



The Orchards

PLUMLIFE.
THE AFFORDABLE HOMES SPECIALIST

Welcome to The Orchards

Welcome to The Orchards, a stylish development of homes, located in the charming village of Bolton-Le-Sands. The picturesque scheme is close to the Kent Estuary, part of Morecambe Bay, with its large stretch of flat sands.

Plumlife, part of Great Places Housing Group, is selling seven homes specifically for Shared Ownership sale. This is to offer local people who are currently priced out of the market, a chance to step on the property ladder. The development offers a choice of two- and three-bedroom homes and caters for a range of buyers from single occupants to families.

Each property features light, spacious rooms. Kitchens include contemporary fitted gloss units and a stainless steel fan oven with a gas hob and extractor. There are also eye-catching modern bathrooms, with stunning white suites complete with a heated towel rail and off-road, allocated parking.

Homes also benefit from superb eco-features, including new energy efficient boilers and full double-glazing, making them inexpensive to heat and maintain.



Coastal & country living

Bolton-le-Sands is a thriving village on the banks of the Lancaster canal and close to the town of Carnforth.

The Orchards is well connected and is near to the M6 motorway. The closest major train station is Lancaster, which has regular services to Glasgow, London and the Lake District.

Carnforth is a convenient town with good local conveniences including Booths, a Tesco superstore, The Co-operative Food and three local pubs – The Royal Hotel, The Blue Anchor and The Packet Boat.



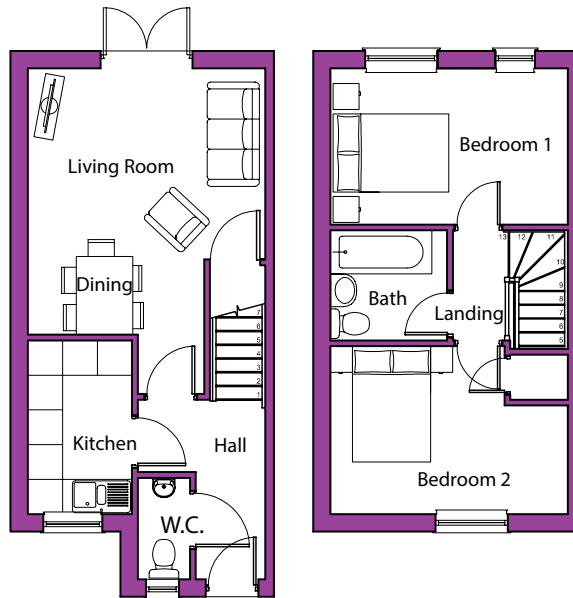
Popular with walkers and cyclists, Carnforth is close to outstanding areas of natural beauty – the Lakes, Arnsdale and Silverdale. For those who yearn for the sea, Morecambe is four miles away and has a traditional promenade, perfect for Sunday strolls. The town also includes the Midland Hotel, a restored art deco building, where you can enjoy a delicious afternoon tea on the sun terrace.

Local schools are rated highly by Ofsted. Bolton-le-Sands CoE Primary School is graded 'outstanding' and nearby Carnforth High School has been praised for its leadership and management.



