Water's Edge



3 & 4 bedroom homes available
through Shared Ownership

People. Places. Purpose.

Plumlife homes





Welcome to Water's Edge

We're delighted to welcome you to Water's Edge, a stunning collection of 3 & 4 bedroom homes located in Blackburn.

Living in Blackburn, you certainly won't be short of things to keep you occupied! Enjoy the open green spaces of nearby Queen's Park, while being just minutes from Blackburn town centre. Residents benefit from excellent local amenities, schools, leisure and fitness centres, and shops just a stone's throw away!

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.



Blackburn

Blackburn is a highly appealing location, offering a desirable living experience with an abundance of things to do and enjoy! Residents are conveniently located nearby Blackburn's town centre, where you can find fantastic local amenities such as The Mall Blackburn shopping centre, supermarkets and leisure and fitness centres.

For your little ones, there are 'Good' Ofsted-rated schools in close proximity to the development, so you won't be short of choice! In less than a 10 minute drive you'll be able to find Queen's Park which is the perfect place for a long walk, picnic with the family, or to simply unwind after a busy week at work.

The area also benefits from a well connected transportation network. With Blackburn train station just over a mile away it's easy to travel to neighbouring towns and cities such as Manchester, Wigan and Leeds, making it an attractive location for commuters and families alike.



Map data ©2024 Google

Nearby to Water's Edge

Blackburn Central High School	9 mins	**ASDA**	4 mins
Royal Blackburn Hospital	10 mins	**Queen's Park**	6 mins
Everlast Gym	3 mins	**The Mall Blackburn**	9 mins

Getting around in Blackburn

Haslingden Road Bus Stop	1 mins
Blackburn Train Station	7 mins
Mill Hill Train Station	9 mins





Did you know?

Blackburn has been associated with many improvements in the manufacture of cotton. Between the mid-18th to the early 20th century, Blackburn grew from a small market town into a major hub for cotton weaving. By 1912, one of the peak years for Lancashire cotton cloth production, the town was home to over 200 chimneys cementing its nickname as "the weaving capital of the world".



Water's Edge



The Holgate
3 bedroom home
Plots: 115, 116, 148, 149, 161, 162



The Longford
4 bedroom home
Plots: 35, 36, 103, 104, 167



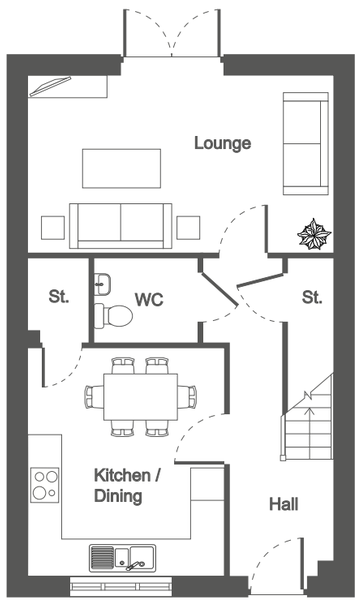
The Prenton
4 bedroom home
Plots: 113, 114, 152, 153, 165, 166





The Holgate

3 bedroom home
Plots: 115, 116, 148, 149, 161, 162
Sq.m: 94.6
Sq.ft: 1019



Ground Floor

Lounge
Metres: 5.3 x 3.1
Feet: 17’ 3” x 10’ 2”

W/C
Metres: 1.8 x 1.4
Feet: 5’ 9” x 4’ 7”

Kitchen/Diner
Metres: 3.4 x 4.0
Feet: 11’ 3” x 13’ 1”

First Floor

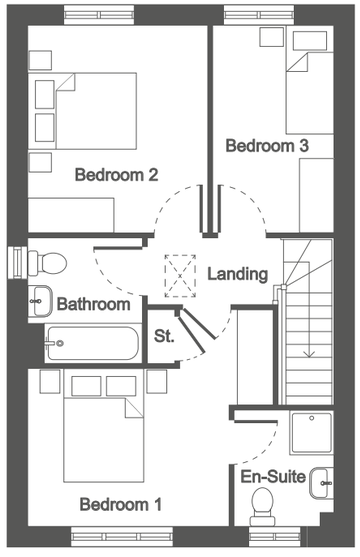
Master Bedroom
Metres: 3.5 x 3.7
Feet: 11’ 5” x 12’ 1”

Third Bedroom
Metres: 2.1 x 3.6
Feet: 6’ 9” x 11’ 9”

