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**WELCOME
TO WORRALL
STREET**





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WELCOME TO WORRALL STREET

Love where you live with Shared Ownership at Worrall Street. A vibrant building just waiting to be found, a range of beautiful homes to discover and a remarkable city to explore.

Discover a welcoming location where you can rest, think, work and have fun, whilst accessing everything that the unique location of Salford has to offer.

Stepping into a new home that belongs to you can be one of the best feelings in the world and with Shared Ownership at Worrall Street, that feeling could be just around the corner.



**GET READY TO DISCOVER
YOUR PERFECT NEW HOME**

We're excited! Are you?

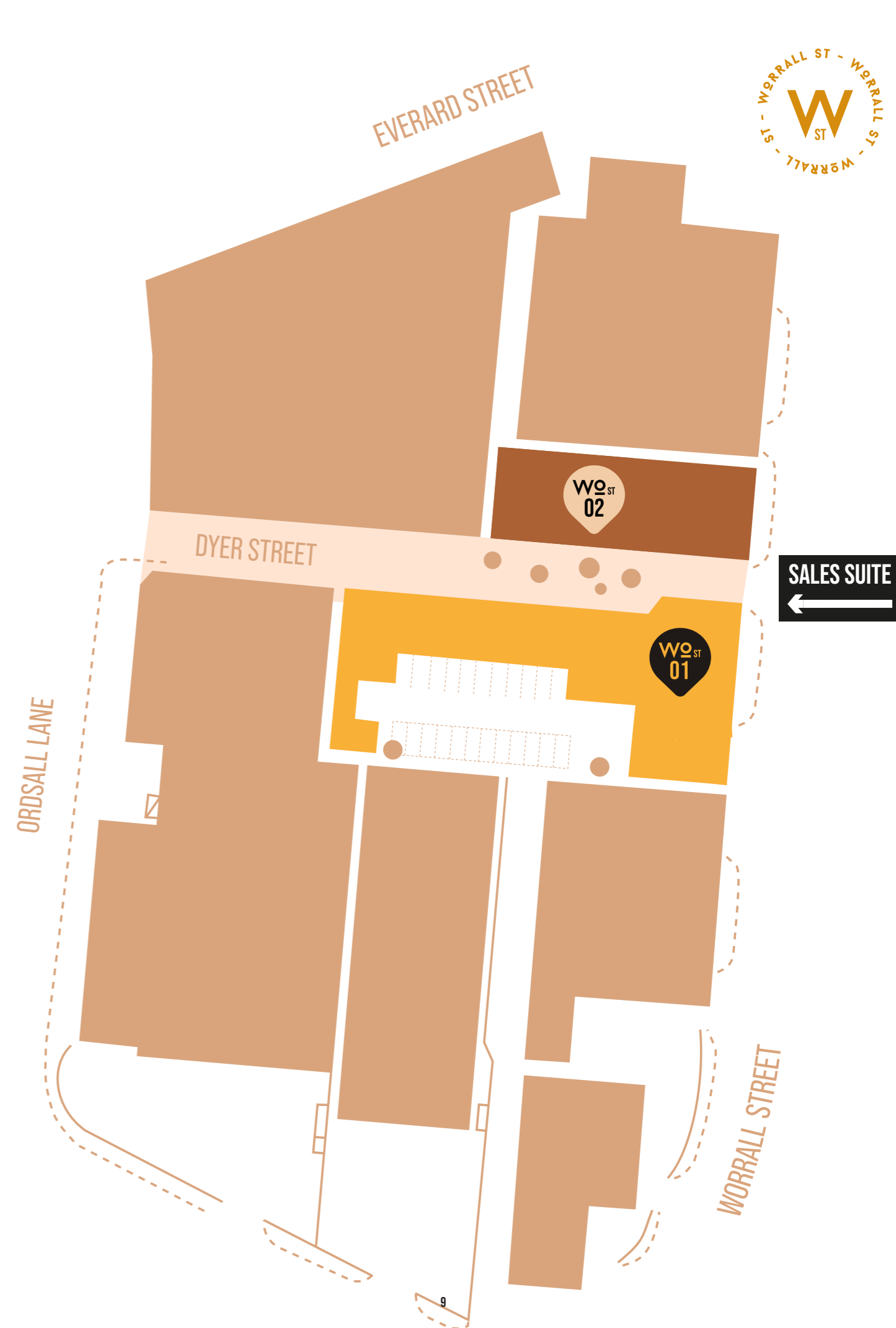


STEP **INSIDE**

We're looking forward to welcoming you to your new home.

