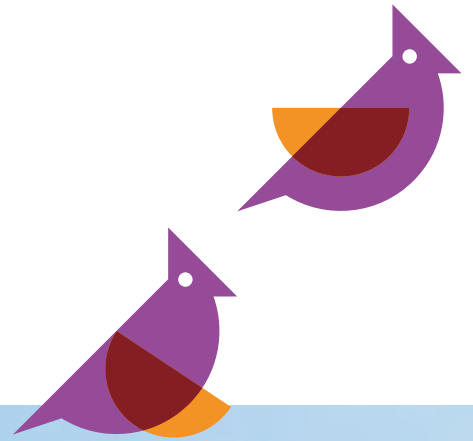


Centurion Village



Final 3 bedroom homes available
through Shared Ownership

Leyland, PR26 6TD

0161 447 5050 / sales@plumlife.co.uk

People. Places. Purpose.





Welcome to Centurion Village

We're delighted to welcome you to Centurion Village, a stunning collection of three- and four-bedroom homes located a stone's throw away from Leyland. These beautiful new houses are part of a larger Barratt Homes development.

Situated in an idyllic location, residents can enjoy a vibrant community ambiance while being surrounded by picturesque landscapes. Nestled within the Lancashire woodlands, this development has an abundance of green spaces, making this the perfect place for those who love to explore the outdoors. The local area also boasts excellent transportation links to city centre amenities, making it convenient for commuting and exploring nearby cities and towns.

Buyers can enjoy living in this sought after area much more easily, with 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.





Leyland, Lancashire

Surrounding Centurion Village in Leyland, residents are spoiled for choice with an abundance of things to do and enjoy. The local area offers an array of parks and green spaces, such as Worden Park, providing the perfect setting for leisurely walks, picnics and outdoor activities. Additionally, there is a diverse selection of shops, from charming boutiques to well-known retail chains in the centre of Leyland, located less than 8 minutes away from the site. Here you can also find a variety of restaurants, bars, cafes and pubs, offering a wide range of cuisines to satisfy every palate. For families with children, there are a number of ‘Good’ and ‘Outstanding’ rated schools in the vicinity, providing peace of mind for parents seeking quality education options for their little ones. With its superb transport links and top-rated schools, the local area of Centurion Village offers both practicality and excellent opportunities for residents of all ages.



Nearby to Centurion Village

Asda Supermarket	🚗 6 mins	Post Office	🚗 7 mins	Midge Hall Church	🚶 1 mins
Centre of Leyland	🚗 7 mins	Balshaws High School	🚗 9 mins	Farington Park	🚗 10 mins
Worden Park	🚗 9 mins	Leyland Library	🚗 7 mins		
Moss Side Primary School	🚗 4 mins	Preston City Centre	🚗 15 mins		

Getting around in Leyland

Leyland Train station	🚆 11 mins 2.4 miles
Links to Preston (A6 Motorway)	🚗 11 mins 3.8 miles
Methodist Church Bus Stop to Town Centre	🚶 1 mins 256ft
Links to South Manchester (M6 Motorway)	🚗 13 mins 3.5 miles



Did you know?

Did you know that Leyland was home to the one of the UKs most iconic car and commercial vehicle manufacturers, British Leyland Motor Corporation. The land that Centurion Village sits on was once a bustling test track for groundbreaking vehicles, and as a result, the streets of this development are named after the classic truck and bus models that once roamed the tracks. Now you can immerse yourself in the rich automotive history of Leyland, where every street tells a story of innovation and progress!



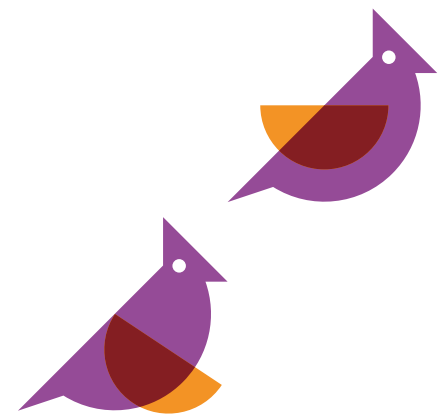
Centurion Village

Due to such high demand,
The Birchmoor is our final available
home at Centurion Village.

