



FABRIC  
LIVING



# THE PLACE

RADCLIFFE STREET . ROYTON

AN OUTSTANDING COLLECTION  
OF TWO & THREE BEDROOM HOMES



# WELCOME TO THE PLACE, ROYTON

ON THE DOORSTEP OF THE PLEASANT, TRADITIONAL TOWN CENTRE OF ROYTON, WITH ITS WIDE CHOICE OF SHOPS AND AMENITIES, THE PLACE IS A CONTEMPORARY COLLECTION OF NEWLY BUILT 2 AND 3 BEDROOM HOMES WITH EXCELLENT ROAD AND RAIL LINKS BRINGING MANCHESTER INTO COMMUTING RANGE, CREATING A SUPERB OPPORTUNITY TO COMBINE THE APPEAL OF A SMALL, MATURE COMMUNITY WITH AN EXCEPTIONALLY STRATEGIC LOCATION.

WELCOME TO THE PLACE!!!





# LIVING IN ROYTON

THE PLACE GIVES RESIDENTS AN EXCEPTIONAL NUMBER OF BEAUTIFUL RESOURCES ON THE DOORSTEP AND FURTHER AFIELD, FOR OUTDOOR LOVERS ROYTON HAS SEVERAL PUBLIC PARKS WITH THE MOST NOTABLE BEING TANGLE HILL WHICH IS OLDHAMS OLDEST COUNTRY PARK WITH OVER 100 ACRES OF PARKLAND WITH MATURE BEECH, MIXED WOODLAND AND GRASSLAND, THERE ARE VIEWS ACROSS THE MANCHESTER PLAIN AND THE PENNINE HILLS. YOU DON'T HAVE TO WALK FAR TO ACCESS ROYTON PARK WHICH HAS A WIDE RANGE OF FACILITIES TO SUIT ALL AGES.

ROYTON IS KNOWN TO HISTORY BUFFS AS BEING THE FIRST TOWN WHERE THE POWERED COTTON MILL WAS BUILT.

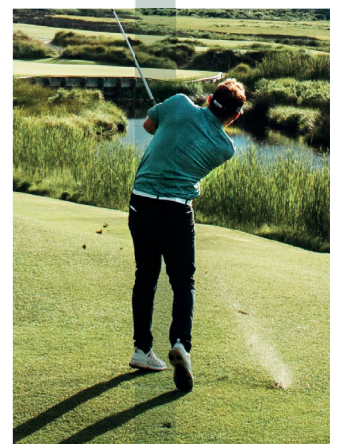
ROYTONS PLEASANT MARKET TOWN CENTRE PRESENTS A LIVELY ASSORTMENT OF VIBRANT LOCAL SHOPS WITH A BUSTLING COMMUNITY. YOU WILL FIND EVERYTHING YOU NEED RIGHT AT YOUR FINGERTIPS, GROCERY

STORES TO RELAXED RESTAURANT, LIVELY BARS AND CHARMING BOUTIQUES ALSO A MARKET IS HELD EVERY THURSDAY.

ELK MILL SHOPPING PARK IS WITHIN WALKING DISTANCE WHICH HAS POPULAR EATERIES, AS WELL AS HIGH STREET STORES. WHILE FOR A WIDER CHOICE OF FASHION, SPORT, JEWELLERY AND TECHNOLOGY BRANDS THE SPINDLES TOWN SQUARE SHOPPING CENTRE IN OLDHAM IS ONLY 11 MINUTES' DRIVE AWAY.

LOCAL LEISURE AMENITIES INCLUDE ROYTON GOLF CLUB, AND ROYTON LEISURE CENTRE WITH A GYM, SPORTS FACILITIES, AND SWIMMING POOL.

IN A NUTSHELL, THE PLACE IS A VIBRANT AND PLEASANT PLACE TO CALL HOME. IT OFFERS THE BEST OF CONVENIENCE, NATURAL BEAUTY, AND ENDLESS ENJOYMENT.





