



# PARK GRANGE

ST HELENS



Thatto Heath Road, St Helens, WA9 5PG







## Welcome to Park Grange

Park Grange is a brand-new development in St Helens from Torus Homes.

Featuring 124 homes for sale through Shared Ownership and Rent to Buy, Park Grange offers a fantastic mix of two, three and four bedroom house-types.

Prioritising space, convenience and accessibility, our homes have something for everyone.



## About the area

Located on the southwest edge of St Helens, Thatto Heath is well connected, with local bus routes and train stations within walking distance of the development.

Park Grange is well situated for both primary, secondary and further education, with many schools within walking distance.

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## Schools



### Thatto Heath Primary School

Ofsted Rating Good - 5 min walk

### Nutgrove Methodist Primary School

Ofsted Rating Outstanding - 10 min walk

### St Austins RC Primary School

Ofsted Rating Good - 11 min walk

### The Sutton Academy

Ofsted Rating Good - 5 min drive

### Rainhill High School

Ofsted Rating Good - 8 min drive

### Carmel College

Ofsted Rating Outstanding - 4 min drive

## Amenities & Attractions

As well as local eateries, supermarkets and NHS services on the doorstep, Park Grange is close to a number of local parks including Taylor Park, Sherdley Park and Thatto Heath Park.

Knowsley Safari Park is a 10-minute drive away or head down the M56 for a day out at Chester Zoo or The Blue Planet Aquarium.

For shopping, both St Helens Retail Park and Cables Shopping Park in Prescot are just a 10-minute drive. Or head towards the M62 and take your pick from Liverpool ONE, Manchester Arndale or Golden Square in Warrington.

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## Travel



### Car

Warrington - 10 miles, 25 mins

Liverpool - 14 miles, 34 mins

Manchester - 26 miles, 45 mins



### Rail

Thatto Heath train station - 10 min walk



### Air

Liverpool Airport - 23 min drive

Manchester Airport - 32 min drive

## Shared Ownership

When you buy a home through Shared Ownership, you purchase a share of a home that is affordable to you and rent the remaining share from Torus. At Park Grange, you can purchase between 10% and 75% of the home's value.

## Eligibility Criteria

- Your household income is £80,000 a year or less
- You cannot afford all the deposit and mortgage payments for a home that meets your needs
- You're a first-time buyer OR
- You used to own a home, but cannot afford to buy one OR
- You own a home and want to move but cannot afford a new home suitable for your needs OR
- You're forming a new household – for example, after a relationship breakdown OR
- You're an existing shared owner and want to move



### Example of Shared Ownership

House value  
£200,000

50% share price  
£100,000

5% deposit  
£5,000

Monthly rent  
£229.17



## Rent to Buy

The Rent to Buy scheme allows you to rent a newbuild home for 5 years at 20% below market rate to save for a deposit to buy. After 5 years, you can apply to buy the home.

If you request to buy the home in the first 5 years, you can only buy via Shared Ownership.

## Eligibility Criteria

- Be in full or part time employment
- Be a first-time buyer
- Be able to pay your rent and save for a deposit at the same time
- Have the Right to Rent in the UK



Scan the QR code  
to download our  
Rent to Buy guide



# Site Plan



**DISCLAIMER**

Torus maintains a policy of continuous improvement. As a result, all information including internal layouts, images, build materials and specification is included as a guide only and is correct at the time of going to press. The company reserves the right to alter any of the information included at any time as it sees fit and without notice. This does not constitute or form any part of a contract or sale. Please contact Torus for the most up to date information on properties available at this development.

## Availability

Scan the QR code to view our latest availability



Shared ownership



Rent to Buy

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## Applying for a home at Park Grange

To apply, head to our website or scan the QR code and complete the application for the scheme you wish to apply for.



If you have any questions, just get in touch!







## Contact us

e: [sales@torus.co.uk](mailto:sales@torus.co.uk)

w: [torushomes.co.uk](http://torushomes.co.uk)

