfect place to live, Little Hulton might just be the answer. With an abundance of green spaces and parks, the area is ideal for long walks, picnics with the family, or simply unwinding after a busy week at work. If you're into sports or staying active, you'll be delighted by the array of facilities available, from sports fields for a game of football to well-equipped leisure centres offering swimming pools and fitness classes to keep you fit.

With excellent schools, healthcare facilities, and shops just a stone's throw away, everything you need is right at your fingertips. The area also benefits from a well-connected transportation network which facilitates easy travel to neighbouring towns and cities, making it an attractive location for commuters and families alike. With its unbeatable combination of charm, amenities, and community spirit, it's no wonder Little Hulton is becoming an increasingly popular place to live!



Map data ©2023 Google

## Nearby to The Fairways

- |  |           |                                  |          |
|--|-----------|----------------------------------|----------|
| <b>Wharton Primary School</b>              | 🚶 7 mins  | <b>Cleggs Medical Practice</b>   | 🚶 4 mins |
| <b>Little Hulton Cricket &amp; Bowling</b> | 🚶 7 mins  | <b>Lowry Academy</b>             | 🚶 6 mins |
| <b>Peel Park playground</b>                | 🚶 16 mins | <b>Ellesmere Shopping Centre</b> | 🚶 8 mins |
| <b>Post Office</b>                         | 🚗 4 mins  |                                  |          |

## Getting around in Little Hulton

- 20 & 38 bus stop to Bolton & Manchester 🚶 4 mins
- Atherton train station 🚆 7 mins
- Walkden train station 🚆 8 mins



## Did you know?

Little Hulton was once the site of a significant medieval moated manor. Peel Hall, as it was known, dates back to at least the 13th century and was home to the prestigious de Hulton family. The remnants of this historical site are still visible today, and the area around it is steeped in local history, giving residents and visitors a glimpse into the region's medieval past.





# The Fairways



## The Irwell

2 Bedroom home  
Plots 29, 30, 31, 32, 33, 34



## The Lea

3 Bedroom home  
Plots 16, 17, 21, 22, 57,  
58, 63, 64



## The Blyth

3 Bedroom home  
Plots 18, 19, 55, 56, 61, 62



## The New Stamford

3 Bedroom home  
Plots 24, 25, 41, 42, 43, 44,  
69, 70, 73, 74



## The Ashop

3 Bedroom home  
Plots 59, 60, 65, 66



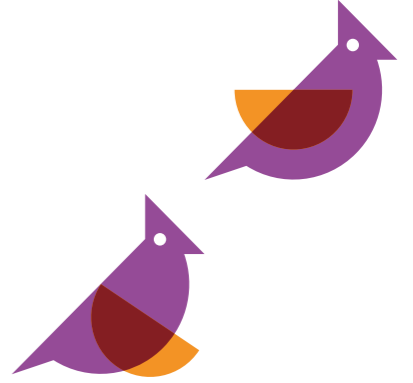
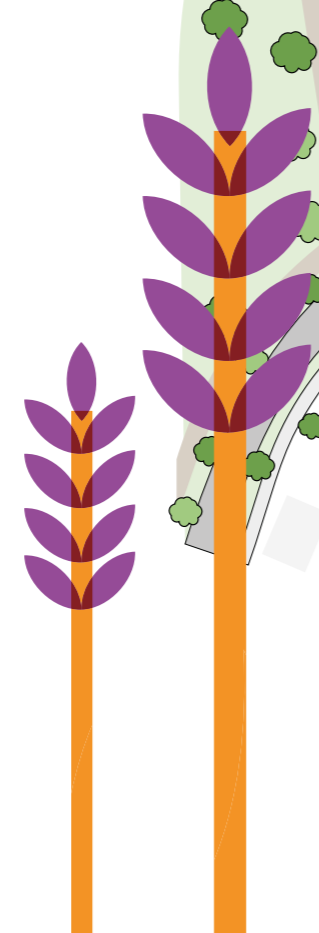
## The Ashop Alt