# PROPERTY SCHEDULE AND SITE PLAN



**THE GRANGE**  
2 BEDROOM END MEWS  
PLOTS  
4, 5 & 8



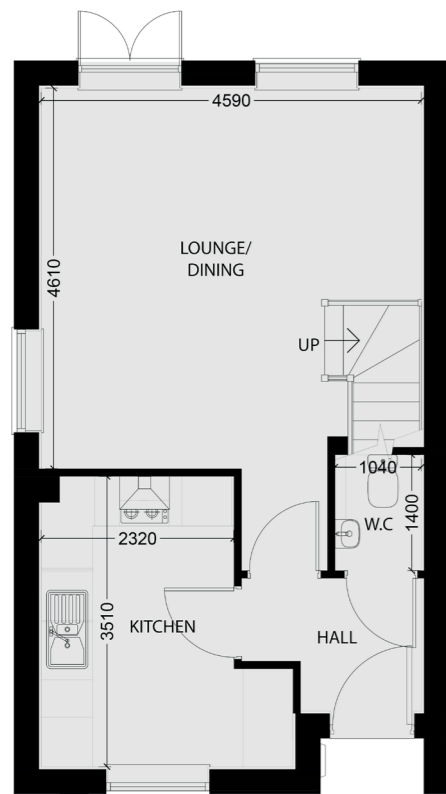
**THE GABLES**  
3 BEDROOM MEWS  
PLOTS  
09, 10, 11, 12, 13 & 14



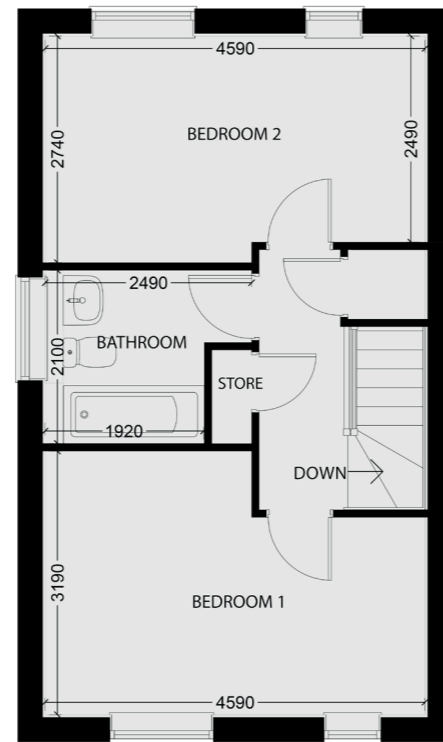


# THE GRANGE

## 2 BEDROOM END MEWS



GROUND FLOOR



FIRST FLOOR

Total Area	70.58 sq m	760 sq ft
Kitchen	2.32m x 3.51m	24.9 x 37.7
Lounge/Dining	4.59m x 4.61m	49.4 x 49.6
WC	1.04m x 1.40m	11.1 x 15.0
Bedroom 1	3.19m x 4.59m	34.3 x 49.4
Bedroom 2	2.49m x 4.59m	26.8 x 49.4
Bathroom	1.92m x 2.10m	20.6 x 22.6

Available Plots

Plot 4,5 & 8



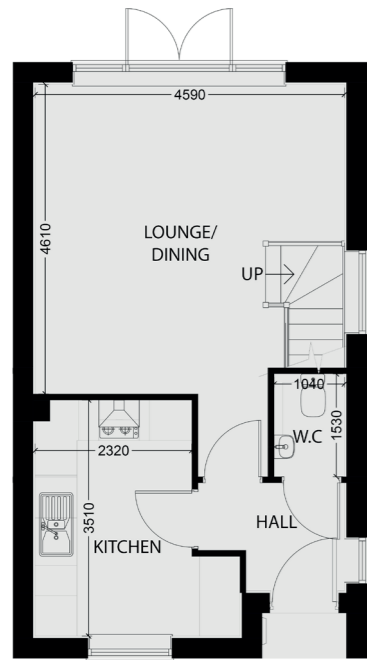
Floorplan areas are for approximate measurements only. Dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture shown is not included.



