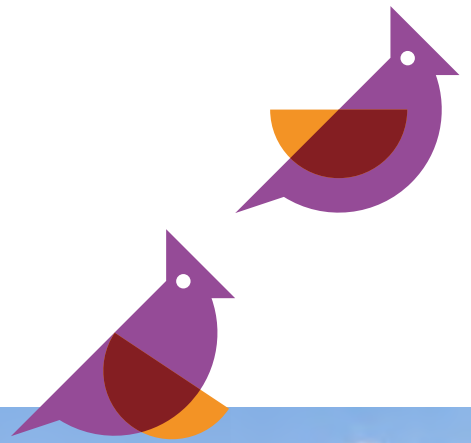


Heath Farm

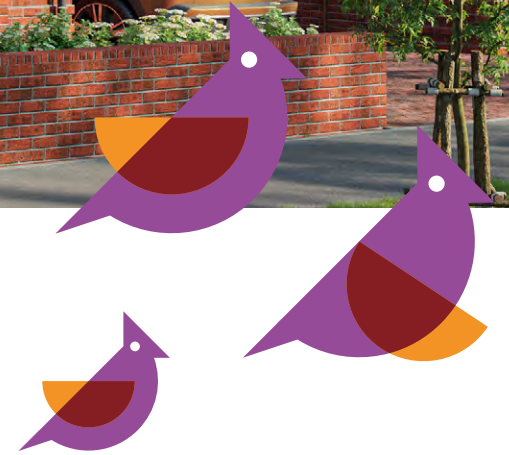


2 & 3 bedroom homes available
through Shared Ownership

People. Places. Purpose.

Plumlife
homes





Welcome to Heath Farm

We're delighted to welcome you to Heath Farm, a stunning collection of two and three bedroom homes located in the popular town of Partington

Situated in a popular part of Greater Manchester, Partington offers the perfect blend of rural serenity with city convenience. Enjoy nearby green spaces like Sale Water Park and Dunham Massey, while being just a short drive from Manchester and Warrington's bustling centres. With local shops, schools, and excellent transport links, everything you need is close at hand.

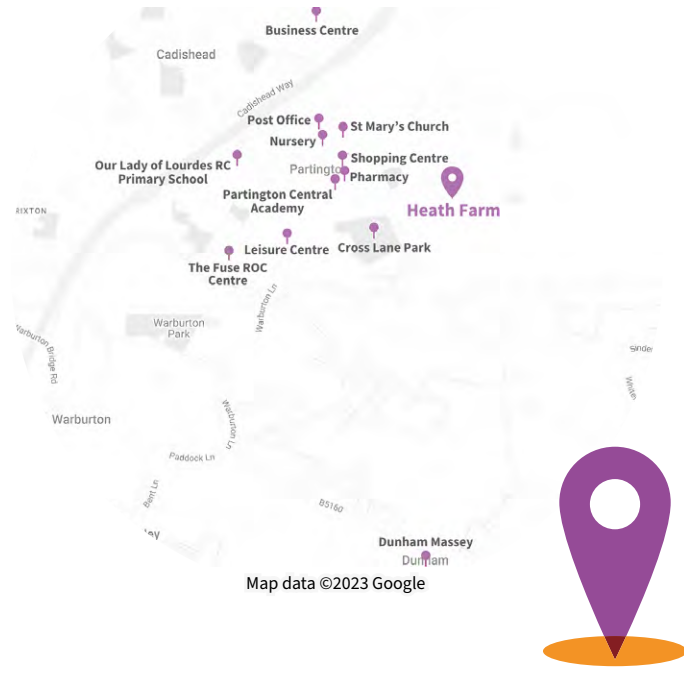
This exciting development is giving people the opportunity to live in this sought after area thanks to the homes all being available for Shared Ownership. This means that new homebuyers can buy a share of the home that they can afford and then pay rent on the remaining share.



Heath Farm, Partington

Partington, located within the metropolitan borough of Trafford, is a growing community ideal for families, couples, and professionals. Nestled close to both Manchester and Warrington, It provides a perfect balance of peaceful suburban living and easy access to city amenities. Nearby, you will find green spaces such as Cross Lane Park and the picturesque Dunham Massey, perfect for outdoor enthusiasts and wildlife lovers.

