

# CHORLEY PLACE

Convenient and affordable

Two, three  
and four bedroom  
homes available to  
buy with the Shared  
Ownership  
scheme

Chorley Place,  
Chorley Street,  
Bolton, BL1 4AL







Close to Bolton High Street

Close to transport networks

Located next to Queens Park

# welcome to CHORLEY PLACE

## Stylish, convenient and affordable homes in the heart of Bolton

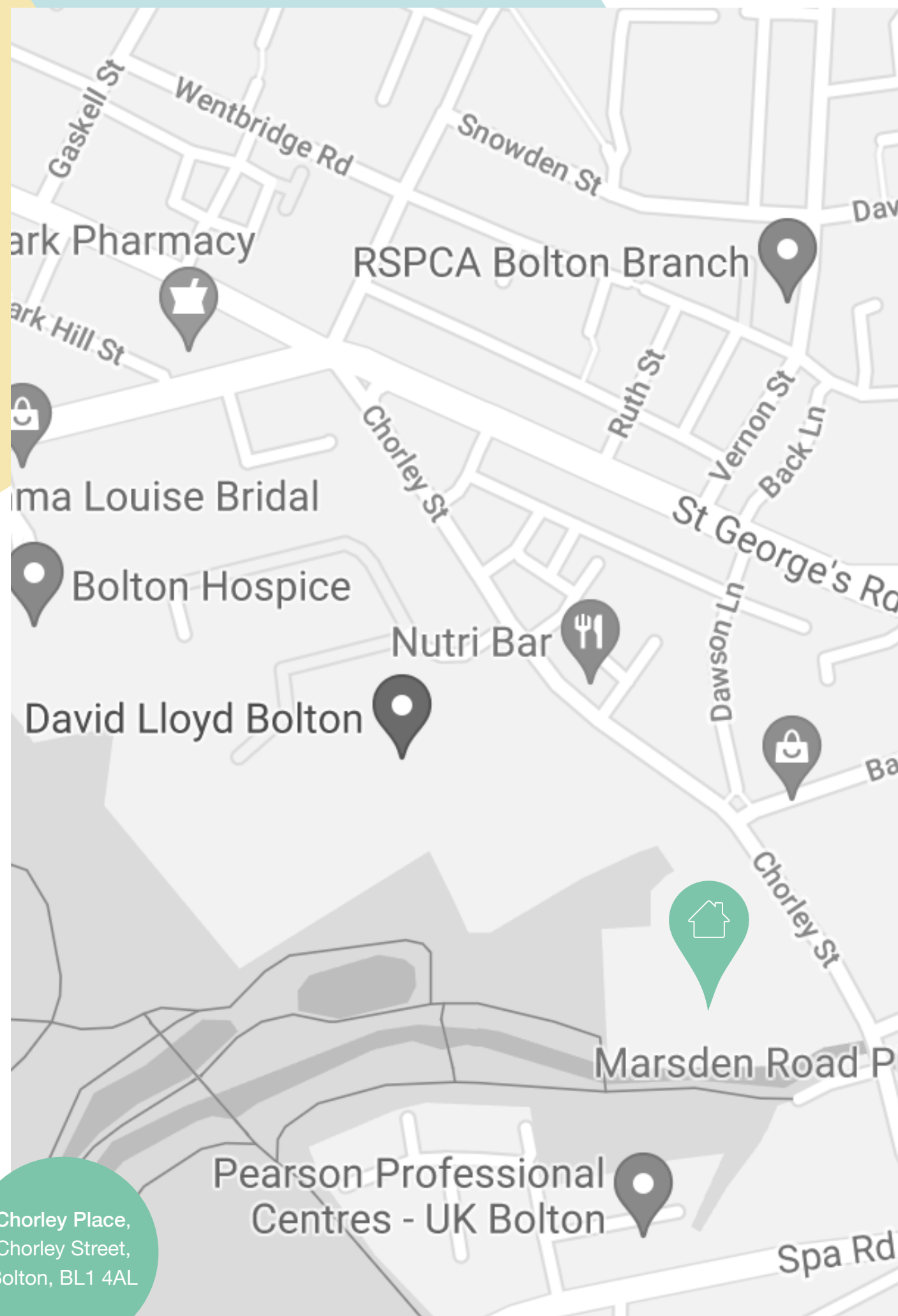
Located in the desirable centre of Bolton between the beautiful Queens Park and revitalised town centre, Chorley Place offers a modern collection of new homes.