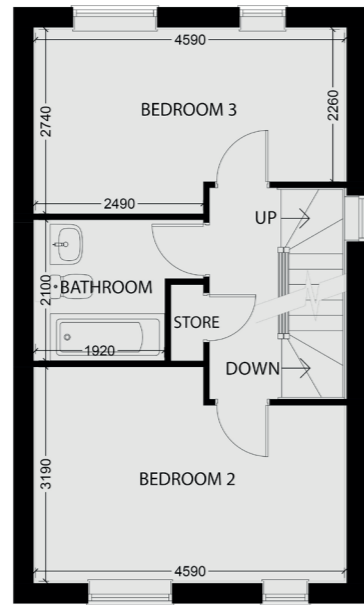


# THE GABLES

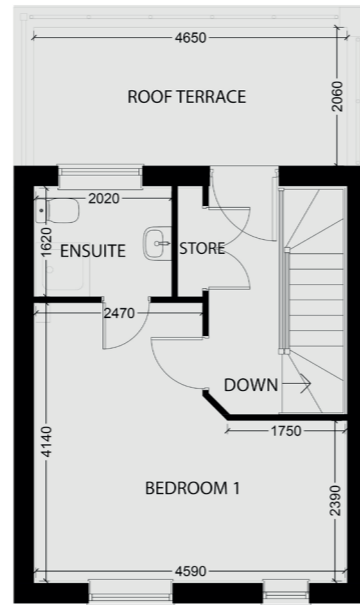
## 3 BEDROOM MEWS



GROUND FLOOR

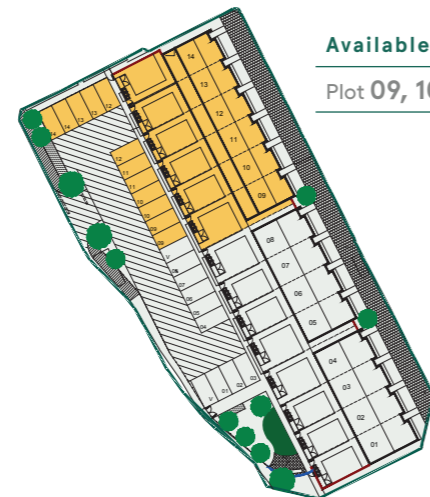


FIRST FLOOR



SECOND FLOOR

Total Area	70.58 sq m	760 sq ft
Kitchen	2.32m x 3.51m	24.9 x 37.7
Living/Dining	4.59m x 4.61m	49.4 x 49.6
WC	1.04m x 1.53m	11.1 x 16.4
Bedroom 2	3.19m x 4.59m	34.3 x 49.4
Bedroom 3	2.26m x 4.59m	24.3 x 49.4
Bathroom	2.10m x 1.92m	22.6 x 20.6
Bedroom 1	4.14m x 4.59m	44.5 x 49.4
En-suite	1.62m x 2.02m	17.4 x 21.7
Roof Terrace	2.06m x 4.65m	22.1 x 50.0



Available Plots  
Plot 09, 10, 11, 12, 13 & 14



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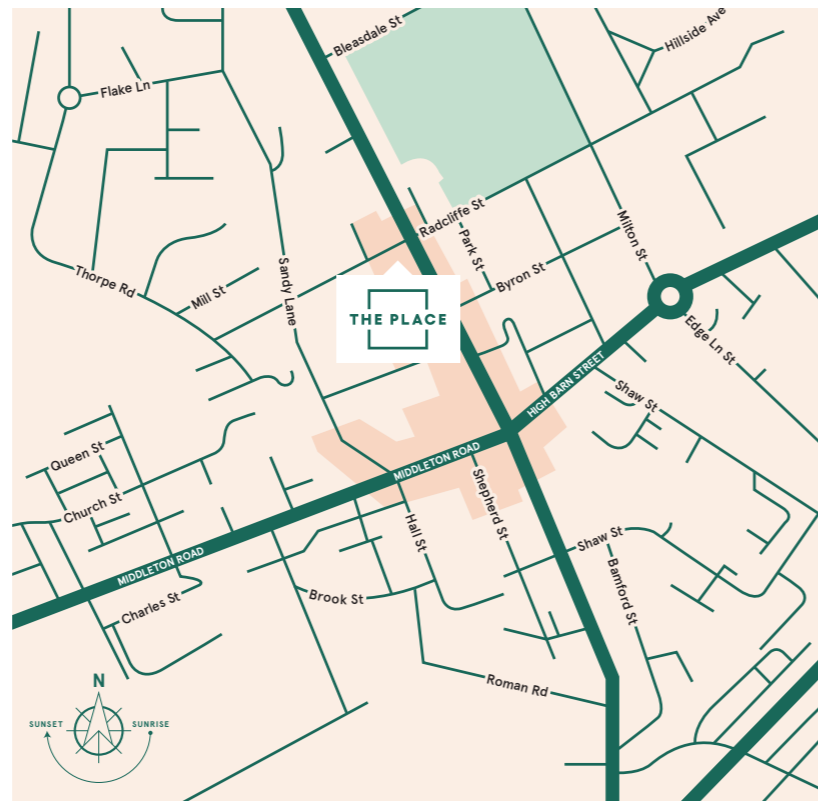


