

Welcome to Century Mill



George Street, Farnworth, BL4 9QT
A collection of 106 beautifully designed new homes

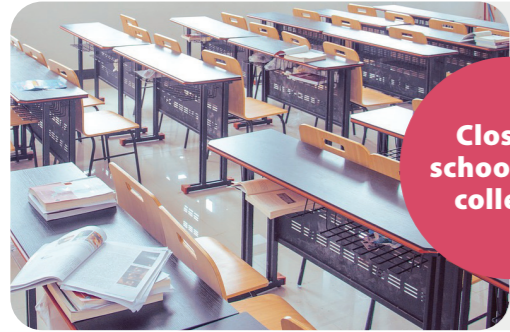
Artist's impression

Through our **passion** for housing, more **people** have a **safe** place to call **home**

Living at Century Mill

Discover the local area

Ideally situated within easy reach of Farnworth town centre and with great transport links into Bolton and Manchester city centre, Century Mill is the perfect location for you.



Close to schools and colleges



Education

- Several nurseries and primary schools a short walk away
- A choice of excellent secondary schools within walking distance
- Easily accessible transport links to Bolton University and The Sixth Form Bolton.



Shopping

- A range of supermarkets within a two mile radius
- 15-minute drive to Bolton town centre
- Fantastic shopping options at the nearby Trafford Centre and Middlebrook Retail Park.

Variety of shopping options



Wide range of eateries



Dining

- A choice of local dining and takeaway options
- A range of international and leading brand dining in nearby Bolton
- 15+ popular restaurants at nearby Middlebrook Retail Park.



Transport

- Excellent bus links to Farnworth, Bolton and Manchester city centre
- Moses Gate and Farnworth train stations nearby
- Easy access to the M61 and M60
- Manchester Airport only a 25-minute drive away.

Great transport links



Lots to do locally



Local amenities

- Farnworth town centre regeneration underway
- A range of facilities at Farnworth Leisure Centre
- Close to Amblecoate playing fields and Moses Gate Country Park
- Active nightlife scene in Bolton town centre.



Local: Moses Gate Country Park



Moses Gate Country Park, River Croal by David Dixon, CC BY-SA



The Development

Century Mill, George Street, Farnworth, BL4 9QT

Site features:











-  All plots have a small mammal hole in the rear garden.
-  All plots will have an electric car charging point.



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Disclaimer:
This site plan is illustrative and should be used for guidance only. It does not show land contours and gradients, landscaping and boundary treatments.
All leaseholders are required to pay a fair and reasonable proportion of the repairs and maintenance of landscaped and communal facilities as detailed in the lease.
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.
Attenuation tanks are marked at approximate locations only.

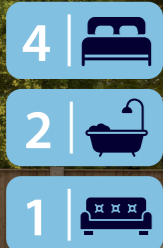
Key:

- | | | |
|--|--|---|
|  Substation |  Attenuation Tank |  Show Home |
|  Telecom pole |  Affordable Rent |  Bat Box |
|  Bin Store |  Shared Ownership |  Bird Box |
| | |  Shared Drives |