Ensuite
Metres: 1.7 x 2.0
Feet: 5’ 7” x 6’ 5”

Bathroom
Metres: 1.9 x 2.1
Feet: 6’ 5” x 7’ 1”

Second Bedroom
Metres: 3.1 x 3.6
Feet: 10’ 3” x 11’ 9”

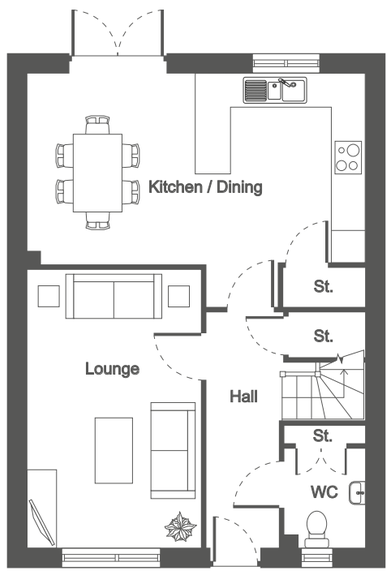


Disclaimer
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The Longford

4 bedroom home
Plots: 35, 36, 103, 104, 167
Sq.m: 107.1
Sq.ft: 1153



Ground Floor

Lounge
Metres: 5.0 x 3.1
Feet: 16’ 6” x 10’ 3”

W/C
Metres: 1.8 x 1.4
Feet: 5’ 9” x 4’ 7”

Kitchen/Diner
Metres: 3.4 × 6.1
Feet: 11’ 3” x 20’ 2”

First Floor

Master Bedroom
Metres: 3.0 x 3.4
Feet: 9’ 9” x 11’ 1”

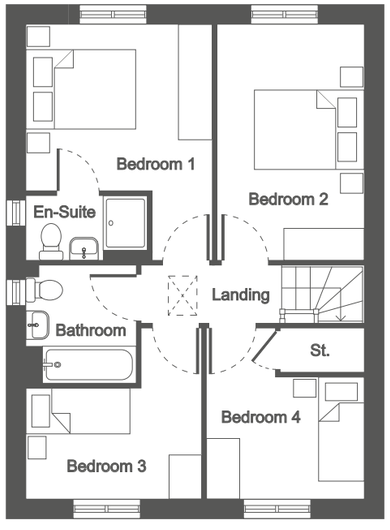
Third Bedroom
Metres: 2.0 x 2.8
Feet: 6’ 5” x 9’ 3”

Ensuite
Metres: 1.1 x 2.2
Feet: 3’ 8” x 7’ 2”

Fourth Bedroom
Metres: 2.2 x 2.8
Feet: 7’ 3” x 9’ 3”

Second Bedroom
Metres: 4.3 x 2.6
Feet: 14’ 1” x 8’ 7”

Bathroom
Metres: 2.1 x 2.0
Feet: 6’ 9” x 6’ 5”



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The Prenton

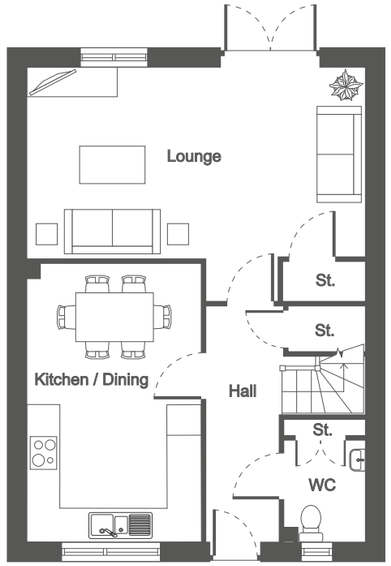
4 bedroom home
Plots: 113, 114, 152, 153, 165, 166
Sq.m: 107.1
Sq.ft: 1153

Ground Floor

Kitchen
Metres: 3.4 x 6.1
Feet: 11’ 4” x 20’ 2”

W/C
Metres: 1.8 x 1.4
Feet: 5’ 9” x 4’ 7”

Living/Diner
Metres: 5.0 x 3.1
Feet: 16’ 6” x 10’ 3”



First Floor

Master Bedroom
Metres: 3.0 x 3.4
Feet: 9’ 9” x 11’ 1”

