

irwell
valley
homes

Welcome to Botanical Avenue

Available Spring 2025.

Stylish and
affordable 1 and 2
bedroom homes
available for **rent**
to buy.

Trafford Gardens,
Talbot Road,
Manchester,
M16 0PN

Artist impression of Botanical Avenue: actual specification may vary.



Welcome to Botanical Avenue

Stylish, affordable homes in
in the heart of Trafford.

Drawing inspiration from the site's history near to the old Royal Botanical Gardens, this exciting development celebrates local heritage whilst creating the homes people need now and in the future.

The rent-to-buy homes on offer through Irwell Valley Homes are part of the wider development of Trafford Gardens.

Bringing back the greenery of the gardens – first created back in 1827 – whilst creating a modern, sustainable community are key aims of this impressive scheme which is due for completion in spring/summer 2025.

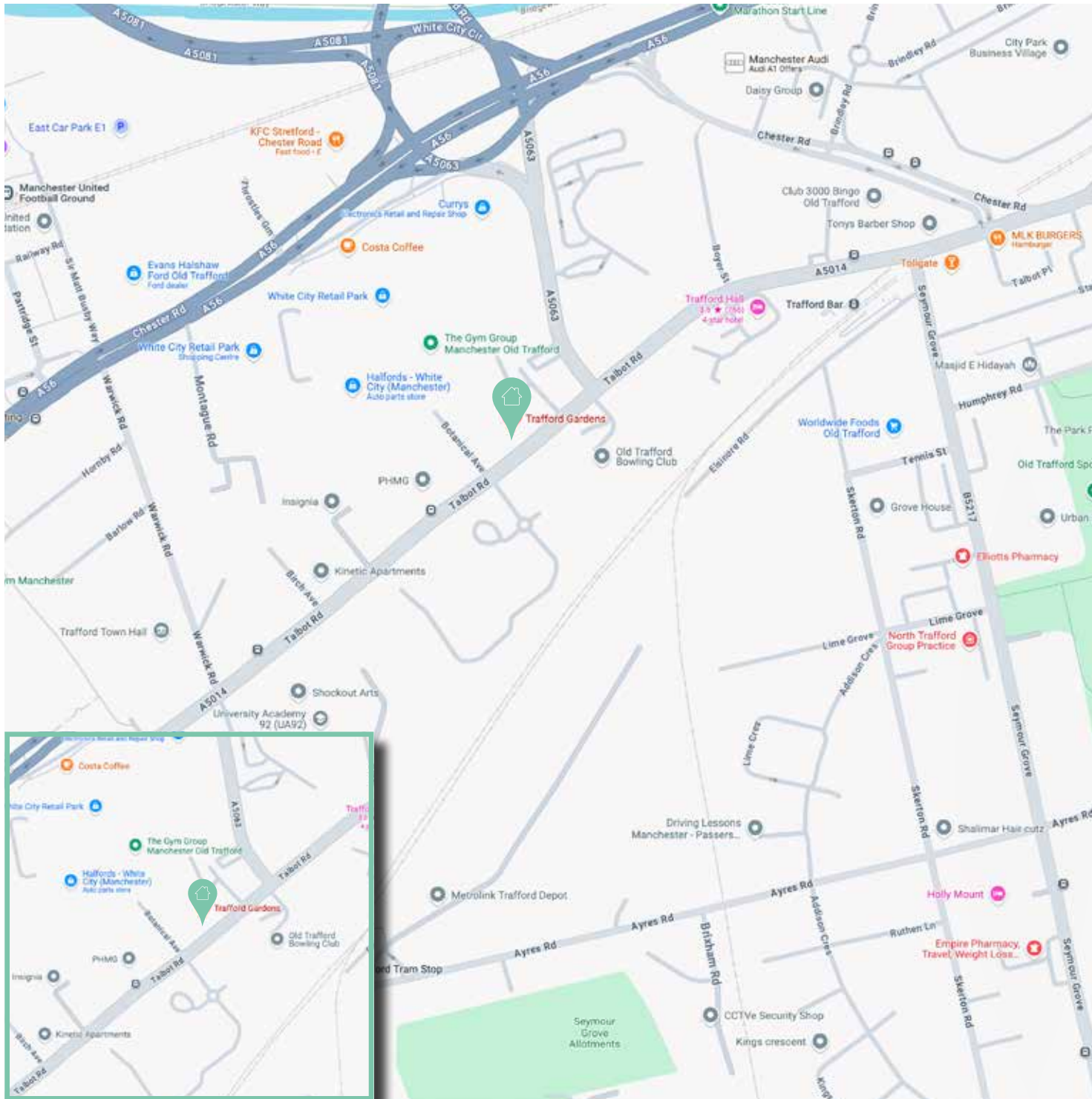
Location

The 1 and 2-bedroom homes are within easy reach of Manchester city centre via bus, car, or tram, as well as Salford Quays and MediaCity.

Bars, restaurants and retail are also nearby, with further enhancements expected over the coming years as part of the delivery of the new blueprint for Old Trafford.

These exciting plans for the future of the area make it a great time to move – enjoying all the area has to offer right now, whilst also set to reap the benefit of further growth.





About Botanical Avenue

Connectivity

On a major bus route into Manchester city centre – around 10 minutes away by car.

Less than 10 minutes' walk from the tram stops at Trafford Bar or Old Trafford – offering another option for travel into town and across the region.

Broadband speed*

- Standard broadband: Up to 11Mb (*estimated speed 3Mb*)
- Fibre optic broadband: Up to 150Mb

* Broadband speed as advised by Uswitch. Please make your own checks with your preferred provider prior to purchase.

Schools and leisure

If it's good schools you're after, you can take your pick in Manchester.

Nearby primary schools

- Seymour Park Community Primary School, Old Trafford. Ofsted: Outstanding.
- Kings Road Primary School, Stretford. Ofsted: Good.
- St Theresa's Primary School, Stretford. Ofsted: Good.

Nearby secondary schools

- Stretford High School. Ofsted: Good.