3 Bedroom home  
Plots 54, 68



## The Dunham

4 Bedroom home  
Plots 8, 9, 45, 71, 72





# The Irwell

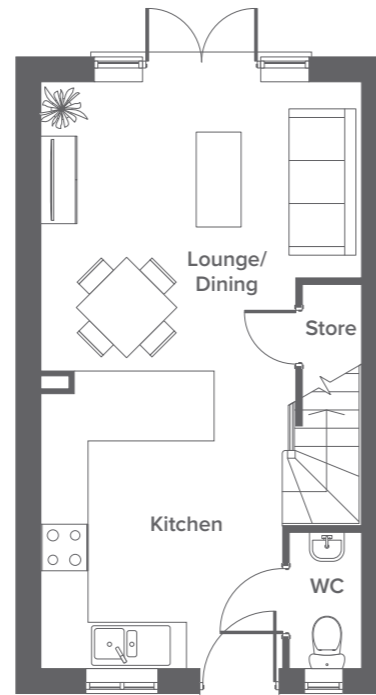
**2 Bedroom home**  
 Plots: 29, 30, 31, 32, 33, 34  
 Sq.m: 61.5  
 Sq.ft: 662



## Ground Floor

**Lounge/Diner**      **W/C**  
 Metres: 4.1 x 4.0      Metres: 0.9 x 1.7  
 Feet: 13.4 x 13.1      Feet: 2.9 x 5.5

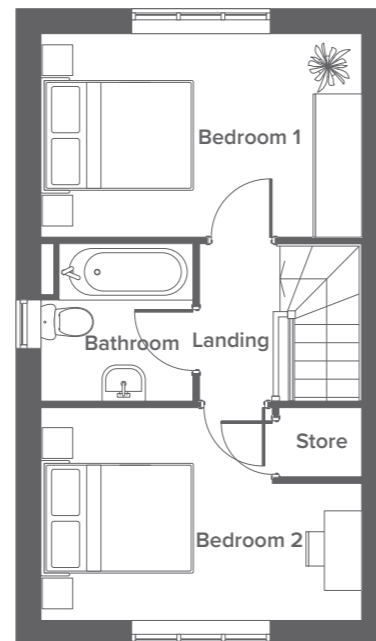
**Kitchen**  
 Metres: 3.1 x 3.6  
 Feet: 10.1 x 11.8



## First Floor

**Master Bedroom**      **Bathroom**  
 Metres: 4.1 x 4.0      Metres: 2.1 x 2.0  
 Feet: 13.4 x 13.1      Feet: 6.8 x 6.5

**Second Bedroom**  
 Metres: 4.1 x 2.7  
 Feet: 13.4 x 8.8



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# The Lea

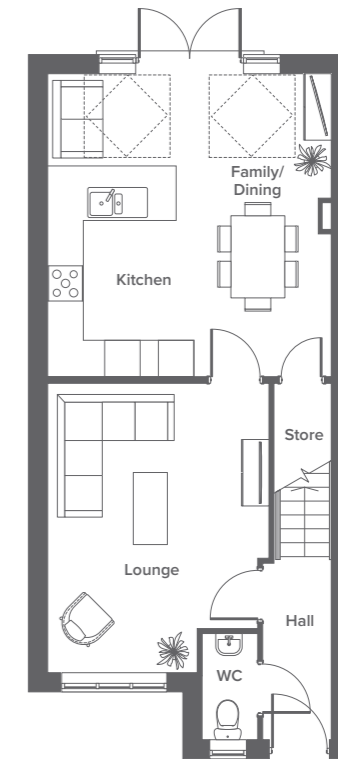
**3 Bedroom home**  
 Plots: 16, 17, 21, 22, 57, 58, 63, 64  
 Sq.m: 86.5  
 Sq.ft: 932



## Ground Floor

**Lounge**      **W/C**  
 Metres: 3.7 x 4.9      Metres: 1.0 x 1.8  
 Feet: 12.1 x 16.0      Feet: 3.2 x 5.9

**Kitchen/Diner**  
 Metres: 4.8 x 5.1  
 Feet: 15.7 x 16.7

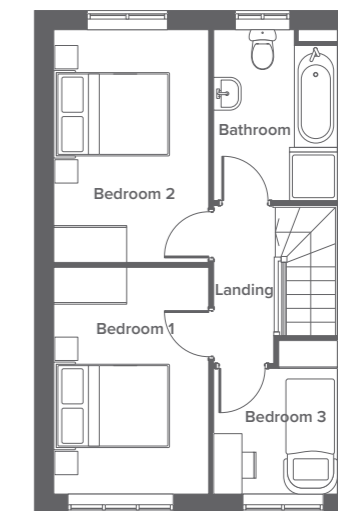


## First Floor

**Master Bedroom**      **Bathroom**  
 Metres: 2.6 x 3.8      Metres: 2.1 x 2.9  
 Feet: 8.5 x 12.4      Feet: 6.8 x 9.5

