

Tottington Grange, Scobell Street, Tottington BL8 3DF





# Timeless • Classic • Traditional

## Arley Homes

If you're looking for the ideal home in the perfect location, you simply cannot make a better choice than Arley Homes. Having selected land opportunities in the best locations where we know our customers want to live, we then build properties of traditional distinction, designed for space and comfort, created to reflect the demands of contemporary living - and built just for you!

We specialise in select developments of timeless, classic and traditional family homes, with an attention to detail that few other builders can match. We take great pride in being your local friendly builder, who'll listen to you and offer you personal service, care and support at every single stage.

Equally important is to ensure that we provide nothing less than a superb customer service experience - so we're delighted that our dedication and effort has been rewarded by our valued customers who have given us an 'outstanding' rating in recent years in our customer satisfaction surveys.

So welcome to Arley - where our timeless, classic and traditional values are yours to enjoy in your new and elegant Arley home.





## Where Pennine moors rise to the sky

Two thousand years ago, Roman soldiers marched through Tottington on an arrow-straight road that can still be traced northward to the Forest of Bowland and beyond. And whilst local valley towns may have grown considerably since Roman times, the West Pennine Moors of Affetside, Quarlton and Holcombe that surround Tottington are still unspoilt – making them perfect for walks and off-road biking. Tottington itself is a stone-built village full of character, with a grand main street well served by independent shops, pubs and cafés. You'll also find a medical practice, a garage and other amenities – plus a well-attended Primary school and a Comprehensive school with an excellent reputation.

A little further afield is the famous town of Bury, whose character and individuality entirely match that of Tottington. A former cotton metropolis rich in industrial heritage, Bury also boasts a world-famous outdoor market, which has been on the same site for around 600 years. Here you'll find the famous Bury black puddings, which locals will tell you are the genuine article, original and best!

Local transport links are excellent, with Metrolink trams direct from Bury to central Manchester. Bolton is only a few minutes away by car and the country road through Tottington takes you directly to Blackburn and Accrington. The nearby M66 connects to the M62, M61 and M60 for rapid access to Leeds, Manchester and the north-south M6, which puts the Lake District, Lancashire coast and the whole of the North West within easy reach. For local days out, the Pennine Moors offer endless opportunities for exploration, with towns such as Ramsbottom, Bacup, Todmorden and Hebden Bridge all offering their own unique charms, as rich in history as Tottington.



# Development Plan

## Key

### The Newbury

Plots 4, 5, 8, 11 & 12

### The Bowden

Plot 9

### The Hartford

Plots 2 & 6

### The Hale

Plots 1, 10 & 13

### The Ashbourne

Plots 3, 7 & 14



## Private and secluded - yet minutes from the village

Comprising a select development of fourteen, 4 and 5 bedroom detached properties, this superb Arley Homes development is designed as a cul-de-sac, so it's quiet and peaceful, private and secluded - yet it's only moments from the quiet road into Tottington village centre. With a complete lack of passing traffic within the development, Tottington Grange provides a secure, safe and welcome environment for an enjoyable family life; furthermore, the 4 and 5 bedroom properties provide ample room for everyone especially with living and bedroom accommodation over two or three floors. There are gardens to the front and rear and many of the properties are bordered to the rear only by public footpaths, for even more assurance of peace and quiet. The entire development has been tastefully planted with shrubs and greenery and there are a number of well-established trees overlooking the development, giving it a settled, mature feel.

The architectural style of the properties acknowledges classic English period style, with gables to the end and frontage of many properties and featuring Tudor style plaster and wood façades. There are also patterned brick highlights, elegant front doors and garage doors, plus decorative finials above the bays. The overall effect is of period charm and elegance - yet without doubt, these are entirely modern and stylish contemporary homes.

Interiors fulfil even the most rigorous demands for a modern, spacious family household; open-plan dining areas, kitchens and family rooms blend seamlessly together and give French door access to the rear garden. Fully fitted kitchens effortlessly integrate premium quality appliances including hob and oven, fridge/freezer and dishwasher. There are also utility rooms and cloakrooms on the ground floor.

