



WEST VALE

VALE DRIVE . OLDHAM . OL9 6TG

A STYLISH COLLECTION
OF 2, 3 & 4 BEDROOM HOMES

Welcome to West Vale, Oldham

West Vale is a stylish collection of 2, 3 & 4-bedroom homes less than a mile from Oldham town centre. Featuring homes ideal for first time buyers and growing families alike.

Situated close to Oldham town centre, West Vale is the perfect location for contemporary living with all your local amenities, schools and parks right on your doorstep. An ideal location for anyone wanting to be out of the hustle and bustle of the town, but never too far away from the action.

A well-connected town with a proud history and heritage, Oldham's green spaces are some of the best in the country. From historic public parks to wooded river valleys and Pennine Moorland, there's something for the whole family.



Life in Oldham

On the edge of stunning Pennine landscapes, yet only a short tram journey from Manchester city centre, Oldham is a fantastic place to live, work and enjoy.

Oldham is a borough of contrasts. Almost a quarter of Oldham lies within the spectacular Peak District National Park, with picturesque Saddleworth villages offering the best of rural life. Meanwhile, the town centre is undergoing a huge transformation, with plans for a new shopping centre, market and food hall, park and cultural attractions now well underway.

Conveniently located a mile from West Vale is Oldham town centre, with its shops, restaurants and leisure facilities including a park, sports centre, cinema and more.

The wider borough boasts fantastic amenities, well-maintained parks and a strong sense of community. From historic public parks to wooded river valleys and Pennine Moorland, there's something for the whole family offering boundless opportunities for exploration and adventure.



You can also visit the award winning Gallery Oldham for a peek into the borough's history and heritage. Saddleworth Museum provides a fascinating insight into the lives of its people, from the farmers who scraped a living weaving cloth to the soldiers who shivered at Castleshaw Roman Fort. The Oldham Coliseum Theatre offers an eclectic mix of drama, comedy, musicals and traditional pantomime. A great way to spend the evening in Oldham.

On the edge of stunning Pennine landscapes, yet only a short tram journey from Manchester city centre allowing easy access to the city's vibrant offerings, Oldham is a fantastic place to live, work and enjoy.



Property schedule and site plan

2 BEDROOM HOMES

The Bluebell
Semi-detached and end terraced
PLOTS | 9 | 18 | 19 | 20 | 21

3 BEDROOM HOMES

The Daffodil
Detached and end terraced
PLOTS | 1 | 22 | 23

The Daisy
Detached
PLOTS | 8 | 17

The Thistle
Semi-detached and terraced
PLOTS | 2 | 3 | 4 | 5 | 6 | 7 | 10
| 11 | 12 | 13 | 14 | 15 | 16

4 BEDROOM HOMES

The Poppy
Terraced
PLOTS | 24 | 25 | 26





The Daffodil ✓

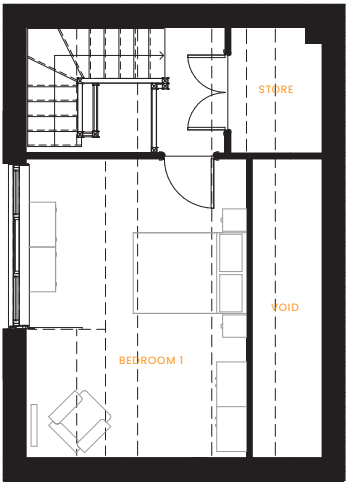
3 bedroom house

PLOTS | 1 | 22 | 23
98.00 - 98.20 SQ M / 1,054.86 - 1,057.01 SQ FT



SECOND FLOOR

BEDROOM 1
3,660mm x 5,002mm /
12'00" x 16'04"