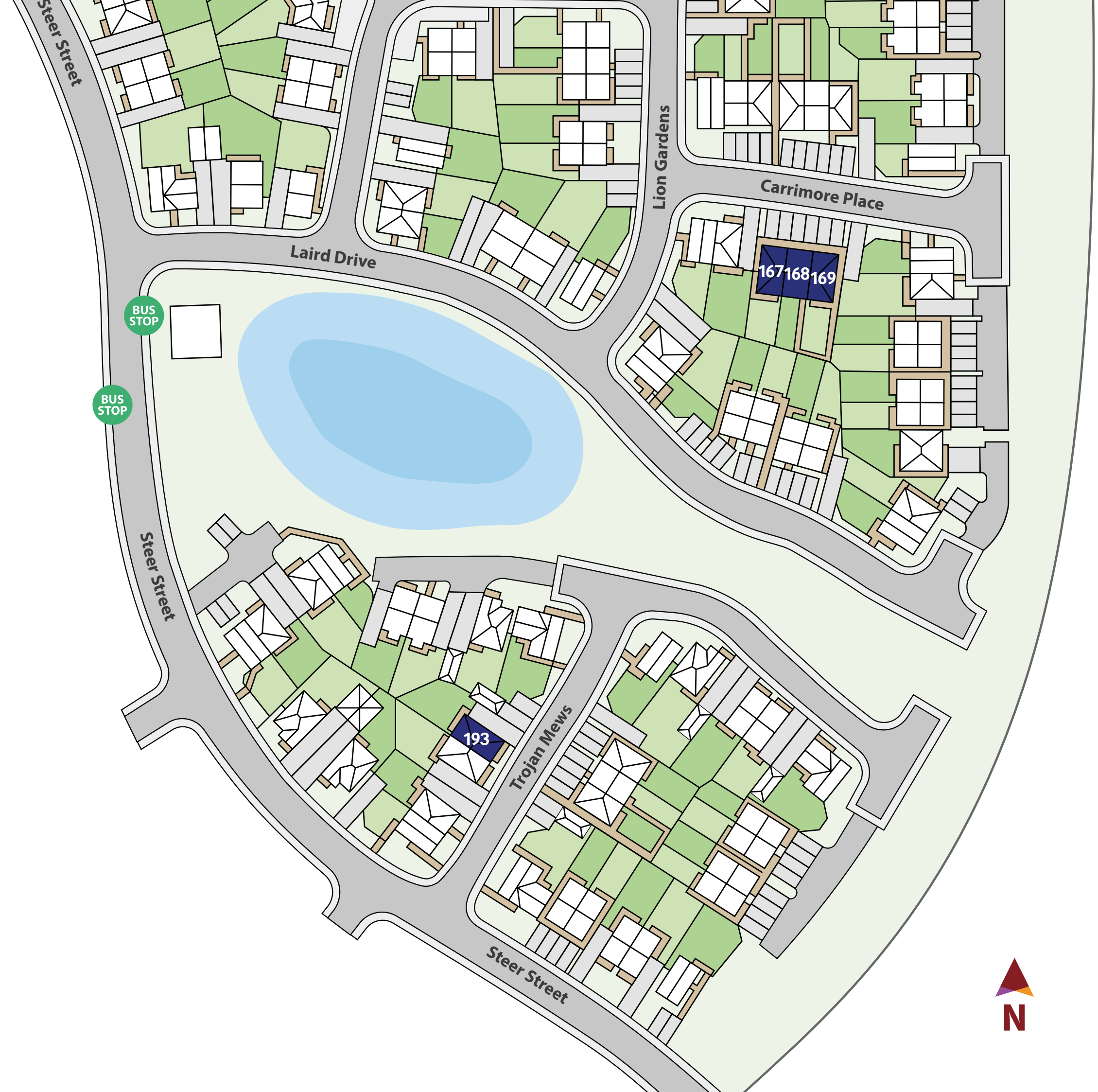


The Birchmoor

3 Bedroom home
Plots 167, 168, 169, 193



Brick finishes may vary, please speak to your sales advisor for more information'