The Arundel+

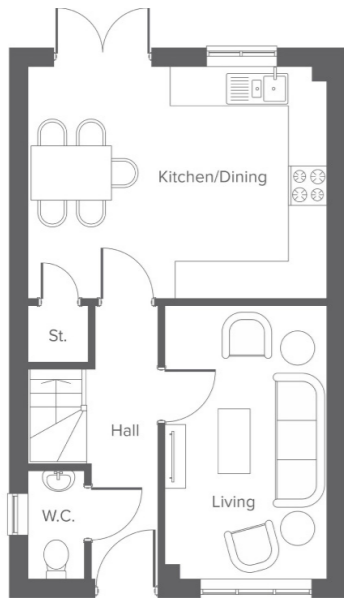
4-bedroom home, sleeps 7

Total size 110.8m² / 1,192.6 ft²

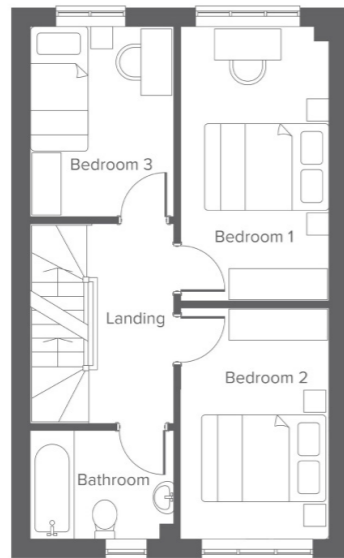


Artist's impression

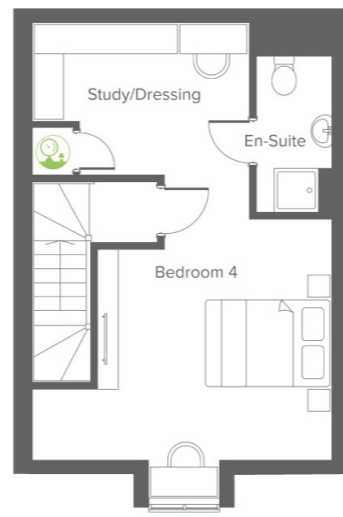
Ground floor



First floor



Second floor



Room	Metric	Imperial
Kitchen	4.90 x 3.76	16'0" x 12'4"
Living/Dining	2.70 x 4.43	8'10" x 14'6"
W.C.	0.93 x 1.77	3'0" x 5'9"

Room	Metric	Imperial
Bedroom 1	2.47 x 4.45	8'1" x 16'7"
Bedroom 2	2.47 x 3.74	8'1" x 12'3"
Bedroom 3	2.34 x 3.08	7'8" x 10'1"
Bathroom	2.34 x 1.77	7'8" x 5'9"

Room	Metric	Imperial
Bedroom 4	4.90 x 4.67	16'0" x 15'3"
Study/Dressing	3.52 x 2.55	11'6" x 8'4"
En-suite	1.30 x 3.53	3'3" x 11'6"

Room for Air source heat pump/water tank

Disclaimer:
 • 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 (June 2024).
 • Second floor/loft rooms will have restricted floor and head space in some areas.
 • End terraces will have additional windows in some circumstances. Please check the specific plot with an advisor.

The Arundel

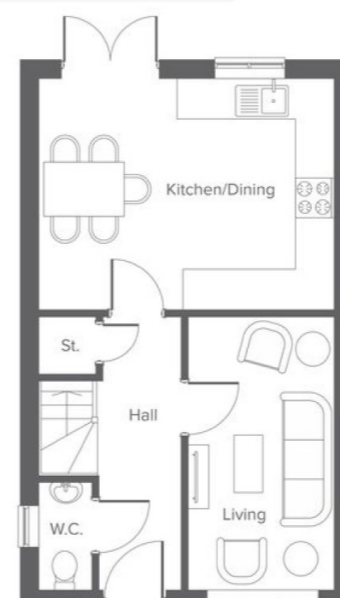
3-bedroom home, sleeps 5

Total size 79.4 m² / 855.5 ft²



Artist's impression

Ground floor



First floor



Room	Metric	Imperial
Kitchen/Dining	4.84 x 3.76	15'10" x 12'4"
Living	2.45 x 4.43	8'0" x 14'6"
W.C.	0.87 x 1.77	2'10" x 5'9"

Room	Metric	Imperial
Bedroom 1	2.47 x 4.45	8'1" x 14'7"
Bedroom 2	2.47 x 3.74	8'1" x 12'3"
Bedroom 3	2.29 x 3.10	7'6" x 10'2"
Bathroom	2.29 x 1.77	7'6" x 5'9"

Room for Air source heat pump/water tank

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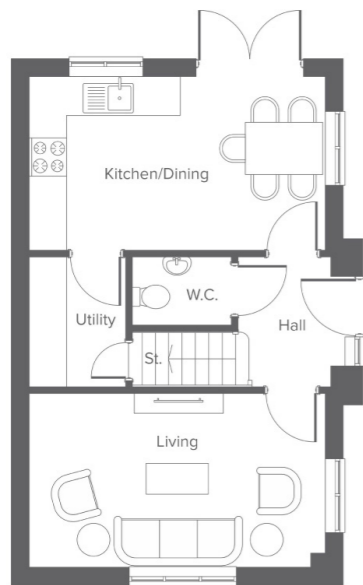
The Gosford