Locally, Partington provides a wide range of amenities. Just minutes away, you'll find Partington Shopping Centre, a pharmacy and a post office. The town also has a strong sense of community, with regular events and classes for all ages held at the £5.5m venue, The Fuse. For families, there are several 'Good' rated schools nearby, making it an excellent choice for those with children. With easy access to major transport links, including the M60 motorway and nearby train stations, Partington ensures residents are well-connected to the wider Greater Manchester area and beyond.



Nearby to Heath Farm

- | | | | | | |
|-----------------------------------|-----------|--|-----------|---------------------------------------|-----------|
| Partington Shopping Centre | 🚗 5 mins | Partington Sports Village | 🚗 5 mins | Sale Water Park | 🚗 16 mins |
| Partington Central Academy | 🚶 12 mins | Partington Post Office | 🚶 13 mins | The Hideaway Indoor Playground | 🚗 3 mins |
| Tesco Express | 🚗 3 mins | The Fuse ROC Centre | 🚗 6 mins | St.Mary's Church | 🚶 10 mins |
| Gillitots Day Nursery | 🚶 13 mins | Dunham Massey | 🚗 7 mins | Oasis Business Centre | 🚗 3 mins |
| Cross Lane Park | 🚶 10 mins | Our Lady of Lourdes RC Primary School | 🚗 3 mins | | |

Getting around in Partington

- Flixton Train Station 🚆 10 mins
- M60 – Links to Manchester 🚗 12 mins
- Manchester Airport 🚗 20 mins



Did you know?

Partington was once a key player in the Manchester Ship Canal's history, with its docks used for transporting goods during the Industrial Revolution. The canal, which runs along the edge of Partington, was one of the largest engineering projects of its time and played a vital role in Manchester's transformation into a major industrial hub.



Heath Farm



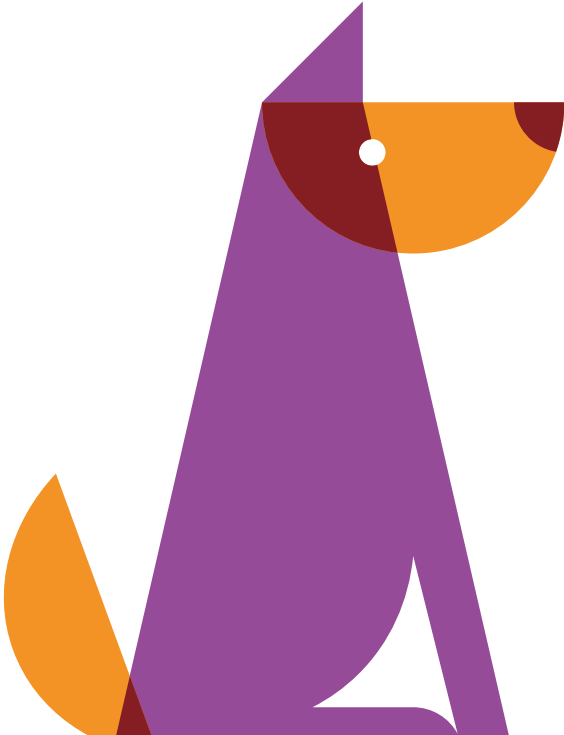
The Rothwell
2 bedroom home
Plots: 207, 209, 210, 261, 262,
263, 264, 265, 266, 271, 272