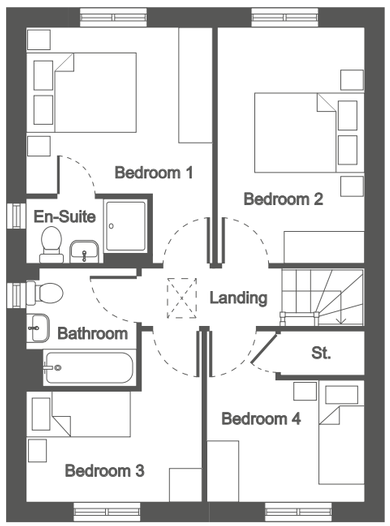
Third Bedroom
Metres: 2.0 x 3.2
Feet: 6’ 5” x 10’ 5”

Ensuite
Metres: 1.1 x 2.2
Feet: 3’ 9” x 7’ 2”

Fourth Bedroom
Metres: 2.2 x 2.8
Feet: 7’ 3” x 9’ 3”

Second Bedroom
Metres: 4.3 x 2.6
Feet: 4’ 3” x 2’ 6”

Bathroom
Metres: 2.1 x 2.0
Feet: 7’ 0” x 6’ 5”



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Specification

Kitchen
- Contemporary fitted Symphony kitchen
- Electric oven, gas hob & extractor hood
- Integrated Indesit washing machine and dishwasher
- Stainless steel bowl and half sink
- Plumbing for washing machine
- Glass splash back to hob area
- Polyflor vinyl flooring

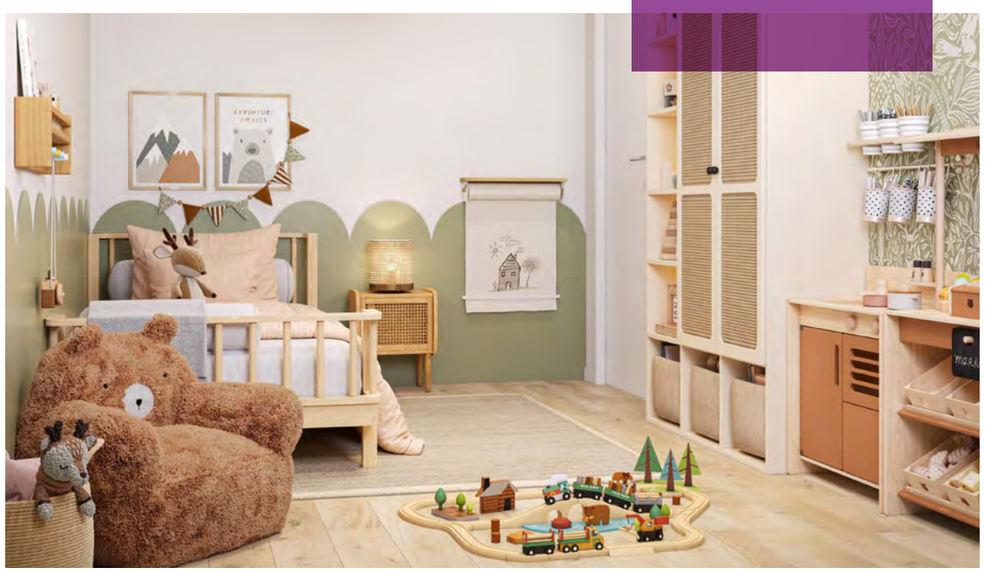
Bathroom
- Thermostatic shower
- Porcelanosa wall tiles to bathroom & en-suite
- Heated towel rails to bathroom & en-suite
- Polyflor vinyl flooring

Internal features
- Dulux Supermatt Almond White paint to internal walls
- LED downlights to kitchen
- TV sockets to lounge and main bedroom



External features
- Fully turfed gardens
- Driveway to every property
- Electric car charging point
- PV panels to roof

General
- A rated Ideal ‘Logic’ combi boiler
- 10 year NHBC new home warranty





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“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**



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.

