

# Weavers Fold

3 AND 4 BEDROOM HOMES  
CASTLETON, ROCHDALE



Hive  
HOMES





## *A place to call home*

Weavers Fold is a brand new development of 102 beautiful three and four bedroom homes situated in the town of Rochdale. Each and every home on this development has been designed to meet the growing needs of first-time buyers and expanding families. There are varying house types available, all of which will have contemporary interiors and a private garden. Castleton is an idyllic location, situated close by to vast green open spaces, fantastic amenities and Manchester airport.

*Have a question?*

0161 484 3229 | [sales@hive-homes.co.uk](mailto:sales@hive-homes.co.uk)

# Your Location

## LOCAL AREA

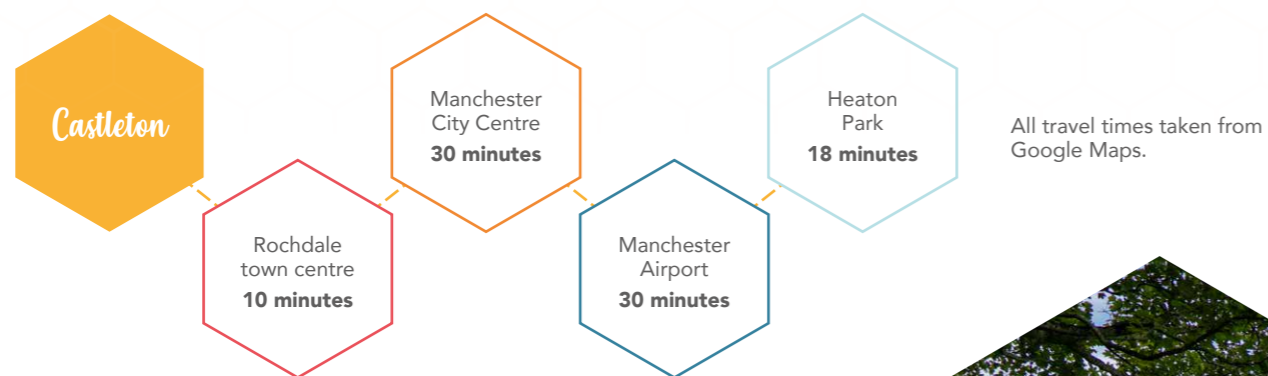
The town of Castleton benefits from a wealth of local amenities with plenty of grocery shops, restaurants, leisure centres, sports facilities, farms and parks all within easy reach.

Heaton Park, the biggest park in the North West, is just a short 5-mile drive away and offers plenty of things for residents to see and do.

## TRANSPORT LINKS

Castleton benefits from great transport links, which will be widely welcomed by commuters. With J19 of the M62 and J18 of the M60 in close proximity, routes to Manchester, Liverpool and Leeds are all easy to reach.

Castleton has its own train station with services going to both Manchester and Blackburn, so a trip to the city is only a short walk or drive away. There are also plans to introduce the extension of the East Lancs Heritage Railway into Castleton, creating an additional tram-train network for the community.



## EDUCATION

For families looking for education opportunities for their children, there are numerous 'outstanding' and 'good' Ofsted-rated schools within a 5-mile radius of the development.





Castleton Train Station

# Castleton

## HISTORY OF THE SITE

Castleton was a boomtown of the Industrial Revolution and amongst some of the first-ever industrialised towns in the UK. Home to a trio of former cotton mills; Mars, Marland and Castleton Mill.

Mars Mill, Castleton, where our new homes development will reside - was one of 104 mills bought by the Lancashire Cotton Corporation (LCC), and one of the 53 mills that survived through to 1950 when it was spinning Egyptian cotton, producing combed quality yarns. Mars Mill was built as a standard Edwardian-style mill with a simple water tower and detached engine house - it had four storeys, but a fifth storey was added in 1913/14 to accommodate an additional 30,000 spindles.

Having been passed between the Lancashire Cotton Corporation in 1935 to the Courtaulds in 1964, the mills were eventually demolished in the nineties with Marland surviving until 2004.

Mars Mill was knocked down to make way for Carder's Court whilst Castleton Moor Mill was knocked down to make way for Asda's first store in Rochdale. PGC Demolition company owner Peter Cordwell stated that Marland Mill was the biggest Rochdale mill demolished in 2004 and the biggest he had worked on at the time.



