

The Skylarks



2, 3 & 4 bedroom homes available
through Shared Ownership

People. Places. Purpose.

Plumlife
homes





Welcome to The Skylarks

We're delighted to welcome you to The Skylarks, a stunning collection of two, three and four-bedroom homes located in the popular town of Little Hulton.

Little Hulton benefits from a variety of local amenities, including excellent schools, healthcare services, and everyday shopping facilities, ensuring convenience for residents. The area is known for its strong sense of community and character, offering a balanced lifestyle for families and professionals. With local transport connections via the A6 and nearby railway stations, travelling to Manchester City Centre, Bolton and surrounding towns is easy, making it a practical

and appealing location for those commuting or seeking a quieter place to call home. 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.



Little Hulton, Manchester

Little Hulton offers a well-connected and community-focused setting, ideal for those looking to enjoy a relaxed lifestyle without sacrificing access to the wider region. The area is served by a variety of amenities, including local shops, supermarkets, healthcare facilities and schools, making it a practical choice for families and professionals alike.

Outdoor spaces such as Blackleach Country Park and Peel Park are just a short drive away, providing scenic spots for walking, cycling and family outings. Excellent road links via the A6, M61 and M60 ensure convenient travel to Manchester, Bolton and Salford, while nearby public transport options offer additional commuting flexibility. With its blend of local convenience, green spaces, and strong transport links, Little Hulton is a well-rounded place for comfortable suburban living.



Nearby to The Skylarks

- | | | | | | |
|--|-----------|--------------------------------------|----------|----------------------------------|-----------|
| Wharton Primary School | 🚶 5 mins | St Paul's Peel Primary School | 🚗 2 mins | Blackleach Country Park | 🚗 7 mins |
| Little Hulton Cricket & Bowling | 🚶 6 mins | Townsgate Business Centre | 🚗 1 mins | Ellesmere Shopping Centre | 🚗 8 mins |
| Peel Park | 🚶 14 mins | Post Office | 🚗 4 mins | RHS Bridgewater | 🚗 14 mins |

Getting around in Little Hulton

- 20 & 38 bus stop to Bolton and Wigan 🚶 2 mins
- Little Hulton train station 🚶 25 mins
- Walkden train station 🚗 9 mins
- M61 motorway 🚗 4 mins



Did you know?

The name 'Little Hulton' dates back to the 13th century and comes from Old English, meaning "hill town" or "farmstead on a hill". Despite the "Little" in its name, the area has played a big part in the region's history, especially during the industrial and post-war periods.



The Skylarks



The Alder

2 bedroom home
Plots: 3, 14, 15, 16, 17, 51, 54, 69,
70, 71



The Chestnut

3 bedroom home
Plots: 1, 2, 6, 7, 8, 9, 23, 24, 45, 46, 47, 48,
55, 56, 57, 58, 63, 64