You can find our sales suite and show homes just off Worrall Street.

Worrall Street is a mixed tenure development offering homes for both Shared Ownership sale and Rent to Buy.



FLOOR LOCATOR

GROUND FLOOR

A warm welcome

Step inside Worrall Street and you'll find a warm and welcoming lobby with handy postal and cycle storage. The entrances to all of our 2 and 3 bedroom townhouses can also be found at ground floor level, just off Dyer Street and Worrall Street.



FIRST FLOOR

Relax, work and play

The first floor is home to a mix of 1, 2 and 3 bedroom apartments. You'll also discover a co-working space where you can relax, work and play, while feeling part of a community. Uniquely designed by the former winner of Interior Design Masters, Lynsey Ford, you can be sure that all of your needs have been considered.

Layouts will vary by floor, drawings are indicative only. Additional floorplate layouts are available upon request.



FLOOR LOCATOR

SECOND - FIFTH FLOOR

Time to chill

Whether you choose a 1, 2 or 3-bedroom apartment, you'll discover a beautiful space that you'll be proud to call home. You'll be spoiled for choice, with 22 different apartment styles to choose from. Please speak to a sales advisor for detailed information about each apartment type.



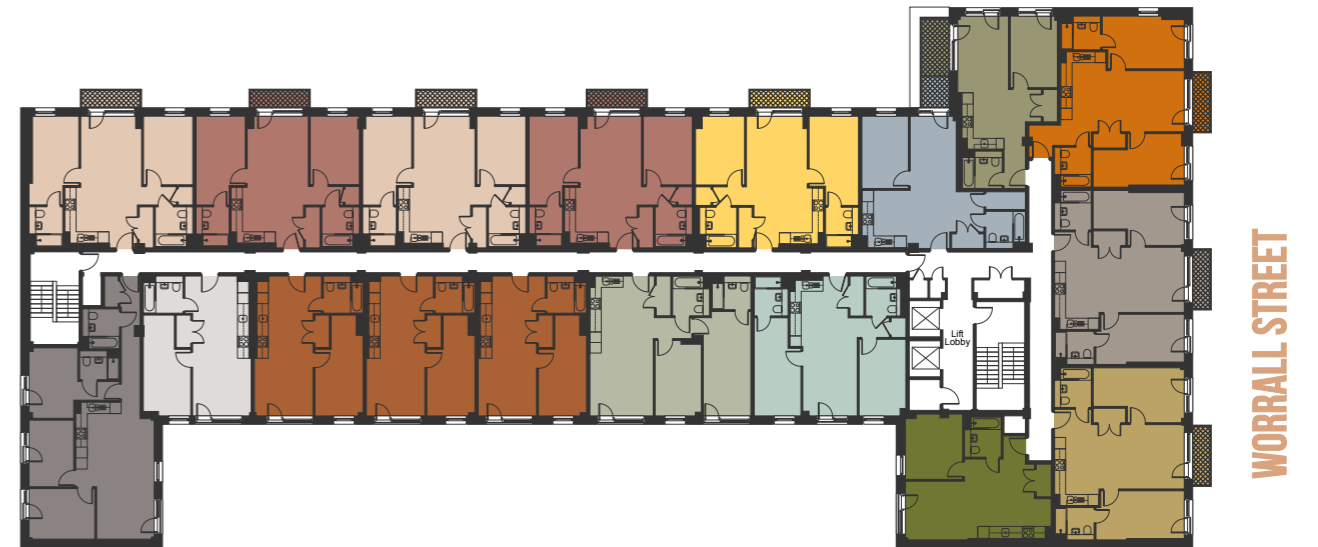
SIXTH FLOOR

Step outside onto your roof terrace

When you want a change from the hustle and bustle of city life, escape to your very own roof terrace, exclusively for our shared ownership homeowners. The sixth floor also hosts a range of 1, 2 and 3 bedroom apartments.

