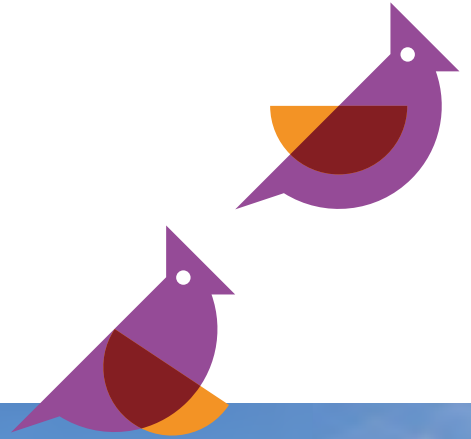


Delamere Place



3 bedroom homes available
through Shared Ownership

Handforth, SK9 3RB

0161 447 5050 / sales@plumlife.co.uk

People. Places. Purpose.

Plumlife
homes



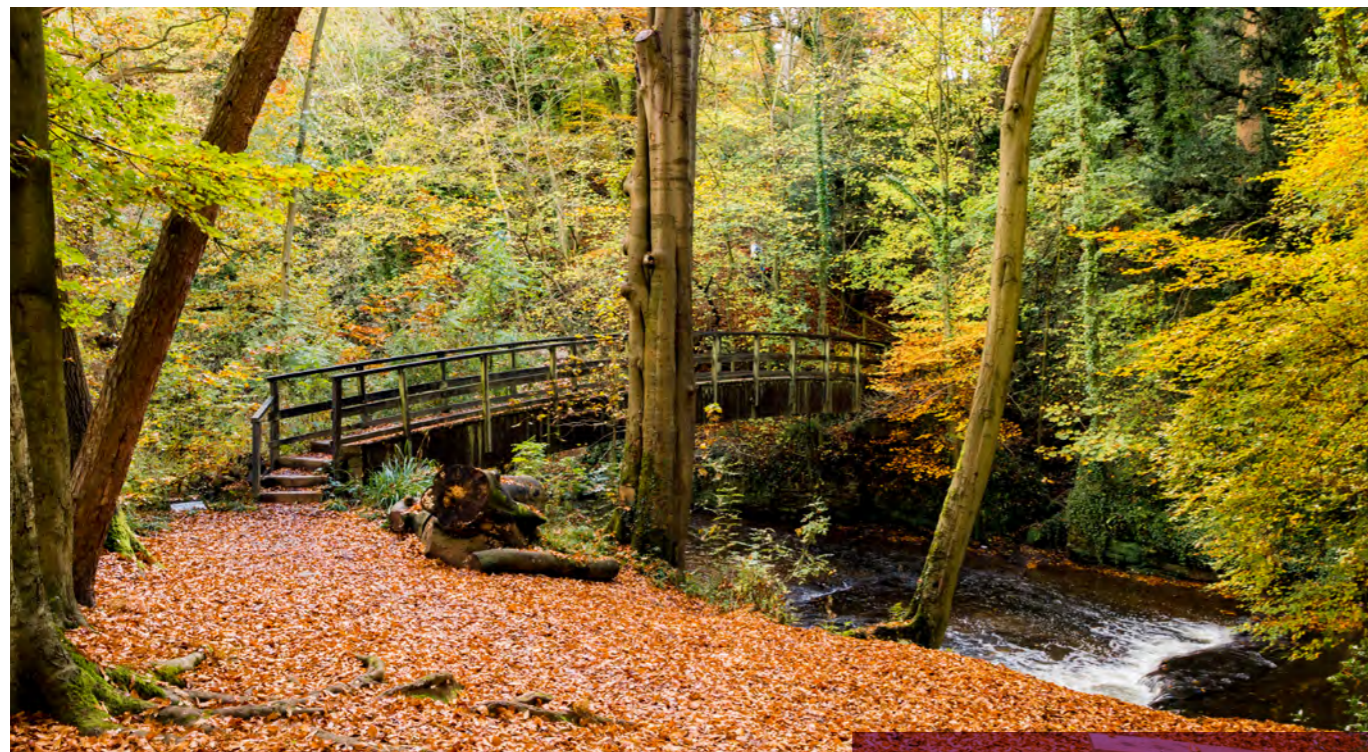


Welcome to Delamere Place

We're delighted to welcome you to Delamere Place, a stunning collection of seven three bedroom homes located right in the heart of Handforth, Cheshire. This new development is perfect for those who are looking for high-quality affordable homes with fantastic amenities and transport options available locally.