**Second Bedroom**  
 Metres: 2.6 x 3.8  
 Feet: 8.5 x 12.4

**Third Bedroom**  
 Metres: 2.0 x 2.6  
 Feet: 6.5 x 8.5



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# The Blyth

**3 Bedroom home**  
 Plots: 18, 19, 55, 56, 61, 62  
 Sq.m: 93  
 Sq.ft: 1002

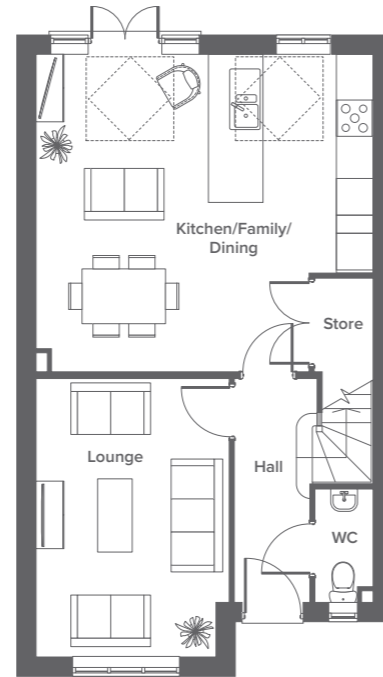


## Ground Floor

**Lounge**  
 Metres: 3.2 x 4.6  
 Feet: 10.4 x 15.0

**W/C**  
 Metres: 1.0 x 1.9  
 Feet: 3.2 x 6.2

**Kitchen/Diner**  
 Metres: 5.6 x 5.3  
 Feet: 18.3 x 17.3



## First Floor

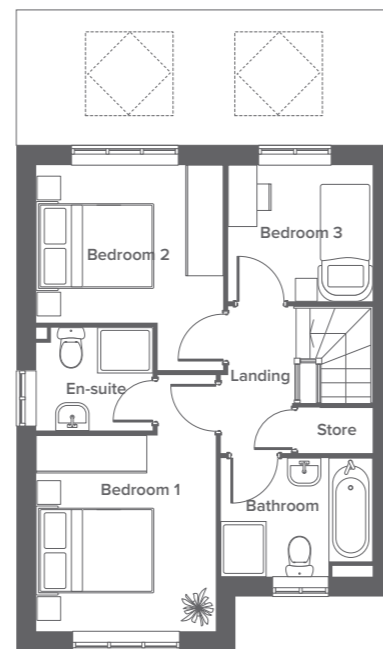
**Master Bedroom**  
 Metres: 3.0 x 3.3  
 Feet: 9.8 x 10.8

