

Blossom Walk



2 & 3 bedroom homes available
through Shared Ownership

People. Places. Purpose.

Plumlife
homes





Welcome to Blossom Walk

We're delighted to welcome you to Blossom Walk, a stunning collection of two and three-bedroom homes located near the charming neighbourhood of Pemberton.

Pemberton offers a range of local amenities, including 'Outstanding' schools, healthcare facilities, and convenient shopping options, ensuring residents have everything they need close by. Known for its friendly community and family-oriented atmosphere, Pemberton provides a peaceful living environment, whilst also maintaining excellent transport links to major towns and cities such as Wigan, Liverpool

and Manchester, making it an ideal location for families and professionals alike.

This exciting development is giving people the opportunity to live in this sought after area thanks to our homes 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.

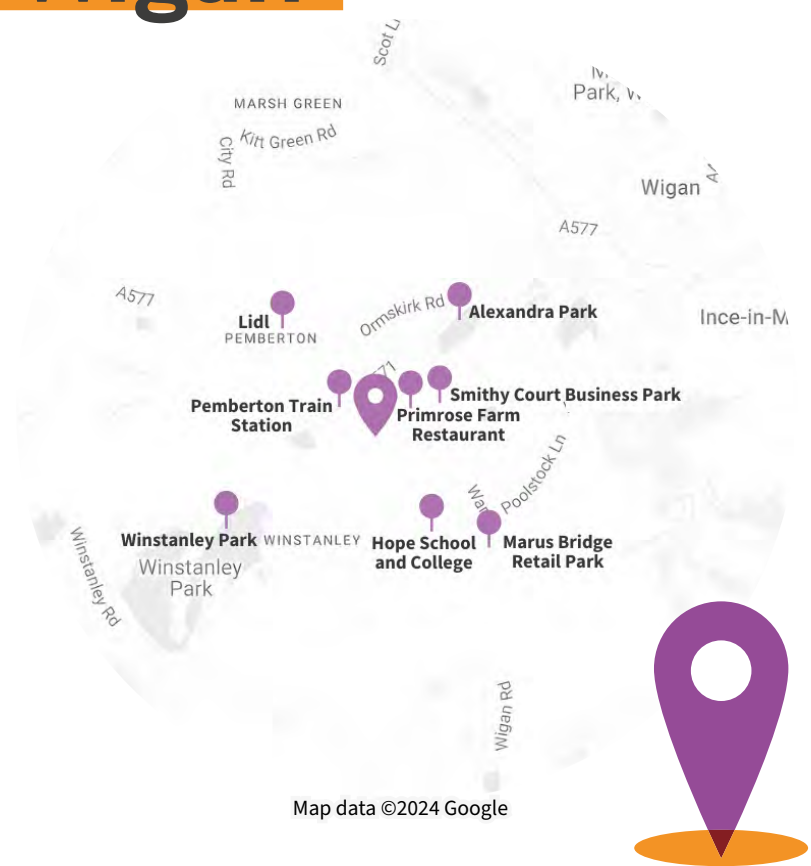




Pemberton, Wigan

Pemberton provides a welcoming community atmosphere, combining peaceful suburban living with excellent connectivity to nearby towns and cities. Located within easy reach of Wigan town centre, the area offers a variety of amenities, including local supermarkets, healthcare services and independent shops. Families will appreciate the parks located a short drive away, such as Mesnes Parks and Haigh Woodland Park, ideal for walks and outdoor activities.

With ‘Outstanding’-rated schools in the area, Pemberton is a great choice for families. Convenient transport links, including the M6 and Pemberton train station, ensure easy commutes to Wigan town centre, Liverpool, Manchester and beyond, making it a highly desirable location.



Nearby to Blossom Walk

Hope School and College	🚗 4 mins	Smithy Court Business Park	🚗 2 mins	Post Office	🚗 3 mins
Alexandra Park	🚗 3 mins	Winstanley Park	🚗 6 mins	Marus Bridge Retail Park	🚗 4 mins
Lidl Supermarket	🚗 4 mins	Pemberton Train Station	🚶 13 mins	St Jude’s Social Club	🚗 9 mins
Primrose Farm – Dining & Carvery	🚶 1 mins				

Getting around in Pemberton

- Hillary Avenue bus stop to Wigan bus station 🚶 10 mins
- Wigan bus station 🚗 10 mins
- Pemberton Train Station 🚶 10 mins
- M6 motorway 🚗 9 mins



Did you know?