# KEEPING YOU CONNECTED

1.7 MILES FROM OLDHAM TOWN CENTRE AND 7.6 MILES FROM MANCHESTER CITY CENTRE, GETTING AROUND COULDN'T BE EASIER! THE SHAW & CROMPTON TRAM STOP IS 1.3 MILES AND DERKER TRAM STOP IS 1.5 MILES. IF YOU PREFER TRAINS, THE OLDHAM MUMPS STATION IS 2.0 MILES AWAY OFFERING REGULAR SERVICES TO VARIOUS EXCITING DESTINATIONS.

THIS LOCATION OFFERS A WIDE CHOICE OF PRIMARY SCHOOLS WITHIN 1 MILE OF THE PLACE, ROYTON HALL PRIMARY SCHOOL ASSESSED AS 'GOOD' BY OFSTED IS 0.3 MILES, THE LOCATION ALSO OFFERS TWO LOCAL SECONDARY SCHOOLS, E-ACT ROYTON AND CROMPTON ACADEMY & OUR LADY'S RC HIGH SCHOOL.

LESS THAN TEN MINUTES' DRIVE OF BOTH THE M62 AND THE A633. LEEDS, LIVERPOOL AND SHEFFIELD CAN ALL BE REACHED IN LESS THAN AN HOUR. MANCHESTER DEANSGATE IS AROUND 40 MINUTES AWAY BY METRO. IN ADDITION, BUS SERVICES LINK ROYTON CENTRE WITH OLDHAM, MANCHESTER AND ROCHDALE.