**Third Bedroom**  
 Metres: 2.4 x 2.3  
 Feet: 7.8 x 7.5

**Ensuite**  
 Metres: 2.0 x 1.6  
 Feet: 6.5 x 5.2

**Bathroom**  
 Metres: 2.5 x 2.0  
 Feet: 8.2 x 6.5

**Second Bedroom**  
 Metres: 3.1 x 2.6  
 Feet: 10.1 x 8.5



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# The New Stamford

**3 Bedroom home**  
 Plots: 24, 25, 41, 42, 43, 44, 69, 70, 73, 74  
 Sq.m: 93.4  
 Sq.ft: 1005

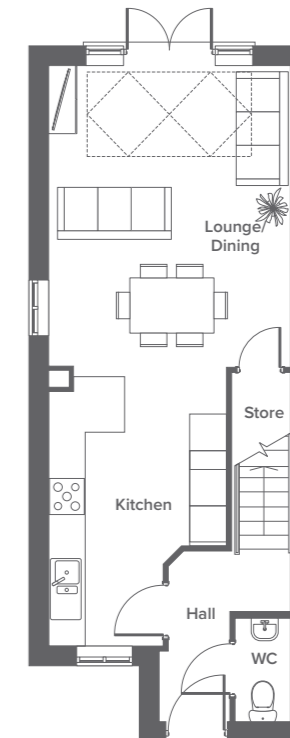


## Ground Floor

**Lounge/Diner**  
 Metres: 4.0 x 5.0  
 Feet: 13.1 x 16.4

**W/C**  
 Metres: 1.0 x 1.7  
 Feet: 3.2 x 5.5

**Kitchen**  
 Metres: 2.9 x 4.5  
 Feet: 9.5 x 14.7

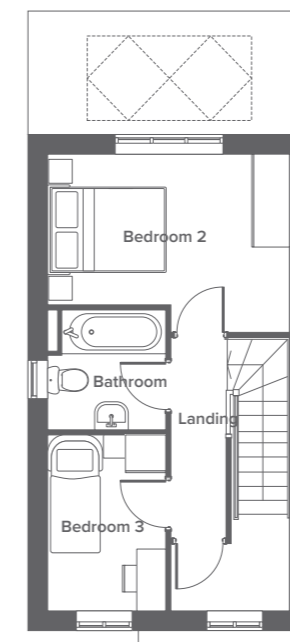


## First Floor

**Second Bedroom**  
 Metres: 4.0 x 2.9  
 Feet: 13.1 x 9.5

**Third Bedroom**  
 Metres: 1.9 x 2.9  
 Feet: 6.2 x 9.5

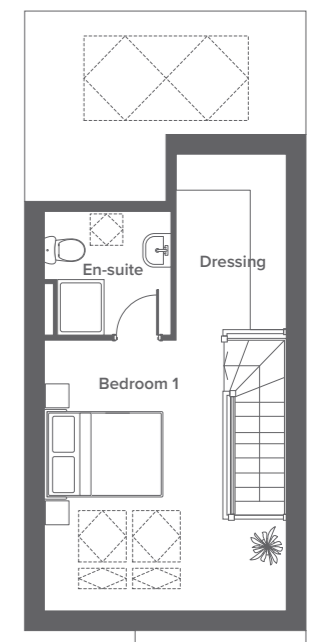
**Bathroom**  
 Metres: 2.0 x 2.0  
 Feet: 6.5 x 6.5