- Trafford College. Ofsted: Good.

Very close proximity to Old Trafford Cricket ground and Manchester United Football Club.

A few minutes' away from White City Retail Park.



A beautiful new home today, with the affordability you need to save for tomorrow.

The new homes being delivered by Irwell Valley Homes are available through rent-to-buy.

This means they are let at rent which is 80% of the market rate for the area.

The savings you can then make each month can be used to build a deposit to allow you to buy the home or a share of the home in the future.



How rent-to-buy works

You sign up to rent the home from Irwell Valley Homes on an initial tenancy agreement which lasts 12 months. If you wish to terminate your tenancy at the end of this period, you must give at least 4 weeks' notice ahead of your expiry date, in writing, with your forwarding address.

If you wish to remain at the property after the fixed term expiry date, your tenancy will automatically revert to a periodic tenancy.

Your rent will be 80% of the market rate for the local area, allowing tenants to use the remaining 20% to save up for a deposit to buy the home.

The property can be bought from summer 2030 (*five years after the homes are handed over to Irwell Valley Homes from the builder*), provided there are no tenancy issues or arrears, and as long as the home is valued at more than it cost to build.

If you need more time to save for a deposit, we may agree to extend your tenancy.

For more information about rent to buy visit www.gov.uk/rent-to-buy.

Eligibility criteria

To be eligible for Rent to Buy, you must:

- Be a first-time buyer or a former homeowner returning to the market, for instance following a relationship breakdown.
- Not own any other property including holiday homes or homes abroad.
- Be in employment.
- Have a stated intention (*through the application form*) to purchase a home in the future.
- Satisfy any tenant referencing checks.
- Not have sizeable savings, access to cash or assets available that would clearly enable you to purchase a suitable home on the open market immediately and without assistance (*equivalent to 10% of market value unless clear evidence this is insufficient*).
- Be eligible to rent a property in the UK as per Home Office guidance.