The Beech

3 bedroom home
Plots: 4, 13, 18, 52, 53, 68



The Rowan

3 bedroom home
Plots: 67



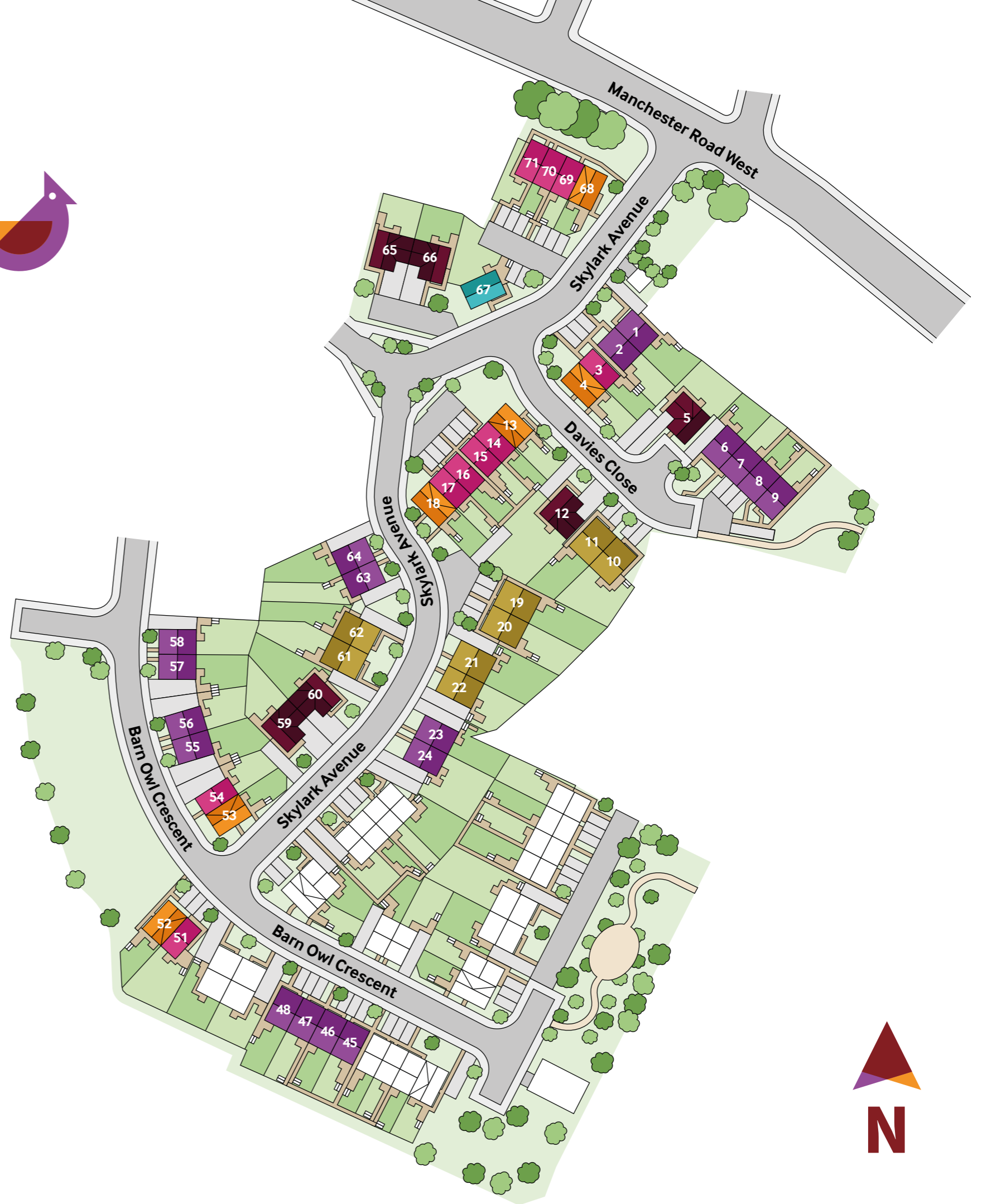
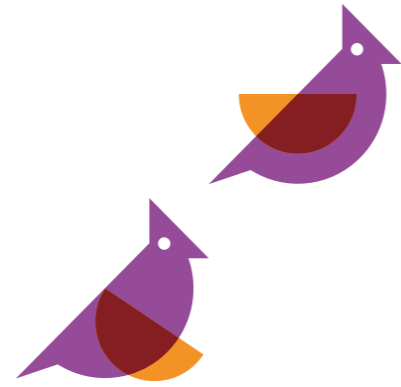
The Poplar

4 bedroom home
Plots: 5, 12, 59, 60, 65, 66



The Spruce

4 bedroom home
Plots: 10, 11, 19, 20, 21, 22, 61, 62





The Alder

2 bedroom home

Plots: 3, 14, 15, 16, 17, 51, 54, 69, 70, 71

Sq.m: 70.04

Sq.ft: 753.9



Ground Floor

Lounge

Metres: 3.5 x 3.0

Feet: 11' 8" x 10' 1"