The Edgerton
3 bedroom home
Plots: 159, 160, 161, 162, 267,
268, 269, 270



The Oakfield
3 bedroom home
Plots: 208





The Rothwell

2 bedroom home

Plots: 207, 209, 210, 261, 262, 263, 264, 265, 266, 271, 272

Sq.m: 70

Sq.ft: 760



Ground Floor

Lounge/Diner

Metres: 4.4 x 3.2

Feet: 14.4 x 10.4

W/C

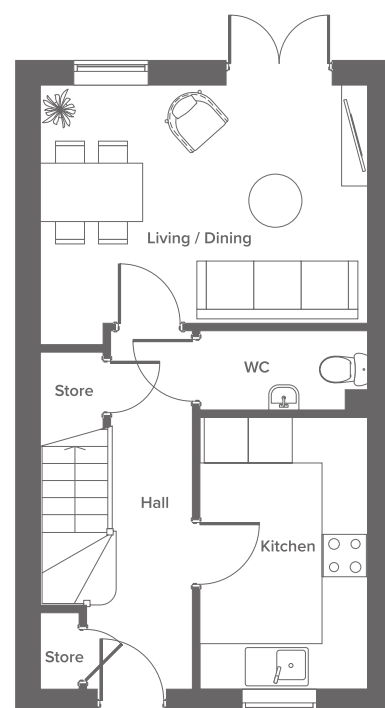
Metres: 2.3 x 1.1

Feet: 7.5 x 3.6

Kitchen

Metres: 2.3 x 3.7

Feet: 7.5 x 12.1



First Floor

Master Bedroom

Metres: 4.5 x 3.5

Feet: 14.7 x 11.4

Bathroom

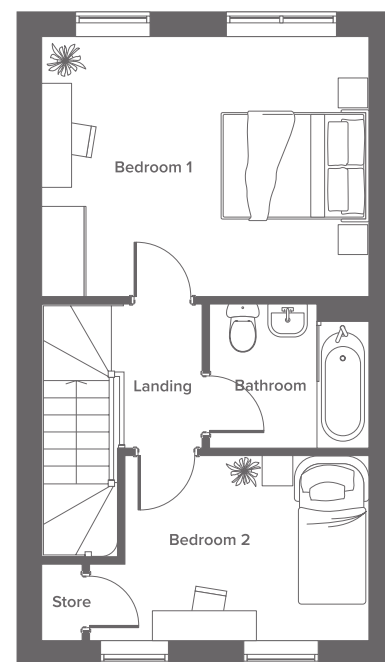
Metres: 2.2 x 2.0

Feet: 7.2 x 6.5

Second Bedroom

Metres: 3.7 x 2.5

Feet: 12.1 x 8.2



Disclaimer

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The Edgerton

3 bedroom home

Plots: 159, 160, 161, 162, 267, 268, 269, 270

Sq.m: 84

Sq.ft: 905



Ground Floor

Lounge

Metres: 5.0 x 4.2

Feet: 16.4 x 13.7

W/C

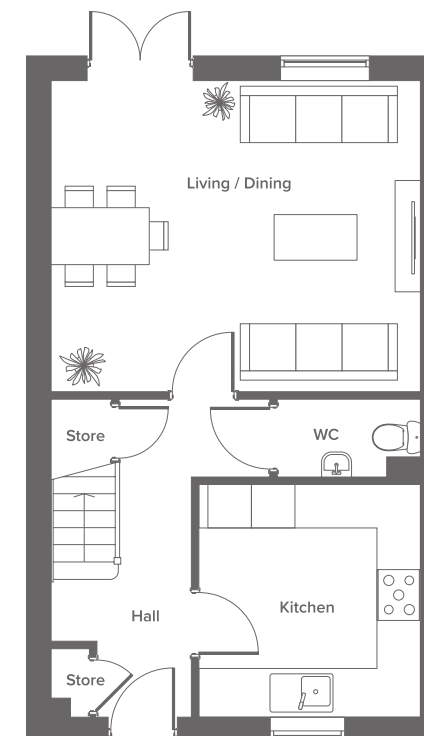
Metres: 2.0 x 0.9

Feet: 6.5 x 2.9

Kitchen

Metres: 3.0 x 3.1

Feet: 9.8 x 10.1



First Floor

Master Bedroom

Metres: 2.8 x 4.0

Feet: 9.1 x 13.1

Third Bedroom

Metres: 2.2 x 3.0

Feet: 7.2 x 9.8

Ensuite

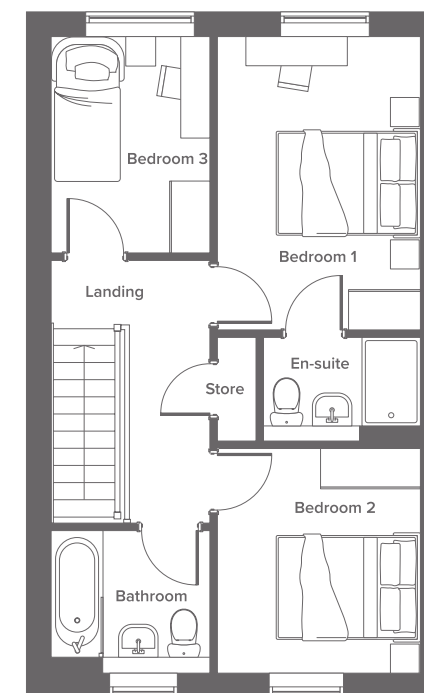
Metres: 1.9 x 1.4

Feet: 6.2 x 4.5

Bathroom

Metres: 2.2 x 1.9

Feet: 7.2 x 6.2



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The Oakfield

3 Bedroom home

Plots: 208

Sq.m: 93

Sq.ft: 1001



Ground Floor

Lounge

Metres: 3.1 x 5.5

Feet: 10.1 x 18.0

