

# WELCOME TO THE SHIRES



Artist's impression

**OAK ROAD, PARTINGTON, M31 4LD**  
A range of stylish 2 & 3-bedroom houses

Creating more places **for people to thrive**



# LIVING AT THE SHIRES

## DISCOVER THE LOCAL AREA

Start the next chapter of your life at The Shires, situated in the established, semi-rural community of Partington.



CLOSE TO  
SCHOOLS AND  
NURSERIES



### EDUCATION

- Adjacent to local secondary school and pre-school nursery
- A selection of primary schools nearby
- Multiple universities and colleges within a 10-mile radius.



### SHOPPING

- Under a mile from Partington Shopping Centre
- The Trafford Centre is 15 minutes away by car
- Multiple supermarkets within a 15-minute drive.

VARIETY OF  
SHOPPING  
OPTIONS



WIDE RANGE  
OF EATERIES



### DINING

- 25+ restaurants at nearby Trafford Centre
- Nearby pubs offering traditional English cuisine
- Close to a popular local coffee shop
- Local takeaway options to enjoy food at home.



### TRANSPORT

- Glazebrook & Irlam train stations under 5 miles away
- 5 miles from junction 21 (Woolston) of M6 motorway
- 30 minutes drive from Manchester Airport
- Direct bus routes to Manchester, Trafford Park, Sale & Warrington.

GREAT  
TRANSPORT  
LINKS



LOTS TO  
DO LOCALLY



### LOCAL AMENITIES

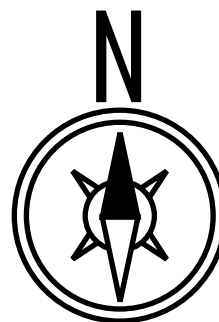
- Opposite the Redbrook Trail nature walk
- Partington Leisure Centre has gym, swimming pool & more
- 2 miles from the beautiful Dunham Massey Hall and Gardens
- A variety of bars and evening entertainment in nearby Lymm.





# THE DEVELOPMENT

## THE SHIRES, OAK ROAD, PARTINGTON M31 4LD



**The Gerrard**  
2 bedroom home



**The Sherwood**  
2 bedroom home



**The Chaddock**  
3 bedroom home



**The Brindley A**  
3 bedroom home



**The Brindley B**  
3 bedroom home



**Shared Ownership**



**Affordable Rent**



**Show home**



**Shared drives**



**Footpath link**



**Feature wall**



**Bat Box**



**Bird Box**







Existing Homes

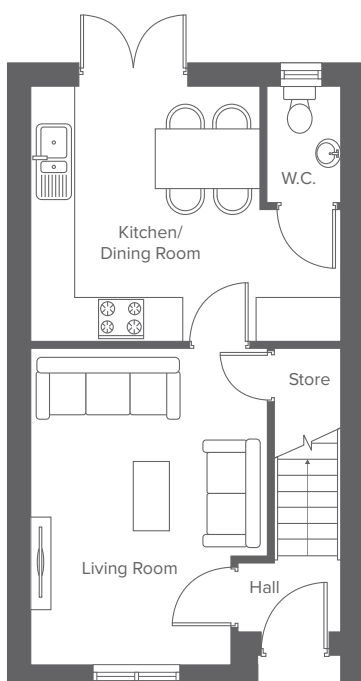
Existing homes

# THE GERRARD

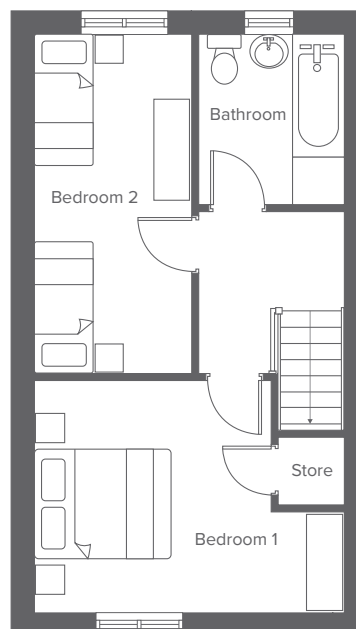
## 2-BEDROOM HOME



Artist's impression



Ground Floor	Metric	Imperial
Kitchen/Dining	3.4 x 3.2	11'1" x 10'5"
Living Room	4.5 x 3.4	14'9" x 11'1"
W.C.	1.7 x 1.1	5'6" x 3'7"



