



Castle View

Netherton, West Yorkshire

AN EXCEPTIONAL COLLECTION OF
2, 3 AND 4-BEDROOM HOMES FOR SHARED OWNERSHIP



CHOICE OF
2, 3 AND
4-BEDROOM
HOMES

PEACEFUL
COUNTRYSIDE
LOCATION
BETWEEN THREE
VILLAGES

GOOD
SELECTION
OF LOCAL
SCHOOLS

CONVENIENTLY
LOCATED
FOR
RAIL TRAVEL

Welcome...

...to Castle View, a contemporary collection of two, three and four bedroom homes located near the quaint village of Netherton, a 12-minute drive from Huddersfield. Twenty-seven of the homes are available to buy through Shared Ownership, the popular Government part buy, part rent scheme. The homes are being sold by affordable housing provider, Fabric Living.

Each home has light, spacious rooms. Kitchens include modern fitted units, a stainless-steel oven, gas hob and extractor fan. There are also eye-catching modern bathrooms and larger homes include an en-suite. Homes benefit from superb eco-features including new energy efficient boilers and full double-glazing, making them inexpensive to heat and maintain.



Everything you need close by

Living at **Castle View**, you'll find all essential amenities within a **5-minute drive**. **Netherton high street**, less than a mile away, is home to a **convenience store, post office, pharmacy and several independent shops and eateries**, and you'll find a **wider selection of shops and restaurants in Honley**.

For a fantastic range of local produce you need only venture down the road to **Hinchcliffe's Farm Shop**, and the **Rusty Bull restaurant** for excellent cuisine.

If you're in need of some retail therapy, you'll be sure to find what you're looking for in **Huddersfield's bustling centre**, including at the **Kingsgate, Piazza and Packhorse shopping centres**.

Despite the semi-rural location, **Castle View** is well placed for travelling across the wider area. There are two train stations (**Honley and Berry Brow**) within an **8-minute drive**, which offer direct routes to locations including **Huddersfield, Barnsley and Sheffield** – ideal whether you're a commuter or a shopper.



Well connected

BY CAR*

Huddersfield	4 miles
Leeds	24 miles
Sheffield	25 miles
Leeds Bradford Airport	26 miles
Manchester	27.2 miles
Manchester Airport	32.9 miles

BY TRAIN*

Huddersfield	10 min
Leeds	55 min
Sheffield	1 hour 7 min
Manchester	1 hour 31 min



* Train travel times are taken from trainline.com going from Honley Station. Car distances taken from Google Maps and are approximate.

The perfect location

Castle View, Netherton Road, Netherton, Huddersfield, West Yorkshire, HD4 7JF





Honley High School

Putting family first

Families with children of all ages will appreciate the range of schools nearby, including Netherton Infant and Nursery School, South Crosland CE Primary School, Hillside Primary School and Honley High School.

There are plenty of activities for children to get involved in outside school, including an array of sports groups at Huddersfield Leisure Centre.



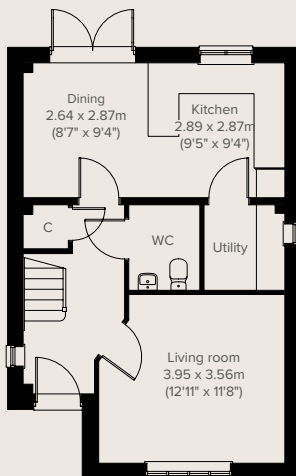
The Greenwood

4 BEDS - EN SUITE - GARDEN - PARKING - EPC: B

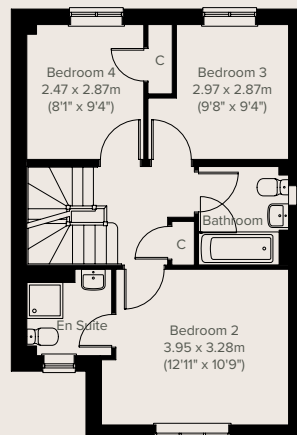
The modern layout of The Greenwood should appeal to a range of buyers. The kitchen / diner at the rear of the property should provide a quieter aspect. The property provides four bedrooms over two floors including a master ensuite. There's a second ensuite to bedroom 2.



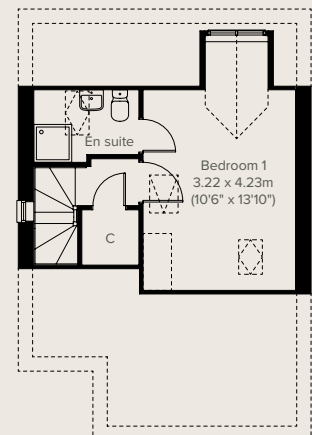
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation check list. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments.

