

AN EXCEPTIONAL COLLECTION OF 2 & 3 BEDROOM HOMES

COTTON MEWS - 2 & 3 BEDROOM HOMES



WELCOME TO COTTON MEWS

Cotton Mews a wonderful collection of new homes located in Failsworth, just 4 miles from Manchester City Centre. Offering two and three bedroom homes, this development is perfect for young families, first time buyers and professional couples.

An ideal location close to the amenities of Failsworth and Oldham and within easy commuting distance of central Manchester.

IDEALLY LOCATED

Residents at Cotton Mews will benefit from the proximity of Failsworth to an abundance of green space with a great selection of parks and nature reserves on your doorstep.

Daisy Nook Country Park, part of the National Trust is a very popular destination where you can enjoy walking, horse riding, fishing, and many other pursuits. With great transport links through road and rail there is convenient access to destinations like the Trafford Centre, Manchester Airport, Old Trafford, or the Etihad Stadium and of course all the attractions Manchester has offer.

Whether its shopping, the theatre, eating out or the vibrant nightlife you will truly be spoilt for choice.

Closer to home, the development is served by convenient shopping such as Tesco Extra, Morrisons, Costco and the famous Housing Units.



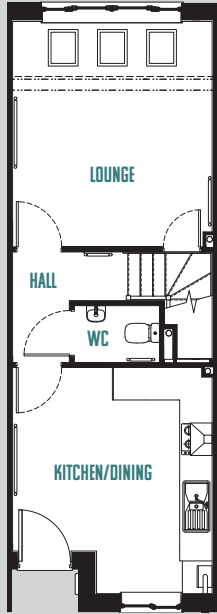
PROPERTY SCHEDULE
AND SITE PLAN

| PLOT NO | HOUSE NAME | BEDROOMS |
|---------|------------|----------|
| 1 | The Mill | Three |
| 2 | The Mill | Three |
| 3 | The Mill | Three |
| 4 | The Mill | Three |
| 5 | The Mill | Three |
| 6 | The Mill | Three |
| 7 | The Mill | Three |
| 8 | The Weaver | Two |
| 11 | The Weaver | Two |
| 12 | The Weaver | Two |
| 13 | The Weaver | Two |
| 14 | The Weaver | Two |



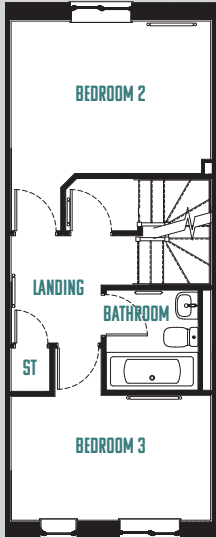
THE MILL 3 BED MEWS
PLOTS 1, 2, 3, 4, 5, 6, 7

GROSS INTERNAL AREA
101.4 SQ M



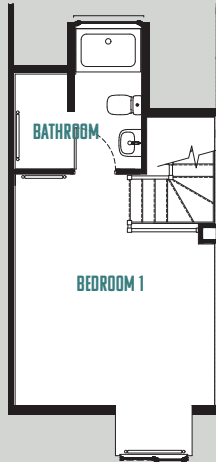
GROUND FLOOR

| | |
|----------------|---------------|
| Lounge | 3.69m x 4.17m |
| WC | 1.57m x 1.05m |
| Kitchen/Dining | 3.69m x 4.18m |



FIRST FLOOR

| | |
|-----------|---------------|
| Bedroom 2 | 3.69m x 2.82m |
| Bedroom 3 | 1.93m x 1.85m |
| Bathroom | 3.69m x 2.29m |



SECOND FLOOR

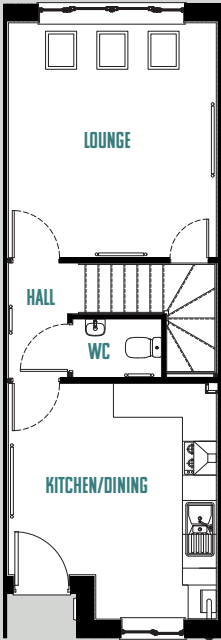
| | |
|-----------|---------------|
| Bedroom 1 | 3.69m x 4.28m |
| Bathroom | 2.34m x 1.76m |

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.