First Floor	Metric	Imperial
Bedroom 1	3.3 x 4.4	10'9" x 14'5"
Bedroom 2	4.6 x 2.2	15'1" x 7'2"
Bathroom	2.2 x 2.1	7'2" x 6'10"

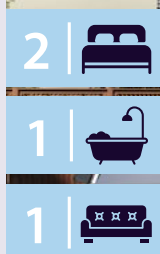
Front doors and garage doors will change colour during the phasing plan and will be shared by the Sales Advisor on request. This document is a guide to the above development. The illustrations do not bind or imply the layout and specification will be as indicated. Please request a full development specification from the team. Correct at time of printing January 2022.



# THE SHERWOOD 2-BEDROOM HOME



Artist's impression



Ground Floor	Metric	Imperial
Kitchen/Dining	3.6 x 3.2	11'9" x 10'5"
Living Room	4.5 x 3.4	14'9" x 11'1"
W.C.	1.7 x 1.1	5'6" x 3'7"



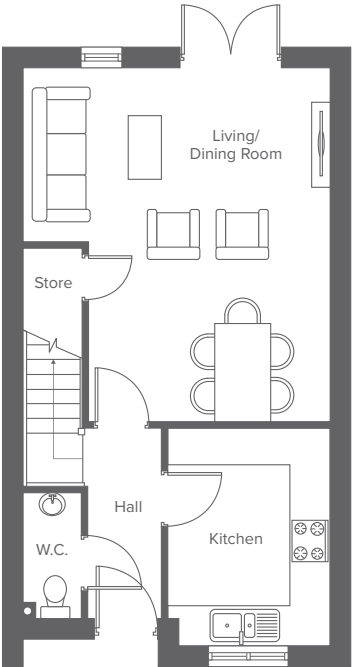
First Floor	Metric	Imperial
Bedroom 1	3.3 x 4.4	10'9" x 14'5"
Bedroom 2	4.8 x 2.2	15'8" x 7'2"
Bathroom	2.4 x 2.1	7'10" x 6'10"

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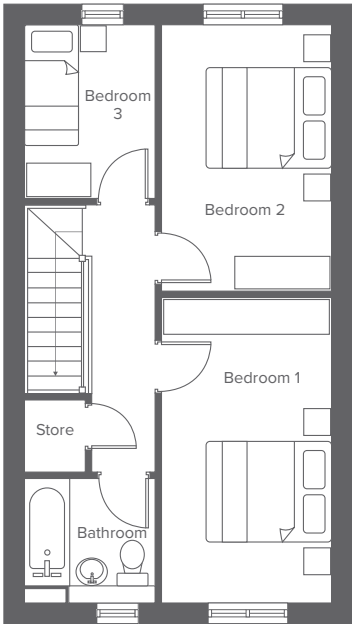
# THE BRINDLEY A 3-BEDROOM HOME



Artist's impression



Ground Floor	Metric	Imperial
Kitchen	3.4 x 2.5	11'1" x 8'2"
Living/Dining	5.5 x 4.8	18'0" x 15'8"
W.C.	1.9 x 0.9	6'2" x 2'1"



First Floor	Metric	Imperial
Bedroom 1	4.8 x 2.6	15'8" x 8'6"
Bedroom 2	4.1 x 2.6	13'5" x 8'6"
Bedroom 3	2.7 x 2.1	8'10" x 8'6"
Bathroom	1.9 x 2.1	6'2" x 8'6"