Floor plans

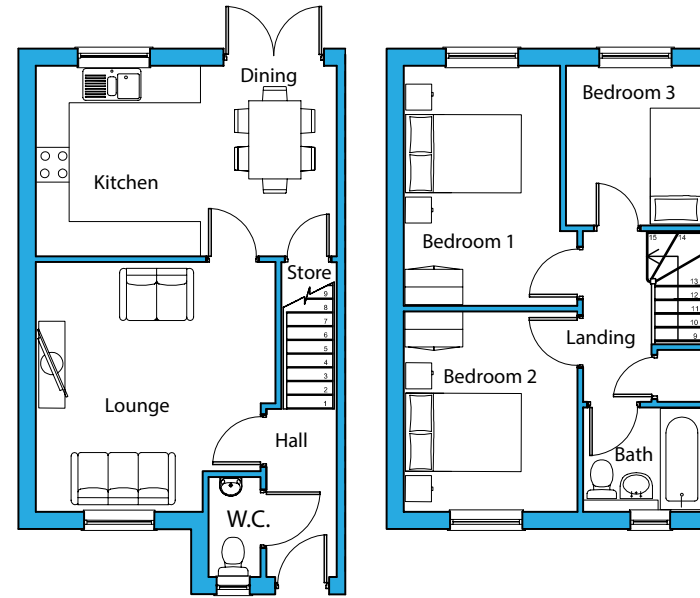
The Rothay 67 sq m



Ground floor

First floor

The Derwent 82 sq m



Ground floor

First floor

Specification

Kitchens

- Howdens Greenwich gloss kitchen range
- Integrated fridge freezer
- Polyflor Expona flooring
- Oven with gas hob and extractor

Bathrooms

- Roca white sanitary ware
- Thermostatic over bath shower
- Polyflor Expona flooring
- Heated towel rail
- Recessed low energy down lighters

