

**BE MODERN
BE BRIGHT
BE YOU**

SCHOLARS FIELDS





**WHEN IT COMES TO MODERN LIVING,
AFFORDABILITY AND LOCATION,
SCHOLARS FIELDS HAS GOT IT ALL.
WITH A MIX OF 147 BEAUTIFULLY
APPOINTED HOMES AND A CHOICE
OF WAYS TO BUY, THERE'S SOMETHING
FOR EVERYONE - WHETHER YOU'RE
A FIRST-TIME BUYER, A RENTER
LOOKING TO SAVE FOR A DEPOSIT
OR A FAMILY NEEDING MORE SPACE.**

**SITUATED IN THE LEAFY TOWN OF
WYTHENSHAW, WITH MANCHESTER'S
BUSTLING CENTRE JUST EIGHT MILES
AWAY AND A MAJOR MOTORWAY
NETWORK ON YOUR DOORSTEP, YOU
COULDN'T BE BETTER CONNECTED.**

**TO ARRANGE A VIEWING PLEASE CALL US ON
0161 885 1786 OR VISIT GARDENCITYHOMES.ORG.UK
FOR MORE INFORMATION**



**EACH PROPERTY HAS BEEN DESIGNED
WITH QUALITY AND SPACE IN MIND.**





ENJOY

WITH PLENTY OF SPACE FOR LIVING AND DINING, SPENDING TIME AT HOME NEVER FELT SO GOOD.

SCHOLARS FIELDS IS AN EXCITING DEVELOPMENT OF 147 HOMES, JUST A STONE'S THROW FROM WYTHENSHAW TOWN CENTRE. THERE'S A CHOICE OF TWO AND THREE-BEDROOM HOUSES TO BUY - FOR OUTRIGHT SALE OR SHARED OWNERSHIP - AS WELL AS TWO-BEDROOM APARTMENTS AVAILABLE ON A 'RENT TO BUY' BASIS.

Each property has been designed with quality and space in mind. Well-shaped, generously-proportioned rooms make it easy to create a home that suits your lifestyle. The open-plan kitchen-diner is a great space for cooking and socialising at the same time. It comes with high-spec fixtures and fittings such as a stainless steel cooker and hob, and the latest unit and worktop designs. The bathroom is fully fitted with a white Twyford suite and modern tiling. These are the things you'd expect in a style-conscious home.

We've given just as much thought to the outside too. Houses have a front and back garden, and apartments sit in landscaped surroundings with plants, shrubs and trees to look out on. Each home has off-road parking, which makes to-ing and fro-ing hassle free.

At Scholars Fields, you really do have the beginnings of something very special. Now, all your home needs is you and your own personal touch. That's the fun part.

SCHOLARS FIELDS IS A UNIQUE DEVELOPMENT WITH FOUR DIFFERENT HOUSE TYPES AND A CHOICE OF WAYS TO BUY THEM.

OUTRIGHT SALE

There are 29 two and three-bedroom houses for outright sale, with prices starting at £180,000. To buy one of these properties, you'll need to have a mortgage in place together with the required deposit.

If you don't have the full deposit needed to buy a home, then Help to Buy could be for you. You'll need to have a 5% deposit, and the government will lend you another 20% (which has to be repaid over 25 years or when you sell your home). With a larger deposit, you'll be able to get a better interest rate on your mortgage.

SHARED OWNERSHIP

This option is perfect for first-time buyers. You can buy a share in your home (between 25% and 75% depending on what you can afford) and pay rent on the rest. Your mortgage and deposit will be less than buying outright, which makes it much more affordable.

You can increase your share as time goes on. It's the ideal way to get onto the property ladder and start building equity in your home. It also works out cheaper than renting privately. There are 80 two and three-bedroom houses available for shared ownership.

RENT TO BUY

Why not start your home ownership journey by renting first? You can choose one of the 38 two-bedroom apartments on a rent to buy basis. You'll pay rent at 80% of the market rent value for up to five years, which gives you chance to save for a deposit. After five years, you'll then have the opportunity to buy your apartment.

Find out more about our flexible buying options at the back of this brochure.

We've made it easy for you to get the home you've always wanted. So take that first step onto the property ladder now.



WITH A CHOICE OF WAYS TO BUY, OWNING A HOME AT SCHOLARS FIELDS IS A POSSIBILITY RATHER THAN A PIPE DREAM.

A couple is walking away from the camera on a path covered in fallen autumn leaves. The woman on the left is wearing a white knit cardigan, blue jeans, and brown boots, carrying a tan backpack. The man on the right is wearing a blue and white checkered shirt, blue jeans, and brown boots, carrying a blue backpack with a tan messenger bag. They are holding hands. A black and white dog is walking on the left, looking up. The background is a soft-focus forest with yellow and orange leaves.

