



PENNINE VIEW

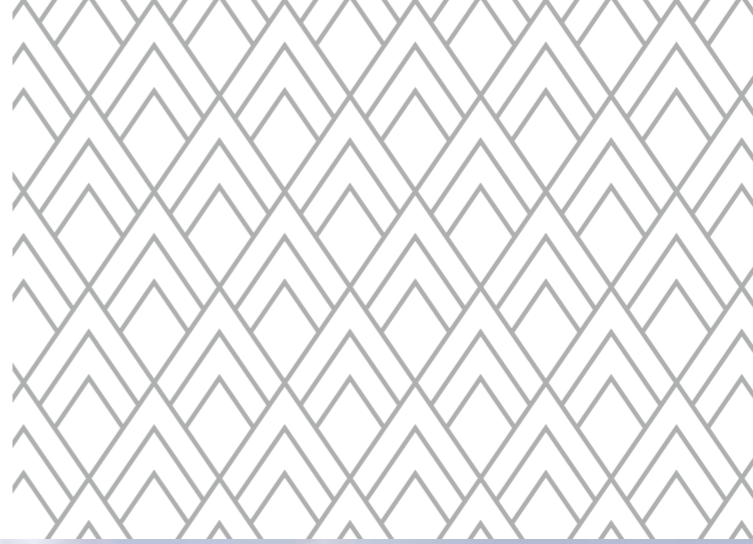
HUDDERSFIELD

DISCOVER WHAT
MODERN LIVING
IS ALL ABOUT

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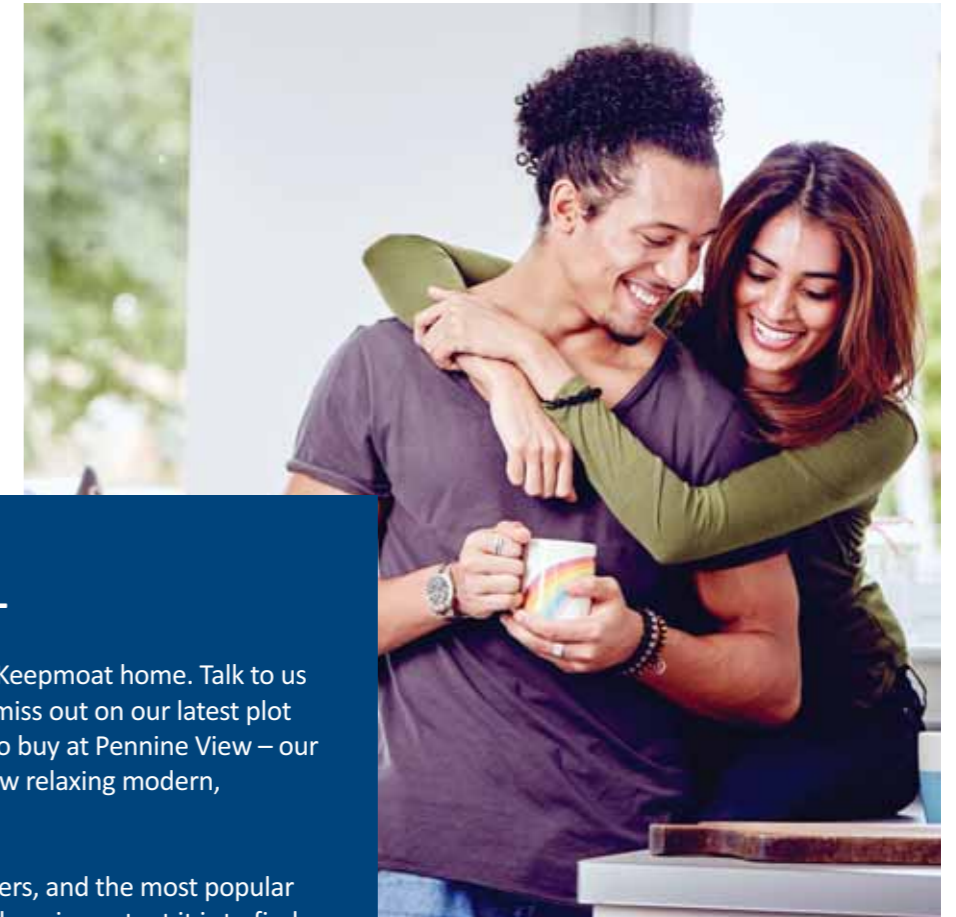
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ASHBROW ROAD, HUDDERSFIELD, HD2 1ZN

PENNINE
VIEW

WELCOME TO PENNINE VIEW



ENJOY LIFE TO THE FULL

Start your journey to a stunning new Keepmoat home. Talk to us today and we'll make sure you don't miss out on our latest plot releases, promotions and easy ways to buy at Pennine View – our new development that proves just how relaxing modern, well-connected living can be.

As one of the UK's leading homebuilders, and the most popular choice for first time buyers, we know how important it is to find a home that's just right for you. It's why, at this carefully chosen location, you'll find an inspired range of 2, 3 and 4 bedroom homes. Each combines space, flexible living and high specification kitchens and bathrooms, all with our trademark affordability.

Plus, with great schemes like Easymove, moving could be more straightforward than you think.

- ▶ WELCOME
- LOCATION
- TRAVEL LINKS
- SITE PLAN
- MAKE IT YOUR OWN SPECIFICATION
- YOUR BUYING GUIDE
- 30,000 HOMES & COUNTING



LIFE IN HUDDERSFIELD

Huddersfield is a fun, food-loving and family-friendly town. There's lots going on in the area and lots of stunning countryside all around it. So if you love the convenience of urban living, that's closely connected to the great outdoors, Pennine View is the perfect place to call home.

Whether you live for shopping, leisure time, nights out, being active – or a bit of everything, this location ticks all the right boxes. Being close to the town means nothing is out of reach. Plus, with great road and rail links close to home, Leeds, Bradford, Halifax and even Manchester are easy to get to.

Just around the corner from Pennine View is a large ASDA supermarket, plus on the doorstep there are plenty of convenience stores, independent shops and a number of food outlets catering for whatever takes your fancy.

One of the best things about living in this part of the world is the stunning natural beauty that surrounds you. The local area has lots of green open spaces, unspoilt woodlands and nature-rich riverbanks. And with lots of connecting paths and trails, it's easy to get out and explore. And of course, Pennine View is close to the Peak District National Park. Which provides the perfect place to escape the day-to-day and recharge the batteries.

As you can see, this is an ideal location for growing families. Made even better by the excellent choice of schools nearby. A few minutes' walk from your door is the local Ashbrow School (rated Good – Ofsted Sept 2016). Christ Church C of E Academy is also a short distance away (rated Good – Ofsted Oct 2016). For older children, North Huddersfield Trust School is just half a mile away (rated Good – Ofsted April 2017). Netherhall Learning Campus is 2.5 miles away and offers a unique environment for ages 3 to 19 and is Ofsted rated Good.



