



PEAKS & PLAINS  
Housing Trust

# Honeyvale Gardens, Moulton

For more information:  [sales@peaksplains.org](mailto:sales@peaksplains.org)  01625 553490  [www.peaksplains.org](http://www.peaksplains.org)



# Welcome to Honeyvale Gardens

A collection of two and three bedroom homes, located in the picturesque village of Moulton. Honeyvale Gardens is part of a prestigious development of contemporary homes situated in a semi-rural village in Cheshire and have been built by award-winning house builder, Bovis Homes.

Six homes have been set aside specifically for Shared Ownership sale to offer local, working people who are currently priced out of the market, a chance to step on the property ladder with only a 5% deposit\*.

## All our homes on Honeyvale Gardens feature:

- Light spacious rooms. Great spaces to entertain and invite family and friends round.
- Contemporary fitted gloss kitchens complete with stainless steel ovens, gas hobs and extractors
- Integrated fridge freezer
- Modern bathrooms
- Front and back gardens with a shed
- Off-road, allocated parking

Homes will also benefit from superb eco-features, including new energy efficient boilers and full double-glazing, making them inexpensive to heat and maintain.

\*subject to financial assessment

## Living in Moulton, Cheshire

Moulton is a semi-rural village in the heart of Cheshire. The nearest towns are Northwich (4miles North), Middlewich (3miles South) and Winsford (3miles South West).

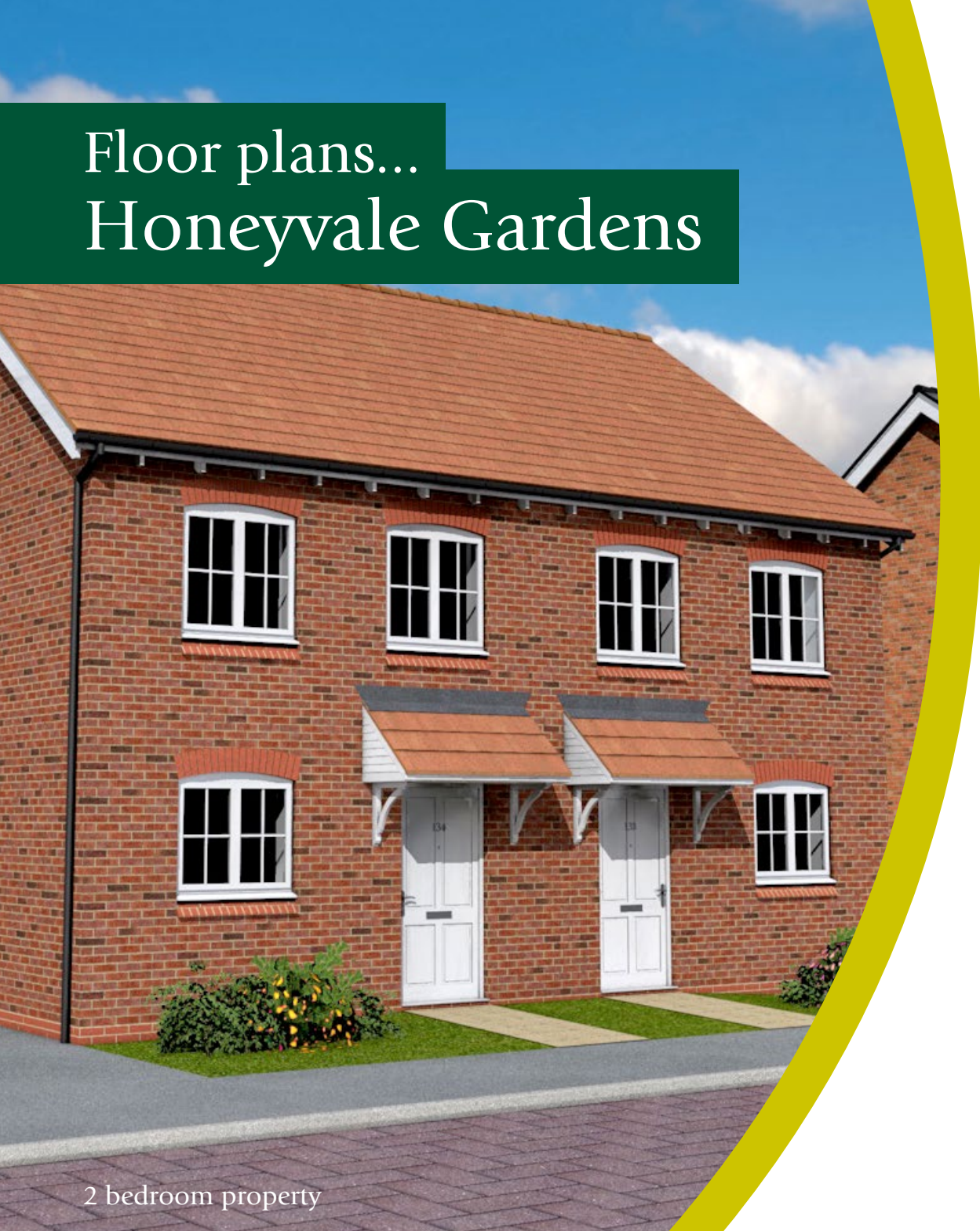
Moulton is surrounded beautiful views of farmland. Only a mile to the west you'll find the Weaver Navigation, with Vale Royal Abbey on the opposite bank too.

