

START A NEW CHAPTER AT ROSE MEADOWS



ROSE MEADOWS, TYLDESLEY, M29 8LN
A collection of beautifully designed two and three-bedroom homes.

Artist's impression

LIVING AT ROSE MEADOWS

DISCOVER THE LOCAL AREA

Start the next chapter of your life at Rose Meadows, our new vibrant development in Tyldesley with a stylish collection of two and three-bedroom homes.



OFSTED
"OUTSTANDING"
RATED
SCHOOLS

EDUCATION

- Several nearby primary schools ranked "Outstanding" in recent Ofsted reports.
- A selection of secondary schools close by.
- A variety of nurseries in the local area.

SHOPPING

- Wide range of local independent shops.
- Close to several supermarkets.
- The Trafford Centre is a 20 minute drive.
- Great shopping in nearby Wigan and Bolton.

NEAR TO
SEVERAL
SHOPPING
CENTRES



WIDE
RANGE OF
RESTAURANTS
LOCALLY

DINING

- Wide range of places to enjoy a meal.
- Local dining options to suit all palates.
- Options range from traditional English pub dining to continental dishes.

TRANSPORT

- 15 minutes from the M60 and M61 motorways.
- Regular buses into Wigan, Leigh and Bolton.
- Direct bus route to Manchester city centre.
- Atherton train station is a 10 minute drive.

GREAT
TRANSPORT
LINKS



Local: Pennington Flash Country Park

THE DEVELOPMENT

ROSE MEADOWS, TYLDESLEY, M29 8LN

The perfect blend of two and three-bedroom homes, ideal for first time buyers, young professionals families looking to step onto the property ladder.



Disclaimer: This site plan is illustrative and should be used for guidance only. It does not show land contours and gradients, landscaping or boundary treatments. For details of individual properties and availability please speak to our Sales Advisor. The **bat and bird boxes** are not to be removed at any time, unless agreed with the local authority. Occupiers will be responsible for the maintenance of the wildlife boxes.

AN EXCEPTIONAL SPECIFICATION WHAT CAN YOU EXPECT?



At Your Housing Group, our focus is on comfort and style, which is why all of our homes come complete with everything you could need.

GENERAL:

- Spacious and airy layouts
- Double glazing throughout
- Parking for all properties
- Energy efficient appliances
- Vinyl flooring to kitchen, bathroom and cloaks
- Plots available with views of open fields
- French doors leading to rear garden

BATHROOM:

- Contemporary, stylish bathroom suites
- Designer tiles from Porcelanosa
- En-suites fitted to homes (The Eden only)
- Showers included to En- Suites
- Over-bath shower fitted to main bathrooms
- Heated towel rail
- LED downlighters

KITCHEN:

- Integrated oven, hob and fridge freezer
- High quality fitted units and work surfaces
- Extractor hood
- Worcester Bosch combi boilers
- LED downlighters

LIVING:

- Telephone and broadband internet sockets
- TV sockets

DEVELOPMENT DESIGN BUILDING HOMES THAT INSPIRE

At Your Housing Group, our homes are designed to be modern and contemporary.

Combining beautiful ergonomically designed details along with flexible sales options to suit your lifestyle. Each one of our homes offers a unique layout, thoughtfully designed to ensure natural light and optimised space to maximise an open plan, modern way of living.

We take pride in shaping every aspect of your home to ensure it meets your every need, which is why your new home will be full of products and finishes of the highest quality.



SHARED OWNERSHIP EXPLAINED

Shared ownership is another way to buy your home. You buy a percentage and pay rent on the rest.

WHO IS ELIGIBLE FOR SHARED OWNERSHIP?

Shared ownership is an option for lots of people. In brief:

- Your household income needs to be under £80k
- You can't be the owner of another property
- You'll need to show you have a good credit history and can afford the regular payments and costs involved in buying a home
- You should have savings, or be able to put down at least 5-15% deposit on the share of the property you're buying.

PART MORTGAGE/PART RENT, HOW DOES THAT WORK?

Shared ownership is part buy, part rent. This means you will have a mortgage on the share you own and pay rent on the remaining share. For instance, if you buy a 50% share of the property, you'll pay a mortgage on the 50% share and rent on the remaining 50% share. Usually, you can also carry on buying shares to own it 100%.

You'll have a lease, which is essentially the contract for the share you've bought. It means you've got the right to keep your home for the Lease Term of 125 years. Your lease also sets out how much you need to pay each month, and your responsibilities as a shared owner.

CAN I BUY MORE SHARES?

You have the option to buy further shares in the property at the market value when financially possible. This is referred to as 'staircasing'. The more shares you purchase, the less rent you will pay and once you have successfully staircased fully you will no longer pay us rent and you own the property outright.

If the property you are buying is an apartment there would still be a service charge and management fee payable post final staircasing. We've so far helped hundreds of aspiring homeowners to purchase a new build home through Shared Ownership and a number of our homeowners have already 'staircased' to 100% already!

TO APPLY

- Complete an application on line with Help to Buy at: www.helptobuyagent1.org.uk
- Enter the Development name into the "property search" box and the properties will show. Then click "apply online" follow the instructions and apply for the property.

RENT TO BUY EXPLAINED

Rent to Buy is a government designed scheme which allows working households to rent a home at 20% below the open market rent (Intermediate rent) providing the opportunity to save for a deposit to go on and purchase their home in the future.

With Rent to Buy, you can live in a quality new build home at Intermediate Rent (approximately 80% of the open market rent) for a minimum of five years. During that time, you will save towards a deposit and have the option to buy your home through Shared Ownership.

APPLICANT ELIGIBILITY

- At the time of letting, prospective Rent to Buy tenants must be working households and intending to buy their own home in the future.
- Prospective Rent to Buy tenants must be first-time buyers or returning to the market following a relationship breakdown.

FAQS

Q: What benefits does the Rent to Buy scheme provide?

Rent to Buy allows you to live in a new build property at a monthly rent (approximately 80% of the market rent). This reduced monthly rent is designed to help you save for a deposit to purchase the property in the future.

Q: What are the costs involved?

Your monthly rent will be discounted by 20% when comparing rents for similar homes in the area. You must earn the minimum income required for the home to ensure that it is affordable for you, however there is no maximum income cap for this scheme.

You will be required to pay a reservation fee of £150 which will be deducted from your first month's rent should you enter into a Rent to Buy Tenancy with Your Housing Group. All successful lets are subject to referencing which will include a credit check, employment reference and landlord reference. You will also be required to pay a rental deposit, which will be held by the Tenancy Deposit Scheme (TDS).

Your monthly rent will be paid in advance by direct debit. Your Lettings Officer will be able to inform you of the exact cost, depending on the date you move in.

Other costs may include moving costs and setting up other direct debits associated with renting a property e.g. utility costs, council tax etc.

Q: Do I have to buy the property at the end of the tenancy?

Before you proceed with your tenancy, you will confirm your intentions to purchase the property in the future when financially possible.

Q: How long can I live in a Rent to Buy Home?

Your initial tenancy with us will be for 6 months, then on a rolling periodic basis.

The home you are renting will be available to buy 5 years after the build was complete and as the tenant you will have first refusal to buy the home.

If you decide to purchase the home, it will be at the current market value at the time of proceeding to buy, not from when you initially started your tenancy.

If or when you decide to end your tenancy, we will ask you to give us one calendar months' notice as a minimum. This will need to be given in writing.


Q: Who is responsible for maintenance and repairs to the property?


Your Housing Group will provide a maintenance and repairs service under the terms of your tenancy agreement.

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 01942 419 109

 yourhousinggroup.co.uk

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