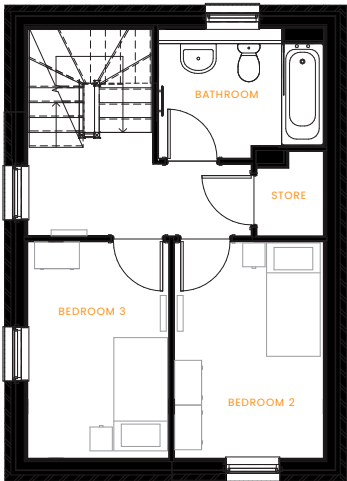


FIRST FLOOR

BEDROOM 2
2,496mm x 3,628mm /
8'02" x 11'10"

BEDROOM 3
2,363mm x 3,628mm /
7'09" x 11'10"

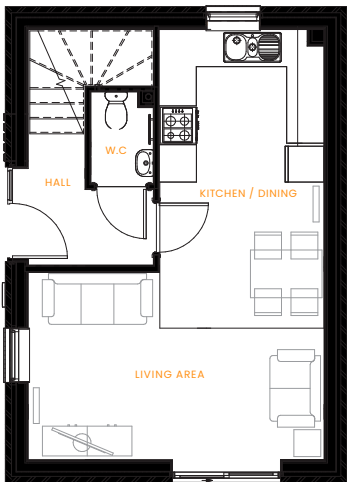
BATHROOM
2,763mm x 1,710mm /
9'00" x 5'07"



GROUND FLOOR

LIVING AREA
4,958mm x 3,136mm /
16'03" x 10'03"

KITCHEN / DINING
2,765mm x 5,008mm /
9'00" x 16'05"



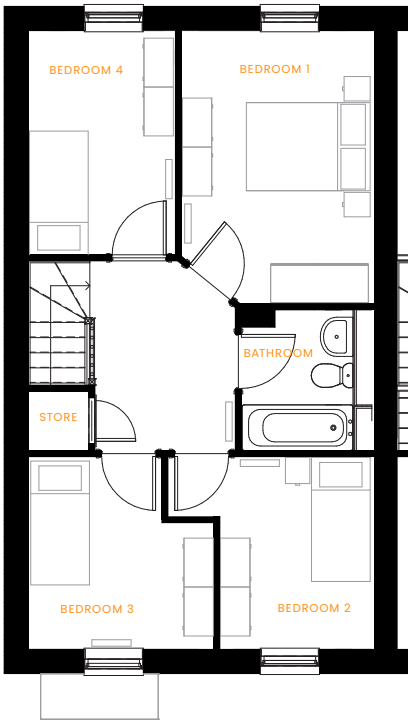
Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation check list. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes.



The Poppy✓

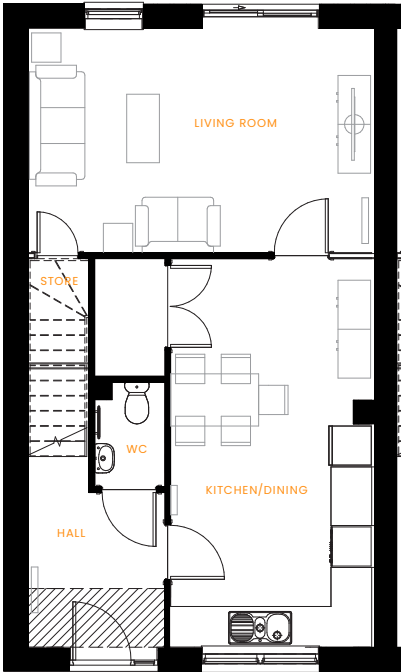
4 bedroom house

PLOTS | 24 | 25 | 26
99.90 - 100.90 SQ M / 1,075.31 - 1,086.08 SQ FT



FIRST FLOOR

- BEDROOM 1
2,965mm x 4,188mm /
9'08" x 13'08"
- BEDROOM 2
2,376mm x 2,956mm /
7'09" x 9'08"
- BEDROOM 3
2,846mm x 2,956mm /
9'04" x 9'08"
- BEDROOM 4
2,257mm x 3,438mm /
7'04" x 11'03"
- BATHROOM
1,710mm x 2,157mm /
5'07" x 7'00"



