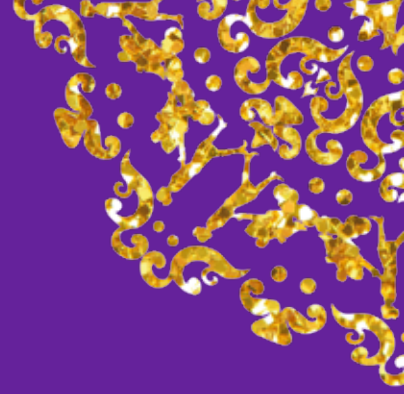




LIVE. LOVE. GROW.

A contemporary collection of
3 & 4 bedroom homes in Oldham





LIVE EVERY SECOND



Welcome to St Augustine's, a new and exciting development of new homes in Oldham

Comprising a collection of 3 & 4 bedroom mews, semi detached and detached homes, St Augustine's presents first time buyers and growing families with a fantastic opportunity to live in a popular part of Greater Manchester, just 8 miles from the beautiful Peak District.

All boasting private gardens and a high specification throughout, these lovely family homes have been built with traditional methods but with a modern twist. Surrounded by a host of local amenities and excellent transport links, from St Augustine's you can live a full life, close to everything you need and more.

LOVE EVERY MOMENT

With all the excitement of Manchester city centre on the doorstep and all the natural beauty of the Peak District just a short drive away, from Oldham you can enjoy the best of all worlds.

Oldham itself boasts a bustling town centre with a vast array of social and cultural attractions, including historic canals, Roman forts, Gallery Oldham and Oldham Coliseum Theatre, host to a varied programme of exciting live entertainment.

There is also an abundance of national chain stores and independent boutiques, as well as the award-winning traditional Tommyfield Market.

What's more, the Grade II listed Town Hall is benefitting from a £36m investment to transform it into a multiplex cinema with 7 screens and 6 restaurants.



GROW EVERY DAY

St Augustine's benefits from a number of local transport links, and some excellent local schools.

Oldham Metrolink takes you straight into the heart of Manchester, one of the nation's most loved cities famous for its wealth of art galleries, museums, theatres, quirky bars, vibrant nightlife and world class shopping. In fact, whatever you're in the mood for, you're sure to find it in Manchester.

For adventure further afield, Leeds is just 38 miles away and is easily accessible via the M62, while

a range of outdoor pursuits can be found in the glorious Peak District.

For families, Hulme Grammar School is a very well regarded school and is within easy access of the development. Here, boys and girls are taught separately from the ages of 11 to 16, but there is a joint sixth form.

With all this, and more, so close to hand, St Augustine's really is the perfect place to live, love and grow.



NATIONAL STRENGTH, LOCALLY DELIVERED

Renowned for our award-winning homes and a reputation for quality, we are industry experts in regenerating brownfield land, delivering distinctive and diverse homes in prime locations throughout the UK. We strive to create sustainable new developments that inspire modern living and set new benchmarks in design.

THE BIGGER PICTURE

Community feedback is important to us, and we often work with local residents. By seeking out local knowledge, we are able to provide homes that complement and enhance the local surroundings and make a positive contribution to the community.

Success doesn't have to sacrifice sustainability. We encourage the use of environmentally friendly materials and features within the specification of all our homes, including modern building methods and renewable energy products. We have a formal environmental policy and are dedicated to recycling on-site material wherever possible, as well as producing highly efficient homes that reduce running costs to be kinder on your pocket, not to mention future generations.

As a responsible housebuilder these commitments ensure we are accountable to you, your community and the environment.

CUSTOMER EXPERIENCE

Right from the moment you register your interest in a new Linden home, we'll keep you informed about forthcoming events and offers that are right for you. Our website features up-to-date information with downloadable brochures, availability, virtual tours and local area information for you to browse through at your convenience.