The Birchmoor

4 Bedroom home
Plots: 167, 168, 169, 193
Sq m: 86.1
Sq ft: 927



Ground Floor

Kitchen/Diner

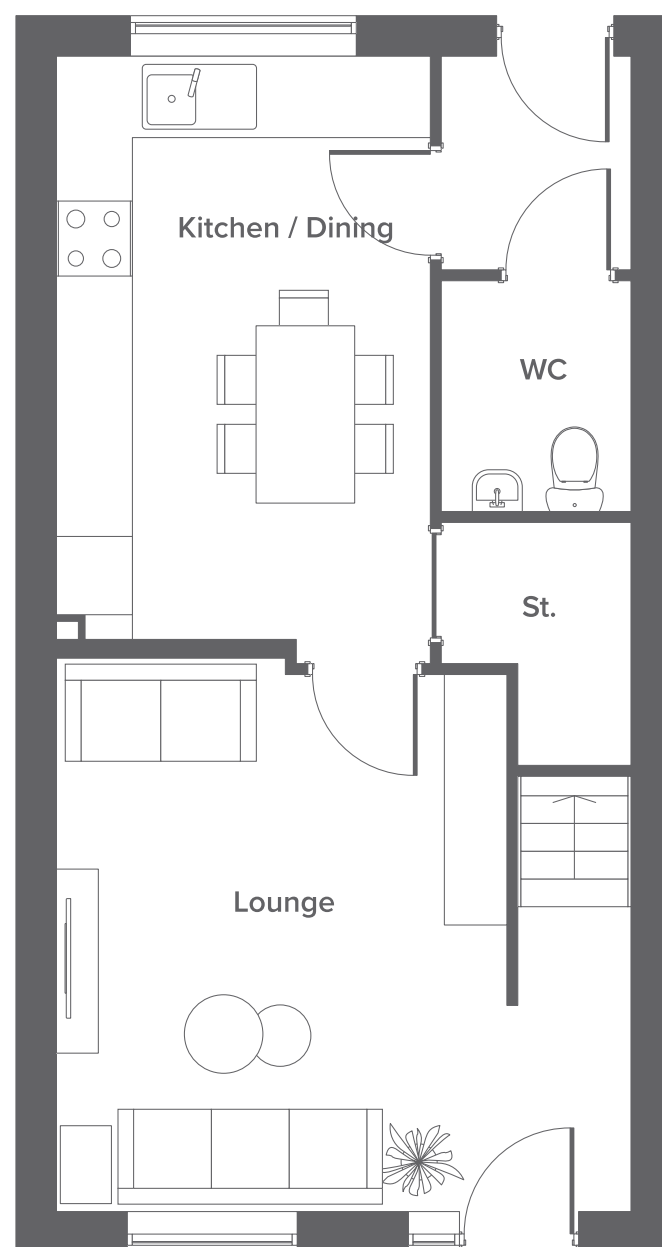
Metres: 3.0 x 4.7
Feet: 9.8 x 15.4

Lounge

Metres: 4.6 x 4.5
Feet: 15.0 x 14.6

W/C

Metres: 1.4 x 1.9
Feet: 4.5 x 6.2



First Floor

Master Bedroom

Metres: 4.6 x 3.0
Feet: 15.0 x 9.8

Second Bedroom

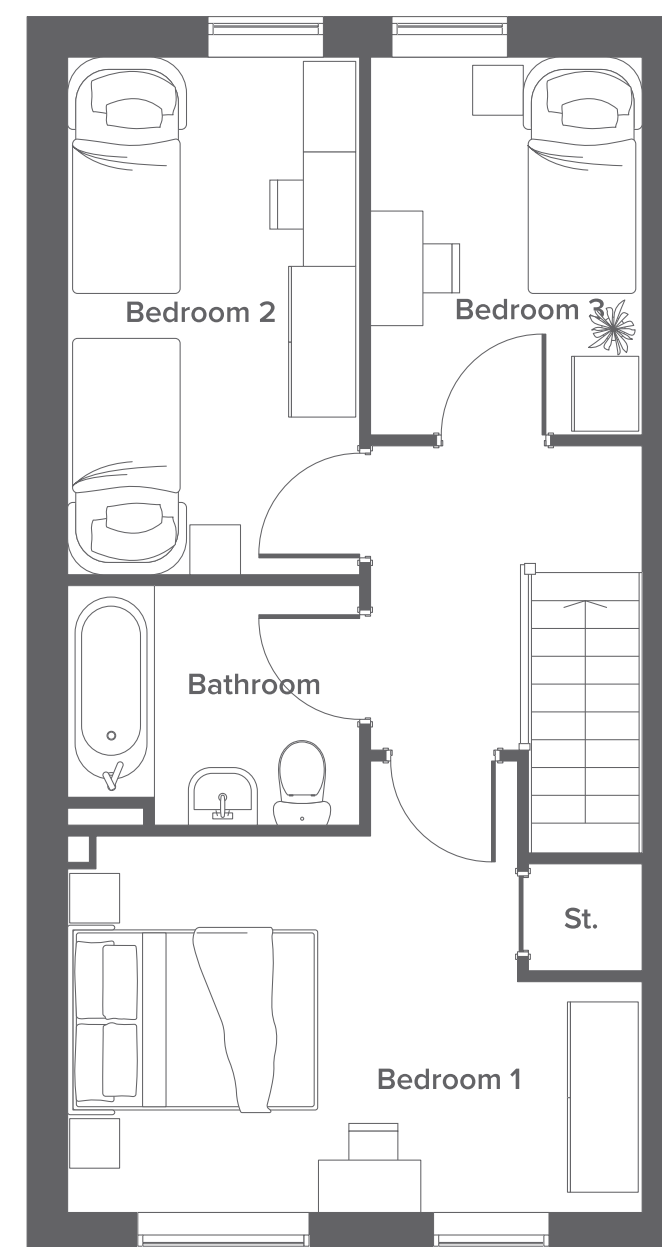
Metres: 2.4 x 4.2
Feet: 7.8 x 13.7

Third Bedroom

Metres: 2.2 x 3.0
Feet: 7.2 x 9.8

Bathroom

Metres: 2.4 x 1.9
Feet: 7.8 x 6.2



Disclaimer

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Specification

Kitchen

- Contemporary fitted Symphony kitchens
- Electric oven, gas hob & extractor hood in stainless steel finish*
- Plumbing for washing machine^Δ
- Splash back to hob area
- Comfytex vinyl flooring

Bathroom