Rochdale Town Centre




Rochdale mill workers

# Site plan



**HOUSETYPES**

-  **Cornbrook**  
3 Bedroom
-  **Bowker**  
3 Bedroom
-  **Hollinwood**  
3 Bedroom
-  **Newhey**  
3 Bedroom
-  **Firwood**  
4 Bedroom
-  **Heaton**  
4 Bedroom
-  **Brooklands**  
4 Bedroom

This development plan is for illustration only and may be subject to change



**THERE WILL BE A PLANTED 'BUFFER ZONE' BETWEEN THE DEVELOPMENT AND THE PROPOSED SCHOOL, MORE DETAILS ON THIS ARE TBC**



FUTURE PLANS FOR NEW SCHOOL

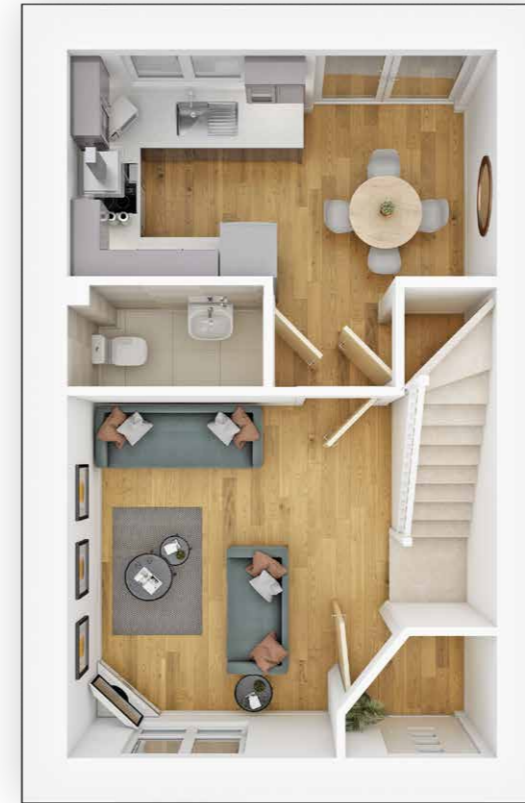
Have a question?

# The Cornbrook

## 3 BEDROOM SEMI-DETACHED

762 sq. ft./70 sq. m

The Cornbrook home is perfect for modern living.

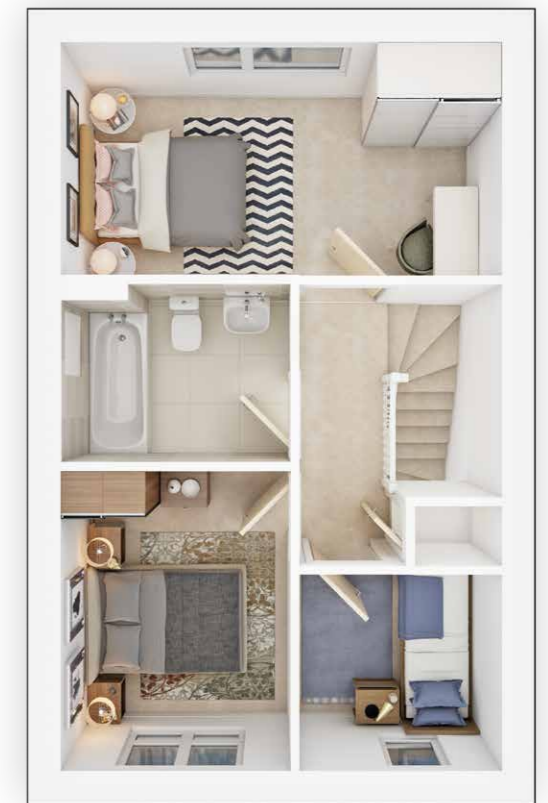


### GROUND FLOOR

**Lounge**  
3.9m x 3.7m / 12'10" x 12'0"

**Kitchen/Dining**  
4.6m x 3.6m / 15'0" x 11'9"

**Cloaks**  
2.1m x 1.1m / 6'11" x 3'6"



### FIRST FLOOR

**Bedroom 1**  
4.6m x 2.4m / 15'0" x 8'0"

**Bedroom 2**  
3.0m x 2.4m / 9'11" x 7'11"

**Bedroom 3**  
2.1m x 2.0m / 6'10" x 6'6"

**Bathroom**  
2.4m x 2.0m / 7'11" x 6'5"

Different housetype variant available. Please speak to the Sales Consultant for more information.