These stunning shared ownership homes have been designed with modern urban living in mind. Each home has a secure front and rear landscaped gardens, generous size bedrooms, stylish kitchens and off-road parking to the rear of the houses.

Chorley Place is set next to the River Croal, conveniently positioned in the centre of the town with the beautiful park and all of the local shops and amenities within easy reach. Bustling Bolton is an attractive area to live with its proximity to central Manchester and being just a 30-minute train ride to Manchester city centre.







Chorley Place,  
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# ideally located shared ownership homes

## Nearby Primary Schools

- The Olive School – Ofsted – Outstanding
- Belton Primary School – Ofsted - Good

## Nearby Secondary Schools

- Turton – Ofsted - Good

## Broadband speed\*

Standard broadband: Up to 17Mb  
(estimated speed 6Mb)

\*Broadband speed as advised by Uswitch. Please make your own checks with your preferred provider prior to purchase.

## Transport

Chorley Place is ideally positioned to the Bolton Ring Road, M61 Motorway and Bolton train station.

- Bolton Bus Interchange within walking distance
- Close to Bolton Train Station
- Easy links to M61, M6 and M60 Motorways

## Leisure

David Lloyd health club next door







## step onto the property ladder at Chorley Place

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Built to the latest modern energy efficient standards and packed full of features, we've really thought about how you'll live in your new home.