## Second Floor

**Master Bedroom**  
 Metres: 4.0 x 5.6  
 Feet: 13.1 x 18.3

**Ensuite**  
 Metres: 2.0 x 2.1  
 Feet: 6.5 x 6.8



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# The Ashop

**3 Bedroom home**  
 Plots: 59, 60, 65, 66  
 Sq.m: 99.8  
 Sq.ft: 1075

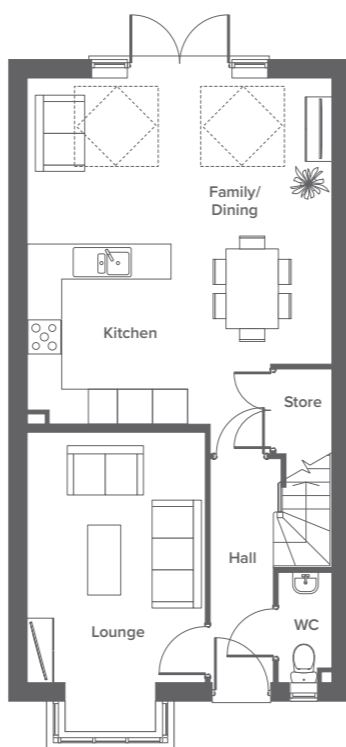


## Ground Floor

**Lounge**  
 Metres: 4.4 x 3.1  
 Feet: 14.4 x 10.1

**W/C**  
 Metres: 0.9 x 2.0  
 Feet: 2.9 x 6.5

**Kitchen/Diner**  
 Metres: 6.0 x 5.3  
 Feet: 19.6 x 17.3



## First Floor

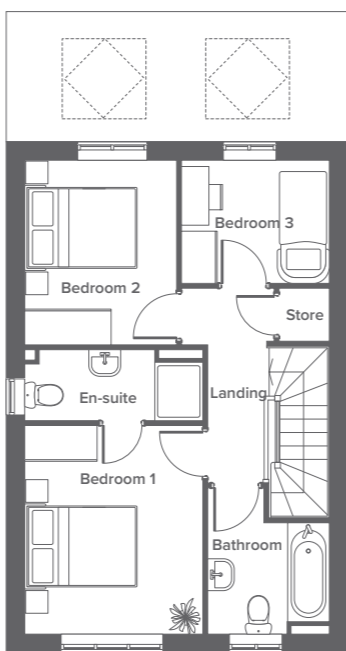
**Master Bedroom**  
 Metres: 3.6 x 3.1  
 Feet: 11.8 x 10.1

**Third Bedroom**  
 Metres: 2.1 x 2.6  
 Feet: 6.8 x 8.5

**Ensuite**  
 Metres: 3.1 x 1.3  
 Feet: 10.1 x 4.2

**Bathroom**  
 Metres: 2.1 x 2.0  
 Feet: 6.8 x 6.5

**Second Bedroom**  
 Metres: 2.7 x 3.2  
 Feet: 8.8 x 10.4



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# The Ashop Alt

**3 Bedroom home**  
 Plots: 54, 68  
 Sq.m: 99.8  
 Sq.ft: 1075

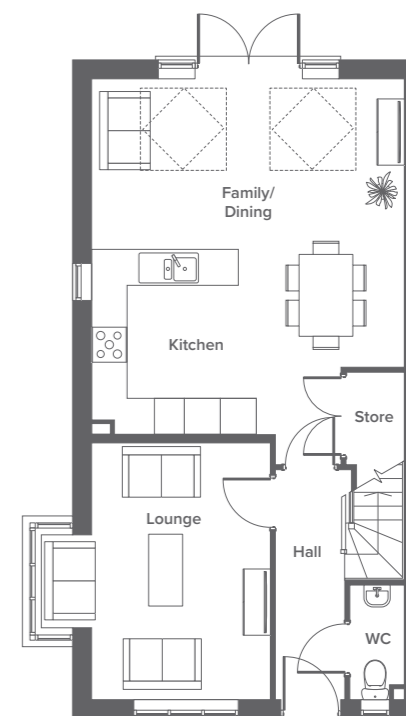


## Ground Floor

**Lounge**  
 Metres: 3.0 x 4.4  
 Feet: 9.8 x 14.4

**W/C**  
 Metres: 0.9 x 2.0  
 Feet: 2.9 x 6.5

**Kitchen/Diner**  
 Metres: 5.3 x 6.0  
 Feet: 17.3 x 19.6



## First Floor

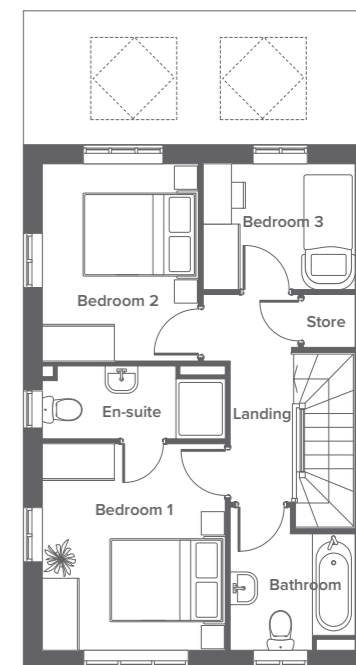
**Master Bedroom**  
 Metres: 3.1 x 3.5  
 Feet: 10.1 x 11.4