Our customer charter describes our commitment to providing you with a first-class service at each stage of your purchase. It also outlines the warranties and guarantees we provide with every home we build. Our team will be at hand from the moment you reserve your new home and long after you've settled in, making sure everything runs smoothly and that your new home is perfect for you.

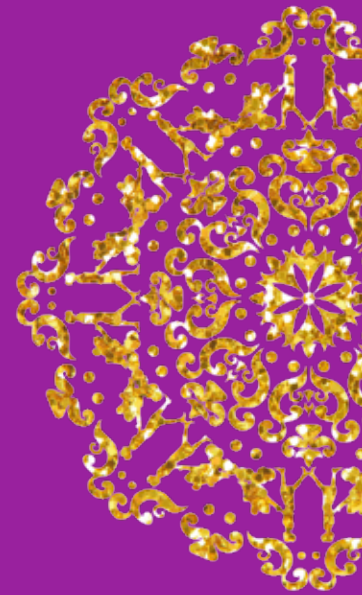
FOUNDATIONS FOR SUCCESS

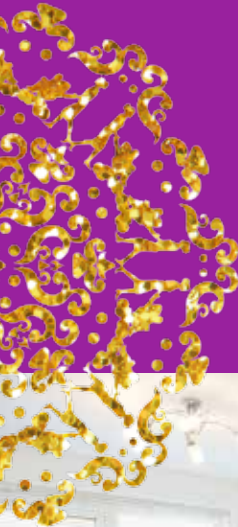
Galliford Try is the name behind Linden Homes, and is one of the UK's leading construction and housebuilding companies, responsible for high-profile projects such as the All England Lawn Tennis Club roof at Wimbledon, the 2012 Olympic Village and the new Forth Road Bridge in Scotland.

NEW HOMES MORTGAGE HELPLINE

As part of our commitment to making the purchase of a new Linden home as easy as possible, we work with the New Homes Mortgage Helpline. This is the leading new homes mortgage specialist in the UK, and can provide advice and help on all the financial aspects of buying a new home.

For more information visit nhmh.co.uk or call 01206 715 415





5 STEPS TO BUYING YOUR NEW HOME



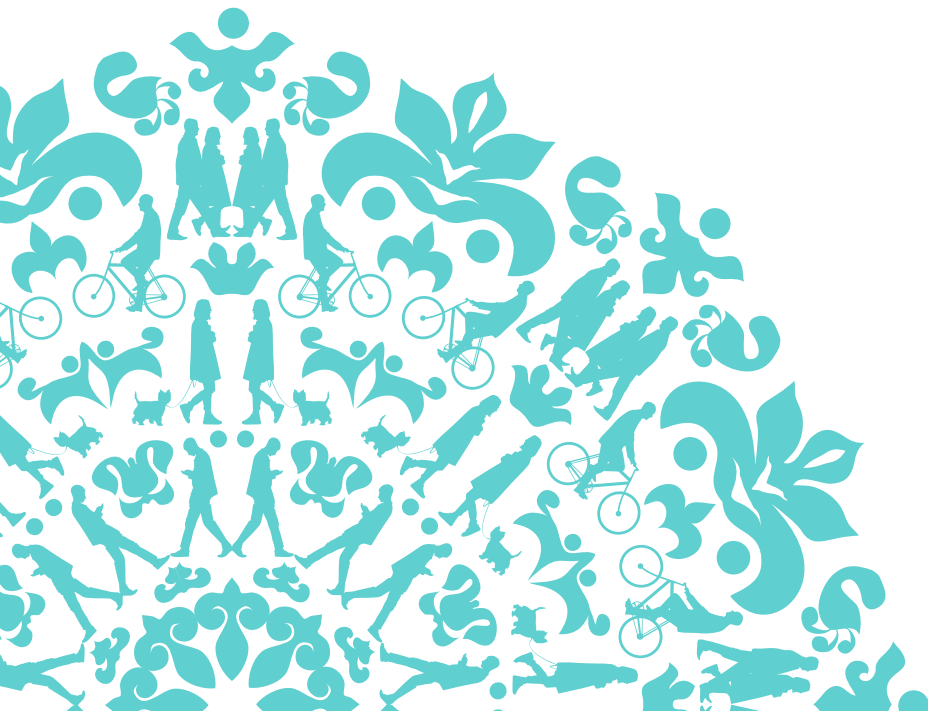
WELCOME!