Applicants must not:

- Be excluded from local housing registers, for example due to rent arrears or anti-social behaviour.
- Have unspent criminal convictions.
- Apply for a home if their household size would lead to statutory overcrowding.
- Knowingly require major adaptations that could be considered unreasonable, for instance if the works will invalidate the defects liability period or new home warranty, unless agreed in advance (*note- all reasonable adaptations will be permitted*).
- Have adverse credit registered within the last 12months, including County Court Judgements and Individual Voluntary Agreements.





Buying at Botanical Avenue

Homes available in Botanical Avenue through Rent to Buy are:

- 1-bedroom apartment
- 2-bedroom apartment
- 2-bedroom town house

The wider Trafford Gardens development also includes apartments for private sale as well as green communal space.

For information about purchase price and rents at Botanical Avenue please visit www.irwellvalley.co.uk/find-a-home/homes-to-buy

- 1 Visit www.irwellvalley.co.uk/find-a-home/homes-to-buy/botanical-avenue-enquiry
- 2 Complete the online application form
- 3 Make sure you select which property you are interested in.



Enjoy a beautiful botanical garden on your doorstep



The Trafford Gardens development includes green communal space which takes inspiration from the former Royal Botanical Gardens which were once located nearby.

Featuring an array of plants and trees, the space will offer a place of nature and tranquility within this modern urban development.



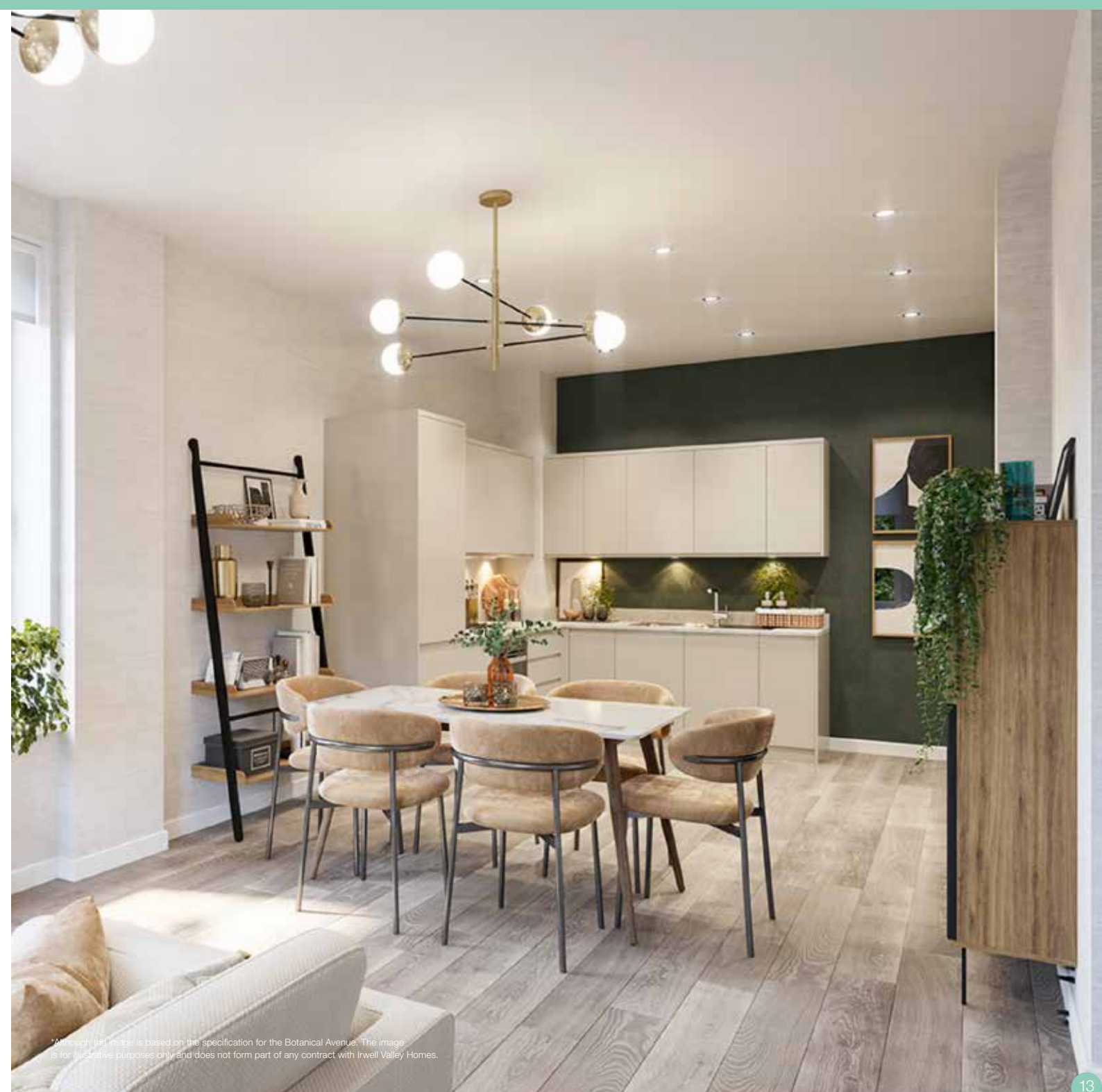
The CGI image is an artist's impression and Computer-Generated Image of how one of the property types is anticipated to look, it is illustrative and should not be relied upon other than as an approximate guide only. Individual properties of the same type may vary in terms of elevations. Any dimensions given are approximate. Landscaping and planting are also illustrative only. Images and information do not form part of any contract. Irwell Valley Housing Association reserves the right to alter design and specification elements including external elevations.