Layouts will vary by floor, drawings are indicative only. Additional floorplate layouts are available upon request.

DYER STREET



DYER STREET



IT'S ALL IN THE DETAIL

We've carefully considered what matters to you in your new home.

INTERNAL FEATURES

- ◊ Brilliant white finish to walls
- ◊ Brushed steel ironmongery to doors
- ◊ Vinyl flooring throughout with carpets to bedrooms
- ◊ TV sockets to bedrooms and lounge
- ◊ White satin finish to woodwork
- ◊ Wall mounted panel radiators
- ◊ Hot water storage cylinder

KITCHEN

- ◊ Contemporary fitted kitchen units with soft-close hinges
- ◊ Slimline laminate worktops with upstands
- ◊ Glass splashback to hob area
- ◊ Electric oven, hob and extractor hood in stainless steel finish
- ◊ Integrated fridge freezer
- ◊ Integrated dishwasher
- ◊ Chrome sockets with USB and chrome switches
- ◊ Under pelmet lighting
- ◊ LED downlights

BATHROOM

- ◊ Contemporary white bathroom fittings
- ◊ Concealed cistern WC
- ◊ Large wall mirror
- ◊ Thermostatic shower over bath with glass shower screen
- ◊ Porcelanosa wall tiles to bathrooms and en suites
- ◊ Chrome heated towel rails to bathrooms and en suites
- ◊ Large shower with sliding door to en suites
- ◊ LED downlights

GENERAL

- ◊ Secure entry system
- ◊ Co-working space with kitchenette
- ◊ Private landscaped roof terrace
- ◊ Balconies to selected plots
- ◊ Cycle storage
- ◊ ICW new homes warranty
- ◊ Washing machine

Disclaimer The details in this brochure are subject to change and do not constitute part of a contract. Prospective buyers must satisfy themselves by inspection or otherwise as to the accuracy of information given in this brochure. Images are provided for illustration purposes only and may differ to the homes available; please ask a sales advisor for more information.

A modern, multi-story brick apartment building with a courtyard. The building features large windows, balconies with metal railings, and a mix of brick and wood paneling. The courtyard is paved with light-colored tiles and has several trees and plants. People are walking and jogging in the courtyard. The sky is blue with some clouds.

CONVENIENTLY LOCATED
RIGHT WHERE YOU WANT TO BE

WHAT'S NEARBY?

Sitting right on the edge of Manchester City Centre, and near the heart of Salford Quays, your days are easy to fill enjoying your surroundings. If you're looking to explore a little further afield, you're perfectly placed to do so with Cornbrook tram stop just a short walk away where you can start your journey.