GROUND FLOOR

- LIVING ROOM
5,315mm x 3,437mm /
17'05" x 11'03"
- KITCHEN / DINING
3,129mm x 5,957mm /
10'03" x 19'06"

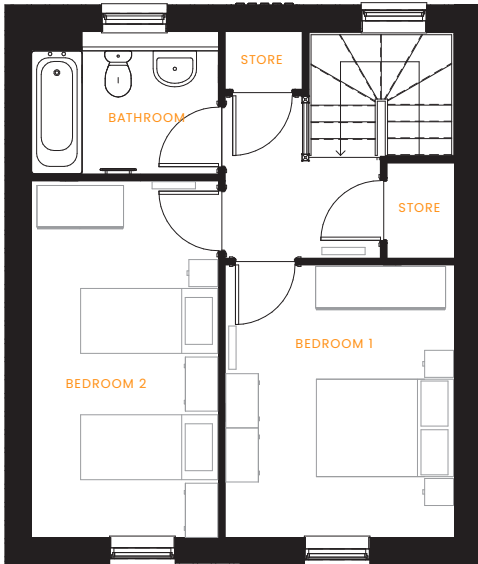
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The Bluebell ✓

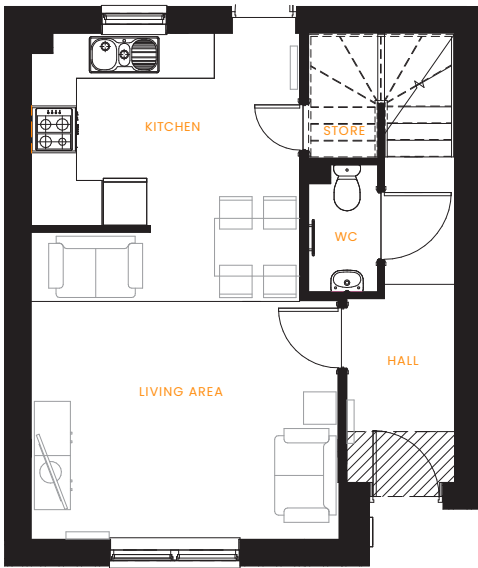
2 bedroom house

PLOTS | 9 | 18 | 19 | 20 | 21
81.10 - 83.00 SQ M / 872.95 - 893.40 SQ FT



FIRST FLOOR

- BEDROOM 1
3,183mm x 3,779mm /
10'05" x 12'04"
- BEDROOM 2
2,592mm x 4,942mm /
8'06" x 16'02"
- BATHROOM
2,590mm x 1,710mm /
8'05" x 5'07"



GROUND FLOOR

- LIVING / DINING AREA
4,251mm x 4,255mm /
13'11" x 13'11"
- KITCHEN
3,711mm x 3,717mm /
12'02" x 12'02"

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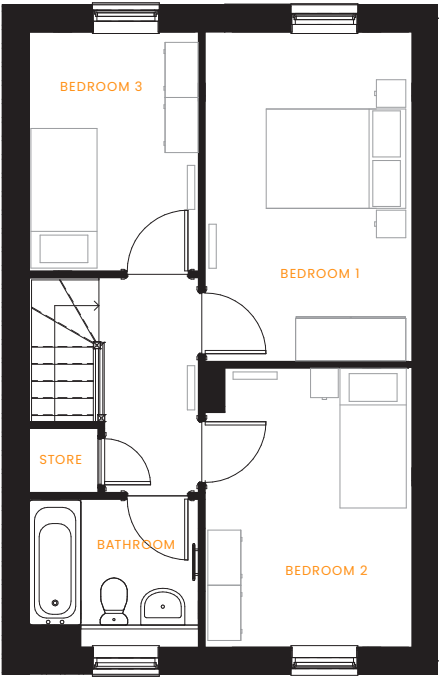
The Thistle ✓