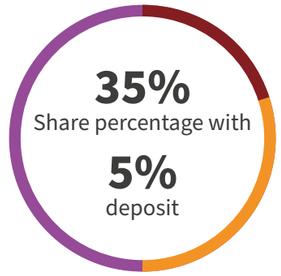
You'll need a minimum level of income and savings, the amount will be determined by the value of the home you want to buy, your personal circumstances, and your lender's requirements, but depending on which lender you use, the deposit can be as little as 5% of the share value. If you want to see what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





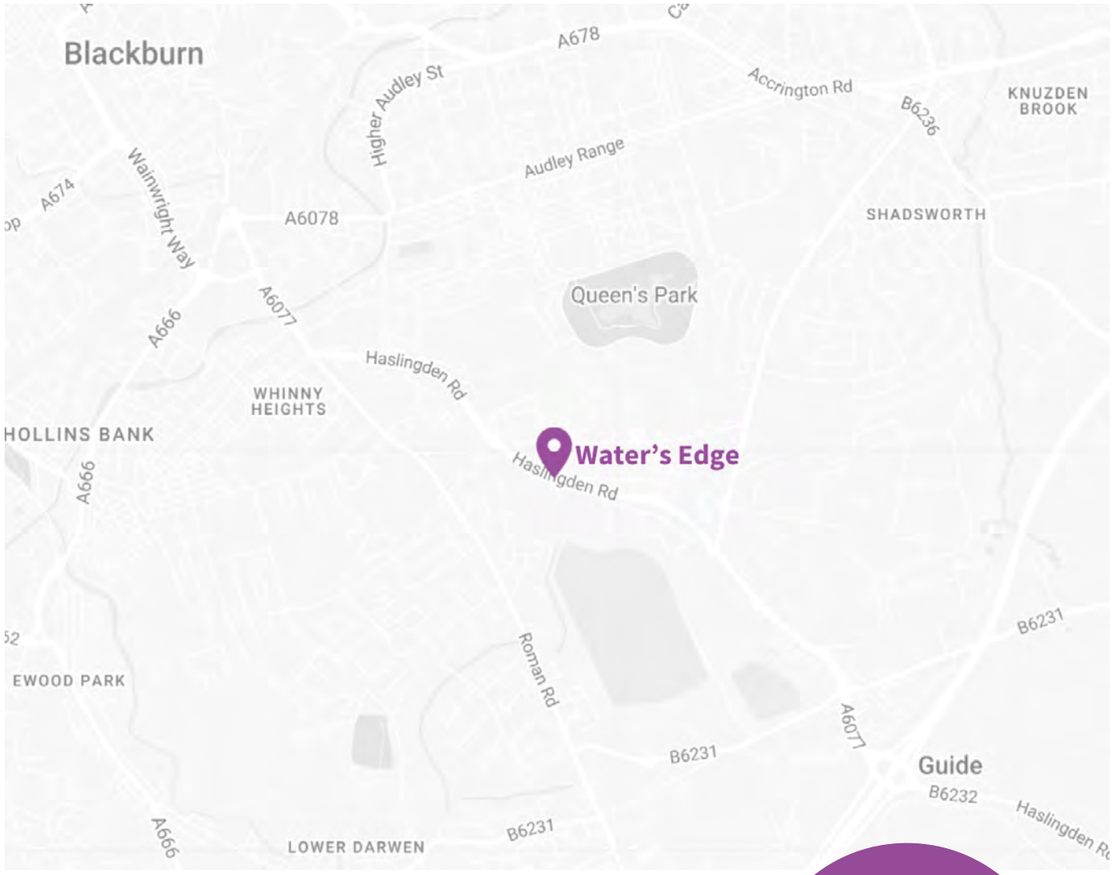
Example borrowing*

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:	£300,000
Share Percentage:	35%
Deposit Amount:	5%
(£5,250)	
Mortgage Term:	30 years
Interest Rate:	5%
Share Value	£105,000
Mortgage amount	£95,000
Monthly Mortgage Costs:	£535
Monthly Rental Costs:	£446.88
Total monthly costs:	**£981.88**

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

The area is well-served by transport links that provide frequent services to nearby towns and cities. For those who prefer rail travel, the nearby Blackburn railway station offers regular train services to Preston, Bolton and Manchester, making it easy for commuters. Additionally, Blackburn benefits from proximity to major road networks such as the M65, facilitating straightforward travel to various destinations across Lancashire and beyond.

To reach us via the M65, take the exit at junction 5 onto the A6077 (to Shadsworth). At Guide Interchange take the 1st exit onto A6077. At the roundabout, take the 2nd exit onto Haslingden Rd/A6077. Then at the next roundabout, take the 1st exit. Follow Haslingden Road until you reach the hospital and you'll find the development on the left-hand side.

The development is a:

- 1 minute walk from Haslingden Road Bus Stop
- 7 minute drive from Blackburn Train Station
- 9 minute drive from Mill Hill Train Station

60

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

25,000

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

£100k

The amount we invest annually into a network of community centres

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.

Plumlife homes

People. Places. Purpose.



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