On the first and top floors, bathrooms are part tiled, with en-suite bathroom/shower-room to the master bedroom, as well as further bathroom amenities to serve the remaining bedrooms.





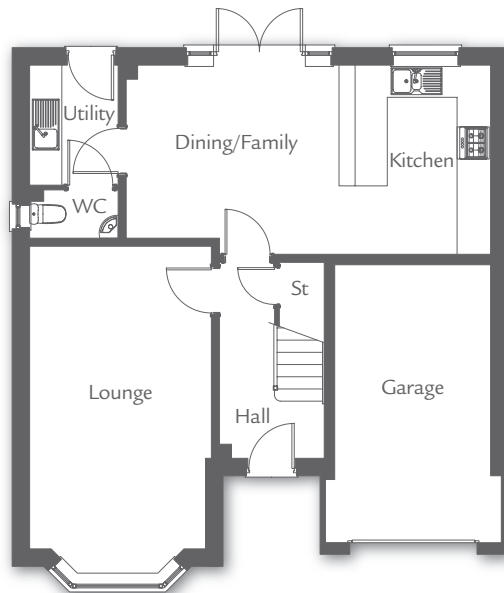
# The Newbury

An elegant and imposing five bedroom home with spacious accommodation presented over three floors. Ground floor accommodation includes an open-plan kitchen giving on to a large family/dining area, with adjoining utility room and cloakroom, plus French door access to the rear garden. The ground floor also contains a large lounge and garage. On the first floor are three light and airy bedrooms, with en-suite bathroom in the master bedroom suite, plus en-suite in bedroom two and a further bathroom to serve the third bedroom. The second floor contains a further two bedrooms and a shower room.

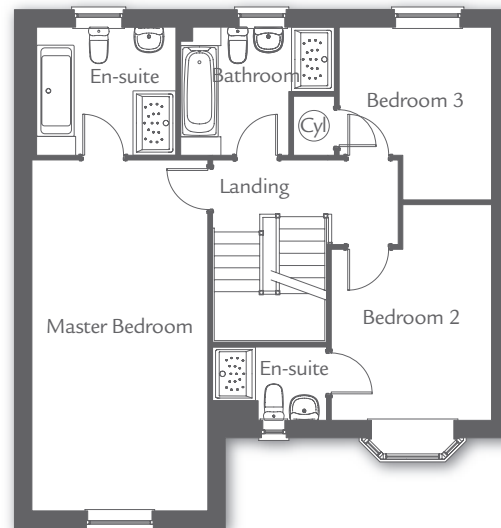
Ground Floor	First Floor	Second Floor
<b>Kitchen/Dining/Family</b> 6.80m* x 2.52m* 22'2" x 11'7"	<b>Master Bedroom</b> 6.54m x 3.28m 21'5" x 10'9"	<b>Bedroom 4</b> 4.36m x 3.27m 14'4" x 10'9"
<b>Utility</b> 2.24m x 1.65m 7'4" x 5'5"	<b>Bedroom 2</b> 4.02m* x 3.00m* 13'2" x 9'10"	<b>Bedroom 5</b> 4.36m x 2.98m 14'4" x 9'10"
<b>Lounge</b> 6.12m* x 3.39m* 20'1" x 11'1"	<b>Bedroom 3</b> 3.22m* x 2.84m* 10'7" x 9'4"	

\*Indicates maximum dimension.