W/C

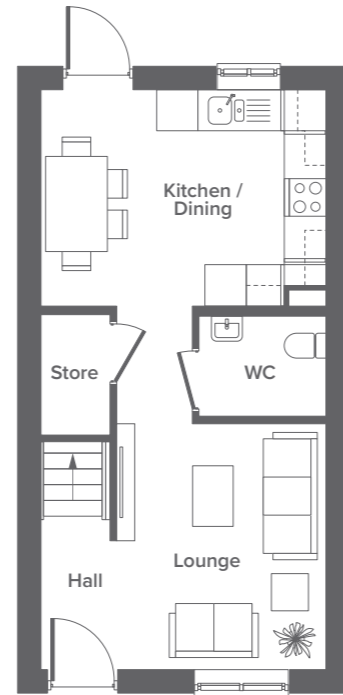
Metres: 1.4 x 1.8

Feet: 4' 10" x 6' 0"

Kitchen/Diner

Metres: 3.1 x 4.1

Feet: 10' 3" x 13' 6"



First Floor

Master Bedroom

Metres: 3.1 x 4.1

Feet: 10' 4" x 13' 6"

Bathroom

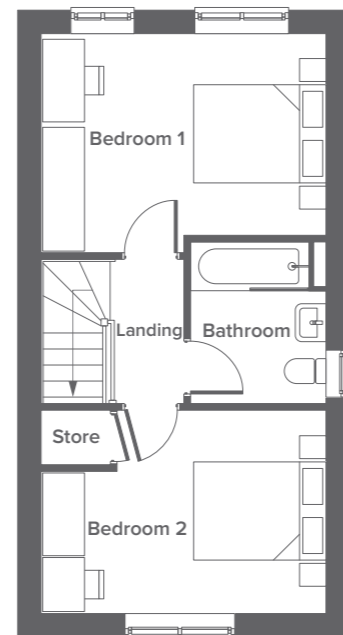
Metres: 2.3 x 1.9

Feet: 7' 8" x 6' 5"

Second Bedroom

Metres: 2.9 x 4.1

Feet: 9' 7" x 13' 6"



Disclaimer

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The Chestnut

3 bedroom home

Plots: 1, 2, 6, 7, 8, 9, 23, 24, 45, 46, 47, 48, 55, 56, 57, 58, 63, 64

Sq.m: 86.49

Sq.ft: 930.97



Ground Floor

Lounge

Metres: 4.2 x 5.2

Feet: 13' 9" x 17' 0"

W/C

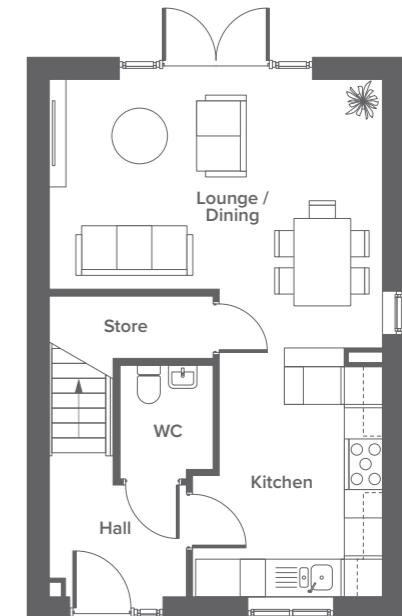
Metres: 1.7 x 1.5

Feet: 5' 10" x 5' 0"

Kitchen/Diner

Metres: 3.9 x 3.0

Feet: 12' 11" x 9' 10"



First Floor

Master Bedroom

Metres: 3.6 x 4.2

Feet: 12' 0" x 13' 9"

Third Bedroom

Metres: 3.1 x 2.4

Feet: 10' 3" x 8' 1"

Ensuite

Metres: 2.1 x 1.6

Feet: 7' 1" x 5' 4"

Bathroom

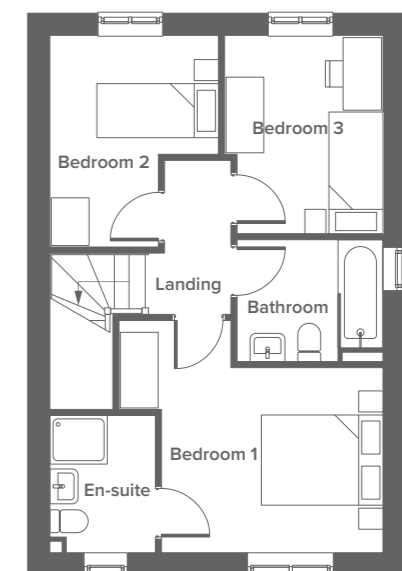
Metres: 1.9 x 2.2

Feet: 6' 4" x 7' 6"