- Contemporary chrome bathroom fittings
- CTD wall tiles to bathroom & Ensuite
- Chrome heated towel rails to bathroom & Ensuite^Δ
- Shower over the bath
- Comfytex vinyl flooring

Internal features

- Almond white matt emulsion to walls
- Chrome ironmongery to doors
- Patio doors to the rear^Δ
- LED downlights to kitchen and bathrooms^Δ
- Mains wired smoke alarm
- TV sockets to master bedroom and lounge
- Mains wired Carbon Monoxide Detector

*Electric hob to plot 94

^ΔThis may differ between plots

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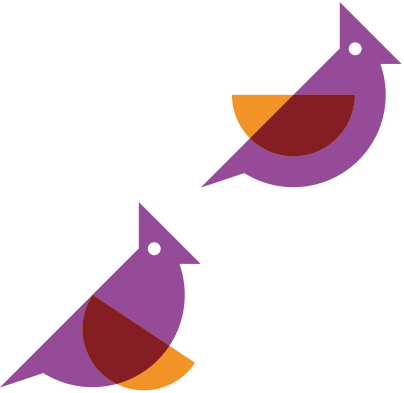


External features

- Fully turfed gardens
- Full height fencing
- Driveway parking to every property

General

- 10 year NHBC New Homes Warranty
- 'A' rated Ideal 'Logic' combination boiler





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.