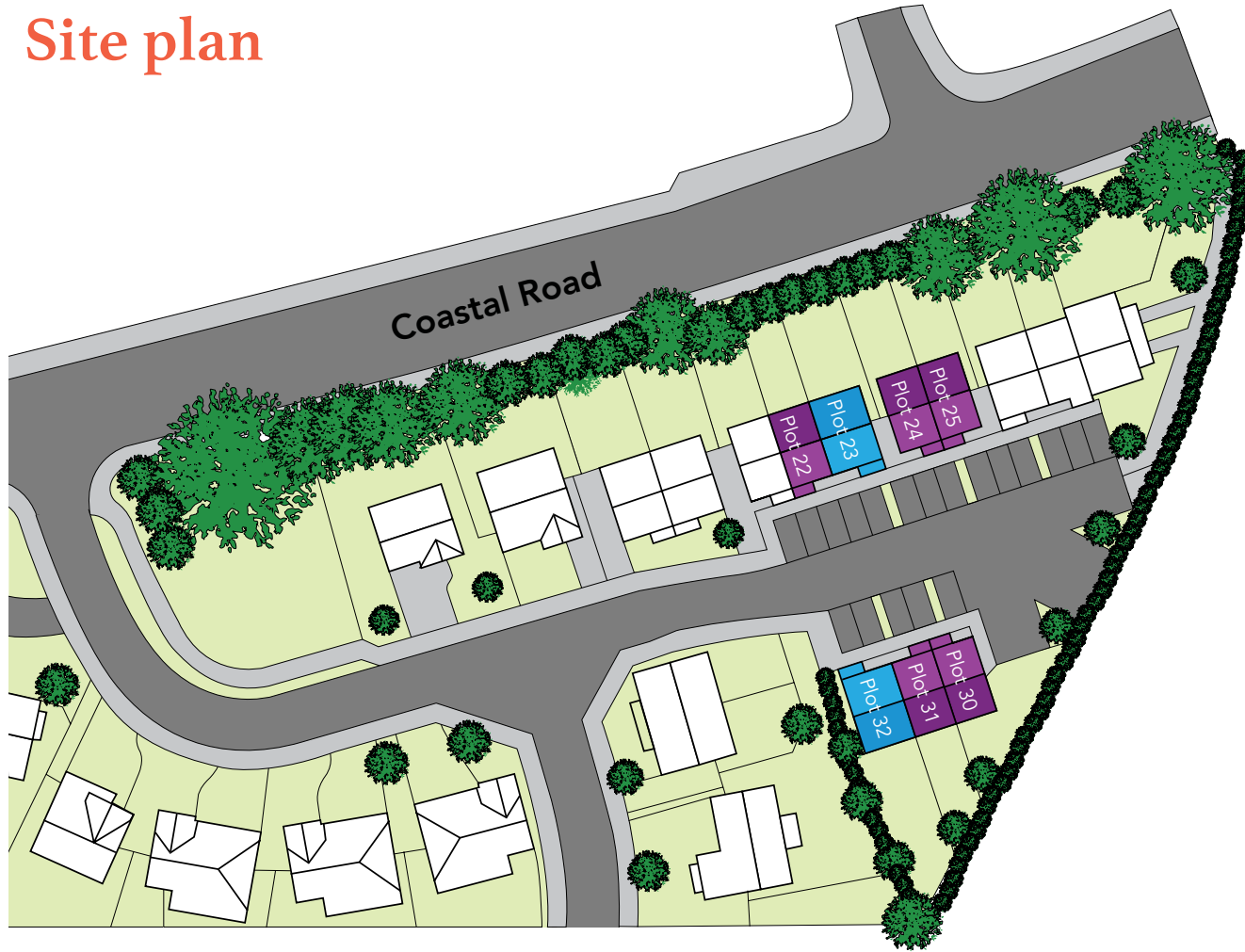
General features

- TV points in living room and master bedroom
- Satellite connectivity
- Two off road parking spaces allocated to each plot
- NHBC Warranty

Total floor measurements shown are typical for these house types. Window treatments may vary by plot. Please ask your Sales Advisor for details of the specific plot you are interested in.

Specifications can vary across house types and plots. Please ask your Sales Advisor for details of the specification for the property you are interested in.

Site plan



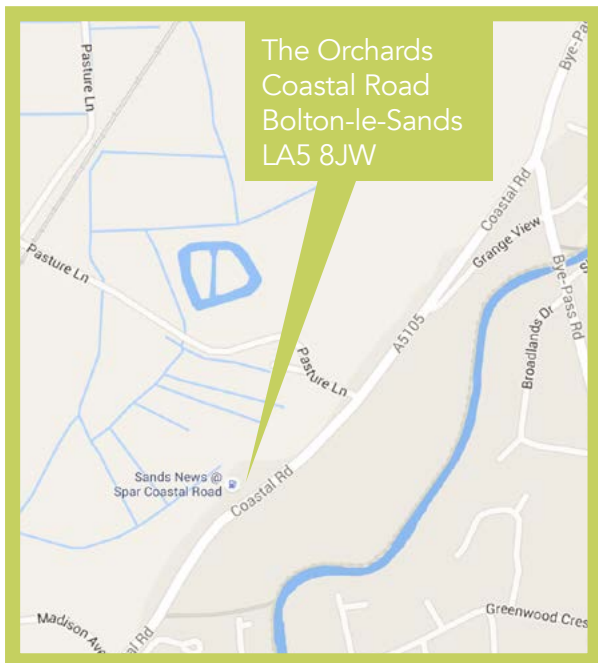
The Rothay

Plots 22, 24, 25, 30 and 31

The Derwent

Plots 23 and 32

Map



DISCLAIMER

These properties form part of a larger mixed-tenure development, which has properties available for Shared Ownership, Outright Sale and Affordable Rent. The tenure of plots may be subject to change.

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 the information given in the brochure.

Shared Ownership

This popular government-backed scheme allows you to buy a share of your new home (usually from 35% - 75%) and pay a small rent on the remainder you don't own.

You can 'staircase' and increase your share as your circumstances change, or even buy outright in the future. As with all home purchases, you'll need to have saved a deposit, the minimum being 5% of the share value.

For free, impartial advice on the best deals out there, we can put you in touch with an independent financial advisor.

Who is the scheme for?

If you live locally or have family connections in the area and have a total household income of no more than £80,000 per year then you may be eligible to apply. Call our Sales team on 0161 447 5050 to speak to one of our experienced sales advisors who can provide you more information on the Shared Ownership scheme and how to apply.

About Plumlife

For over 20 years Plumlife has been making home ownership easier for a wide range of people throughout the North West.

Based in Manchester, we are a multi award winning company which specialises in offering government-backed affordable home ownership schemes to first time buyers.

We also offer highly desirable homes available for outright sale – from chic urban apartments, to family-friendly homes in the country – we're known for choosing innovative and exciting developments designed to meet the lifestyles and aspirations of our customers.



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