### This picturesque village has great local amenities including:

- Two churches
- A primary school
- A post office
- Large playing field too
- A useful village shop
- Two pubs
- A village hall

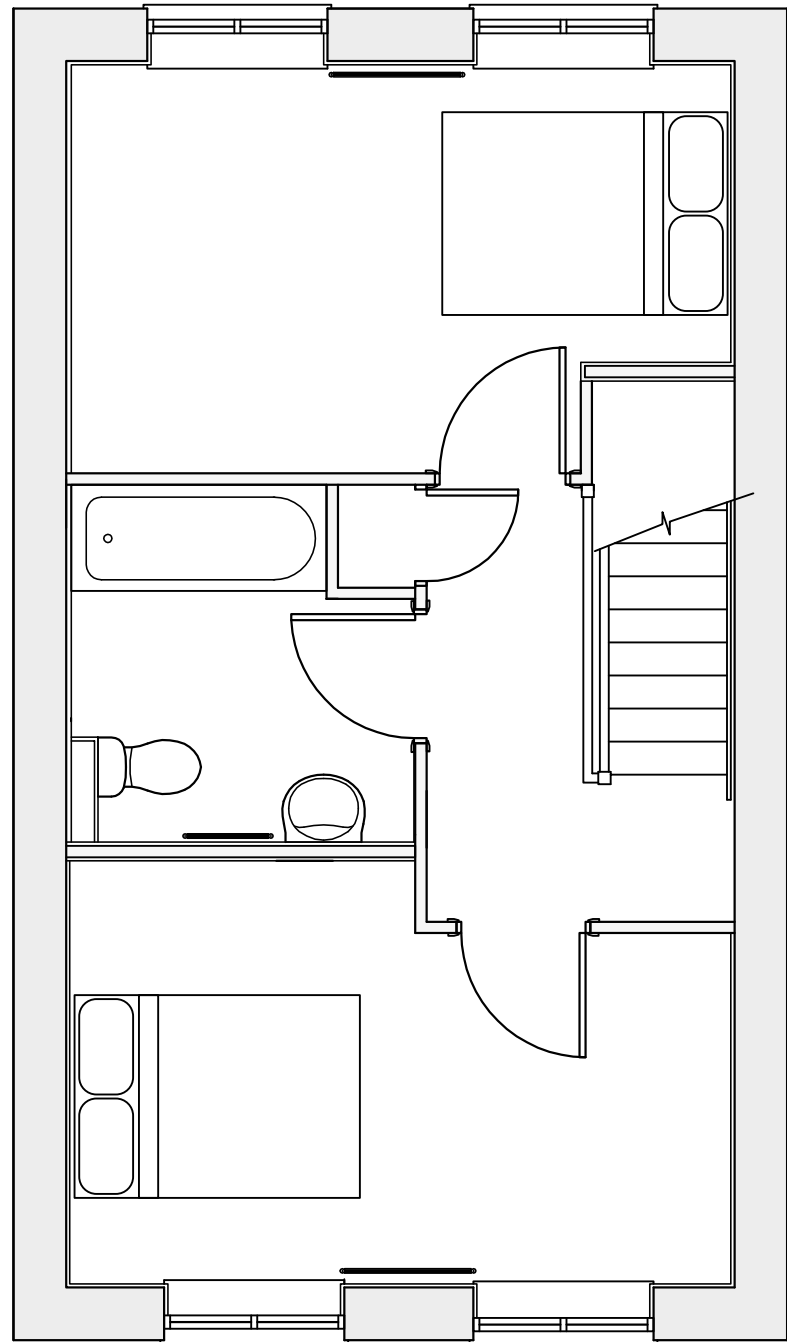
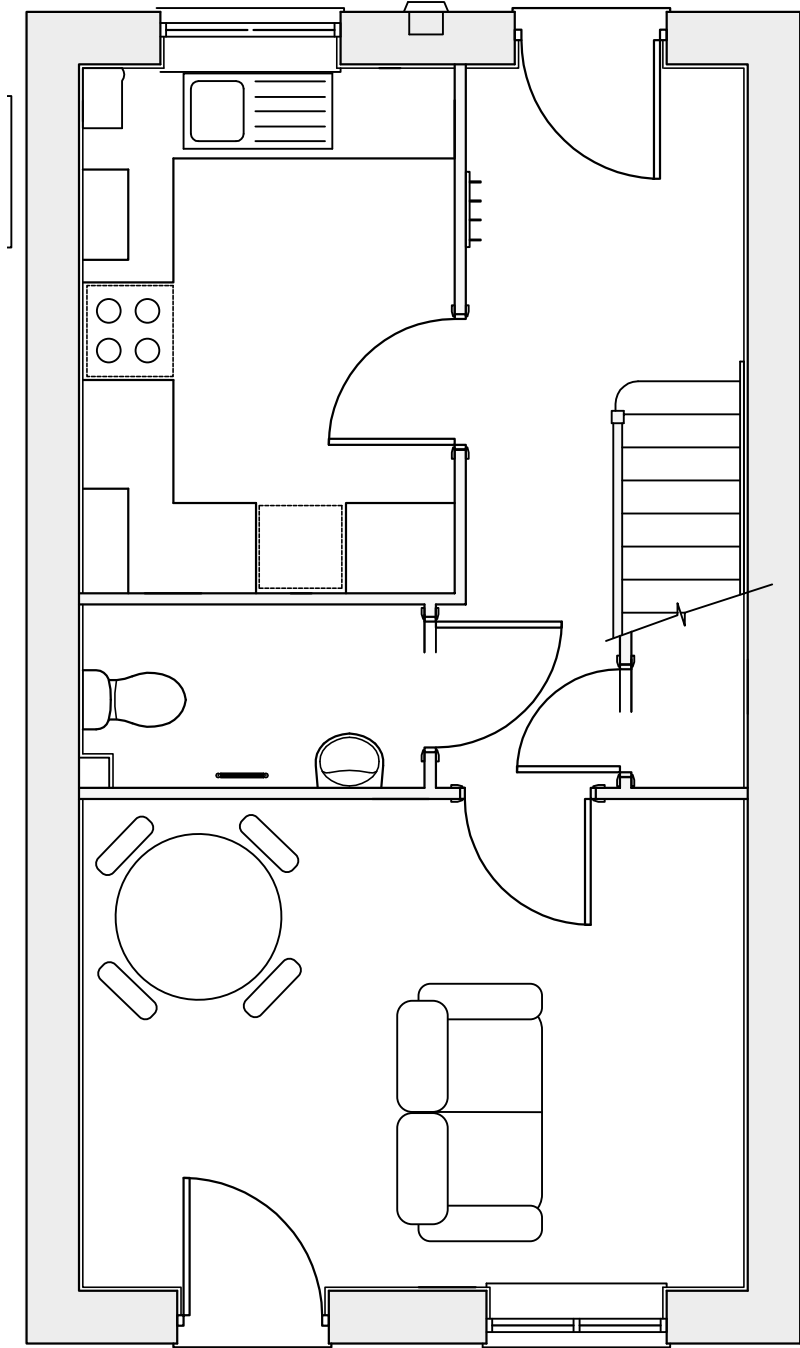