Take a look inside these modern 1 and 2-bedroom apartments and townhouses

The new homes are energy efficient - benefitting from quality insulation, water saving systems and air source heat pumps, all of which will help residents to save money whilst also being kinder to the environment.

Features include:

- Contemporary fitted kitchen units with worktops and splashbacks.
- Kitchen finish: Nova Seashell White (*Unit doors*) with chrome handles, stainless steel splashback, walnut butcher block worktop and upstand.
- Integrated Beko brand oven and hob.
- Fridge/freezer.
- Mechanical ventilation and heat recovery system, hot water cylinder and electric panel heaters.
- Insulated to reduce the use of heating.
- Flooring to Living/Dining, Kitchen, Bathroom, Hall – Spec: Amtico Spacia Acoustic LVT Random Lay – Colour: Powdered Oat.
- Flooring to Bedrooms – Spec: Forbo Accord Carpet Tile – Colour: Oyster Essence.
- Contemporary fitted bathroom.
- Double glazing.
- ICW Guarantee warranty.
- Target EPC Rating B.
- Communal CCTV (*apartment only*)
- Communal fob entry (*apartment only*)
- Designated communal letterbox (*apartment only*)
- Fire safety mist system (*apartment only*)
- Lift (*apartment only*)



*Although the image is based on the specification for the Botanical Avenue, the image is for illustrative purposes only and does not form part of any contract with Irwell Valley Homes.

1 Bedroom Apartment

47-52m²

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Comprising of entrance hall, kitchen/dining room, lounge, bedroom and bathroom.
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Lounge / Kitchen/dining room	35.02m2 Max
Bedroom 1	17.72m2 Max

We'd love to help you make one of these stylish new homes your own! Please contact us for the latest pricing and availability. Our sales agents Bridgford's Countrywide will be happy to help.

2 Bedroom Apartment

60-70m²

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Comprising of entrance hall, kitchen/ dining room, lounge, master bedroom, second bedroom and bathroom.

Lounge / Kitchen/dining room	38.66m2 Max
Bedroom 1	11.45m2 Max
Bedroom 2	13.44m2 Max

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Town house

2-bedroom semi-detached home 101m²

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Comprising of entrance hall, kitchen/dining room, living room, W/C, master bedroom, second bedroom and bathroom.

Lounge/Kitchen/dining room	32.69m2 Max
Bedroom 1	13.13m2 Max
Bedroom 2	18.16m2 Max

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☎ 0300 561 1111

🌐 www.irwellvalley.co.uk

✉ sales@irwellvalley.co.uk

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