3 bedroom house

PLOTS | 2 | 3 | 4 | 5 | 6 | 7 | 10 | 11 | 12 | 13 | 14 | 15 | 16
86.10 - 87.20 SQ M / 926.77 - 938.61 SQ FT

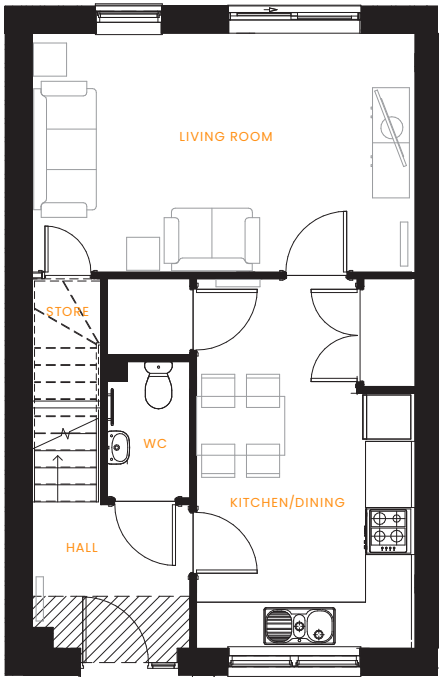


FIRST FLOOR



- BEDROOM 1
2,811mm x 4,478mm /
9'02" x 14'08"
- BEDROOM 2
2,811mm x 3,792mm /
9'02" x 12'5"
- BEDROOM 3
2,299mm x 3,248mm /
7'06" x 10'07"
- BATHROOM
2,299mm x 1,710mm /
7'06" x 5'07"

GROUND FLOOR



- LIVING ROOM
5,203mm x 3,248mm /
17'00" x 10'07"
- KITCHEN / DINING
2,969mm x 5,023mm /
9'08" x 16'05"

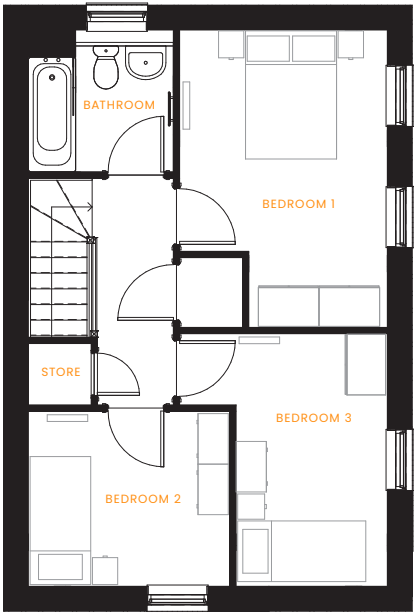
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The Daisy ✓

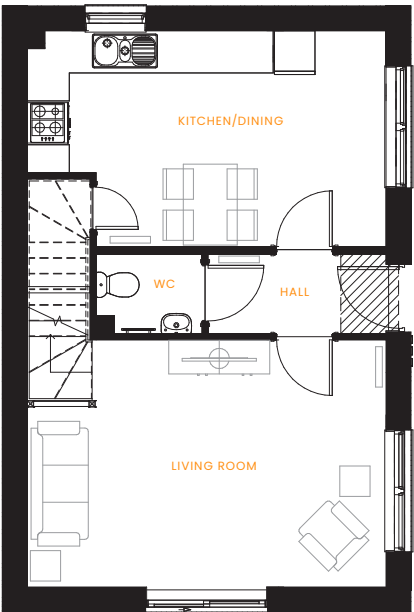
3 bedroom house

PLOTS | 8 | 17
86.80 SQ M / 934.31 SQ FT



FIRST FLOOR

- BEDROOM 1
3,082mm x 4,410mm /
10'01" x 14'05"
- BEDROOM 2
2,987mm x 2,598mm /
9'09" x 8'06"
- BEDROOM 3
2,245mm x 3,748mm /
7'04" x 12'03"
- BATHROOM
2,150mm x 1,710mm /
7'00" x 5'07"