# Floor plans... Honeyvale Gardens

2 bedroom property



## Specification:

- |                                   |                               |
|-----------------------------------|-------------------------------|
| <b>Kitchen:</b> 3.4m x 2.4m       | <b>Bedroom 1:</b> 4.4m x 2.7m |
| <b>Sitting Room:</b> 4.4m x 3.2m  | <b>Bedroom 2:</b> 4.4m x 2.8m |
| <b>Downstairs WC:</b> 1.2m x 2.3m | <b>Bathroom:</b> 2.3m x 2.3m  |
| <b>Storage Cupboard</b>           |                               |
- High gloss contemporary kitchens
  - Modern bathroom with over bath shower
  - Oven, hob and extractor
  - Turfed gardens
  - Double glazing
  - Vinyl flooring to kitchen and bathroom
  - Gas central heating

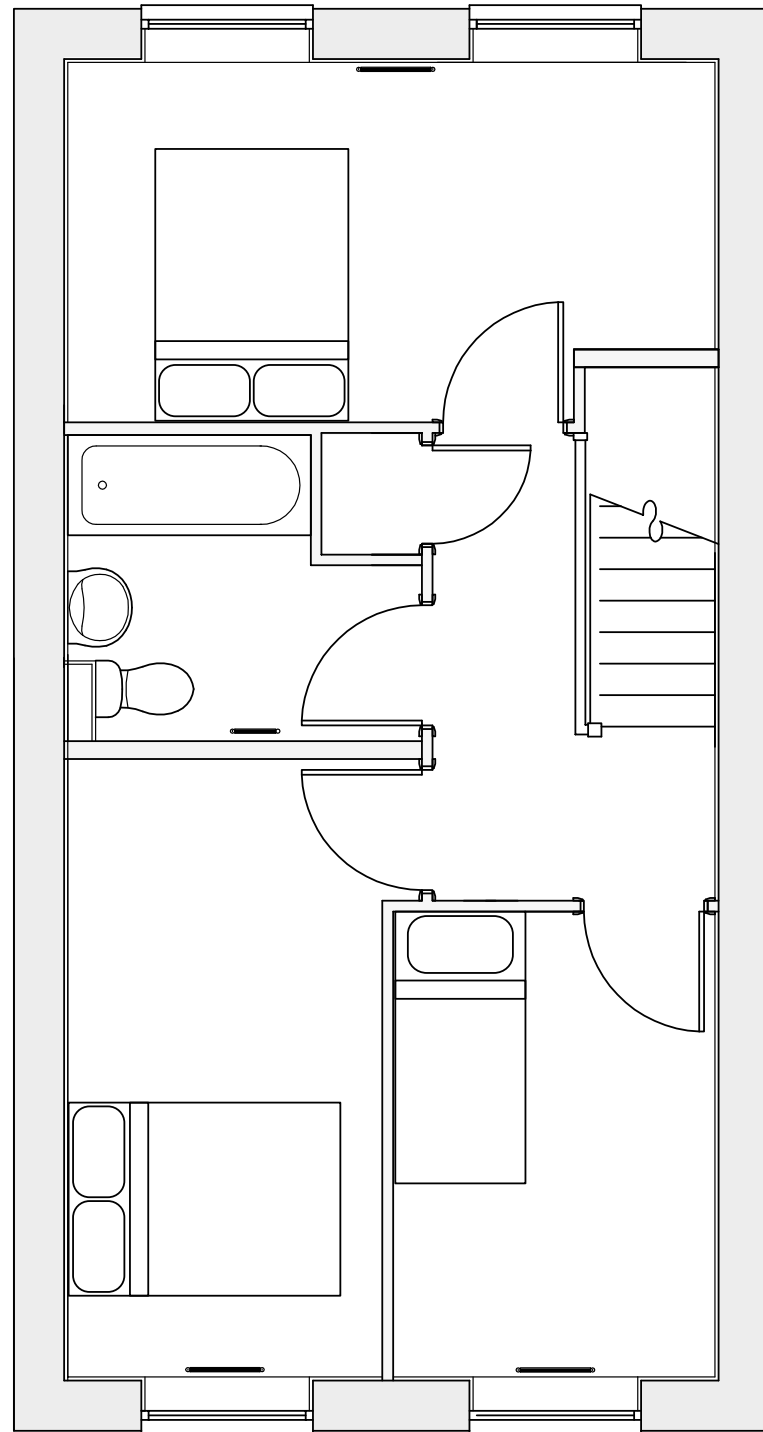
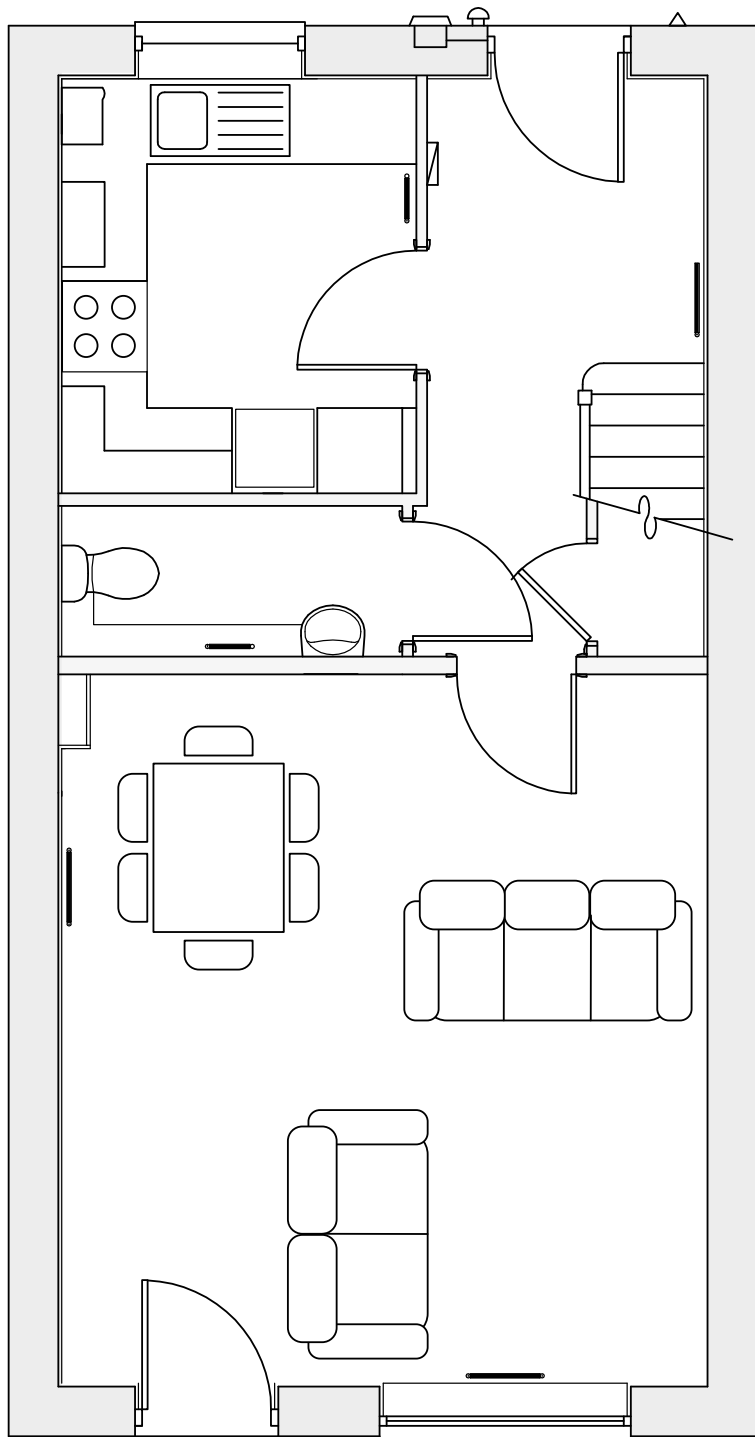
(All sizes are an approximate)