An interpretation of Pemberton’s name comes from the Old English elements ‘Penn’ (meaning a hill or enclosure), “bere” (meaning barley) and “ton” (meaning a settlement or farm). This suggests that Pemberton may have originally meant “a barley farm on a hill”, hinting at its agricultural roots before its industrial development.



Blossom Walk



Seven75
2 bedroom home
Plots: 21, 22, 37, 38, 43, 44, 55, 56, 57



Nine40
3 bedroom home
Plots: 26, 27, 33, 34, 35, 36, 39, 40, 41, 42, 53, 54, 58, 59



Ten47
3 bedroom home
Plots: 28, 29, 45, 46, 51, 52





Seven75

2 bedroom home

Plots: 21, 22, 37, 38, 43, 44, 55, 56, 57

Sq.m: 71.9

Sq.ft: 775



Ground Floor

Lounge

Metres: 2.9 x 4.3

Feet: 9' 7" x 14' 4"

W/C

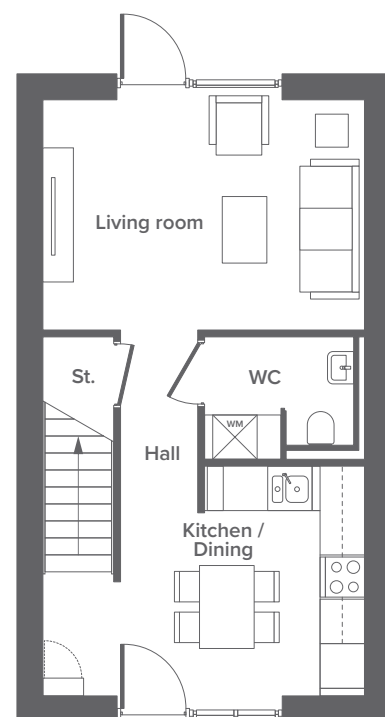
Metres: 1.6 x 1.4

Feet: 5' 5" x 4' 10"

Kitchen/Diner

Metres: 3.1 x 2.1

Feet: 10' 2" x 7' 1"



First Floor

Master Bedroom

Metres: 4.3 x 3.0

Feet: 14' 4" x 10' 1"

Bathroom

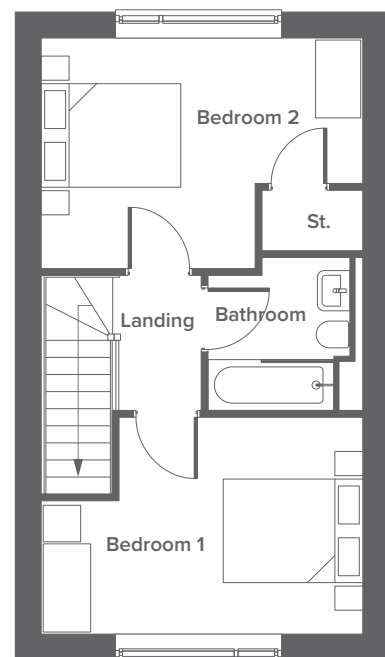
Metres: 1.7 x 2.0

Feet: 5' 8" x 6' 7"

Second Bedroom

Metres: 4.3 x 3.4

Feet: 14' 4" x 11' 5"



Disclaimer

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Nine40

3 bedroom home

Plots: 26, 27, 33, 34, 35, 36, 39, 40, 41, 42, 53, 54, 58, 59

Sq.m: 87.32

Sq.ft: 940



Ground Floor

Lounge

Metres: 3.7 x 4.9

Feet: 12' 4" x 16' 3"

W/C

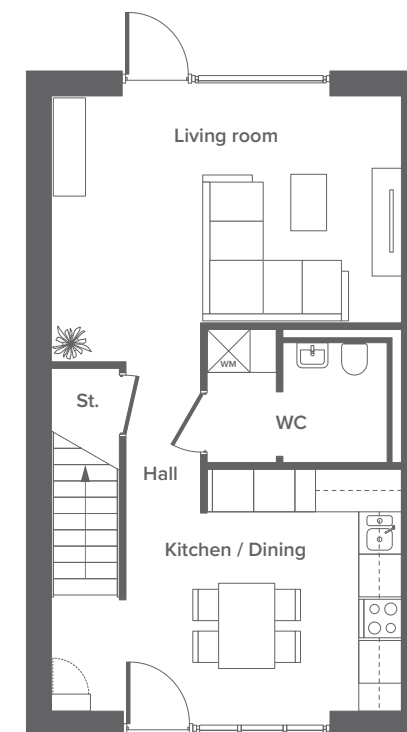
Metres: 1.8 x 1.7

Feet: 5' 10" x 5' 6"

