



**HomesHub**  
by Plus Dane

Backford Cross Cheshire





We're your  
Homebuilder

## Backford Cross

The Pastures is every bit as idyllic as it sounds. Offering a unique opportunity for a well-connected lifestyle in a country setting, this really is the perfect place for you and your family.

That's why HomesHub by Plus Dane is thrilled to launch these brand new homes, available to buy through shared ownership from as little as £42,500 for a 25% share.

So whether you're a first time buyer, a family or anyone looking to find a great home, we can work together to give you the home you've always dreamed of. Don't miss out on this fantastic opportunity to get on the property ladder!

from just  
**£42,500**  
for a 25% share

These particulars are for illustration only. We operate a policy of continuous product development and individual features may vary from time to time. Specification, details and finishes may differ by house type and are indicative only, please speak to a Sales Consultant for information.

Consequently, these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. We cannot guarantee the marketing name will be adopted as the postal address.

Interior photographs have been taken at other developments and some images used are computer-generated images to represent the product rather than provide an accurate product guide.

We advertise all of our homes at the price for a 25% share to demonstrate their affordability. Please note that customers will undertake an affordability assessment and will be encouraged to purchase a larger share where they are reasonably able to.



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on this fantastic  
opportunity  
to get on the  
property ladder!

## Your new home

These 2 and 3 bed homes, built by award-winning developers Redrow Homes, are available to buy through shared ownership from as little as £42,500 for 25% and come complete with modern bathrooms and kitchens (with integrated oven and hob) and a turfed rear garden.

Situated in the sought-after Backford area of Cheshire, you'll be within a five minute drive of Ellesmere Port Town Centre, Chester City Centre, the M56 and M53 motorways, and the Queensferry bypass – meaning Liverpool, Manchester, North Wales and the Wirral are all within easy reach. To be honest it's difficult to think of anywhere in the region where you'd be better connected!



## Backford Cross

The Pastures, Backford,  
Cheshire, CH1 6LY

## Features

- High Specification
- Modern family kitchen and bathrooms
- Turfed rear garden
- Great transport links
- Beautiful setting

# Life in Cheshire

## Amenities

The area's largest shopping and leisure centre at McArthur Glen Designer Outlet at Cheshire Oaks is right on your doorstep, but if you prefer to do your shopping on the high street, the historic Chester City Centre provides a stunning alternative.

When you're looking to let your hair down, Chester Racecourse is only a short walk away, as are an abundance of pubs, quality restaurants, theatres and museums. If shopping is your thing there are several retail parks only a short drive away, and with Chester Zoo, the Blue Planet Aquarium and the stunning Grosvenor Park, there's plenty of places to spend a family day out. It really is a location that offers something for everyone.

Your proximity to Cheshire Oaks and Chester city Centre also means you've a variety of fantastic restaurants and pubs to work your way through. Not to mention a choice of cinemas, trampolining parks and bowling alleys for you and the kids to enjoy.

## Leisure

For those who like to do their relaxing on the golf course, there's a great variety of public and private courses all within a 10-15 minute

drive, and there are plenty of others a little bit further afield.

If you like to while away the hours doing a spot of fishing then there are some beautiful fishing spots within easy reach. It's also a great place to get out on two wheels, with several cycling trails within reach taking you into Wales, the Wirral, or down to Chester Promenade.

For those who like to spend time at the gym, there's several large and small options within easy reach, including a David Lloyd centre less than a five minute drive away.

If history is more your cup of tea then taking a tour around the walls of Chester City while learning all about the city's ties to the Roman Empire is a great way to unwind. Likewise, if you like a walk with plenty of scenery then taking a wander along the River Dee and into Grosvenor Park is time well spent. You can even take a short drive out to Wales and tackle Moel Famau, Loggerheads or any number of other scenic trails.

## Schools

The area boasts a superb selection of local primary and secondary schools.





## About Shared Ownership

If you're in a position to buy a home but can't quite make your finances stretch to cover 100% of the purchase price, don't worry - you're not alone!

At HomesHub by Plus Dane, we believe that home ownership should be open to everyone, no matter your individual circumstances. That's why we love Shared Ownership! This scheme has been designed for those who can't afford the full cost of their home upfront, giving you the opportunity to spread the cost to suit your budget.

### How does it work?

Shared Ownership is designed to be a cross between renting and buying. You can get a smaller mortgage to cover what you can afford (anywhere between 25-75% of the value of your home), and then pay a reduced rental fee on the part you don't own. You then have the option to purchase a larger share in your home in the future as and when you can afford to, this is called staircasing.

### What are the benefits of using Shared Ownership?

Buying your home through Shared Ownership means you need a smaller deposit and a smaller mortgage. It's also flexible - you can buy more shares in your home as and when you can afford to and eventually own 100%, at which point you will pay no rent at all.

### Am I eligible for Shared Ownership?

To be eligible for Shared Ownership:

- Your household must earn less than £80,000 a year
- You must be a first-time buyer or have sold/have a firm offer on your current home
- Your income is sufficient to cover the mortgage, rent and service charges.