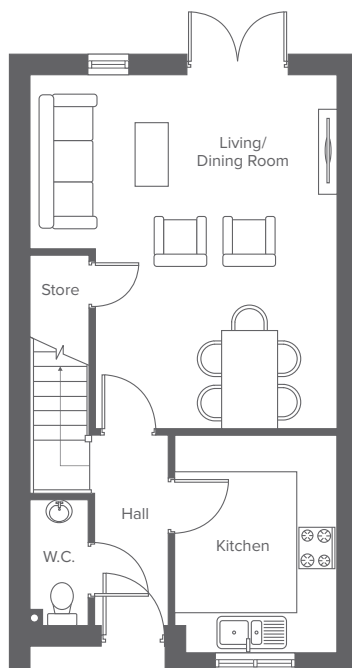
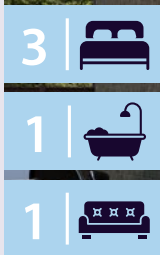
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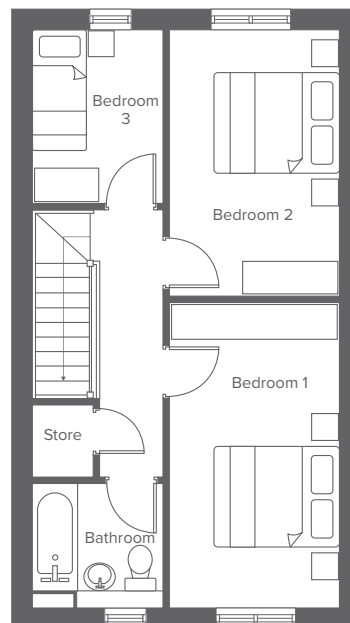
# THE BRINDLEY B 3-BEDROOM HOME



Artist's impression



Ground Floor	Metric	Imperial
Kitchen	3.4 x 2.5	11'1" x 8'2"
Living/Dining	5.5 x 4.8	18'0" x 15'8"
W.C.	1.9 x 0.9	6'2" x 2'11"



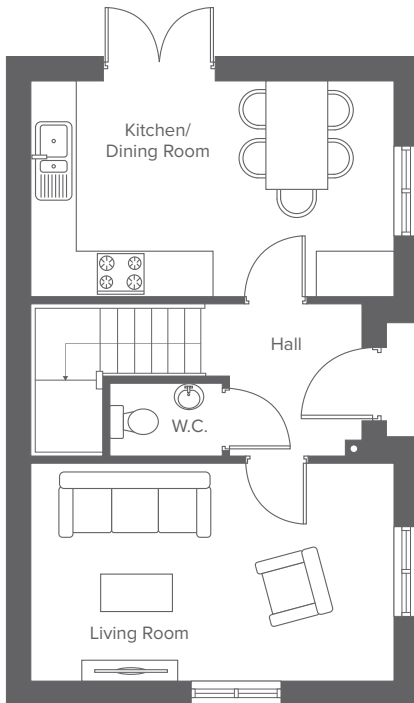
First Floor	Metric	Imperial
Bedroom 1	4.8 x 2.6	15'8" x 8'6"
Bedroom 2	4.1 x 2.6	13'5" x 8'6"
Bedroom 3	2.7 x 2.1	8'10" x 8'6"
Bathroom	1.9 x 2.1	6'2" x 8'6"