Kitchen/Diner

Metres: 3.4 x 2.7

Feet: 11' 3" x 9' 0"



First Floor

Master Bedroom

Metres: 5.1 x 2.7

Feet: 16' 11" x 9' 1"

Third Bedroom

Metres: 2.7 x 2.8

Feet: 9' 1" x 9' 5"

Second Bedroom

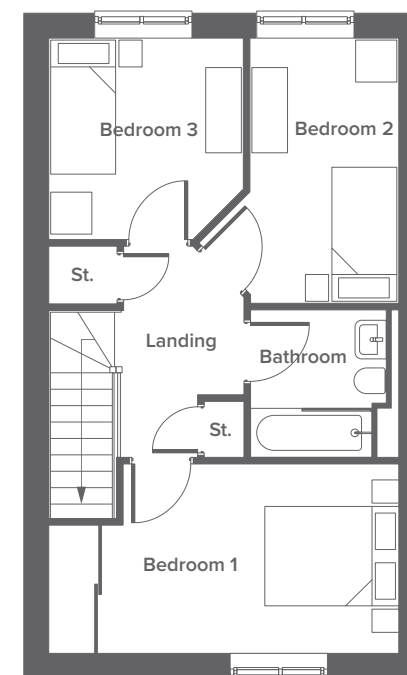
Metres: 3.7 x 2.1

Feet: 12' 4" x 6' 11"

Bathroom

Metres: 2.1 x 1.9

Feet: 6' 11" x 6' 6"



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Ten47

3 bedroom home

Plots: 28, 29, 45, 46, 51, 52

Sq.m: 97.26

Sq.ft: 1047



Ground Floor

Lounge

Metres: 3.3 x 5.3

Feet: 11' 0" x 17' 8"

W/C

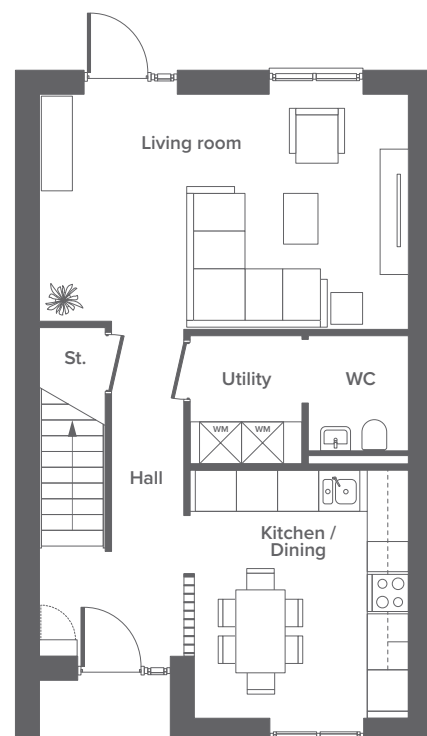
Metres: 1.7 x 1.4

Feet: 5' 6" x 4' 10"

Kitchen/Diner

Metres: 3.6 x 3.1

Feet: 11' 9" x 10' 5"



First Floor

Master Bedroom

Metres: 3.3 x 2.9

Feet: 11' 0" x 9' 6"

Third Bedroom

Metres: 3.7 x 2.2

Feet: 12' 2" x 7' 5"

En-Suite

Metres: 1.6 x 2.2

Feet: 5' 3" x 7' 4"

Bathroom

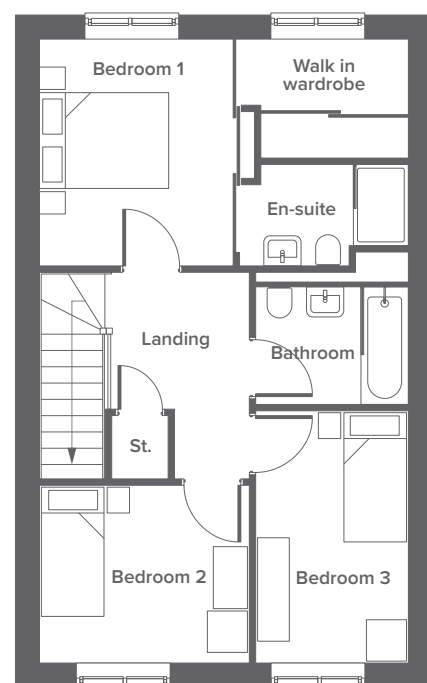
Metres: 1.7 x 2.2

Feet: 5' 8" x 7' 4"