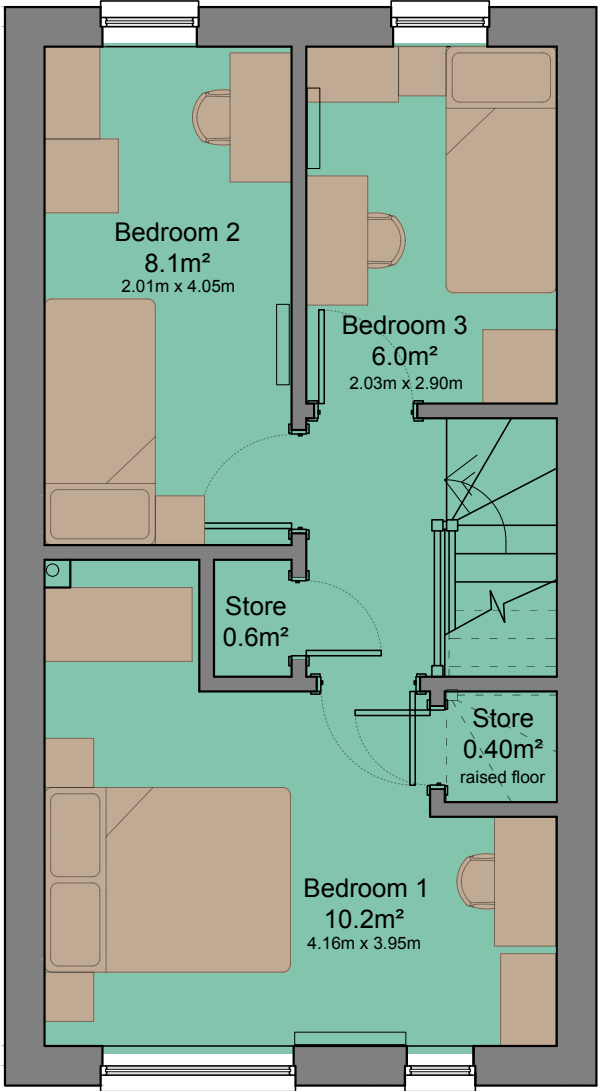
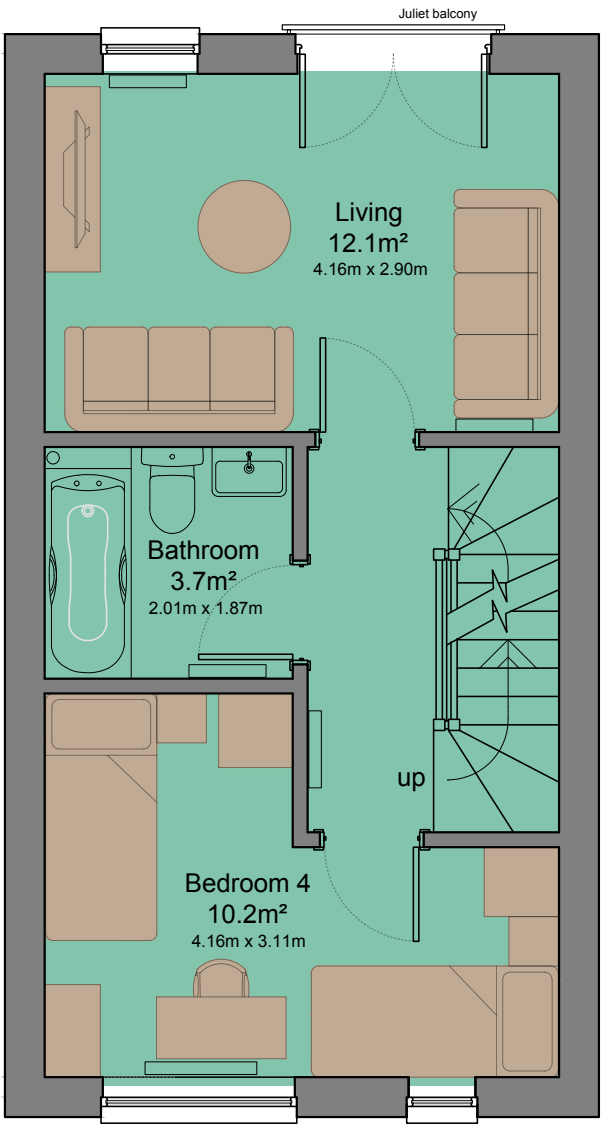
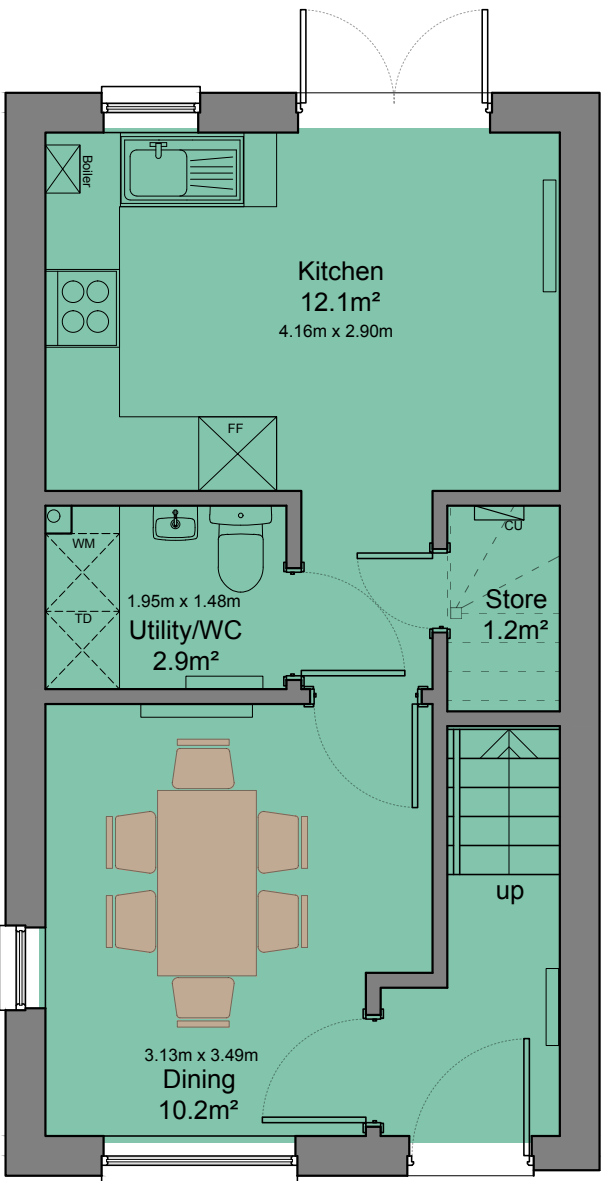
From the handy USB charging points, to the practical built in storage – these open plan homes have been designed with convenience in mind.