BY TRAM

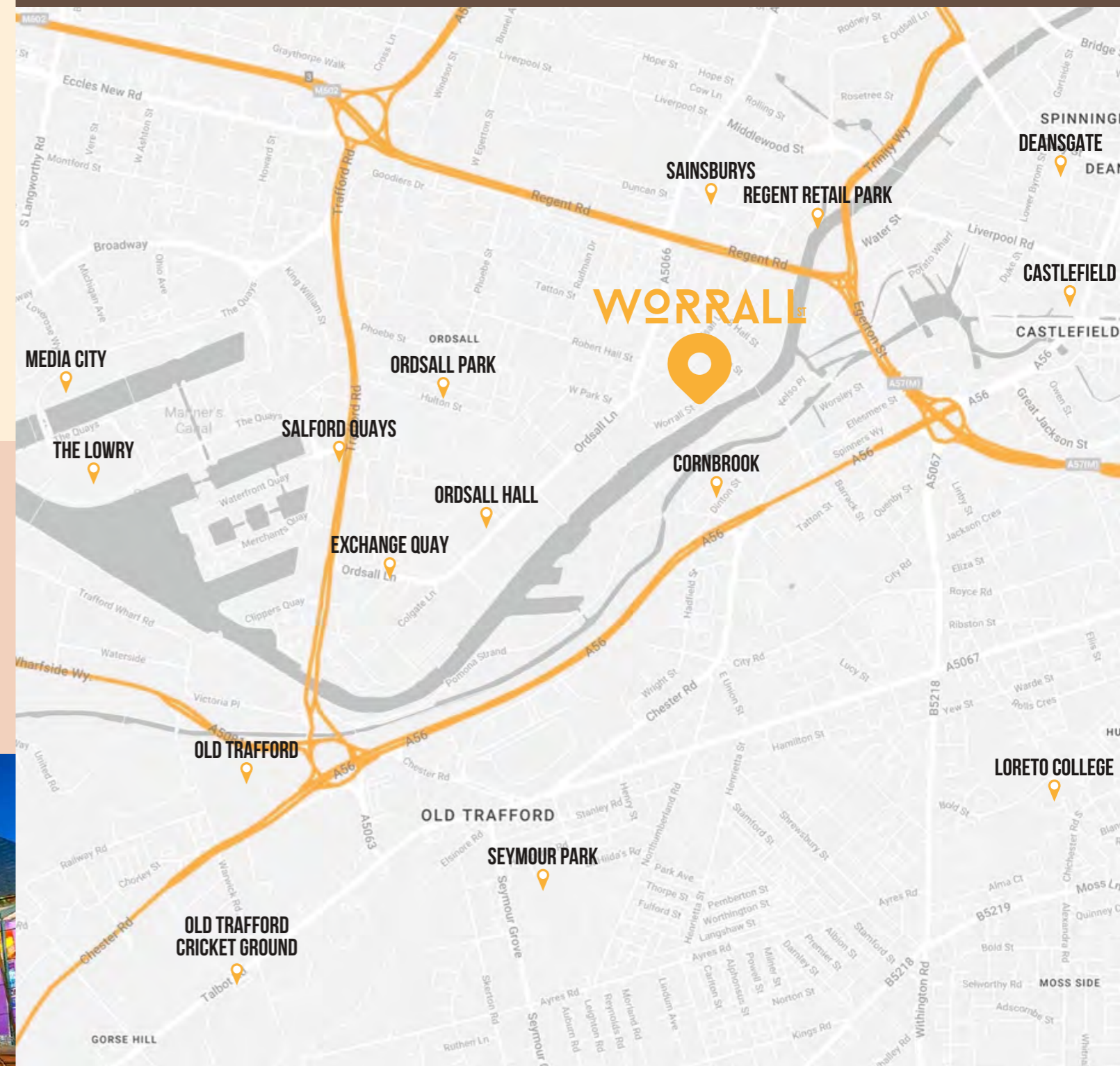
- Manchester City Centre - 13 mins
- East Didsbury - 17 mins
- Media City - 19 mins
- Altrincham - 20 mins
- Etihad Campus - 21 mins
- Eccles - 22 mins
- Manchester Airport - 44 mins

ON FOOT

- Sainsburys - 9 mins
- Regent Retail Park - 11 mins
- Cornbrook tram stop - 15 mins
- Castlefield - 21 mins
- Deansgate - 28 mins
- Salford Quays - 30 mins
- Market Street - 36 mins



EXPLORE YOUR AREA FIND HIDDEN GEMS LOVE WHERE YOU LIVE



DESIGNED BY THE WINNER OF INTERIOR DESIGN MASTERS

LYNSEY FORD

We've teamed up with former BBC Interior Design Masters winner, Lynsey Ford, who is designing the show homes and communal spaces at Worrall Street.

Since winning series 2 of Interior Design Masters, Lynsey has created her own interior design agency, creating some incredible spaces.

With a background in architecture, Lynsey and her team know better than anyone that the quality of build and design is fundamental and influences how the interior space can then be dressed.



Lynsey said: "I know first-hand the quality of the Plumlife product so going into partnership with them is a brilliant opportunity. Worrall Street has everything you could want in a home and the prospect of being able to create some amazing living spaces, which we hope will inspire others to create their own, is really exciting."