You've taken the first step by coming to see our lovely new homes. Our Linden Homes sales executives are now on hand to help and answer any questions you may have.



FINDING THE RIGHT BUYING SOLUTION FOR YOU

We can now refer you to our recommended Independent Financial Advisors who can help you find simple buying solutions based on your individual circumstances.





3

YOU COULD BE READY TO RESERVE!

At reservation or shortly after, we'll take you through the ins and outs of your new home, from boundaries and fence lines to interiors and brick colours, to ensure you're happy with every detail. We will agree an exchange date 4-6 weeks after reservation. If the exchange does not happen within this period the company is within their rights to put the property back on the open market (we will ask you to instruct a solicitor quickly to help you to exchange and we have recommended solicitor details for you that can ensure a smooth process to exchange and completion). If your home is not already built, we will advise you of an estimated season for completion.



4

THE BALL IS ROLLING!

We will be in regular contact with you throughout your journey to your new home, keeping you up to date on the build stages of your property and generally making sure everything is going well. We are always on hand throughout the process if you have any questions. We'll set up four appointments to fine-tune your home before moving day.

APPOINTMENT 1

At reservation or shortly after we'll take you through everything in the finest detail to make sure you are 100% happy. Due to possible unforeseen circumstances with build we cannot advise specific dates for legally completing. Therefore we will contact you to advise when we are aiming for the NHBC build certificate around 3-4 weeks prior to completion.

APPOINTMENT 2

This is when you can really make your home your own. Personalise kitchens and bathrooms with our extensive choice of designer tiles, worktops and more. For the ultimate finishing touches, you may wish to choose from our optional extras list. These choices will depend on the stage your new home has reached in the build process.

APPOINTMENT 3

Now it's time to meet the builder and the site manager. This will give you an opportunity to inspect the property before the final build stages and ask any questions you might have in relation to the construction of the property.

APPOINTMENT 4

We'll demonstrate your home's appliances and familiarise you with everything.

APPOINTMENT 5

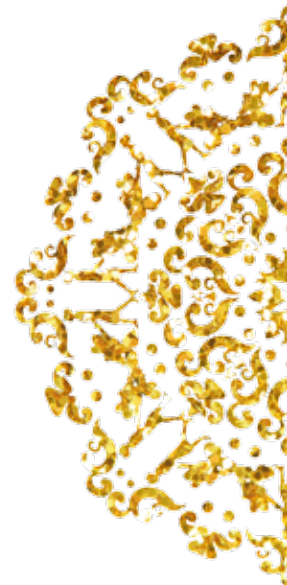
Hurrah! It's move in day! And we'll be there to welcome you home.



5

CUSTOMER SERVICE

Your satisfaction is very important to us, which is why we'll pay you a courtesy visit to make sure you're settling in well. Our customer care team will then continue to look after you for your full 2 year warranty period.





- The Trent
4 bedroom home
- The Thames
4 bedroom home
- The Dee
4 bedroom home
- The Clyde
3 bedroom home
- The Bailey
3 bedroom home
- ▶ Garage Entrance
- - - Retaining Wall
- Step



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SPECIFICATION

KITCHENS

- A choice of contemporary wall and base units from Symphony Kitchens
- A choice of 40mm laminate worktops with matching upstand
- Zanussi stainless steel single electric fan oven, stainless steel gas hob and splashback (double oven to 4 bedroom properties)
- Stainless steel chimney hood
- Soft close doors and drawers
- Under pelmet lighting