3-bedroom home, sleeps 4

Total size 83.2 m² / 895.6 ft²



Ground floor



Room	Metric	Imperial
Kitchen/Dining	5.04 x 2.95	16'6" x 9'8"
Living	5.04 x 5.0	16'6" x 16'4"
W.C.	1.68 x 1.16	5'6" x 3'9"
Utility	1.69 x 2.95	5'6" x 9'8"

First floor



Room	Metric	Imperial
Bedroom 1	3.56 x 2.95	11'8" x 9'8"
Bedroom 2	2.45 x 2.95	8'0" x 9'8"
Bedroom 3	2.50 x 2.95	7'10" x 9'8"
Bathroom	1.73 x 2.20	5'8" x 7'2"
En-suite	1.39 x 2.95	4'6" x 9'8"

Room for Air source heat pump/water tank

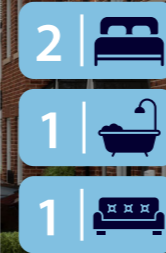
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The Knowl Alt

2-bedroom home, sleeps 4

Total size 69.7 m² / 750.7 ft²



Ground floor



Room	Metric	Imperial
Kitchen/Dining	4.28 x 2.95	14'0" x 9'8"
Living	4.28 x 2.95	14'0" x 9'8"
W.C.	1.70 x 1.08	5'6" x 3'6"

First floor



Room	Metric	Imperial
Bedroom 1	4.28 x 2.95	14'0" x 9'8"
Bedroom 2	4.28 x 2.95	14'0" x 9'8"
Bathroom	1.77 x 2.20	5'9" x 7'2"

Room for Air source heat pump/water tank

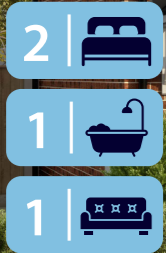
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The Knowl

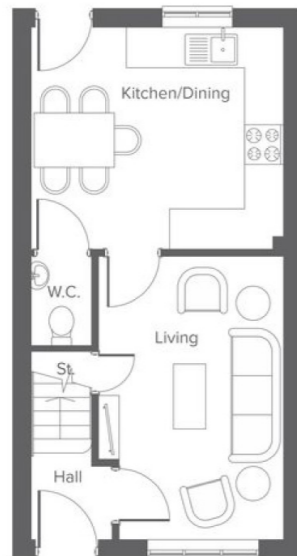
2-bedroom home, sleeps 4

Total size 68.3 m² / 735.1 ft²



Artist's impression

Ground floor



Room	Metric	Imperial
Kitchen/Dining	4.22 x 3.6	13'10" x 11'9"
Living	3.08 x 4.89	10'1" x 16'0"
W.C.	1.06 x 1.43	3'5" x 4'8"

First floor



Room	Metric	Imperial
Bedroom 1	4.22 x 3.09	13'10" x 10'1"
Bedroom 2	4.22 x 3.00	13'10" x 9'10"
Bathroom	2.13 x 2.01	6'11" x 6'7"

Room for Air source heat pump/water tank

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The Petworth

3-bedroom home, sleeps 5

Total size 86.5 m² / 931.4 ft²



Artist's impression

Ground floor



Room	Metric	Imperial
Kitchen/Dining	5.07 x 4.52	16'7" x 14'9"
Living	2.76 x 4.43	9'0" x 14'6"
W.C.	0.88 x 1.77	2'10" x 5'9"

First floor



Room	Metric	Imperial
Bedroom 1	2.70 x 4.33	8'10" x 14'2"
Bedroom 2	2.70 x 3.48	8'10" x 11'5"
Bedroom 3	2.28 x 3.21	7'5" x 10'6"
Bathroom	2.28 x 1.73	7'5" x 5'8"
En-suite	2.70 x 1.05	8'10" x 3'5"