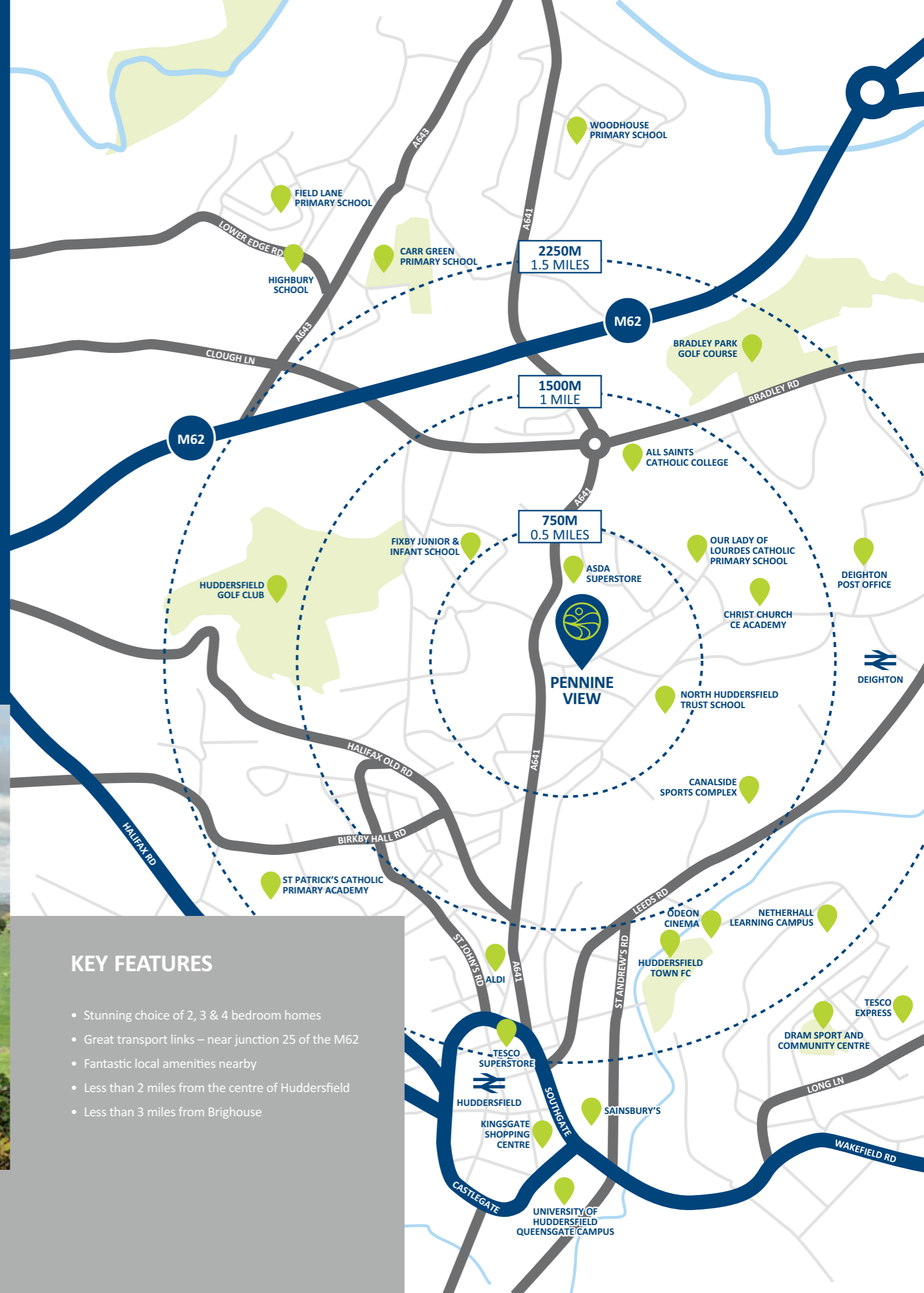
Huddersfield Train Station ▲



Peak District National Park ▲



Castle Hill, Huddersfield ▲



KEY FEATURES

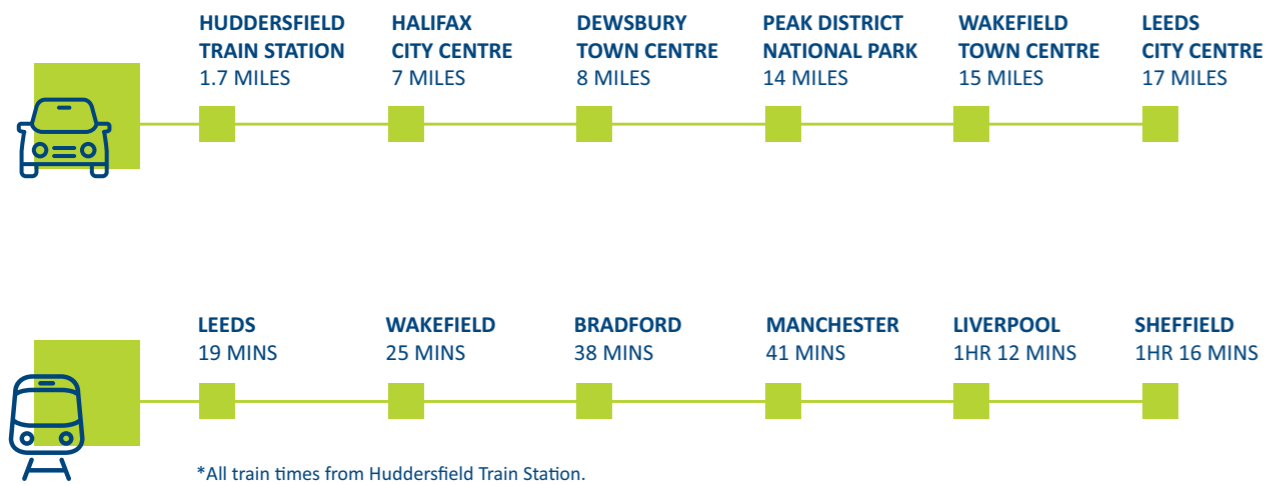
- Stunning choice of 2, 3 & 4 bedroom homes
- Great transport links – near junction 25 of the M62
- Fantastic local amenities nearby
- Less than 2 miles from the centre of Huddersfield
- Less than 3 miles from Brighouse

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▶ TRAVEL LINKS

Pennine View is perfect location for commuters. The A641 Bradford Road is nearby and provides a direct link into Huddersfield, Brighouse and the M62 (4 miles away) via Bradley Road and the A644.

If you're travelling by train, Brighouse Station is 2.5 miles away and Huddersfield Station is 2 miles away. Huddersfield Station has regular services to Manchester Piccadilly (41 mins), Leeds (19mins), Liverpool Lime Street (1hr 12mins) and many more.



*All times are taken from Google Maps and National Rail. All times are approximate and subject to change.



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SITE PLAN

- THE ASHINGTON
2 bedroom home
- THE LANGLEY
3 bedroom home
- THE ROTHBERRY
3 bedroom home
- THE BAMBURGH
3 bedroom home
- THE STRATTON
3 bedroom home
- THE BERWICK
4 bedroom home
- AFFORDABLE HOMES

- THE OULSTON
2 bedroom home
- THE PADBURY
2 bedroom home
- THE FEWSTON
3 bedroom home
- THE DENTON
3 bedroom home
- THE SELSET
3 bedroom home
- THE OLDBURY
4 bedroom home
- THE DEVOKE
4 bedroom home

- WELCOME
- LOCATION
- TRAVEL LINKS
- ▶ **SITE PLAN**
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Please Note: This site plan is only a guide to the above development. It does not bind or imply that the layout will be as indicated. Please see our Home Sales Executive for full specification and plot details at this development.