BATHROOMS

- A contemporary white bathroom suite by Ideal Standard
- Tiling range by Porcelanosa
- Tiling provided around bath and half height to sanitaryware walls
- Shower over the bath

INTERNAL FINISH

- Smooth ceilings throughout finished in soft white emulsion
- All woodwork in white satin
- White 4 panel doors with chrome handles

LIGHTING & ELECTRICAL

- TV point to lounge, bedrooms & kitchen
- BT points to lounge and bedroom 1
- Downlights to kitchen, bathroom & en suite
- White electrical switches and sockets throughout
- Power & lights to garages

HEATING

- Energy efficient gas boiler central heating and hot water, by Baxi
- Condensing boiler and cylinder
- White radiators

EXTERNAL FEATURES

- External light to front and rear
- Wall or fencing provided to all boundaries (ask Sales Executive for plot details)

PEACE OF MIND

- Multi point locking system to front doors and rear/side doors
- Lockable double glazed windows (except for escape windows)
- Mains wired smoke detectors, heat detectors & CO2 detectors
- 10 year NHBC warranty



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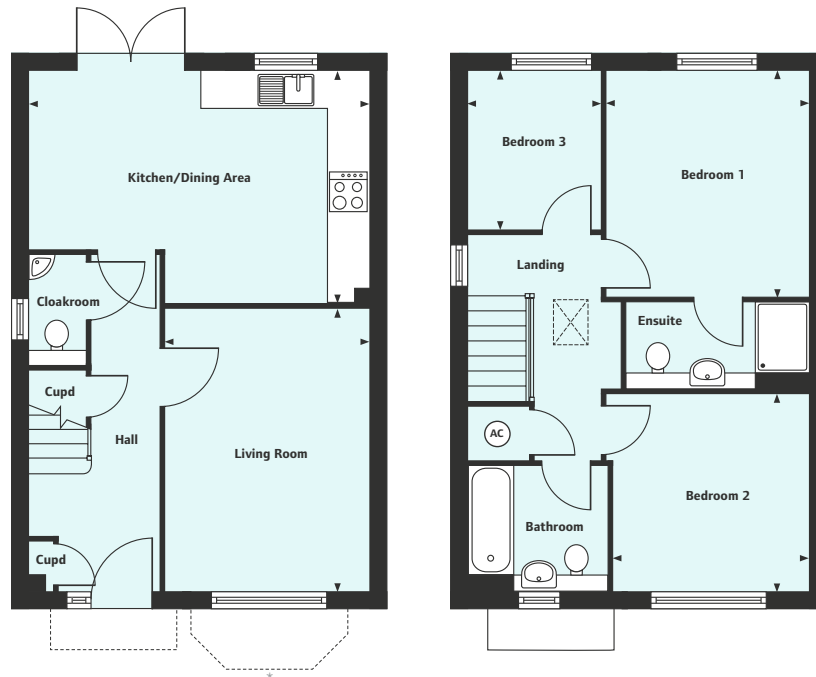
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BAILEY 3 BEDROOM HOME





GROUND FLOOR

Living Room	3.16m x 4.38m	10'4" x 14'4"
Kitchen/Dining Area	3.68m x 5.31m	12'1" x 17'5"
Cloakroom	0.94m x 1.69m	3'1" x 5'7"

FIRST FLOOR

Bedroom 1	3.52m x 3.16m	11'7" x 10'4"
Ensuite	2.86m x 1.35m	9'5" x 4'5"
Bedroom 2	3.12m x 3.16m	10'3" x 10'4"
Bedroom 3	1.18m x 2.38m	3'10" x 7'10"
Bathroom	2.08m x 2.19m	6'10" x 7'2"

*Bay window to selected plots. Please see Sales Executive for further details

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CLYDE 3 BEDROOM HOME





GROUND FLOOR

Living Room	4.41m x 3.76m (max)	14'6" x 12'4" (max)
Kitchen/Dining Area	3.02m x 6.45m	9'11" x 21'2"
Cloakroom	0.90m x 2.33m	2'11" x 7'8"