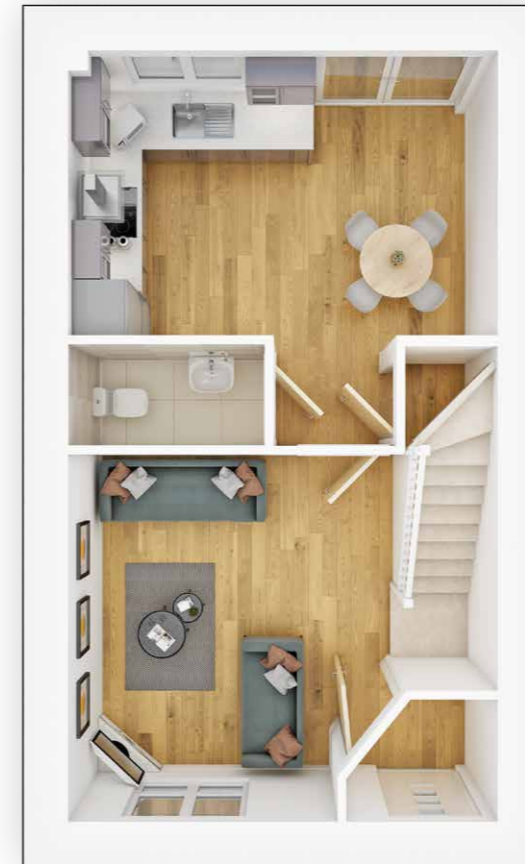
Images used are CGIs (computer generated images) so may vary from actual specification, layout and/or build.

# The Bowker

## 3 BEDROOM SEMI-DETACHED

837 sq. ft./ 78 Sq. m

The entrance hall leads to the heart of this family home; a stunning separate lounge with space for everyone to relax or entertain in.

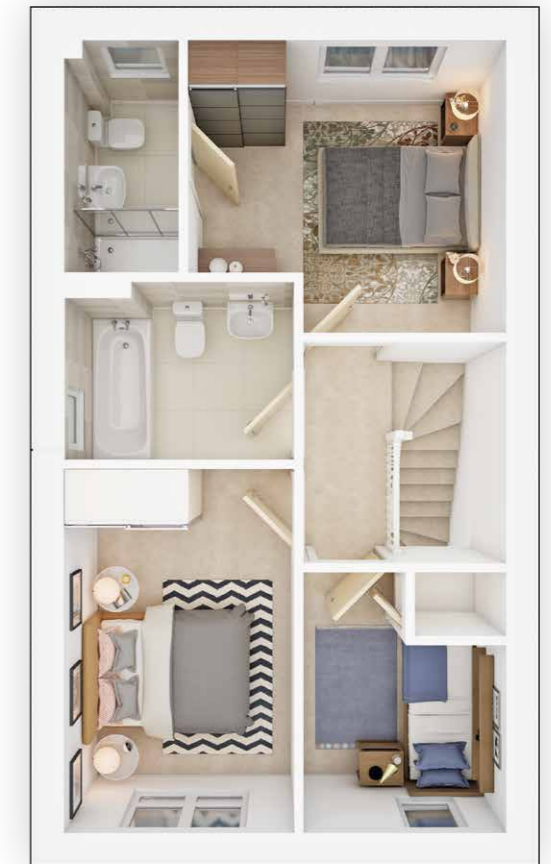


### GROUND FLOOR

**Lounge**  
3.9m x 3.6m / 12'11" x 11'11"

**Kitchen/Dining**  
4.6m x 4.2m / 15'2" x 13'11"

**Cloaks**  
2.1m x 1.1m / 6'11" x 3'7"



### FIRST FLOOR

**Bedroom 1**  
3.3m x 3.1m / 10'11" x 10'0"

**En Suite**  
2.4m x 1.2m / 8'0" x 3'11"

**Bedroom 2**  
3.8m x 2.4m / 12'6" x 7'11"

**Bedroom 3**  
2.7m x 2.1m / 8'11" x 6'11"

**Bathroom**  
2.4m x 1.9m / 7'11" x 6'1"

Different housetype variant available. Please speak to the Sales Consultant for more information.

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# The Hollinwood

## 3 BEDROOM DETACHED

890 sq. ft./ 83 sq. m

The Hollinwood blends relaxed spacious living with contemporary features.