Second Bedroom

Metres: 3.0 x 2.9

Feet: 10' 1" x 9' 8"



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Specification

Kitchen

- Contemporary fitted Roundel kitchen
- Fan oven, electric hob & extractor hood
- Integrated fridge/freezer
- LED under cabinet strip lighting
- Moduleo vinyl flooring

Bathroom

- Contemporary chrome bathroom fittings
- Porcelanosa wall tiles to bathroom & en-suite
- Heated towel rails to bathroom & en-suite
- Thermostatic shower over bath
- Moduleo vinyl flooring

Internal features

- Crown white paint to internal walls
- Chrome ironmongery to doors
- LED downlights to kitchen & bathrooms
- Mains wired smoke alarm
- Fibre broadband available
- TV socket to lounge

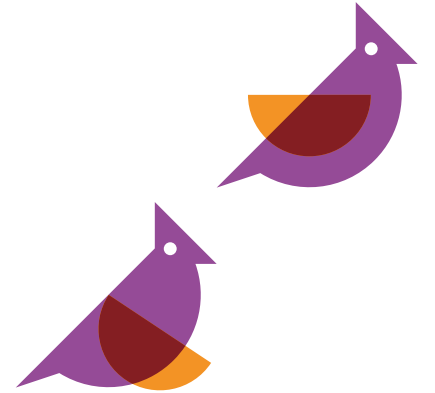


External features

- Fully turfed gardens
- Full height fencing
- Driveway to every property
- External lights to front and rear of the property
- Electric car charging point
- PV panels to roof

General

- Triple glazing to all windows
- 10-year NHBC New Homes Warranty
- Air source heat pump with hot water storage cylinder



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“Shared ownership has given me a foothold on the property ladder, so I would recommend it to anybody and everybody. In fact, I actually do!”

Fiona

Getting a foot 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 Fiona found out.

Find out how Fiona was able to make the move to Rochdale, thanks to Plumlife Homes and Shared Ownership at plumlife.co.uk/customer-stories





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.

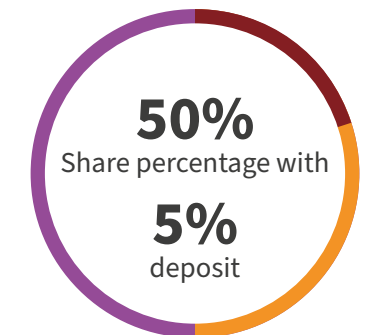
You'll need a minimum level of income and savings, the amount will be determined by the value of the home you want to buy, your personal circumstances, and your lender's requirements, but depending on which lender you use, the deposit can be as little as 5% of the share value. If you want to see what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