Second Bedroom

Metres: 3.3 x 2.6

Feet: 10' 11" x 8' 9"



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The Beech

3 bedroom home
 Plots: 4, 13, 18, 52, 53, 68
 Sq.m: 90.76
 Sq.ft: 976.93

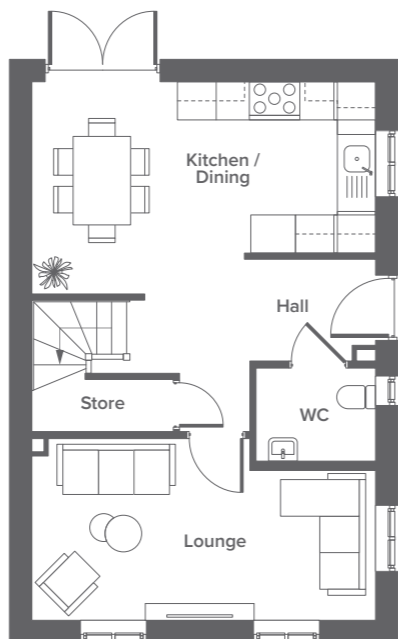


Ground Floor

Lounge
 Metres: 2.8 x 5.3
 Feet: 9' 3" x 17' 7"

W/C
 Metres: 1.4 x 1.8
 Feet: 4' 10" x 6' 1"

Kitchen/Diner
 Metres: 3.3 x 5.3
 Feet: 10' 9" x 17' 7"



First Floor

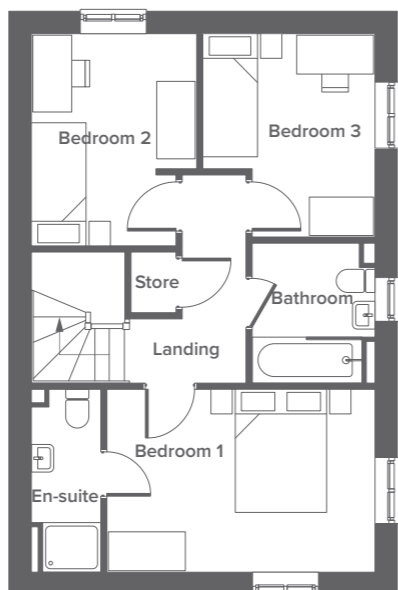
Master Bedroom
 Metres: 2.8 x 4.1
 Feet: 9' 4" x 13' 8"

Third Bedroom
 Metres: 3.1 x 2.6
 Feet: 10' 4" x 8' 8"

Ensuite
 Metres: 2.8 x 1.0
 Feet: 9' 2" x 3' 3"

Bathroom
 Metres: 2.1 x 1.9
 Feet: 7' 1" x 6' 3"

Second Bedroom
 Metres: 3.3 x 2.5
 Feet: 10' 9" x 8' 5"



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The Rowan

3 bedroom home
 Plots: 67
 Sq.m: 90.76
 Sq.ft: 976.93

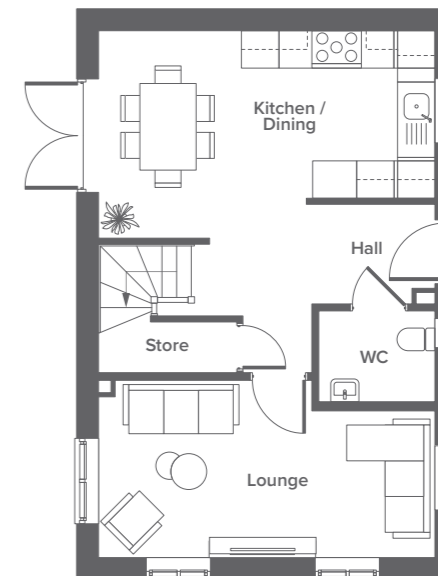


Ground Floor

Lounge
 Metres: 2.8 x 5.3
 Feet: 9' 3" x 17' 7"