### GROUND FLOOR

#### Lounge

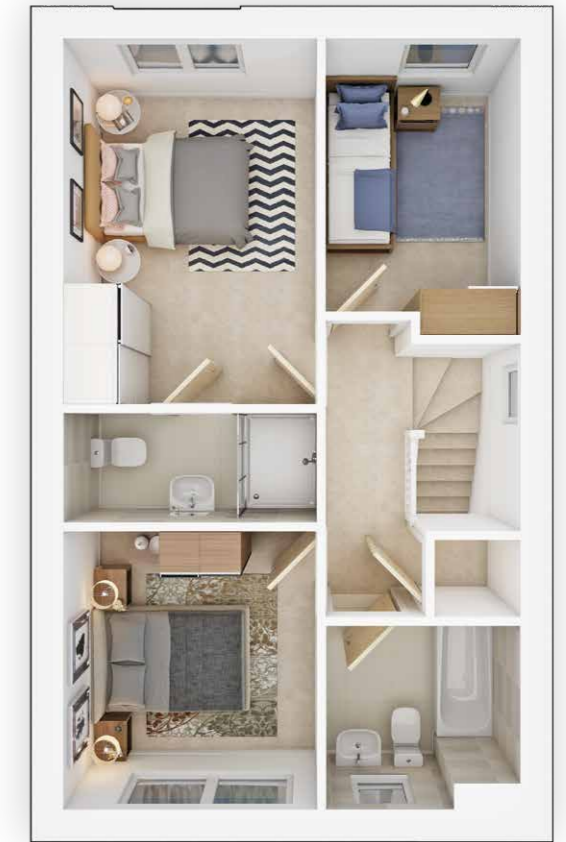
4.0m x 3.9m / 13'0" x 12'10"

#### Kitchen/Dining

4.9m x 4.2m / 16'1" x 13'11"

#### Cloaks

2.1m x 1.1m / 7'0" x 3'6"



### FIRST FLOOR

#### Bedroom 1

3.9m x 2.7m / 12'11" x 8'11"

#### En Suite

1.2m x 2.7m / 3'11" x 8'11"

#### Bedroom 2

3.0m x 2.7m / 9'10" x 8'11"

#### Bedroom 3

3.2m x 2.1m / 10'5" x 6'10"

#### Bathroom

2.1m x 2.0m / 6'10" x 6'6"

Different housetype variant available. Please speak to the Sales Consultant for more information.

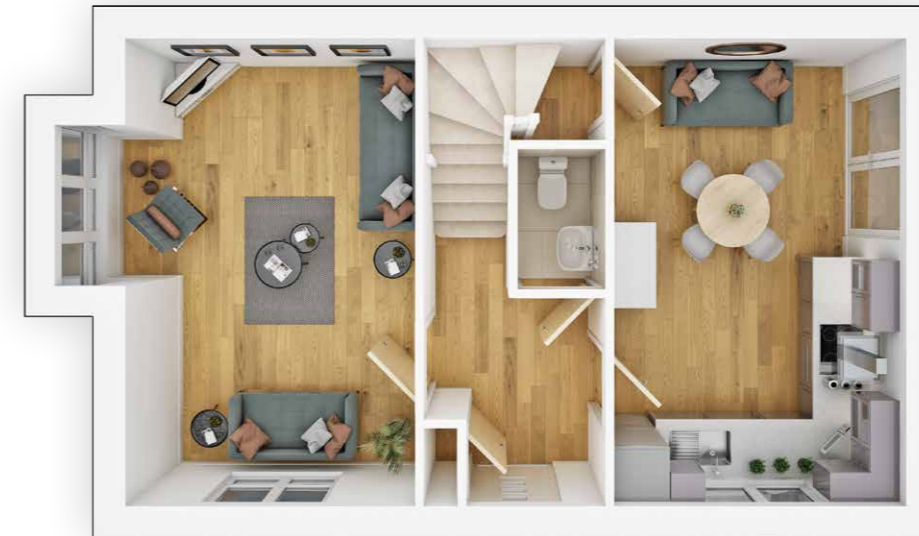
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# The Newhey with Bay

## 3 BEDROOM DETACHED

936 sq. ft./85 sq. m

Little luxuries can make modern family life easier – and The Newhey has them all.