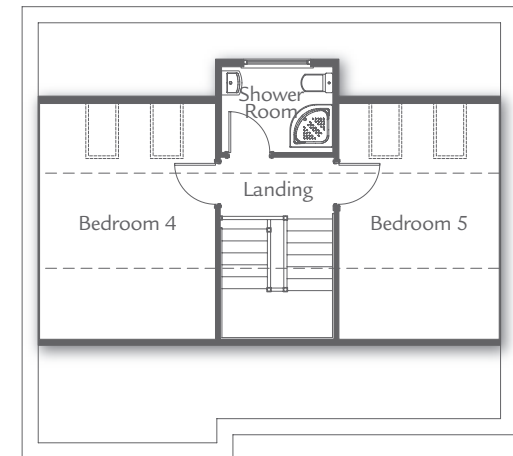
Ground Floor



First Floor



Second Floor





# The Bowden

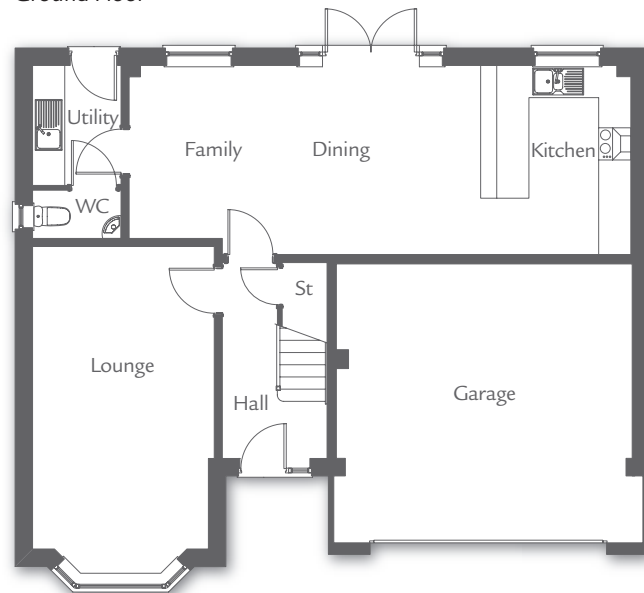
This beautifully designed detached property is full of character and individuality, offering five bedroom accommodation over two floors. With a double garage, the ground floor also contains a lounge plus an inviting family space to the rear of the property, which includes dining and relaxation area, as well as a kitchen. There are French doors leading from the family area to the rear garden, plus there is a utility room and cloakroom. On the first floor, the master bedroom has its own dressing area and en-suite, whilst the second bedroom has an en-suite shower room. The remaining three bedrooms are served by a third bathroom.

Ground Floor	First Floor	
Kitchen/Dining/Family 9.35m <sup>2</sup> x 3.53m <sup>2</sup> 30'8" x 11'7"	Master Bedroom 5.42m x 3.28m 17'9" x 10'9"	Bedroom 4 3.55m <sup>2</sup> x 3.14m <sup>2</sup> 11'8" x 10'4"
Utility 2.24m x 1.65m 7'4" x 5'5"	Dressing Area 2.12m x 1.90m 7'0" x 6'3"	Bedroom 5 3.32m x 2.44m 10'10" x 8'0"
Lounge 6.12m <sup>2</sup> x 3.39m 20'1" x 11'11"	Bedroom 2 3.51m <sup>2</sup> x 3.28m <sup>2</sup> 11'6" x 10'9"	
	Bedroom 3 4.10m <sup>2</sup> x 3.22m <sup>2</sup> 13'5" x 10'7"	

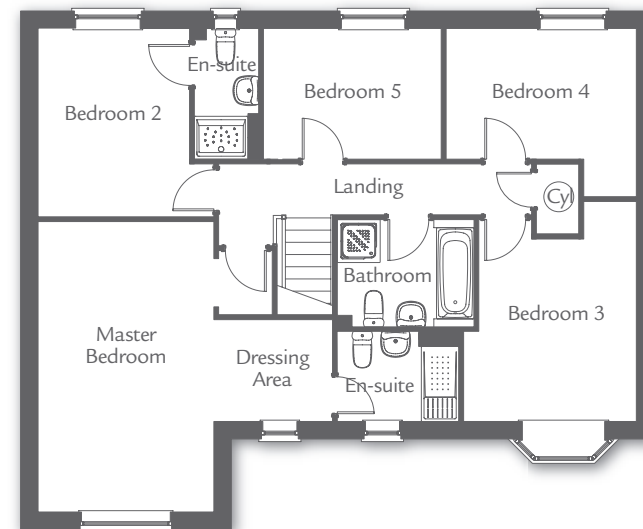
\*Indicates maximum dimension.