If you're looking to take your first step onto the property ladder or just looking for a great home in a brilliant location then we'd love to help you out. Simply email us at [Sales@Homeshub.co.uk](mailto:Sales@Homeshub.co.uk) or call us on **0151 708 4650** to register your interest.

**These homes won't be on the market long so don't delay, get in touch with us today.**

# Backford Cross Backford

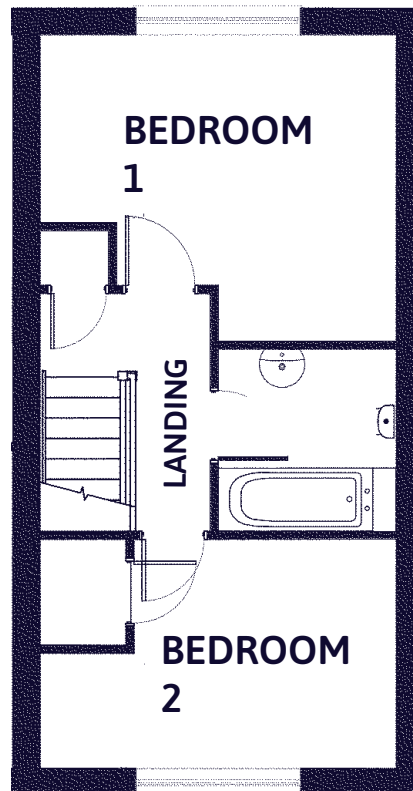
## Avon 2 bedroom homes



### Ground Floor

**LIVING/DINING** 3.95m x 3.86m\*

**KITCHEN** 2.78m x 1.89m\*



### First Floor

**BEDROOM 1** 3.86m x 3.34m\*

**BEDROOM 2** 3.86m x 2.50m\*

\*Please note the images shown are for illustrative purposes only, and no information contained within this document will form any part of a contract. All measurements given are approximate.

The detailed plans and specification of each property are available at our Sales Office during opening hours, and prospective purchasers must check the details of their particular plot prior to making a reservation.

For more information, call:  
0800 917 1066  
sales@homeshub.co.uk

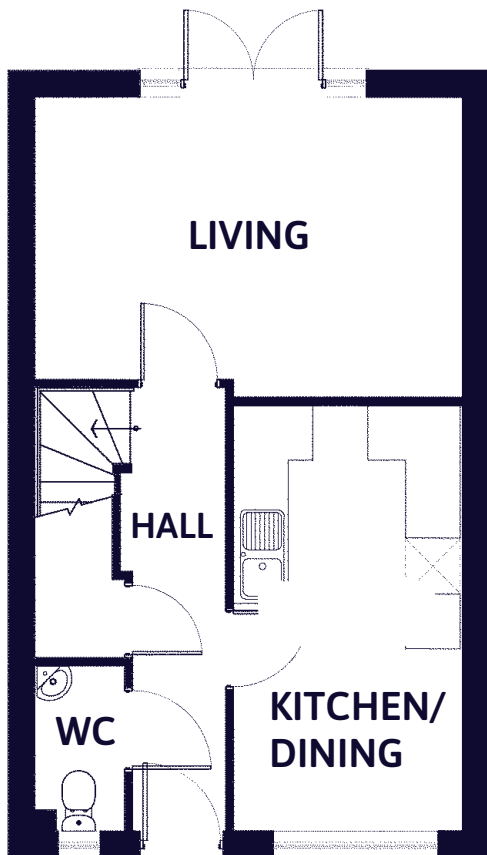
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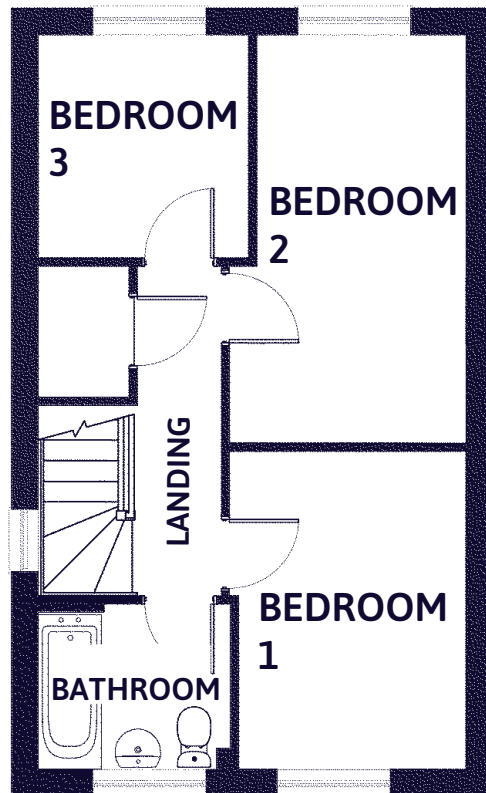
## Stour 3 bedroom homes



### Ground Floor

**LIVING** 4.65m x 3.28m\*

**KITCHEN/DINING** 4.65m x 2.49m\*



### First Floor

**BEDROOM 1** 3.47m x 2.57m\*

**BEDROOM 2** 4.46m x 2.57m\*

**BEDROOM 3** 2.43m x 2.29m\*

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