**Third Bedroom**  
 Metres: 2.6 x 2.1  
 Feet: 8.5 x 6.8

**Ensuite**  
 Metres: 3.1 x 1.2  
 Feet: 10.1 x 3.9

**Bathroom**  
 Metres: 2.1 x 2.0  
 Feet: 6.8 x 6.5

**Second Bedroom**  
 Metres: 2.6 x 3.4  
 Feet: 8.5 x 11.1



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# The Dunham

**4 Bedroom home**  
 Plots: 8, 9, 45, 71, 72  
 Sq.m: 111  
 Sq.ft: 1199

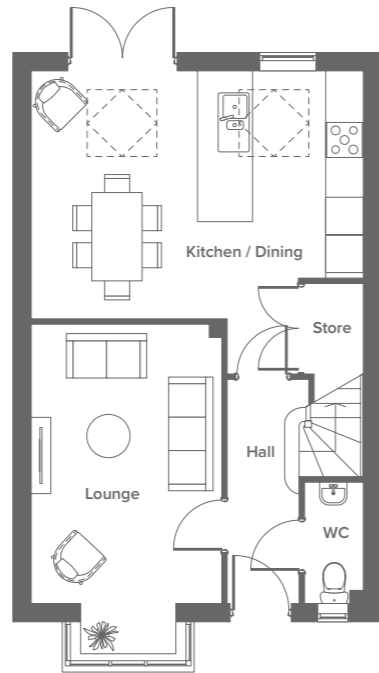


## Ground Floor

**Lounge**  
 Metres: 3.1 x 4.6  
 Feet: 10.1 x 15.0

**W/C**  
 Metres: 1.0 x 1.9  
 Feet: 3.2 x 6.2

**Kitchen/Diner**  
 Metres: 5.4 x 4.0  
 Feet: 17.7 x 13.1



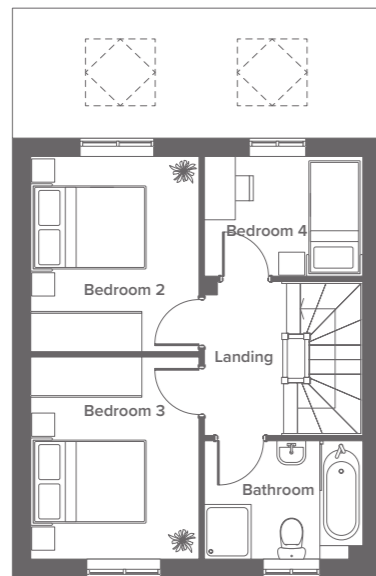
## First Floor

**Second Bedroom**  
 Metres: 2.8 x 3.2  
 Feet: 9.1 x 10.4

**Third Bedroom**  
 Metres: 2.8 x 3.3  
 Feet: 9.1 x 10.8

**Fourth Bedroom**  
 Metres: 2.6 x 2.0  
 Feet: 8.5 x 6.5

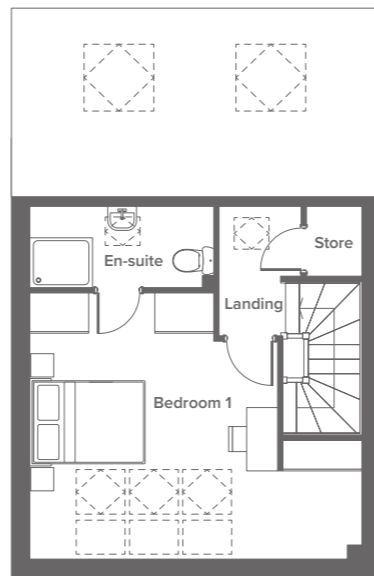
**Bathroom**  
 Metres: 2.6 x 2.0  
 Feet: 8.5 x 6.5



## Second Floor

**Master Bedroom**  
 Metres: 4.0 x 3.6  
 Feet: 13.1 x 11.8

**Ensuite**  
 Metres: 3.0 x 1.4  
 Feet: 9.8 x 4.5



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# Specification

## Kitchen

- Contemporary fitted Symphony 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
- Karndean vinyl flooring
- Under cabinet LED strip lighting

## Bathroom

- Contemporary white bathroom fittings
- Porcelanosa wall tiles to bathroom & en-suite
- Chrome heated towel rails to bathroom & en-suite
- Thermostatic shower
- Karndean 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 points to lounge

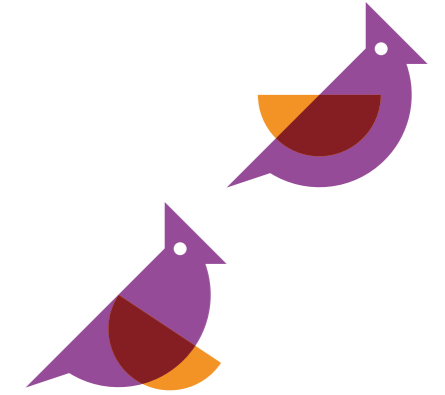


## External features

- Fully turfed gardens
- Full height fencing
- Driveway to every property
- External lights to front and rear of the property
- Outdoor tap

## General

- 10-year NHBC New Homes Warranty
- 'A' rated 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.