Ground Floor



First Floor





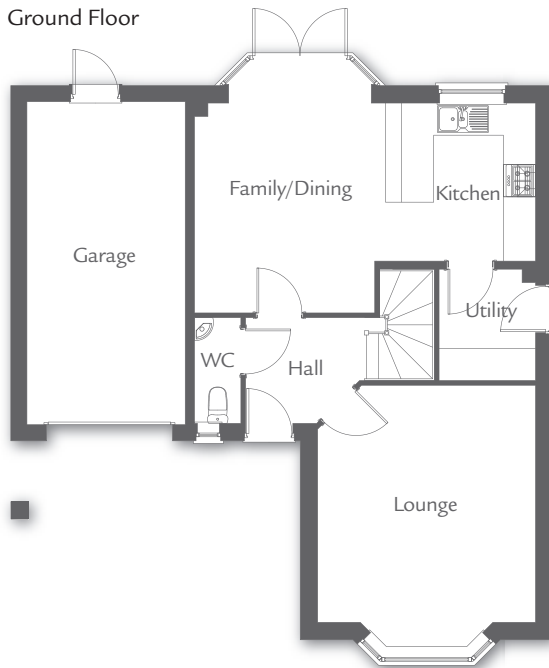
# The Hartford

This charming four bedroom property is laid out in an attractive L-shape and features a single garage, spacious lounge and a family/dining area that adjoins to a stylish kitchen. There are French doors leading from the family area to the rear garden and there is also a utility room, plus a cloakroom off the hall. Upstairs, the master bedroom includes an en-suite and three more bedrooms plus a family bathroom.

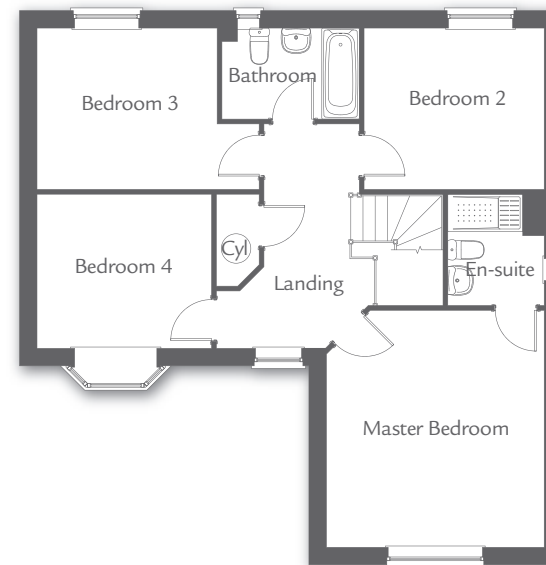
Ground Floor		First Floor	
Kitchen	3.00m x 2.95m 9'10" x 9'8"	Master Bedroom	4.42m x 4.07m 14'6" x 13'4"
Family/Dining	4.73m <sup>*</sup> x 3.37m 15'6" x 11'0"	Bedroom 2	3.36m x 3.01m 11'0" x 9'11"
Lounge	4.90m <sup>*</sup> x 4.07m 16'1" x 13'4"	Bedroom 3	4.15m <sup>*</sup> x 3.01m 13'7" x 9'11"
Utility	2.08m x 1.80m 6'10" x 5'11"	Bedroom 4	3.26m x 2.88m 10'8" x 9'5"

\*Indicates maximum dimension.