# Floor plans... Honeyvale Gardens

3 bedroom property



## Specification:

**Kitchen:** 2.9m x 2.5m

**Sitting Room:** 5m x 4.5m

**Downstairs WC:** 1m x 2.4m

**Storage Cupboard**

- High gloss contemporary kitchens
- Oven, hob and extractor
- Double glazing
- Gas central heating

**Bedroom 1:** 4.5m x 2.4m

**Bedroom 2:** 4.3m x 2.2m

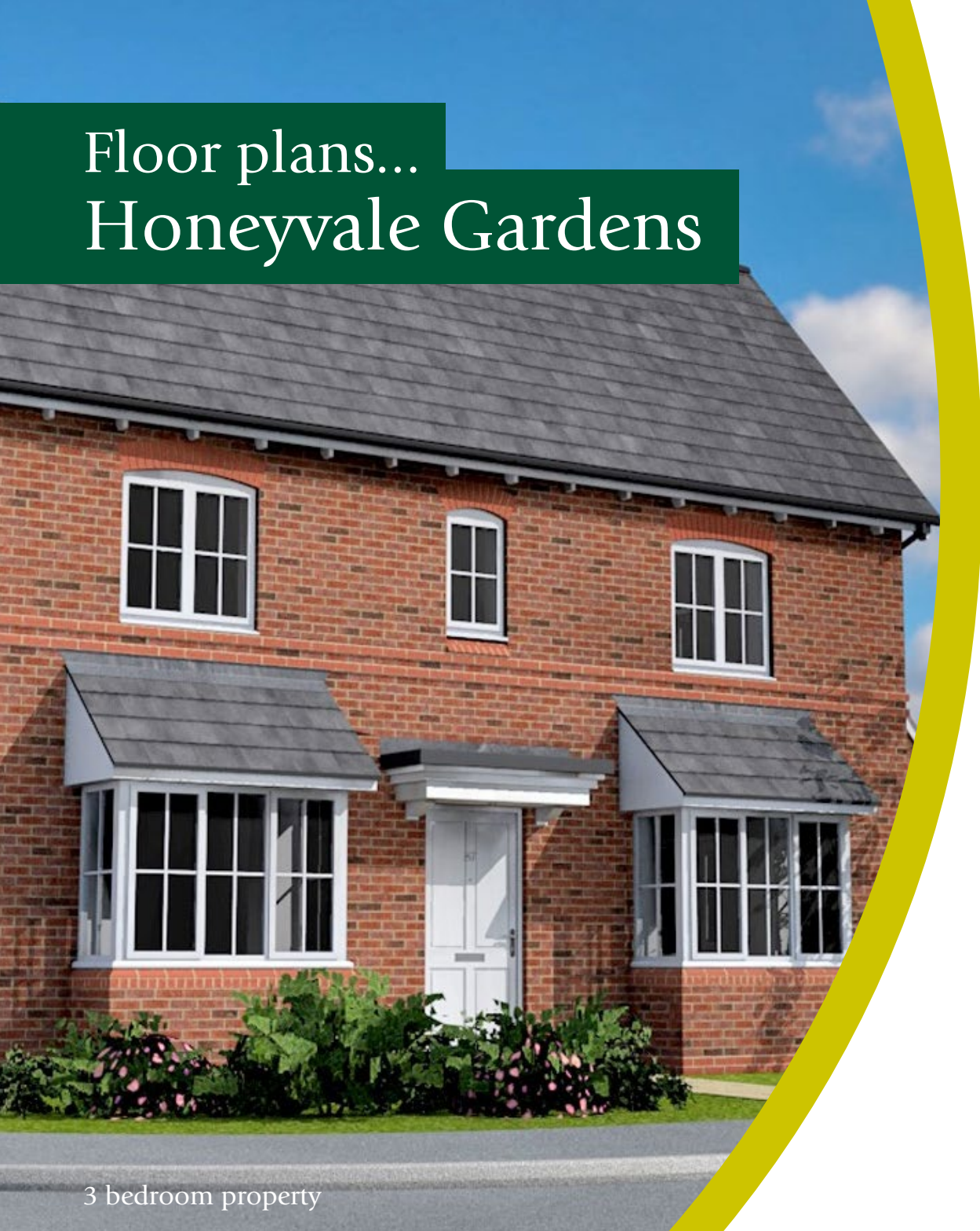
**Bedroom 3:** 3.2m x 2.2m

**Bathroom:** 2.2m x 2.5m

- Modern bathroom with over bath shower
- Turfed gardens
- Vinyl flooring to kitchen and bathroom