W/C
 Metres: 1.4 x 1.8
 Feet: 4' 10" x 6' 1"

Kitchen/Diner
 Metres: 3.3 x 5.3
 Feet: 10' 9" x 17' 7"



First Floor

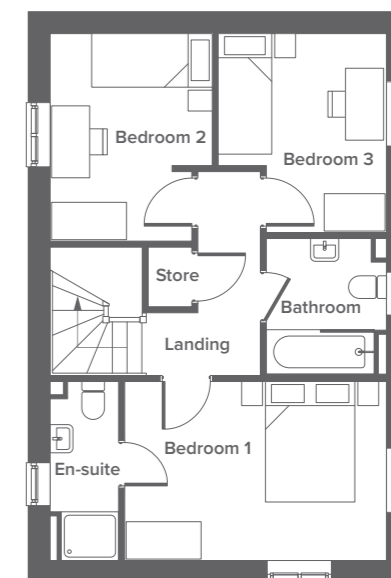
Master Bedroom
 Metres: 2.8 x 4.1
 Feet: 9' 4" x 13' 8"

Third Bedroom
 Metres: 3.1 x 2.6
 Feet: 10' 4" x 8' 8"

Ensuite
 Metres: 2.8 x 1.0
 Feet: 9' 3" x 3' 6"

Bathroom
 Metres: 2.1 x 1.9
 Feet: 7' 1" x 6' 3"

Second Bedroom
 Metres: 3.3 x 2.5
 Feet: 10' 9" x 8' 5"



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The Poplar

4 bedroom home
 Plots: 5, 12, 59, 60, 65, 66
 Sq.m: 101.17
 Sq.ft: 1088.98

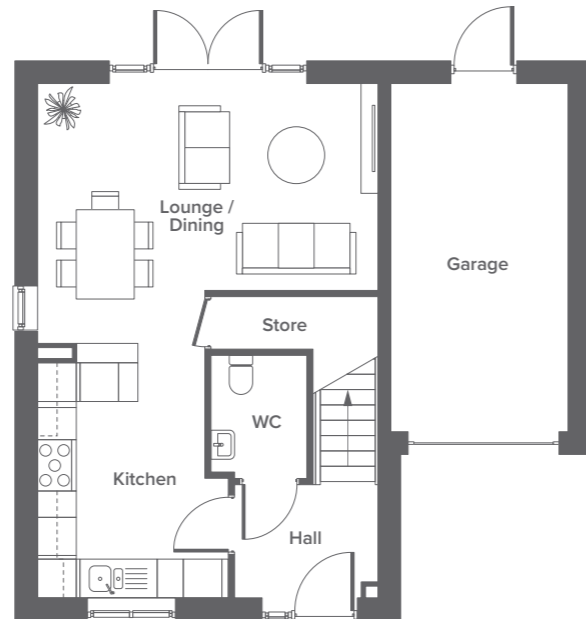


Ground Floor

Lounge/Diner
 Metres: 5.3 x 3.2
 Feet: 17' 6" x 10' 8"

W/C
 Metres: 1.9 x 1.5
 Feet: 6' 4" x 5' 1"

Kitchen
 Metres: 3.9 x 2.9
 Feet: 12' 9" x 9' 8"



First Floor

Master Bedroom
 Metres: 3.0 x 4.1
 Feet: 10' 1" x 13' 8"

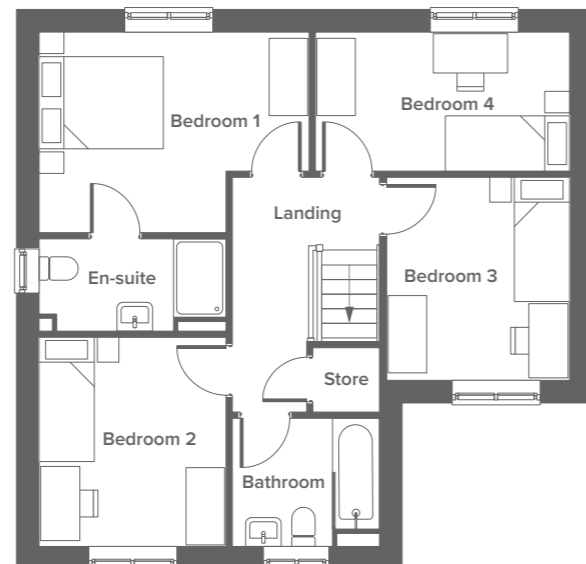
Third Bedroom
 Metres: 3.1 x 2.8
 Feet: 10' 2" x 9' 2"