FIRST FLOOR

Bedroom 1	3.41m x 3.58m	11'2" x 11'9"
Ensuite	2.75m x 1.13m	9'0" x 3'8"
Bedroom 2	3.69m x 3.36m	12'1" x 11'0"
Bedroom 3	2.68m x 3.06m	8'10" x 10'0"
Bathroom	2.25m x 2.71m	7'5" x 8'11"

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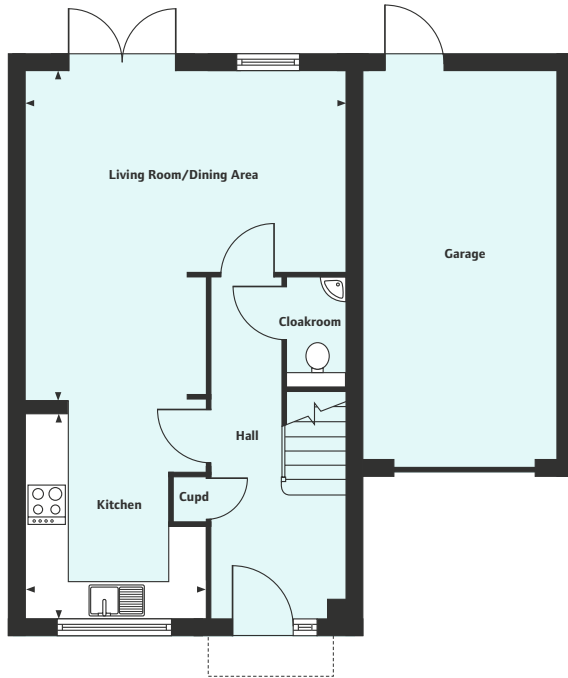
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DEE 4 BEDROOM HOME





GROUND FLOOR

Living Room/Dining Area		
5.32m x 4.91m (max)	17'5" x 16'1" (max)	
Kitchen		
3.17m x 2.82m	10'5" x 9'3"	
Cloakroom		
1.06m x 0.90m	3'6" x 2'11"	

FIRST FLOOR

Bedroom 1	3.05m x 3.29m	10'0" x 10'10"
Dressing	3.05m x 1.23m	10'0" x 4'0"
Ensuite	3.05m x 1.44m	10'0" x 4'9"
Bedroom 2	2.70m x 4.62m	8'10" x 15'2"
Bedroom 3	3.88m x 2.70m	12'9" x 8'10"
Bedroom 4	2.19m x 2.66m	7'2" x 8'9"
Bathroom	2.15m x 2.19m	7'1" x 7'2"

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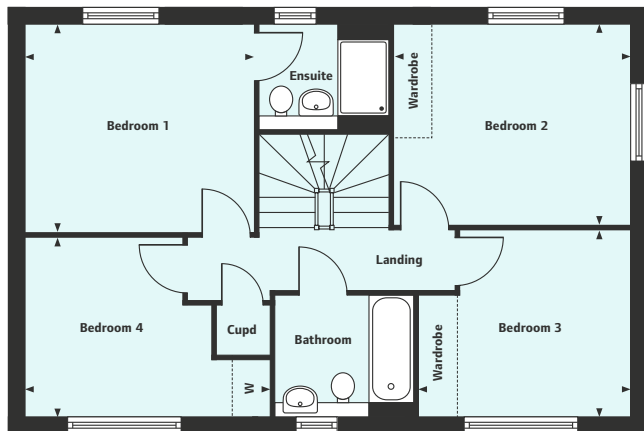
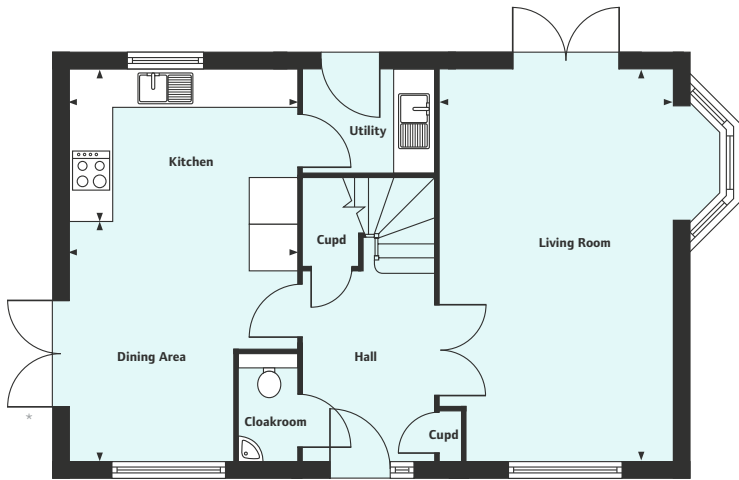
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THAMES 4 BEDROOM HOME