Nestled within one of Cheshire's best postcodes, Handforth is the perfect place to settle down and start enjoying village life, with convenient access to a busy high-street full of shops, restaurants and bars, it's an area not to be missed! The village also has a range of fantastic greenspaces right on its doorstep, such as Meriton Road Park and nearby National Trust sites at Quarry Bank Mill and Styal Country Park.

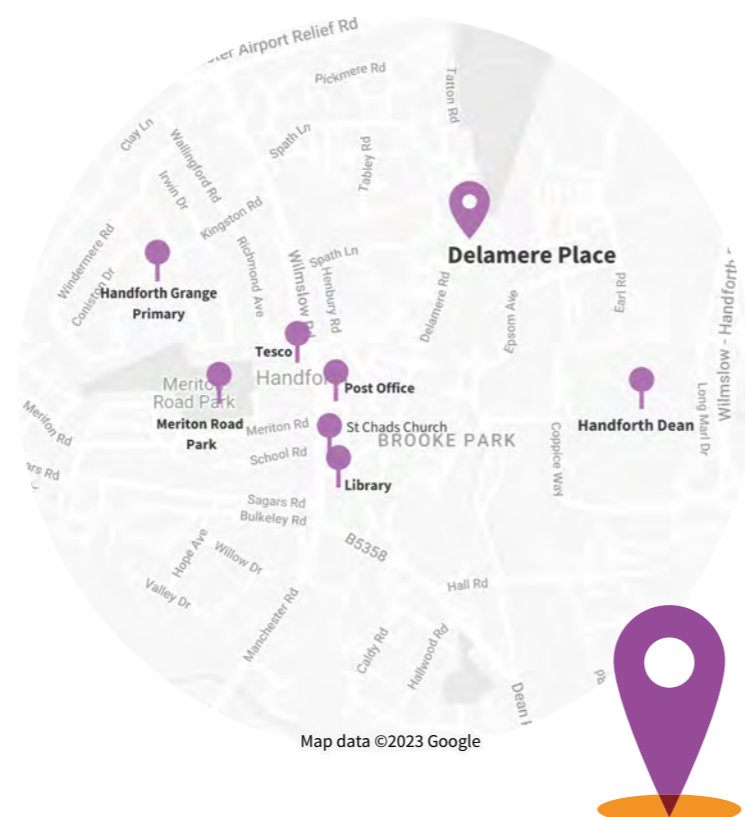
This exciting development is giving people the opportunity to live in this sought after area thanks to the homes all being available for Shared Ownership. This means that new homebuyers can buy a share of the home that they can afford and then pay rent on the remaining share.



Handforth, Cheshire

This charming village is becoming an increasingly popular place to live for both singles, couples and families alike. Residing here means you'll feel the benefits of being within close proximity to the bustling towns of Wilmslow and Poynton, whilst still getting to experience the village character that Handforth has to offer.

Should you decide to live here, you certainly won't be short of things to keep you occupied as there are a vast range of attractive amenities on offer locally, including the popular Handforth Dean shopping complex, and fabulous restaurants and pubs such as The Wagon & Horses and Guiliano Italian. Take just a 5 minute stroll into the main village and you'll also find a Post Office, Pharmacy, Costa Coffee, and Tesco Express.