W/C

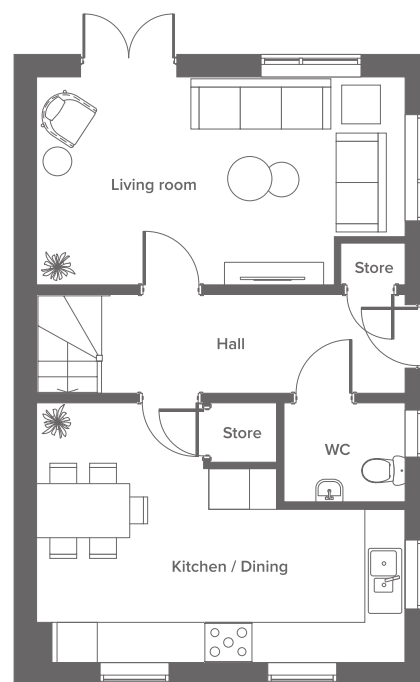
Metres: 1.5 x 1.9

Feet: 4.9 x 6.2

Kitchen/Diner

Metres: 2.3 x 6.1

Feet: 7.5 x 20.0



First Floor

Master Bedroom

Metres: 3.6 x 3.3

Feet: 11.8 x 10.8

Bathroom

Metres: 2.0 x 2.2

Feet: 6.5 x 7.2

Second Bedroom

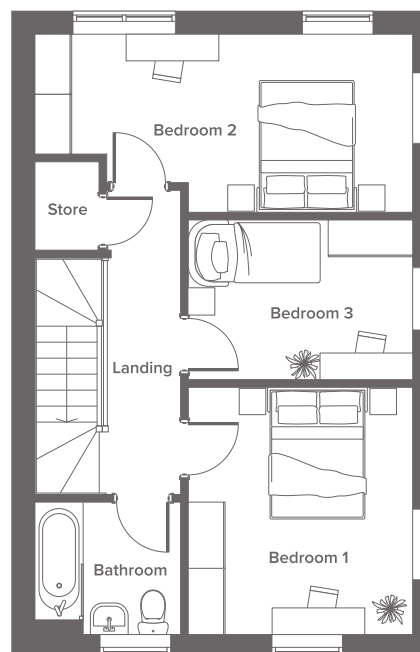
Metres: 2.6 x 5.5

Feet: 8.5 x 18.0

Third Bedroom

Metres: 2.3 x 3.2

Feet: 7.5 x 10.4



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Specification

Kitchen

- Contemporary fitted Symphony kitchens
- Electric oven, gas hob and cooker hood in stainless steel finish
- Integrated fridge freezer
- Glass splashback to hob area
- Chrome sockets to kitchen
- Karndean vinyl flooring

Bathroom

- Contemporary chrome bathroom fittings
- Porcelanosa wall tiles
- Karndean vinyl flooring
- Chrome heated towel rails
- Shower over the bath

Internal features

- Crown white paint to internal walls
- Chrome ironmongery to doors
- LED downlights to kitchen and bathrooms
- USB sockets to all bedrooms, lounge, and kitchen
- TV sockets to lounge and main bedroom

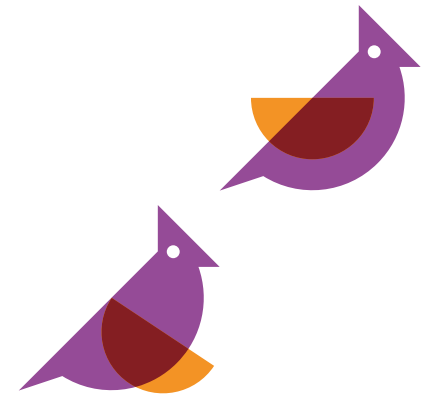


External features

- Fully turfed gardens
- Full height fencing
- 2 car parking spaces to every property

General

- Ideal Logic Combi boiler
- Equipped for BT and Virgin broadband
- NHBC New Homes Warranty



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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.