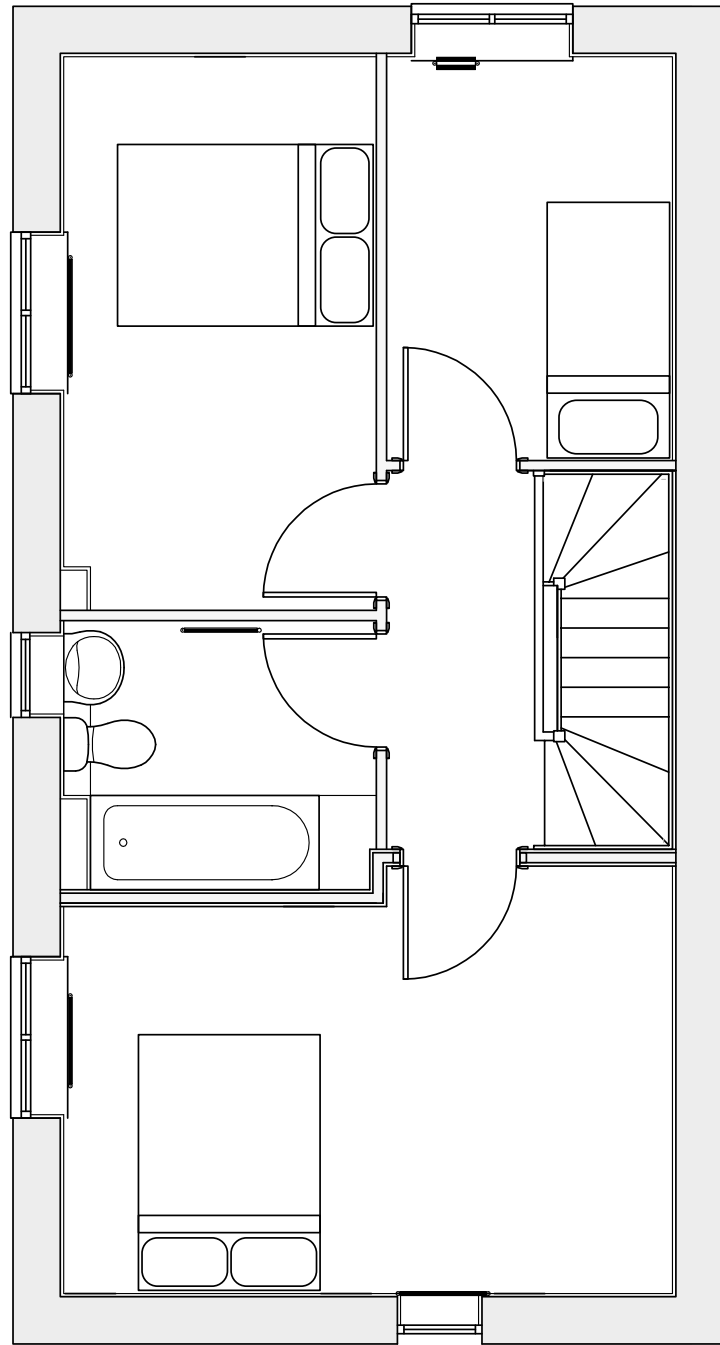
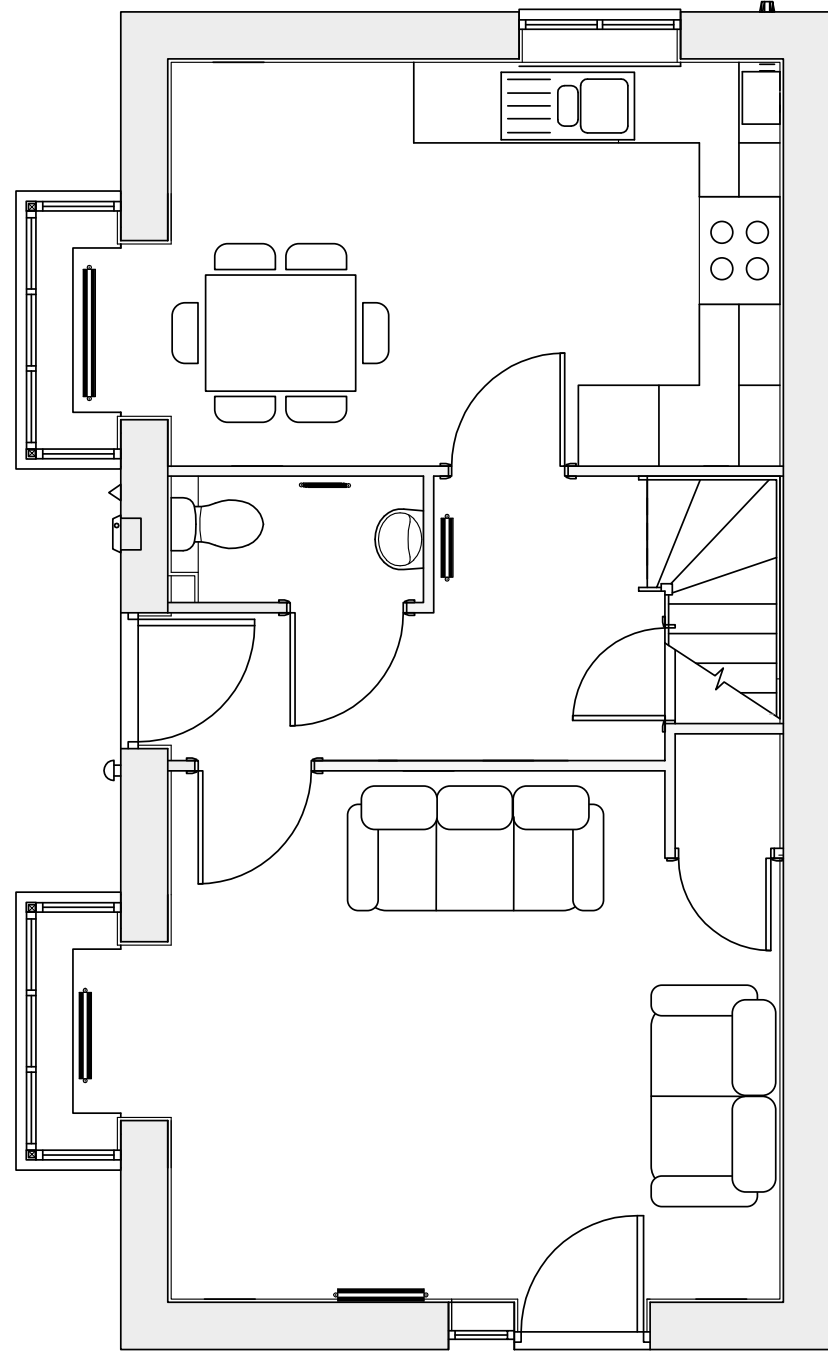
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# Floor plans... Honeyvale Gardens