Nearby to Delamere Place

- | | | | | | |
|-------------------------|-----------|-------------------------------------|-----------|--|-----------|
| Tesco Express | 🚶 9 mins | Handforth Dean | 🚶 12 mins | Handforth Grange Primary School | 🚶 15 mins |
| Post Office | 🚶 10 mins | Meriton Road Park | 🚶 13 mins | Wilmslow High School | 🚗 10 mins |
| St Chad's Church | 🚶 10 mins | National Trust (Quarry Bank) | 🚗 11 mins | | |
| Library | 🚶 11 mins | | | | |

Getting around Handforth

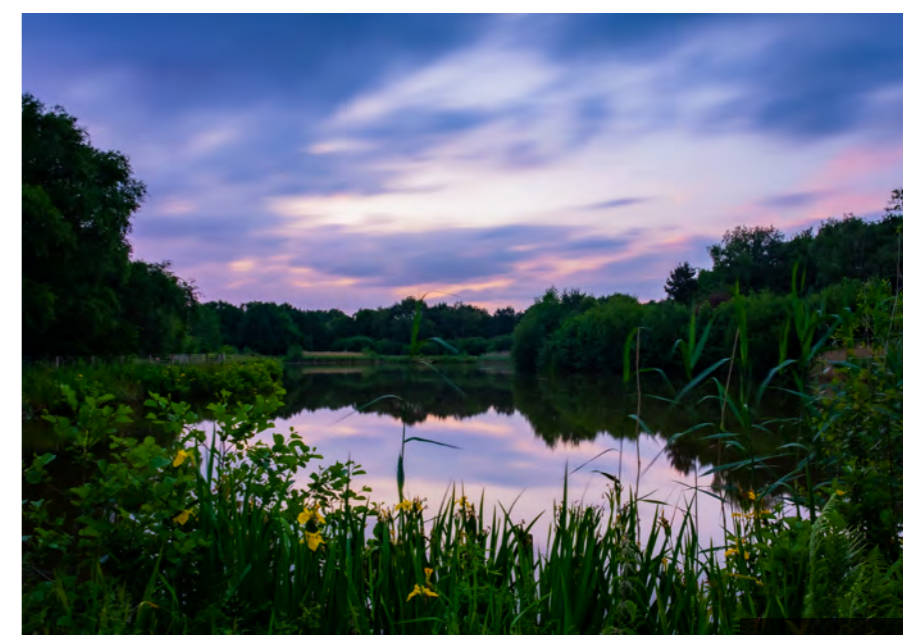
Connected to Greater Manchester

- Handforth Train Station 🚶 10 mins
- 130/312 bus to Manchester Airport & Handforth Dean 🚶 10 mins
- 42C bus to Manchester Piccadilly 🚶 19 mins
- Manchester Airport 🚗 8 mins



Did you know?

Handforth is known for having a rich history and as such is home to one of the oldest Tudor-style buildings in the area, Handforth Hall, which was built by Sir Urian Brereton. In 1526 Brereton was appointed Ranger of Delamere Forest, which gave us the idea to name this development Delamere Place, a nod towards the area's interesting local history!



Delamere Place



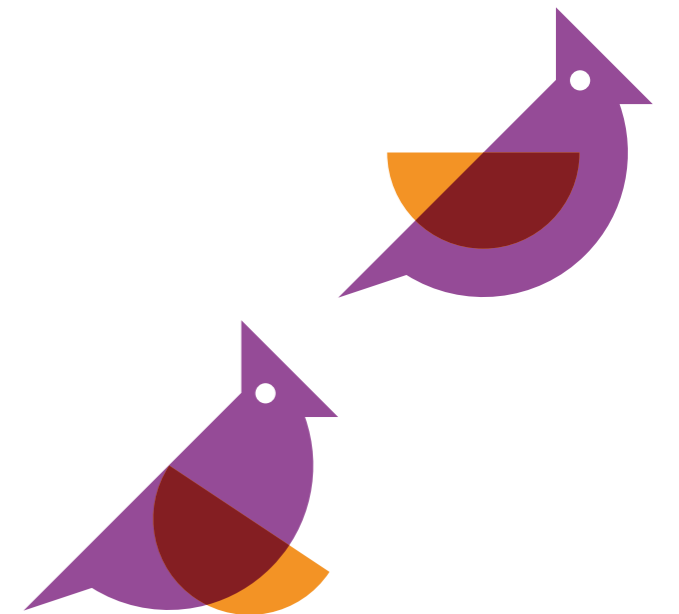
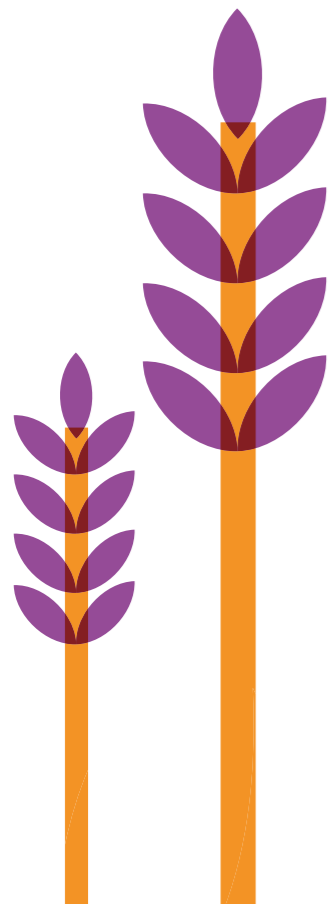
The Styal