Ground Floor



First Floor



# The Hale

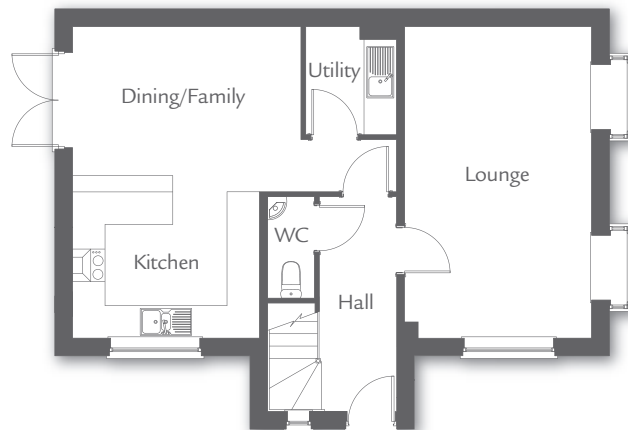
A handsome and spacious two storey home which features a light, airy spacious lounge and accommodating family/dining area to the rear of the property, adjoining utility room, an open-plan kitchen with integrated appliances as standard – plus French doors that lead out onto the side/back garden. Upstairs, the master bedroom benefits from its own en-suite shower room, whilst a further bathroom serves the three remaining bedrooms.

Ground Floor		First Floor	
<b>Kitchen</b> 3.45m x 2.70m	11'4" x 8'10"	<b>Master Bedroom</b> 4.20m <sup>*</sup> x 2.78m	13'10" x 9'2"
<b>Dining/Family</b> 5.98m <sup>*</sup> x 3.05m <sup>*</sup>	19'7" x 10'0"	<b>Bedroom 2</b> 3.51m x 2.88m	11'6" x 9'5"
<b>Utility</b> 2.00m x 1.67m	6'7" x 5'6"	<b>Bedroom 3</b> 3.51m x 2.78m	11'6" x 9'2"
<b>Lounge</b> 5.75m x 3.45m	18'10" x 11'4"	<b>Bedroom 4</b> 4.20m <sup>*</sup> x 2.88m	13'10" x 9'5"

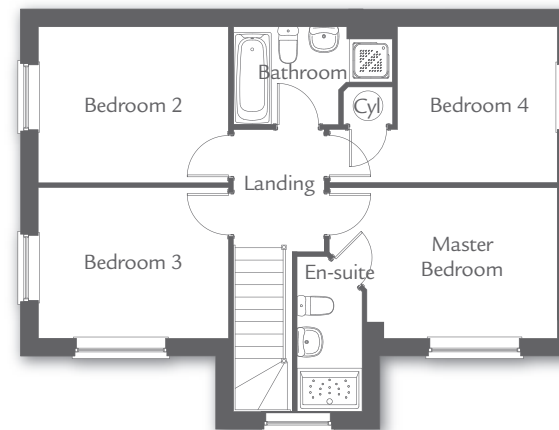
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Ground Floor



First Floor





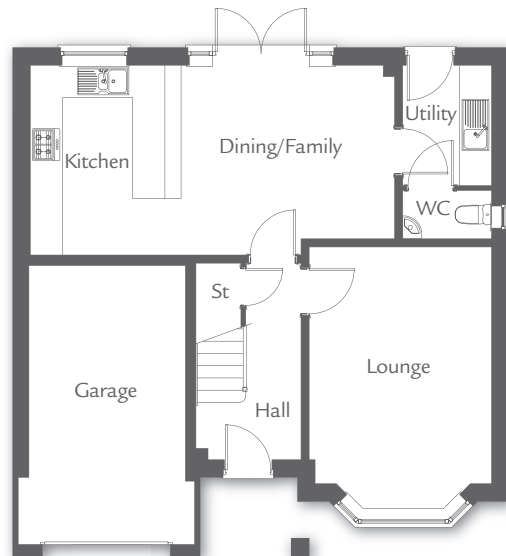
# The Ashbourne

A gabled frontage endows the property with a classic and timeless appeal, yet this is very much a contemporary home with single garage and a large family/dining area served by an open-plan kitchen. There is a utility room and cloakroom off the family area and French doors lead to the rear garden. A centrally located hall connects to the family room, store cupboard and lounge with feature bay window - whilst upstairs, the master bedroom has its own en-suite shower room. Bedrooms two, three and four are served by a further bathroom. Bedrooms two, three and four are served by a further bathroom.