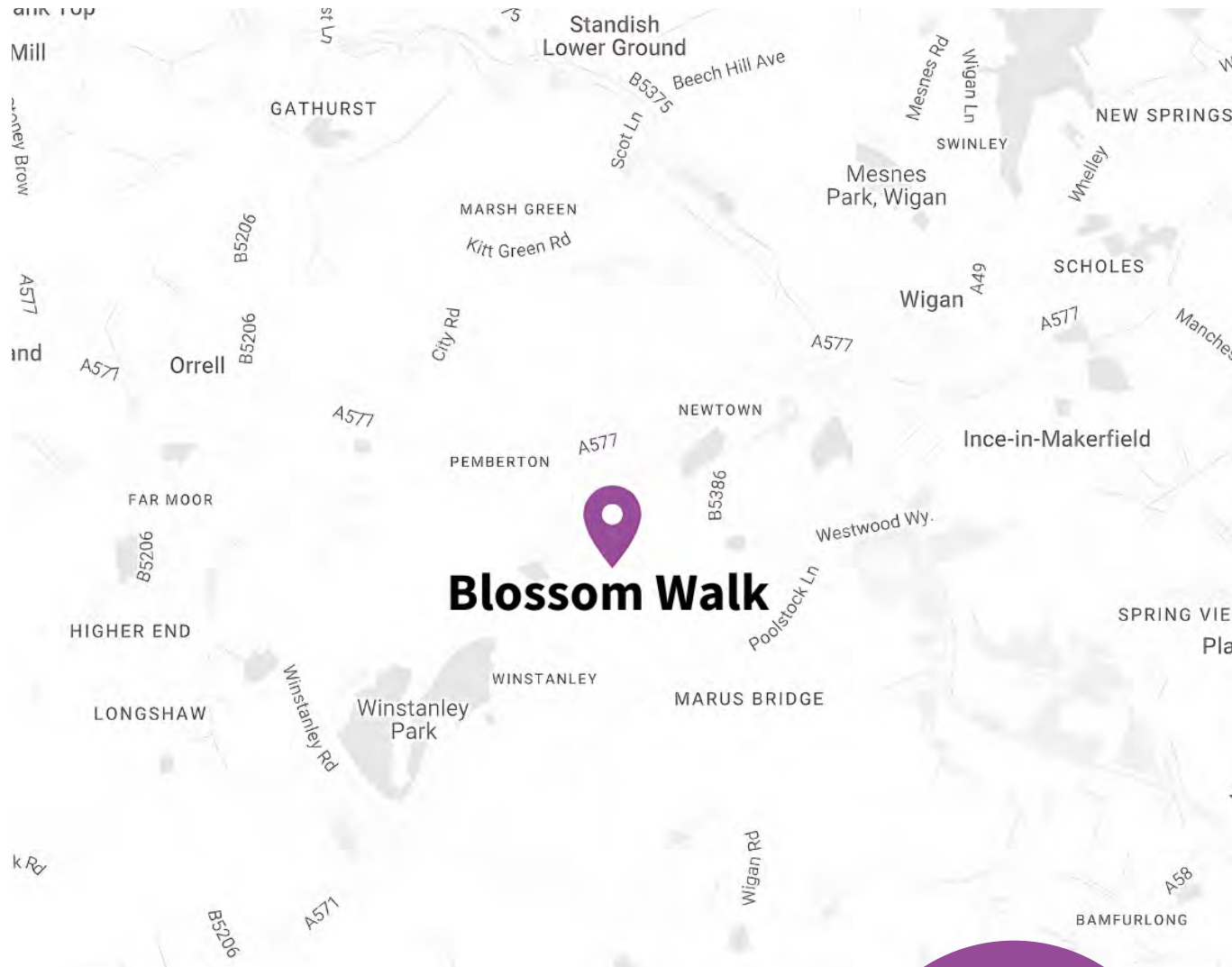
Example borrowing*

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

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



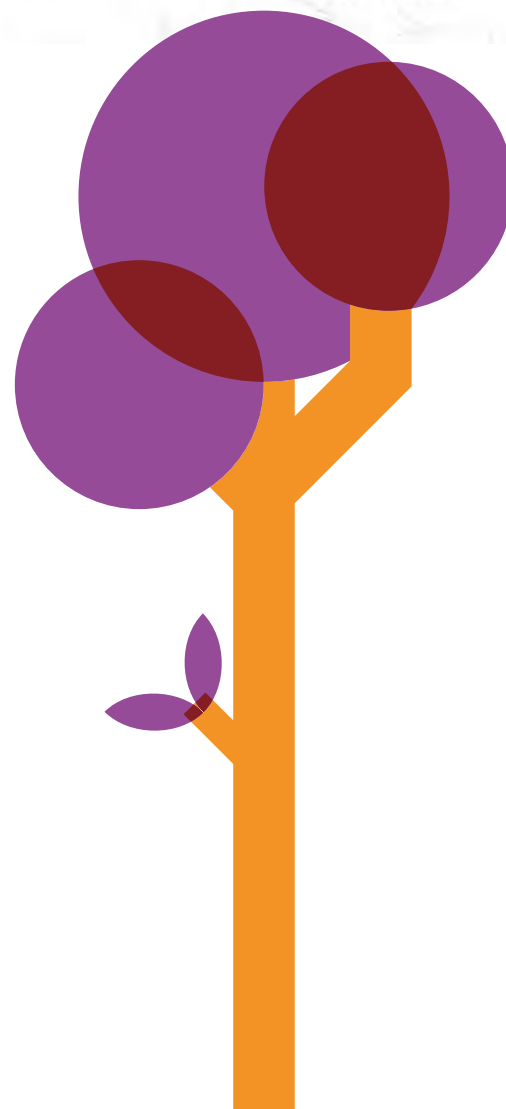
How to find us

Pemberton boasts excellent transport links, making it a prime location for commuters. Blossom Walk is well connected by regular bus services to Wigan town centre and nearby areas. Pemberton train station is just minutes away, offering direct services to Liverpool and Manchester. The development also benefits from proximity to major road networks, including the M6 and the M58, ensuring convenient travel across the region.