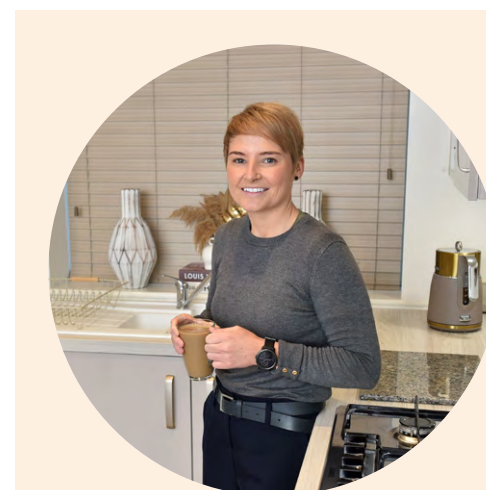
Shared Ownership is a way to buy a share in a home now with the option to buy more of it in the future. You pay a rent on the share of the home that you don't own.

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.

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

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

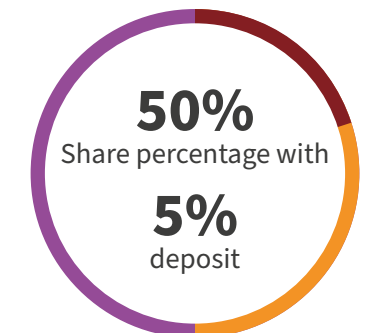
You'll need a minimum level of income and savings, the amount will be determined by the value of the home you want to buy, your personal circumstances, and your lender's requirements, but depending on which lender you use, the deposit can be as little as 5% of the share value. If you want to see what 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.



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%
Deposit Amount:	5%
(£5,000)	
Mortgage Term:	30 years
Interest Rate:	5%
Share Value	£100,000
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

“Plumlife did everything we needed them to do and the fact we have been able to take advantage of the Shared Ownership scheme has been a god send for me and my girls. We couldn't ask for more.”

Jennifer

Getting a rung on the property ladder can seem like an unnerving prospect sometimes, especially when you have a busy family life that takes up your time. But the process can be much easier than you might think, as Jennifer, 34 found out.

Find out how Jennifer was able to make the move back to Lancaster, thanks to Plumlife Homes and Shared Ownership at

plumlife.co.uk/customer-stories

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



How to find us

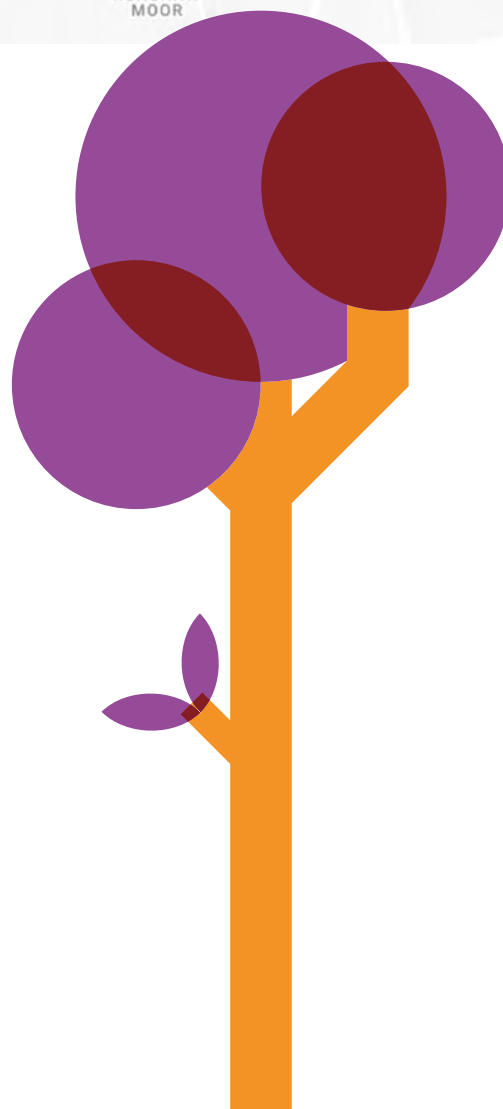
Pop in and see how we can help you find your new home.

Leyland benefits from excellent transport links, with easy access to major motorways, including the M6, M61 and M65, making it ideal for commuters and explorers alike.

To reach us you'll need to head down Flensburg Way. Take Comet Rd to Longmeanygate, this is the main entrance to the development.

The development is a:

- 9 min drive from Leyland Train Station
- 1 min walk from the Methodist Church 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.

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



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