



# PETRE WOOD

Langho Village



# WELCOME TO PETRE WOOD

Introducing Petre Wood, the eagerly anticipated second phase of this development of highly desirable family homes in the picturesque village of Langho in the heart of the Ribble Valley.

Following on from the success of the first phase, affordable homes specialist, Plumlife, is once again offering local first time buyers a unique opportunity to buy a stunning home at this prestigious village development.

A total of six 3 bedroom and one 4 bedroom homes are being made available exclusively through shared ownership, a popular government-backed scheme designed to make house buying more affordable for working people.

Petre Wood is set in an idyllic, semi-rural village location with gorgeous views and easy access to the market towns of Clitheroe and Whalley.

All the homes feature sleek fitted kitchens with stainless steel oven, hob and extractor fan, contemporary bathrooms, spacious and flexible living spaces, private gardens and off-road parking.



# ABOUT THE AREA

Langho lies in the heart of the Ribble Valley and close to Lancashire's Forest of Bowland, an area of outstanding natural beauty. The village is linked with Blackburn and Clitheroe by the A666 road and is served by Langho railway station on the Ribble Valley Line.

Aside from fabulous countryside and good commuter links, Langho also benefits from excellent local schools, making it enduringly popular with families. The village is just a ten minute drive from the gorgeous market towns of Whalley and Clitheroe, which offer an abundance of independent and high street shops and eateries. Foodies are in heaven – with nearby Northcote Manor right on the doorstep, the only restaurant in Lancashire with a Michelin star.





# CONTEMPORARY HOMES IN THE HEART OF THE COUNTRYSIDE



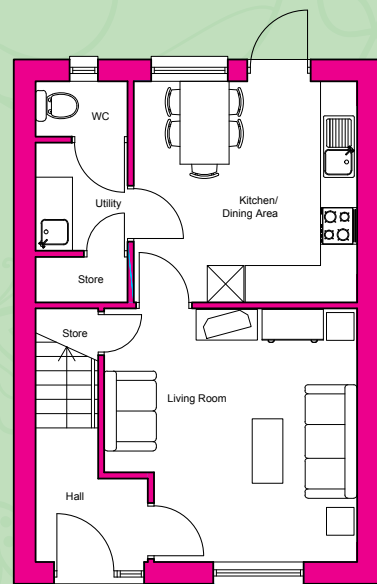
NEW HOMES

QUALITY SHINES THROUGH AT PETRE WOOD, WHICH OFFERS A STYLISH AND CONTEMPORARY LIFESTYLE WITHIN A TRANQUIL AND IDYLIC COUNTRYSIDE SETTING.

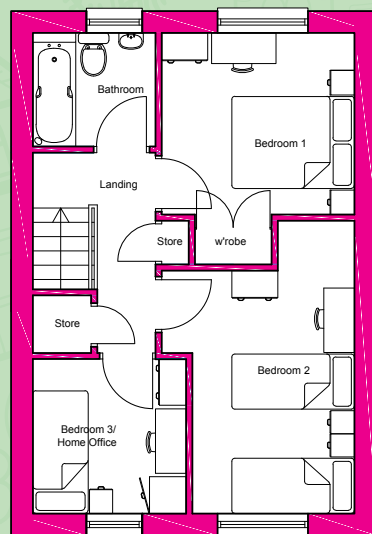


# 3 BED FLOOR PLAN

PLOTS 7,8,9,10,11,12



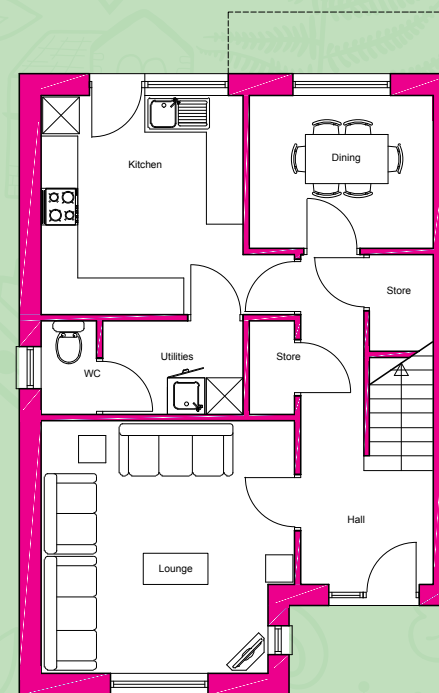
Ground floor plan  
3 bed  
Typical floor area: 82 Sqm



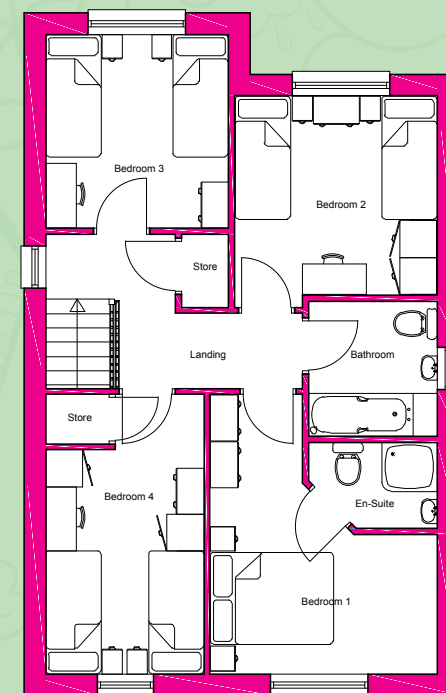
First floor plan

# 4 BED FLOOR PLAN

PLOT 6



Ground floor plan  
4 bed  
Typical floor area: 119 Sq.m



First floor plan

# SPECIFICATION

## KITCHENS

- Moores contemporary fitted kitchens and worktops
- Stainless steel oven, hob and extractor
- Polyfloor expona luxury vinyl flooring tiles
- White bevel brick wall tiles
- Integrated fridge freezer
- Recessed downlighters