To reach Blossom Walk from Wigan town centre, head south-west on Wallgate towards King Street West. Take the first exit onto Warrington Road and then turn right onto Victoria Street. Head down Victoria Street (A571) then take a left onto Little Lane. Turn right and take the third exit on the roundabout, onto Queen Pit Road, where you'll find the development on the left.

The development is a:

- 9 minute drive to the M6
- 10 minute walk to the nearest bus stop
- 14 minute walk to the nearest train station



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 and beyond.

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

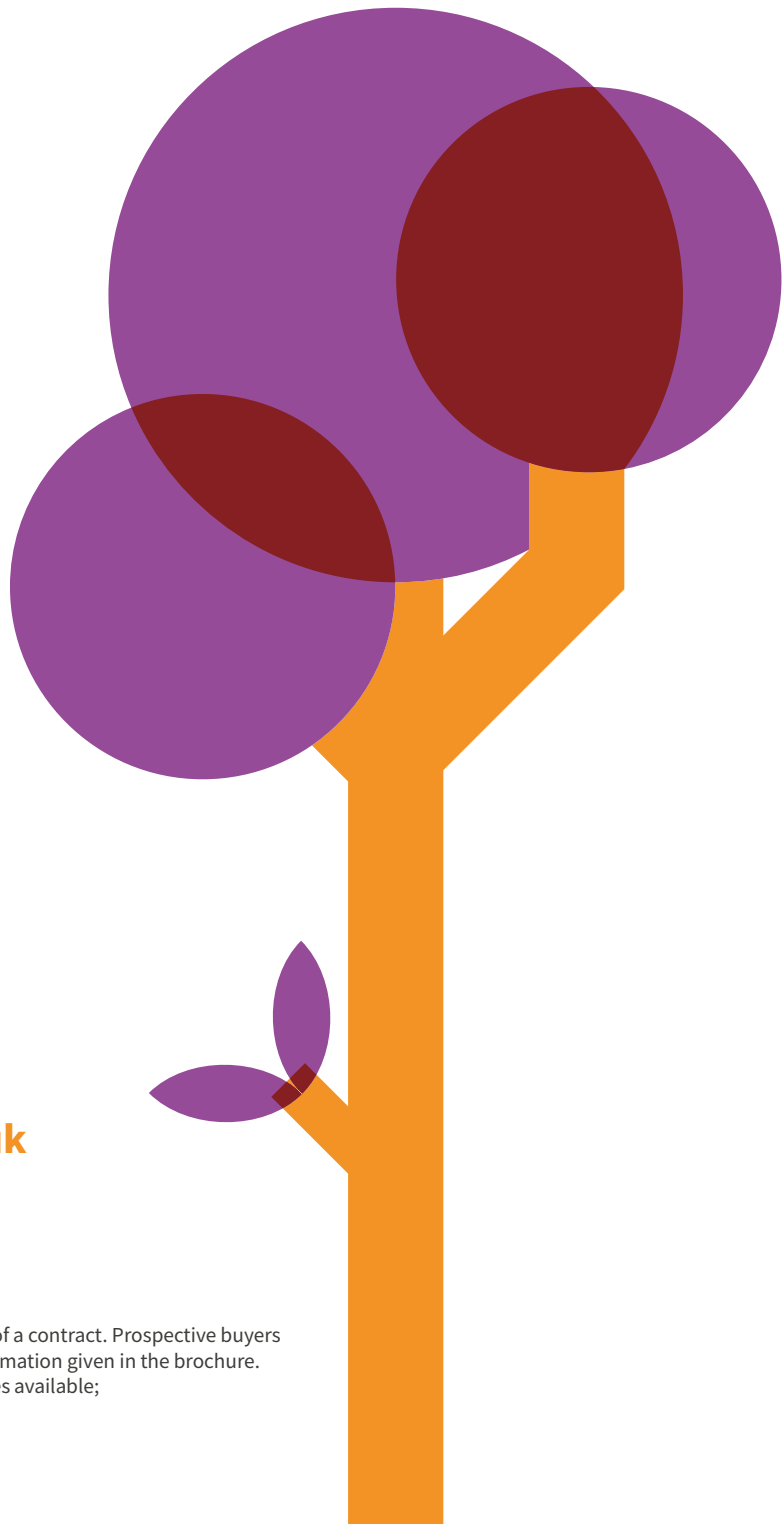
The number of years that Plumlife's parent company has operated, albeit under a different name!

£100k

The amount we invest annually into a network of community centres



People. Places. Purpose.



0161 447 5050 / sales@plumlife.co.uk

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