### GROUND FLOOR

**Lounge**  
5.0m x 3.1m / 16'6" x 10'3"

**Kitchen**  
3.1m x 2.9m / 10'4" x 9'4"

**Dining**  
3.1m x 2.2m / 10'4" x 7'2"

**Cloaks**  
1.5m x 0.9m / 5'0" x 3'1"



### FIRST FLOOR

**Bedroom 1**  
3.7m x 3.1m / 12'1" x 10'3"

**En Suite**  
3.1m x 1.2m / 10'3" x 4'1"

**Bedroom 2**  
3.1m x 2.8m / 10'2" x 9'3"

**Bedroom 3**  
3.1m x 2.1m / 10'2" x 6'11"

**Bathroom**  
2.0m x 2.0m / 6'6" x 6'6"

Different housetype variant available. Please speak to the Sales Consultant for more information.

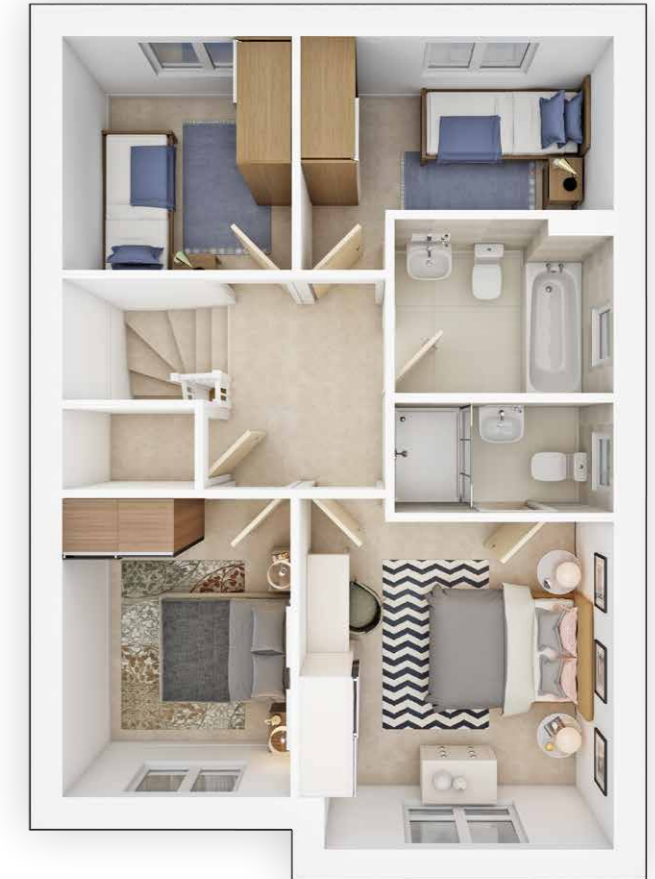
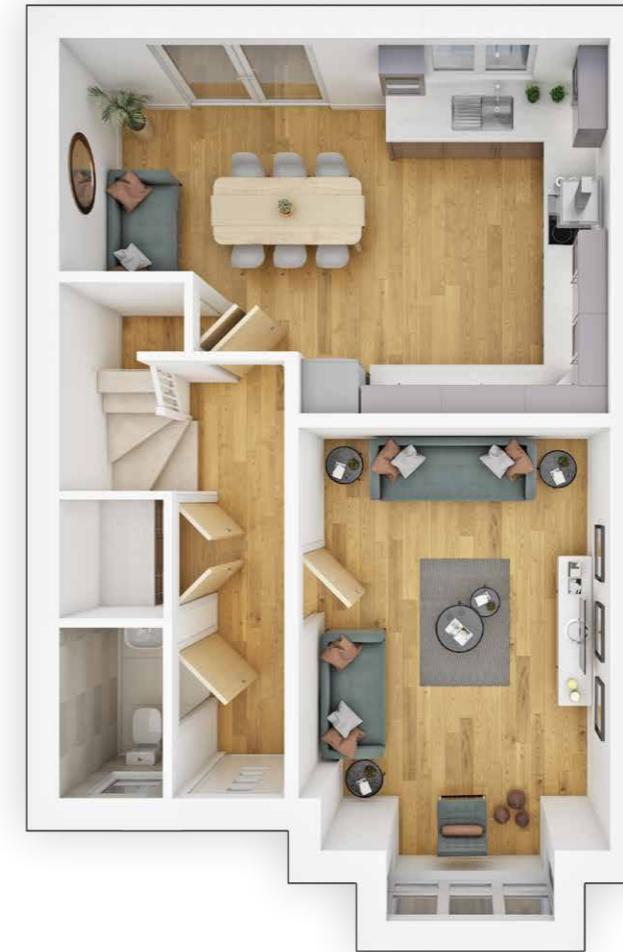
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# The Firwood

## 4 BEDROOM DETACHED

1,112 sq. ft./ 103 sq. m

The Firwood blends family-sized living areas with private spaces for relaxation, making it an impressive modern home.