3 Bedroom Detached home
Plots 1, 6, 7



The Dean

3 Bedroom Semi-Detached home
Plots 2, 3, 4, 5





The Styal

3 Bedroom detached home

Plots: 1, 6, 7
95.9 Sq.m
1033 Sq.f



Ground Floor

Kitchen/Diner
Metres: 3.6 x 5.8
Feet: 11.7 x 19.0

W/C
Metres: 1.8 x 0.9
Feet: 6.0 x 3.0

Living
Metres: 3.8 x 3.6
Feet: 12.5 x 11.7



The Dean

3 Bedroom semi-detached home

Plots: 2, 3, 4, 5
95.9 Sq.m
1033 Sq.f



Ground Floor

Kitchen/Diner
Metres: 3.6 x 5.7
Feet: 11.7 x 18.8

W/C
Metres: 1.8 x 0.9
Feet: 6.0 x 3.0

Living
Metres: 3.8 x 3.6
Feet: 12.5 x 11.7



First Floor

Master Bedroom
Metres: 3.1 x 3.8
Feet: 10.0 x 12.4

Third Bedroom
Metres: 3.6 x 2.3
Feet: 11.7 x 7.4

Ensuite
Metres: 1.9 x 1.9
Feet: 6.4 x 6.3

Bathroom
Metres: 1.8 x 2.4
Feet: 6.0 x 7.7

Second Bedroom
Metres: 3.6 x 3.5
Feet: 11.7 x 11.3



First Floor

Master Bedroom
Metres: 3.1 x 3.7
Feet: 10.0 x 12.2

Third Bedroom
Metres: 3.6 x 2.3
Feet: 11.7 x 7.4

Ensuite
Metres: 1.9 x 1.9
Feet: 6.4 x 6.3

Bathroom
Metres: 1.8 x 2.4
Feet: 6.0 x 7.7

Second Bedroom
Metres: 3.6 x 3.4
Feet: 11.7 x 11.1



Disclaimer

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Specification

Kitchen

- Contemporary fitted Magnet 'Luna' kitchens
- Electric oven, gas hob & extractor hood in stainless steel finish
- Integrated fridge/freezer
- Stainless steel bowl and half sink
- Plumbing for washing machine & dishwasher
- Glass splash back to hob area
- Polyflor 'Camaro' vinyl flooring

Bathroom

- Contemporary white bathroom fittings
- Porcelanosa wall tiles to bathroom & en-suite
- Chrome heated towel rails to bathroom & en-suite
- Thermostatic shower
- Polyflor 'Camaro' vinyl flooring

Internal features

- Brilliant white finish to walls
- Brushed steel ironmongery to doors
- Patio doors to the rear
- LED downlights to kitchen and bathrooms
- USB sockets to all rooms
- External lights to front and rear of the property
- Mains wired smoke alarm
- TV sockets to master bedroom and lounge