RELAXX

AT THE WEEKEND YOU CAN CHOOSE TO INDULGE IN CITY LIFE OR KICK BACK IN THE SURROUNDING PARKS AND WOODLAND.

A 20-MINUTE DRIVE (OR 30-MINUTE TRAM JOURNEY) WILL GET YOU INTO MANCHESTER'S THRIVING HEART WITH DESIGNER SHOPS, AS WELL AS THE USUAL HIGH STREET FAVOURITES, ON TAP. FOR INDIE LOVERS, THERE'S THE CITY'S NORTHERN QUARTER WITH ITS RECORD SHOPS, COMIC BOOK STORES AND EUROPEAN-STYLE CAFES.

Living close to a city renowned for its social scene, you'll never be short of things to do. From traditional pubs to trendy bars, comedy clubs, fashionable restaurants and live music in the smallest and biggest venues, there's so much going on. Add the museums, art galleries and theatres, and you begin to realise how lucky you are to live here.

GETTING ABOUT

Travelling around the area couldn't be easier. A new interchange, with a bus station and Metrolink tram station, is just a short walk away. Services can get you to Wythenshawe Hospital in 12 minutes, the airport in 15 minutes or Piccadilly train station in half an hour. To head further afield, junction 4 of the M56 is just two minutes away, connecting you to the M60 and M6.

Location, location, location. When it comes to the three L's, you couldn't be better placed. Here, you can enjoy everything that city life has to offer and still get around the region easily. It's great for commuting - and perfect for day tripping.

WYTHENSHAWE ITSELF IS UNDERGOING A TRANSFORMATION. INVESTMENT IN THE AREA HAS ALREADY CREATED BETTER FACILITIES, A NEW TRAMLINE SERVICE AND MORE JOB OPPORTUNITIES.

The town's civic centre has blossomed into a thriving hub, with an array of shops and food outlets, as well as an Asda supermarket. A popular indoor and outdoor market offering fresh produce, attracts visitors from surrounding towns and villages.

For leisure facilities, the impressive Forum complex has everything you need – a swimming pool, gym, dance studio, steam room and sports hall. There are two medical practices and a pharmacy on the same site, as well as a children's nursery (3 months to 5 years), library and cafe. All of this is just a few minutes' walk away.

Being a 'Garden City', Wythenshawe has no less than 12 parks and 18 areas of woodland to explore. The biggest is Wythenshawe Park, which is spread over 275 acres and is a designated local nature reserve. Its horticultural centre features tropical plants and unusual water displays while the community farm is both fun and educational at the same time. There are also riding stables, tennis courts, football pitches, a cafe and organised events.

You'll find a good selection of both primary schools and high schools in the catchment area. Manchester Enterprise Academy, which teaches 11-18 year olds, is the closest and has been rated 'Good' by Ofsted. While Manchester College's Wythenshawe campus offers a range of courses for adults, as well as training for air cabin crew.

With the recent expansion of Manchester Airport and more high-tech businesses choosing to locate here, Wythenshawe is becoming a popular and exciting place to live. Don't miss your chance to be part of it.



LIVE

MOVE TO A THRIVING NEW COMMUNITY AND BE PART OF WYTHENSHAWE'S REVIVAL STORY.



SEE FOR YOURSELF

A BEAUTIFUL NEW HOME IS WAITING FOR YOU AT SCHOLARS FIELDS. WHEN YOU VISIT OUR SHOWHOME FOR THE FIRST TIME, YOU'LL UNDERSTAND WHAT WE MEAN. AND, WITH OUR FLEXIBLE BUYING OPTIONS AND FANTASTICALLY LOW STARTING PRICES, YOU COULD BE MOVING SOONER THAN YOU THINK.

WE'D LOVE TO TELL YOU MORE. THE NEXT MOVE IS YOURS.

TO ARRANGE A VIEWING PLEASE CALL US ON 0161 885 1786 OR VISIT GARDENCITYHOMES.ORG.UK FOR MORE INFORMATION

Disclaimer:

Images

Although visual impressions give a good indication of the look and feel of a finished building, they're not definitive representations. Building and landscaping details often change during the course of development and construction.

The photographs within this brochure give a good indication of the general quality of finish you can expect, but they do not represent the specification of any particular home. Apart from a few stock images provided by our lifestyle actions, kitchen and bathroom suppliers, all photographs are of current or at previous Garden City Homes projects or their locality.

Specification changes

We're continually working to improve or adapt details and decorative features. To find out the most up-to-date specification for any home that you're interested in, call us on 0161 885 1786.

Dimensions

Property dimensions always vary slightly, depending on construction methods and the type of finish. Our stated room sizes are structural maximums, accurate to within 100mm. All quoted distances are approximate and subject to change.