## GENERAL FEATURES

- Utility room
- Timber shed
- Gas central heating with energy efficient Atag boiler
- Smoke detectors
- Double glazing throughout
- 10 year NHBC warranty
- 2 off road parking spaces
- TV aerial with TV points in main bedroom and living room

## BATHROOMS

- White bathroom suite
- Shower over bath with glass shower screen
- Polyflor Expona luxury vinyl tiles
- Porcelanosa wall tiles
- Chrome heated towel rail
- Recessed chrome LED downlighters



# DEVELOPMENT PLAN





# NEED HELP GETTING ON TO THE PROPERTY LADDER?

## SHARED OWNERSHIP

This popular government-backed scheme allows you to buy a share of your new home (usually from 35% to 75%) and pay a small rent on the remaining portion. You can increase your share as your circumstances change, or even buy outright in the future. As with all home purchases, you'll need to have saved up for a deposit. For free, impartial advice on the best deals out there for you, we can put you in touch with an independent financial adviser.

## WHO IS THE SCHEME FOR?

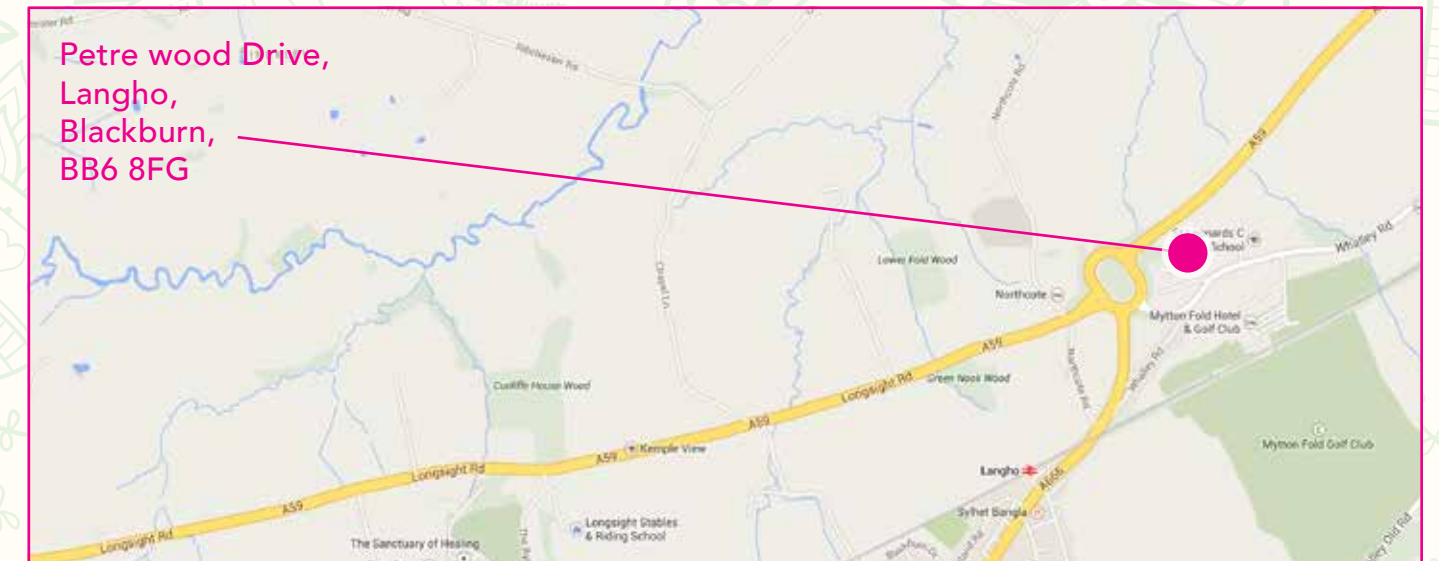
If you are in permanent employment, live locally, have family connections to the area and earn a family income of less than £60,000, you may be eligible to apply. To apply for the Shared Ownership scheme you will need to complete an online application at [www.helptobuynw.org.uk](http://www.helptobuynw.org.uk).

Please call one of the Plumlife sales team on: **0161 447 5050** for further information.

[WWW.PLUMLIFE.CO.UK](http://WWW.PLUMLIFE.CO.UK)



## LOCATION



## ABOUT PLUMLIFE

For over a decade Plumlife has been making home ownership easier for a wide range of people throughout the north west.

Based in Manchester, we are a multi award-winning company which specialises in offering government-backed affordable home ownership schemes to first time buyers.

We also offer highly desirable homes available for outright sale – from chic urban apartments, to family-friendly homes in the country – we're known for choosing innovative and exciting developments designed to meet the lifestyles and aspirations of our customers.

## FREE MORTGAGE ADVICE

If you need help finding a mortgage, we can put you in touch with one of our Independent Financial Advisers (IFAs). They offer free, impartial advice and have expert knowledge of the best deals available for buyers. Ask about our exclusive Santander deal, which offers exceptional terms for first time buyers.





**Plumlife Sales, Southern Gate**  
**729 Princess Road**  
**Manchester, M20 2LT**

**DISCLAIMER**

These properties form part of a larger mixed-tenure development, which has properties available for shared ownership and outright sale. The details in this brochure are subject to change and do not constitute part of a contract. Prospective buyers must satisfy themselves by inspection or otherwise as to the accuracy of the information given in the brochure.

**Call: 0161 447 5050**

**[www.plumlife.co.uk](http://www.plumlife.co.uk)**

**PLUMLIFE**  
the affordable homes specialist