▶ MAKE IT YOUR OWN



WE NEVER FORGET IT'S YOUR HOME

Inside every Keepmoat home you'll find high standards of finish throughout and with a range of optional extras you can move into a new home that truly feels like your own.

*When you buy a Keepmoat home you can rest assured that it's covered by a 10 year warranty**

For the first two years, your fixtures and fittings are covered by the Keepmoat Warranty, in addition to this you are covered by a 10 year structural warranty, the first two years covered by Keepmoat and a further eight years cover provided by the NHBC – 10 years cover in total.

*Terms and conditions apply to all warranties, please speak to your Sales Executive for further details.

Availability of upgrades and standard choices are subject to build stage at point of reservation.

WELCOME
LOCATION
TRAVEL LINKS
SITE PLAN
▶ **MAKE IT YOUR OWN**
SPECIFICATION
YOUR BUYING GUIDE
30,000 HOMES & COUNTING



► SPECIFICATION



FINISHING TOUCHES

Our standard specification includes high quality, modern fixtures and fittings with a great choice of kitchen worktops and units.

Once you've reserved your home, we'll invite you back for your options meeting. This is the exciting bit. It's here you can discuss all the ways you can personalise your home.

Be inspired and make your home yours.



WELCOME
LOCATION
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GENERAL

- ✓ White sockets and switches
- ✓ Chrome ironmongery to internal doors
- ✓ Turfed and / or Landscaped front garden in accordance to landscaping plan*
- ✓ Turfed rear garden in accordance to landscaping plan
- ✓ UPVC double glazed windows
- ✓ UPVC double glazed french doors (Design permitting)
- ✓ Outside tap
- ✓ Car charging point

DECORATING

- ✓ Matt emulsion painted walls and ceilings
- ✓ White gloss paint to interior wood work

SAFETY & SECURITY

- ✓ Security latches to windows except fire egress
- ✓ Mains fed smoke detectors to hall and landing
- ✓ Mains fed smoke detector to loft and living room (plot specific, See Sales Executive for details)**
- ✓ Heat detector
- ✓ Carbon Monoxide detector

ELECTRICAL & HEATING

- ✓ TV aerial socket to lounge
- ✓ BT socket to lounge*
- ✓ White sockets and switches
- ✓ Pendant light fittings
- ✓ 2 zone programmable gas central heating system with thermostatic radiator valves
- ✓ PV Panels (plot specific, See Sales Executive for details)**
- ✓ EV charging points (plot specific, See Sales Executive for details)**

KITCHEN / UTILITY

- ✓ Choice of kitchen units**
- ✓ Choice of work top with upstand**
- ✓ Stainless steel electric oven, gas hob, stainless steel splash back and integrated extractor hood
- ✓ Stainless steel single bowl sink
- ✓ Boiler housing

BATHROOM / EN-SUITE

- ✓ Fitted white sanitaryware
- ✓ Choice of wall tiles**
- ✓ Chrome hair rinser tap with chrome grip handles and twist handle overflow to bath
- ✓ Thermostatic shower in the en-suite* / over the bath on house types without en-suite
- ✓ Extractor fan to bathroom
- ✓ Moisture resistant light fitting

Make it your own with our range of optional extras

Please Note: Availability of upgrades and standard choices are subject to build stage at point of reservation, and are *house type and **plot specific. These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only. Please see our Sales Executive for full specification and plot details at this development.



▶ YOUR BUYING GUIDE

At Keepmoat, we understand that buying a new home is probably one of the biggest decisions you'll ever make. It's a major financial commitment too. So, to help you through every step of the process, our friendly team are always on hand. Here is our guide to buying a new home:



STEP 01 Reservation

When you've found the perfect new Keepmoat home for you, one that ticks all the boxes, it's time to reserve it.

Your Sales Executive will guide you through the reservation agreement. You'll need to pay a reservation fee - this could be as little as £250* and makes up part of your deposit. It also means, subject to contracts and meeting the timescales in the agreement, the home is yours at the price agreed.

The reservation form must be signed and dated by you and our company representative.

If you've got a home to sell, our Easymove scheme could make moving easy. We manage the sale of your existing home and even pay the estate agent fees.

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STEP 02 Mortgage and Legal Advisors

Once you've reserved your dream home, it's time to appoint a solicitor, apply for your mortgage and decide what options and extras you'd like to add to your new home**.

If you need a mortgage and haven't already arranged one, you'll need to do so quickly. Your Sales Executive can give you the details of some reputable independent mortgage advisers and solicitors if you need a little help.

All mortgage lenders will want to value your new home for themselves before they lend you the money – even on our homes which offer fantastic value for money.

When moving house you need a solicitor to carry out the legal work of buying your home – this is called conveyancing. Your solicitor will handle all contracts, provide legal advice and carry out local council searches, work with the Land Registry and transfer the funds to pay for your home.

Your Sales Executive will provide you with regular build and sale progress updates to keep you informed throughout your homebuying journey.



STEP 03 Exchange of Contracts

When all parties are happy that all conditions of the legal contract are fulfilled, the contract between you and Keepmoat will be signed and exchanged. It's at this time your deposit will be paid to us too.

Once the balance of the deposit is paid, the whole transaction becomes legally binding meaning you have committed to buying the home.

Please remember that if your deposit is in a bank account that you need to give notice of withdrawal, make sure you let the bank know well in advance to avoid having to pay any penalties and delaying the exchange†.

*Reservation fee is regionally or development specific and may be higher in some areas. Please speak to your sales adviser to confirm your reservation fee.

**build stage dependent

†If the exchange does not take place on the agreed date, we are within our rights to place the property back on the market.



STEP 04 Build Completion

Once your new home has been through our internal quality inspection process, a NHBC or Local Authority Building Inspector will be invited to undertake a final inspection of your new home.

Once the inspector confirms your new home meets the required standards they will provide a Certificate of Completeness and Compliance (CML). This will then be issued to your appointed solicitor and mortgage provider who need this before releasing the funds.

After your CML date and prior to legal completion you will be invited to attend your new home demonstration with both the Site Manager and Sales Executive. During this meeting you will be shown around your new home and be given a demonstration on how to use the appliances such as the boiler.



STEP 05 Legal Completion

You're nearly there. Legal completion is the final step. This is when your mortgage lender releases the funds to pay for your home. This is all done through your solicitor.

Following the CML, we'll be able to confirm your expected legal completion*, this is usually two weeks later. Now's the time to confirm your home removal arrangements and set up any post redirections.

We'll then provide your solicitor with the title deeds of your home and register you as the homeowner with the relevant utility companies. The home is now officially yours!



STEP 06 Move in

Once you've set a completion date, it's time to move in! Your dream Keepmoat home and a great new chapter awaits... once you've unpacked all the boxes.