3 bedroom property



## Specification:

**Kitchen/Diner:** 4.5m x 3m  
**Living Room:** 4.5m x 3.9m  
**Downstairs WC:** 1.9m x 0.9m  
**Storage Cupboard**

- High gloss contemporary kitchens
- Oven, hob and extractor
- Double glazing
- Gas central heating

**Bedroom 1:** 4.5m x 3.2m  
**Bedroom 2:** 4.1m x 2.3m  
**Bedroom 3:** 3m x 2.1m  
**Bathroom:** 2.3m x 2m

- Modern bathroom with over bath shower
- Turfed gardens
- Vinyl flooring to kitchen and bathroom

(All sizes are an approximate)



# Taking your first steps onto the property ladder

## What is Shared Ownership?

Basically, you buy a share of the home (usually around 50%) and the rest of it belongs to us, Peaks & Plains Housing Trust.

You pay a mortgage for the part that you own, and you pay us rent on the rest.

You get all the security of owning your home and you get to make a start on the property ladder, but you only have to pay a fraction of the total asking price.

### Here's some of the benefits:

- Don't be surprised if you only need 5% deposit
- You can staircase to full ownership of your home when you choose to
- No stamp duty to pay until you staircase to 100% ownership
- The process of buying a home is simple

## Am I eligible for a home on Honeyvale Gardens through Shared Ownership?

We are prioritising first time buyers who have a local connection for our Honeyvale Gardens homes.

Contact our sales team on 01625 553490, who will be happy to run through the eligibility criteria with you.



own your home from as little as

	Full Market Value	Purchase Share	Purchase Price	Deposit (5%)	Monthly Mortgage*	Monthly Rent	Monthly Cost
3 bedroom semi-detached	£185,000	50%	£92,500	£4,625	£451.31	£211.98	£663.29
		75%	£138,750	£6,937	£676.97	£105.99	£676.97
2 bedroom semi-detached	£158,500	50%	£79,250	£3,962	£386.66	£181.61	£568.27
		75%	£118,875	£5,943	£580.51	£90.81	£580.51

\* Example mortgage payments are calculated over 25 years at an initial fixed rate of 3.74% for 3 years, your own mortgage costs may differ. These particulars do not constitute any part of an offer or contract, the information provided is for guidance only. Prices are correct at time of release and may be subject to change .



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