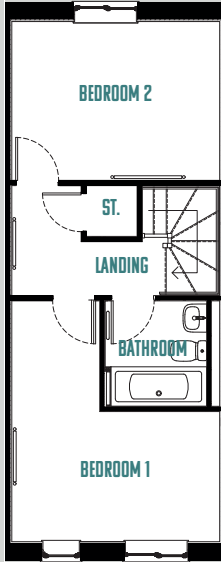
THE WEAVER 2 BED MEWS
PLOTS 8, 11, 12, 13, 14

GROSS INTERNAL AREA
70.6 SQ M



GROUND FLOOR

| | |
|----------------|---------------|
| Lounge | 3.69m x 4.17m |
| WC | 1.57m x 1.05m |
| Kitchen/Dining | 3.69m x 4.18m |



FIRST FLOOR

| | |
|-----------|---------------|
| Bedroom 2 | 3.69m x 2.82m |
| Bedroom 3 | 3.69m x 4.27m |
| Bathroom | 2.03m x 1.86m |

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KEEPING YOU CONNECTED

TRAVEL*

| Manchester City Centre | M60 Hollinwood | Oldham Town Centre | Trafford Centre | Manchester Airport |
|------------------------|----------------|--------------------|------------------|--------------------|
| 4 miles | 1.5 miles | 4.5 miles | 16 miles via M60 | 18.2 miles via M60 |

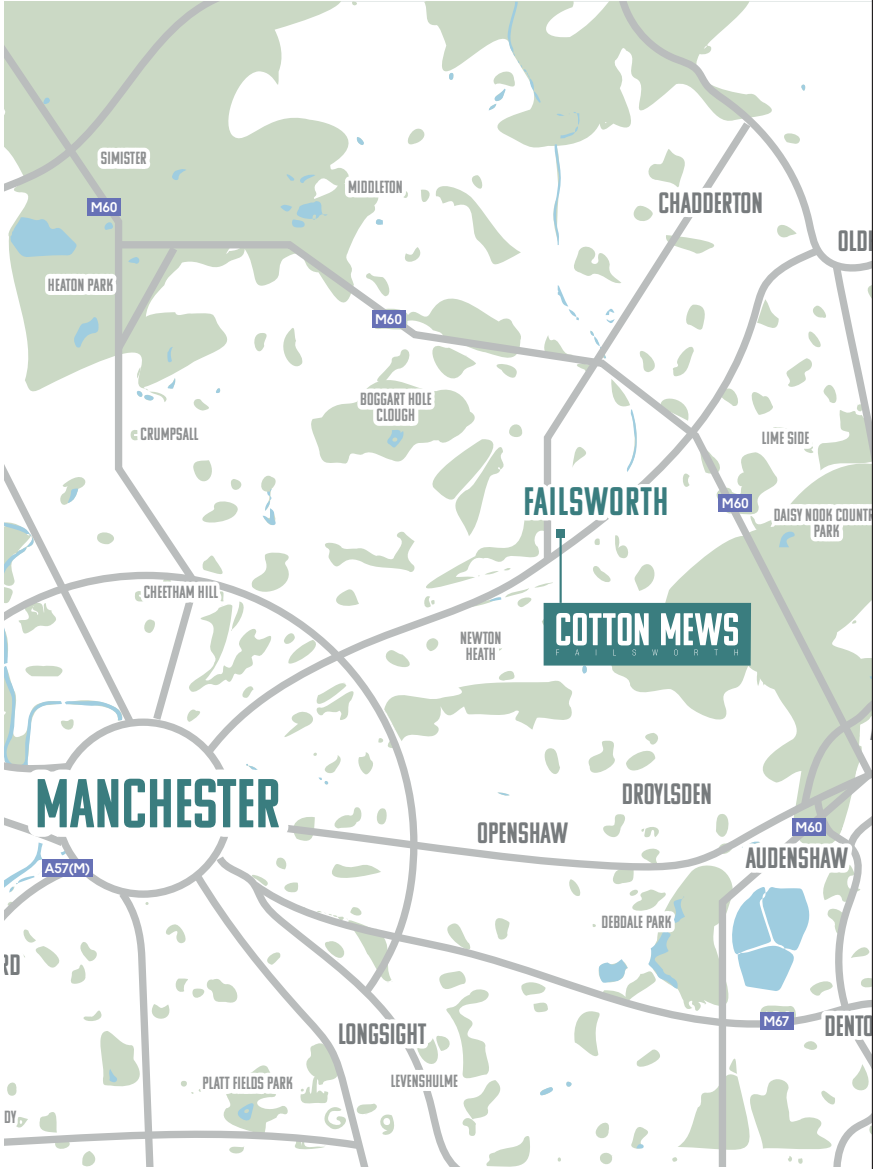
SCHOOLS*

| Mather Street Primary School Ofsted - Good | St Mary's RC Primary School Ofsted - Good |
|---|--|
| 0.4 miles | 0.7 miles |