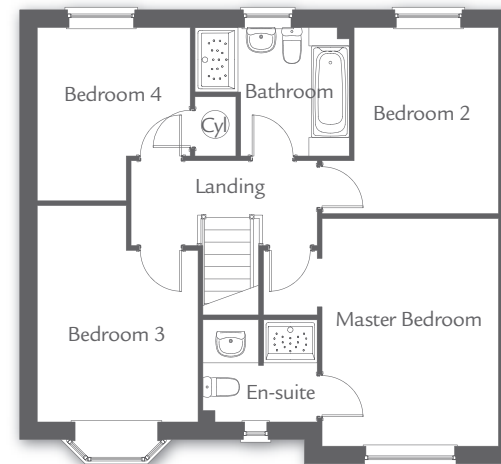
Ground Floor		First Floor	
Kitchen/Dining/Family 6.77m x 3.53m* 22'2" x 11'7"		Master Bedroom 4.23m x 3.28m 13'10" x 10'9"	
Utility 2.24m x 1.65m 7'4" x 5'5"		Bedroom 2 3.46m x 3.28m* 11'4" x 10'9"*	
Lounge 4.88m* x 3.39m 16'0" x 11'1"		Bedroom 3 4.02m* x 2.99m 13'2" x 9'10"	
		Bedroom 4 3.22m* x 2.84m 10'7" x 9'4"	

\*Indicates maximum dimension

Ground Floor



First Floor





## Exacting attention to detail

### Individual, original - and inspired by their surroundings

When you live in an Arley home, you'll discover all the pleasures that derive from a property with character and personality, uniqueness and individuality. And you'll find it's the same with our developments as well; each is planned and designed to be totally different, with its own special ambience and atmosphere. Inspiration for the design of our developments derives from the local landscape, its flora and fauna, as well as from the history and heritage of the immediate area.

### Local building styles

So look out for details such as the traditional-style bricks and roof tiles from which each Arley property is constructed. Carefully chosen to match local building styles, these materials are complemented by façades and elevations that reflect the finest features of local architecture.

### Hedges and boundaries - part of the landscape

Boundary fences and gates, hedges, trees and planted areas echo the surrounding landscape; moreover, they subtly define private areas and public spaces in a way that suggests the entire development has been shaped by the passing of time and the natural evolution of a living, thriving community.

### Respecting local flora and fauna

Wherever possible, existing mature trees and shrubs are incorporated into landscaped areas, and new varieties are introduced so as to provide year-round colour, shape and variety. In addition, local flora and fauna is very much taken into account, so our developments are designed to encourage the proliferation of wildlife - particularly endangered species in need of protection.

### Creating wildlife habitats

We often create special undisturbed nature habitats within our developments, where wild animals, birds and insects can flourish.

So when you move into your new Arley property on the Arley development of your choice, enjoy and savour your surroundings; they've been carefully created to make you feel at home, at ease - and at one with your environment!





## Specification

### General Specification and Finishes

- UPVC double glazed low emissivity glass windows and French doors (where applicable) designed to reflect heat back into the room whilst also letting in free heat from the sun, known as solar gain. Opening stays are fitted to all French doors to prevent slamming and wind damage
- All taps have an integrated H<sub>2</sub> Eco water saving device which helps to reduce water consumption by up to 70%
- Steel front doors incorporating a modern multi-point locking system
- Mains wired smoke detectors with battery back-up
- TV points to lounge and master bedroom
- Master BT socket with additional BT point in lounge
- Chrome ironmongery throughout