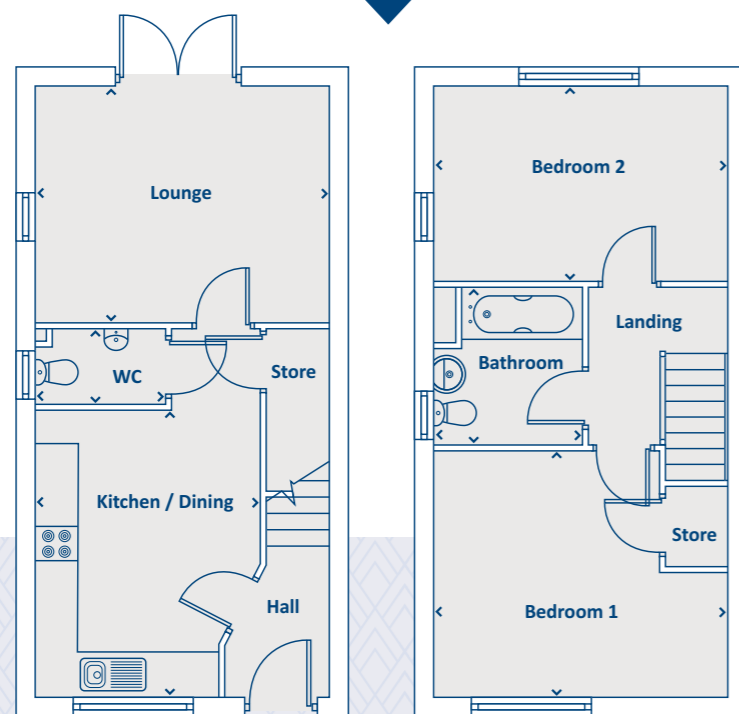
At Keepmoat we believe that customer service shouldn't come to an end just because you've completed your purchase. We provide an excellent aftercare service with our dedicated in-house Customer Care team on hand to answer any questions or issues you may have with your new home.





Artists impression, features may vary

THE ASHINGTON 2 bedroom home



GROUND FLOOR

Kitchen / Dining	3142 x 4007	10'4" x 13'2"
Lounge	4105 x 3277	13'6" x 10'9"
WC	1020 x 1882	3'4" x 6'2"

FIRST FLOOR

Bedroom 1	4105 x 3425	13'6" x 11'3"
Bedroom 2	4105 x 2743	13'5" x 9'0"
Bathroom	2104 x 2200	6'11" x 7'3"

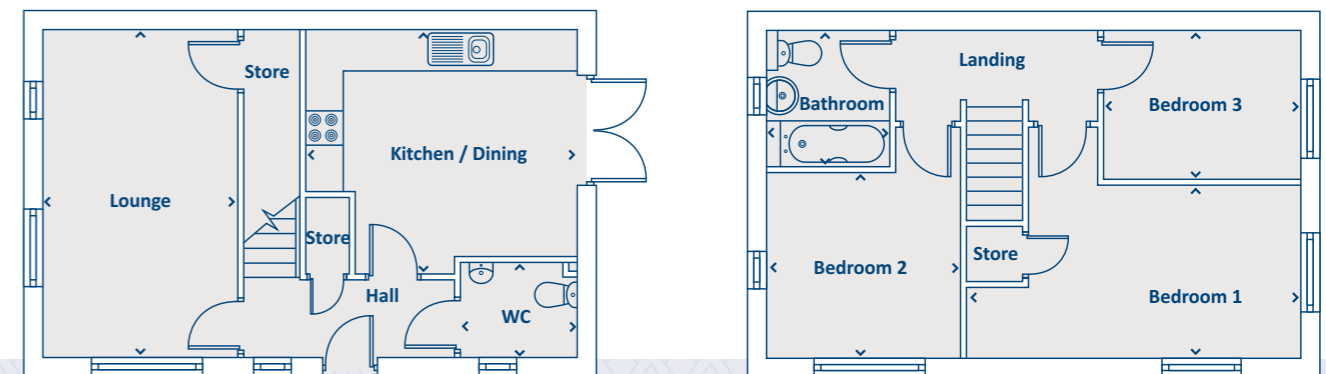
> Longest measurement taken

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THE LANGLEY 3 bedroom home



GROUND FLOOR

Lounge	5184 x 3176	17'0" x 10'5"
Kitchen / Dining	3891 x 4343	12'9" x 14'3"
WC	1804 x 1200	5'11" x 3'11"

FIRST FLOOR

Bedroom 1	5291 x 2750	17'4" x 9'0"
Bedroom 2	3176 x 2896	10'5" x 9'6"
Bedroom 3	3250 x 2341	10'8" x 7'8"
Bathroom	2065 x 2178	6'9" x 7'1"

> Longest measurement taken

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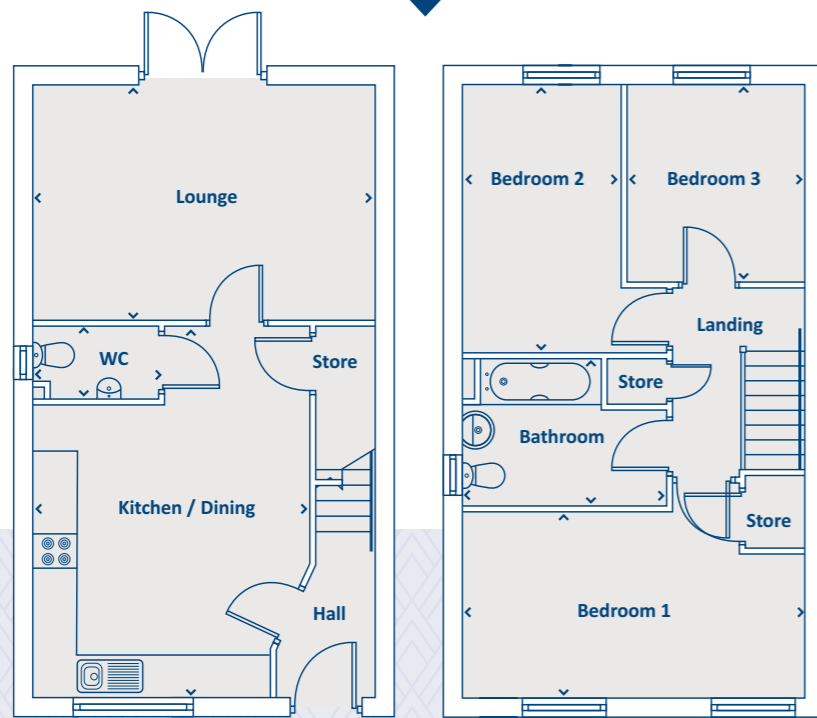
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THE ROTHBERRY 3 bedroom home