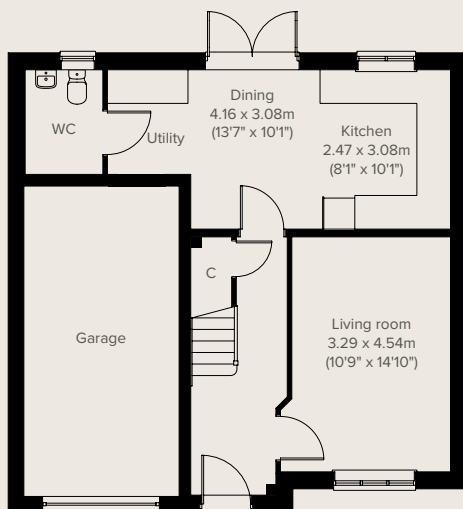
The Marston

4 BEDS - EN SUITE - GARDEN - GARAGE - EPC: B

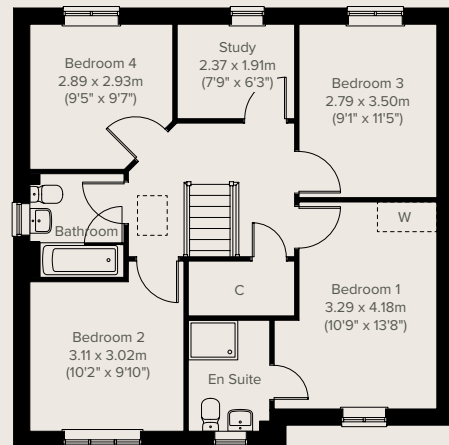
The Marston is a contemporary four-bedroom detached home offering open-plan living. The light and airy kitchen/dining room enjoys an open aspect through French doors to the rear garden. There's a bright front-aspect living room, a downstairs WC, a storage cupboard and an adjoining integral garage. Upstairs, there are four good-sized bedrooms with spacious bedroom one benefiting from an en-suite, plus a modern fitted family bathroom.



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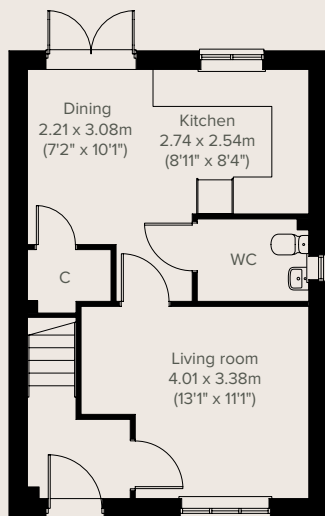
The Danbury

3 BEDS - EN SUITE - GARDEN - PARKING - EPC: B

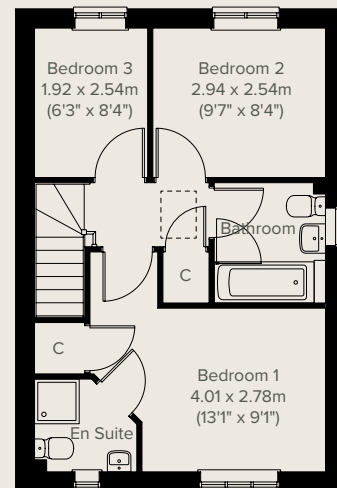
Perfect for the way we live today, the three-bedroom Danbury has a modern open plan kitchen/dining room with garden access and a spacious front-aspect living room that's ideal for entertaining. Upstairs there are the three bedrooms - bedroom one has an en suite - and a family-sized bathroom. Appealing to families, first-time buyers and young professionals.



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The Haldon

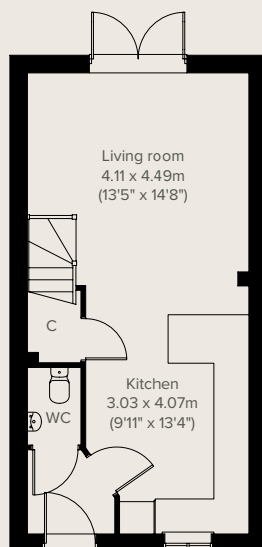
2 BEDS - GARDEN - PARKING - EPC: B

The Haldon has a stylish open plan kitchen/living room with French doors leading into the garden, two double bedrooms, a good-sized family bathroom, handy storage cupboards and off-road parking.