Ensuite
 Metres: 1.4 x 2.8
 Feet: 4' 8" x 9' 5"

Fourth Bedroom
 Metres: 2.1 x 3.9
 Feet: 7' 0" x 12' 9"

Second Bedroom
 Metres: 3.2 x 2.8
 Feet: 10' 7" x 9' 5"

Bathroom
 Metres: 1.9 x 2.2
 Feet: 6' 4" x 7' 4"



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The Spruce

4 bedroom home
 Plots: 10, 11, 19, 20, 21, 22, 61, 62
 Sq.m: 106.09
 Sq.ft: 1141.94

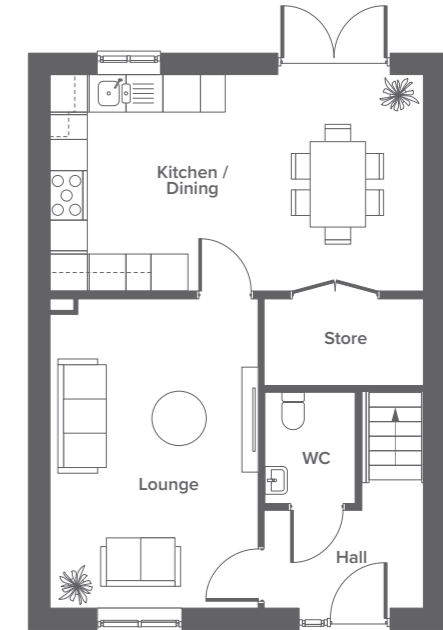


Ground Floor

Lounge
 Metres: 5.0 x 3.3
 Feet: 16' 4" x 11' 0"

W/C
 Metres: 1.8 x 1.4
 Feet: 6' 0" x 4' 10"

Kitchen/Diner
 Metres: 3.5 x 6.0
 Feet: 11' 5" x 19' 9"



First Floor

Master Bedroom
 Metres: 3.8 x 3.8
 Feet: 12' 8" x 12' 5"

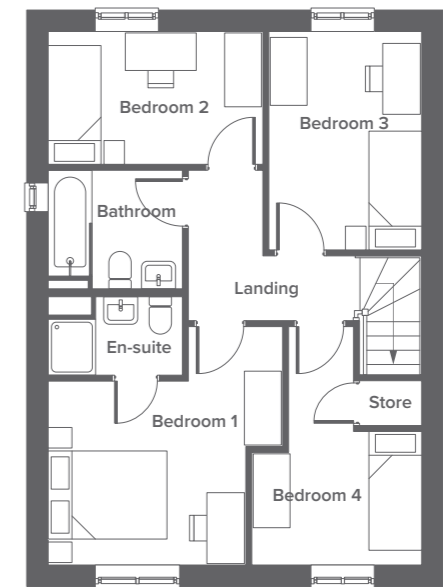
Third Bedroom
 Metres: 3.5 x 2.4
 Feet: 11' 7" x 8' 1"

Ensuite
 Metres: 1.2 x 2.1
 Feet: 4' 2" x 7' 1"

Fourth Bedroom
 Metres: 3.8 x 2.7
 Feet: 12' 8" x 8' 11"

Second Bedroom
 Metres: 2.1 x 3.4
 Feet: 7' 0" x 11' 3"

Bathroom
 Metres: 1.9 x 2.1
 Feet: 6' 4" x 7' 1"



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Specification

Kitchen

- Contemporary fitted kitchen
- Electric oven, gas hob & extractor hood
- Integrated fridge/freezer
- LED under cabinet lighting
- Glass splashback to hob area
- Polyflor vinyl flooring