THE BAMBURGH 3 bedroom home



GROUND FLOOR

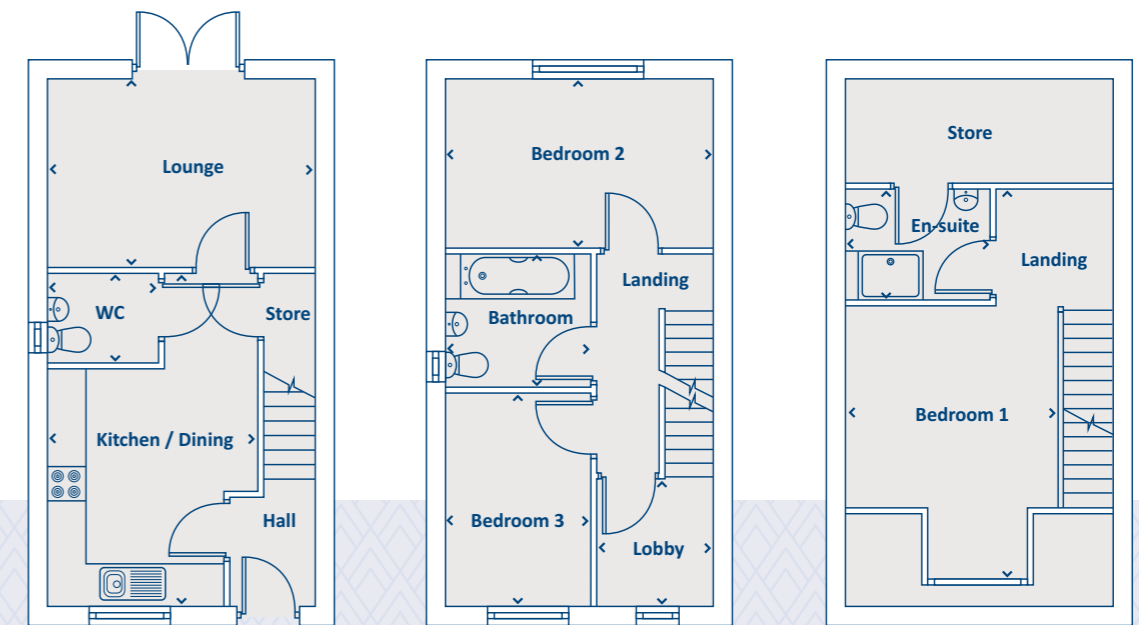
Lounge	5061 x 3491	16'7" x 11'5"
Kitchen / Dining	5513 x 4113	18'1" x 13'6"
WC	1848 x 1050	6'1" x 3'5"

FIRST FLOOR

Bedroom 1	5061 x 2750	16'7" x 9'0"
Bedroom 2	3961 x 2379	13'0" x 7'10"
Bedroom 3	2910 x 2589	9'7" x 8'6"
Bathroom	2178 x 3020	7'2" x 9'11"

> Longest measurement taken

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GROUND FLOOR

Lounge	4386 x 3050	14'5" x 10'0"
Kitchen / Dining	5304 x 3393	17'5" x 11'2"
WC	1450 x 1818	4'9" x 5'11"

FIRST FLOOR

Bedroom 3	4386 x 2729	14'5" x 8'11"
Bedroom 2	3381 x 2311	11'1" x 7'7"
Bathroom	2310 x 2143	7'7" x 7'0"
Lobby	1981 x 1748	6'6" x 5'8"

SECOND FLOOR

Bedroom 1	6284 x 4386	20'7" x 14'5"
En-suite	2329 x 1800	7'7" x 5'11"

> Longest measurement taken

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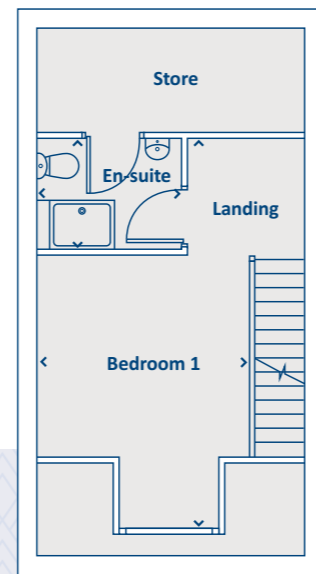
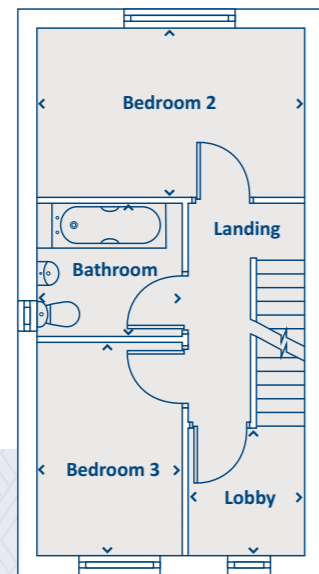
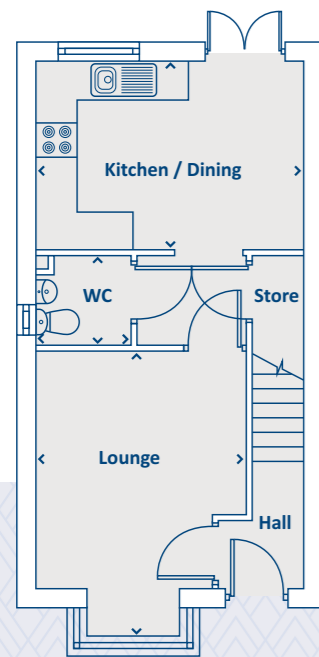
Artists impression, features may vary



Artists impression, features may vary

THE STRATTON 3 bedroom home

THE BERWICK 4 bedroom home



GROUND FLOOR

Lounge	4436 x 3404	14'7" x 11'2"
Kitchen / Dining	4386 x 3050	14.5" x 10'0"
WC	1508 x 1450	4'11" x 4'9"

FIRST FLOOR

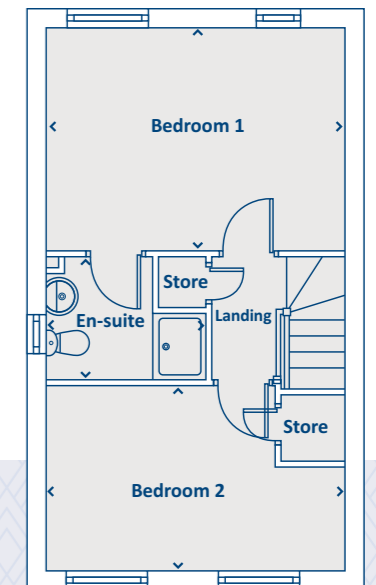
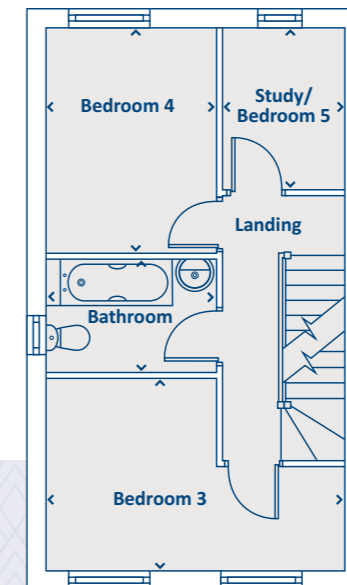
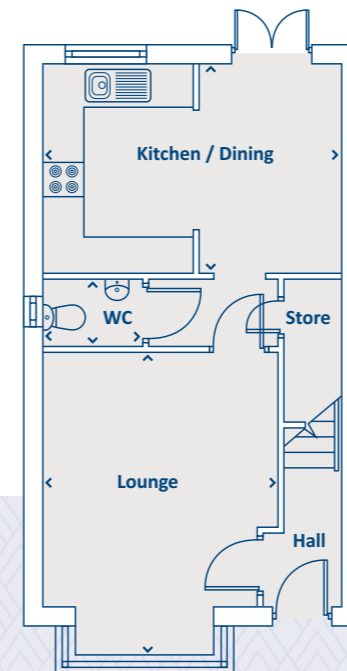
Bedroom 2	4436 x 2729	14'7" x 8'11"
Bedroom 3	3381 x 2310	11'1" x 7'7"
Bathroom	2310 x 2150	7'7" x 7'1"
Lobby	1981 x 1749	6'6" x 5'9"