Room for Air source heat pump/water tank

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The Ramsdell

4-bedroom home, sleeps 6

Total size 97.5 m² / 1,050.3 ft²



4 |

1 |

1 |

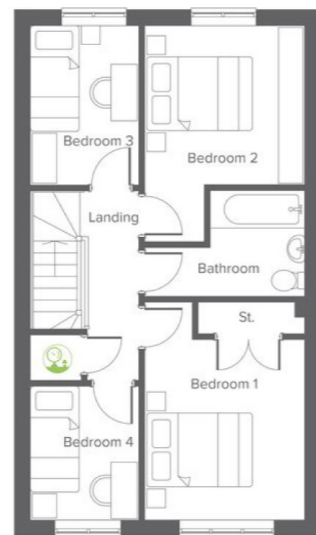
Artist's impression

Ground floor



Room	Metric	Imperial
Kitchen/Dining	5.29 x 4.31	17'4" x 14'1"
Living	3.06 x 5.55	10'0" x 18'2"
W.C.	0.95 x 2.10	3'1" x 6'10"

First floor



Room	Metric	Imperial
Bedroom 1	3.12 x 4.16	10'2" x 13'7"
Bedroom 2	3.12 x 3.04	10'2" x 9'11"
Bedroom 3	2.08 x 3.04	6'9" x 9'11"
Bedroom 4	2.08 x 2.56	6'9" x 8'4"
Bathroom	3.12 x 2.03	10'2" x 6'7"

Room for Air source heat pump/water tank

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The Woburn+

3-bedroom home, sleeps 5

Total size 90.2 m² / 971.4 ft²



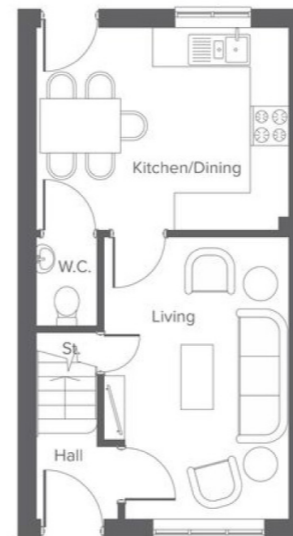
3 |

2 |

1 |

Artist's impression

Ground floor



Room	Metric	Imperial
Kitchen/Dining	4.23 x 3.28	13'10" x 10'9"
Living	3.08 x 4.58	10'1" x 15'0"
W.C.	1.06 x 1.46	3'5" x 4'9"

First floor

Room for Air source heat pump/water tank



Room	Metric	Imperial
Bedroom 2	4.23 x 2.77	13'10" x 9'1"
Bedroom 3	2.13 x 2.99	6'11" x 9'9"
Bathroom	2.13 x 2.01	6'11" x 6'7"

Second floor



Room	Metric	Imperial
Bedroom 1	4.22 x 5.91	13'10" x 19'4"
En-suite	1.30 x 2.28	4'3" x 7'5"

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Shared Ownership Specification

What Can You Expect?



General

- Double glazing
- Driveway parking
- Energy efficient appliances
- Panasonic air source heat pump
- Patio doors on selected house types*
- Turfed gardens.

Kitchen

- Symphony cabinets and worktops
- Stainless steel splashback
- Integrated oven and hob
- Cooker hood
- Integrated fridge freezer.

Bathroom

- Contemporary 3-piece bathroom suite
- Bristan taps
- Bristan over bath shower to main bathrooms
- Porcelanosa tiles
- En-suites fitted to selected house types*.

Living

- Telephone and broadband internet sockets
- TV sockets.

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. This will either be through the service charge, or a one-off charge, as necessary.

Landscaping Area

Refer to service charge and reserve fund breakdown.

Communal Facilities

Shared private drives, shared footpaths, street lighting, boundary treatments/railings or any additional facilities which the Landlord sees fit.