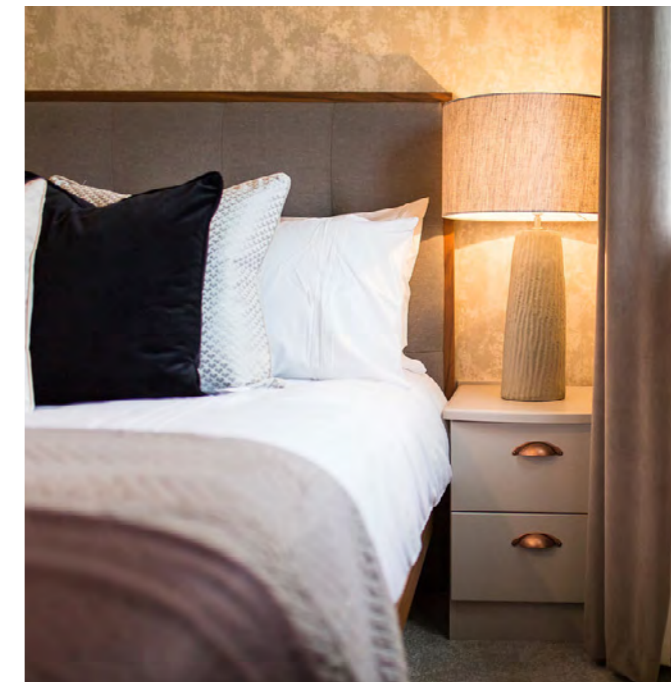
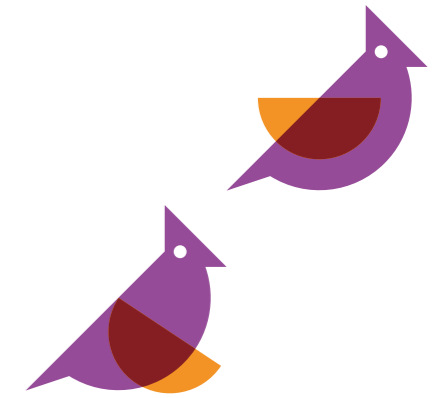


External features

- Fully turfed gardens
- Full height fencing
- Driveway to every property
- Electric car charging point

General

- 10 Year Ark New Homes Warranty
- Combination Boiler



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What is Shared Ownership?

Stepping into a new home that belongs to you is one of the best feelings in the world and with Shared Ownership, you might be able to have that feeling sooner than you think.

Shared Ownership is a way to buy a share in a home now with the option to buy more of it in the future. You pay a rent on the share of the home that you don't own.

rent on the other share. On some newer Shared Ownership homes, lower shares may be available, subject to eligibility checks and further approval.

Shared Ownership is a popular scheme for people who can't afford to buy a home on the open market. This is a common position to be in and our Shared Ownership customers are of varying ages and from all walks of life, with many being first time buyers in their early twenties and thirties, while some are looking to step back onto the property market in their forties through to seventies.

You'll need a minimum level of income and savings, the amount will be determined by the value of the home you want to buy, your personal circumstances, and your lender's requirements, but depending on which lender you use, the deposit can be as little as 5% of the share value. If you want to see what you could afford, why not head to our website at www.plumlife.co.uk and try out our affordability calculator? On our website you'll also be able to see a full list of Shared Ownership FAQs.

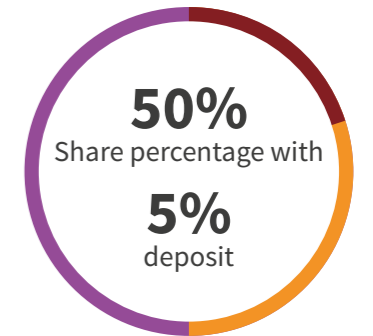
Initially, you can purchase the share of a home that you can afford, usually between 25-75% and then you'll pay



Who is eligible?

Certain key eligibility criteria apply to Shared Ownership, these include:

- Not owning any other property
- Being in permanent employment
- Having a household income of less than £80,000 per year
- In some cases, having work and/or family connections to the area in which you want to buy. Please check the requirements for the specific site you are interested in for more details.



Example borrowing*

Work out the typical monthly costs of buying a Shared Ownership home using our handy affordability calculator. Simply input the value of the property you are interested in, select a share percentage, complete the remaining details, and the calculator will provide you with an example of what you can expect to pay on a monthly basis.