Bathroom

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

Internal features

- Dulux white paint to internal walls
- Chrome ironmongery to doors
- Downlighters to all kitchens and bathrooms
- USB sockets to all rooms
- Mains wired smoke alarm
- Openreach fibre connection to all homes
- TV sockets to lounge and bedrooms

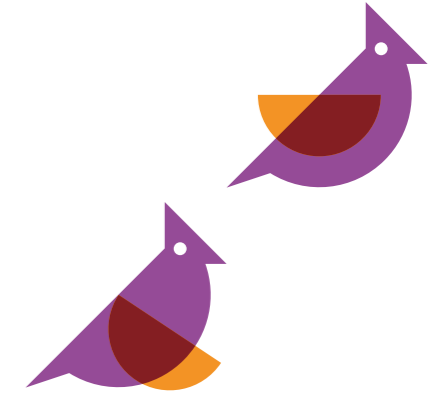


External features

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

General

- 10-year NHBC New Homes Warranty
- 'A' rated 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.

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

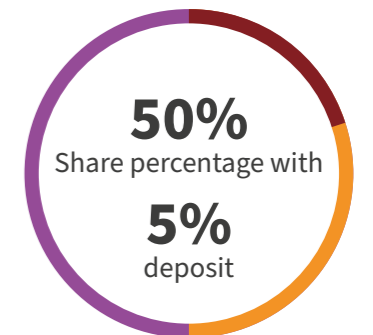
You'll need a minimum level of income and savings, the amount will be determined by the value of the home you want to buy, your personal circumstances, and your lender's requirements, but depending on which lender you use, the deposit can be as little as 5% of the share value. If you want to see what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



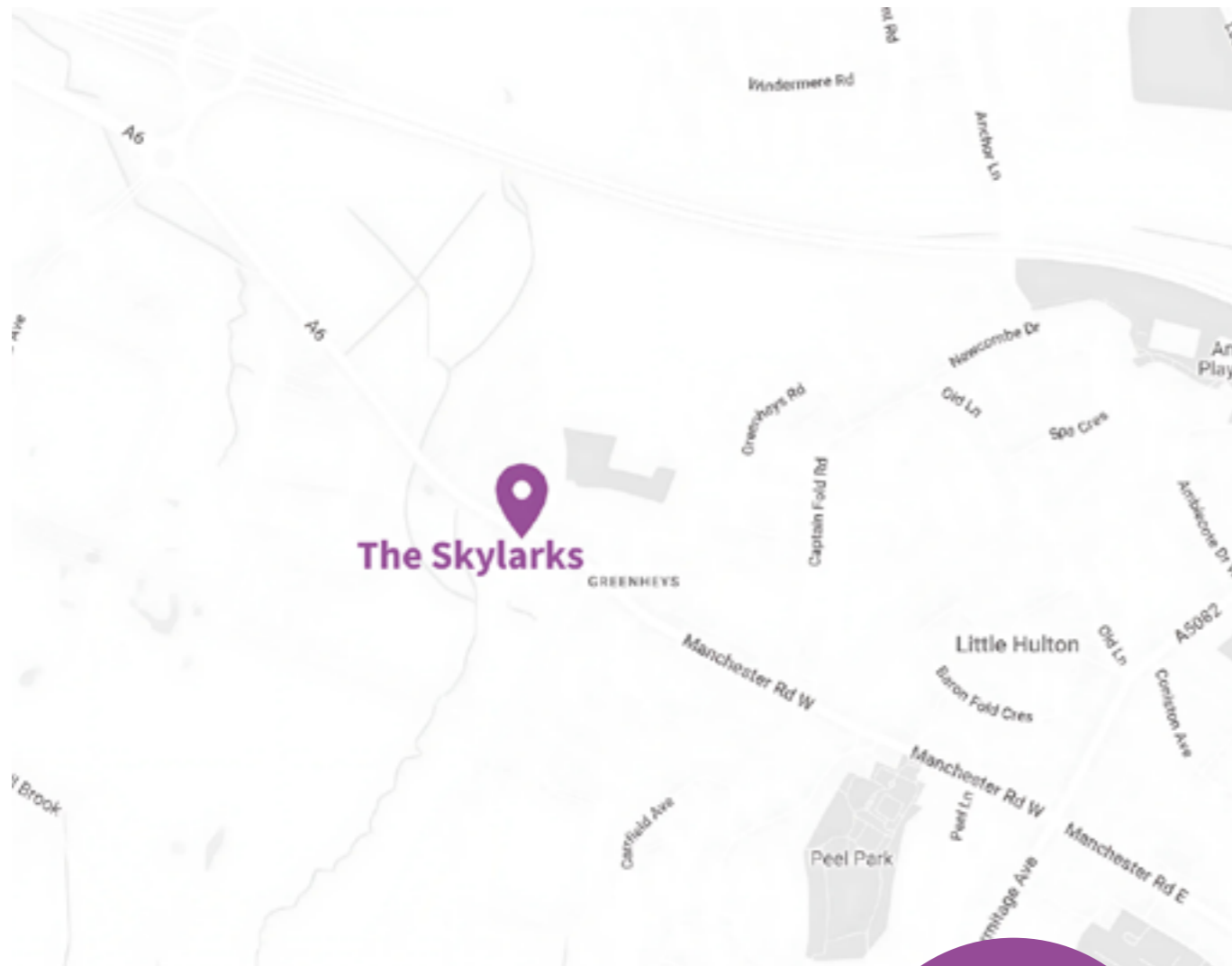
“Plumlife did everything we needed them to do and the fact we have been able to take advantage of the Shared Ownership scheme has been a godsend for me and my girls. We couldn't ask for more.”