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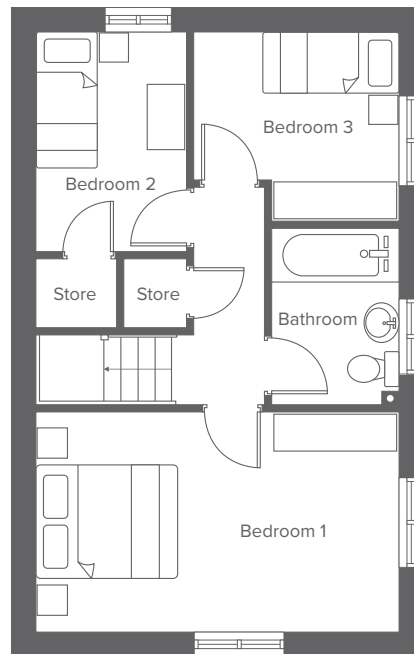
# THE CHADDOCK 3-BEDROOM HOME



Artist's impression



Ground Floor	Metric	Imperial
Kitchen/Dining	3.0 x 5.0	10'11" x 16'5"
Living Room	3.0 x 5.0	10'11" x 16'5"
W.C.	1.0 x 1.6	3'3" x 6'2"



First Floor	Metric	Imperial
Bedroom 1	3.0 x 5.0	10'11" x 16'5"
Bedroom 2	3.0 x 2.1	10'11" x 6'10"
Bedroom 3	2.6 x 2.8	8'6" x 9'2"
Bathroom	2.4 x 1.7	7'10" x 5'6"

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# 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 SPECIFICATION

## WHAT CAN YOU EXPECT?

At Your Housing Group, our focus is on comfort and style.



### GENERAL:

- Internal oak veneered doors
- Energy efficient appliances
- Vinyl flooring to kitchen, bathroom, en-suites and cloaks
- Patio doors to turfed rear garden with outside tap
- Double glazing throughout
- Parking for all properties
- Electric car charging point on all properties
- Outside cycle storage in rear gardens



### BATHROOM:

- Contemporary 3-piece bathroom suites
- Vado brassware
- Heated towel rail
- Over bath thermostatic shower and bath screen fitted to main bathrooms
- Designer tiling from Porcelanosa
- LED downlighters



### LIVING:

- Telephone and broadband internet sockets
- TV sockets



### KITCHEN:

- High quality fitted units and work surfaces
- Integrated Zanussi electric oven and hob
- Integrated Zanussi fridge freezer and dishwasher
- Zanussi stainless steel extractor hood
- Brushed steel sockets
- Worcester Bosch boiler



### COMMUNAL:

All leaseholders are required to pay a fair and reasonable proportion of the repairs and maintenance of landscaped areas and communal facilities as detailed in the lease.

#### Grounds/External Maintenance

Refer to service charge breakdown.

#### Communal Facilities

Shared drives, shared footpaths, unadopted lighting, boundary treatments, feature wall, staggered railings or any additional facilities which the landlord sees fit.



# SHARED OWNERSHIP EXPLAINED AT THE SHIRES

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 £80,000
- 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 5-10% deposit on the share of the property you're buying.

## PART MORTGAGE/PART RENT, HOW DOES THAT WORK?

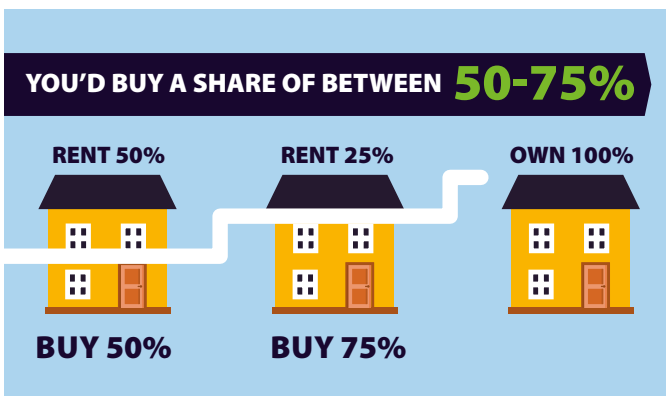
Shared ownership is part buy, part rent. This means you will have a mortgage on the share you own and pay rent on the remaining share. For instance, if you buy a 50% share of the property, you'll pay a mortgage on the 50% share, and rent on the remaining 50% share. Usually, you can also carry on buying 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 990 years, but the land belongs to Your Housing Limited as illustrated on the site plan. 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.