Full Market Value:	£200,000
Share Percentage:	50%
Share Value	£100,000
Deposit Amount:	5%
(£5,000)	
Mortgage Term:	30 years
Interest Rate:	5%
Mortgage amount	£95,000
Monthly Mortgage Costs:	£510
Monthly Rental Costs:	£229.17
Total monthly costs:	£739.17

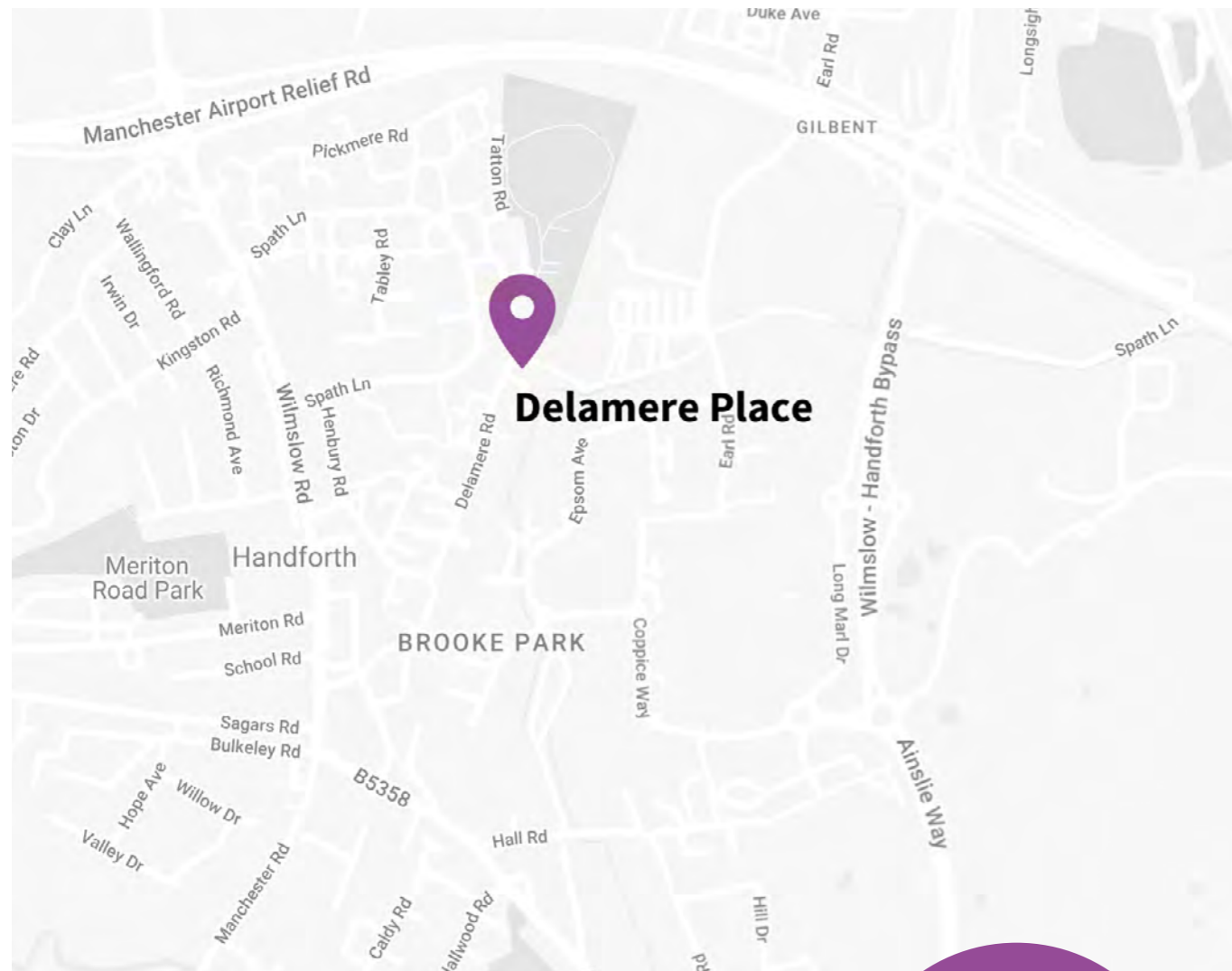
Find out your results now at plumlife.co.uk

*Other fees not shown in calculations. This a guide only, not actual mortgage advice.