### GROUND FLOOR

#### Lounge

3.4m x 4.5m / 11'0" x 14'10"

#### Kitchen/Dining

5.9m x 4.0m / 19'5" x 13'3"

#### Cloaks

1.8m x 1.1m / 6'0" x 3'8"

#### Laundry

1.3m x 1.1m / 4'2" x 3'8"

### FIRST FLOOR

#### Bedroom 1

3.5m x 3.4m / 11'7" x 11'1"

#### En Suite

2.4m x 1.2m / 7'9" x 3'11"

#### Bedroom 2

3.4m x 1.9m / 11'0" x 6'2"

#### Bedroom 3

3.2m x 2.4m / 10'6" x 8'0"

#### Bedroom 4

2.5m x 2.5m / 8'3" x 8'1"

#### Bathroom

2.4m x 1.9m / 7'9" x 6'2"

Different housetype variant available. Please speak to the Sales Consultant for more information.

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# The Heaton

## 4 BEDROOM DETACHED

1185 sq. ft. 110 sq. m

With its striking design, integral garage and practical porch, The Heaton is the perfect 4-bedroom family home.



### GROUND FLOOR

**Lounge**  
3.8m x 4.7m / 12'5" x 15'5"

**Kitchen/Dining**  
5.9m x 3.1m / 19'4" x 10'2"

**Garage**  
3.0m x 6.0m / 9'10" x 19'8"

**Laundry**  
2.0m x 2.1m / 6'6" x 6'10"

**Cloaks**  
2.0m x 0.9m / 6'6" x 2'11"



### FIRST FLOOR

**Bedroom 1**  
3.8m x 4.1m / 12'5" x 13'5"

**En Suite**  
1.9m x 2.2m / 6'2" x 7'2"

**Bedroom 2**  
3.1m x 3.8m / 10'2" x 12'5"

**Bedroom 3**  
2.7m x 3.7m / 8'10" x 12'1"

**Bedroom 4**  
2.8m x 4.3m / 9'2" x 14'1"

**Bathroom**  
2.3m x 2.7m / 7'6" x 8'10"

Different housetype variant available. Please speak to the Sales Consultant for more information.

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# The Brooklands with Bay

## 4 BEDROOM DETACHED

1232 sq. ft. 114 sq. m

The Brooklands housetype boasts traditional design with contemporary features, creating the perfect home for modern living.



### GROUND FLOOR

**Lounge**  
5.0m x 4.2m / 16'4" x 13'9"

**Kitchen/Dining**  
7.8m x 3.6m / 25'7" x 11'9"

**Utility**  
2.2m x 1.7m / 7'2" x 5'6"

**Cloaks**  
2.2m x 1.1m / 7'2" x 3'7"



### FIRST FLOOR

**Bedroom 1**  
3.4m x 3.5m / 11'1" x 11'5"

**En Suite**  
2.5m x 2.2m / 8'2" x 7'2"

**Bedroom 2**  
2.2m x 3.6m / 7'2" x 11'6"

**Bedroom 3**  
3.2m x 2.9m / 10'5" x 9'6"

**Bedroom 4**  
2.2m x 2.9m / 7'2" x 9'6"

**Bathroom**  
2.2m x 1.8m / 7'2" x 5'10"

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# About Us

## EXPERIENCE YOU CAN TRUST

At Hive Homes, we build well-designed, high quality homes in great locations, and make it easier for people to own their own home.

The partners in Hive Homes have over 40 years' experience building quality homes across the North West of England. So, whether you're a first-time buyer, or a family looking to find an affordable new home, we understand the importance of finding the right home for you. We do more than just deliver quality new homes at affordable prices; we're committed to making your home-buying journey an easy one, and are on hand to support our customers at every step of the home-buying process.



# Why Choose Us

## HERE FOR YOU

We will deliver the right support to help you understand your options and make the right decision for you.