SECOND FLOOR

Bedroom 1	6284 x 4386	20'7" x 14'5"
En-suite	2329 x 1800	7'8" x 5'11"

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GROUND FLOOR

Lounge	3550 x 4565	11'7" x 14'11"
Kitchen / Dining	4499 x 3235	14'9" x 10'7"
WC	1511 x 961	4'11" x 3'1"

FIRST FLOOR

Bedroom 3	4499 x 2910	14'9" x 9'7"
Bedroom 4	3452 x 2587	11'4" x 8'6"
Study/Bedroom 5	2476 x 1819	8'1" x 5'11"
Bathroom	2587 x 1724	8'6" x 5'8"

SECOND FLOOR

Bedroom 1	4499 x 3410	14'9" x 11'2"
En-suite	2433 x 1874	8'0" x 6'2"
Bedroom 2	4499 x 2802	14'9" x 9'2"

> Longest measurement taken

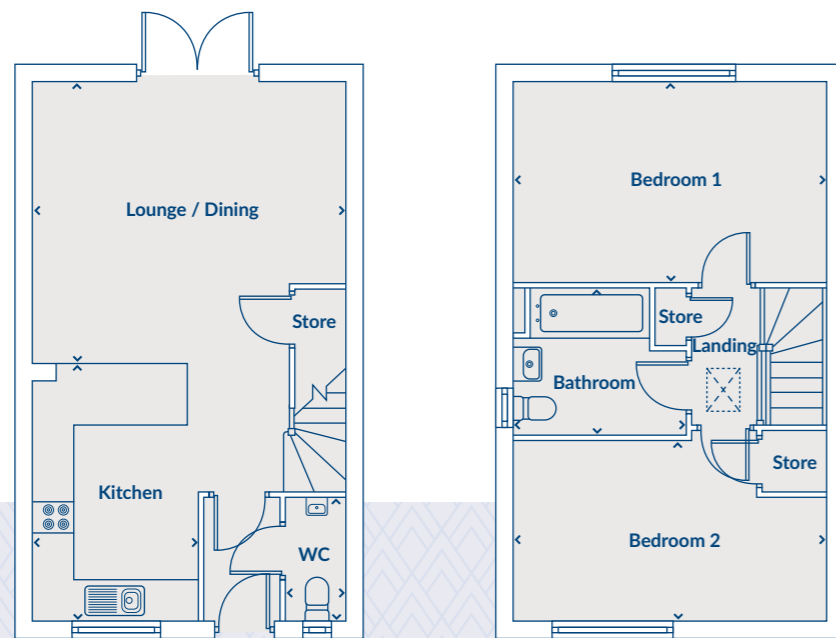
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Artists impression, features may vary

THE OULSTON 2 bedroom home



GROUND FLOOR

Kitchen	3710 x 2363	12'2" x 7'9"
Lounge / Dining	4075 x 4536	13'4" x 14'11"
WC	1760 x 938	5'9" x 3'1"

FIRST FLOOR

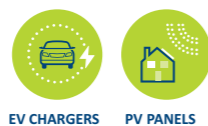
Bedroom 1	2907 x 4536	9'6" x 14'11"
Bedroom 2	2600 x 4536	8'6" x 14'11"
Bathroom	2080 x 2503	6'10" x 8'3"

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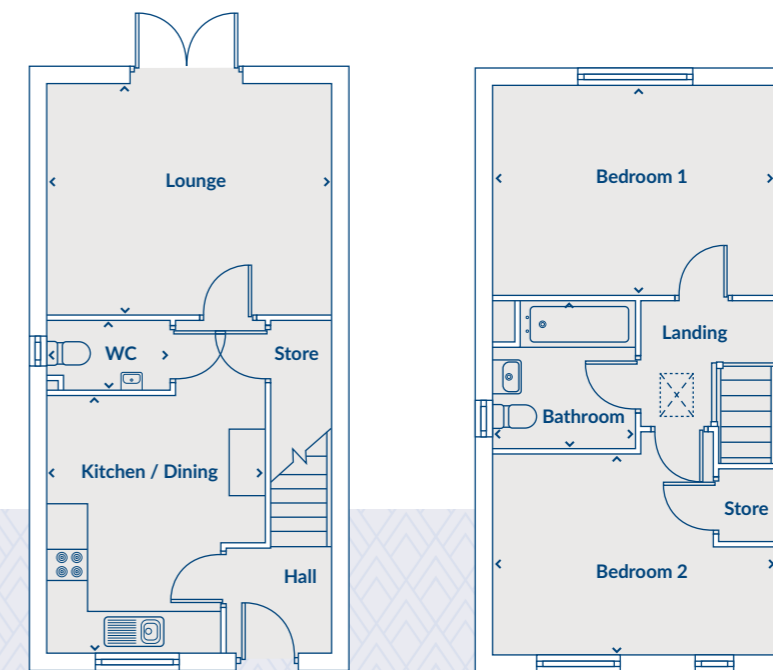


EV CHARGERS PV PANELS



Artists impression, features may vary

THE PADBURY 2 bedroom home



GROUND FLOOR

Kitchen / Dining	3816 x 3251	12'6" x 10'8"
Lounge	3413 x 4199	11'2" x 13'9"
WC	1010 x 1838	3'4" x 6'0"

FIRST FLOOR

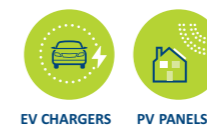
Bedroom 1	3113 x 4199	10'3" x 13'9"
Bedroom 2	2950 x 4199	9'8" x 13'9"
Bathroom	2168 x 2080	7'1" x 6'10"

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EV CHARGERS PV PANELS





ENHANCED SPECIFICATION

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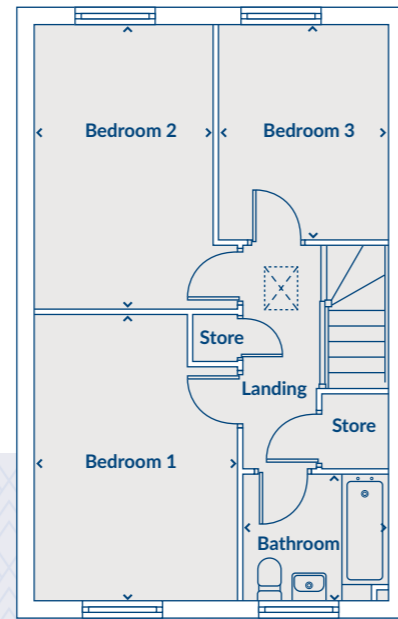
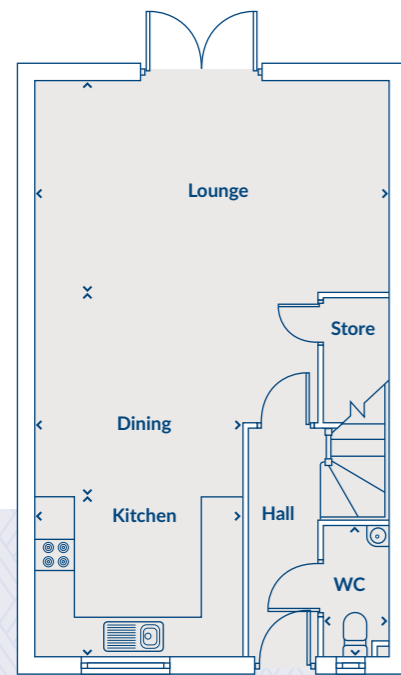