“I always thought that Shared Ownership properties were for first time buyers, so when I realised I was eligible, it was like all my prayers had been answered! It meant I was financially able to leave my relationship and buy a property in an area I wanted to live.”
Lucy

Being handed the keys to her new home was the end of Lucy's five-year long journey to independence following a relationship break-up. Find out how Lucy found her dream home, thanks to Plumlife Homes and Shared Ownership at plumlife.co.uk/customer-stories



How to find us

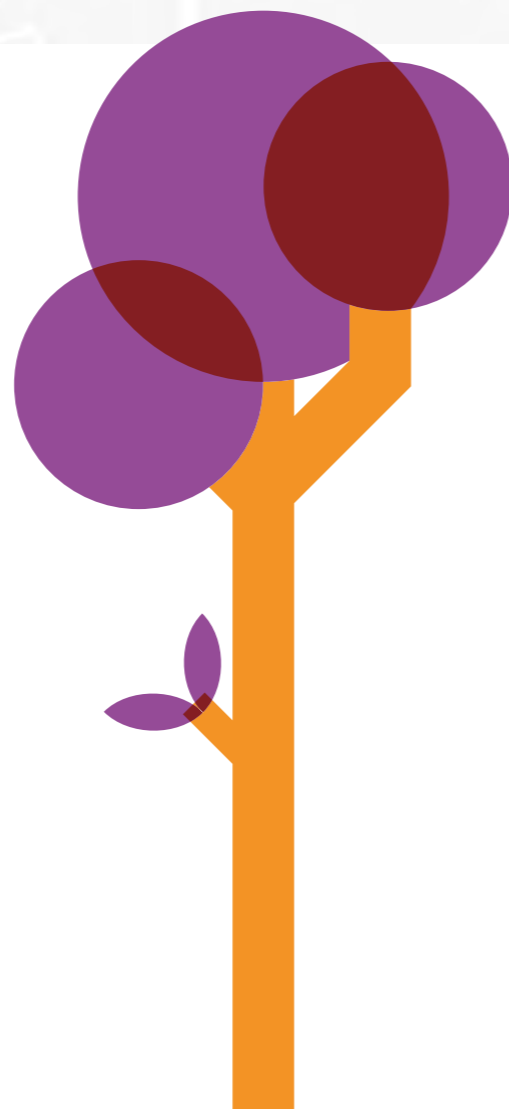
Pop in and see how we can help you find your new home.

Handforth is surrounded by great transport options - whether that be bus, train or plane. For drivers this new development is within short reach of the A34 linking you easily to the likes of Manchester, Wilmslow, Alderley Edge, and for those journeys slightly further afield the M60 is also incredibly accessible.

To reach us you'll need to leave Wilmslow Road and head down Spath Lane until you reach Delamere Road where you should then find us at Delamere Place.

The development is a:

- 10 minute walk to Handforth Train Station
- 10 minute walk from the 130 & 312 bus stop
- 18 minute walk from the 42C bus stop



People. Places. Purpose.

Plumlife is a profit for purpose company, committed to creating great homes and growing successful, vibrant communities.

For over 20 years, our multi-award-winning teams have been helping first-time buyers with affordable home ownership while also providing high-quality sales and marketing, facilities management and lettings services to developers, local authorities and property companies. As well as selling hundreds of properties a year, we manage over 6,000 homes and many communal locations too.

As a Profit for Purpose organisation, our 'People. Places. Purpose' strapline isn't just there for show - building and supporting great communities is at the heart of what we do.

Plumlife, part of Manchester based Great Places Housing Group, specialises in making home ownership easier for a wide range of people throughout the North West.

We offer highly desirable new build homes for sale via the government-backed Shared Ownership scheme.

From chic urban apartments, to family-friendly homes in the country - we're known for innovative and exciting developments designed to meet the lifestyles and aspirations of our customers.