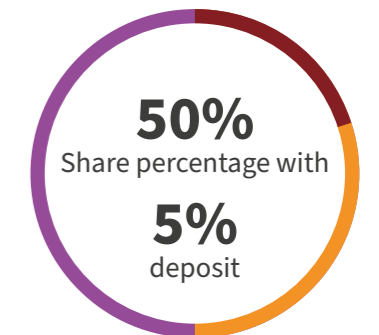
You'll need a minimum level of income and savings, the amount will be determined by the value of the home you want to buy, your personal circumstances, and your lender's requirements, but depending on which lender you use, the deposit can be as little as 5% of the share value. If you want to see what you could afford, why not head to our website at [www.plumlife.co.uk](http://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%
Deposit Amount: (£5,000)	5%
Mortgage Term:	30 years
Interest Rate:	5%
Share Value	£100,000
Mortgage amount	£95,000
Monthly Mortgage Costs:	£510
Monthly Rental Costs:	£229.17
<b>Total monthly costs:</b>	<b>£739.17</b>

Find out your results now at [plumlife.co.uk](http://plumlife.co.uk)

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





“Plumlife did everything we needed them to do and the fact we have been able to take advantage of the Shared Ownership scheme has been a god send for me and my girls. We couldn’t ask for more.”

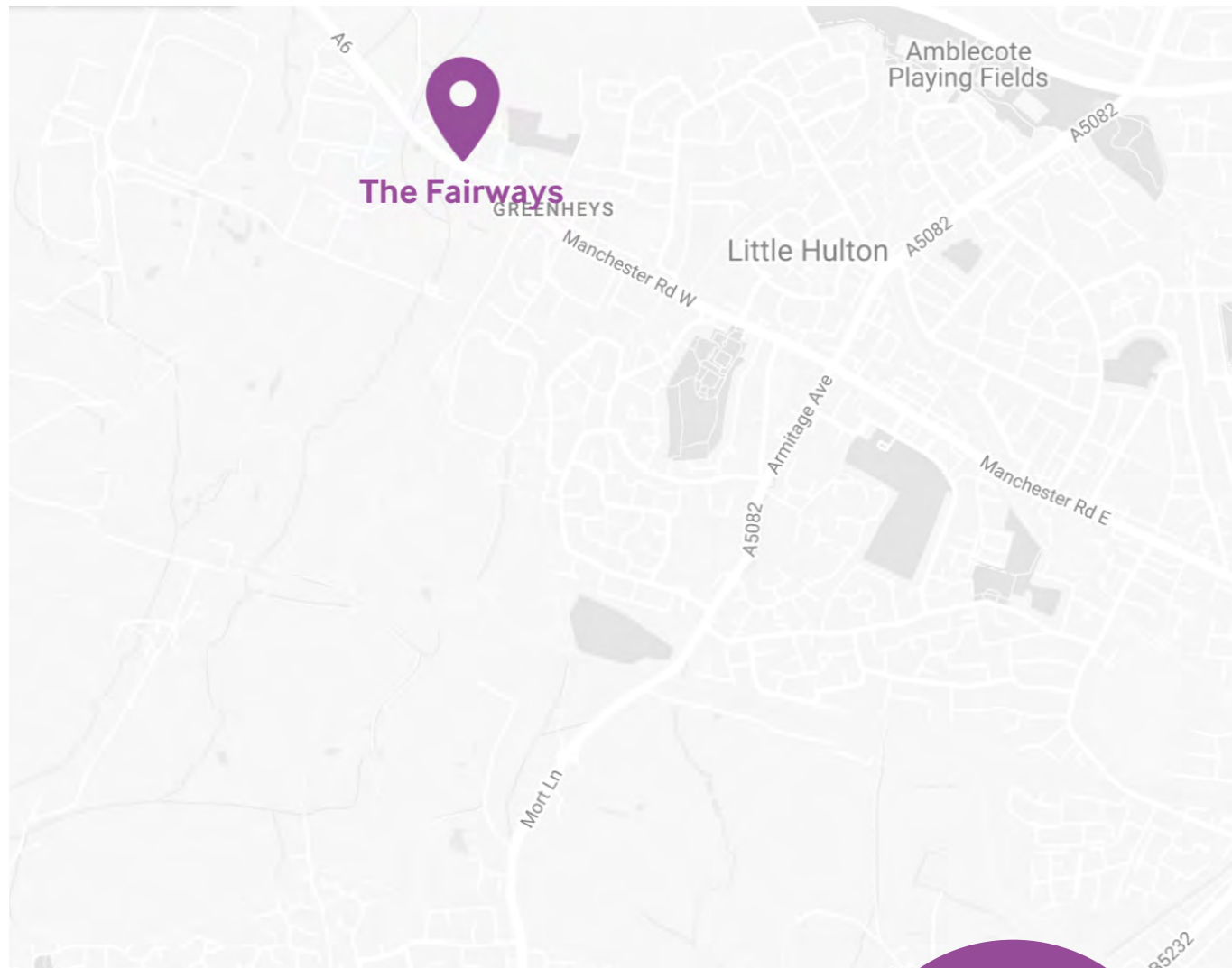
*Jennifer*