We know that you want to move in and enjoy your new home as quickly as possible. So, we've included loads of extras like flooring and turf in the gardens to help get you started and make it feel like home.



# The Henderson - four bedroom homes

- 101.4m2 floor space approx
  - Spacious open plan kitchen-dining area
  - Contemporary modern kitchen
  - A fitted cooker, hob and extractor hood
  - Wood effect vinyl flooring in kitchen and WC
  - Handy ground floor WC
  - Under stairs storage
  - First floor storage
- UPVC double-glazed windows
  - Turfed gardens with a patio
  - Lockable garden gate
  - Heating: Worcester Bosch Boiler
  - Compact Radiators
  - 10 year LABC (*Local Authority Building Control*) warranty

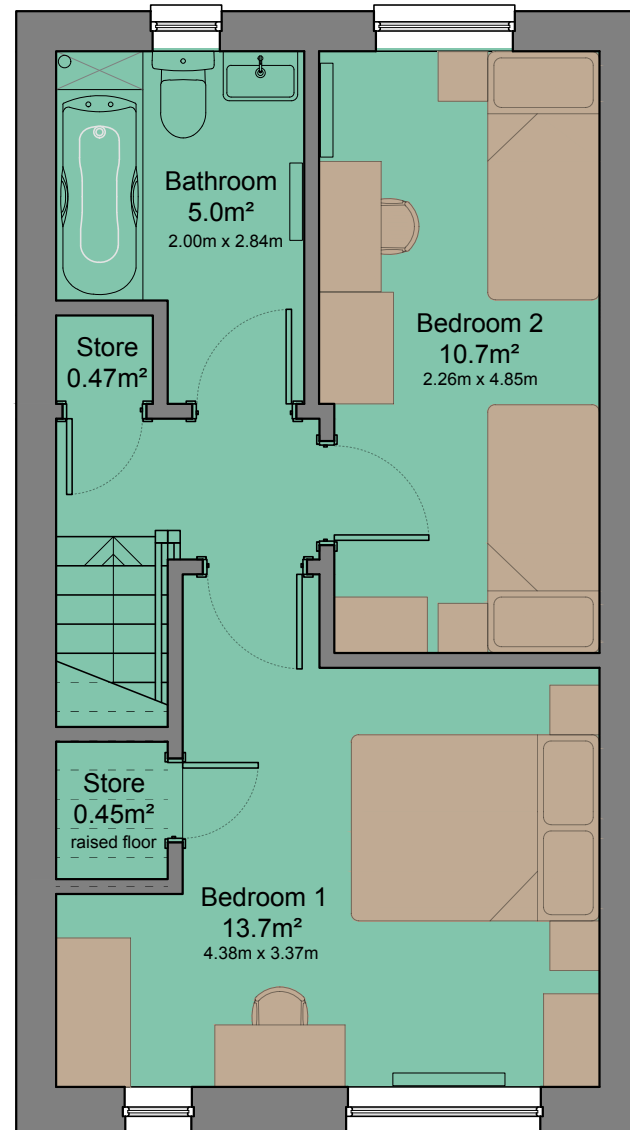
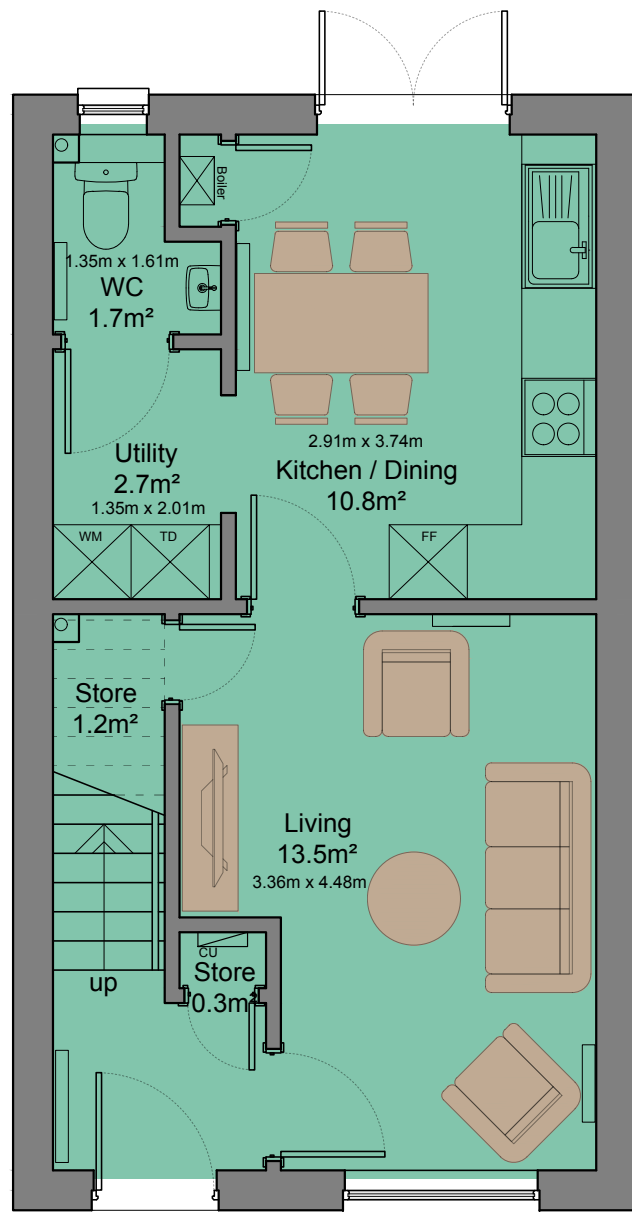