MEDICAL CENTRE

| Medlock Medical Practice |
|--------------------------|
| 0.8 miles |

*All distances are approximate. *Ofsted results as at August 2023



A SUPERB SPEC, INSIDE AND OUT

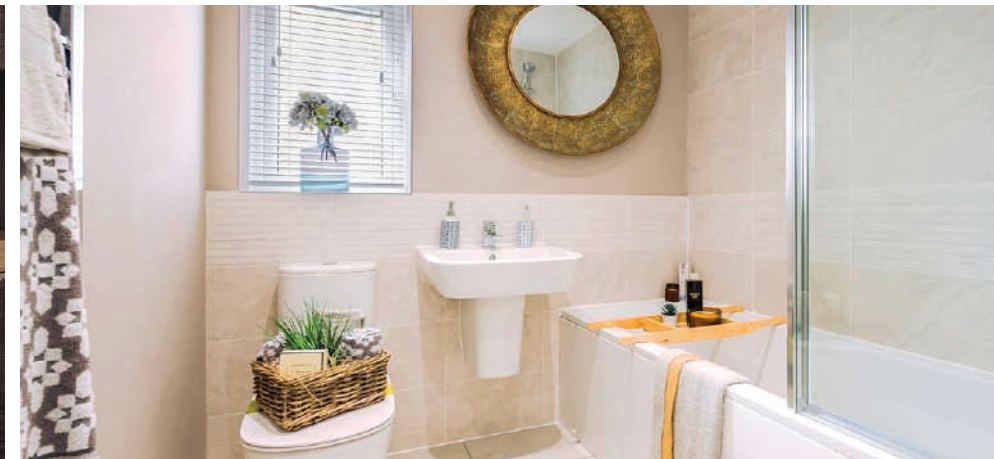
All homes at Cotton Mews are built to an excellent specification.

Light, spacious rooms are complemented by eye catching, contemporary bathroom designs and kitchen/diners equipped with modern fitted units throughout – including a stainless-steel oven, gas hob and extractor hood.

Attention to detail is just as comprehensive throughout the exterior, from off-road parking and rear gardens.

ALL HOMES INCLUDE THE FOLLOWING AS STANDARD:

- Contemporary kitchen with ample storage
- Oven hob and extractor
- White sanitaryware
- Off-street parking
- Turfed rear gardens
- Double glazed windows
- 12 year building warranty from Premier Guarantee



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 35%* 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. What's more, you can get started with a smaller deposit, because its calculated on the value of the share you buy.

Shared Ownership provides you with the perfect opportunity to get your feet onto the property ladder. Even though you are only purchasing a share, it will definitely feel like your home since you are free to decorate and personalise it to your own taste. Shared Ownership is a government backed initiative.

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

*lower shares may be available.



TEN EASY STEPS TO RESERVATION

ONE

Find your dream home. LWC Sales and Lettings are here to help over the phone or in person onsite.

TWO

Speak to a qualified independent Mortgage Advisor to see what percentage of your home you can buy. We work with Metro Finance, who will use an affordability calculator to work out the perfect share for you. Call Metro on 0114 270 1444 for a quick self-check. You can input your details online on www.metrofinancelive.co.uk

THREE

Financial sign off - When the share and ways to fund your purchase are agreed you can then then proceed to a financial sign off. Metro Finance will do it on our behalf. They will ask you to send several documents to them so they can check them on our behalf.

FOUR

You will receive some more information from us to consider before you reserve.

FIVE

Choose which solicitor you will be using.

SIX

Pay the reservation fee and complete paperwork set by LWC Sales and Lettings.

SEVEN

Start your mortgage application and fully instruct your solicitor.

EIGHT

If you are financing the house purchase with a mortgage, a valuation will be carried out following which you will receive your mortgage offer.

NINE

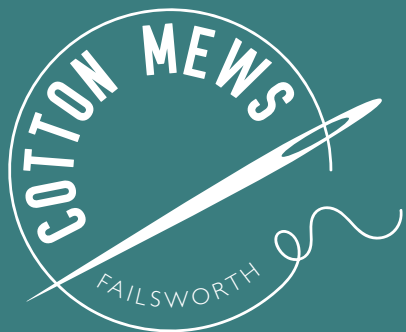
Exchange contracts Sign the contract, lease and pay your deposit.

TEN

Complete the sale and receive your keys.

After you move in our colleagues in the Development team will be on hand to look after you as you settle into your new Shared Ownership home.





Fabric Living is the sales arm of First Choice Homes Oldham, to provide a range of affordable housing for people across Oldham 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 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 November 2023. Cotton Mews is a mixed tenure development including homes for both sale and rent.