GROUND FLOOR

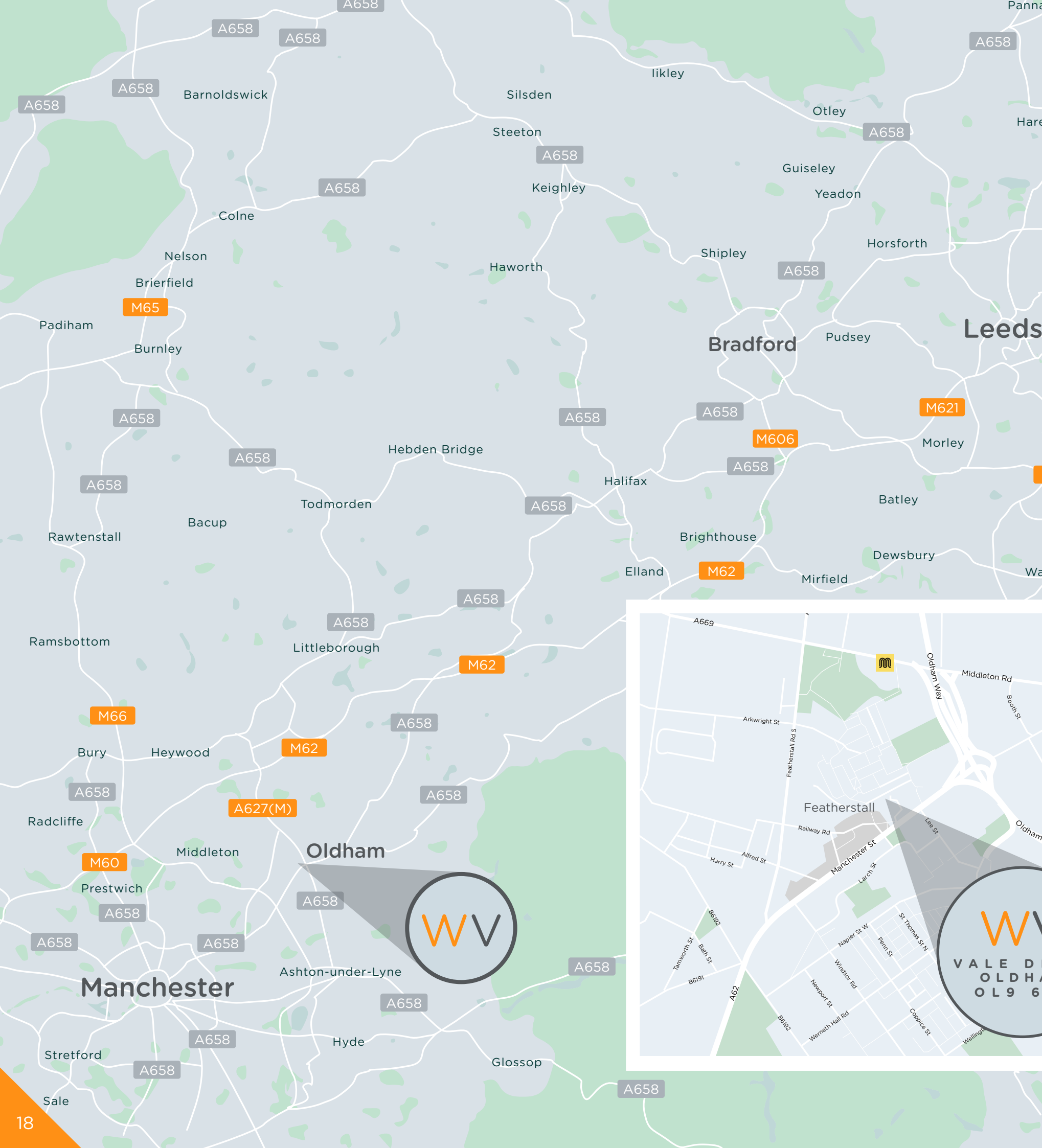
- LIVING ROOM
5,325mm x 3,665mm /
17'05" x 12'00"
- KITCHEN / DINING
5,325mm x 3,199m /
17'5" x 10'05"