The CGI image is an artist's impression and Computer-Generated Image of how one of the property types are anticipated to look, it is illustrative and should not be relied upon other than as an approximate guide only. Individual properties of the same type may vary in terms of elevations. Any dimensions given are approximate. They should not be relied upon for flooring and furniture measurements for which buyers are advised to obtain their own. Orientation of floor plans will vary depending on the positioning of the individual property. While every effort has been made for the information provided to be accurate, it is a guide and illustrative only. The images and information do not form part of any contract. Inwell Valley Housing Association reserves the right to alter design and specification elements including external elevations and floor plan layouts.



# The Bradford - two bedroom homes

- 73m<sup>2</sup> floor space approx
- Spacious open plan kitchen-dining area
- Contemporary modern kitchen
- A fitted cooker, hob and extractor hood
- Wood effect vinyl flooring in kitchen and WC
- Handy ground floor WC
- Under stairs storage
- First floor storage
- UPVC double-glazed windows
- Turfed gardens with a patio
- Lockable garden gate
- Heating: Worcester Bosch Boiler
- Compact Radiators
- 10 year LABC (*Local Authority Building Control*) warranty



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introducing  
The Bradford

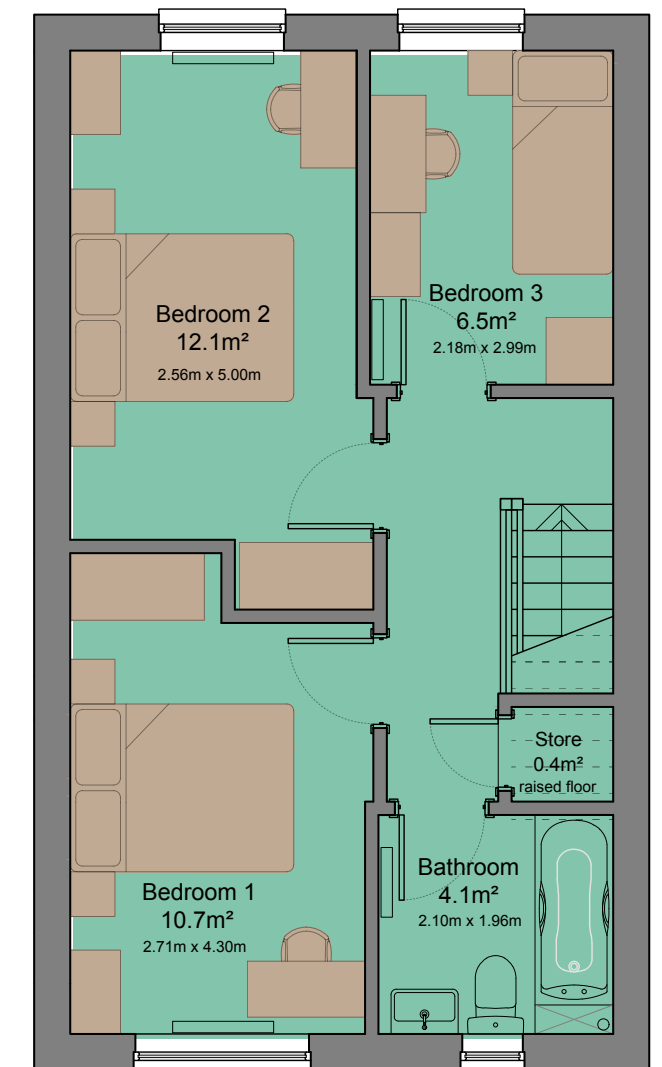
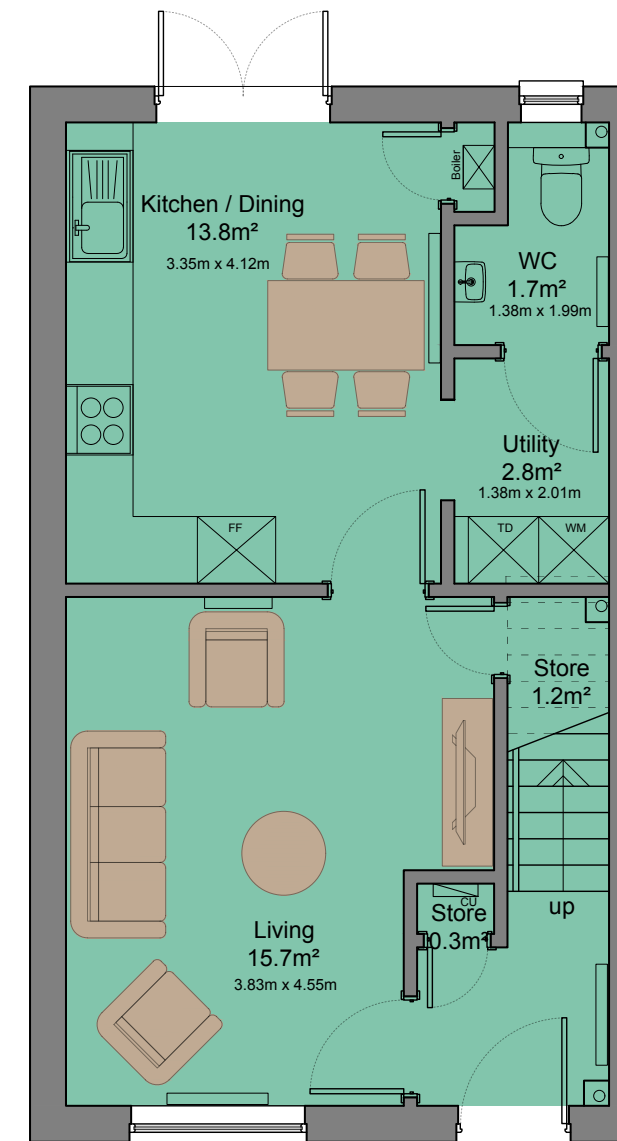
For the latest property prices and to arrange a viewing, please email [info@thepropertyplace.uk.com](mailto:info@thepropertyplace.uk.com) or call 01612 228 550.