Following this we will dissolve your lease agreement, meaning you're a full-fledged homeowner. 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!



## HOW TO APPLY

- Complete an application online with Help to Buy at: [www.helptobuyagent1.org.uk](http://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.

# SHARED OWNERSHIP PROCESS

## The Shires, Partington



### 1. RESERVE A PLOT

In order to reserve a plot you will need to complete an online Help to Buy application.

This will ensure you qualify for shared ownership.

To fill out the application online please visit [www.helptobuyagent1.org.uk](http://www.helptobuyagent1.org.uk)

You will also need to ensure you have secured a mortgage in principle or have funds in place to purchase the property and be in a position to exchange within an agreed timeframe (*we will confirm this date in writing once approval has taken place*).

As part of our pre-qualification checks we will require you to complete a HEC (Homes England Affordability Assessment) and supply your AIP.



### 2. COMPLETE THE RESERVATION

Once you are in receipt of the approval letter from Help to Buy we will require you to complete our application form so we can conduct our own assessment of your financial circumstances.

**You will be required to provide the following documentation:**

- P60 & Salary Slips (if applicable) (Four if paid monthly, six if paid weekly)
- Proof of permanent employment
- Three months bank statements
- Copy of rent statement or mortgage statement
- Documents relating to County Court Judgements
- Copy of Bank or Building Society book
- Copies of Purchaser ID: Valid passport/ driving licence and proof of address
- Recent official correspondence or confirmation from electoral role



### 5. SALE FORMALLY AGREED

Now you have been approved, solicitors will be formally instructed.

The memorandum of sale will be issued to our solicitor who will issue the legal paperwork to your solicitor.

Once papers have been issued we will confirm the exchange deadline to you in writing.



### 6. DURING THE SALE

It is your responsibility to keep in touch with your solicitor to ensure they are working towards the deadline.

We will require to see sight of your mortgage offer (if applicable) for approval.

Your solicitors will carry out searches and raise their enquiries via our solicitors.

Should you have any queries at any point you can contact the Sales Team on **01925 592290**.





### 3. APPROVAL PROCESS

Once we have received all the information, your application will be forwarded to the Home Ownership Team who will contact you to carry out their approval, this will be conducted over the phone or in person.

As well as assessing your application they will go through a checklist and discuss the terms and conditions of the shared ownership lease so you will be fully aware of what you are buying.

When approved to purchase the property, you will receive a letter confirming that you have been approved for shared ownership. Enclosed with this will be a copy of the checklist/terms and conditions for you to sign and return.

All reservations are subject to approval by our Home Ownership Team and should the reservation fee need to be returned this can take up to 14 days.



### 4. RESERVATION FEE

Once you have selected your plot, received your Help to Buy Eligibility and been approved by the Home Ownership Team you will be asked to call the office and pay the reservation fee of £250.00.

The reservation fee will be deducted from the final completion monies.



### 7. EXCHANGE AND COMPLETION

Once your solicitors have carried out their searches and the mortgage offer has been approved, an exchange date will be set. It may be that exchange and completion takes place simultaneously.

On completion you will be expected to pay an apportion of the rent and service charge from the day of completion until the end of the month plus a further one month's charge.

Once solicitors have confirmed completion has taken place the keys will be released.

A member of the Sales Team will meet you at the property with your welcome pack.





Nearby- Dunham Massey Hall and Gardens



**WE'VE  
TEAMED  
UP!**



We're delighted to announce Your Housing Group are supporting the National Shared Ownership Campaign.




SharedOwnership.net **PARTNER**

## **THE SHIRES PARTINGTON**

Oak Road, Partington, M31 4LD

### **Get in touch**

 **0161 532 9873**  
 **yourhousinggroup.co.uk**

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 **@Your\_Housing**