We care about you making the right move for you! That's why we don't just take a 'one size fits all' approach. We take the time to get to know you as a buyer so we can understand what you want, and what is manageable for you.

We're here to make the process as easy as possible for you, and will be by your side all the way; from your first enquiry, to welcoming you into your new home and any after care.

## WHY WE'RE DIFFERENT

What makes us different is that the profit we make is shared between our partners and reinvested in supporting people and local communities across Greater Manchester.

It's not just about being good at something; it's about doing good too! So, we always build locally and sustainably – something we know is important to our buyers.

Own it! As well as doing more for the local community, all our homes are sold as Freehold properties, which means that when you buy from us you will own your home outright. Now that's simple, straight up house buying!



Osprey Place CGI

# Buying with Us

If you're looking to buy a new home, you've come to the right place! We know that this is a big decision, so we can help to keep things simple.

We make home ownership more affordable for first-time buyers. All our developments have been designed for stylish modern living, and most can be purchased through the government backed Help to Buy scheme – making owning your new home more affordable than you think.

## IT COULDN'T BE EASIER TO BUY YOUR NEW HOME WITH HIVE HOMES...

We know there is a lot to think about when buying your new home. That's why we're here to give you a step by step guide and the information you need to get moving! Our handy guide provides helpful advice for each step of the home buying process; from understanding what you can afford, arranging viewings and reserving your home, sorting out the legal part of the process, moving in day, and settling in and making it yours.

*Still have questions?*

We want to make sure you have peace of mind from the very beginning of your home buying journey, so don't hesitate to get in touch and we'll be happy to help!

# Buying Guide

## STEP 1

If you're working out your home buying budget, it's useful to know how much savings and mortgage you'll need. Use our mortgage calculator to work out what you'll need.

## STEP 2

We're here to help you choose the perfect home, that will meet your needs now and for years to come! Browse our range of developments and choose a home that's just right for you. Our sales team will be able to talk you through all our available homes and purchase options.

## STEP 3

Found the perfect Hive Home? It's time to consider your mortgage options, and an independent financial advisor or your bank can advise you on what's best for you and your financial situation. From this, you'll get a mortgage in principal which summarises how much your lender is happy to loan you subject to more detailed checks.

## STEP 4

It's time to reserve your home and appoint a solicitor! Your experienced, friendly Sales Advisor will book your reservation appointment, explain the fee and guide you through the homebuying process.

## STEP 5

Our legal team will draw up a contract and send it to your solicitor. Contracts will be exchanged and a completion date agreed. This takes place once your lender has released funds to your solicitors and they have sent them to ours. We can hand over the keys to your brand new home.

## STEP 6

At last! Moving-in day is in sight. Your dream Hive Home awaits and on this day all you have to do is unpack all the boxes, and start making your new house a home.

## STEP 7

We'll be by your side all the way; from your first enquiry, to welcoming you into your new home and any after care. We'll provide you with a handy home guide with useful information and tips. You can also contact us if any issues arise and we will do our very best to help resolve these.

# Our Partners

Our partners are socially minded housing providers & funders who are working together to make home-ownership more accessible to people across Greater Manchester.

As some of the most respected and experienced organisations in the Social Housing community of Greater Manchester, our partners work together with us to deliver high-quality homes and support to people looking to get onto the property ladder.

Our extensive knowledge of the Manchester property market and house-building sector means we're able to influence policy-making at local levels, pushing for the changes that purchasers want to see.

**Bolton  
at Home**



**Onward**



**GMCA** GREATER MANCHESTER COMBINED AUTHORITY

**great  
places**  
HOUSING GROUP



This brochure is provided to give general information about the development and properties. Images of the properties used are CGI's and are for illustrative purposes only. Internal images are for illustrative purposes and may include items or features which do not reflect the interior or specification. Furniture, soft furnishings, wall coverings etc. are not part of the standard specification.

All measurements are estimation only and may vary due to normal building tolerances. All dimensions are to the nearest 150mm and floor plans are not shown to scale. All elevations, external treatments, brick, roof and windows may vary.

Floor plans and layouts should not be used for purchasing items such as furniture or floor coverings. All particulars are for general guidance only purposes and we reserve the right to change the specification from time to time. Please review the full specification with the sales team. The latest electrical, bathroom and kitchen layouts are available from the sales team during normal working hours.

All journey times published are taken from openly available sources. These are approximate and subject to change. Revision – October 2023.