Shared Ownership Explained

at Century Mill

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:

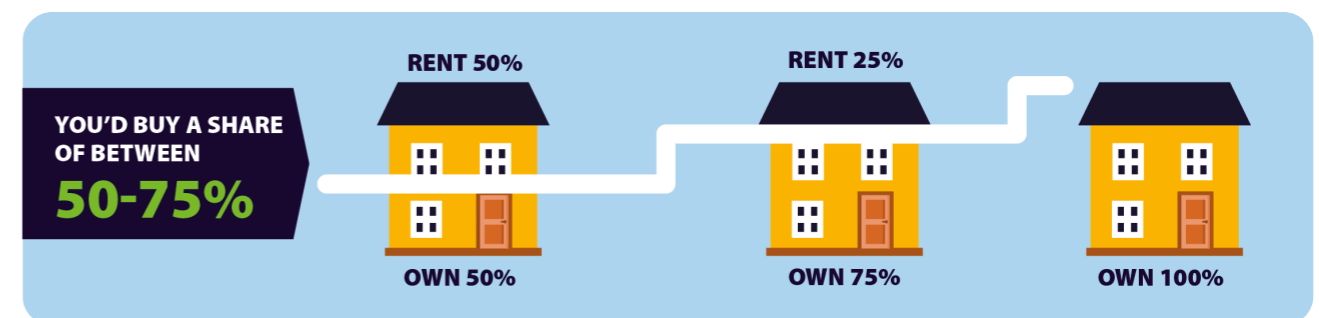
- Your household income is £80,000 a year or less
- Must be a first time buyer
- Previously owned a home and can't afford to purchase a property outright
- Returning to the property market for example after a relationship breakdown
- If living in a current Shared Ownership property then the property must be sold
- You must pass a financial assessment, proving financial capability to buy the minimum share value and monthly payments
- Must have a deposit of at least 5% of the share-value of the home.

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.

Please apply at: www.gov.uk/shared-ownership-scheme/apply



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!

*Patio doors and en-suite bathrooms are dependent on the house type. Please seek clarity from our Sales Advisor for specific plots. The above images are for representative purposes only.

Shared Ownership

Process Guide



1. Reserve a plot

When applying for Affordable Home Ownership you must check you are shared ownership eligible online.

Please apply at:

www.gov.uk/shared-ownership-scheme/apply

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 have completed your shared ownership and Homes England affordability assessments, you will be required to provide the following documents to an appointed mortgage broker:

- P60 & salary slips (if applicable four if paid monthly, six if paid weekly)
- Proof of permanent employment
- Three months bank statements
- Rent statement or mortgage statement
- County Court Judgements documents
- Copy of Bank or Building Society book
- Copies of ID, for example, a valid passport or driving licence and proof of current address e.g. recent utility bill, council tax statement
- Recent official correspondence or confirmation from electoral role

Once your mortgage broker has assessed your file and your case has been signed off by them, our sales adviser will prepare your application for approval.

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 you have been approved to purchase the property, you will receive a letter confirming that you have been approved for shared ownership.

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 been approved we will call you to pay the reservation fee of £350 and request your Solicitor details.

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

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 you can contact the sales team on **0300 303 3619**.

7. Exchange and completion

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

Prior to completion you will have the opportunity to view the property.

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 the solicitors have confirmed that 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.

Development Design Building Homes That Inspire

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

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.




Century Mill Farnworth


George Street, Farnworth, BL4 9QT





Get in touch

 01204 896180

 [yourhousinggroup.co.uk](https://www.yourhousinggroup.co.uk)

 @yourhousing

 [yourhousinggroup](https://www.instagram.com/yourhousinggroup)

 @Your_Housing

 [yhgtv](https://www.youtube.com/yhgtv)

All information and images used within this brochure are for representation purposes only and should not be taken literal, these are examples of what a typical Your Housing Group home could look like. Some images are CGIs and are indicative of design styles but finishes, materials, colours and detailing are subject to change. Century Mill is a marketing name only and is not the confirmed postal address. Our Sales Team are available Monday - Friday for all enquiries. All details are correct at the time of print in June 2024.