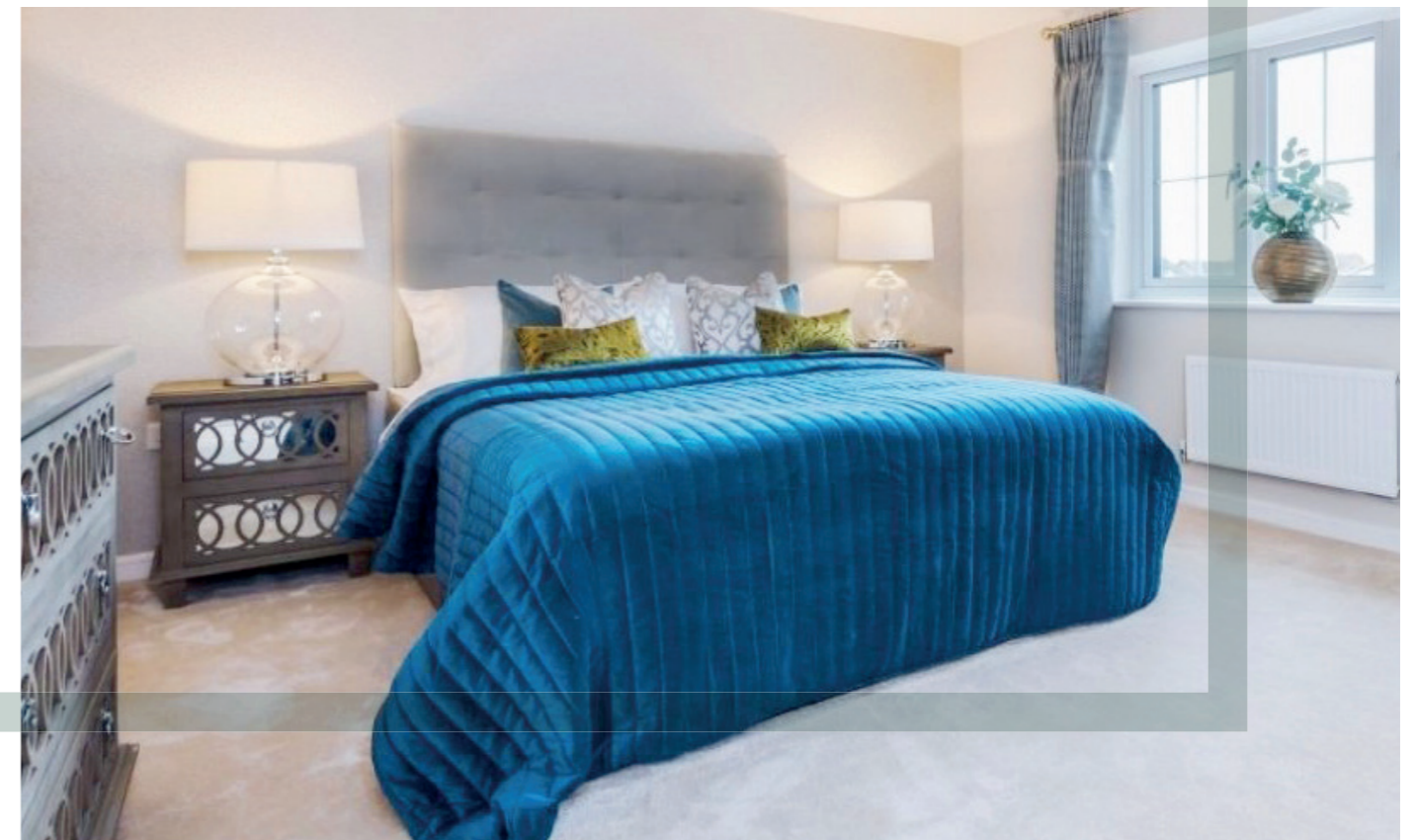




# A SUPERB SPEC, INSIDE AND OUT

ALL HOMES AT THE PLACE ARE BUILT TO AN EXCELLENT SPECIFICATION. LIGHT, SPACIOUS ROOMS ARE COMPLEMENTED BY EYE CATCHING, CONTEMPORARY BATHROOM DESIGNS AND KITCHEN EQUIPPED WITH MODERN FITTED UNITS THROUGHOUT - INCLUDING OVEN, GAS HOB AND EXTRACTOR HOOD.

- CONTEMPORARY KITCHEN WITH AMPLE STORAGE
- OVEN HOB AND EXTRACTOR
- SYMPHONY KITCHEN
- KITCHEN CABINETS - URBAN INDIGO
- WORKTOP - ALPINE WHITE
- SPLASHBACK - METALLIC ICE WHITE
- KITCHEN HANDLES - MATT BRASS SQUARE HANDLES
- KITCHEN VINYL FLOORING - SKANE HERRINGBONE NATURAL
- WHITE SANITARYWARE
- CONTEMPORARY BATHROOM TILING
- OFF-STREET PARKING
- REAR GARDENS
- DOUBLE GLAZED WINDOWS
- 10-YEAR NEW BUILD 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 ITS 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

\*LOWER SHARES MAY BE AVAILABLE.



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, LWCSL. THEY WILL TAKE YOU THROUGH ALL THE REQUIREMENTS AND ASPECTS OF YOUR PURCHASE AND CAN BE CONTACTED ON:

**TELEPHONE: 0161 524 1699**

**EMAIL: SALES@FABRICLIVING.CO.UK**





# THE PLACE

R A D C L I F F E S T R E T . R O Y T O N

P H O N E : 0 1 6 1 5 2 4 1 6 9 9

E M A I L : S A L E S @ F A B R I C L I V I N G . C O . U K

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 AUGUST 2023. THE PLACE IS A MIXED TENURE DEVELOPMENT INCLUDING HOMES FOR BOTH SALE AND RENT.