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Keeping you connected

Enjoying life at West Vale is easy, with so much to see and do right on your doorstep. On the edge of stunning Pennine landscapes, yet only a short tram journey from Manchester city centre allowing easy access to the city's vibrant offerings. Oldham is a fantastic place to live, work and enjoy.



Travel*

- **Westwood Metro Stop**
3 min drive (0.8 mile)
- **Oldham Central Metro Stop**
5 min drive (0.9 mile)
- **Oldham Town Centre**
7 min drive (1.3 miles)
- **Mills Hill Train Station**
9 min drive (2.6 miles)
- **Daisy Nook Country Park**
12 min drive (3.8 miles)
- **Manchester City Centre**
25 min drive (7.1 miles)
- **Manchester Airport**
24 min drive (18.2 miles)

*Distances and timings are approximate and for reference only. Calculated using Google Maps.

A superb spec, inside and out

All homes at West Vale are built to an excellent specification. Light, spacious rooms are complemented by eye catching, contemporary bathroom designs and kitchen/diners equipped with modern fitted units throughout – including a stainless-steel oven, electric hob and extractor hood.

Attention to detail is just as comprehensive throughout the exterior, from off-road parking to front and rear lights.

- ♦ Contemporary kitchen with ample storage
- ♦ Oven hob and extractor
- ♦ White sanitary ware
- ♦ Thermostatic shower
- ♦ Generous bathroom tiling
- ♦ Mirrors to bathrooms
- ♦ Electric heating
- ♦ Air source cylinders which provide the hot water
- ♦ MVHRs (Mechanical Ventilation with Heat Recovery systems)
- ♦ Double glazed windows
- ♦ Off-street parking
- ♦ Turfed front and rear gardens
- ♦ Electric car charging point
- ♦ Wall or fencing provided to all boundaries
- ♦ External front and rear lights
- ♦ 12-year warranty



Shared ownership

Stepping into your new home is one of the best and most exciting achievements in your life and Shared Ownership makes that ambition possible.

You initially purchase a part share in a home through a mortgage and savings. You only need to buy as much as you can afford, usually a minimum of 35%* and up to a maximum of 75%, and you pay a subsidised rent to us on the share that you don't own.

The great thing about Shared Ownership is that you can buy a larger share of the property whenever you can afford it. The more you own, the less rent you pay. What's more, you can get started with a smaller deposit, because it's calculated on the value of the share you buy. Shared Ownership provides you with the perfect opportunity to get your feet onto the property ladder. Even though you are only purchasing a share, it will definitely feel like your home since you are free to decorate and personalise it to your own taste.

Shared Ownership is a government backed initiative. Below we've listed some of the main qualifying criteria around your eligibility:

- Your household income is £80,000 a year or less
- You cannot afford all the deposit and mortgage payments for a home that meets your needs
- You're a first-time buyer or
- You used to own a home, but cannot afford to buy one now or
- You own a home and want to move but cannot afford a new home suitable for your needs or
- You're forming a new household - for example, after a relationship breakdown or
- You're an existing shared owner and want to move

Steps to Reserving your Shared Ownership Home

Steps to Reserving your Shared Ownership Home If you are interested in one of our new homes, you will need to follow the steps below:

1. Affordability Assessment

We work with a financial advisor called Metro Finance, who will carry out an affordability assessment to work out the suitable share that you can purchase. **Please contact them on 0114 270 1444** for your assessment.