### Kitchens

- Choose from the latest range of contemporary kitchen styles featuring a choice of units with soft closure hinges, a wide range of laminate work surfaces and modern stainless steel appliances and accessories
- Low energy consumption under pelmet lighting
- Stainless steel chimney cooker hood with integral lighting
- Easy clean stainless steel splashback to hob area
- Stainless steel 4 burner gas hob
- Single ultrafan oven with full width grill and easy clean interior
- A+ rated integrated fridge/freezer, CFC and HFC free
- Integrated dishwasher
- Stainless steel bowl and half sink

### Bathrooms and En-Suites

- Contemporary white sanitaryware by Roca and Manhattan shower cubicle
- Chrome taps and fittings by Vado
- Choose from a range of stylish wall tiles from Porcelanosa, the world's leading tile manufacturer
- Flooring upgrade/options are available on request

### Externals

- General landscaping professionally designed by landscape architects using semi-mature planting and native species to attract local wildlife
- Turf to front and rear gardens
- Coach lantern at front and rear entrance

### Warranties

- 10 year NHBC structural warranty
- 2 year warranty on all appliances
- 10 year warranty on UPVC double glazing
- 25 year warranty on sanitaryware
- 12 year warranty on chrome taps and brassware



## Benefits of buying an Arley home

### Extras

Arley strive to provide a high quality standard specification that is as fully comprehensive as possible. However, should you wish to personalise and add to your new home to meet your specific requirements, we have a wide range of optional extras and upgrades for you to choose from.

Speak to your sales advisor for further details

### Your home - just the way you want it!

A brand new home in a new environment - designed to suit your lifestyle. Personalise it with your own tastes and finishing touches.

### Relax

New build homes require little or no maintenance meaning you spend less time doing DIY giving you more time to relax. The cost of bringing an average older property up to the standard of an average new build is around £22,000!

### Go Green

New build homes are up to 40% more energy efficient than older properties.\* In an average new house you can save up to £560 per year on energy bills^ as the properties are better insulated than older homes. Arley homes also include dual flush toilets and water saving tap fittings to reduce water consumption.

### Peace of mind

Each home has a 10 year NHBC structural warranty and all appliances have a 2 year guarantee. No unexpected hefty repair bills!

### A stress free move

Buying a new build home means there's no need to worry about a poor survey or an upward chain - once the home is build complete you can move in. The purchase process should therefore not incur stressful delays.

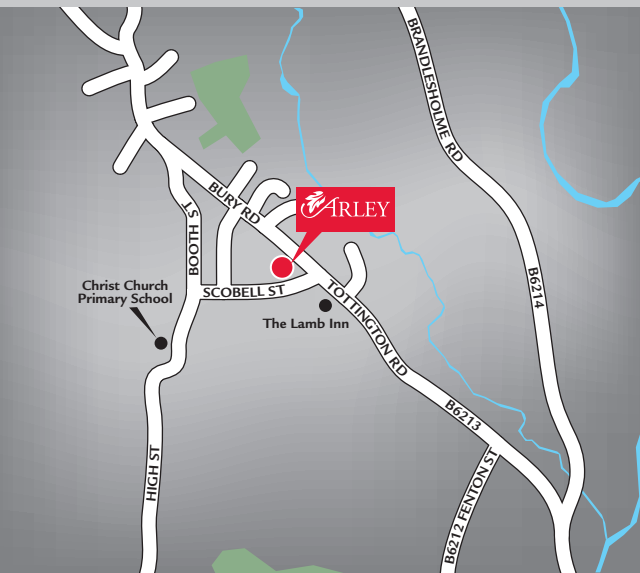
### Safe and Secure

All new build homes are constructed to high building standards. These standards relate to structure, ventilation, sound insulation, electrical and fire safety. For example, modern locking systems and mains wired smoke detectors are just some of the safety features that new homes have included as standard.

\*New Homes Marketing Board

^National Energy Services





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