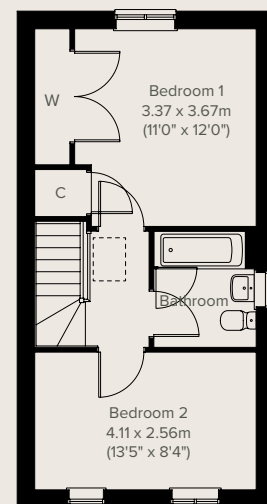
Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



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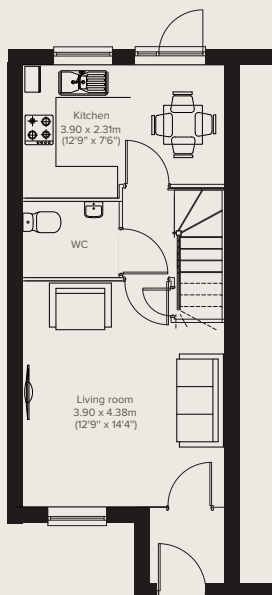
The Braunton

3 BEDS - GARDEN - PARKING - EPC: B

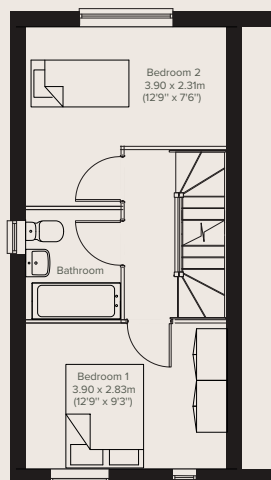
A superb family home, The Braunton features a bright open plan kitchen/dining room with access to the garden, and a spacious front aspect living room. A WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find two bedrooms and a family-sized bathroom and on the top floor, there's a spacious bedroom one with handy storage cupboards.



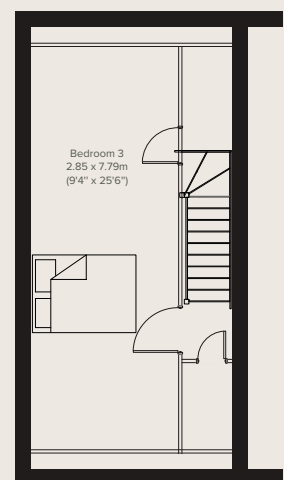
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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Specifications

Our homes include these items as standard to ensure you have everything you need to be comfortable from the day you move in. Built for today's modern lifestyles with sustainability in mind.

Internal

Ceilings

Painted white.

Lighting

Pendant or batten fittings with low-energy bulbs.

Stairs

Staircase painted white.

Walls

Painted in white emulsion.

Doors

White pre-finished doors with white hinges.

Heating

Gas fired combi boiler with radiators in all main rooms, with thermostatically-controlled valves to bedrooms.

Insulation

Insulated loft and hatch to meet current building regulations.

Electrics

Individual circuit breakers to consumer unit and double electric sockets to all main rooms

General

Media plate incorporating TV and telecommunication outlets to living room.

Kitchen

General

Fully-fitted kitchen with soft closure to all doors and drawers.

Plumbing

Plumbing for washing machine.

Appliances

Cooker hood.

Bathroom

Suites

White bathroom suites with chrome-finished fittings.

Extractor fan

Extractor fan to bathroom and en suite (where applicable).

Shower

Mira showers with chrome fittings to en suite.

Where there is no en suite, Mira thermostatic shower with wall mounted shower head, complete with shower screen.

Tiling

Half height tiling to sanitaryware walls in bathroom and en suite.

Splashbacks

1-course splashback to cloakroom basin / 3-course splashback to bath / fully tiled shower.

Security

Fire

Smoke detectors wired to the mains with battery back-up.

Garage & Gardens

Garden

Front and back lawn turfed or landscaped (where applicable).

External

Walls

Traditional cavity walls. Inner: timber frame or block. Outer: Style suited to planned architecture.

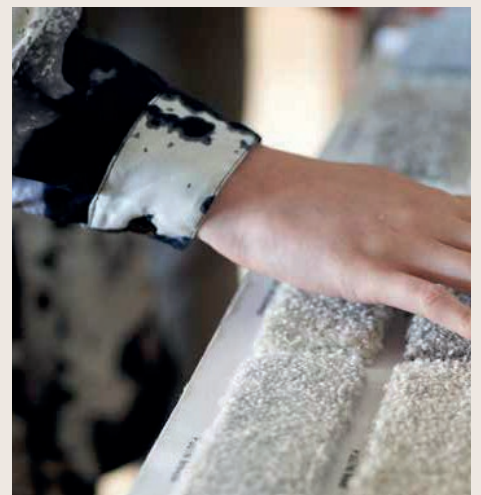
Roof

Tile or slate effect with PVCu rainwater goods.