This process will involve completing a budget planner to determine the suitable share based on your circumstances and affordability, and ensures that we can offer you the maximum share you can afford, without over stretching you. This is a free service, and Metro Finance will also be able to help you to secure a mortgage in principle if you wish.

2. Documents

Metro Finance are responsible for collecting the following documents on behalf of Fabric Living

- Photographic ID (current, in-date passport or driving licence for all applicants).
- Your last 3 months' payslips (if self-employed, you will need to provide 2 years of accounts by a qualified accountant or 2 years of SA302s, if the mortgage lender will accept these). Please note if your income is from a different source such as pension or disability benefit, we require proof of your annual income.
- A mortgage in principle. This proposes the amount the provider is prepared to lend, the interest rate and the number of years to repay.
- Proof of funds for a deposit (bank statements are usually sufficient). Please note if your deposit is being gifted, the person gifting the funds will need to complete an ID verification check and provide bank statements to evidence the source of the funds. If your deposit is coming from the sale of a property, additional evidence will be required, including a mortgage redemption statement (if applicable), memorandum of sale from your estate agent, and a guide timescale for completion of the sale from your solicitor.
- Proof of current address (utility bill, council tax bill or bank statement).
- Any additional income (Universal Credit, Personal Independence Payment (PIP) etc. Please note that some types of benefit income cannot be used when calculating affordability, for example the housing element of Universal Credit.

3. Affordability Sign Off

Once Metro Finance have received all the required documentation, they will review the documents and if all in order they will confirm a sign off.

4. Payment & Reservation

Once Fabric Living are happy that all information has been supplied and you have received Metro Finance sign off, the reservation can be made. You will receive more information about the property from us and instructions on how to pay the £500 reservation fee to secure your chosen property.

In order to keep things fair and transparent Fabric Living offer a first-come, first-serve policy which is based on Metro Finance sign off. **Customers who are signed off first will be given priority.**

Once you have paid the reservation fee, reservation documents will be sent to you to sign and return. These documents will confirm the sales details and terms & conditions of the reservation period, so check it thoroughly before signing. You also need to provide your solicitor's details at this point.

Metro Finance have a panel of recommended solicitors, who are all familiar with the Shared Ownership sales process. Using one of the panel solicitors could help the sale progress as smoothly and quickly as possible.

At the point of reservation, you will need to complete a customer information form, which will be emailed to you by one of the Sales Advisors.

5. Mortgage in Principle/ Mortgage offers

When discussing your mortgage options with a bank/building society/mortgage broker of your choice please note the following requirements:

- We will only accept mortgage offers with a minimum 5% deposit
- The mortgage offer term should not be more than 35 years unless there are exceptional circumstances
- The amount borrowed should not exceed the value of the share being purchased minus any deposit
- The mortgage must not offer further borrowing without the Housing Associations consent or include terms and conditions which are liable to adversely affect the security of the Housing Association
- Interest only and self-certified mortgages will not be accepted.
- We will pay particular attention to any mortgage rate that is 2% above the average rate for the closest equivalent mortgage (considering loan to value, length of fixed rate term) of five mainstream shared ownership lenders (e.g., Leeds, Halifax, Nationwide, Santander, Barclays)





Fabric Living is the sales arm of First Choice Homes Oldham, to provide a range of affordable housing for people across Oldham and beyond. With customers firmly at our heart, we are all about creating vibrant, friendly, diverse communities where people want to live, work, and relax.



We are combining our efforts to deliver the best sales customer experience with the market leading sales Agency, LWC. They will take you through all the requirements and aspects of your purchase and can be contacted on:

0161 524 1699
SALES@FABRICLIVING.CO.UK

Disclaimer: The particulars within this brochure are for illustrative purposes and should be treated as guidance only. Scale varies between plan types. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only. Please ask our Sales Consultant(s) for detailed information. While every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Fabric reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of the contract of sale. Images are indicative only. Design date September 2024. West Vale is a mixed tenure development including homes for both sale and rent.