## introducing The Croal

## The Croal - three bedroom homes

- 85.4m<sup>2</sup> floor space approx
- Spacious open plan kitchen-dining area
- Contemporary modern kitchen
- A fitted cooker, hob and extractor hood
- Wood effect vinyl flooring in kitchen and WC
- Handy ground floor WC
- Under stairs storage
- First floor storage
- UPVC double-glazed windows
- Turfed gardens with a patio
- Lockable garden gate
- Heating: Worcester Bosch Boiler
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# step onto the property ladder at Chorley Place

Buy a new home at Chorley Place at a price you can afford thanks to the Government backed shared ownership scheme.

## how shared ownership works

Shared ownership is an affordable way of getting your foot on the property ladder. You buy a share in a property based on what you can afford, and then pay rent on the remaining share that we own. The higher the share you buy, the less rent you pay to us.

Doing it this way means that you don't have to find a massive deposit based on the full property value. You can buy a share with either a mortgage or with savings and can buy more shares over time as you can afford them, until you own the home outright (all 100%). This is called 'Staircasing'.

Shared ownership is not about sharing your home with someone else – it is your home; you just share the ownership of it with us! So, you're free to decorate it and make it your own. You can also sell your part of it too if you need to move.

With shared ownership, you can put a deposit down starting from as little as 5% of the value of the share you are purchasing. The percentage share purchased is based on what you can afford, this can be between 25% and 75% in the first instance.

You have the option to increase the share size you own and have the option to buy the full 100% ownership if and when you can and want to, or you can stay a shared owner. As a shared owner you will be given a 990-year lease, but if you buy 100%, then we will transfer to you the freehold.



## who can buy through the shared ownership scheme?

Shared ownership helps lots of people find a home they'd otherwise not be able to afford. It can help first time buyers looking to buy their first home and people who have owned a home in the past, but who are returning to the market having sold, such as due to a relationship breakdown. Your household income must be lower than £80,000 to qualify and you cannot own a home at the point of purchase.

The deposit required will depend on buyer's circumstances and mortgage lender. Remember – as a shared owner if you don't keep up payments on your mortgage, rent and service charge – you may risk losing your home.



For the latest property prices and to arrange a viewing please email [info@thepropertyplace.uk.com](mailto:info@thepropertyplace.uk.com), call 01612 228 550 or scan the QR code.



# Shared Ownership house buying process

- 1 **Research:** Read our brochures and FAQs available [www.irwellvalley.co.uk/find-a-home/buy-a-home-from-us/chorley-place](http://www.irwellvalley.co.uk/find-a-home/buy-a-home-from-us/chorley-place)
- 2 **Register:** Complete the Affordable Home Ownership Application [www.helptobuyagent1.org.uk/affordable-home-ownership-application-shared-ownership-rent-to-homebuy-opso](http://www.helptobuyagent1.org.uk/affordable-home-ownership-application-shared-ownership-rent-to-homebuy-opso)  
Select Irwell Valley Homes as the developer and the development of interest.
- 3 **Affordability:** Carry out a free affordability assessment with Metro [Financemetrofinancelive.co.uk](http://Financemetrofinancelive.co.uk) or call **0800 694 0091** to find out the percentage share that is right for you.
- 4 **Mortgage:** Obtain a mortgage decision in principle with a mortgage provider through an independent mortgage advisor.
- 5 **Viewing:** Book a virtual or physical viewing of properties.
- 6 **Deposit:** Reserve your property for £250 & choose a solicitor.
- 7 **Instruct solicitors:** we'll instruct ours, you will instruct yours.
- 8 **Exchange:** Exchange contracts – we aim for this to be within 6 weeks.
- 9 **Completion:** Your money for the home is transferred to the solicitors.
- 10 **Move:** Move into your new home!







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[www.irwellvalley.co.uk](http://www.irwellvalley.co.uk)



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