



Viaduct Housing Partnership are releasing Phase 2 of the Former Battersby Hat Works development on Tuesday 9th February at approximately 11am.

The former Battersby Hat Works is located off Hempshaw Lane in Offerton. The new neighbourhood will see the conversion of the two most significant retained structures fronting Hempshaw Lane, of the former Hat Works, including the Water Tower, and the construction of new family homes behind the retained elements. There will be 144 dwellings providing affordable and market sale homes across the site.

33 homes will be available to reserve on the second phase, 21 of which will be available to purchase on a Shared Ownership basis.



To reserve a Shared Ownership home, please provide the following documents after the release email has gone out:

- Photographic ID, such as driving licence or passport
- Proof of current address, such as a utility bill or credit card statement dated within the last 3 months
- 3 most recent wage slips (3 months)
- 3 most recent months bank statements
- Mortgage in Principle



- Proof of deposit (Minimum of 5% required) Our sales advisors will need to see where the deposit funds have come from in order to satisfy our money laundering checks.

Please complete a shared ownership application form on the [Help to Buy](#) website

To reserve a market sale home, please provide the following after the release email has gone out:

- Photographic ID, such as a driving licence or passport
- Proof of deposit (Min 5%) Our sales advisors will need to see where the funds have come from in order to satisfy our money laundering checks.
- Mortgage in Principle
- Utility bill for current address dated within the last 3 months

If sending the documents via email, we recommend password protecting them

We anticipate a number of applications for both the Shared Ownership and market sale homes on this development and they will be shortlisted on a 'first come, first served' basis. During the shortlisting process for the Shared Ownership homes we will refer to the eligibility criteria set out on the Help to Buy website. If your initial application is successful, a fraud check will be carried out by Stockport Homes to ensure that you do not have any undeclared outstanding debt which may affect affordability or a mortgage on any other property. Please note that Metro Finance assist Viaduct Housing Partnership with their affordability checks and you may be required to speak to them to verify that you are in a position to proceed. By sending your documents to us, you are agreeing to us carrying out the fraud and affordability checks as part of the shortlisting process. If you are unsuccessful, you will be notified by email and your documents will be deleted. The shortlisting will be carried out by checking the time that the documents were received.

Documents can be scanned to us, however if you are successful you will need to come into the office at a later date for us to verify them.

If you have previously applied for another development or phase, please note that you will need to re-send the above documents with up to date bank statements and wage slips on the release date to be considered.

Successful applicants will be contacted to reserve their plot with a £500, non-refundable reservation fee.

We look forward to receiving your application and helping you towards finding your new home in 2021.



Please do not reply to the automated email, instead send any documents to sales@viaducthousing.com

Stay Safe