ENHANCED SPECIFICATION

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THE FEWSTON 3 bedroom home

THE DENTON 3 bedroom home



GROUND FLOOR

Dining	2882 x 2915	9'5" x 9'7"
Kitchen	2460 x 2915	8'1" x 9'7"
Lounge	3118 x 5043	10'3" x 16'7"
WC	1940 x 903	6'4" x 3'0"

FIRST FLOOR

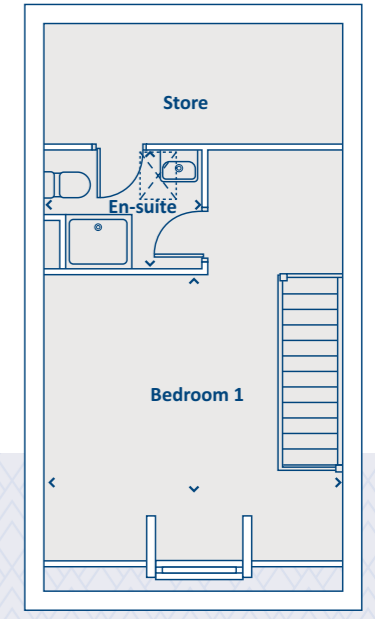
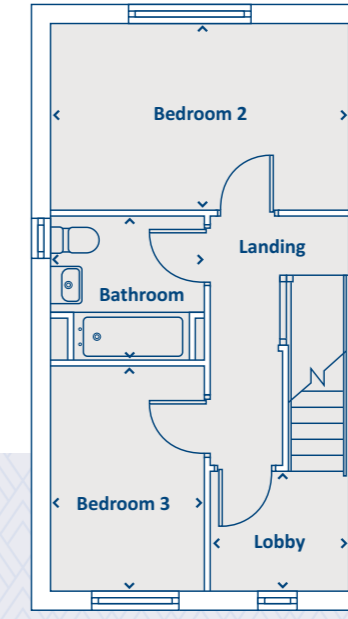
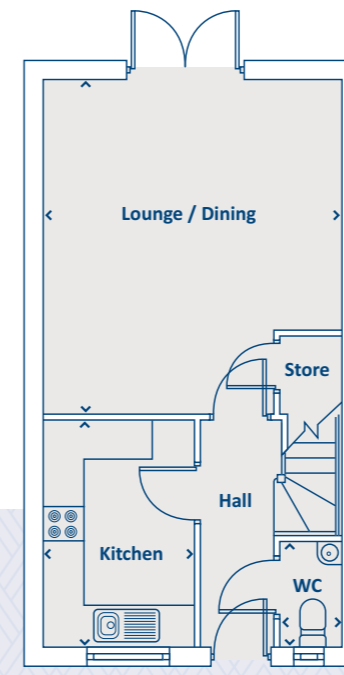
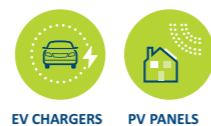
Bedroom 1	4250 x 2877	13'11" x 9'5"
Bedroom 2	4105 x 2530	13'6" x 8'4"
Bedroom 3	3106 x 2420	10'2" x 7'11"
Bathroom	1940 x 2073	6'4" x 6'10"

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GROUND FLOOR

Kitchen	2261 x 3400	7'5" x 11'2"
Lounge / Dining	4424 x 4967	14'6" x 16'4"
WC	889 x 1573	2'11" x 5'2"

FIRST FLOOR

Bedroom 2	4424 x 2763	14'6" x 9'1"
Bedroom 3	2308 x 3350	7'7" x 11'0"
Bathroom	2308 x 2162	7'7" x 7'1"
Lobby	2023 x 1780	6'8" x 5'10"

SECOND FLOOR

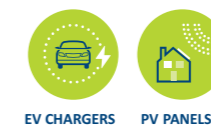
Bedroom 1	4424 x 3286	14'6" x 10'9"
En-suite	2406 x 1772	7'11" x 5'10"

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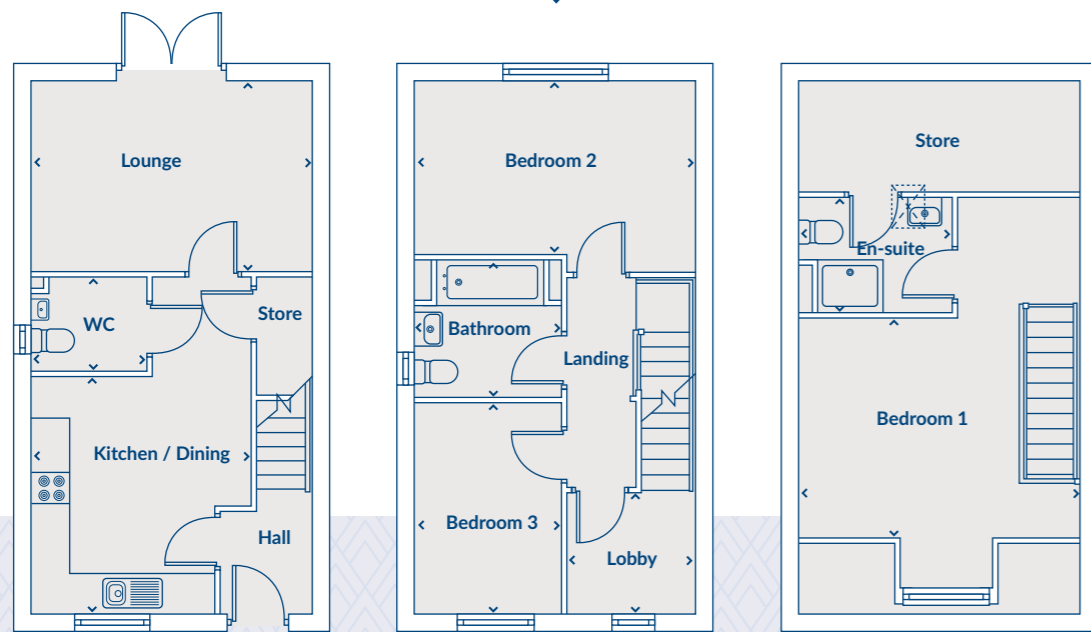
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Artists impression, features may vary

THE SELSET 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3476 x 3750	11'5" x 12'4"
Lounge	4424 x 3038	14'6" x 10'0"
WC	1800 x 1450	5'11" x 4'9"

FIRST FLOOR

Bedroom 2	4424 x 2763	14'6" x 9'1"
Bedroom 3	2308 x 3326	7'7" x 10'11"
Bathroom	2290 x 2150	7'6" x 7'1"
Lobby	2023 x 1900	6'8" x 6'3"