GROUND FLOOR

Living Room	
6.20m x 3.67m	20'4" x 12'0"
Kitchen/Dining Area	
6.20m x 3.68m	20'4" x 12'1"

FIRST FLOOR

Bedroom 1	3.72m x 3.09m	12'2" x 10'2"
Bedroom 2	3.72m x 3.09m	12'2" x 10'2"
Bedroom 3	3.05m x 3.72m	10'0" x 12'2"
Bedroom 4	3.05m x 3.72m	10'0" x 12'2"
Bathroom	1.98m x 1.91m	6'6" x 6'3"

*No french door to plots 25 & 28

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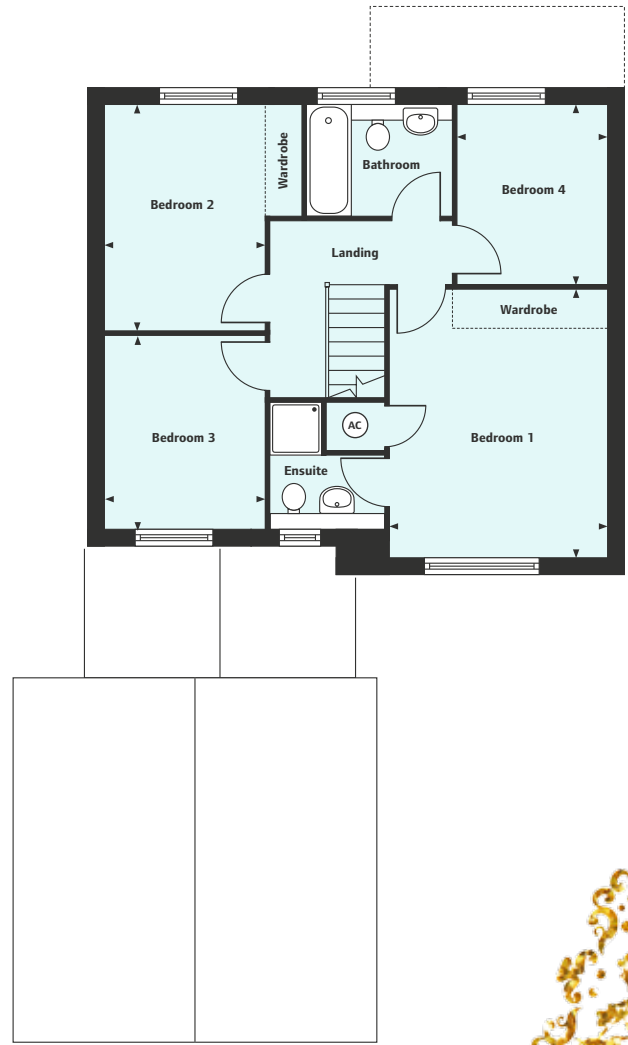
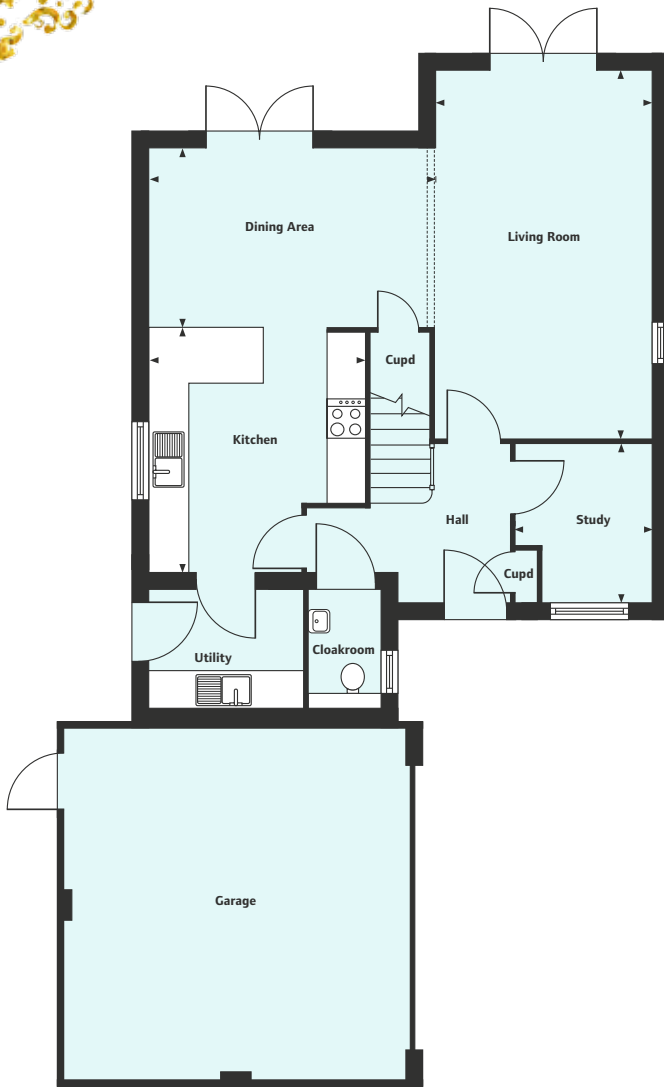


Please ask to see separate kitchen layouts. Computer generated image shown not to scale. Finishes and materials may vary from those shown on a plot by plot basis and landscaping is illustrative only. The image does not represent any contractual offer on behalf of Linden Homes. Please note that all floorplans and dimensions are taken from architectural drawings and are for guidance only – not to scale. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are for reference only and should not be used for ordering carpets, furniture or similar. Please note that finishes, materials and measurements may alter slightly and are subject to change. Please ask your Sales Executive for specific details.XLHNW69/March 2016.



TRENT 4 BEDROOM HOME





GROUND FLOOR

Living Room	3.39m x 5.77m	11'1" x 18'11"
Dining Area	4.35m x 2.76m	14'3" x 9'1"
Kitchen	3.36m x 3.85m (max)	11'0" x 12'8" (max)
Utility	1.81m x 2.42m	5'11" x 7'11"
Study	2.10m x 2.51m	6'11" x 8'3"

FIRST FLOOR

Bedroom 1	4.23m x 3.37m	13'11" x 11'1"
Bedroom 2	3.14m x 3.29m	10'4" x 10'10"
Bedroom 3	3.29m x 2.54m	10'10" x 8'4"
Bedroom 4	2.80m x 2.54m	9'2" x 8'4"
Bathroom	1.76m x 2.20m	5'9" x 7'3"

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How to find us

From the M60 Motorway

Leave the M60 at junction 22.

Take the A62 towards Oldham. After 0.5 miles, turn right into Chamber Road.

The site is located within half a mile on the left hand side.