Windows

Double glazed windows in PVCu frames.

External tap



Sustainability

Our homes are typically 30% more efficient than traditional UK housing, helping you to save money and reduce your impact on the environment.

We're proud that we already build our homes to high levels of energy efficiency, but there's still a way to go. Our in-house sustainability team is dedicated to our mission to have net zero carbon homes in use by 2030, and for our own operations to be net zero carbon by 2040.

To achieve this, we're working to science-based carbon reduction targets in line with the Paris Agreement's 1.5°C warming pledge, investing in low-carbon solutions and technology that will further reduce the carbon footprints of our homes and our impact on the planet.

Energy efficiency built in:

EPC rating – B

Our typical B rating makes our homes much more efficient than traditional D-rated homes.

Up to 400mm roof space insulation

Warmer in winter, cooler in summer, reducing energy bills.

Argon gas filled double glazing

Greater insulation and reduced heat loss.

Energy efficient lighting

We use energy-saving LED lightbulbs in all our homes.

A-rated appliances

Many of our kitchen appliances have a highly efficient A rating.

A-rated boilers

Our condenser boilers far outperform non-condensing ones.

Local links

We're located close to amenities and public transport to help reduce your travel footprint.

Ultra-fast broadband

FibreNest fibre-to-the-home connectivity helps you live and work at home more flexibly.

Lower-carbon bricks

Our concrete bricks typically use 28% less carbon in manufacture than clay, giving total lifetime carbon savings of 2.4 tonnes of CO² per house built.



Site Plan & Availability



Plot	House Type	Color	Beds
5	Greenwood	Yellow	4
6	Greenwood	Yellow	4
9	Marston	Purple	4
13	Danbury	Blue	3
14	Danbury	Blue	3
33	Haldon	Teal	2
34	Haldon	Teal	2
35	Haldon	Teal	2
36	Haldon	Teal	2
37	Haldon	Teal	2
51	Haldon	Teal	2
52	Haldon	Teal	2
53	Braunton	Orange	3
54	Braunton	Orange	3
55	Braunton	Orange	3
182	Haldon	Teal	2
183	Haldon	Teal	2
184	Braunton	Orange	3
185	Braunton	Orange	3
219	Haldon	Teal	2
220	Haldon	Teal	2
221	Haldon	Teal	2
228	Braunton	Orange	3
229	Braunton	Orange	3
230	Braunton	Orange	3
231	Haldon	Teal	2
232	Haldon	Teal	2

This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor.



Shared Ownership

Stepping into your new home is one of the best and most exciting achievements in your life and Shared Ownership makes that ambition possible. You initially purchase a part share in a home through a mortgage and savings.

You only need to buy as much as you can afford, usually a minimum of 25% and up to a maximum of 75%, and you pay a subsidised rent to us on the share that you don't own*

The great thing about Shared Ownership is that you can buy a larger share of the property whenever you can afford it. The more you own, the less rent you pay and what's more, you will benefit from only needing a low deposit because its calculated only on the value of the share you buy. Shared Ownership provides you with the perfect opportunity to get your feet onto the property ladder and even though you are only purchasing a share in your home, it will feel as if you own it outright because you are welcome to decorate and personalise it to your own taste.

*Different shares may be available. Please speak to your Sales Consultant.

Shared Ownership is a government backed initiative and below we've listed some of the main qualifying criteria around your eligibility:

- Your household income is £80,000 a year or less
- You cannot afford all the deposit and mortgage payments for a home that meets your needs
- You're a first-time buyer or
- You used to own a home, but cannot afford to buy one now or
- You own a home and want to move but cannot afford a new home suitable for your needs or
- You're forming a new household - for example, after a relationship breakdown or
- You're an existing shared owner and want to move



Fabric Living is the sales arm of First Choice Homes Oldham and they provide a range of affordable housing solutions for people across Greater Manchester and beyond. With customers firmly at our heart, we are all about creating vibrant, friendly, diverse communities where people want to live, work, and relax.

We are combining our efforts to deliver the best sales customer experience with the market leading sales Agency, LWCSL. They will take you through all the requirements and aspects of your purchase and can be contacted on:

0161 524 1699

sales@fabricliving.co.uk

Disclaimer: The particulars within this brochure are for illustrative purposes and should be treated as guidance only. Scale varies between plan types. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only. Please ask our Sales Consultant(s) for detailed information. While every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Fabric Living reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of the contract of sale. Images are indicative only. Design date March 2023. Castle View is a mixed tenure development including homes for both sale and rent.