SECOND FLOOR

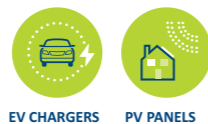
Bedroom 1	4424 x 3552	14'6" x 11'8"
En-suite	2406 x 1818	7'11" x 6'0"

> Longest measurement taken

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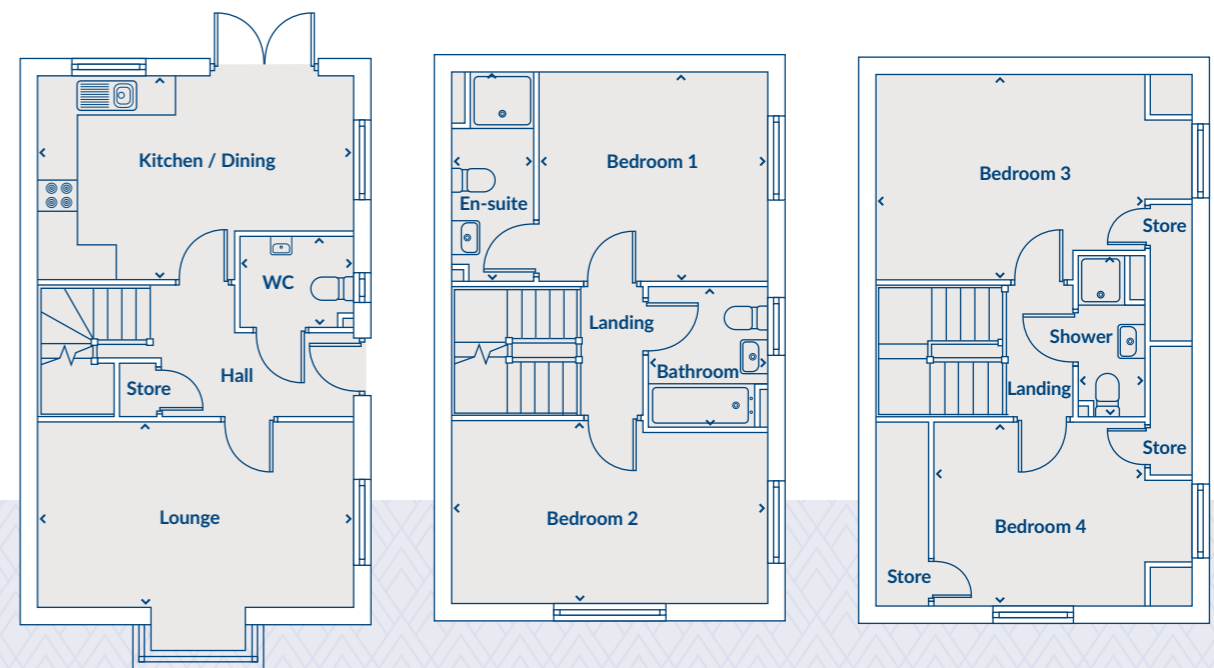


EV CHARGERS PV PANELS



Artists impression, features may vary

THE OLDBURY 4 bedroom home



GROUND FLOOR

Kitchen / Dining	3297 x 5085	10'10" x 16'8"
Lounge	2949 x 5085	9'8" x 16'8"
WC	1450 x 1800	4'9" x 5'11"

FIRST FLOOR

Bedroom 1	3297 x 3690	10'10" x 12'1"
En-suite	3289 x 1302	10'9" x 4'3"
Bedroom 2	2937 x 5085	9'8" x 16'8"
Bathroom	2200 x 1900	7'3" x 6'3"

SECOND FLOOR

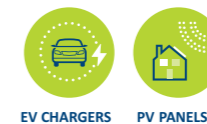
Bedroom 3	3297 x 4390	10'10" x 14'5"
Bedroom 4	2949 x 3458	9'8" x 11'4"
Shower	2540 x 1150	8'4" x 3'9"

> Longest measurement taken

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EV CHARGERS PV PANELS

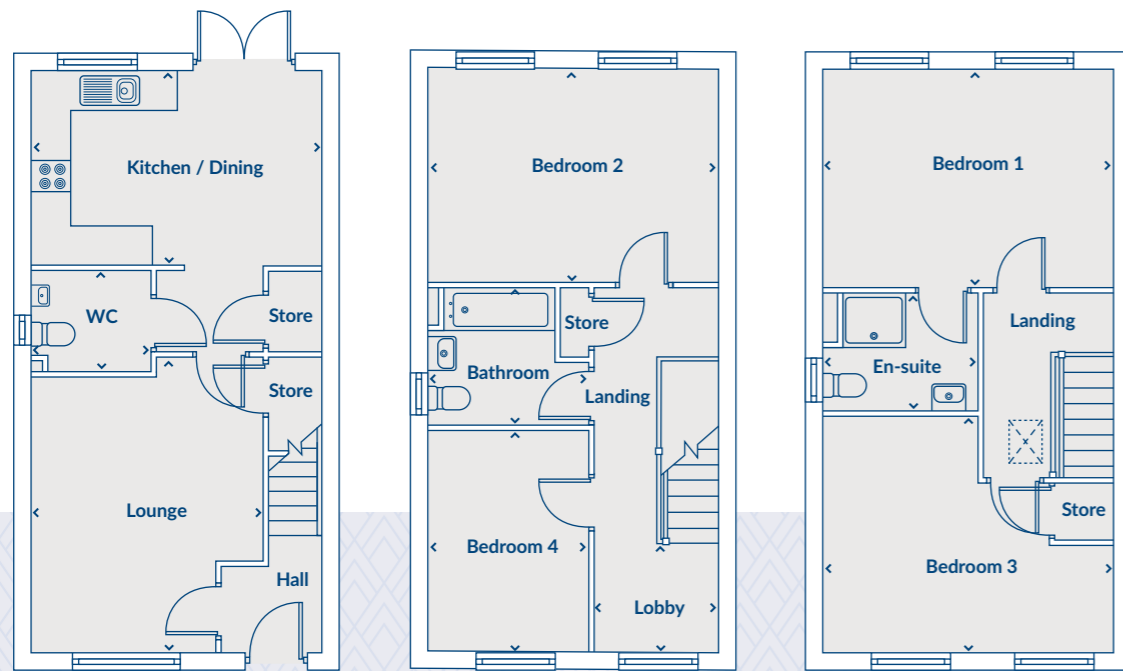


ENHANCED SPECIFICATION



Artists impression, features may vary

THE DEVOKE 4 bedroom home



GROUND FLOOR

Kitchen / Dining	3007 x 4536	9'10" x 14'11"
Lounge	4584 x 3588	15'0" x 11'9"
WC	1500 x 1838	4'11" x 6'0"

FIRST FLOOR

Bedroom 2	3243 x 4536	10'8" x 14'11"
Bedroom 4	3405 x 2503	11'2" x 8'3"
Bathroom	2150 x 2503	7'1" x 8'3"
Lobby	1682 x 1941	5'6" x 6'4"

SECOND FLOOR

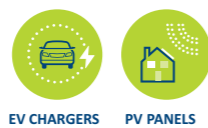
Bedroom 1	3394 x 4536	11'2" x 14'11"
En-suite	1790 x 2406	5'10" x 7'11"
Bedroom 3	3628 x 4536	11'11" x 14'11"

> Longest measurement taken

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