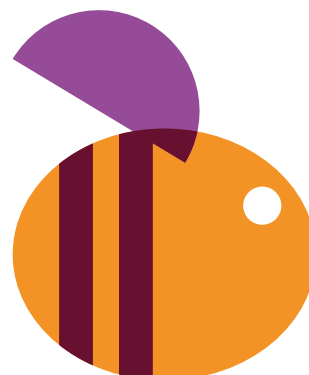
Shared Ownership is a way to buy a share in a home now with the option to buy more of it in the future. You pay a rent on the share of the home that you don't own.

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.

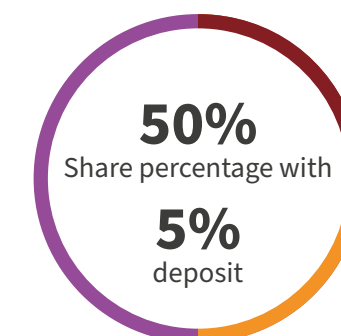
You'll need a minimum level of income and savings, the amount will be determined by the value of the home you want to buy, your personal circumstances, and your lender's requirements, but depending on which lender you use, the deposit can be as little as 5% of the share value. If you want to see what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



“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





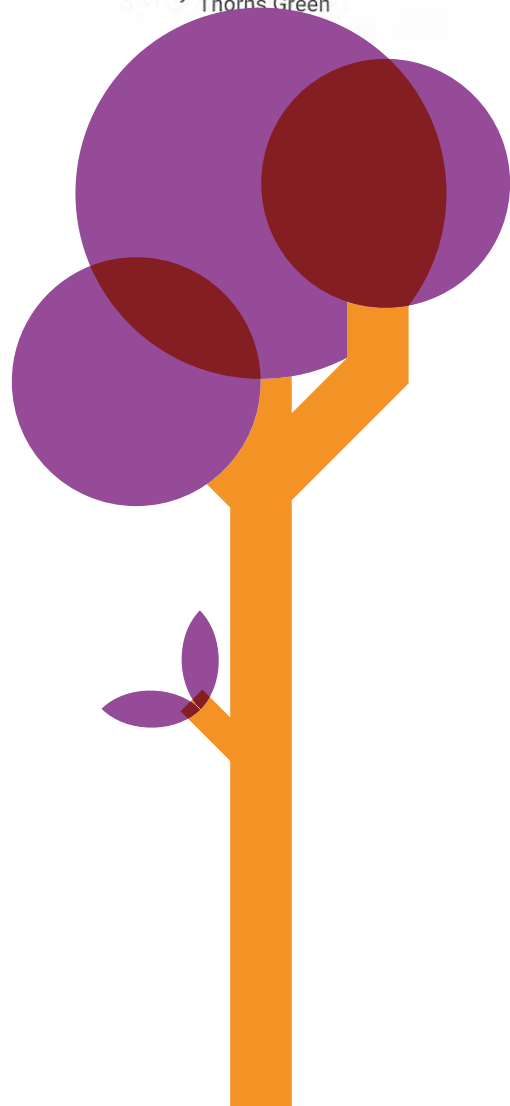
How to find us

Partington benefits from excellent transport links by road and rail. Flixton train station, just 10 minutes away, offers direct services to central Manchester in 30 minutes, with connections to Sheffield and Liverpool. The nearby M60, M61, and M62 motorways provide fast access to Stockport, Preston, and Leeds, making commuting easy. Additionally, Manchester International Airport is only a 20-minute drive, offering extensive European and worldwide destinations.

To reach us you'll need to head down Broadway. Broadway turns right and becomes Moss View Road. Turn left onto Heath Farm Lane where you will find the development on the left.

The development is a:

- 10 minute drive to Flixton Station
- 7 minute drive to Partington Terminus Bus Station



60

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

25,000

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

£100k

The amount we invest annually into a network of community centres

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.



People. Places. Purpose.



0161 447 5050 / sales@plumlife.co.uk

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