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 Jennifer, 34 found out.

Find out how Jennifer was able to make the move back to Lancaster, thanks to Plumlife Homes and Shared Ownership at [plumlife.co.uk/customer-stories](https://plumlife.co.uk/customer-stories)







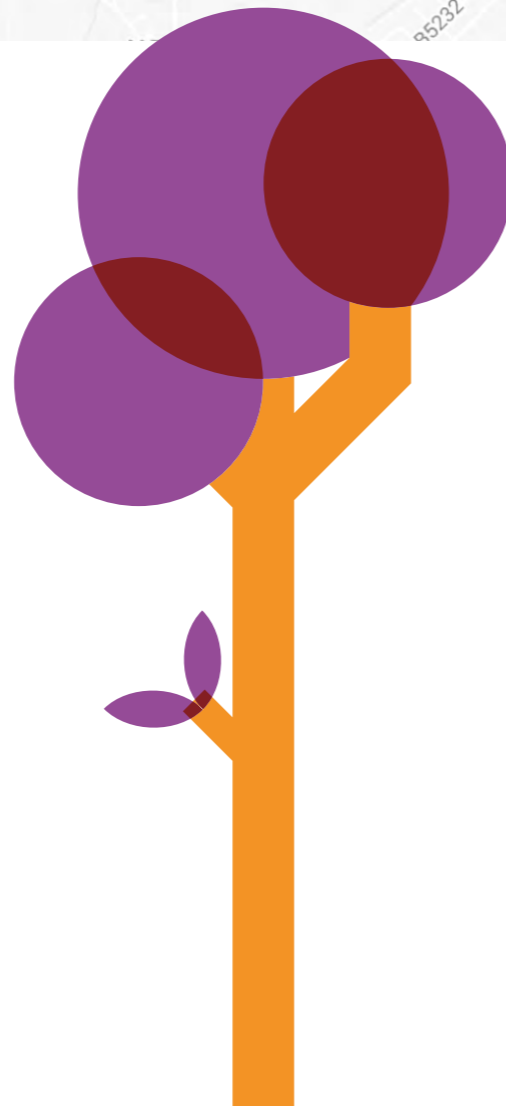
## How to find us

Offering excellent transport links, the area is well-served by several bus routes that provide frequent services to nearby towns and cities, including Manchester, Bolton, and Salford, so we're in easy reach if you don't drive!

The easiest way to reach this development by car is from the M60 or M61. Once you get to Manchester Road West (A6), enter the development on Caddie Road, this is the main entrance to The Fairways.

### The development is a:

- 2 minute walk to the nearest bus stop
- 7 minute drive to Atherton train station
- 8 minute drive 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 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.



0161 447 5050 / [sales@plumlife.co.uk](mailto:sales@plumlife.co.uk)

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