25,000

The number of homes that we manage, alongside our parent company Great Places Housing Group

60

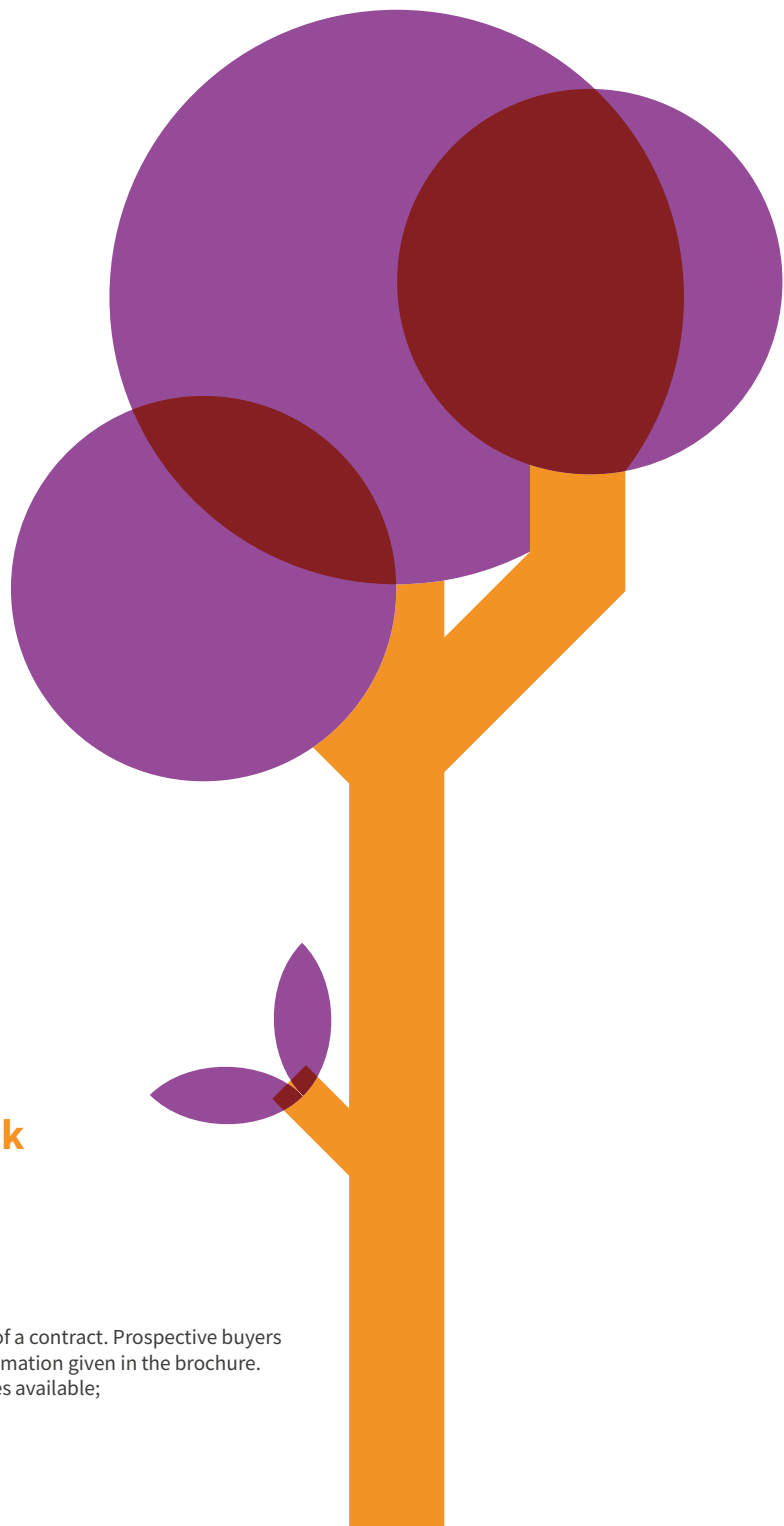
The number of years that Plumlife's parent company has operated, albeit under a different name!

£100k

The amount we invest annually into a network of community centres



People. Places. Purpose.



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