Jennifer

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 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



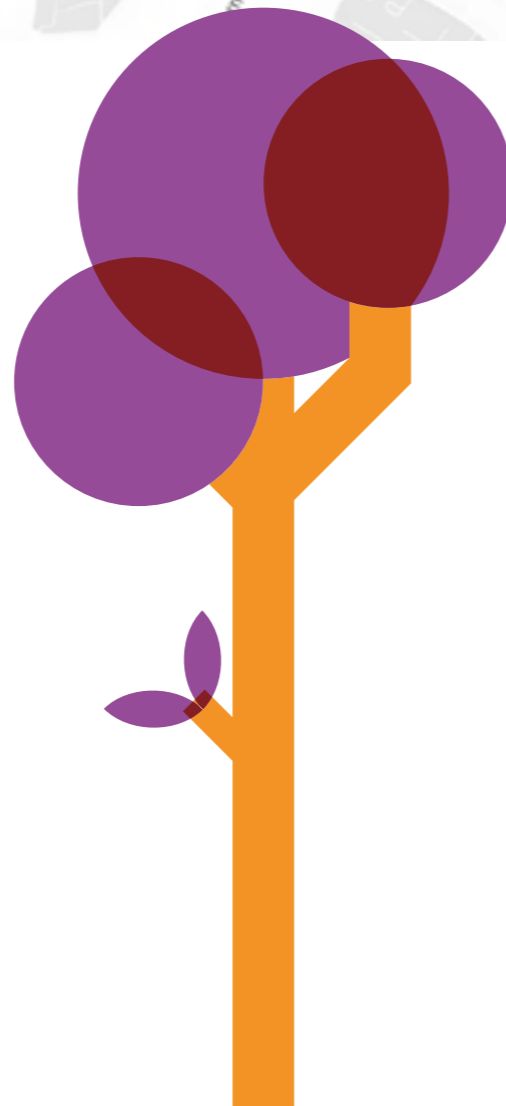
How to find us

Little Hulton is ideally situated for commuters, offering strong transport links across Greater Manchester and beyond. Regular bus services run along Manchester Road West, providing direct connections to Bolton, Salford and Manchester City Centre. The area also benefits from easy access to major road networks, including the A6, M61 and M60, making car travel to key destinations like Manchester, Preston and Liverpool straightforward and efficient. Nearby train stations such as Little Hulton and Walkden offer additional rail options for commuters.

To reach the site from Worsley, head down Walkden Road/A575 and continue straight for 1.3 miles. When you reach the roundabout, turn left onto High Street and head down the A6. After 1.8 miles, you will find the destination on the left, just before the Dun Mare pub.

The development is a:

- 4 minute drive to the M61
- 1 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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