"AT THE HEART OF OUR APPROACH WILL BE A FOCUS ON DEMONSTRATING THAT BEAUTIFUL DESIGN CAN ALSO BE AFFORDABLE."

"THIS EXCITING PROJECT GIVES ME THE OPPORTUNITY TO DO SOMETHING PURPOSEFUL AND DIFFERENT."

"Creating design with purpose that responds to the unique nature of every space is important to me and this exciting project gives me the opportunity to do something purposeful and different.

At the heart of our approach will be a focus on demonstrating that beautiful design can also be affordable. Me and my team are looking forward to showing off how these homes could offer inspiring living spaces on a smaller budget.

We can't wait for it to take shape and to start welcoming residents into these fantastic new homes."

Plumlife Homes is thrilled to be working alongside Lynsey, creating incredible spaces which customers can call home.





DISCOVER A PLACE WHERE YOU BELONG.

ROOF TERRACE

Find a rooftop terrace where you can soak up the sun all day, or get cosy in the evening watching the sunset.

FIND YOUR PEOPLE



FIND YOU

CO-WORKING SPACE

Worrall Street's shared spaces allow for residents to experience their community, meet their neighbours, and enjoy the location they live in.

You'll find a co-working lounge where you can work, eat, drink, relax and play.

If you're working from home and fancy a change of scenery, this is the perfect place to meet a friend or grab a coffee.



A photograph of two young women in a modern, teal-colored interior. The woman on the left has blonde hair and is wearing a black and white striped t-shirt. She is smiling broadly with her eyes closed. The woman on the right has dark hair and is wearing a pink t-shirt. She is smiling and has her arms around the blonde woman. In the background, there is a wooden shelf with several potted plants and glass bottles. The overall atmosphere is warm and positive.

FIND YOUR PLACE

Whatever stage of life you're at, you'll find something just for you at Worrall Street, with a range of homes and buying schemes available.

WHAT IS SHARED OWNERSHIP?

Secure your home with Shared Ownership, where you can buy part of your home now, with the option to buy more of it in the future and even own it outright.

Shared Ownership is a popular scheme for people who may struggle 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.

Initially, you can purchase the share of a home that you can afford, usually between 25-75%, and 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, just scan the QR code and try out our affordability calculator. If you can't quite afford Shared Ownership at this stage, the Rent to Buy scheme is also available at Worrall Street. Eligibility criteria applies, visit Plumlife.co.uk to find out more or email rent@plumlife.co.uk.



JENNIFER'S EXPERIENCE

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 godsend for me and my girls. We couldn't ask for more!



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
- ◊ Not being able to buy a suitable home for your needs on the open market

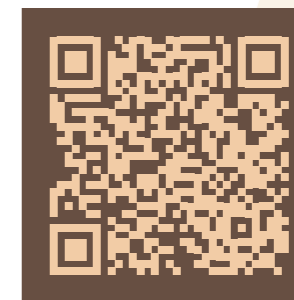
HOW MUCH WILL A NEW HOME AT WORRALL STREET COST?*

Scan the QR code to head over to our website where you can work out the typical monthly costs of buying a Shared Ownership home at Worrall Street 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.

Here's an example of how it works:

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



*Other fees, e.g. service charge and buildings insurance, not shown in calculation. This is a guide only, not actual mortgage advice.



IN SAFE HANDS

PLUMLIFE IS A PROFIT FOR PURPOSE COMPANY, COMMITTED TO CREATING GREAT HOMES AND GROWING SUCCESSFUL, VIBRANT COMMUNITIES.

We've been helping first-time buyers with affordable home ownership for more than 25 years.

Our 'People. Places. Purpose.' strapline isn't just there for show - building and supporting great communities is at the heart of what we do.

We're part of Manchester based Great Places Housing Group, specialising in making home ownership easier for a 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.



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FOR ENQUIRIES

PLEASE GET IN TOUCH

0161 447 5050

SALES@PLUMLIFE.CO.UK



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